DEVELOPMENT REVIEW COMMITTEE

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Tuesday, September 27, 2011

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AGENDA

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The Monroe County Development Review Committee will conduct a meeting on Tuesday, September 27, 2011, beginning at 10:00 AM at the Marathon Government Center, Media & Conference Room (1st floor, rear hallway), 2798 Overseas Highway, Marathon, Florida.

CALL TO ORDER

ROLL CALL

DRC MEMBERS:
Townsley Schwab, Senior Director of Planning and Environmental Resources
Mike Roberts, Sr. Administrator, Environmental Resources
Joe Haberman, Planning & Development Review Manager
DOT Representative
Steve Zavalney, Captain, Fire Prevention
Public Works Department Representative

STAFF MEMBERS
Susan Grimsley, Assistant County Attorney
Mitch Harvey, Comprehensive Plan Manager
Mayte Santamaria, Assistant Planning Director
Barbara Mitchell, Planner
Rey Ortiz, Planner
Gail Creech, Planning Commission Coordinator

CHANGES TO THE AGENDA

MINUTES FOR APPROVAL

MEETING

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NEW ITEMS:

1. A request by Monroe County to amend the Master Plan for Future Development of Big Pine Key and No Name Key by amending the Tier Designation, as directed by the Board of County Commission in Resolution 562-2003, for property owned by Seacamp (Real Estate numbers 00246950-000000, 00246960-000000, 00246970-000000, 00246980-000000, 00246990-000000, 00247140-000000, 00247150-000000, 00247160-000000, 00247170-000000, and 00247180-000000) from Tier I to Tier III on Figure 2.1 (Tier Map for Big Pine Key and No Name Key), and to amend the tier designation for the Seacamp property, as listed in Table 2.7, Institutional Uses, for consistency.
2011-104 SR DRC 09.27.11.pdf

2. Pirate Hat Marina, 199 Morris Lane, Key Largo, Mile Marker 113: A request for approval to amend the site's major conditional

use permit to allow for the addition of boat racks (dry slips), parking, landscaping and other associated site improvements. The subject parcel is legally described as Lot 1, Monroe Park Subdivision, Key Largo, Monroe County, Florida, having Real Estate Number 00572820.000000 and 00152810.000000.
2011-096 SR DRC 09.27.11.pdf
2011-096 File.PDF
2011-096 COMBINED Plans.pdf

3. Coconut Grove Bank Trustee Property, Intersection of Atlantic Avenue and Atlantic Boulevard, Key Largo, Mile Marker 99.5: A request for approval of a minor conditional use permit in order to construct seven (7) deed-restricted employee housing units, 3,070 SF of office space, and 3,498 SF of medium-intensity commercial retail use. The subject parcels are legally described as Lots 208 and 209, Port Largo First Addition (PB6-48), Key Largo, Monroe County, Florida having real estate numbers 00453471.000100 & 00453471.000200.
2011-086 SR DRC 09.27.11.pdf
2011-086 FILE.PDF
2011-086 COMBINED Plans Recvd 07.22.11.pdf

4. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE REGULATIONS PERTAINING TO SIGNAGE IN MONROE COUNTY CODE CHAPTER 142, SIGNS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.
2011-113 SR DRC 9.27.11.pdf

ADJOURNMENT

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”.

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Development Review Committee

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

From: Kathy Grasser, Comprehensive Planner

Date: September 19, 2011

Subject: *Amendments to the Livable CommuniKeys Program-Master Plan for the Future Development of Big Pine Key and No Name Key*

Meeting: September 27, 2011

I REQUEST

This is a request by Monroe County to amend the Master Plan for Future Development of Big Pine Key and No Name Key by amending the Tier Designation, as directed by the Board of County Commission in Resolution 562-2003, for property owned by Seacamp (Real Estate numbers 00246950-000000, 00246960-000000, 00246970-000000, 00246980-000000, 00246990-000000, 00247140-000000, 00247150-000000, 00247160-000000, 00247170-000000, and 00247180-000000) from Tier I to Tier III on Figure 2.1 (Tier Map for Big Pine Key and No Name Key), and to amend the tier designation for the Seacamp property, as listed in Table 2.7, Institutional Uses, for consistency.

II BACKGROUND INFORMATION

On August 18, 2004, the Monroe County Board of County Commissioners passed Ordinance 029-2004, adopting the Livable CommuniKeys Master Plan for Big Pine Key and No Name Key as part of the 2010 Comprehensive Plan. The Mater Plan is the product of the Livable CommuniKeys program as outlined in the Monroe County Year 2010 Comprehensive Plan Objective 101.20 which is to address community needs while balancing the needs of all of Monroe County.

On December 17, 2003, the Monroe County Board of County Commissioners passed Resolution No. 562-2003, approving the Livable CommuniKeys Master Plan (LCP) for Big Pine Key and No Name Key, Draft 4, as the policy document to direct growth and development of Big Pine Key and No Name Key. Resolution 562-2003 (Exhibit 1) included direction to County staff to "change the Tier designation of the property known as Seacamp from Tier I to Tier III on the map on Page 28."

Seacamp, a not-for-profit organization that provides marine education to children, has contacted Monroe County to notify County staff of a Tier designation error for the Seacamp property and

requested a correction to the error. Seacamp's property is located on approximately 12 acres of land located at the extreme southwest tip of the island, at the end of Big Pine Avenue.

The Seacamp property consists of 13 real estate numbers: 00246950-000000, 00246960-000000, 00246970-000000, 00246980-000000, 00246990-000000, 00247140-000000, 00247150-000000, 00247160-000000, 00247170-000000, 00247180-000000, 00112030-000000, 00112040-000000, and 00247000-000000.

Real estate numbers 00112030-000000 and 00112040-000000 are submerged lands. Real estate number 00247000-000000 is currently designated as Tier III. The remaining ten (10) real estate numbers have Tier I designations. The Seacamp property, except for the parcel with real estate number 00247000-000000, is presently designated Tier I within the LCP and Monroe County's Tier Maps.

During the drafting of the Livable CommuniKeys Plan (LCP), Seacamp demonstrated that the 10 parcels, stated above, were shown as having Tier I designations. Documentation from Seacamp, Sandra Walters, Consultant, and the Department of Community Affairs has shown that these ten (10) parcels are to be a Tier III designation.

During the 2003 LCP adoption hearing process for Draft #4 of the LCP, the BOCC directed County staff, by order of Resolution No 562-2003, to "change the Tier designation of the property known as Seacamp from Tier I to Tier III on the map on page 28."

<u>Communication between all parties regarding the Tier I designation error is detailed below</u>:

On July 29, 2010, Allan Milledge, Seacamp's Attorney, sent a letter to Rebecca Jetton at the DCA, responding to the July 7, 2010 letter.

On July 7, 2010, Rebecca Jetton at the DCA responded to June 2, 2010 correspondence from Sandra Walters with SWC, who is Seacamp's planning consultant. The correspondence included analysis on amending the tier designation and the direction from the BOCC. The letter stated "The zoning map for the Seacamp parcels land use zoning designation needs to be revised…."

On June 2, 2010, Sandra Walters sent a letter to Rebecca Jetton at the Department of Community Affairs (DCS) regarding the status of the Seacamp tier mapping.

On October 7, 2009, Sandra Walters sent a letter to Monroe County Staff requesting a correction of Seacamp's tier designation. The letter requested that the Seacamp facilities (12 acres) at the south end of the Big Pine Avenue should be designated Tier III. The letter requested that the County Planning Staff correct this as a scriveners' error and change all County records to show the property as a Tier III.

On December 16, 2003, Sandra Walters sent a memo to Mayor Nelson on specific issues related to amending the Tier designation.

On November 20, 2003, Earl G. Gallop, General Counsel and Sandra Walters sent a memo to the County requesting a correction by changing Seacamp's Tier I designation to a Tier III by amending the LCP.

Summary of Previous County Actions:

Draft 1 of the Livable CommuniKeys Master Plan (LCP) for Big Pine Key and No Name Key was reviewed at the May 20, 2003, the Development Review Committee meeting.

Draft 2 of the Livable CommuniKeys Master Plan (LCP) for Big Pine Key and No Name Key was reviewed at the June 11, 2003 Planning Commission meeting and at the July 9, 2003, Planning Commission meeting.

Draft 3 of the Livable CommuniKeys Master Plan (LCP) for Big Pine Key and No Name Key was reviewed at the September 10, 2003, Planning Commission meeting.

Draft 4 of the Livable CommuniKeys Master Plan (LCP) for Big Pine Key and No Name Key was reviewed at the December 17, 2003, Board of County Commissioners meeting.

- Resolution 562-2003, approved Draft 4 of the Livable CommuniKeys Master Plan for Big Pine Key and No Name Key and directed staff to change the Tier designation of the property known as Seacamp from Tier I to Tier III on the map on Page 28.

The Board of County Commission passed Resolution 044-2004 on January 21, 2004 to transmit the Livable CommuniKeys Master Plan (LCP) for Big Pine Key and No Name Key as a proposed amendment to the 2010 Monroe County Comprehensive Plan to the Department of Community Affairs.

The Department of Community Affairs issued an Objections, Recommendations and Comments (ORC) Report to Monroe County on June 29, 2004.

The Board of County Commission passed Ordinance 029-2004 on August 14, 2004 to adopt the Livable CommuniKeys Master Plan (LCP) for Big Pine Key and No Name Key as an amendment to the 2010 Comprehensive Plan, address issues raised in the ORC Report and to submit the amendment to the Department of Community Affairs.

The Habitat Conservation Plan (HCP) for the Florida Key Deer was prepared by Monroe County for the U.S. Fish and Wildlife Service on April 2003 and was revised on April 2006.

The Incidental Take Permit (ITP) was prepared by the U.S. Fish and Wildlife Service and became effective on June 9, 2006 and expires on June 30, 2023.

On June 2, 2009, the Board of County Commission passed Ordinance 020-2009, adopted amendments to the Monroe County 2010 Comprehensive Plan to revise sections of the Livable CommuniKeys Master Plan for Big Pine Key and No Name Key, clarifying sections inconsistent with the Habitat Conservation Plan, Incidental Take Permit, and Monroe County Code.

III. PROPOSED AMENDMENTS

This is a request by Monroe County to amend the Master Plan for Future Development of Big Pine Key and No Name Key by amending the Tier Designation, as directed by the Board of County Commission in Resolution 562-2003 (Exhibit 1), for property owned by Seacamp (Real Estate numbers 00246950-000000, 00246960-000000, 00246970-000000, 00246980-000000, 00246990-000000, 00247140-000000, 00247150-000000, 00247160-000000, 00247170-000000, and 00247180-000000) from Tier I to Tier III on Figure 2.1 (Tier Map for Big Pine Key and No Name Key (Exhibit 2)), and to amend the tier designation for the Seacamp property, as listed in Table 2.7, Institutional Uses (Exhibit 3), for consistency and as shown below.

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Table 2.7 Institutional uses located on Big Pine Key			
Civic	**Parcel**	**Zoning**	**Tier**
Lion's Club	108770	NA	1
Lower Keys Property Owners	309070	IS	2
Moose Club	111070	SR	1
Religious			
St. Francis	110040	NA	1
Lord of the Seas	111074.068	NA	1
Big Pine Baptist	111470	SR	3
Big Pine Methodist	111450	SR	3
Vineyard Christian	111170	SR	1
St. Peter's	110400	SC	3
Other			
Memorial Gardens Cemetery	110830.0001	IS	3
Big Pine Neighborhood Charter School	111420.0023	SC	3
Seacamp	24700	MU	~~1~~ 3

IV. CONSISTENCY WITH THE MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN, THE FLORIDA STATUTES, AND PRINCIPLES FOR GUIDING DEVELOPMENT

A. The proposed amendment is consistent with the following Goals, Objectives and Policies of the Monroe County Year 2010 Comprehensive Plan. Specifically, the amendment furthers:

Goal 101: Monroe County shall manage future growth to enhance the quality of life, ensure the safety of County residents and visitors, and protect valuable natural resources.

Objective 101.20: Monroe County shall address local community needs while balancing the needs of all Monroe County communities. These efforts shall focus on the human crafted environment and shall be undertaken through the Livable CommuniKeys Planning Program.

Goal 102: Monroe County shall direct future growth to lands which are intrinsically most suitable for development and shall encourage conservation and protection of environmentally sensitive lands.

Policy 102.1.1: The County shall protect submerged lands and wetlands. The open space requirement shall be one hundred (100) percent of the following types of wetlands:

1. submerged lands 2. mangroves 3. salt ponds
4. fresh water wetlands 5. fresh water ponds
6. undisturbed salt marsh and buttonwood wetlands

Allocated density (dwelling units per acre) shall be assigned to freshwater wetlands and

undisturbed salt marsh and buttonwood wetlands only for use as transferable development rights away from these habitats. Submerged lands, salt ponds, freshwater ponds, and mangroves shall not be assigned any density or intensity.

GOAL 105: Monroe County shall undertake a comprehensive land acquisition program and smart growth initiatives in conjunction with its Program in a manner that recognizes the finite capacity for new development in the Florida Keys by providing economic and housing opportunities for residents without compromising the biodiversity of the natural environment and the continued ability of the natural and man-made systems to sustain livable communities in the Florida Keys for future generations.

Objective 105.1: Monroe County shall implement smart growth initiatives in conjunction with its Land Acquisition Programs which promote innovative and flexible development processes to preserve the natural environment, maintain and enhance the community character and quality of life, redevelop blighted commercial and residential areas, remove barriers to design concepts, reduce sprawl, and direct future growth to appropriate infill areas.

Policy 105.1.1: Monroe County shall create an economic development framework for a sustainable visitor-based economy, not dependent on growth in the absolute numbers of tourists that respects the unique character and outdoor recreational opportunities available in the Florida Keys.

Policy 105.2.1: Monroe County shall designate all lands outside of mainland Monroe County, except for the Ocean Reef planned development, into three general categories for purposes of its Land Acquisition Program and smart growth initiatives in accordance with the criteria in Policy 205.1.1. These three categories are: Natural Area (Tier 1); Transition and Sprawl Reduction Area (Tier II) on Big Pine Key and No Name Key only; and Infill Area (Tier III). The purposes, general characteristics, and growth management approaches associated with each tier are as follows:

> **#3:** Infill Area (Tier III): Any defined geographic area, where a significant portion of land area is not characterized as environmentally sensitive as defined by this Plan, except for dispersed and isolated fragments of environmentally sensitive lands of less than four acres in area, where existing platted subdivisions are substantially developed, served by complete infrastructure facilities, and within close proximity to established commercial areas, or where a concentration of non-residential uses exists, is to be designated as an Infill Area. New development and redevelopment are to be highly encouraged, except within tropical hardwood hammock or pineland patches of an acre or more in area, where development is to be discouraged. Within an Infill Area are typically found: platted subdivisions with 50 percent or more developed lots situated in areas with few sensitive environmental features; full range of available public infrastructure in terms of paved roads, potable water, and electricity; and concentrations of commercial and other non-residential uses within close proximity. In some Infill Areas, a mix of non-residential and high-density residential uses (generally 8 units or more per acre) may also be found that form a Community Center.

Policy 105.2.2: Monroe County shall prepare an overlay map(s) designating geographic areas of the County as one of the three Tiers in accordance with the guidance in Policy 105.2.1, which shall be incorporated as an overlay on the zoning map(s) with supporting text amendments in the Land Development Regulations. These maps are to be used to guide the Land Acquisition Program and the smart growth initiatives in conjunction with the Livable CommuniKeys Program (Policy 101.20.1).

Policy 105.2.4: Monroe County shall prepare a specific data base tied to its Geographic Information System, containing information needed to implement, monitor, and evaluate its Land Acquisition Program, smart growth initiatives, and Livable CommuniKeys Program.

Goal 205: The health and integrity of Monroe County's native upland vegetation shall be protected and, where possible, enhanced.

Objective 205.2: To implement Goal 105 of this Plan and the recommendations in the Florida Keys Carrying Capacity Study (FKCCS), Monroe County shall adopt revisions to the Land Development Regulations which further protect and provide for restoration of the habitat values of upland native vegetated communities, including hardwood hammocks and pinelands.

Policy 205.2.2: Monroe County shall discourage developments in Tier I and within tropical hardwood hammock or pinelands of one acre or more in area to protect areas of native upland vegetation.

Goal 207: Monroe County shall protect and conserve existing wildlife and wildlife habitats.

B. The proposed amendment is consistent with the Master Plan for Big Pine Key and No Name Key. Specifically, the amendment furthers:

Strategy 1.1: Create a Tier Map for the planning area depicting the locations of Tier I, Tier II and Tier III lands as described in Comprehensive Plan Policy 105.2.1. Base the Tier Map on the habitat needs of federally endangered resident species in the planning area as set forth in the anticipated ITP and HCP in terms of relative H of parcels within the planning area.

Goal 2: Manage future growth for the next twenty years on Big Pine Key and No Name Key consistent with the community vision, while minimizing impacts on the endangered species and maintaining the existing biodiversity.

Strategy 2.1: Continue to utilize the Land Use District Maps and supporting FLUM to regulate land use type, density and intensity on an individual parcel basis within the planning area. The distribution of future development shall be guided by a Tier System Overlay Map pursuant to the Comprehensive Plan Smart Growth Initiatives (Goal 105).

Action 2.1.2: Adopt the Tier System Map separate from but as an overlay of the Land District Maps. The Tier System Overlay Map shall be used primarily to guide the distribution of development through the application of the residential rate of growth

ordinance and the non-residential rate of growth ordinance pursuant to the strategies set forth in this Master Plan.

C. The amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute.

For the purposes of reviewing consistency of the adopted plan or any amendments to that plan with the principles for guiding development and any amendments to the principles, the principles shall be construed as a whole and no specific provision shall be construed or applied in isolation from the other provisions.

(a) Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without continuing the area of critical state concern designation.
(b) Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.
(c) Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.
(d) Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.
(e) Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.
(f) Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment, and ensuring that development is compatible with the unique historic character of the Florida Keys.
(g) Protecting the historical heritage of the Florida Keys.
(h) Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:

1. The Florida Keys Aqueduct and water supply facilities;
2. Sewage collection, treatment, and disposal facilities;
3. Solid waste treatment, collection, and disposal facilities;
4. Key West Naval Air Station and other military facilities;
5. Transportation facilities;
6. Federal parks, wildlife refuges, and marine sanctuaries;
7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
8. City electric service and the Florida Keys Electric Co-op; and
9. Other utilities, as appropriate.

(i) Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; and the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.
(j) Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of ss. 381.0065(4)(l) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.

(k) Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.
(l) Making available adequate affordable housing for all sectors of the population of the Florida Keys.
(m) Providing adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post disaster reconstruction plan.
(n) Protecting the public health, safety, and welfare of the citizens of the Florida Keys and maintaining the Florida Keys as a unique Florida resource.

Pursuant to Section 380.0552(7), Florida Statutes, the proposed amendment is consistent with the Principles for Guiding Development as a whole and is not inconsistent with any Principle.

D. The proposed amendment is consistent with the Part II of Chapter 163, Florida Statute (F.S.). Specifically, the amendment furthers:

163.3177(6)(a)3.f., F.S. - Ensure the protection of natural and historic resources.

163.3177(6)(d), F.S. - A conservation element for the conservation, use, and protection of natural resources in the area, including air, water, water recharge areas, wetlands, waterwells, estuarine marshes, soils, beaches, shores, flood plains, rivers, bays, lakes, harbors, forests, fisheries and wildlife, marine habitat, minerals, and other natural and environmental resources, including factors that affect energy conservation.

163.3177(6)(d)2., F.S. - The element must contain principles, guidelines, and standards for conservation that provide long-term goals and which:

d. Conserves, appropriately uses, and protects minerals, soils, and native vegetative communities, including forests, from destruction by development activities.
e. Conserves, appropriately uses, and protects fisheries, wildlife, wildlife habitat, and marine habitat and restricts activities known to adversely affect the survival of endangered and threatened wildlife.
f. Protects existing natural reservations identified in the recreation and open space element.
g. Maintains cooperation with adjacent local governments to conserve, appropriately use, or protect unique vegetative communities located within more than one local jurisdiction.

163.3177(6)(g), F.S. - For those units of local government identified in s. 380.24, a coastal management element, appropriately related to the particular requirements of paragraphs (d) and (e) and meeting the requirements of s. 163.3178(2) and (3). The coastal management element shall set forth the principles, guidelines, standards, and strategies policies that shall guide the local government's decisions and program implementation with respect to the following objectives:

2. Preserve the continued existence of viable populations of all species of wildlife and marine life.
3. Protect the orderly and balanced utilization and preservation, consistent with sound conservation principles, of all living and nonliving coastal zone resources.
4. Avoid irreversible and irretrievable loss of coastal zone resources.

V. ENVIRONMENTAL ANALYSIS:

Monroe County Environmental Resources staff conducted a site visit of the Seacamp Property on August 5, 2011, to evaluate the accuracy of the County's GIS habitat layer and assess the vegetative communities on the Seacamp parcels. The 2009 habitat layer accurately depicts the majority of the site. Notable exceptions are the beach berm located south of the impounded water on the west end of the point which should be labeled as developed land, the spit of land along the west side of the south boat basin that should be labeled as developed land, and the mangrove area that extends into the developed area of the camp which is actually a canal with a mangrove canopy and should be labeled as water.

Further, the following analysis of Key Deer and the Marsh Rabbit was documented in the Habitat Conservation Plan (HCP):

"The Habitat Conservation Plan (HCP) focuses on the Key deer as an "umbrella species" and operates under the assumption that avoiding and minimizing impacts to Key deer habitat, will also provide direct protection to both populations and habitats of other terrestrial species. In the development of the HCP, the ecology and population dynamics of the Key deer was studied for three years and a Population Viability Analysis (PVA) model, including a spatial component, was produced to evaluate the impacts of development scenarios on the Key deer population. Based on the Key deer studies done for the HCP and the resulting spatial model, lands in the study area were classified into three "Tiers." Tier 1 lands are higher quality Key deer habitat. Tier 3 lands are the lowest quality Key deer habitat. Most of the parcels in Tiers 2 and 3 are interspersed among developed parcels and among canals. These areas provide little habitat value to the covered species." (Pg. 2 Habitat Conservation Plan)

Figure 2.1 (Exhibit 4) of the HCP provides Key deer locations from telemetry data. As noted in the HCP, "the Key deer are wide ranging and utilize virtually all available habitat in the project area, including developed areas (Figure 2.1, Lopez 2001)." Figure 2.1 does not indicate the utilization or distribution of Key deer, during the 3 year study period, within or adjacent to the Seacamp property. (Pg. 20 Habitat Conservation Plan)

Figure 2.2 (Exhibit 5) of the HCP provides the Lower Keys marsh rabbit habitat, as identified by the U.S. Fish and Wildlife Service. This figure displays the Lower Keys marsh rabbit habitat on Big Pine Key and No Name Key (Faulhaber 2003) based on the most recent data on its distribution within the covered area (Figure 2.2). Figure 2.2 does not indicate Lower Keys marsh rabbit habitat within or adjacent to the Seacamp property. (Pg. 23 Habitat Conservation Plan)

Lastly, Figure 2.4 (Exhibit 6) depicts the 6 grid layers used to generate the weighting factor for the final carrying capacity grid. The deer corridor and deer density parameters both reflect low utilization of the Seacamp area by Key deer.

VI. STAFF RECOMMENDATION

Monroe County Planning and Environmental Resources Department recommends approval to amend the Master Plan for Future Development of Big Pine Key and No Name Key by amending Seacamp's Tier Designation, (real estate numbers 00246950-000000, 00246960-000000, 00246970-000000, 00246980-000000, 00246990-000000, 00247140-000000, 00247150-000000, 00247160-000000, 00247170-000000, and 00247180-000000) from Tier I to Tier III on Figure 2.1, Tier Map for Big Pine Key and No Name Key, as directed by the Board of County Commission in Resolution 562-2003 and to amend Table 2.7, Institutional Uses, for consistency.

VII. EXHIBITS

1. Resolution 562-2003
2. Tier designations on Big Pine Key and No Name Key, Livable CommuniKeys Master Plan for Big Pine Key and No Name Key (LCP)
3. Table 2.7 Institutional uses located on Big Pine Key (LCP)
4. Figure 2.1 Key deer location from telemetry, Habitat Conservation Plan for Florida Key Deer and other Protected Species on Big Pine Key and No Name Key, Monroe County, Florida (HCP)
5. Figure 2.2 Lower Keys marsh rabbit habitat (HCP)
6. Figure 2.4 Six Grid Layers Used To Generate Weighting Factor Grid (HCP)

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

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

From: Reynaldo Ortiz, Assoc. AIA, AICP, Planner
Michael Roberts, CEP, PWS, Senior Administrator of Environmental Resources

Date: September 23, 2010

Subject: *Request for an Amendment to a Major Conditional Use Permit for Pirate Hat Marina, located at 199 Morris Lane, Cross Key, Real Estate No. 00572820.000000 (File #2011-096)*

Meeting: September 27, 2011

I REQUEST:

The applicant is requesting approval to major deviation to a deemed existing conditional use permit in order to redevelop the existing marina by installing dry boat racks to accommodate up to 80 vessels in total, modifying the existing off-street parking areas, installing new landscaping and carrying out other associated site improvements.

Location:

Address: 199 Morris Lane, Cross Key, Mile Marker 112 (Atlantic Ocean side of US 1)
Legal Description: Lot 1, Monroe Park Subdivision (PB3-140)
Real Estate (RE) Number: 00572820.000000

Applicant:

Owner: Pirate Hat Marina, LLC
Agent: Joel Reed, Reed & Company

II RELEVANT PRIOR COUNTY ACTIONS:

The site is currently being utilized as marina, storage, and for retail sales. Building Permit C8717 was issued in 1980 for the construction of the existing dock. In addition a 380 SF bathhouse was permitted per Building Permit #C15519. Staff was unable to locate any other permits for non-residential floor area.

The property was being used as a marina, prior to the adoption of the current land development regulations in 1986. Therefore, the site is deemed to a have a major conditional use permit. Any modifications to the site plan at minimum shall require a major deviation approval.

III BACKGROUND INFORMATION:

A. Size of Site: 35,415 SF (.81 acres)
B. Land Use District: Suburban Commercial (SC)
C. Future Land Use Map (FLUM) Designation: Mixed Use/Commercial (MC)
D. Tier Designation: Tier 3
E. Flood Zone: AE – EL 12
F. Existing Use: Marina
G. Existing Vegetation / Habitat: Scarified
H. Community Character of Immediate Vicinity: Marinas and Single Family Residences

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IV REVIEW OF APPLICATION:

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

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

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

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

> Policy 101.4.5: The principal purpose of the MC land use category is to provide for the establishment of commercial zoning districts where various types of commercial retail and office may be permitted at intensities which are consistent with the community character and the natural environment. Employee housing and commercial apartments are also permitted. This land use category is also intended to allow for the establishment of mixed use development patterns, where appropriate. Various types of residential and non-residential uses may be permitted; however, heavy industrial uses and similarly incompatible uses shall be prohibited. In order to protect environmentally sensitive lands, the following development controls shall apply to all hammocks, pinelands, and disturbed wetlands within this land use category: 1) only low intensity commercial uses shall be allowed; 2) a maximum floor area ratio of 0.10 shall apply; and 3) maximum net residential density shall be zero.
>
> Policy 101.5.3
> In order to encourage a compact form of non-residential growth, the Permit Allocation System shall limit and direct new non-residential development primarily to areas designated as Tier III under Goal 105 not located within a designated Special Protection Area and provide incentives for redevelopment of existing developed and vacant infill sites.
>
> Policy 202.5.2
> By January 4, 1997, Monroe County shall adopt revisions to the Land development Regulations requiring existing marinas making application for site improvements to provide a plan for retrofitting existing facilities to include an on-site pump-out station and sewage treatment. This requirement shall apply to all marinas having ten (10) or more slips (wet or dry), or at which a live-aboard vessel is docked. Implementation of this plan shall be a condition of permit issuance for site improvements at existing marinas. The plan shall be fully implemented within one year of permit issuance.

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

An approved marina and other complimentary uses, including a boat ramp, and boat slips, have existed on the property since as early as 1990. Additional marina related development previously existed on the property. Regarding all of the uses on-site and on neighboring properties, the continuation of a mixed-use marina would be compatible with neighboring properties, an area which is composed of a mixture o marina, commercial retail, and residential uses. Therefore, the proposed development would be consistent with the community character of the immediate vicinity.

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

As part of the redevelopment, it shall be required that additional trees and landscaping elements be introduced to the site. Therefore, the proposed redevelopment minimizes adverse effects, including visual impacts, on adjacent properties.

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

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

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

1. Roads:

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

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

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

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

4. Emergency Management: The applicant shall coordinate with the Office of the Fire Marshal to determine compliance with the Florida Fire Prevention Code. A letter of coordination has not been provided as of the date of this report.

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

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

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

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

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

Public access means the ability of the public to physically reach, enter or use beaches and shores. The property has access to canals and waterways via a private boat ramp. In addition, the site has dockage; however, the property and the docks are and shall remain under private ownership. The public will continue to have limited access to the waterfront area as customers of the marina, commercial retail and other water-related business. Therefore, the proposed development will not have an adverse impact on public access to a waterfront area.

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

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

   There are no existing or proposed residential dwelling units.

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

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

   Staff has determined that 380 SF of non-residential floor area were lawfully-established and therefore exempt from the NROGO permit allocation system. No expansion or reduction in the existing amount of non-residential floor area is proposed as part of this application.

   Note: In accordance with MCC §138-49(e), the enclosure of a canopy in existence before September 19, 2001 requires a NROGO permit allocation. The existing canopy is not shown on the submitted survey or on the proposed improvements for the site. Therefore, its area was not considered as part of this application.

   Non-residential floor area means the sum of the gross floor area for a non-residential building or structure, as defined in MCC §101-1, 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, and loading areas are not considered floor area.

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

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

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

   In the SC district, marinas may only permitted with a major conditional use permit and provided that a) the parcel proposed for development has access to water at least four feet below mean sea level at mean low tide; b) the sale of goods and services is limited to fuel, food, boating, diving and sport fishing products; c) all outside storage areas are screened from adjacent uses by a fence, wall or hedge of at least six feet in height; d) any commercial fishing activities are limited to the landing of catch, mooring and docking of boats and storage of traps and other fishing equipment; and e) each non waterside perimeter setback of the parcel proposed for development must have a class C buffer-yard within a minimum side yard setback of 10'.

5. Residential Density and Maximum Floor Area Ratio (§130-157, §130-162 & §130-164): *Compliance to be determined:*

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

   In the SC District, there is a required open space ratio of 0.20 or 20%. The site plan indicates that there 28,408 SF of total upland area. Therefore, at least 5,681 SF of the total land area must remain open space. According to the site plan submitted the site will provide 94% open space.

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).

   Along the canal to the north, east, and west; there is a shoreline setback requirement of 20' for principal structures. Certain accessory structures may be located in the shoreline setback.

   On the site plan, part of the proposed boat racks and trailer storage racks are located within the 20' shoreline setback along the eastern property line.

   On the site plan, part of the proposed parking lot is located within the 20' shoreline setback along the eastern property line. The parking spaces beneath the proposed boat racks and trailer storage are at least 10' into the shoreline setback (spaces 1,5,13, and 18).

   On the site plan, the part of the exiting bathhouse building is located within the 20' shoreline setback. Staff has determined that this building was lawfully-established and legally nonconforming to the current shoreline setback regulations. It may

remain in its current nonconforming footprint as long as the nonconformity is not expanded or the building substantially improved. The applicant provided no information indicating whether or not the proposed improvements would constitute substantial improvement.

The applicant has requested variances were for a reduction to the required amount of off-street parking spaces for the proposed redevelopment and for a reduction to the required minimum widths of the required shoreline setbacks.

Pursuant to §102-187 of the Monroe County Code, the planning commission is not authorized to grant variances for shoreline setbacks. Variances may only be granted to reduce non-shoreline setbacks. However, pursuant to MCC §118-12 (o)(1) of the Monroe County Code, for structures serving commercial uses, the planning commission may approve a special approval to a shoreline set back as part of a special approval of a conditional use permit.

Staffs continued its review and processing of the variance application and consider the requested reduction in off-street parking spaces only. The agent for the applicant submitted a written confirmation to our Department that they were no longer requesting a "variance" to any shoreline setback and amended the variance application to reflect such.

The amendment to the major conditional use was amended to include a special approval to the shoreline setbacks as shown on the submitted site plan. Since the special approval and the amendment to a major conditional uses may be processed under the same application, a new application was not required.

8. Maximum Height (§130-187): *Compliance to be determined.*

   No structure or building shall be development that exceeds a maximum height of 35'. No building additions are being proposed to the existing buildings.

   As shown on elevations, the new boat racks are approximately 30' in height. However, this does not include the height of boats stored on the top tier. The elevations indicate that typical boats located on the top rack would result in the overall height of being 35'.

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

10. Wastewater Treatment Criteria (§114-5): *Compliance to be determined by Florida Department of Health, FDEP and/or FKAA prior to the issuance of a building permit.*

    The Florida Department of Health has provided a letter of coordination, dated June 24, 2011 indicating a complete plan review is required to determine compliance with the Florida Administrative Code and Florida Statues.

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

    All proposed and existing fencing is six (6) foot in height and constructed of chain link.

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

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

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

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

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

    A letter of coordination from FKAA, dated June 23, 2011, was provided.

15. Environmental Design Criteria and Mitigation Standards (§118-6, §118-7 & §118-8): *Compliance to be determined.*

    Based on the information submitted by the applicant and confirmed by staff, the site does not support native plant communities and consists entirely of developed and/or scarified land.

16. Required Parking (§9.5-114-67): *Not in compliance.*

Specific Use	Multiplier	Proposed	Required Spaces
Commercial Retail	3 spaces/1000 SF	380 SF	2
Marina (wet slips or berths)	1 space/ berth	16 berths	16
Marina (dry storage racks)	1 space/4 dry racks	60 dry racks	15
Marina (empty trailer racks)	1 space/4 dry racks	20 trailer racks	5
Boat Ramp	6 spaces/ramp	1 ramp	6
		Total Required	44

The applicant has indicated that the required parking for the site should be 26 spaces. This total is incorrect. After a review of all the uses on the property, staff had identified a total of 380 SF commercial retail floor area, 16 wet berths, 80 boat racks and 1 boat ramp.

According to the site plan, 26 off-street parking spaces would be provided.

The applicant has applied for an off-street parking variance to reduce the above requirements. The variance application is being processed concurrently. Staff shall not comment on whether or not the variance application meets the required standards for such a request in this report.

All regular parking spaces, with the exception of parallel, must be at least 8’6” in width by 18’ in length and all handicap-accessible parking spaces must be at least 12’ in width win an access aisle of 5’ in width.

Handicap Parking: According to the site plan, 2 of the off-street parking spaces provided would be handicap-accessible only. This is compliant with the 2004 Florida Accessibility Code for Building Construction, which states that if 2 to 49 spaces are provided, 2 spaces are required to be handicap-accessible parking only. However, the spaces are not shown as adequately paved.

Boat Ramp: Boat ramps have a parking requirement of 6 spaces per ramp. All spaces shall be a minimum of 14’ by 55’ to accommodate trailer and oversized vehicles. The site plans submitted does not show any spaces of these dimensions.

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

The site plan does not provide the required 11’ x 55’ loading/unloading space.

18. Required Landscaping (§114-99 – §114-105): *Compliance to be determined.*

19. Required Buffer-yards (§114-124 – §114-130): *Compliance to be determined.*

20. 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.

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

    Any signage shall be reviewed independently for compliance as an accessory structure under a building permit application.

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

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

    All standards and requirements of the Americans with Disabilities Act (ADA) must be met. Two compliant parking spaces, with a shared access aisle, are shown on the site plan. Building requirements will be reviewed upon submittal of building permit applications for the structures.

Other Issues:

1. The site has an existing covered area north of the bathhouse. It is unclear at this time if this area is to be demolished.

2. The proposed handicap parking spaces would be utilizing gravel surface which would be inadequate for the potential visitors requiring the spaces.

3. The two-way aisle widths must be reconfigured to a width of 24'.

4. Site improvements to include a plan for retrofitting existing facilities to include an on-site pump-out station and sewage treatment.

5. The submitted site plan makes no reference to recreational vehicles or live-aboards.

V <u>RECOMMENDED ACTION:</u>

Staff recommends approval of the major conditional use permit application to the Planning Commission if all the following conditions are met:

A. Prior to the issuance of a resolution for approval by the Planning Commission, a) the applicant shall receive a variance to the off street parking requirements or b) the applicant shall submit a revised site plan and landscape plan showing that all off street parking regulations shall be met.

B. Prior to the issuance of a resolution for approval by the Planning Commission, the applicant shall special approval for construction of the boat racks within th ee shoreline setback.

C. Prior to the issuance of a resolution for approval by the Planning Commission, the applicant shall submit a revised site plan addressing concerns outlined in this staff report.

D. Prior to the issuance of a building permit(s), the proposed development and structures shall be found in compliance by the Monroe County Building Department, Floodplain Administrator, Office of the Fire Marshal and Project Management Department.

E. Vessels place on top racks may not exceed 35' maximum height requirement, measured from grade to the highest point of the vessel.

VI PLANS REVIEWED:

- Pirate Hat Marina, Site Plan (Sheet 1.0) by Keys Engineering Services dated August 1, 2011
- Pirate Hat Marina, Storm Water Management Plan (Sheet 3.0) by Keys Engineering Services dated August 1, 2011
- Pirate Hat Marina, Landscape Plan (Sheet 4.0) by Keys Engineering Services dated August 1, 2011
- Pirate Hat Marina, a Condominium Surveyor's Certificate (Sheets 1-4) by David Barrow Surveying and Mapping, Inc. dated October 8, 2008.

File #: **2011-096**

Owner's Name: Pirate Hat Marina, LLC

Applicant: Pirate Hat Marina, LLC

Agent: Joel Reed

Type of Application: Major - Amendment

Key: Key Largo

RE: **00572820-000000**

Additional Information added to File 2011-096

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

We strive to be caring, professional and fair

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

Date: 8.8.11
Time: AM

Dear Applicant:

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

Pirate Hat Marina LLC to the Monroe County Planning Department.
Project / Name

Thank you.

Kim Kirby

Planning Staff

End of Additional File 2011-096

Reed & Company
Land Use Planning & Consulting
Phone: 678.708.9247
Email: joel@rc3world.com

Mailing Address
411 Ridgewood Rd NE
Atlanta, GA 30307

Physical Address
102901 Overseas Hwy
Key Largo, FL 33037

Jul 29, 2011

Monroe County
Planning & Environmental Resources
Attn: Mr. Townsley Schwab, Senior Director
2798 Overseas Hwy.
Suite 400
Marathon, FL 33050

RECEIVED
AUG - 8 2011
MONROE CO. PLANNING DEPT.

Mr. Schwab,

Please find the enclosed application for an Amendment to a conditional use permit in reference to Pirate Hat Marina LLC an existing operating Marina located at 199 Morris Lane at approximately MM 113 (on the 18 Mile Stretch) in Key Largo. In addition please find the enclosed application fee in the amount of $10,435.00. If you have any questions or concerns please do not hesitate to contact me at the above listed number.

Sincerely,

Joel C. Reed

Joel C. Reed, AICP

Project Name & Location

Pirate Hat Marina
199 Morris Lane
Key Largo, FL 33037

Project Description

Amendment to Major Conditional Use

Owner/Applicant

Pirate Hat Marina LLC

Date:

7/21/2011

Agent

Reed & Company
Land Use Planning & Consulting
Phone: 678.708.9247
Email: joel@rc3world.com

Mailing Address	Physical Address
411 Ridgewood Rd NE	102901 Overseas Hwy
Atlanta, GA 30307	Key Largo, FL 33037

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Attachments

Attachment 1 Survey – (3 Originals)
Attachment 2 Site Plan & Elevations, Landscape Plan, Conceptual Drainage
Attachment 3 Landscape Plan & Conceptual Drainage

Reed & Company
Land Use Planning & Consulting
Phone: 678.708.9247
Email: joel@rc3world.com

Mailing Address	Physical Address
411 Ridgewood Rd NE	102901 Overseas Hwy
Atlanta, GA 30307	Key Largo, FL 33037

TAB 1

APPLICATION

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
AUG - 8 2011
MONROE CO. PLANNING DEPT.

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: 07 / 29 / 2011
Month Day Year

Property Owner:

Pirate Hat Marina LLC (Bud Cornell)
Name

199 Morris Lane, Key Largo, FL 33037
Mailing Address (Street, City, State, Zip Code)

305.731.0060
Daytime Phone

centurykey@aol.com
Email Address

Agent (if applicable):

RC3WORLD, Inc. (Joel C. Reed)
Name

411 Ridgewood Road NE, Atlanta, GA 30307
Mailing Address (Street, City, State, Zip Code)

305.393.5413
Daytime Phone

joel@rc3world.com
Email Address

Legal Description of Property:
(If in metes and bounds, attach legal description on separate sheet)

Block	Lot	Subdivision	Key
PB3-140	LOT 1 & PT MORRIS AVE	MONROE PARK	CROSS KEY

Real Estate (RE) Number	Alternate Key Number
00572820-000000	1709654

Street Address (Street, City, State, Zip Code)	Approximate Mile Marker
199 Morris Lane, Key Largo FL 33037	~MM 112

APPLICATION

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

Present Land Use of the Property: Marina

Proposed Land Use of the Property: Marina

Total Land Area: .65 ~~.88~~ Acres

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

1 Total number of non-residential buildings

224 SF, Bath House/Office; 3 Boat Storage Rack Footprints w/ boats: ~60 X 51; ~56 X 51; and ~40 X 16

_____ 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 ___

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)

TAB 1 [X] **Complete major conditional use permit application** (unaltered and unbound);

TAB 2 [X] **Correct fee** (check or money order to Monroe County Planning & Environmental Resources);

TAB 3 [X] **Proof of ownership (i.e. Warranty Deed);**

TAB 4 [X] **Current Property Record Card(s) from the Monroe County Property Appraiser;**

TAB 5 [X] **Location map;**

TAB 6 [X] **Photograph(s) of site from adjacent roadway(s);**

Attach 1 [X] **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);

TAB 7 [X] **Written description of project;**

TAB 8 [X] **Environmental Designation Survey** (prepared in accordance with Monroe County Code);

TAB 9 [X] **Community Impact Statement** (prepared in accordance with Monroe County Code;

Attach 2 [X] **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:

- [X] Date, north point and graphic scale;

- ☒ Boundary lines of site, including all property lines and mean high-water lines;
- ☒ Land use district of site and any adjacent land use districts;
- ☒ Flood zones pursuant to the Flood Insurance Rate Map(s);
- ☒ 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;

N/A ☐ **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);

Attach 2 ☒ **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);

Attach 2 ☒ **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);

Attach 2 ☒ **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;

TAB 10 ☒ **Traffic Study, prepared by a licensed traffic engineer;**

TAB 11 ☒ **Construction Management Plan**, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging);

TAB 12 ☒ **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;

TAB 13 ☒ **Letters of Coordination are required from the following:**

- ☒ Florida Keys Aqueduct Authority (FKAA);
- ☒ Florida Keys Electric Cooperative (FKEC) or Keys Energy Services;
- ☒ Monroe County Office of the Fire Marshal;

- ☒ Monroe County Health Department;
- ☒ Monroe County Solid Waste Management;
- ☒ 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:

TAB 14 ☒ **Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)

N/A ☐ **Vegetation Survey or Habitat Evaluation Index** (please contact Monroe County Environmental Resources prior to application submittal to determine if this documentation is necessary)

N/A ☐ **Construction Phasing Plan**

TAB 13 ☒ **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)
- N/A ☐ South Florida Water Management District (SFWMD)
- N/A ☐ Florida Department of Transportation (FDOT)
- ☒ Florida Department of Environmental Protection (FDEP)
- ☒ Florida Department of State, Division of Historic Resources
- N/A ☐ Florida Game and Freshwater Fish Commission (FGFFC)
- N/A ☐ U.S. Army Corps of Engineers (ACOE)
- ☒ U.S. Fish and Wildlife Service (USFW)

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

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

Signature of Applicant: _____ **Date:** 6/10/11

Sworn before me this 10th day of June 2011

Denise K Washington
Notary Public
My Commission Expires
May 19, 2012

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.

DENISE K WASHINGTON
NOTARY PUBLIC
DeKalb County, Georgia
My Commission Expires May 19, 2012

TAB 2

Reed & Company
Land Use Planning & Consulting
Phone: 678.708.9247
Email: joel@rc3world.com

Mailing Address
411 Ridgewood Rd NE
Atlanta, GA 30307

Physical Address
102901 Overseas Hwy
Key Largo, FL 33037

July 29, 2011

Monroe County Planning & Environmental Resources
Attn: Gail Creech
2798 Overseas Hwy., Suite 400
Marathon, FL 33050

Ms. Creech,

Please find the enclosed check in the amount of $10,435.00 regarding the Amendment to the major conditional use application that was submitted for Pirate Hat Marina LLC ~~electronically~~ to your offices.

Application Fee:	$10,014.00	
Surrounding Property Owner Notices:	$ 156.00	(52 X $3/each)
Advertising Cost:	$ 245.00	
Technology Fee:	$ 20.00	
TOTAL	$10,435.00	

If you have any questions or concerns please do not hesitate to contact me at the above listed numbers.

Sincerely,

Joel C. Reed

Joel C. Reed, AICP

TAB 3

10.00
14630.00

Doc# 1588049 06/19/2006 2:20PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

This Document Prepared By and Return to:
Pamela Setchell, an employee of
Joe Mikias, P.A.
P.O. Box 366
Islamorada, FL 33036

06/19/2006 2:28PM
DEED DOC STAMP CL: RHONDA $14,630.00

Doc# 1588049
Bk# 2217 Pg# 1299

Parcel ID Number: 00572820-000000

Warranty Deed

This Indenture, Made this 16th day of June, 2006 A.D., Between William Stroemel, Jr. and Jennie M. Stroemel, husband and wife

of the County of Seminole, State of Florida, grantors, and Pirate Hat Marina, LLC, a Florida limited liability company

whose address is: 199 Morris Lane, Key Largo, FL 33037

of the County of Monroe, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have 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:

Lot 1, MONROE PARK SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 3, at Page 140, of the Public Records of Monroe County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2005.

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: JACK THORLEY
Witness

William Stroemel, Jr. (Seal)
P.O. Address: 1576 Sultan Circle, Chuluota, FL 32766

Pamela Setchell
Witness

Jennie M. Stroemel (Seal)
P.O. Address: 1576 Sultan Circle, Chuluota, FL 32766

MONROE COUNTY
OFFICIAL PUBLIC RECORD

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 16 day of June, 2006 by William Stroemel, Jr. and Jennie M. Stroemel

who are personally known to me or who have produced their Florida driver's license as identification.

PAMELA SETCHELL
MY COMMISSION # DD 362580
EXPIRES: September 14, 2007
Bonded Thru Notary Public Underwriters

Pamela Setchell
Notary Public
My Commission Expires: 09/14/07

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2010 LIMITED LIABILITY COMPANY REINSTATEMENT

FILED
Nov 15, 2010
Secretary of State

DOCUMENT# L06000060065

Entity Name: PIRATE HAT MARINA, LLC

Current Principal Place of Business:

199 MORRIS AVE.
KEY LARGO, FL 33037

New Principal Place of Business:

Current Mailing Address:

199 MORRIS AVE.
KEY LARGO, FL 33037

New Mailing Address:

FEI Number: 20-5038146 **FEI Number Applied For ( )** **FEI Number Not Applicable ( )** **Certificate of Status Desired ( )**

Name and Address of Current Registered Agent:

MIKLAS, JOE
88765 OVERSEAS HWY.
TAVERNIER, FL 33070 US

Name and Address of New Registered Agent:

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: JOE MIKLAS

Electronic Signature of Registered Agent Date

MANAGING MEMBERS/MANAGERS:

Title: MGRM
Name: CORNELL, CLIFFORD
Address: 199 MORRIS AVE.
City-St-Zip: KEY LARGO, FL 33037

Title: MGRM
Name: WIESE, SUZAN
Address: 299 MORRIS AVE.
City-St-Zip: KEY LARGO, FL 33037

I hereby certify that the information indicated on this report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 608, Florida Statues.

SIGNATURE: SUZAN WIESE MGRM 11/15/2010

Electronic Signature of Signing Managing Member, Manager, or Authorized Representative / Date

TAB 4

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

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

MONDAY - DECEMBER 20, 2010 The Marathon & Plantation
MONDAY - DECEMBER 20, 2010 The Key West office will be

Property Record View

Alternate Key: 1709654 Parcel ID: 00572820-000000

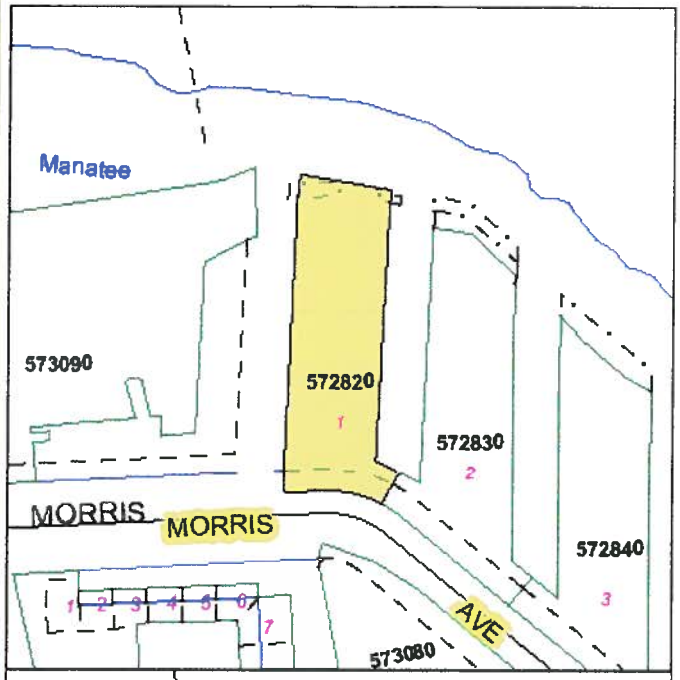
Ownership Details

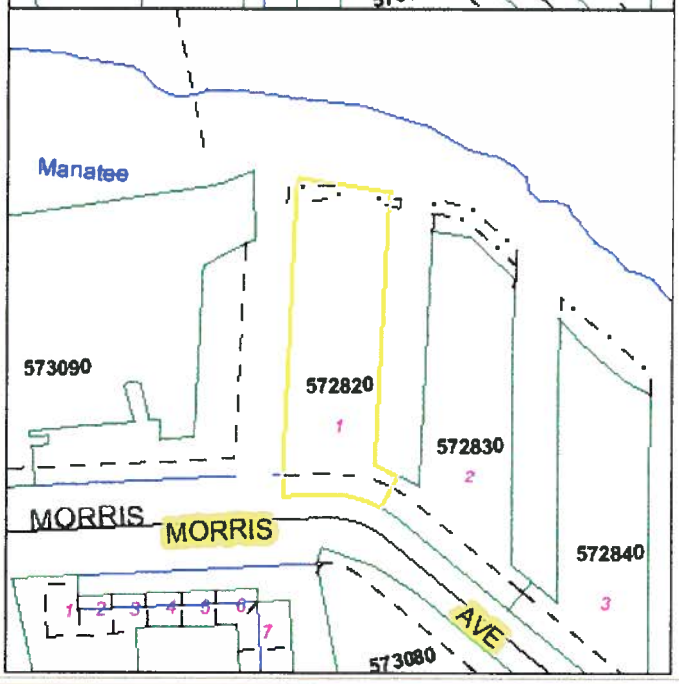
Mailing Address:
PIRATE HAT MARINA LLC
199 MORRIS LN
KEY LARGO, FL 33037

Property Details

PC Code:	20 - AIRPORTS, MARINAS, BUS TERM
Millage Group:	500K
Affordable Housing:	No
Section-Township-Range:	04-60-39
Property Location:	199 MORRIS AVE KEY LARGO
Subdivision:	MONROE PARK
Legal Description:	MONROE PARK PB3-140 CROSS KEY LOT 1 & PT MORRIS AVE (II LEASE #40003565) OR1133-1943/48 OR1343-2444/51 OR531-464 OR897-1704Q/C OR934-2383C/Q/C OR1768-1995/2028(RES NO 025-2002) OR1867-755/758(RES NO 587-2002) OR2217-1299 OR2217-1300Q/C OR2284-514/523(LEASE)

Parcel Map





Land Details

Land Use Code	Frontage	Depth	Land Area
100C - COMMERCIAL CANAL	0	0	0.83 AC

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1

Total Living Area: 224
Year Built: 1985

Building 1 Details

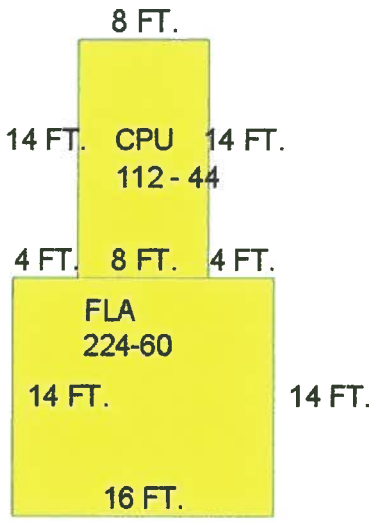
Building Type		**Condition**	A	**Quality Grade**	250
Effective Age	24	**Perimeter**	60	**Depreciation %**	30
Year Built	1985	**Special Arch**	0	**Grnd Floor Area**	224
Functional Obs	0	**Economic Obs**	0		

Inclusions:

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

Extra Features:

2 Fix Bath	0	**Vacuum**	0
3 Fix Bath	0	**Garbage Disposal**	0
4 Fix Bath	0	**Compactor**	0
5 Fix Bath	0	**Security**	0
6 Fix Bath	0	**Intercom**	0
7 Fix Bath	0	**Fireplaces**	0
Extra Fix	22	**Dishwasher**	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	CPU		1	1995					112
1	FLA		1	1995					224

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	14715	CAMP BLDG	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5093	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PT3:PATIO	260 SF	0	0	2003	2007	2	50
0	WD2:WOOD DECK	25 SF	5	5	2003	2007	1	40
0	DK2:CON DKS/CONPIL	3,915 SF	0	0	2000	2007	3	60

Appraiser Notes

PIRATES HAT MARINA 18 BOAT SLIPS 3 RV UNITS
PIRATES HAT MARINA 20 BOAT SLIPS 1 RV UNIT, 7 DRY LOT SLIPS.

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	28,694	114,451	518,750	768,273	768,273	0	768,273
2009	30,333	117,145	622,500	1,406,854	1,406,854	0	1,406,854
2008	30,333	118,514	778,125	1,758,567	1,758,567	0	1,758,567
2007	25,223	121,206	778,125	1,758,567	1,758,567	0	1,758,567
2006	17,920	40,929	186,750	245,599	245,599	0	245,599
2005	17,920	42,352	186,750	247,022	247,022	0	247,022
2004	17,917	43,775	186,750	248,442	248,442	0	248,442
2003	17,917	44,524	171,000	233,441	233,441	0	233,441
2002	20,476	45,947	165,525	231,948	231,948	0	231,948
2001	20,476	47,371	132,240	200,087	200,087	0	200,087
2000	20,476	31,492	132,240	184,208	184,208	0	184,208
1999	20,476	32,425	132,240	185,141	185,141	0	185,141
1998	14,966	33,358	132,240	180,564	180,564	0	180,564
1997	14,966	33,850	132,240	181,056	181,056	0	181,056
1996	13,605	34,783	132,240	180,628	180,628	0	180,628
1995	0	19,392	132,240	151,632	151,632	0	151,632
1994	0	19,682	132,240	151,922	151,922	0	151,922
1993	0	20,183	132,240	152,423	152,423	0	152,423

1992	0	20,684	132,240	152,924	152,924	0	152,924
1991	0	20,974	132,240	153,214	153,214	0	153,214
1990	0	21,475	132,240	153,715	153,715	0	153,715
1989	0	21,975	132,240	154,215	154,215	0	154,215
1988	0	17,307	132,240	149,547	149,547	0	149,547
1987	0	17,696	132,240	149,936	149,936	0	149,936
1986	0	18,085	132,240	150,325	150,325	0	150,325
1985	0	15,020	132,240	147,260	147,260	0	147,260
1984	0	15,343	132,240	147,583	147,583	0	147,583
1983	0	15,666	74,861	90,527	90,527	0	90,527
1982	0	15,827	74,861	90,688	90,688	0	90,688

Parcel Sales History

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

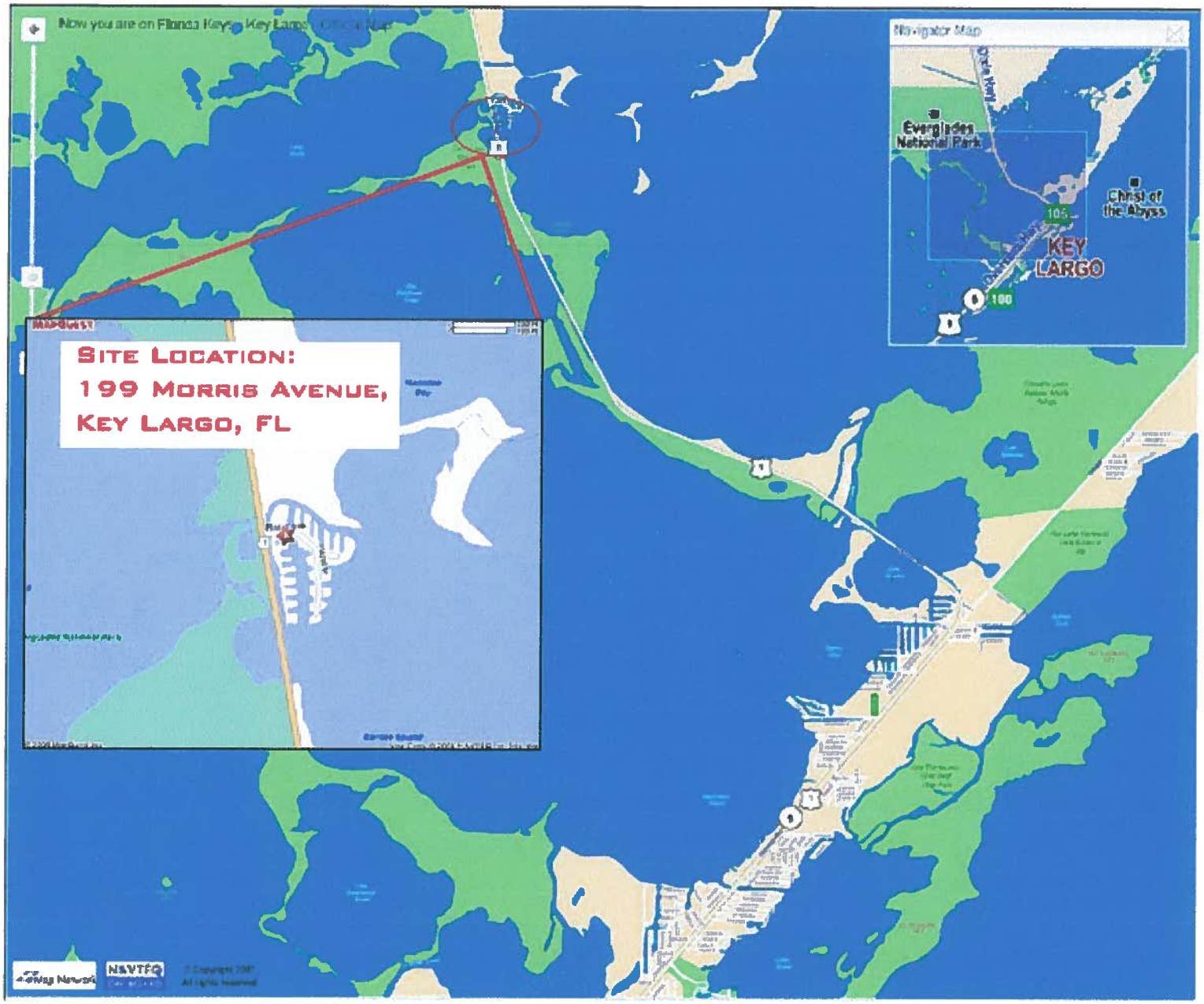
Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/16/2006	2217 / 1299	2,090,000	WD	Q
2/1/1973	531 / 464	5,000	00	Q

This page has been visited 20,988 times.

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

TAB 5

LOCATION MAP



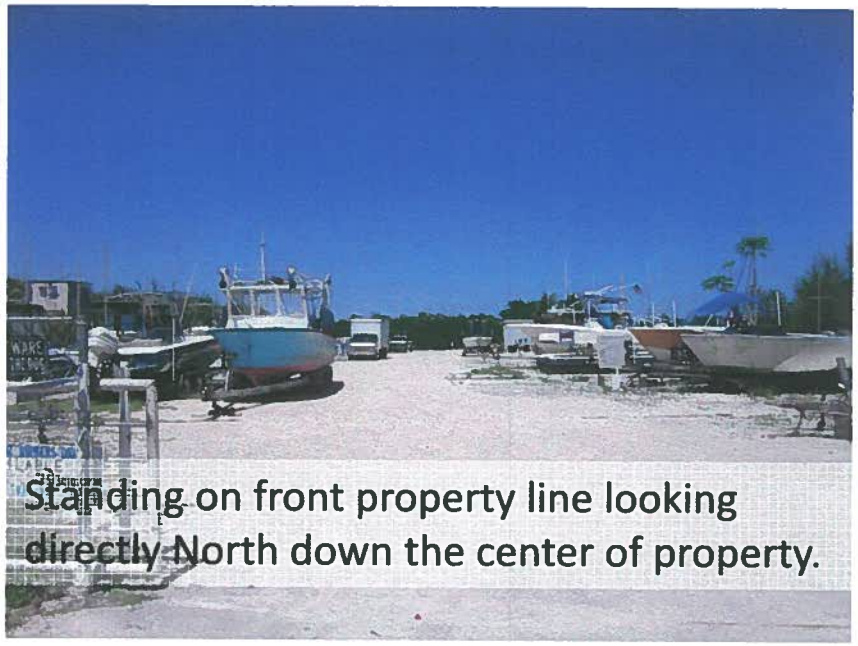
TAB 6

Pirate Hat Marina

Standing on Property line at entrance looking west towards US1

Standing at entrance of property looking east

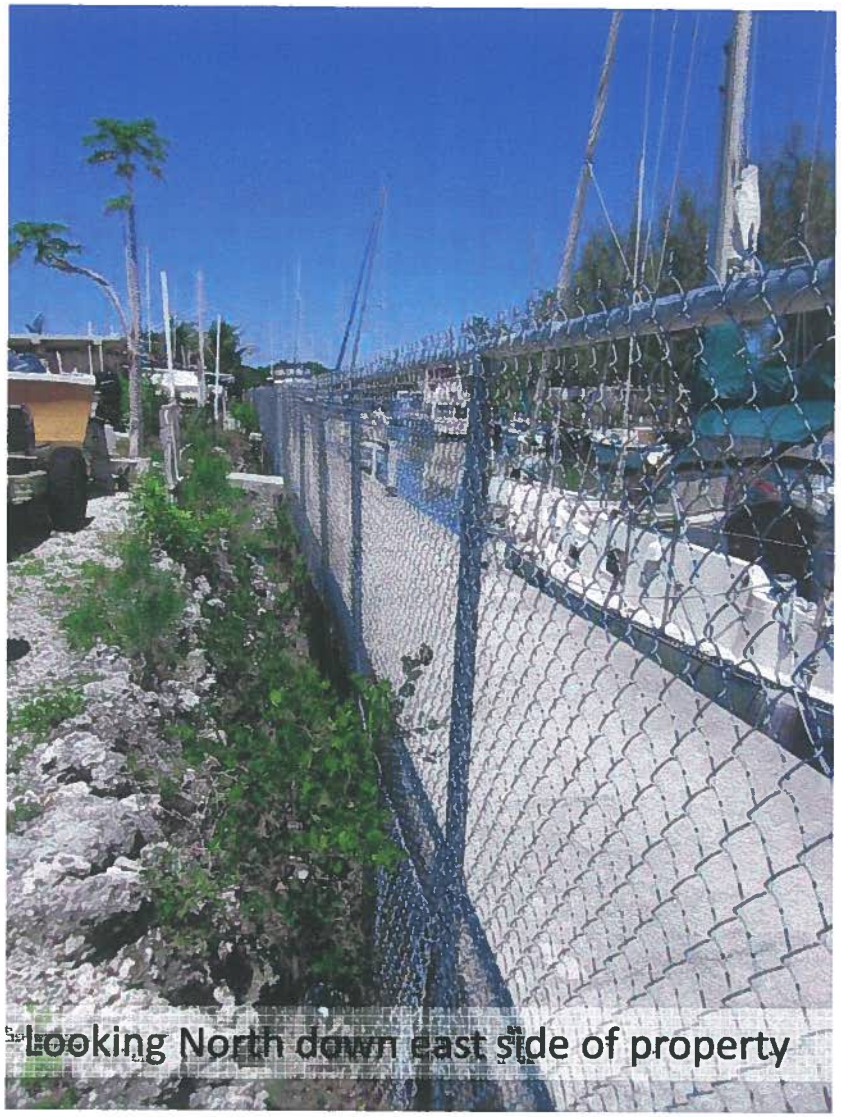
Standing on front property line looking NE



Standing on front property line looking directly North down the center of property.

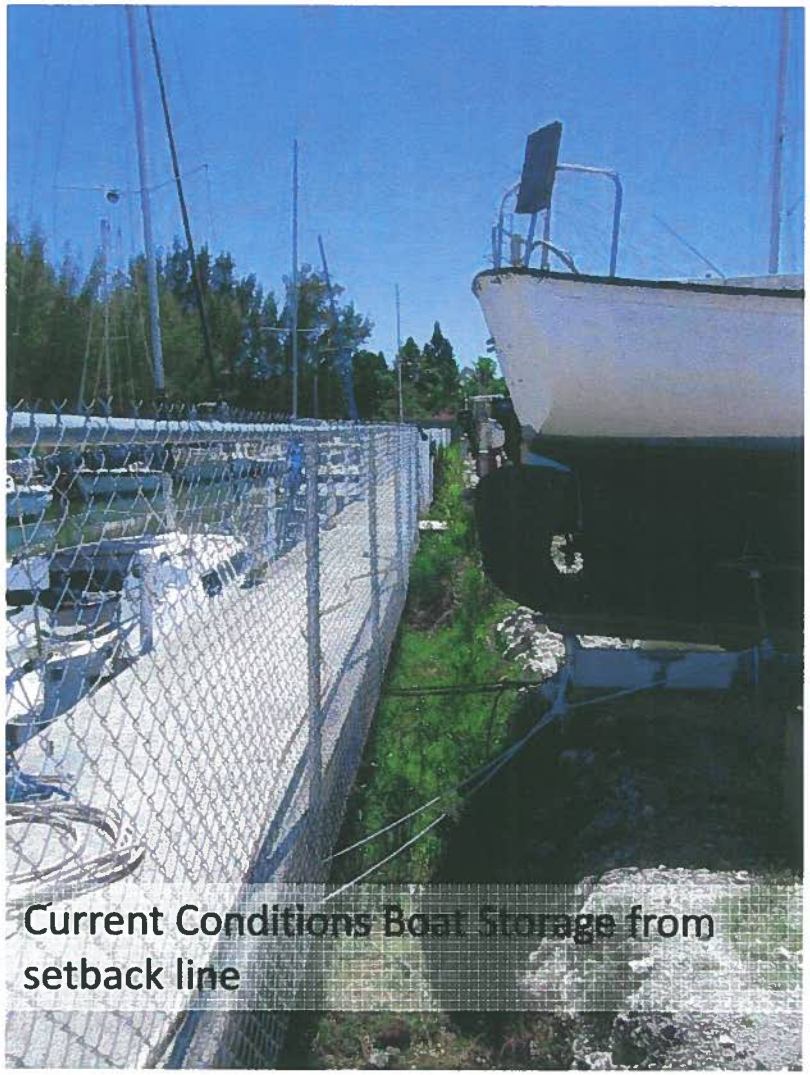
Pirate Hat Marina

Looking South down the West side of property. Typical ramp connecting property to dock in foreground. Also seen is the coral rock wall.



Looking North down east side of property

Pirate Hat Marina

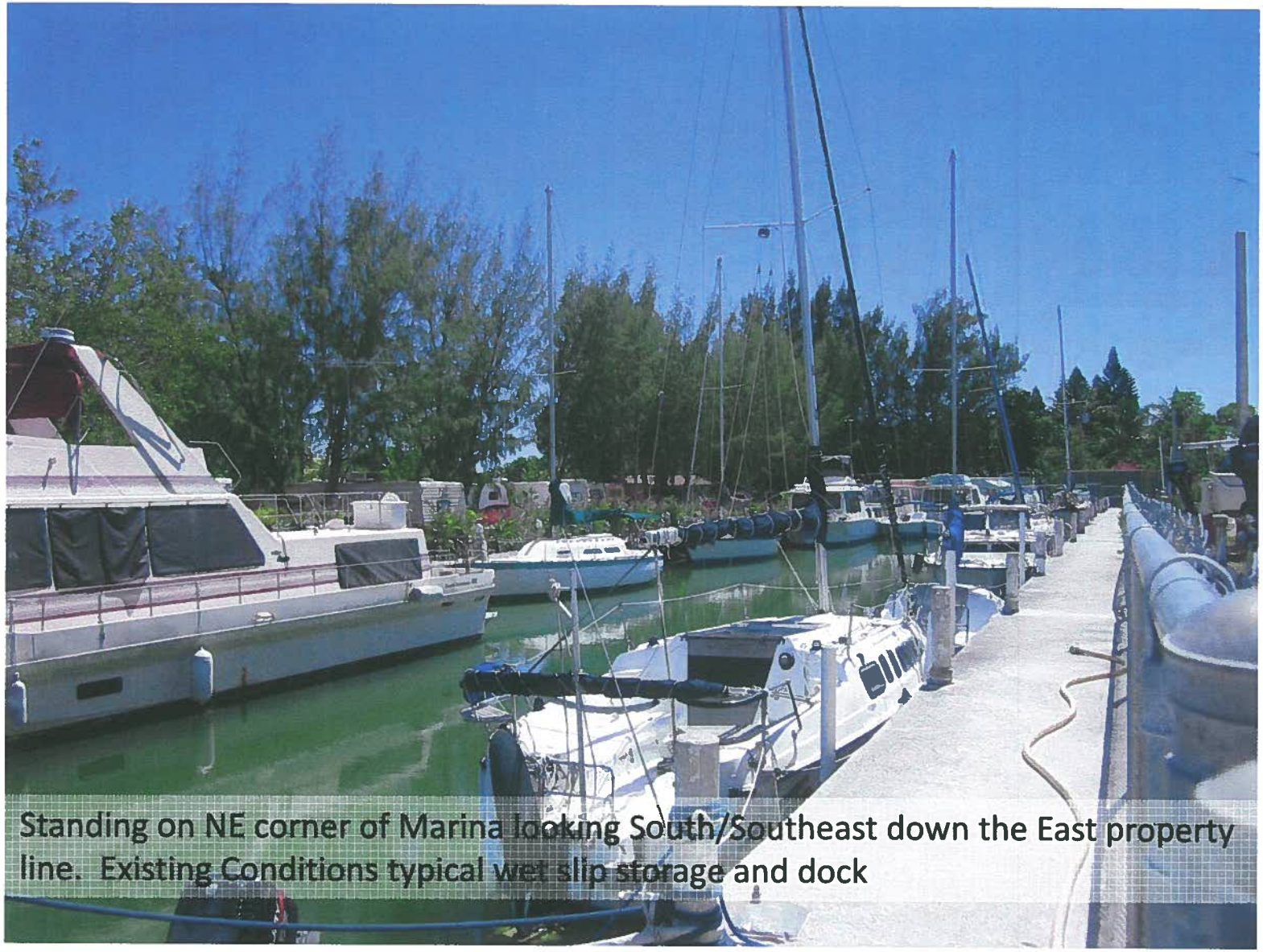


Current Conditions Boat Storage from setback line

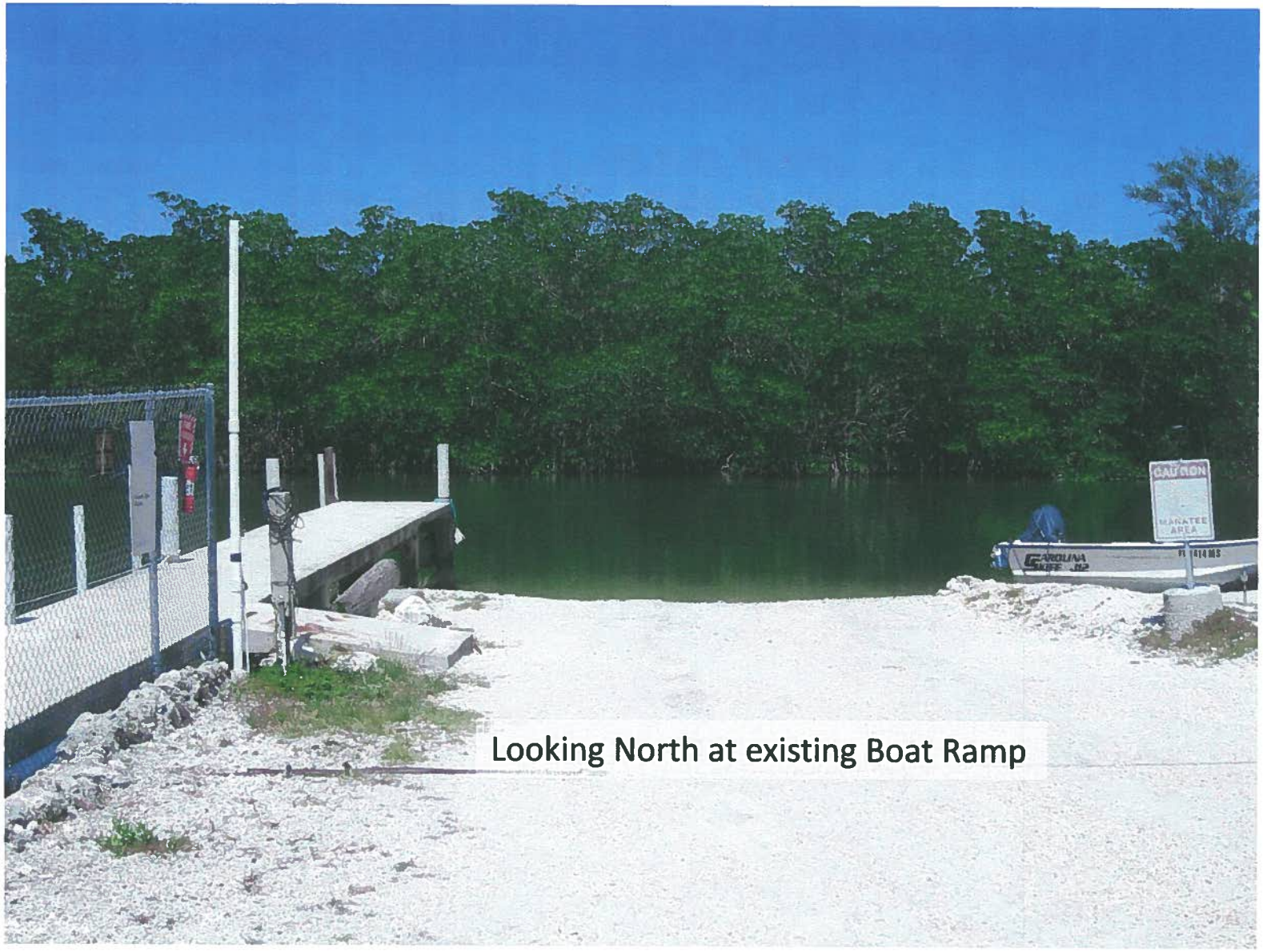
Marina Office and Restrooms

Typical Existing Conditions Boat Storage

Pirate Hat Marina



Pirate Hat Marina



Looking North at existing Boat Ramp

TAB 7

DESCRIPTION OF PROJECT

Client proposes redevelopment of Pirate Hat Marina located on Cross Key. Historically the site has been used as a Marina with wet slips, liveaboards, RV units and dry storage of boats. Pirate Hat Marina would like to add additional dray rack storage to the site and at the same time bring the site into compliance to the maximum extent practicable with Monroe County Land Development Regulations.

Description of the Property:
The site is legally described as Monroe Park PB3-140 Cross Key Lot 1 and Part Morris Ave (II Lease #40003565). Section 04. Township 60, Range 39, Key Largo, Monroe County Florida.

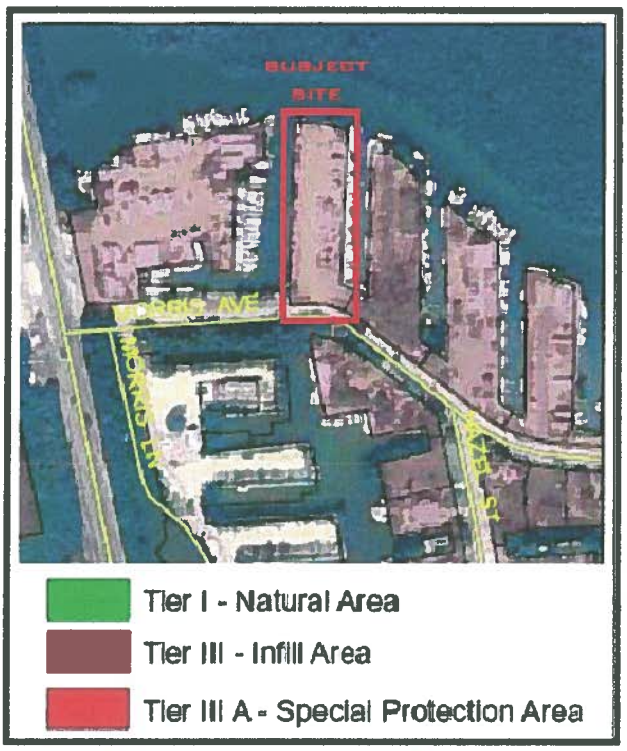
Real Estate Number:
00572820-000000

AK Number:
1709654

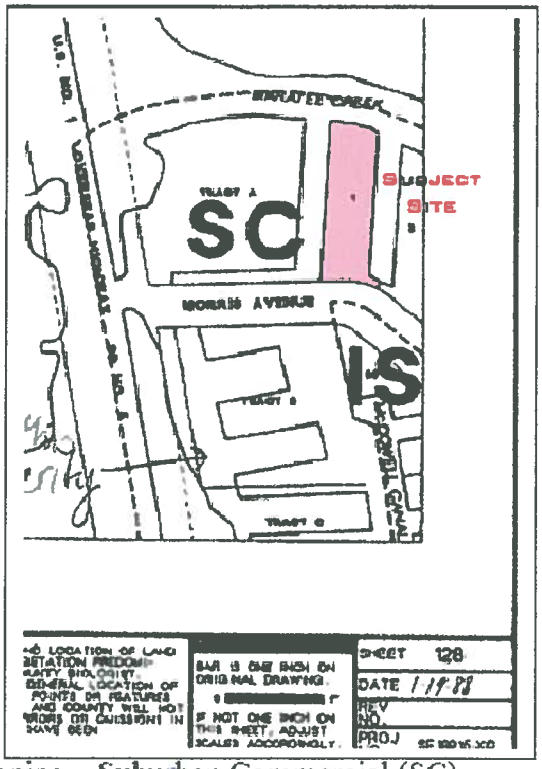
Owner of Record:
Pirate Hat Marina LLC
199 Morris Lane
Key Largo, FL, 33037

Physical Location:
199 Morris Ave., Key Largo, FL 33037
Approximate MM 112

Site Size:
+/- .83 Acres (Per Property Record Card)
Note. boundary survey should be updated with upland acreage and submerged land



TIER DESIGNATION – TIER III



Zoning – Suburban Commercial (SC)

History of Site
Per the property record card the site was developed with docks back to 1979. A utility building was placed on the site on August 7, 1984 per permit C15519. The 1993 Marine Management Survey showed 18 wet slips on the site and a boat ramp. The 2005 Property Record card make mention to the site having 18 Boat slips and 3 RV Units.

Current Use
Based upon the verbal record that has been provided and the research and document review that has been completed it appears the sites current use is for mooring of boats along with approximately 20 dry storage spaces (on ground), and three (3) RV units.

Proposed Use

- Dry Storage: Add approximately 40 additional dry rack storage spaces, to the 20 existing, for a total of 60 dry rack storage spaces.

- Wet Slips: Maintain existing 16 Wet Slips

- Top of Racks with Boats: Not to Exceed 35' from existing grade or crown of nearest adjacent Road

- Variance to Setback and required parking: The project will request a variance for: access drive, racks, and number or required parking spaces, Please see Variance application.

- RV Units : Existing RV units believed to be Lawfully Established to be processed under separate application

- Density/Intensity: Boat Rack system will not exceed 50% of the sites net area and will therefore not be considered NROGO floor area, meaning an allocation will not be required , and it will not count towards intensity calculations. Based on net acres we calculate that up to 14, 462 square feet of floor area can be used for the boat racks without triggering the requirement for NROGO.

- Setbacks: 25' Front along Morris Lane, 20' waterfront setback on three sides. We will be requesting and a Variance during the conditional use process to the shoreline setback and potentially the Front Yard setback as well.

Purpose of Suburban Commercial (SC) District
The purpose of the SC district is to establish areas for commercial uses designed and intended primarily to serve the needs of the immediate planning area in which they are located. This district should be established at locations convenient and accessible to residential areas without use of U.S. 1.

Site Utility Calculations
The following table shows that the site meets requirements for total site utility which is a combination of all the proposed uses juxtaposed with total allowed intensity for a single use times the percentage of that use on the site. More importantly the code allows boat racks with three or fewer sides not associated with retail sales of boats which do not exceed 50% of the net buildinable area of the lot/parcel to not be considered nonresidential floor area. The net buildable area of the site is 22,726 square feet and 50% of this would be 11,363 square feet. The boat racks only represent 6,432 square feet and are therefore compliant with this requirement.

Planning Density and Open Space Requirements				
			ACRES	**SQUARE FEET**
Planning Open Space 130-157		**%**	0.65	28,408
Open Space Planning Required 130-157		20%	0.13	5,682
Remaining Buildable Area		80%	0.52	22,726
Proposed Developed Area		73%	0.48	20,783
Portion of Buildable Area with Boat Racks*		**28%**	**0.15**	**6,432**
Proposed Open Space Remaining		27%	0.18	7,625
Environmental Open Space 130-83**			**N/A**	**N/A**
Allocated Density for SC Zoning (Sec. 130-157)		**Units/ Lot**	**Percent of Site used by Development**	**Units or Square**

				Footage
Light Industry		0.3	100.00%	8522.4
Non-Floor Area Exclusion*		0.5	100.00%	11363.2
Medium Intensity Commercial Retail	Com	0.25	100.00%	7102
Office	Off	0.4	100.00%	11363.2
PROPOSED DEVELOMENT		**Units/ acre**	**Percent of Site used by Development**	**Units or Square Footage**
Racks*		N/A	N/A	6432
COMMERCIAL				
Medium Intensity Commercial Retail		0.25	3%	*224*
Marina Slips		16	N/A	N/A
Total Commercial			3%	224
TOTAL SITE UTLITY			3%	

NOTES:

*Boat racks with three or fewer sides not associated with retail sales of boats which do not exceed 50% (or 11,363 sf) of the net buildable area (22,726 square feet)of the lot/parcel are not considered nonresidential floor area. Boat racks as proposed only represent 28% of buildable area.

** Racks only represent6,432 square feet and are therefore excluded from nonresidential floor area

Parking

A variance to the required parking standards is being requested. Please see the variance request packet for more discussion on parking.

Section 114- 159 to 163 - Required Off Street Parking				
Proposed Uses	**SF or Units**	**Requirement**	**Multiplier**	**TOTAL**
Marina Slips	16	1 / Unit	1	16.00
Boat Ramp	1	5/Unit	5	5.00
Dry Storage	60	.25/Unit sf	0.25	15.00
Total Spaces Required				36.00
Spaces Provided				**26.00**

Landscaping

Please reference landscape plan for details regarding meeting of landscaping requirements including bufferyards.

TAB 8

COMMUNITY IMPACT STATEMENT

PIRATE HAT MARINA LLC, ~MM112

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 Pirate Hat Marina LLC 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 is Tab 14.7

3. Aerial photographs of the property and surrounding area.

Response: Please reference Tab 14.3 "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 5/31/2011. The response letter from their office indicated that there are no historic resources on the site. In addition 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: The site itself is completely scarified with no upland habitat. However, the Florida Keys are mapped as critical habitat for the following threatened or endangered species. Coral, Elkhorn (*Acropora palmata*); Coral, Staghorn (*Acropora cervicornis*); Crocodile, American (*Crocodylus acutus*); Kite, Everglade Snail (*Rostrhamus sociabilis plumbeus*); Manatee, West Indian (*Trichechus manatus*); Plover, Piping (*Charadrius melodus*); Rice rat (*Oryzomys palustris natator*). The immediate vicinity of the site is mapped as habitat for the American Crocodile and the West Indian Manatee.

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 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 the Real Estate Numbers appear on this list, which it does.

6. Actual acreage of specific vegetation species or other environmental characteristics.

Response: The site is completely scarified with some fringing mangroves along the edges.

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 scarified 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 current rules and regulations. Educational and Informational signage can be placed at the site to inform users of the American crocodile and West Indian Manatee and safe boating practices that can be followed in order to minimize or avoid further impact to the species. In addition there is currently no storm water management plan for the site. Development on the site will put in proper swales to handle storm water and there will be replanting of a mangrove fringe between the property and the dock to further remove and clean any runoff from the site. In addition the new plantings will filter and enhance water quality in the canals.

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: Please see response to 7 above.

   (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 and 7 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 storm water will be contained on site through swales which will capture all runoff. Therefore there will be no impact to near shore water quality. The DOH indicated that the addition of the boat rack spaces would be treated similar to a warehouse use and would have minimal impact to the existing wastewater system and that it appeared that the present system could handle any additional flow.

(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 swales on 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: Applicant is requesting to redevelop the existing marina with 60 dry slips along with the current 16 wet slips that are on the site. Applicant anticipates beginning construction during the 1st quarter of 2012 and finish within 3 months.

(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 screen the project from adjacent properties. Parking was designed to be located under the racks to maximize space. Open racks are not viewed in the same was as enclosed structures by FEMA. 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.

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. Lighting will incorporate either compact fluorescents or LED lighting to greatly reduce lighting energy demand.

(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 6/10/2011 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: FKAA has fill only hydrants throughout Monroe County.

3. Public facilities--Wastewater management:
   (i) Provide proof of coordination with the Florida Department of Health and Rehabilitative Services;

Response: We received a letter of coordination from DOH dated June 24, 2011. Also a telephone conversation of 6/13 with Dustin McCabe, Environmental Specialist 1 stated that the use would be treated as a boat rack with each additional boat representing 1 additional gallon of flow per unit per day. Based on 40 additional boats he estimated that 40 additional gallons would be generated per day and that most likely the existing system would be able to handle the additional capacity. Mr. Bud Cornell, owner of the property stated there is a 1200 gallon septic tank on the property.

(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

RV – 75 gallons per day per unit X 3	= 225
Wet Slips, estimate 6 as overnight at 75 gallons per/unit/day	= 450
Warehouse/Dry Rack – 1 gallon per unit X 60 Units	= 60

Stores per bathroom (office) is 200	= 200
TOTAL	= 935/gallons

(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: A letter of Coordination from Monroe county Solid waste dated June 1, 2011 indicated that there was adequate capacity to serve our facility.

(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 the project which is anticipated to be in the 1st 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

Assume 30 lbs. per 50 gallon bag

	Site/Week (lbs)	Yds needed based on 142 lbs/cu yd	Yds. Based on 2X/Week Pickup
TOTAL	240	2	1
Solid Waste (84%)	201.6	2	1
Recycling (6%)	14.4	0.1	0.05
Yard Waste (10%)	24	0.16	0.08

96 gallon bins would be sufficient to handle waste flow for the site or a very small dumpster.

(iii) Comply with the requirements of section 114-200 of this chapter concerning any applicable traffic study.

Response: Yes, please see Level I 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 I 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: N/A

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;

TAB 9

KEYS TRAFFIC STUDIES, LLC
SERVING THE KEYS SINCE 1988
725 PLANTATION DRIVE
TITUSVILLE, FLORIDA 32780
Phone: (305) 322-6556 Fax: (866) 821-1762
rpe@keystraffic.com

June 10, 2011

EMAIL ONLY
Mr. Bud Cornell
Pirate Hat Marina
199 Morris Avenue
Key Largo, FL 33037

RE: Proposed Pirate Hat Marina Redevelopment – Key Largo
Level I Traffic Engineering Report

Dear Mr. Cornell:

Per your request, Keys Traffic Studies, LLC (KTS) has estimated the traffic volume to be generated by the proposed redevelopment of the Pirate Hat Marina. The Marina is situated near US 1 Mile Marker 112.0 in Key Largo, Florida. The estimated quantity of daily trips to be generated by the proposed development warrants a level 1 traffic analysis according to the Monroe County Traffic Reporting Guidelines. It is understood that the existing marina has 16 wet slips and about 20 dry rack boat slips. It is understood that you are planning to add 40 new dry rack boat slips leaving the remainder of the existing marina as it is today. The proposed site will have 60 dry rack boat slips and 16 wet slips.

Software that supports the Institute of Transportation Engineers (ITE) 8th edition of the *Trip Generation Report* was used to estimate daily and peak hour trips for ITE land use code 420 (marina). The existing and proposed daily and PM peak hour volume is estimated as follows:

Land use	ITE Code	Weighted Daily Trips	PM Peak Hour In	Out	Total
Proposed development:					
16 wet slips	420	56	2	2	4
60 dry dock slips	420	52	2	2	4
	Subtotal	108	4	4	8
Existing development:					
16 wet slips	420	-56	- 2	-2	- 4
20 dry dock slips	420	-17	- 1	- 1	- 2
	Subtotal	-73	- 3	- 3	- 6
Proposed new trips:		**35**	**1**	**1**	**2**

Per agreement with Monroe County's traffic engineer, dry rack rates are estimated to generate 25% of the wet slip rate as reported by ITE trip generation rates. Therefore, the volume shown above includes the trip rate reduction for dry rack boat slips.

According to the *2010 US 1 Arterial Travel Time and Delay Study for Monroe County Florida,* the site is located in Segment 24, which has 7,187 daily reserve trips. The north/south distribution of trips is estimated at about 80% north (towards the mainland). Approximately 28 new daily trips will reduce the reserve volume along US 1 in Segment 24 to 7,159 daily trips. The estimated two (2) new peak hour trips will generate on average about one new trip every 30 minutes over a one (1) hour period and not likely noticed by area residents.

Access to the site is from US 1 via one two-way drive. Clear zone sight triangles at the driveway's connection with US 1 will be depicted on the final site plan to be distributed with the developer's application to county staff. Any work in the Florida Department of Transportation's ROW must be coordinated with that agency.

All documentation for the trip generation plus copies of a general location map, an aerial of the area, the ITE trip generation and the 2010 Level of Service and Reserve Capacity table/information is attached for your perusal.

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

Sincerely,

Keys Traffic Studies, LLC

Richard P. Eichinger

Richard P. Eichinger, Principal

Traffic Engineering Manager

Enclosures

RPE/1156

cc: Joel Reed

DeLORME

Street Atlas USA® 2008

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www.delorme.com

TN
MN (8.7°W)

Scale 1 : 50,000
1" = 4,166.7 ft
Data Zoom 12-0

Summary of Trip Generation Calculation
For 16 Berths of Marina
June 07, 2011

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	2.96	2.26	1.00	47
7-9 AM Peak Hour Enter	0.03	0.00	1.00	0
7-9 AM Peak Hour Exit	0.05	0.00	1.00	1
7-9 AM Peak Hour Total	0.08	0.00	1.00	1
4-6 PM Peak Hour Enter	0.11	0.00	1.00	2
4-6 PM Peak Hour Exit	0.08	0.00	1.00	1
4-6 PM Peak Hour Total	0.19	0.00	1.00	3
AM Pk Hr, Generator, Enter	0.11	0.00	1.00	2
AM Pk Hr, Generator, Exit	0.06	0.00	1.00	1
AM Pk Hr, Generator, Total	0.17	0.00	1.00	3
PM Pk Hr, Generator, Enter	0.11	0.00	1.00	2
PM Pk Hr, Generator, Exit	0.10	0.00	1.00	2
PM Pk Hr, Generator, Total	0.21	0.46	1.00	3
Saturday 2-Way Volume	3.22	2.64	1.00	52
Saturday Peak Hour Enter	0.12	0.00	1.00	2
Saturday Peak Hour Exit	0.15	0.00	1.00	2
Saturday Peak Hour Total	0.27	0.53	1.00	4
Sunday 2-Way Volume	6.40	5.75	1.00	102
Sunday Peak Hour Enter	0.21	0.00	1.00	3
Sunday Peak Hour Exit	0.10	0.00	1.00	2
Sunday Peak Hour Total	0.31	0.00	1.00	5

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 8th Edition, 2008

TRIP GENERATION BY MICROTRANS

Weighted trip generation = ((47*5)+52+102)/7 = 55.57 (56 rounded)

Summary of Trip Generation Calculation
For 20 Berths of Marina
June 09, 2011

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	2.96	2.26	1.00	59
7-9 AM Peak Hour Enter	0.03	0.00	1.00	1
7-9 AM Peak Hour Exit	0.05	0.00	1.00	1
7-9 AM Peak Hour Total	0.08	0.00	1.00	2
4-6 PM Peak Hour Enter	0.11	0.00	1.00	2
4-6 PM Peak Hour Exit	0.08	0.00	1.00	2
4-6 PM Peak Hour Total	0.19	0.00	1.00	4
AM Pk Hr, Generator, Enter	0.11	0.00	1.00	2
AM Pk Hr, Generator, Exit	0.06	0.00	1.00	1
AM Pk Hr, Generator, Total	0.17	0.00	1.00	3
PM Pk Hr, Generator, Enter	0.11	0.00	1.00	2
PM Pk Hr, Generator, Exit	0.10	0.00	1.00	2
PM Pk Hr, Generator, Total	0.21	0.46	1.00	4
Saturday 2-Way Volume	3.22	2.64	1.00	64
Saturday Peak Hour Enter	0.12	0.00	1.00	2
Saturday Peak Hour Exit	0.15	0.00	1.00	3
Saturday Peak Hour Total	0.27	0.53	1.00	5
Sunday 2-Way Volume	6.40	5.75	1.00	128
Sunday Peak Hour Enter	0.21	0.00	1.00	4
Sunday Peak Hour Exit	0.10	0.00	1.00	2
Sunday Peak Hour Total	0.31	0.00	1.00	6

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Weighted daily trip generation: ((59*5)+64+128)/7=69.57*(0.25)=17.39(17 rounded)

Summary of Trip Generation Calculation
For 60 Berths of Marina
June 07, 2011

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	2.96	2.26	1.00	178
7-9 AM Peak Hour Enter	0.03	0.00	1.00	2
7-9 AM Peak Hour Exit	0.05	0.00	1.00	3
7-9 AM Peak Hour Total	0.08	0.00	1.00	5
4-6 PM Peak Hour Enter	0.11	0.00	1.00	7
4-6 PM Peak Hour Exit	0.08	0.00	1.00	5
4-6 PM Peak Hour Total	0.19	0.00	1.00	11
AM Pk Hr, Generator, Enter	0.11	0.00	1.00	7
AM Pk Hr, Generator, Exit	0.06	0.00	1.00	4
AM Pk Hr, Generator, Total	0.17	0.00	1.00	10
PM Pk Hr, Generator, Enter	0.11	0.00	1.00	7
PM Pk Hr, Generator, Exit	0.10	0.00	1.00	6
PM Pk Hr, Generator, Total	0.21	0.46	1.00	13
Saturday 2-Way Volume	3.22	2.64	1.00	193
Saturday Peak Hour Enter	0.12	0.00	1.00	7
Saturday Peak Hour Exit	0.15	0.00	1.00	9
Saturday Peak Hour Total	0.27	0.53	1.00	16
Sunday 2-Way Volume	6.40	5.75	1.00	384
Sunday Peak Hour Enter	0.21	0.00	1.00	13
Sunday Peak Hour Exit	0.10	0.00	1.00	6
Sunday Peak Hour Total	0.31	0.00	1.00	19

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Dry rack trip rates are calculated at 25% of wet slip rates.

Weighted trip rate = ((178*5)+193+384)/7 = 209.57(0.25)= 52.39 (52 rounded)

PIRATE HAT ARTERIAL TRIP ASSIGNMENT SUMMARY

Project: Pirate Hat Marina

Location: Key Largo

Approx. US-1 MM: 112.0

Development Type: Marina

Project Size: See report

Average Trip Length: 15 miles N / E, 10 miles S / W

Trip Distribution: 80 % N / E, 20 % S / W

Trip Generation Source:

ITE [X]

OTHER [X] See Report

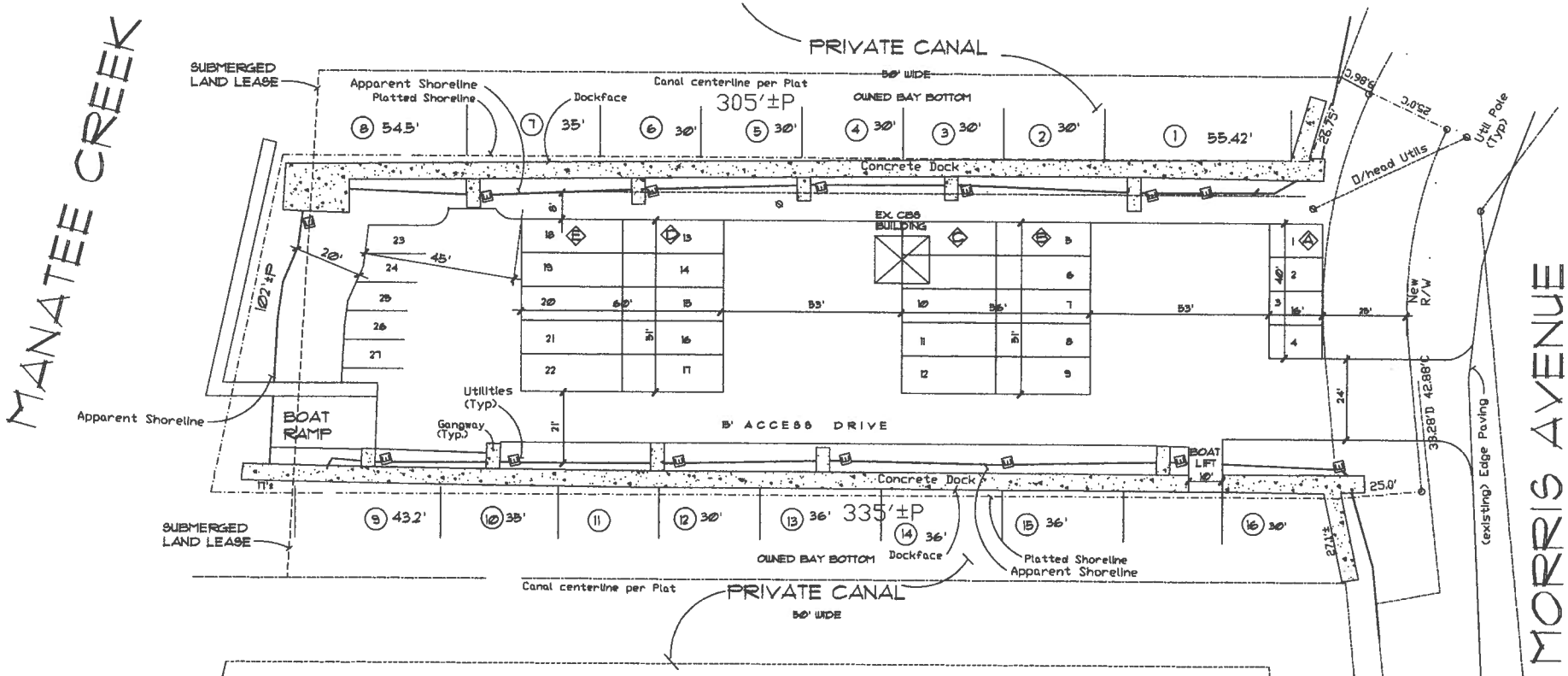
Daily Trip Ends -
Weekday:
Saturday:
Sunday:
Weighted Daily:

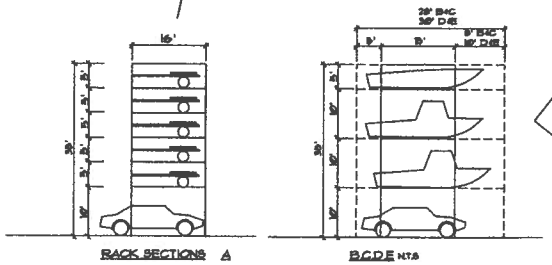
Total Daily Trips	Percent Pass-By Trips	Percent Primary Trips	(1) Primary Trips	US-1 Segment Number	US-1 Segment Limits Begin MM	US-1 Segment Limits End MM	(2) Percent Directional Split	(3) % Impact Based on Trip Length	Project Generated Trips (1) * (2) * (3) =	Year 2009 Reserve Capacity	Less Estimated Site Volume	2010 Remaining Reserve Capacity
35	0	100	35	#1	4.0	5.0	20	0	(35 * 0.2 * 0.00) = 0			
				#2	5.0	9.0	20	0	(35 * 0.2 * 0.00) = 0			
				#3	9.0	10.5	20	0	(35 * 0.2 * 0.00) = 0			
				#4	10.5	16.5	20	0	(35 * 0.2 * 0.00) = 0			
				#5	16.5	20.5	20	0	(35 * 0.2 * 0.00) = 0			
				#6	20.5	23.0	20	0	(35 * 0.2 * 0.00) = 0			
				#7	23.0	24.0	20	0	(35 * 0.2 * 0.00) = 0			
				#8	24.0	27.5	20	0	(35 * 0.2 * 0.00) = 0			
				#9	27.5	29.5	20	0	(35 * 0.2 * 0.00) = 0			
				#10	29.5	33.0	20	0	(35 * 0.2 * 0.00) = 0			
				#11	33.0	40.0	20	0	(35 * 0.2 * 0.00) = 0			
				#12	40.0	47.0	20	0	(35 * 0.2 * 0.00) = 0			
				#13	47.0	54.0	20	0	(35 * 0.2 * 0.00) = 0			
				#14	54.0	60.5	20	0	(35 * 0.2 * 0.00) = 0			
				#15	60.5	63.0	20	0	(35 * 0.2 * 0.00) = 0			
				#16	63.0	73.0	20	0	(35 * 0.2 * 0.00) = 0			
				#17	73.0	77.5	20	0	(35 * 0.2 * 0.00) = 0			
				#18	77.5	79.5	20	0	(35 * 0.2 * 0.00) = 0			
				#19	79.5	84.0	20	0	(35 * 0.2 * 0.00) = 0			
				#20	84.0	86.0	20	0	(35 * 0.2 * 0.00) = 0			
				#21	86.0	91.5	20	0	(35 * 0.2 * 0.00) = 0			
				#22	91.5	99.5	20	18	(35 * 0.2 * 0.18) = 1	9,539	1	9,538
				#23	99.5	106.0	20	54	(35 * 0.2 * 0.54) = 4	9,121	4	9,117
	Project Segment ---------->			#24	106.0	112.5	80	100	(35 * 0.8 * 1.00) = 28	7,187	28	7,159

2010 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)	2010		2009	
			Limits (mph)	Average (mph)						MAXIMUM RESERVE VOLUME (trips)	5% ALLOCATION BELOW LOS C (trips)	MAXIMUM RESERVE VOLUME (trips)	5% ALLOCATION BELOW LOS C (trips)
1 Stock Island (4.0 - 5.0)	1.1	4-L/D	30/35/45	38.3	N/A	22.0	34.0	B	12.0	2,186	N/A	2,222	N/A
2 Boca Chica (5.0- 9.0)	3.9	4-L/D	55/45	54.1	N/A	49.6	57.3	A	7.7	4,973	N/A	4,585	N/A
3 Big Coppitt (9.0- 10.5)	1.5	2-L/U	45/55	48.3	N/A	43.8	43.8	D	0.0	0	549	0	0
4 Saddlebunch (10.5- 16.5)	5.8	2-L/U	45/55	54.1	N/A	49.6	52.3	C	2.7	2,593	N/A	2,689	N/A
5 Sugarloaf (16.5- 20.5)	4.0	2-L/U	45/55	52.1	N/A	47.6	48.0	C	0.4	265	N/A	0	1023
6 Cudjoe (20.5- 23.0)	2.5	2-L/U	45/55	45.5	N/A	41.0	47.1	A	6.1	2,525	N/A	2,484	N/A
7 Summerland (23.0- 25.0)	2.2	2-L/U	45	45.0	N/A	40.5	45.9	B	5.4	1,967	N/A	1,530	N/A
8 Ramrod (25.0- 27.5)	2.3	2-L/U	45	45.0	N/A	40.5	45.4	B	4.9	1,866	N/A	2,704	N/A
9 Torch (27.5- 29.5)	2.1	2-L/U	45	45.0	N/A	40.5	46.5	A	6.0	2,087	N/A	2,573	N/A
10 Big Pine (29.5- 33.0)	3.4	2-L/U	45	45.0	3.5	37.0	39.7	C	2.7	1,520	N/A	338	N/A
11 Bahia Honda (33.0- 40.0)	7.0	2-L/U (70%) 4-L/D (30%)	45/50/55	52.1	N/A	47.6	53.8	A	6.2	7,187	N/A	4,753	N/A
12 7-Mile Bridge (40.0- 47.0)	6.8	2-L/U	55	55.0	N/A	50.5	53.8	B	3.3	3,716	N/A	5,518	N/A
13 Marathon (47.0- 54.0)	7.3	2-L/U (13%) 4-L/D (87%)	35/45	42.2	N/A	22	36.7	A	14.7	17,771	N/A	19,584	N/A
14 Grassy (54.0- 60.5)	6.4	2-L/U	45/55	54.4	N/A	49.9	47.2	D	-2.7	0	0	424	N/A
15 Duck (60.5- 63.0)	2.7	2-L/U	55	55.0	N/A	50.5	54.0	B	3.5	1,565	N/A	358	N/A
16 Long (63.0- 73.0)	9.9	2-L/U	55/45	53.5	N/A	49	53.1	B	4.1	6,722	N/A	3,771	N/A
17 L Matecumbe (73.0- 77.5)	4.5	2-L/U	55	55.0	N/A	50.5	49.2	D	-1.3	0	940	671	N/A
18 Tea Table (77.5- 79.5)	2.2	2-L/U	55/45	54.6	N/A	50.1	49.6	D	-0.5	0	727	0	322
19 U Matecumbe (79.5- 84.0)	4.1	2-L/U	45	45.0	N/A	40.5	41.4	C	0.9	611	N/A	204	N/A
20 Windley (84.0- 86.0)	1.9	2-L/U	45	45.0	9.1	31.4	45.6	A	14.2	4,468	N/A	2,958	N/A
21 Plantation (86.0- 91.5)	5.8	2-L/U	45	45.0	2.2	38.3	41.3	B	3.0	2,881	N/A	1,057	N/A
22 Tavernier (91.5- 99.5)	8.0	4-L/D	45/50	47.1	2.1	40.5	47.7	A	7.2	9,539	N/A	10,201	N/A
23 Key Largo (99.5- 106.0)	6.8	4-L/D	35/45	44.4	2.2	37.7	45.8	A	8.1	9,121	N/A	9,459	N/A
24 Cross (106.0- 112.5)	6.2	2-L/U	35/45/55	48.2	N/A	43.7	50.7	A	7.0	7,187	N/A	8,624	N/A
Overall	108.4					45.0	46.9	C	1.9				

File:T:\MonroeCounty\2010\2010TTDS\APPENDIX\10CPCITY





N

PIRATE HAT MARINA

Description:

Lot 1, Monroe Park, according to the plat thereof recorded in Plat Book 3 at Page 140 of the public records of Monroe County, Florida.

SCALE: 1" = 30'

PARKING REQUIREMENTS

60 DRY STORAGE @ 1 PER 4	=	15 SPACES
16 WET SLIPS @ 1 PER SLIP	=	16 SPACES
BOAT RAMP	=	5 SPACES
TOTAL REQUIRED	=	36 SPACES
TOTAL PROVIDED	=	27 SPACES

PLANTATION YACHT HARBOR

PARKING DEMAND AFFIDAVIT

I Tim Morrissey am the owner, operator, general manager or other _____ (circle one, if other please fill in) as it relates to Plantation Yacht Harbor (facility name). This facility contains approximately 0 (amount) dry rack spaces and approximately 83 (amount) wet slips. In addition we have approximately 40 (Number) parking spaces on the property. Based on my knowledge of the facility the parking for the facility is adequate/inadequate (please circle one). All parking spaces are contained onsite/offsite/or a combination (Select one if a combination please estimate how many onsite: 40 how many offsite: _____) The busiest days of the week is/are Friday & Saturday and the busiest time(s) of the day is/are 8AM & 6PM.

Owner(s) / Applicant Signature

Capt Timothy Morrissey

Printed Name of Owner(s) / Applicant

1 for 40 on 5 on Average

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE
The foregoing instrument was acknowledged before me this _____ day of _____, 20____. _____ is ___ personally known ✓ produced identification (FL. D.L. M620-813-60-323-0 Type of Identification), did / did not take an oath.

SARA LOPEZ
MY COMMISSION # DD923065
EXPIRES September 07, 2013
(407) 398-0151 FloridaNotaryService.com

Notary

Sara Lopez

Islamorada, Village of Islands

CAPT. TIM MORRISSEY
PLANTATION YACHT HARBOR
MARINA MANAGER

(305) 852-2381 Office
(305) 481-7391 Cell
(305) 852-5817 Fax
tim.morrissey@islamorada.fl.us
http://www.islamorada.fl.us

Founders Park
87000 Overseas Highway
Islamorada, Florida 33036

Pirate Hart Marina MM 112.5
199 Morris Ave.

PARKING DEMAND AFFIDAVIT

I Clifford Cornell am the owner, operator, general manager or other _____ (circle one, if other please fill in) as it relates to Pirate Hart Marina (facility name). This facility contains approximately 20 (amount) dry rack spaces and max 1 for 5 or 6 dry racks approximately 16 (amount) wet slips. In addition we have approximately Max 1 parking spot to 4 wet slips. Transients have 15 (Number) parking spaces on the property. Based on my knowledge of the facility the No cars with their boats parking for the facility is adequate/inadequate (please circle one). All parking spaces are contained onsite/offsite/or a combination (Select one if a combination please estimate how many onsite:_____how many offsite:_____) The busiest days of the week is/are Sat & Sunday and the busiest time(s) of the day is/are 8-10am 4-6pm We never have more than 4 wet slip renters bring their cars or trucks in at a time. Never more than 3 or 4 cars per dry racks.

Owner(s) / Applicant Signature

Printed Name of Owner(s) / Applicant
Clifford Cornell

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE
The foregoing instrument was acknowledged before me this 5 **day of** Aug, **20** 11. CLIFFORD CORNELL **is** ✓ **personally known** ____ **produced identification (**_____ **Type of Identification), did / did not take an oath.**

Notary

KENNETH K NYMAN, JR.
MY COMMISSION # DD983958
EXPIRES August 16, 2014
(407) 398-0153 FloridaNotaryService.com

CROSS KEY MARINA IS LOCATED A 599 MORRIS AVE KEY LARGO. IT IS 2 MARINAS EAST OF PIRATE HAT MARINA.

PARKING DEMAND AFFIDAVIT

I Doug Hurst am the owner, operator, general manager or other _____ (circle one, if other please fill in) as it relates to Cross Key Marina (facility name). This facility contains approximately — (amount) dry rack spaces and approximately 30 (amount) wet slips. In addition we have approximately 15 (Number) parking spaces on the property. Based on my knowledge of the facility the parking for the facility is adequate/inadequate (please circle one). All parking spaces are contained onsite/offsite/or a combination (Select one if a combination please estimate how many onsite:_____ how many offsite:_____) The busiest days of the week is/are Holidays & Weekends and the busiest time(s) of the day is/are 11:00 AM - 6:00 pm. WE HAVE 6 UNITS ON THE PROPERTY AS WELL AND OUR PARKING LOT IS NEVER FULL. 1 PARKING SPOT FOR EVERY 2 OR 3 WET SLIPS IS ADEQUATE.

Owner(s) / Applicant Signature

Doug Hurst MANAGING MEMBER OF Cross Key Marina
Printed Name of Owner(s) / Applicant DL # H623-177-66-367

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE
The foregoing instrument was acknowledged before me this _____ day of _____, 20____. _____ is ___ personally known ✓ produced identification (FL. DL. _____ Type of Identification), did / did not take an oath.

SARA LOPEZ
MY COMMISSION # DD923065
EXPIRES September 07, 2013
(407) 398-0153 FloridaNotaryService.com

Notary

Sara Lopez

PELICAN CAY HARBOR IS THE EASTERN NIEGHBOR ADJACENT TO PIRATE HAT MARINA.

PARKING DEMAND AFFIDAVIT

I SUZAN WIESE am the owner, operator, general manager or other 299 MORRIS AVE KEY LARGO (circle one, if other please fill in) as it relates to PELICAN CAY HARBOR (facility name). This facility contains approximately 10 (amount) ~~dry rack spaces~~ RV Sites and approximately 22 (amount) wet slips. In addition we have approximately 10 (Number) parking spaces on the property. Based on my knowledge of the facility the parking for the facility is adequate/inadequate (please circle one). All parking spaces are contained onsite/offsite/or a combination (Select one if a combination please estimate how many onsite:_____how many offsite:_____) The busiest days of the week is/are weekends Sat/Sun and the busiest time(s) of the day is/are 10-11 AM / 3-5 pm. NORMALLY 4 OF THE WETSLIPS OR 1 PARKING SPOT FOR 5 WETSLIPS AND 2 PARKING SPACES PER 10 DRY RACKS.

Suzan Wiese
Owner(s) / Applicant Signature

SUZAN WIESE, MNGING MEMBER
Printed Name of Owner(s) / Applicant DL #

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE
The foregoing instrument was acknowledged before me this 29 **day of** July, **20** 11. _____ **is** ✓ **personally known** ____ **produced identification (**_____ **Type of Identification), did / did not take an oath.**

SARA LOPEZ
MY COMMISSION # DD923065
EXPIRES September 07, 2013
(407) 398-0153 FloridaNotaryService.com

Notary

Sara Lopez

mm 107 Overseas Hwy, Key Largo, FL. 33037
Anchorage Resort & Yacht Club A 30 slip marina with no dry storage. At max 5 cars may occupy our parking lot from our wet slips. Most are transit boaters with no cars

PARKING DEMAND AFFIDAVIT

I Robert Cummings am the owner, operator, general manager or other _____ (circle one, if other please fill in) as it relates to Anchorage Resort & Yacht Club (facility name). This facility contains approximately 0 (amount) dry rack spaces and approximately 30 (amount) wet slips. In addition we have approximately 35 (30 are used for the 30 timeshare weekly units) (Number) parking spaces on the property. Based on my knowledge of the facility the parking for the facility is adequate/inadequate (please circle one). All parking spaces are contained/onsite/offsite/or a combination (Select one if a combination please estimate how many onsite:_____how many offsite:_____) The busiest days of the week is/are Sundays is check in and the busiest time(s) of the day is/are 4:00pm-6:00pm.

Owner(s) / Applicant Signature

Robert Cummings Condo President & Gen. Mngr.
Printed Name of Owner(s) / Applicant DL #

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE
The foregoing instrument was acknowledged before me this 28 **day of** July, **20** 11. _____ **is** ✓ **personally known** ____ **produced identification (**_____ **Type of Identification), did / did not take an oath.**

SARA LOPEZ
MY COMMISSION # DD923065
EXPIRES September 07, 2013
(407) 398-0153 FloridaNotaryService.com

Notary

Sara Lopez

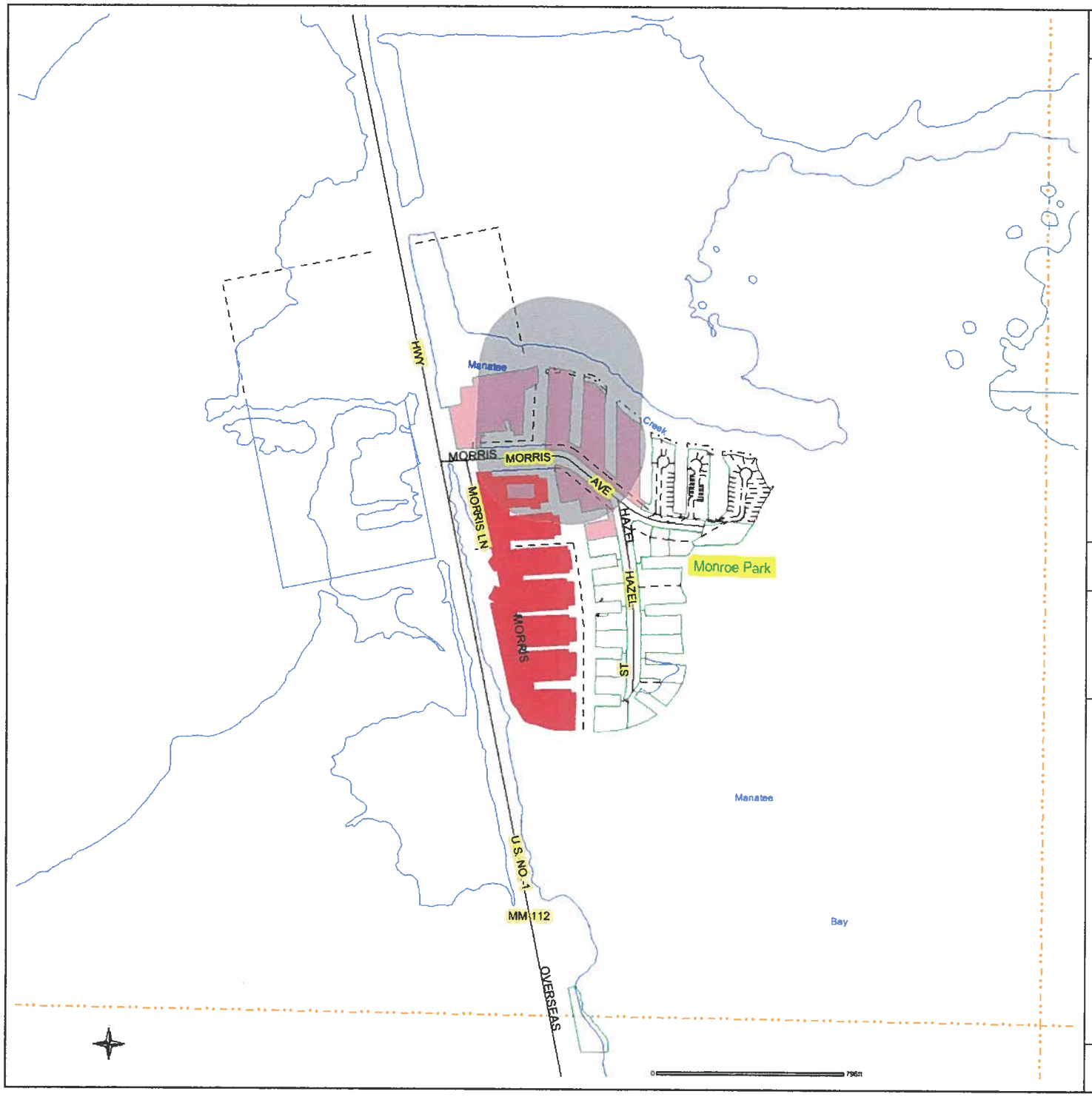
TAB 10

CONSTRUCTION MANAGEMENT AND PHASING PLAN

This project was designed to be built at one time and therefore there is no phasing plan being submitted. The project will begin with the clearing of any debris on the site followed by rough grading of the overall site. Trenching and any placement of underground utilities as needed will take place and may include: sewer, water, electrical transmission, phone and cable. Actual Rack structures will then be placed followed by final grading and landscaping. Best management practices for stormwater management will be used at time of construction in order to protect near shore waters and to prevent stormwater runoff.

TAB 11

Buffer Map Pirate



Legend

- theBuffer
- theBufferTarget
- 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: December 17, 2010 10:40 AM

BALTINGLAS INC
PO BOX 498
OXFORD, FL 34484-0498

BECKMAN RICHARD L AND DIANE
300 MORRIS AVE
KEY LARGO, FL 33037-3117

BULLER MARC D AND CATHERINE PEAK
1960 SW 32ND PL
MIAMI, FL 33145

CHAPMAN FRED AND JULIE
2 BARRISTER DR
WESTFORD, MA 1886

CHO DANA K
6720 NORTH AUGUSTA DR
HIALEAH, FL 33015

COX GARY LEE REVOCABLE TRUST
889 ANNS CT
ASHEBORO, NC 27205-7729

CROSS KEY MARINA LLC
PO BOX 120277
FORT LAUDERDALE, FL 33312

CULTRA PAUL Q AND JUDITH C
832 E COUNTY RD 40
ONARGA, IL 60955

DAVIE ET BEDFORD JR TR
PO BOX 656
WHITESTONE, VA 22578

DODD DAVID S JR
1115 RICARDO AVE
LADY LAKE, FL 32159

ESPINOSA FAMILY REV TRUST
2332 FIDDLERS LN
ATLANTIC BEACH, FL 32233

ESPINOSA RICHARD AND TINA
13822 PORT HARBOR CT
JACKSONVILLE, FL 32224-6878

FARRETTA DENNIS P AND JODI L
1501 SE 15TH ST
UNIT 1-1
FORT LAUDERDALE, FL 33316

FIGUEREDO ROLANDO
13442 SW 136TH ST
MIAMI, FL 33186

GENERALES MARK AND DEBRA
7 SALT MARSH COVE
BEAUFORT, SC 29907

GLADNEY RICHARD S & ARON L
11531 NW 68TH TER
DORAL, FL 33178

GROZIER ALICIA
1516 PINE LN
DELRAY BEACH, FL 33444

HATTEN JANET ARMSTRONG
107 W HIGH ST
ELDON, MO 65026

HAZARD ANTHONY AND MARIA
CRESPO-HAZARD
3029 N ROOSEVELT BLVD APT 9
KEY WEST, FL 33040-4089

HIRSHSON KARL A AND GIULIANA
1729 SW 5 ST
FORT LAUDERDALE, FL 33312

JACOBS JAMES AND MARTA
1599 PASSION VINE CIR
WESTON, FL 33326

KENNETT GUY AND JANETTE
595 COCONUT CIR
WESTON, FL 33326-3322

KEYS SEASIDE PROPERTIES LLC
7024 CHARLESTON SHORES BLVD
LAKE WORTH, FL 33467

KILLIMORA INC
PO BOX 498
OXFORD, FL 34484

KRH TRUST
P O BOX 20287
ST PETERSBURG, FL 33742

LEWINGER RICARDO
5300 W HILLSBORO BLVD
UNIT 104
COCONUT CREEK, FL 33073

MALLIARYS DEMETRIOS AND SUSAN
COMER (H/W)
3569 PERIWINKLE WAY
NAPLES, FL 34114

MEARS CARM & PATRICIA
145 GRISSOM RD
MANCHESTER, CT 6040

MILLER EDWARD C AND MARGARET A
1332 WASHINGTON ST
HOLLYWOOD, FL 33019

MONTEAVARO MARIA A REV TR DTD
12/22/05
5720 SW 89 AVE
MIAMI, FL 33173

MORI JOSE L AND LUZ M H/W
20207 SW 54 PL
PEMBROKE PINES, FL 33332

MUELLER DAVID P
1607 G ST SE
WASHINGTON, DC 20003-3132

NANNINI STEPHEN F
167 VALOIS BLVD
KEY LARGO, FL 33037

PEIRO VICTOR
8514 SW 144 CT
MIAMI, FL 33183

PELICAN CAY HARBOR LLC
299 MORRIS AVE
KEY LARGO, FL 33037

PIRATE HAT MARINA LLC
199 MORRIS LN
KEY LARGO, FL 33037

POGORELIS YAKOV
8770 SW 57TH ST
FT LAUDERDALE, FL 33328

RICHARDSON WILLIAM L JR AND LINDA SUE H/W
6094 FULTON RD
NEW BERLIN, IL 62670

RILEY MARINE FLORIDA LLC
PO BOX 86
BOOTHBAY HARBOR, ME 04538-0086

ROBERTSON PAUL
6505 NW 164TH ST
ALACHUA, FL 32615

SEAPORT DEVELOPMENT LLC
99611 OVERSEAS HWY
UNIT 250
KEY LARGO, FL 33037

UCB SOLUTIONS LLC
1150 S MIAMI AVE
MIAMI, FL 33130-4111

UPDYKE CARL AND MERCEDES
2634 HWY 98 EAST
CARRABELLE, FL 32322

VICKY ROBERTA LLC
18080 MONTELAGO CT
FT MYERS, FL 33913

VILABOY JOSE ARMANDO
10740 SW 88TH ST
UNIT L21
MIAMI, FL 33176

WALKER STEPHEN ALLEN AND KAREN A
P O BOX 56
JULIA, NC 27283

WEICK MATTHEW A AND KIMBERLY J
4083 E SILVERADO CIR
HOLLYWOOD, FL 33024-8381

WESTPHAL DAVID DEC TRUST 11/2/2007
C/O WESTPHAL DAVID TRUSTEE
99 MORRIS LANE
KEY LARGO, FL 33037

WEXLER STEVEN AND PATRICIA L
11232 NW 44TH ST
CORAL SPRINGS, FL 33065

WIDE MARCUS A
C/O GROSSMAN GREGORY S ESQ
701 BRICKELL AVE
STE 1650
MIAMI, FL 33131

WILLIAMS EDWARD AND DEBRA WARNER H/W
2161 BIRCH POINT RD
TOWER, MN 55790

WITT ROBERT L AND KIMBERLYN O H/W
520 S OAK AVE
SANFORD, FL 32771

TAB 12

Florida Keys Aqueduct Authority
1100 Kennedy Drive
Key West, Florida 33041-1239
Telephone (305) 296-2454
www.fkaa.com

David C. Ritz
Chairman
Key Largo

Elena Z. George
Vice-Chairman
Rockland Key

Rose M. Dell
Secretary/Treasure
Big Pine Key

J. Robert Dean
Key West

Antoinette M. Appe
Marathon

James C. Reynolds
Executive Director

June 10, 2011

Mr. Joel Reed
Reed & Company
411 Ridgewood Road, NE
Atlanta, GA 30307

RE: FKAA Account # 5010-028657
199 Morris Avenue- Key Largo, Florida-Proposed additional dry rack storage
RE# 0057280-000000

Dear Mr. Reed-

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

There is a 4" water main located on Morris Avenue in front of the proposed site which appears adequate to serve this project. A complete set of Civil and Architectural plans will be required to determine meter requirements and system development charges.

The current water main and master meter is not feasible for fire protection. Should there be a required fire hydrant the water main and master meter will have to be upgraded at the customer's expense.

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 Sue Reich, Customer Service Manager Tavernier
Dori Anderson, Customer Service Manager Marathon

KEY LARGO WASTEWATER TREATMENT DISTRICT
98880 OVERSEAS HWY, KEY LARGO, FL 33037
POST OFFICE BOX 491; KEY LARGO, FLORIDA 33037
PHONE (305) 451-4019 FAX (305) 453-5807

WWW.KLWTD.COM

March 30, 2011

RE: Wastewater Service at Manatee Bay/Cross Key

Dear Property Owner:

The Key Largo Wastewater Treatment District Board of Commissioners held a public hearing regarding Manatee Bay/Cross Key on March 15, 2011. The purpose of the hearing was to learn the sentiment of the property owners regarding provision of wastewater services to that area. The area is not designated as a "hot spot" in the Monroe County Wastewater Master Plan, and the District is not required by law to provide central wastewater service there.

Based on information received at the public hearing, it appears that District central wastewater service would be very costly. The apparent consensus of the property owners appearing at the public hearing is that the District lacks sufficient information to make a good decision about service to the area, and that the property owners are not currently in favor of the District taking any action to serve the area at this time. On that basis, the Board adopted a motion to take no action at this time.

Nevertheless, the District and the property owners recognize that District assistance to the area may be a desirable option in the future. Therefore, the District has not foreclosed any future assistance that the property owners may desire. We are available to support any collective action that the property owners' desire and that is in the best interest of the District.

Sincerely,

Charles F. Fishburn, General Manager
Key Largo Wastewater Treatment District

FLORIDA KEYS ELECTRIC COOPERATIVE ASSOCIATION, INC. – FKEC

91630 OVERSEAS HIGHWAY, P.O. BOX 377, TAVERNIER, FL 33070-0377 PHONE (305) 852-2431 FAX: (305) 852-4794

June 23, 2011

Reed & Company
Land Use Planning & Consulting
Attn: Joel Reed
411 Ridgewood Rd NE
Atlanta, GA 30307

Re: Letter of Coordination – Pirate Hat Marina
199 Morris Lane Key Largo, FL 33037
Adding additional dry rack storage to the site for a total of 60 dry slips

Dear Joel,

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

Easements may be required.

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

Sincerely,

Keith Kropf, PE
Director of Engineering

Rick Scott
Governor

FLORIDA DEPARTMENT OF HEALTH

June 24, 2011

Joel Reed
Reed & Company
411 Ridgewood Rd NE
Atlanta, Georgia 30307

Re: Pirate Hat Marina dry rack storage addition
Letter of Coordination

Dear Mr. Reed,

This letter will acknowledge receipt of your recent request for a letter of coordination for the proposed project to add additional dry rack storage to the property located at 199 Morris Lane, Key Largo, Florida (00572820-000000).

The Monroe County Health Department is the permitting authority for new establishments that produce domestic wastewater flows less than or equal to 10,000 gallons per day, and new establishments producing commercial wastewater sewage flows of less than or equal to 5,000 gallons per day. Establishments that exceed these estimated flows are regulated by the Florida Department of Environmental Protection.

A complete Plan Review to determine compliance with the provisions of chapter 64E-6 of the Florida Administrative Code, and Chapter 381 of the Florida Statutes is required when a completed application with all required documents is submitted to this department. The proposed onsite sewage treatment and disposal system must comply with the minimum requirements that are in effect at the time the application is submitted.

If you have any questions concerning this matter, please contact this office at any time. Your cooperation with the public health program of Monroe County and the State of Florida is greatly appreciated.

Respectfully,

Dustin McCabe
Environmental Specialist I

CC: Monroe County / Planning Department

MONROE COUNTY HEALTH DEPARTMENT
Environmental Health Services
102050 Overseas Highway Suite 202
Key Largo, Florida 33037
Phone: (305) 453-8750 FAX: (305) 453-8759

DIVISION OF Environmental Health

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

OARD OF COUNTY COMMISSIONERS
layor Heather Carruthers, District 3
layor Pro Tem David Rice, District 4
im Wigington, District 1
eorge Neugent, District 2
ylvia J. Murphy, District 5

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

Joel Reed
Reed and Company
102901 Overseas Highway
Key Largo, Fl 33037

June 13, 2011

RE: Letter of Coordination

Dear Joel,

Pursuant to the requirements of the Monroe County Planning Department Development Permit Application, this shall serve as the letter of coordination between the Monroe County Fire Marshal's Office and the agent and/or property owner for the Pirate Hat marina, located at MM112 (199 Morris Lane).

1. The Fire Marshal's Office enforces the Florida Fire Prevention Code(2007) , The Florida Building Code(2007), National Fire Protection Code (NFPA 1), Life Safety Code (NFPA 101) and related NFPA standards as applicable.
2. Approved fire hydrants shall be provided to meet necessary fire flow requirements as determined by the Fire Official, per NFPA 303 and approved by the Florida Keys Aqueduct Authority (FKAA).
3. Fire Department access shall comply with NFPA 1, Ch.18.

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

Sincerely,

Steven M. Zavalney
Captain, Fire Prevention

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

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

June 1, 2011

Reed & Company
Land Use Planning & Consulting

Subj: Pirate Hat Marina Project

Dear Mr. Fletcher,

We are in receipt of the documents you submitted for our review.

After reviewing your project, it appears that adequate considerations have been made to dispose of any solid waste generated. However, I suggest that you also include an area where recycling bins can be placed for employees and customers.

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

Sincerely,

Rosa Washington
Senior Administrator – Solid Waste/Recycling

Historic Gato Building, 1100 Simonton Street, #231, Key West, Fl. 33040
Office: (305) 292-4550
Fax: (305) 292-4558

FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

Mr. Joel C. Reed
Reed & Company
411 Ridgewood Rd NE
Atlanta, GA 30307

June 16, 2011

Re: DHR Project #: 2011-2309/ Received by DHR: May 30, 2011
Pirate Hat Marina- Add Dry Rack Storage to Existing Marina for a total of 60 Dry Slips
199 Morris Lane
Real Estate/Tax ID: 00572820-000000
Key Largo, Monroe County

Dear Mr. Reed:

In accordance with the procedures contained in the Monroe County requirements, we reviewed the referenced parcel for possible impact to cultural resources (any prehistoric or historic district, site, building, structure, or object) listed, or eligible for listing, in the *National Register of Historic Places*, or otherwise of historical, archaeological, or architectural value.

Our review of the Florida Master Site File indicates that no archaeological or historical resources are recorded within the project area. Furthermore, because of the location and/or nature of the project it is unlikely that any such site will be affected.

For any questions concerning our comments, please contact Katherine Peterson, Historic Preservationist, by electronic mail at kdpeterson@dos.state.fl.us, or by phone at 850.245.6333.

Sincerely,

Laura A. Kammerer

Laura A. Kammerer
Historic Preservationist Supervisor
Compliance Review Section
Bureau of Historic Preservation

Joel Reed

From: Winston_Hobgood@fws.gov
Sent: Tuesday, May 31, 2011 10:02 AM
To: Joel Reed
Subject: Re: Request for a Letter of Coordination
Attachments: 09 Letter of Coordination Requested FWS.pdf

Hi Joel,

Won't this project require a Corps permit? If so, the Service will review the project in consultation with the Corps.

Best regards,

Winston Hobgood
US Fish and Wildlife Service
1339 20th Street
Vero Beach, Florida 32960

"Joel Reed" <joel@rc3world.com>

"Joel Reed"
<joel@rc3world.com> To<Winston_Hobgood@fws.gov>

05/30/2011 11:16 AM cc

SubjectRequest for a Letter of Coordination

Please see the attached request. Thank you

Sincerely,
Joel C. Reed
Joel C. Reed, AICP

Reed & Company
Land Use Planning & Consulting
Phone: 305.393.5413
Email: joel@rc3world.com

Mailing Address	Physical Address
411 Ridgewood Rd NE	102901 Overseas Hwy
Atlanta, GA 30307	Key Largo, FL 33037

(See attached file: 09 Letter of Coordination Requested FWS.pdf)

TAB 13

March 9, 2011
(Date)

I hereby authorize Joel C. Reed be listed as authorized agent
(Name of Agent)

for Bud Cornell, MGMR for the purpose of conducting all business necessary to
(Name of Owner(s) / Applicant)

process and obtain approval in regard to Pirate Hat Marina LLC for Planning and Permitting Applications
(Project Name) **(Application Type)**

for Real Estate No(s): 00572820-000000 from the Planning Department as well as other Local State and Federal permitting agencies

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

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

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

Owner(s) / Applicant Signature

Bud Cornell
Printed Name of Owner(s) / Applicant

NOTARY:
STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 23 **day of** June **, 20** 11 **.**

_____ **is** ✓ **personally known** ____ **produced identification**

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

Patricia Saunders
Notary

PATRICIA SAUNDERS
Notary Public - State of Florida
My Comm. Expires Oct 8, 2013
Commission # DD 931897

TAB 14

Map

Parcels

DFIRM panel labels

Flood hazard zone lines

Flood hazard zone text

CBRS

Roads

Parcels

2009 Orthophotography

Red: Band_1

Green: Band_2

Blue: Band_3

00572820 (1)

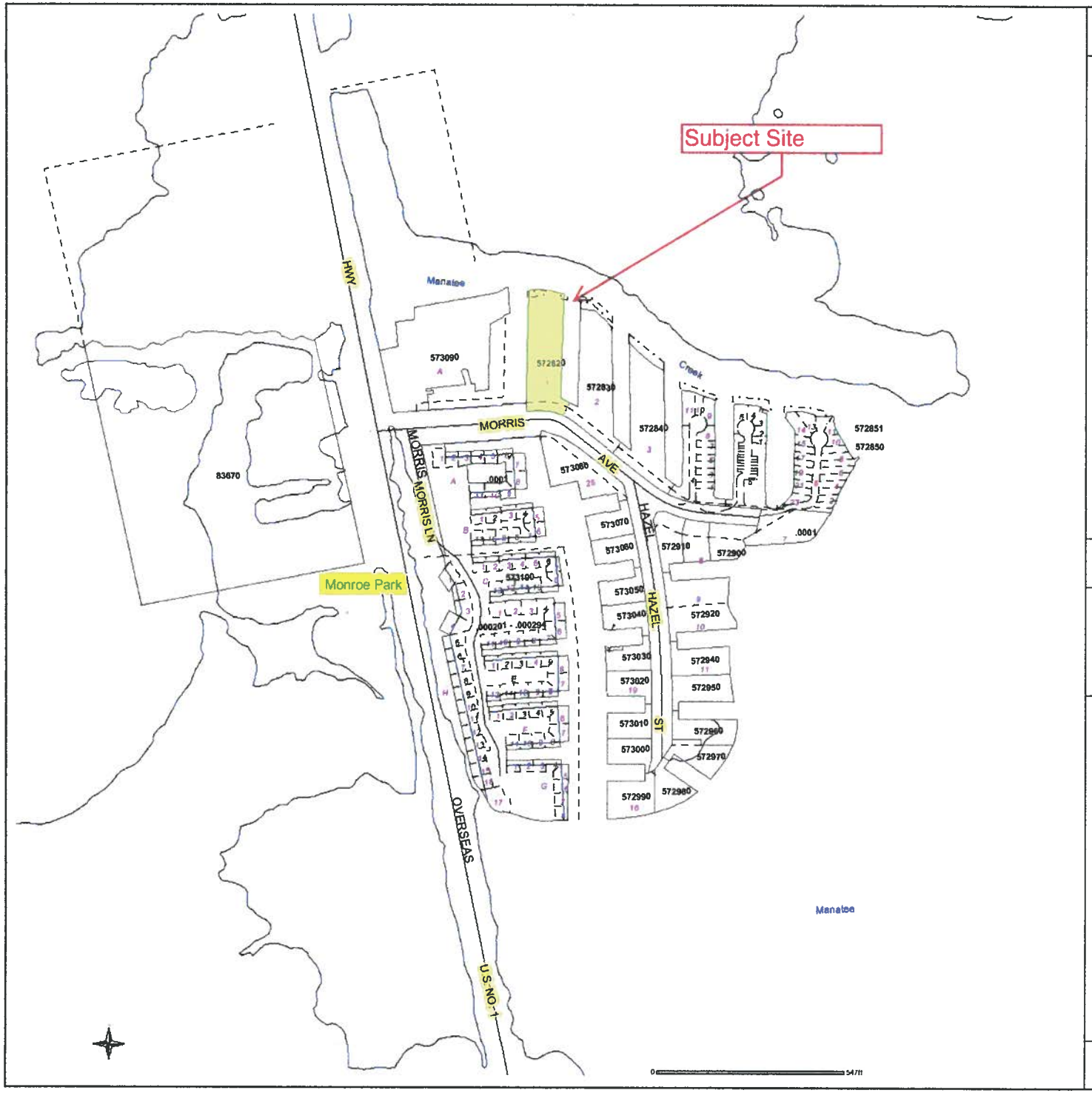
Parcels (1)

OBJECTID_1	OBJECTID	ID	RECHAR	GEO_FEAT	PARCELNO	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	PC	RE	RECHAR_1	AK	MILLGROUP	NBHD	MARKET
49454	72674.000000	572820	00572820-000000	72674	0460 39 00572820000000	PIRATE HAT MARINA LLC	null	199 MORRIS LN	null	KEY LARGO	FL	33037	null	20	572820	00572820-000000	1709654	500K	10020	FK33

Data Source: Monroe County Growth Management - GIS

FloodZone_PUBLIC
FEMA: Federal Emergency Management Agency

Pirate's Hat Marina



Legend

- 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: January 29, 2008 12:49 PM

Pirate Hat Marina

Legend

- Selected Features
- 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
- 2006 Aerials

PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

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Date Created: January 29, 2008 12:51 PM

Tier I - Natural Area

Tier III - Infill Area

Tier III A - Special Protection Area

Map

Parcels

Roads

Parcels

Zoning

- Airport
- Area of County Critical Concern
- Commercial Fish Areas
- Commercial Fishing Special District
- Commercial Fishing Village
- Conservation District

Zoning (continued)

- Destination Resort
- Incorporated
- Industrial
- Improved Subdivision - /Duplex/Masonry
- Maritime Industries
- Military Facilities
- Mainland Native
- Mixed Use
- Native Area
- Offshore Island
- Park and Refuge
- Resolution 277-1986

Zoning (continued)

- Research Park
- Recreational Vehicle
- Sparsely Settled
- Suburban Commercial
- Suburban Residential -/Limited
- Urban Commercial
- Urban Residential
- Urban Residential Mobile Home
- Urban Residential Mobile Home Limited

2009 Orthophotography

- Red: Band_1
- Green: Band_2
- Blue: Band_3

00572820 (1)

Parcels (1)

OBJECTID_1	RECHAR	PARCELNO	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	PC	RE	RECHAR_1	AK	MILLGROUP	NBHD	MARKET	FLA	SALE1	M1	Y1	C1	ORBOO
49454	00572820-000000	0460 39 00572820000000	PIRATE HAT MARINA LLC	null	199 MORRIS LN	null	KEY LARGO	FL	33037	null	20	572820	00572820-000000	1709654	500K	10020	FK33	224	2090000	06	2006	Q	2217

Copyright

MonroeCountySDE_Environmental_Layout_public
FEMA: Federal Emergency Management Agency

2010 / 2011
MONROE COUNTY BUSINESS TAX RECEIPT
EXPIRES SEPTEMBER 30, 2011

RECEIPT# 47142-10444

Business Name: PIRATE HAT MARINA LLC

Owner Name: CLIFFORD CORNELL
Mailing Address: 199 MORRIS LN
KEY LARGO, FL 33037

Business Location: 199 MORRIS LN
KEY LARGO, FL 33037
Business Phone: 305-731-0060
Business Type: MARINAS & STORAGE (MARINAS & STORAGE/MARINE REPAIR)

Rooms	Seats	Employees	Machines	Stalls
		5		

	For Vending Business Only					
	Number of Machines:			Vending Type:		
Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
22.00	0.00	22.00	4.40	0.00	0.00	0.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT WHEN VALIDATED

Danise D. Henriquez, CFC, Tax Collector
PO Box 1129, Key West, FL 33041

THIS IS ONLY A TAX. YOU MUST MEET ALL COUNTY AND/OR MUNICIPALITY PLANNING AND ZONING REQUIREMENTS.

MONROE COUNTY BUSINESS TAX RECEIPT
P.O. Box 1129, Key West, FL 33041-1129
EXPIRES SEPTEMBER 30, 2011

RECEIPT# 47142-10444

Business Name: PIRATE HAT MARINA LLC

Owner Name: CLIFFORD CORNELL
Mailing Address: 199 MORRIS LN
KEY LARGO, FL 33037

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Business Type: MARINAS & STORAGE (MARINAS & STORAGE/MARINE REPAIR)

Rooms	Seats	Employees	Machines	Stalls
		5		

	For Vending Business Only					
	Number of Machines:			Vending Type:		
Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
22.00	0.00	22.00	4.40	0.00	0.00	0.00

2010 / 2011
MONROE COUNTY BUSINESS TAX RECEIPT
EXPIRES SEPTEMBER 30, 2011

RECEIPT# 48210-100833

Business Name: PIRATE HAT MARINA LLC

Owner Name: CLIFFORD CORNELL
Mailing Address: 199 MORRIS AVE
KEY LARGO, FL 33037

Business Location: 199 MORRIS AVE
KEY LARGO, FL 33037
Business Phone: 305-451-3414
Business Type: RETAIL SALES (RETAIL SALES)

Rooms	Seats	Employees	Machines	Stalls
		2		

	For Vending Business Only					
	Number of Machines:			Vending Type:		
Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
30.00	0.00	30.00	6.00	0.00	0.00	0.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

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Danise D. Henriquez, CFC, Tax Collector
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MONROE COUNTY BUSINESS TAX RECEIPT
P.O. Box 1129, Key West, FL 33041-1129
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		2		

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	Number of Machines:			Vending Type:		
Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
30.00	0.00	30.00	6.00	0.00	0.00	0.00

Map – HABITAT

Parcels
Roads

Parcels
Habitat 2009

2009 Orthophotography
Red: Band_1
Green: Band_2
Blue: Band_3

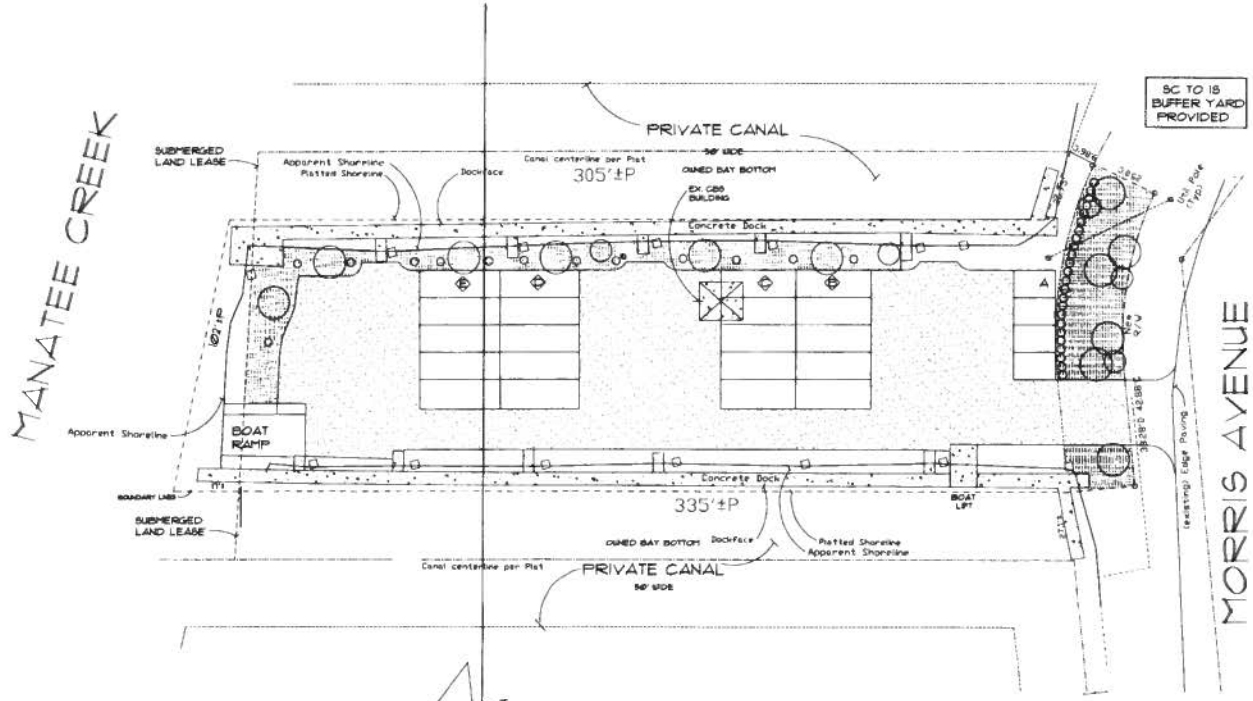
00572820 (1)

Parcels (1)

OBJECTID_1	RECHAR	PARCELNO	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	PC	RE	RECHAR_1	AK	MILLGROUP	NBHD	MARKET	FLA	SALE1	M1	Y1	C1	ORBOO
49454	00572820-000000	0460 39 00572820000000	PIRATE HAT MARINA LLC	null	199 MORRIS LN	null	KEY LARGO	FL	33037	null	20	572820	00572820-000000	1709654	500K	10020	FK33	224	2090000	06	2006	Q	2217

Copyright
MonroeCountySDE_Environmental_Layout_public
FEMA: Federal Emergency Management Agency

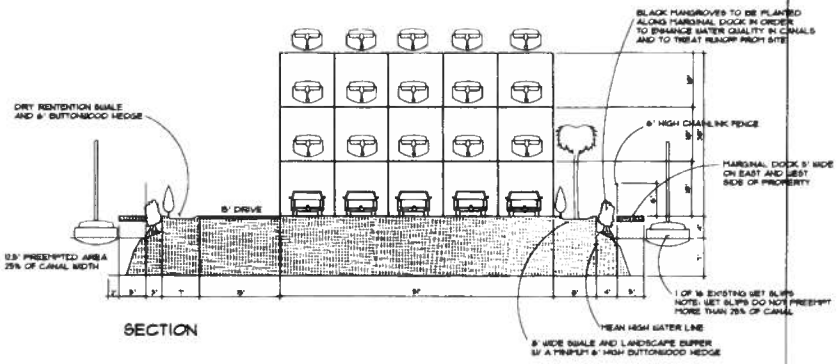
ATTACHMENT 1



LANDSCAPE PLAN

SCALE: 1" = 20'

TOTAL UPLAND AREA ..... 28,408 SQ.FT.



SECTION

Sec 114-99 - PARKING LOT LANDSCAPING	AREA (sf)	#SPACES	CANOPY	UNDERSTORY	SHRUBS
REQUIRED GENERAL	1500	24	5	1	17
REQUIRED SITE SPECIFIC	1625	26	5520	1083	13
PROVIDED	1920	26	6	2	13
AREA A (50X8+20X8)	360				
AREA B (75X8)	600				
AREA C (70X8)	560				
AREA D (40X5)	200				

BUFFERYARDS 114-26 - DISTRICT BOUNDARY REQUIREMENTS			
SC TO IS (FRONT OF PROPERTY)	CLASS D		
PLANT MATERIAL REQUIRED PER 100' (ACTUAL BUFFER LENGTH IS 100')			
WIDTH OF BUFFER	CANOPY	UNDERSTORY	SHRUB
18 FOOT	6.0	3.3	28
23 FOOT	6	3	24
PROVIDED	6	3	24

PLANTING MATERIAL	
CANOPY (C)	SABAL PALM
UNDERSTORY (U)	GEIGER
SHRUB (S)	SILVER BUTTONWOOD

KEY

- CANOPY — 12' HIGH MIN, 3" DBH
- UNDERSTORY — 8' HIGH MIN.
- SHRUB — 3' MIN, 6' SPECIFIED

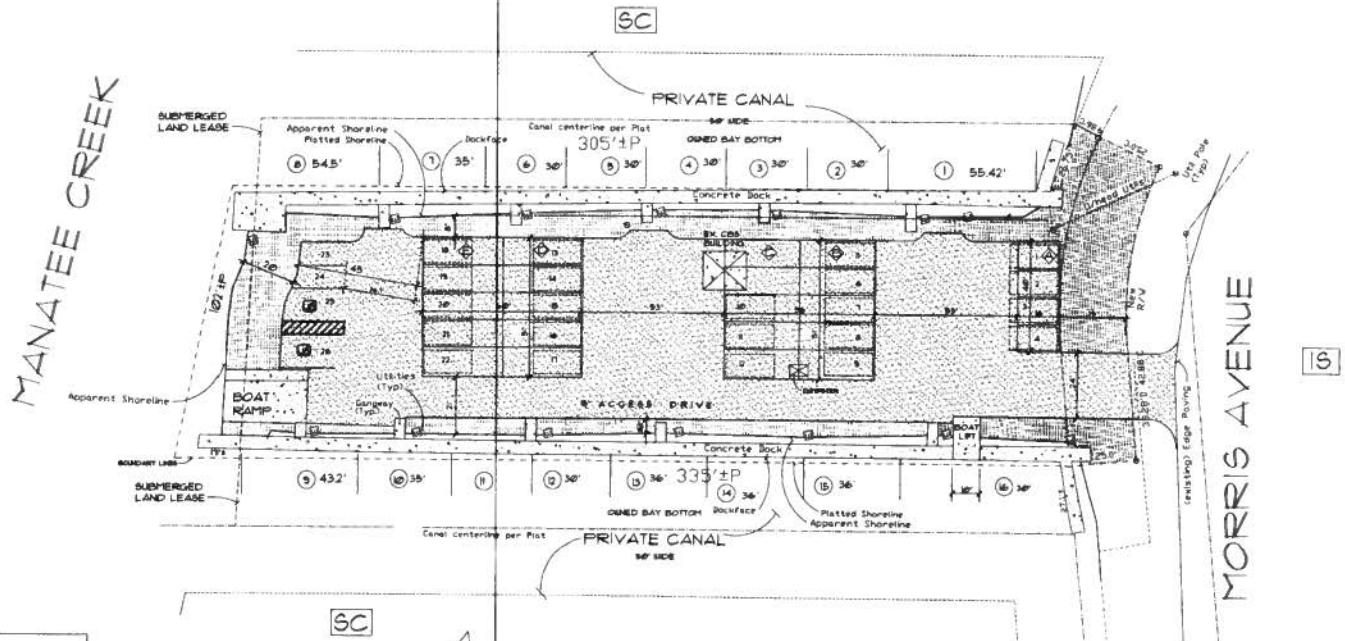
RECEIVED AUG - 8 2011 MONROE CO. PLANN. & ENV.

Keys Engineering Services
Daryle L. Osborn, P.E.
No. 27428
86801 Overseas Highway
Islamorada, Florida 33036
(305) 852-0282

DATE: 7-8-11
SCALE: AS NOTED
DRAWN BY: YB
REVISIONS

PIRATE HAT MARINA

SHEET 4.0



SITE DATA	
LOT SIZE*	65 ACRES
TIER	III
ZONING	SC
FLUM	MC
DEVELOPED	YES
DEVELOPMENT TYPE	MARINE

* AREA UPLAND OF APPARENT SHORELINE

N

SITE PLAN SCALE: 1" = 20'

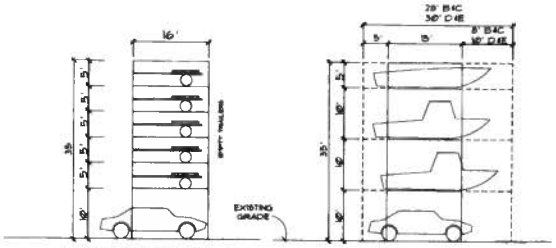
Description:

Lot 1, Monroe Park, according to the plat thereof recorded in Plat Book 3 at Page 140 of the public records of Monroe County, Florida.

GRAVEL

VEGETATION/LANDSCAPING

IMPERVIOUS SURFACE (CONCRETE, WOOD, ETC.)

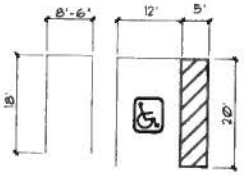


OPEN RACK SECTIONS A

B,C,D,E N.T.S

PARKING REQUIREMENTS

60 DRY STORAGE @ 1 PER 4 = 15 SPACES
16 WET SLIPS @ 1 PER SLIP = 16 SPACES
BOAT RAMP = 5 SPACES
TOTAL REQUIRED = 36 SPACES
TOTAL PROVIDED = 26 SPACES
INCL. 2- HDCP



PARKING STANDARDS

RECEIVED
AUG - 8 2011
2011-096
MONROE CO. PLANNING DEPT.

SHEET INDEX	
1.0	SITE PLAN
2.0	VARIANCE SITE PLAN
3.0	STORMWATER MANAGEMENT PLAN
4.0	LANDSCAPE PLAN

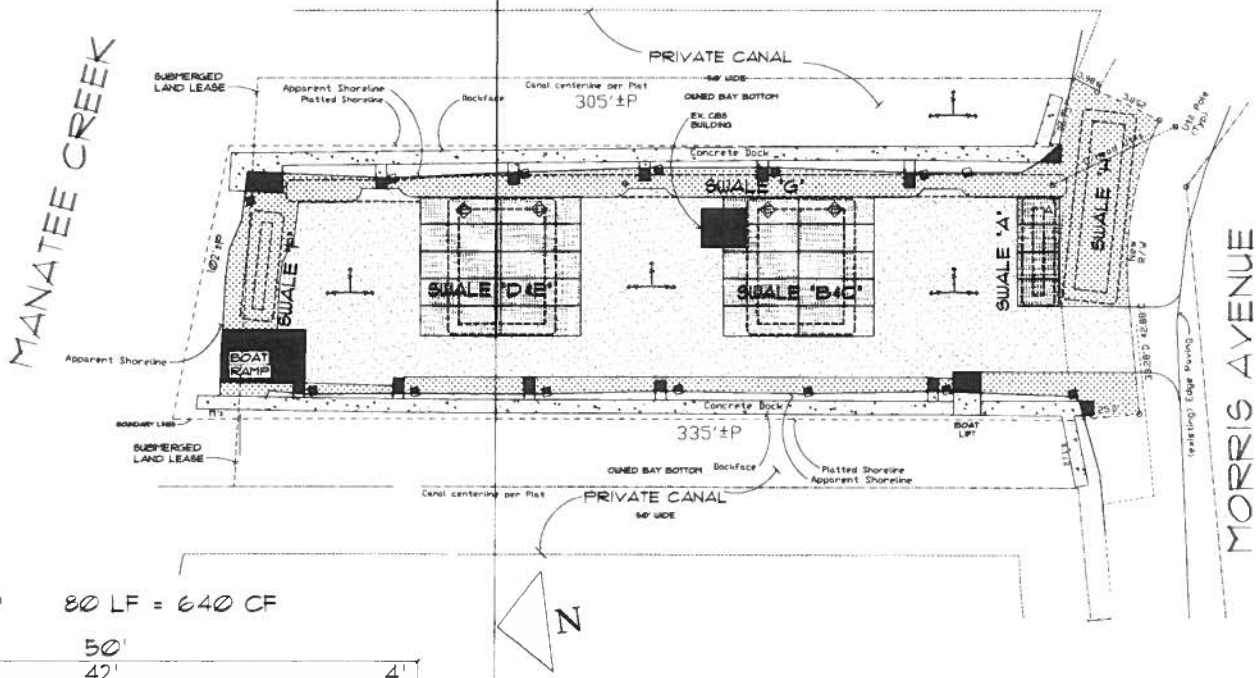
Keys Engineering Services
Daryle L. Osborn, P.E.
No. 27428
86801 Overseas Highway
Islamorada, Florida 33036
(305) 852-0262

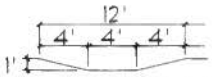
DATE: 28 JUL 11
SCALE: AS NOTED
DRAWN BY: YB
REVISIONS

PIRATE HAT MARINA

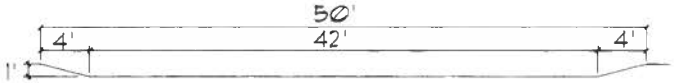
SHEET 1.0

8/1/11

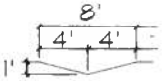




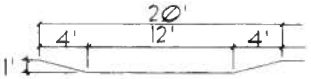
SWALE 'A' & 'F' 80 LF = 640 CF



SWALE 'B&C' & 'D&E' 80 LF = 3,680 CF



SWALE 'G' 300 LF = 1,200 CF



SWALE 'H' 70 LF = 1,250 CF

SWALE SECTIONS N.T.S

TOTAL RETENTION AREA REQUIRED = 5,965 CF
TOTAL RETENTION AREA PROVIDED = 6,640 CF

STORMWATER MANAGEMENT PLAN

SCALE: 1" = 20'

TOTAL UPLAND AREA ..... 28,408 SQ.FT.

PERVIOUS AREA	7,625 SQ.FT.	26%
GRAVEL AREA	13,044 SQ.FT.	46%
SEMI-IMPERVIOUS AREA	6,432 SQ.FT.	22%
IMPERVIOUS AREA	1,307 SQ.FT.	6%

RECEIVED AUG 8 2011 2011-0862 MONROE CO. PLANNING DEPT.

Keys Engineering Services
Daryle L. Osborn, P.E.
No. 27428
86601 Overseas Highway
Islamorada, Florida 33036
(305) 852-0262

DATE: 7.29.11
SCALE: AS NOTED
DRAWN BY: YB
REVISIONS

PIRATE HAT MARINA

SHEET 3.0

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

Storm Water Management Plan
For
Pirate's Hat Marina

Project Description: A new outdoor boat storage area and associated gravel access ways.

Project Location: Pirate's Hat Marina is located in Key Largo, Florida at approximately Mile Marker 112.

Existing Site Conditions:

Vegetation: The entire site has been disturbed.

Soils: The area is crushed rock over pervious oolite rock. The water table was encountered at 4'0" below existing grade.

Flood Plan & Elevations: The proposed construction is in Flood Zone "AE10". The overall site elevation is between 3'-5' MSL.

2/25/11

Storm Water Management Plan

Site Data:

Net Area	= 28,408 square feet
Impervious Areas	
Existing Concrete Docks	= 3,350sf
Gravel Access Ways	= 13,044sf
Existing Structures	= 1,307sf
Total	= 17,701sf
Percent Pervious	= 37.7 %

Pre / Post Development Runoff:

1. Compute Predevelopment Runoff
   a. Depth to Groundwater = 4.0'
   b. Soils Storage (C-111-3) = 8.18 inches
   c. P = 8.5 inches

   $Q = (P - .2S)^2 / (P + .8S)$
   $P = 8.5$
   $S = 8.18$
   $Q = 3.13$ inches

2. Compute Post-development Runoff
   a. Soils Storage (C-111-3) = 8.18 inches
   b. P = 8.5 inches
   c. Percent Pervious = 37.7%

   $Q = (P - .2S)^2 / (P + .8S)$
   $P = 8.5$
   $S = .377 \times 8.18 = 3.08$
   $Q = 5.65$ inches

3. Limit Post to Pre development Runoff
   Storage Required:

   5.65 – 3.13 = 2.52 inches

   2.52 x 28,408 / 12 = 5,965 cubic feet to retain

Volume of Water to be Treated:

The storm water runoff will be maintained on site by dry retention methods. Refer to the site drainage plan for location and sizes of the swale areas.

Swale Area A – 320 cf
Swale Area B & C – 1,840 cf
Swale Area D & E – 1,840 cf
Swale Area F – 320 cf
Swale Area G – 1,200 cf
Swale Area H – 1,250 cf

The total volume of retention is 6,640 cubic feet. This exceeds the required 5,965 cubic feet.

Water Quality:

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

0.5 x 28,408 / 12 = 1,184 cubic feet

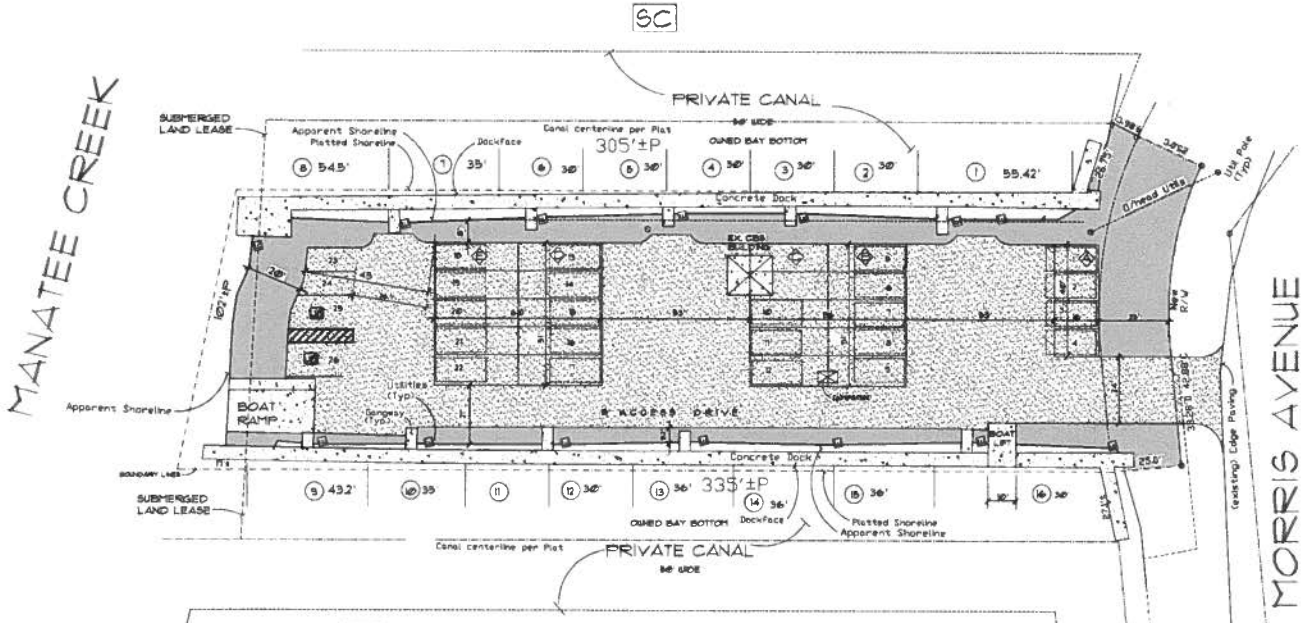
The existing site condition is crushed gravel with fines which filters the surface water runoff.

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 2.52 inches per hour. The initial wash calculations are worst case and will govern.

1.05 x 28,408 / 12 = 2,486 cubic feet

ATTACHMENT 2



SITE DATA	
LOT SIZE*	.65 ACRES
TIER	III
ZONING	SC
FLUM	MC
DEVELOPED	YES
DEVELOPMENT TYPE	MARINE

* AREA UPLAND OF APPARENT SHORELINE

N

SITE PLAN SCALE: 1" = 20'

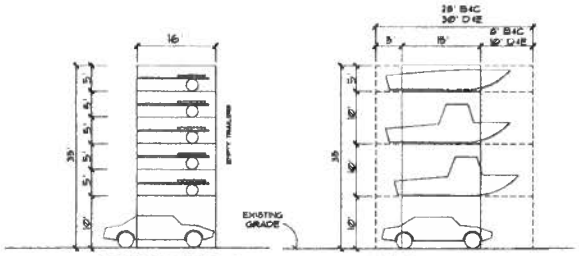
Description:

Lot 1, Monroe Park, according to the plat thereof recorded in Plat Book 3 at Page 140 of the public records of Monroe County, Florida.

GRAVEL

VEGETATION/LANDSCAPING

IMPERVIOUS SURFACE (CONCRETE, WOOD, ETC)



OPEN RACK SECTIONS A B,C,D,E N.T.S

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60 DRY STORAGE @ 1 PER 4 = 15 SPACES
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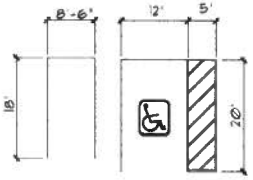

PARKING STANDARDS

SHEET INDEX	
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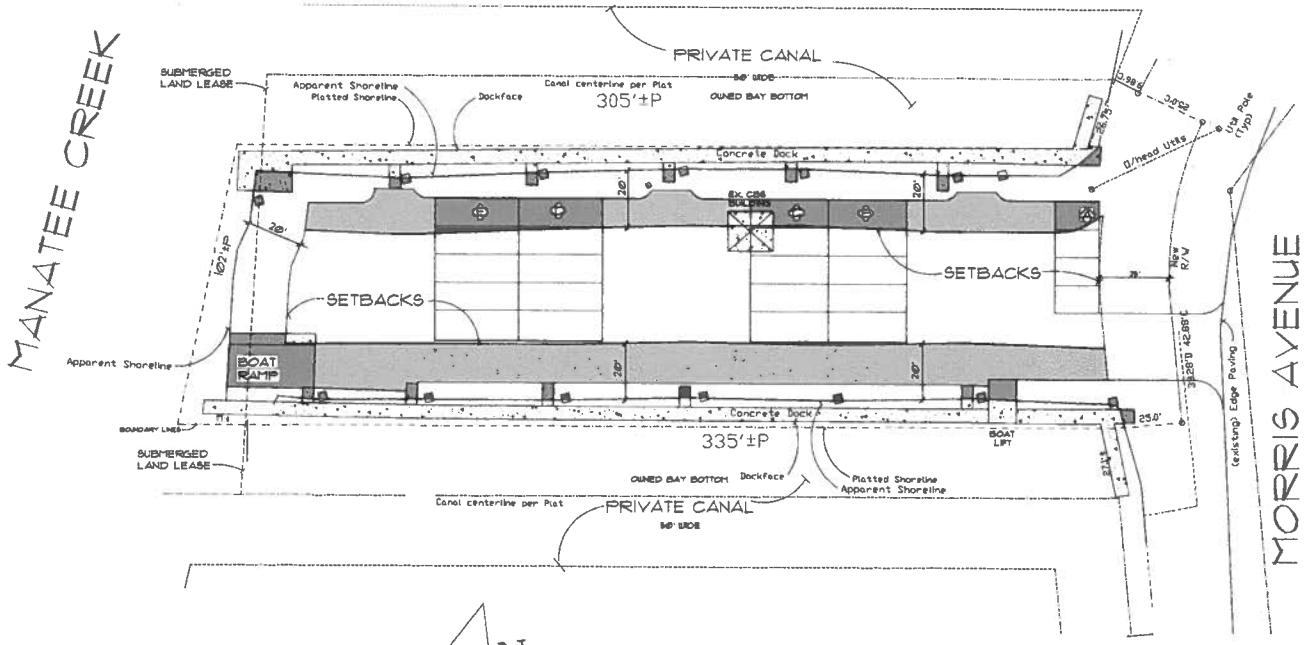
Keys Engineering Services
Daryle L. Osborn, P.E.
Lic. 27429
88001 Overseas Highway
Islamorada, Florida 33036
(305) 852-0202

DATE:
SCALE: AS NOTED
DRAWN: LJB
REVISIONS:

PIRATE HAT MARINA

SHEET 1.0



VARIANCE SITE PLAN SCALE: 1" = 20'

AREA WITHIN SETBACKS

GRAVEL DRIVE & PARKING	5,787 SQ.FT.
STRUCTURES	2,485 SQ.FT.

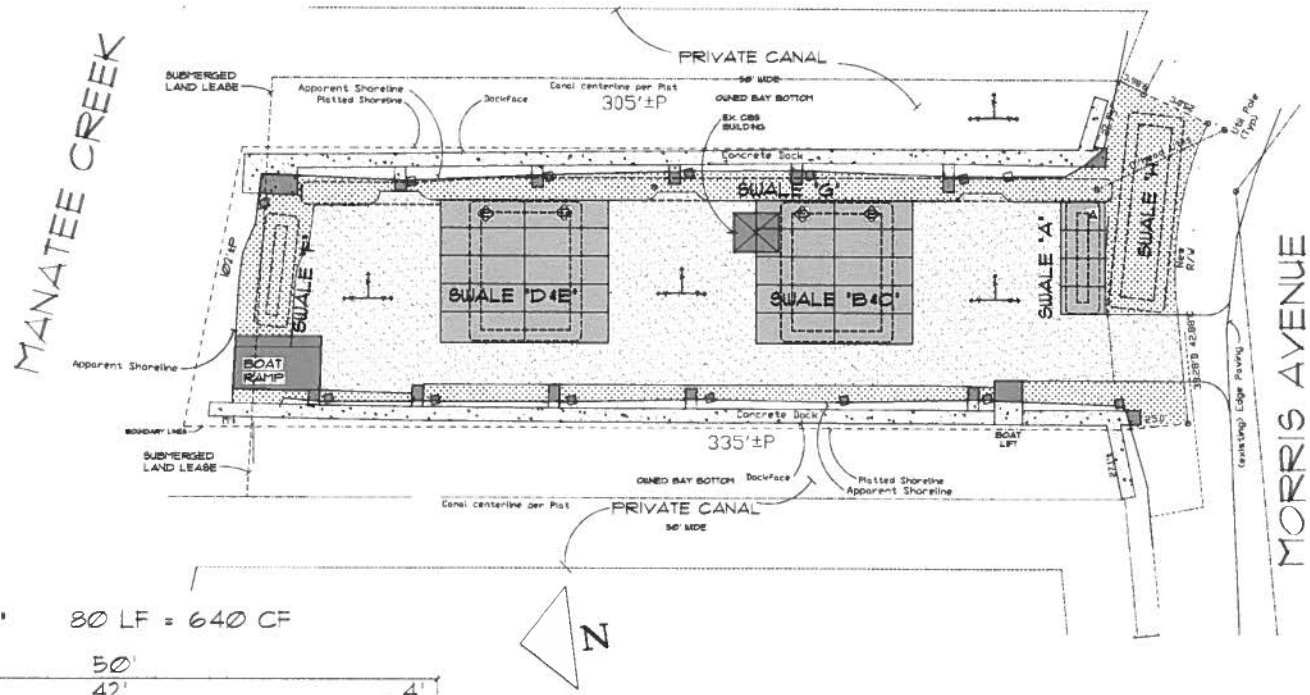
(IMPERVIOUS & SEMI-IMPERVIOUS)

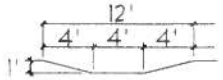
Keys Engineering Services
Darryle L. Osborn, P.E.
No. 27428
8800N Cheyenne Highway
Bellevue, Florida 32620
(352) 622-0202

DATE:
SCALE: AS NOTED
DRAWN BY: TJB
REVISIONS:

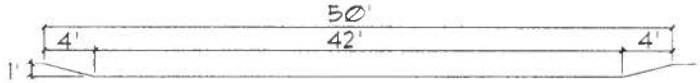
PIRATE HAT MARINA

SHEET 2.0

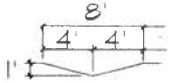




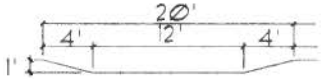
SWALE 'A' & 'F' 80 LF = 640 CF



SWALE 'B&C' & 'D&E' 80 LF = 3,680 CF



SWALE 'G' 300 LF = 1,200 CF



SWALE 'H' 70 LF = 1,250 CF

SWALE SECTIONS N.T.S

TOTAL RETENTION AREA REQUIRED = 5,965 CF
TOTAL RETENTION AREA PROVIDED = 6,640 CF

STORMWATER MANAGEMENT PLAN SCALE: 1" = 20'

TOTAL UPLAND AREA ..... 28,408 SQ.FT.

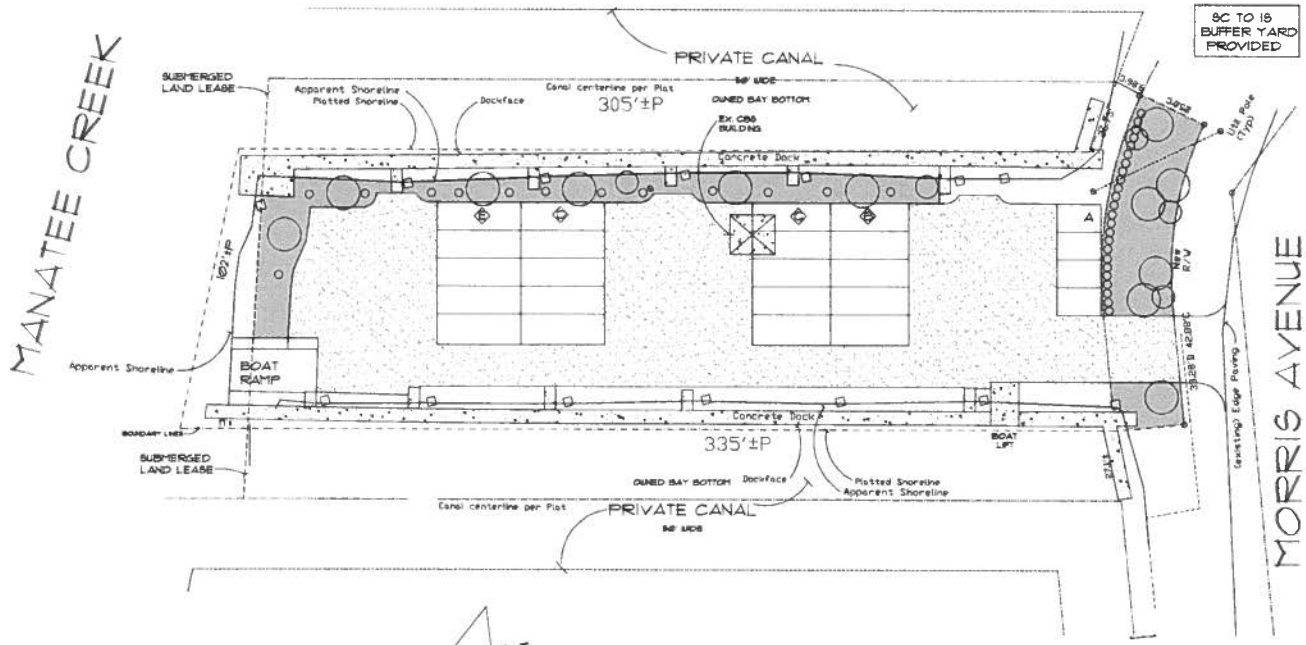
PERVIOUS AREA	7,625 SQ.FT.	26%
GRAVEL AREA	13,044 SQ.FT.	46%
SEMI-IMPERVIOUS AREA	6,432 SQ.FT.	22%
IMPERVIOUS AREA	1,307 SQ.FT.	6%

Keys Engineering Services
Danyle L. Osborn, P.E.
No. 27423
65001 Overseas Highway
Islamorada, Florida 33036
(305) 852-0282

DATE:
SCALE: AS NOTED
DRAWN BY: TJB
REVISIONS

PIRATE HAT MARINA

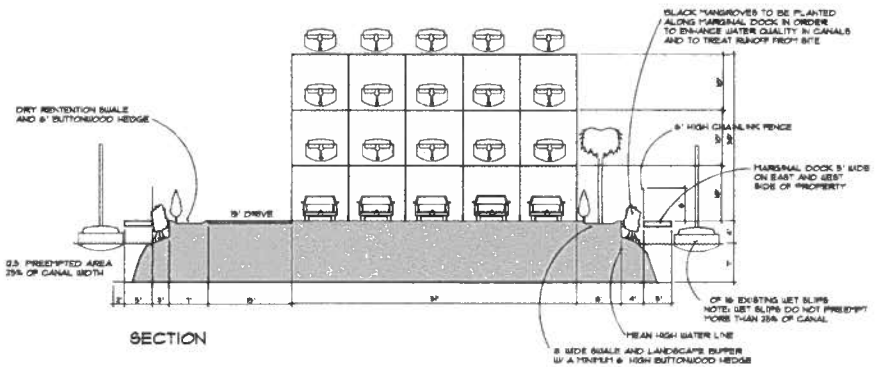
3.0



LANDSCAPE PLAN

SCALE: 1" = 20'

TOTAL UPLAND AREA ..... 28,408 SQ.FT.



SECTION

Sec 114-99 - PARKING LOT LANDSCAPING	AREA (sf)	#SPACES	CANOPY	UNDERSTORY	SHRUBS
REQUIRED GENERAL	1,900	24	5	1	12
REQUIRED SITE SPECIFIC	1,625	26	5,520	1,083	13
PROVIDED	1,920	26	6	2	13
AREA A (50X8-20X8)	360				
AREA B (75X8)	600				
AREA C (70X8)	560				
AREA D (40X5)	200				

BUFFERYARDS 114-26 - DISTRICT BOUNDARY REQUIREMENTS			
SC TO IS (FRONT OF PROPERTY) | CLASS D			
PLANT MATERIAL REQUIRED PER 100' (ACTUAL BUFFER LENGTH IS 100')			
WIDTH OF BUFFER	CANOPY	UNDERSTORY	SHRUB
20 FOOT	6.6	3.3	28
25 FOOT	6	3	24
PROVIDED	6	3	24

PLANTING MATERIAL	
CANOPY (C)	SABAL PALM
UNDERSTORY (U)	GEIGER
SHRUB (S)	SILVER BUTTONWOOD

KEY

- CANOPY — 12' HIGH MIN, 3" DBH
- UNDERSTORY — 8' HIGH MIN
- SHRUB — 3' MIN, 6' SPECIFIED

Keys Engineering Services
Danyle L. Osborn, P.E.
No. 27123
90801 Overseas Highway
Islamorada, Florida 33036
(305) 852-0202

DATE:
SCALE: AS NOTED
DRAWN BY: YJS
REVISIONS

PIRATE HAT MARINA

SHEET 4.0

Date: 2-16-09
Revised: 7-2-10
Dwg No. 25902cndo_r4

Pirate Hat Marina
a Condominium
Surveyor's Certificate

This Certificate, made this 2nd day of July, 2010, by the undersigned Professional Land Surveyor, authorized to practice in the State of Florida, is made pursuant to the provisions of Section 718.04(4)(E) of Florida Statutes effective January 1, 1977, as amended, and certifies that the construction of the improvements in Phase 1 is substantially complete, and that graphic descriptions of the location of the units and a survey and plot plan thereof, and other material together with the Declaration, are in sufficient detail to identify the common elements and each unit with their relative locations and dimensions. The construction of the improvements in Phase 2 is not complete.

David H. Barrow, PSM, LS 5263
David Barrow Surveying & Mapping, Inc., LB 6591
State of Florida

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AUG 8 2011
MONROE CO. PLANNING DEPT.

David Barrow Surveying & Mapping, Inc.
P.O. Box 279
91790 Overseas Hwy.
Tavernier, FL 33070
305/852-5529

mapthekeys.com

Date: 2-16-09
Revised: 7-2-10
Dwg No. 25902cndo_r4

B S M
Barrow Surveying & Mapping
PO Box 279
91790 Overseas Highway, TAVERNIER, FLORIDA 33070
(305)852-5529 FAX
(305)852-9064

Pirate Hat Marina
a Condominium

NOTES:

1.....Type of Survey: Boundary Survey
2.....Descriptions provided by client; except proposed abandonment descr. prepared by undersigned
3.....Bearing base is indicated elsewhere on this sketch.
4.....Abstract of Title not available to surveyor. There may exist additional documents relating to the subject property. Not abstracted for easements.
5.....Boundaries shown are Deed Lines, and are the lines as located based on the Deeds, Plats and other information available to surveyor.
6.....Encroachments, if shown, are only those above ground objects, visible to surveyor, which appear to encroach on Deed Lines. No certification is made that these are the only encroachments, nor that said objects actually encroach on lines of ownership.
7.....Subsurface and environmental conditions were not examined nor considered as part of this survey.
8.....Location of improvements is limited to those shown. All improvements, ground cover, landscaping, and other such features may not be shown hereon. Unless indicated otherwise, ties to improvements are perpendicular to boundaries.
9.....Elevations, if shown, are expressed in feet related to National Geodetic Vertical Datum of 1929, derived from a direct, closed level circuit from NOS benchmarks H 274
10....Ownership of originals and copyrights to all drawings, notes, reports and other documents produced in the course of this project remain with surveyor.
11....This survey is intended for the sole use of the client named hereon and is not transferable.
12....Apparent shoreline is along vertical face of seawall/dock or is located by physical evidence only. This is not a Mean High Water Survey.
13....Slip dimensions: 12.5 feet wide by length shown on sketch. (25% of canal width)

LEGEND:

,R/W.....Centerline, Right of Way line
PI,PC,PT.....Point of: Intersection, Curvature, Tangency
,R,L,T.....Central Angle, Radius, Arc Length, Tangent Length
SIR.....Set 1/2" Iron Rod with plastic cap LS 5263
FIR,FIP.....Found Iron Rod, Found Iron Pipe; diameter and identification noted
Fd, Fnd.....Found
CLF, Fnc.....Chainlink Fence, Fence
Conc, CB,CBS.....Concrete, Concrete Block, Concrete Block & Stucco
POC,POB.....Point of: Commencement, Beginning
POL.....Point on Line
No#.....Identification not visible
PB,DB,OR,PG.....Plat Book,Deed Book, Official Record Book, Page Number
P,D,C,M.....Values as Platted, Described, Calculated, Measured
LS 5263.....Florida Board of Surveyors Certificate No. 5263 or others as noted
Desc.....Description
X 4.2'.....Spot elevation
EL, Elev.....Elevation
Fp.....Fencepost

SOME OR ALL OF THE ABOVE MAY APPEAR HEREON.

Revision list:

2-16-09	Condo docs
9-11-09	Rev Slips 7 & 11
10-23-09	Rev slips 6, 7, 11 & 12
7-2-10	delete Slips 8, 9, 10; add Parking Spaces 8, 9 & 10; Certificate amended

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mapthekeys.com

Client: Pirate Hat Marina LLC		Key Largo	Monroe County, Florida
Drawn by: DHB	Fieldbook 307	Scale: as shown	
Section 4	Township 60 South , Range 39 East	Surveyed: 10-8-08	Dwg. No. 25902cndo_r4
Computer: tecr	Directory: dwg	Rev: see above	Descr:

Revised: 7-2-10
Dwg No. 25902cndo_r4

B S M
Barrow Surveying & Mapping
PO Box 279
91790 Overseas Highway, TAVERNIER, FLORIDA 33070
(305)852-5529 FAX
(305)852-9064

Pirate Hat Marina
a Condominium

Curve Table :

C1	
Delta	30°32'27"D 30°16'17"C
Radius	150'
Arc	79.95'
C2	
Delta	28°50'43"D 30°22'19"C
Radius	150'D 125'C
Arc	75.52'D 66.63'C

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9-11-09	Rev Slips 7 & 11
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Perpendicular ties to apparent shoreline along "Tieline A-B" (W'ly line Lot 1) using Station and Offset Method:

Station	Offset	Station	Offset
0-12	41'W	3+14	62'E
0-10	20'W	3+09	73'E
0+00	9'E	3+08	83'E
0+50	11'E	2+94	90'E
1+01	9'E	2+55	88'E
1+51	10'E	2+06	90'E
2+49	9'E	1+13	92'E
2+99	10'E	0+20	91'E
3+01	7'E	0+05	101'E
3+17	7'E	0-03	143'E

Description:

Lot 1, Monroe Park, according to the plat thereof recorded in Plat Book 3 at Page 140 of the public records of Monroe County, Florida.

And

That portion of Morris Avenue as shown on the plat of Monroe Park as recorded in Plat Book 3 at Page 140 of the public records of Monroe County, Florida, and being more particularly described as follows: Commence at the most southwesterly corner of Lot 2, being also the southeasterly corner of Lot 1 as shown on said plat of Monroe Park, and being the Point of Beginning of the following described parcel; thence northwesterly along the southerly line of said Lot 1 and being the arc of a circular curve, concave southwesterly, having as its elements a radius of 150.00 feet and a central angle of 30°32'27", for 79.95 feet to the point of tangency; thence N81°45'00"W along the southerly line of said Lot 1 for 42.88 feet; thence S8°15'00"W for 25.00 feet; thence S81°45'00"E, parallel to the southerly line of said Lot 1 for 33.28 feet to the point of curvature of a circular curve, concave southwesterly, having as its elements a radius of 150.00 feet and a central angle of 28°50'43"; thence southeasterly along the arc of said curve for 75.52 feet; thence N38°47'27"E for 26.47 feet to the Point of Beginning

Proposed abandonment of part of Morris Avenue:

A portion of Morris Avenue according to the plat of Monroe Park as recorded in Plat Book 3 at Page 140 of public records of Monroe County, Florida, and being more particularly described as follows:
Begin on the northerly right of way line of said Morris Avenue at the southwesterly corner of Lot 1, all according to said plat of Monroe Park; from said Point of Beginning, thence proceed westerly along said northerly right of way line of Morris Avenue for 30.00 feet; thence southerly at right angles with the preceeding course, for 25.00 feet; thence easterly, at right angles with the preceeding course and parallel with said northerly right of way line of Morris Avenue, for 30.00 feet to a point which is southerly of and lying at right angles with the Point of Beginning; thence northerly, at right angles with the preceeding course, for 25.00 feet to the Point of Beginning; containing 750 Sq. Ft. more or less.

mapthekeys.com

CERTIFICATION:
TO: Clifford Cornell, Susan Wiese, Pirate Hat Marina LLC

Client: Pirate Hat Marina LLC		Key Largo	Monroe County, Florida
Drawn by: DHB	Fieldbook 307	Scale: as shown	
Section 4	Township 60 South , Range 39 East	Surveyed: 10-8-08	Dwg. No. 25902cndo_r4
Computer: tecr	Directory: dwg	Rev: see above	Descr:

Unless it bears the embossed seal and original signature, in red ink of Florida Professional Surveyor and Mapper (David H. Barrow, LS 5263), this sketch is for information only and is not valid.

David H. Barrow, LS 5263
David Barrow Surveying and Mapping, Inc., LB 6591
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Seal

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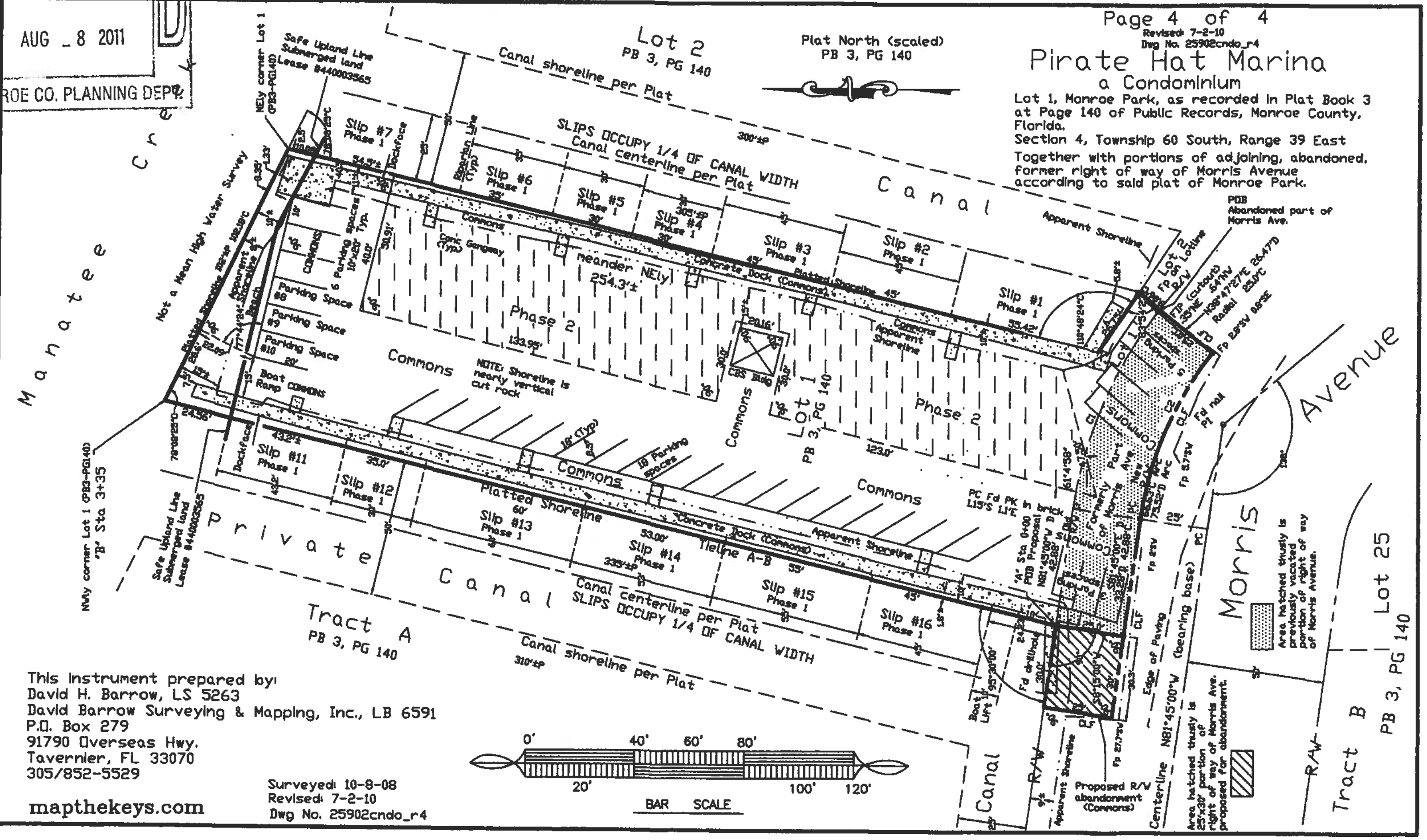
Revised: 7-2-10
Dwg No. 25902cndo_r4

Pirate Hat Marina
a Condominium

Lot 1, Monroe Park, as recorded in Plat Book 3 at Page 140 of Public Records, Monroe County, Florida.
Section 4, Township 60 South, Range 39 East
Together with portions of adjoining, abandoned, former right of way of Morris Avenue according to said plat of Monroe Park.



This Instrument prepared by:
David H. Barrow, LS 5263
David Barrow Surveying & Mapping, Inc., LB 6591
P.O. Box 279
91790 Overseas Hwy.
Tavernier, FL 33070
305/852-5529
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Surveyed: 10-8-08
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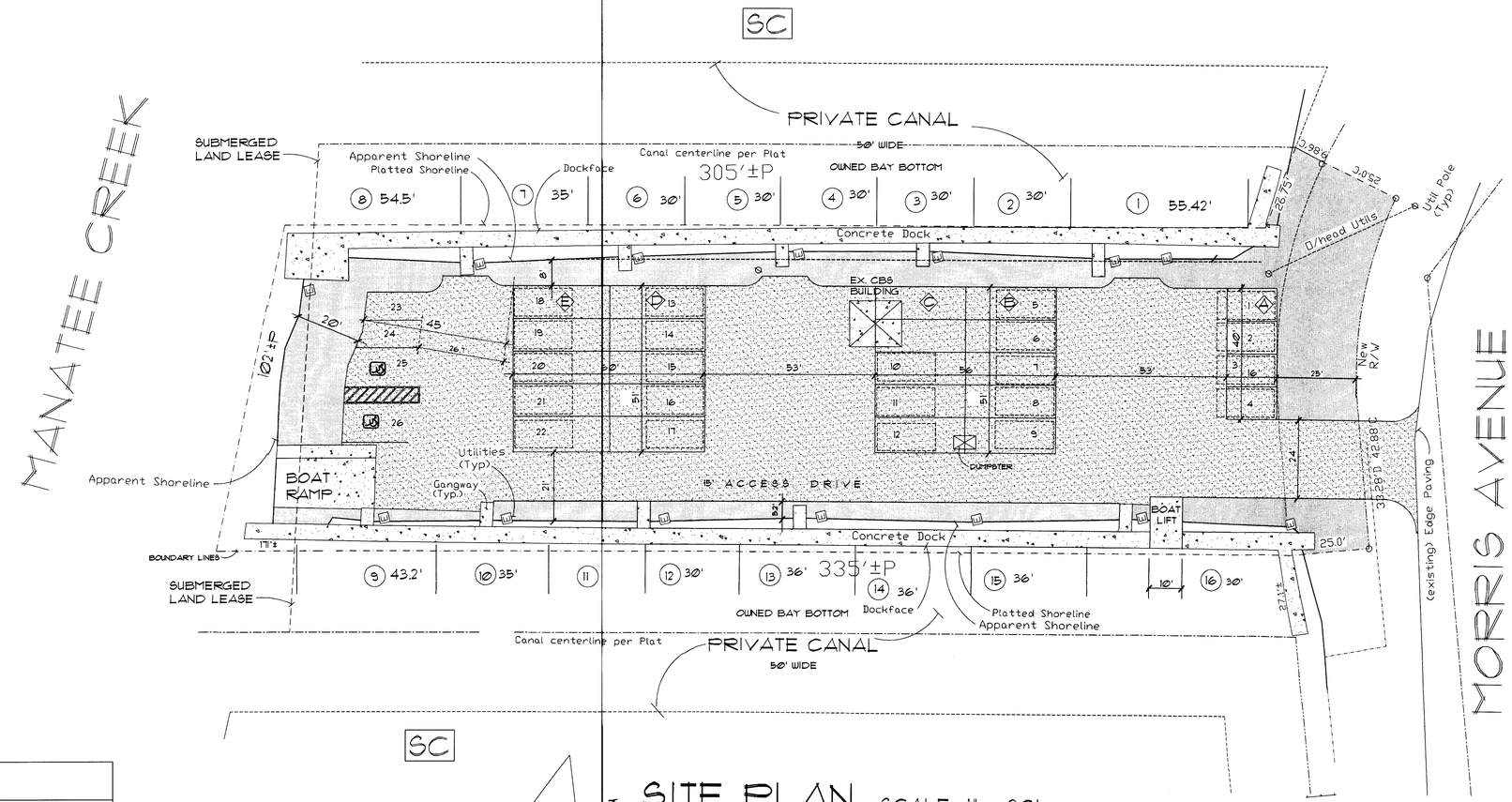


SITE DATA	
LOT SIZE*	.65 ACRES
TIER	III
ZONING	SC
FLUM	MC
DEVELOPED	YES
DEVELOPMENT TYPE	MARINE

* AREA UPLAND OF APPARENT SHORELINE

N

SITE PLAN SCALE: 1" = 20'

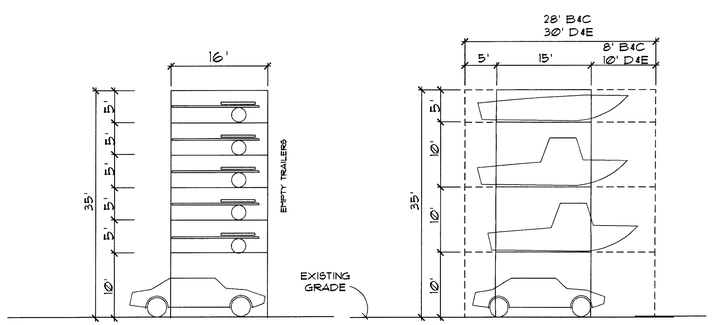
Description:

Lot 1, Monroe Park, according to the plat thereof recorded in Plat Book 3 at Page 140 of the public records of Monroe County, Florida.

GRAVEL

VEGETATION/LANDSCAPING

IMPERVIOUS SURFACE (CONCRETE, WOOD, ETC.)

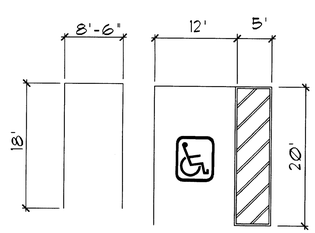


OPEN RACK SECTIONS A

B,C,D,E N.T.S

PARKING REQUIREMENTS

60 DRY STORAGE @ 1 PER 4 = 15 SPACES
16 WET SLIPS @ 1 PER SLIP = 16 SPACES
BOAT RAMP = 5 SPACES
TOTAL REQUIRED = 36 SPACES
TOTAL PROVIDED = 26 SPACES
INCL. 2- HDCP



PARKING STANDARDS

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SHEET INDEX	
1.0	SITE PLAN
2.0	VARIANCE SITE PLAN
3.0	STORMWATER MANAGEMENT PLAN
4.0	LANDSCAPE PLAN

Keys Engineering Services
Daryle L. Osborn, P.E.
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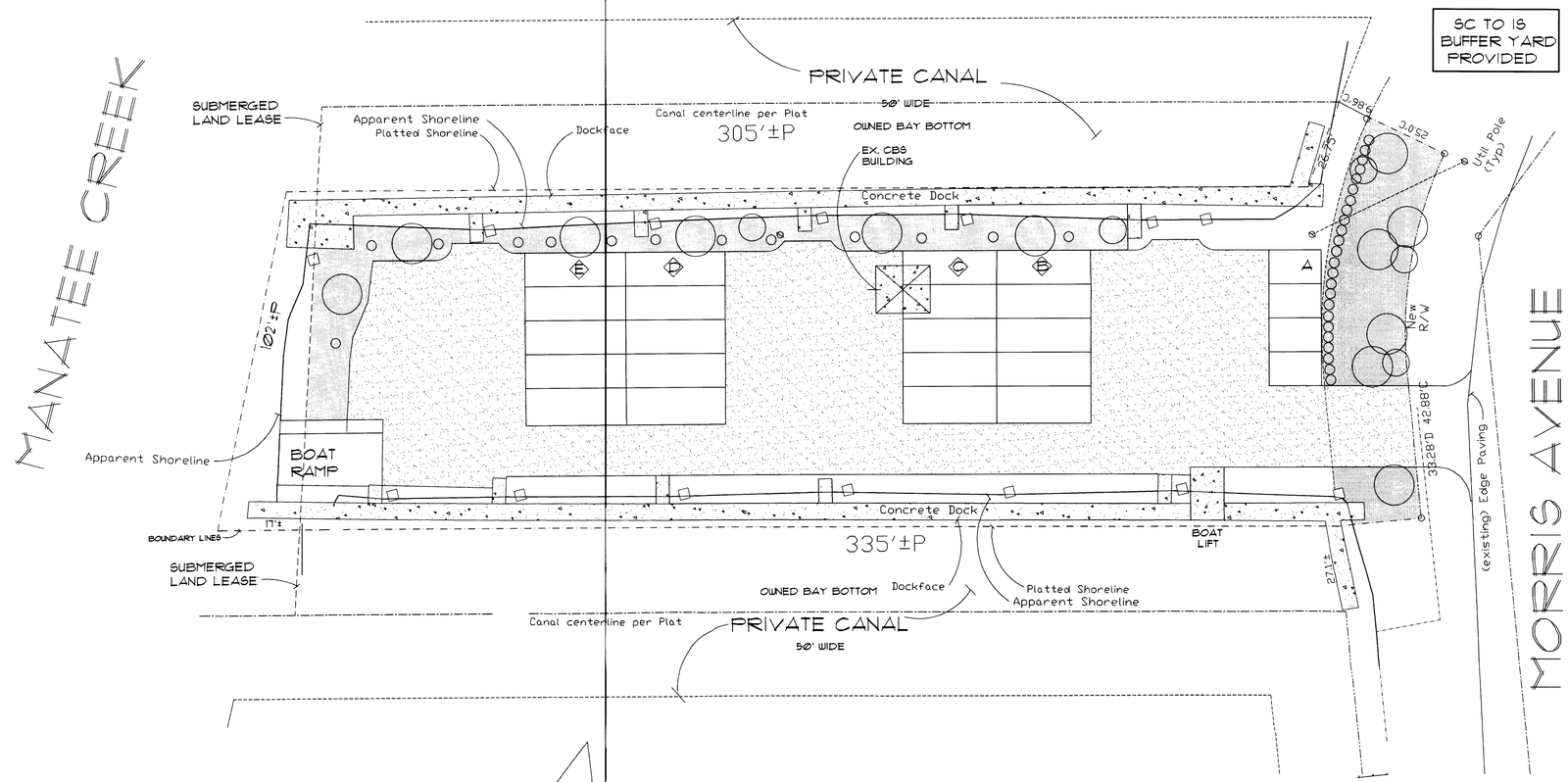
86801 Overseas Highway
Islamorada, Florida 33036
(305) 852-0262

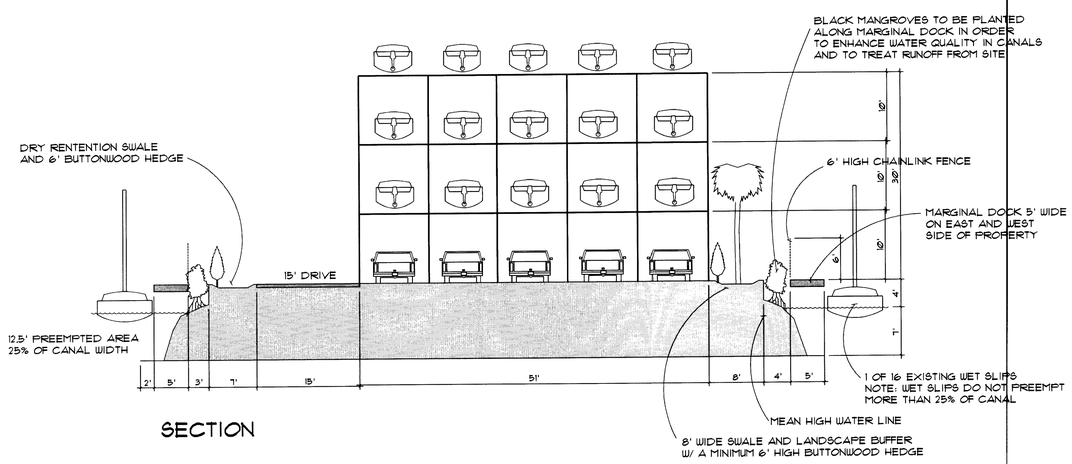
DATE: 29JUL11
SCALE: AS NOTED
DRAWN BY: TJB
REVISIONS

PIRATE HAT MARINA

SHEET 1.0

8/11/11





SECTION

LANDSCAPE PLAN SCALE: 1" = 20'

TOTAL UPLAND AREA . . . . . 28,408 SQ.FT.

Sec 114-99 - PARKING LOT LANDSCAPING					
	AREA (sf)	#SPACES	CANOPY	UNDERSTORY	SHRUBS
REQUIRED GENERAL	1,500	24	5	1	12
REQUIRED SITE SPECIFIC	1,625	26	5.520	1.083	13
PROVIDED	1,920	26	6	2	13
AREA A (50X8+20X8)	360				
AREA B (75X8)	600				
AREA C (70X8)	560				
AREA D (40X5)	200				

BUFFERYARDS 114-26 - DISTRICT BOUNDARY REQUIREMENTS			
SC TO IS (FRONT OF PROPERTY)	CLASS D		
PLANT MATERIAL REQUIRED PER 100' (ACTUAL BUFFER LENGTH IS 100')			
WIDTH OF BUFFER	CANOPY	UNDERSTORY	SHRUB
20 FOOT	6.6	3.3	28
25 FOOT	6	3	24
PROVIDED	6	3	24

PLANTING MATERIAL	
CANOPY (C)	SABAL PALM
UNDERSTORY (U)	GEIGER
SHRUB (S)	SILVER BUTTONWOOD

KEY

- CANOPY — 12' HIGH MIN., 3' DBH
- UNDERSTORY — 8' HIGH MIN.
- SHRUB — 3' MIN., 6' SPECIFIED

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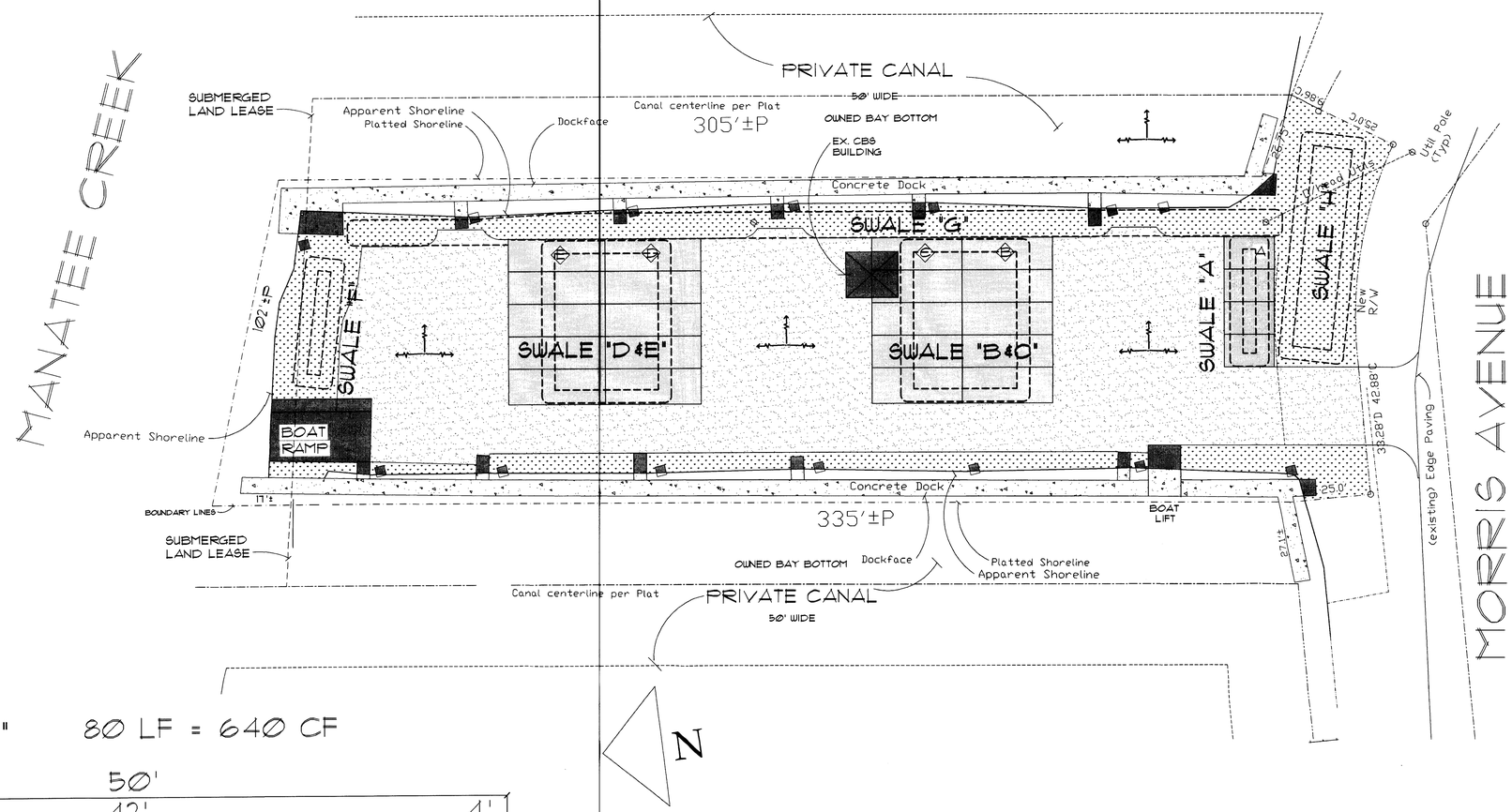
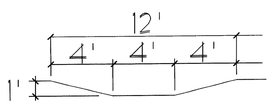
PIRATE HAT MARINA

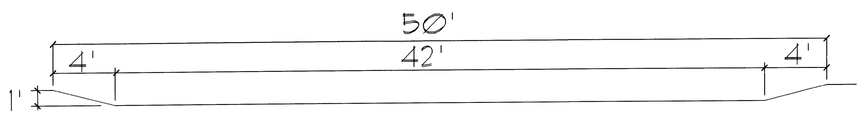
SHEET 4.0

8/1/11

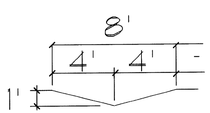




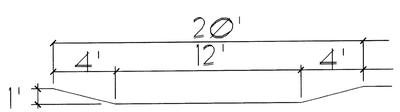
SWALE "A" & "F" 80 LF = 640 CF



SWALE "B&C" & "D&E" 80 LF = 3,680 CF



SWALE "G" 300 LF = 1,200 CF



SWALE "H" 70 LF = 1,250 CF

SWALE SECTIONS N.T.S

TOTAL RETENTION AREA REQUIRED = 5,965 CF
TOTAL RETENTION AREA PROVIDED = 6,640 CF

STORMWATER MANAGEMENT PLAN

SCALE: 1" = 20'

TOTAL UPLAND AREA ..... 28,408 SQ.FT.

PERVIOUS AREA	7,625 SQ.FT.	26%
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(305) 852-0262

DATE: 29 JUL 11
SCALE: AS NOTED
DRAWN BY: TJB
REVISIONS

PIRATE HAT MARINA

SHEET 3.0

8/11

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

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

From: Steven Biel, Senior Planner

Date: September 26, 2011

Subject: *Request for a Minor Conditional Use Permit in order to construct seven (7) deed-restricted employee housing units, 3,070 SF of office space, and 3,498 SF of medium-intensity commercial retail use, to be located at the western side of the Atlantic Boulevard and Atlantic Avenue intersection, Key Largo, Real Estate Nos. 00453471.000100 and 00453471.000200*

Meeting: September 27, 2011

I REQUEST:

The applicant is requesting approval of a minor conditional use permit in order to develop seven (7) deed-restricted employee housing units, 3,070 SF of office space, and 3,498 SF of medium-intensity commercial retail use. There would be two (2) buildings connected by attached walkways to. Both buildings would be 2-stories, with the office building having 4,670 SF of covered parking on the ground level with 3,070 SF of office space and two employee housing units (1,532 SF) on the second floor. The commercial retail building would have 3, 498 SF on the ground floor and five (5) employee housing units (3,521 SF) on the second floor.

Subject Property Outlined In Blue (2009)

Location:

Address: Western side of the Atlantic Boulevard/Atlantic Avenue intersection, Key Largo, mile marker 99.5 (Atlantic Ocean side of US 1)

Legal Description: Lots 208 & 209, Port Largo First Addition (PB6-48), Key Largo, Monroe County, Florida

Real Estate (RE) Numbers: 00453471.000100 and 00453471.000200

Applicant:

Owner: Coconut Grove Bank

Applicant: Thompson Acquisitions, LLC

Agent: Joel Reed, RC3World, Inc.

II RELEVANT PRIOR COUNTY ACTIONS:

At this time both lots have an undesignated tier designation. Both lots have been recommended for a Tier 3 designation and have been approved by the BOCC for Tier 3. However, at this time the Tier 3 designation has not taken effect.

III BACKGROUND INFORMATION:

A. Size of Site: RE 00453471.000100; 11,438 SF (0.263 ac)
RE 00453471.000200; 11,537 SF (0.265 ac)
B. Land Use District: Suburban Commercial (SC)
C. Future Land Use Map (FLUM) Designation: Mixed Use / Commercial (MC)
D. Tier Designation: Undesignated
E. Flood Zone: part Zone X and part AE – EL 7
F. Existing Use: Vacant
G. Existing Vegetation / Habitat: Predominately scarified with several areas of hammock
H. Community Character of Immediate Vicinity: Mixed Use: Commercial and Commercial Fishing along the US 1 corridor and single-family residential along La Fitte Drive

IV REVIEW OF APPLICATION:

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

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

The existing development is consistent with the purposes, goals, objectives and standards of the MC future land use category and the SC District; however, the proposed redevelopment may not be consistent.

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

> Policy 101.4.5: The principal purpose of the MC land use category is to provide for the establishment of commercial zoning districts where various types of commercial retail and office may be permitted at intensities which are consistent with the community character and the natural environment. Employee housing and commercial apartments are also permitted. This land use category is also intended to allow for the establishment of mixed use development patterns, where appropriate. Various types of residential and non-residential uses may be permitted; however, heavy industrial uses and similarly incompatible uses shall be prohibited. In order to protect environmentally sensitive lands, the following development controls shall apply to all hammocks, pinelands, and disturbed wetlands within this land use category: 1) only low intensity commercial uses shall be allowed; 2) a maximum floor area ratio of 0.10 shall apply; and 3) maximum net residential density shall be zero.
>
> Policy 101.5.3: In order to encourage a compact form of non-residential growth, the Permit Allocation System shall limit and direct new non-residential development primarily to areas designated as Tier III under Goal 105 not located within a designated Special Protection Area and provide incentives for redevelopment of existing developed and vacant infill sites.
>
> Policy 101.2.4: Monroe County shall allocate at least 20 percent of residential (non-transient) growth to affordable housing units as part of the Permit Allocation System. Any portion of the 20 percent allocation not used for affordable housing shall be retained and be made available for affordable housing from ROGO year to ROGO year. Affordable housing eligible for this separate allocation shall meet the criteria specified in Policy 601.1.7, but shall not be subject to the competitive Residential Permit Allocation and Point System in Policy 101.5.4. The parcel proposed for affordable housing shall not be located within an area designated as Tier I as set forth under Goal 105 or within a Tier III Special Protection Area as set forth in Policy 205.1.1.
>
> Policy 601.1.7: All affordable housing projects which receive development benefits from Monroe County, including but not limited to affordable housing points in the Permit Allocation System and donations of land, shall be required to maintain the project as affordable on a long-term basis pursuant to deed restrictions or other mechanisms specified in the Land Development Regulations, and administered by Monroe County or the Monroe County Housing Authority. For the purposes of developing such Land Development Regulations, the following guidelines shall apply: "Moderate Income" is the amount which represents 120 percent of the median annual household income for Monroe County. "Low Income" is the amount which represents 80 percent of the median annual household income for Monroe County. "Very Low Income" is the amount which represents 50 percent of the median annual household income for Monroe

County. "Cost-burdened" describes a household which pays a monthly rent or monthly mortgage payment, including taxes and insurance that exceeds 30 percent of the median annual household income for Monroe County.

V The conditional use is consistent with the community character of the immediate vicinity:

A mixed use development would be compatible with neighboring properties, an area which is composed of a mixture of commercial retail, recreational, and single-family residential uses. Therefore, the proposed development would be consistent with the community character of the immediate vicinity.

VI The design of the proposed development minimizes adverse effects, including visual impacts, on adjacent properties:

The currently vacant site would be developed with seven (7) deed-restricted employee housing units, 3,070 SF of office space, and 3,498 SF of medium-intensity commercial retail use. The site is located at the western side of the Atlantic Boulevard and Atlantic Avenue intersection There are single-family residences located on the lots to the south of Atlantic Avenue, recreational uses on the northern side of Atlantic Bouevard, and commercial retail uses scattered around the general vicinity.

It appears from the submitted site plan that the construction of the proposed structures would be compatible with the character of the surrounding area. The seven (7) employee housing units would be located on the second floor above the commercial and retail uses. The applicant is proposing to construct all of the buildings using architectural features that provide visual interest. Similar design guidelines and materials are proposed for all of the proposed structures, which will make the development cohesive.

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

VII The proposed use will have an adverse impact on the value of surrounding properties:

There is no evidence indicating that the proposed development will have an adverse impact on the value of the surrounding properties.

VIII The adequacy of public facilities and services:

1. Roads:

Localized Impacts & Access Management: Access to and from the development shall be approved by the county's traffic consultant and the Florida Department of Transportation (FDOT) (See section I-22, Access Standards).
Level of Service (LOS): A traffic evaluation shall be approved by the county's traffic consultant.

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

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

4. Emergency Management: The applicant shall coordinate with the Office of the Fire Marshal to determine compliance with the Florida Fire Prevention Code, the Florida Building Code, the National Fire Protection Code (NFPA 1) and the Life Safety Code (NFPA 101). As of the date of this report, no letter of coordination has been provided.

IX The applicant has the financial and technical capacity to complete the development as proposed:

There is no evidence to support or disprove the applicant's financial and technical capacity. It should be noted that the applicant developed a similar project on US 1 several years ago.

X The development will adversely affect a known archaeological, historical or cultural resource:

The proposed development will not adversely affect a known archaeological, historical or cultural resource.

XI Public access to public beaches and other waterfront areas is preserved as part of the proposed development:

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

XII The project complies with all additional standards imposed on it by the Land Development Regulations:

1. **Residential Rate of Growth Ordinance (ROGO) (§138-19 – §138-28): *Compliance to be determined.***

   This application includes the addition of 7 new dwelling units to the site and thereby requires 7 affordable ROGO allocations from the ROGO permit allocation system.

2. **Non-Residential Rate of Growth Ordinance (NROGO) (§138-47 – §138-56):**

Compliance to be determined.
The proposed development would include 3,070 SF of office space and 3,498 SF of medium-intensity commercial retail space for a total of 6,568 SF of new NROGO space. As proposed, the development would require an allocation of non-residential floor area through the Non-Residential Rate of Growth Ordinance (NROGO) permit allocation system. Pursuant to MCC §138-51(b), the amount of non-residential floor area to be allocated is limited to a maximum of 2,500 ft² for any one site per allocation date. The annual allocation is generally in or around January and July of each year.

Currently, a NROGO application will not be accepted by the Planning & Environmental Resources department until a building permit application for the proposed development is found to be in compliance with all applicable regulations by the Building Department. A building permit will be issued following the application for and receipt of the required NROGO floor area allocation.

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

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

4. Permitted Uses (§130-93): *In compliance.*

Attached residential dwellings involving six (6) to 18 units, designated as employee housing as provided for in MCC §130-161, may be permitted with a minor conditional use permit. Employee housing means a dwelling unit that is intended to serve as affordable, permanent housing for working households, which derive at least 70 percent of their household income from gainful employment in Monroe County and meet the requirements for affordable housing as per MCC §101-1 and §130-161.

In addition, commercial retail, low- and medium-intensity and office uses or any combination therof of greater than 2,500 but less than 10,000 square feet of floor as provided in MCC §130-93 may be permitted with a minor conditional permit.

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

Land Use	Max Net Density	Size of Site (upland)	Max Allowed	Proposed	Potential Used
Employee Housing	18 units / buildable acre	22,975 SF	9.5 units	7 units	73.6 %
Office	0.40 FAR	22,975 SF	9,190 SF	3,070 SF	33.0%
Commercial Retail (medium-intensity)	0.25 FAR	22,975 SF	5,744 SF	3,498 SF	61.0%

Pursuant to MCC §130-161(a), a SC parcel may be developed with employee housing up to a maximum net residential density of 18 dwelling units per acre. Further, for

employee housing, the maximum net residential density allowed per district shall not require transferable development rights (TDRs). Therefore, the total potential building area used would be 94%.

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 or 20 percent. In total, the property consists of approximately 22,975 SF of upland area. Therefore, at least 4,595 SF of the total land area must remain open space. The site plan indicates that there would be 10,029 SF of total open space.

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

   The required non-shoreline setbacks are as follows: Front yard – 25 feet; Rear yard – 10 feet; and Side yard – 10/15 feet.

   When the 2 lots are combined for the purposes of development, there would be three required 25-foot front yard setbacks with one of the front yard setbacks being a curve. The site plan shows portions of the building, parking area, dumpster located in the required front yard setbacks. These portions of the proposed development should be moved out of the front yard setbacks or apply for a variance to allow it to remain in the front yard setback.

8. Maximum Height (§130-187): *In compliance.*

   Elevations indicate that the building height would be 29 feet, 3 inches from grade.

   Pursuant to the Land Development Code, no structure or building shall be developed that exceeds a maximum height of 35 feet. However, any hotel or affordable housing unit may be developed to a height of three stories over parking or a maximum of 44 feet, whichever is lower, measured from grade level, if constructed to meet wind load resistances of 150 miles per hour and a binding commitment is signed that such facilities will be used as official hurricane shelters in accordance with specifications of the county department of civil defense. Affordable housing structures exceeding 35 feet in height must be allocated proportionately to low- and moderate-income households according to identified demand.

   Although this land development regulation is in place, it is in direct conflict with Policy 101.4.24 of the Year 2010 Comprehensive Plan, a document which supersedes the Land Development Code.

   Policy 101.4.24 states in order to preserve the existing community character and natural environment, Monroe County shall limit the height of structures including landfills to 35 feet. Exceptions will be allowed for appurtenances to buildings, transmission towers and other similar structures.

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

   The Monroe County Project Management Department reviewed the project and provided a memo noting that the storm water management plan shows the use of exfiltration and French drains for the majority of the site. However, proper percolation rates, water loadings, etc. must be submitted as part of the building permit and must take into account actual grades and include sufficient elevation data to confirm that the water actually flows into the surface water management systems and not into public rights-of-way. Finally, verify that the area between the proposed building and Atlantic Boulevard has been addressed.

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

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

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

    The proposed site plan does not show fencing or a wall around the property. If the applicant intends to construct new fencing, it shall be reviewed independently for compliance under a building permit application.

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

    The site is designated partially within Zone X AE – EL 7 flood zones on the Federal Emergency Management Agency (FEMA)'s flood insurance rate maps. All new structures must be built to floodplain management standards that meet those for flood protection.

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

    The development proposal includes the installation of native plants, trees and other vegetation, which will reduce the requirements for water and maintenance; the installation of several shade trees, which will provide shade for plaza and parking areas and the provision of structural shading.

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

    At this time, FKAA has not provided a letter of coordination.

15. Environmental Design Criteria and Mitigation Standards (§118-6, §118-7 & §118-8): ***Compliance to be determined.***

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

    The following off-street parking requirements apply:

    - Employee housing: each unit shall require one and a half (1.5) off-street parking spaces. Therefore, 10.5 total parking spaces shall be required.
    - Commercial retail/office: 3 spaces per 1,000 SF. A total of 6,568 SF of commercial/office space is being proposed. Therefore, 19.7 total parking spaces shall be required.

    A total of 30 spaces would be required. Through the shared parking option under MCC §114-67, 21.81 parking spaces would be required. The applicant is proposing 24 parking spaces.

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

    Per MCC §114-69, one (1) 11-foot by 55-foot loading/unloading space is required. A loading space is not shown on the proposed site plan. The planning director is authorized, to grant a reduction in the dimensional requirements for loading/unloading spaces, based on the submittal by an applicant of a parking demand study prepared and signed by a qualified traffic engineer, for loading/unloading spaces approved by the planning director, prepared and signed by a qualified traffic engineer and reviewed by the county traffic consultant.

    The applicant is requesting a reduction in the required dimensions of the loading/unloading space.

18. **Required Landscaping (§114-99 – §114-105): *Compliance to be determined.***

    The clearing proposed for the site is consistent with Monroe County Code. This will be discussed further at the DRC meeting.

19. **Required Bufferyards (§114-124 – §114-130): *Compliance to be determined.***

    The required retention volume is 3,550 cubic feet. The proposed plan shall meet this required retention volume. The proposed landscaping appears to preclude the proposed swales from retaining the required volume.

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

The proposed 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.

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

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

    Access to and from the development would be from one (1) entrance/exit off Atlantic Avenue and one (1) off Atlantic Boulevard. There would be no access directly to US 1.

    A traffic study by Crossroads Engineering, dated July 2011, was submitted to the county's traffic consultant. However, the trip generation was not submitted until recently. Staff has not received comments back from the traffic engineer. Also noted by the traffic engineer was that no vehicle maneuverability details were included.

23. Chapter 533, Florida Statues: *Compliance to be determined upon submittal to Building Department.*

XIII RECOMMENDED ACTION:

In the event that the minor conditional use permit is granted, staff shall recommend that the following conditions are applied. In addition, if found necessary following the consideration of public input, staff reserves the right to request additional conditions.

A. Prior to the issuance of a development order, the applicant shall submit a mitigation plan showing that the Environmental Design Criteria and Mitigation Standards of the Land Development Code shall be met.

B. Prior to the issuance of a development order, the applicant shall submit a revised landscape plan that complies with all requirements of MCC §114.

C. Prior to the issuance of a development order, the submitted traffic study, dated July 2011, shall be reviewed and approved for trip generation by the County's traffic consultant.

D. Prior to the issuance of a building permit, the applicant shall receive all required permits and approvals from the Florida Department of Environmental Protection, South Florida Water Management District, Florida Department of Health, the Florida Department of Transportation and the Florida Keys Aqueduct Authority.

E. Prior to the issuance of a building permit, the proposed development and structures shall be found in compliance by the Monroe County Building Department, the

Monroe County Floodplain Administrator and the Monroe County Office of the Fire Marshal.

F. The employee housing units shall be deed restricted as affordable employee housing as set forth in §130-161 of the Monroe County Code. Occupants of the employee housing unit must meet all requirements for occupancy of employee housing and affordable housing as set forth in the deed restriction and Monroe County Code.

G. Prior to the issuance of a development order, a) a variance shall be obtained to allow a reduction to the required setbacks for the portions of the proposed building, parking areas, dumpster, walkways, and stairs.

XIV <u>PLANS REVIEWED:</u>

A. Site Plan (A-1.0) by Robert Barnes & Associates, dated July 20, 2011;
B. Conceptual Site Storm Water Retention Plan (A-1.1) by Robert Barnes & Associates, dated July 19, 2011;
C. Landscape Site Plan (A-1.2) by Robert Barnes & Associates, dated July 19, 2011;
D. First Floor Plan (A-2) by Robert Barnes & Associates, dated July 19, 2011;
E. Second Floor Plan (A-3) by Robert Barnes & Associates, dated July 20, 2011;
F. Exterior Elevations (A-4) by Robert Barnes & Associates, dated July 19, 2011;
G. Boundary Survey by Lawrence P. Frank, dated July 8, 2011

File #: **2011-086**

Owner's Name: Coconut Grove Bank

Applicant: Thompson Acquisitions, LLC

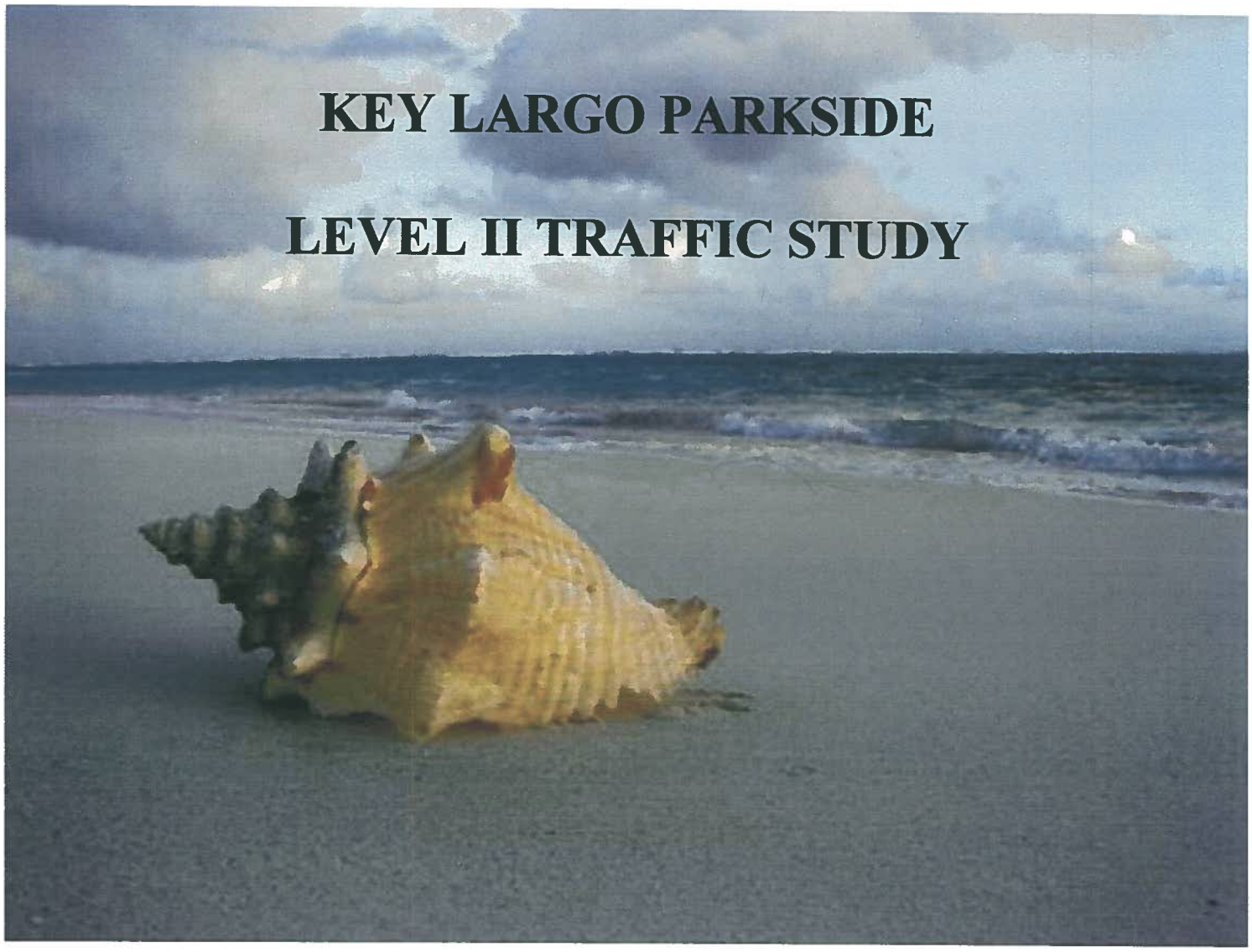
Agent: Joel Reed

Type of Application: Minor

Key: Key Largo

RE: **00453471-000200**
00453471-000100

Additional Information added to File 2011-086



KEY LARGO PARKSIDE

LEVEL II TRAFFIC STUDY

Prepared for:
THOMPSON ACQUISITIONS LLC

CROSSROADS ENGINEERING

JULY 2011

KEY LARGO PARKSIDE

MILE MARKER 100

KEY LARGO, FLORIDA

LEVEL II TRAFFIC STUDY

JULY 2011

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MILE MARKER 100

KEY LARGO, FLORIDA

LEVEL II TRAFFIC STUDY

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July 2011
JN: 2011-036

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KEY LARGO PARKSIDE

MILE MARKER 100

KEY LARGO, FLORIDA

LEVEL II TRAFFIC STUDY

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KEY LARGO PARKSIDE
MILE MARKER 100
KEY LARGO, FLORIDA
LEVEL II TRAFFIC STUDY

INTRODUCTION

The owner/ developer is proposing to develop the property located at the southwest corner of Atlantic Boulevard and Atlantic Avenue in the City of Key Largo. The proposed development consists of a two level facility including 7 unit apartments on the second floor and 3,070sf general office and 3,498sf of day care on the first floor. Figure 1 depicts the general location and a reduced site plan is included in the appendix.

Crossroads Engineering Data, Inc. was retained by the developer to perform the traffic study for the project. Based on the trips generated by the proposed development, it was determined and confirmed with Monroe County's Traffic Engineer that the development will require a level two traffic study. This study was prepared using the traffic reporting guidelines originally adopted by Monroe County.

ACCESS AND ADJACENT LAND USES

The site is located east of US 1 bound by Atlantic Boulevard to the north and Atlantic Avenue to the south. Access to the site is proposed along Atlantic Boulevard and Atlantic Avenue; no direct access is proposed along US 1. See the attached site plan for more details.

EXISTING TRAFFIC VOLUME

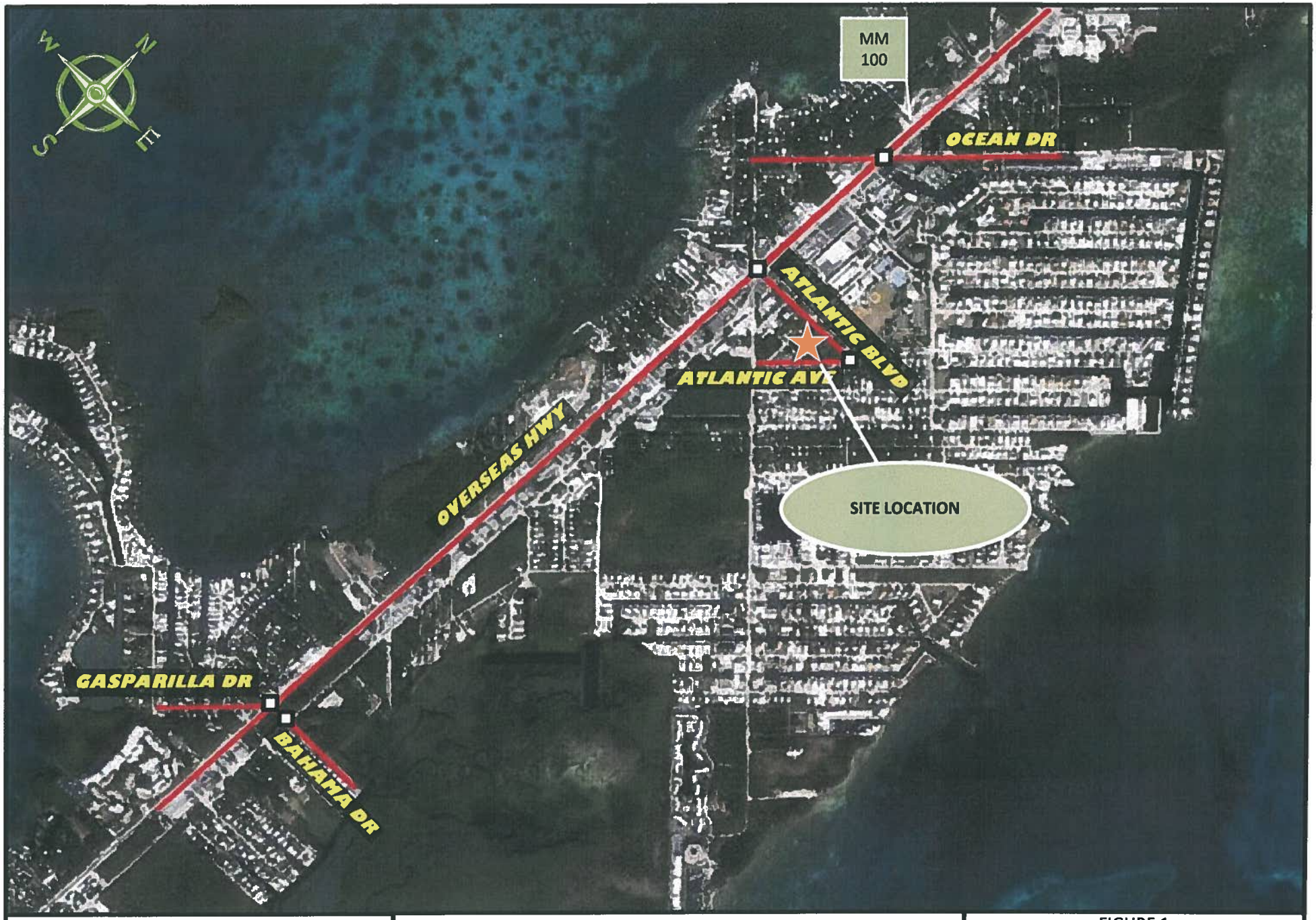
The following intersections were chosen to measure impacts of the proposed development with particular attention to US 1 and Atlantic Boulevard:

- US 1 & Ocean Drive (un-signalized)
- US 1 & Atlantic Boulevard (signalized)
- Northbound US 1 & Bahama Road (un-signalized)
- Southbound US 1 & Gasparilla Drive (un-signalized)
- Atlantic Boulevard & Atlantic Avenue (un-signalized)
- Site Driveway & Atlantic Boulevard (un-signalized)
- Site Driveway & Atlantic Avenue (un-signalized)

Using the most current data available from the Florida Department of Transportation's PTMS Site 900064; US 1 50' north of Sunset Drive MM 99.85; it was determined that the peak hour along US 1 in Key largo occurs between 11:00 AM to 1:00 PM Therefore, intersection turning movement data were collected on Thursday, July 7, 2011 at all intersections listed above with the exception of the site driveways. The exact one-hour peak period volume will be used to assess existing and proposed traffic impacts at the intersections under study. Figure 2 depicts existing traffic volume at the study locations.

TRAFFIC GENERATION

Traffic generation of existing conditions and the proposed development is estimated using the 8th edition of *Trip Generation* published by the *Institute of Transportation Engineers (ITE)*. Table 1 depicts the estimated traffic generated by the proposed development. Although it is anticipated that there may be some internal trip capture between the proposed land-uses, the analysis did not take them into account; therefore, providing a more conservative approach to the trip generation for the development. See Table 1 for more details.



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GENERAL LOCATION MAP

FIGURE 1
KEY LARGO PARK
MONROE COUNTY, FLORIDA

CROSSROADS ENGINEERING

EXISTING PEAK HOUR TRAFFIC

FIGURE 2
KEY LARGO PARK
MONROE COUNTY, FLORIDA

Table 1
Key Largo Parkside
Existing and Proposed Peak Hour
Traffic Generation

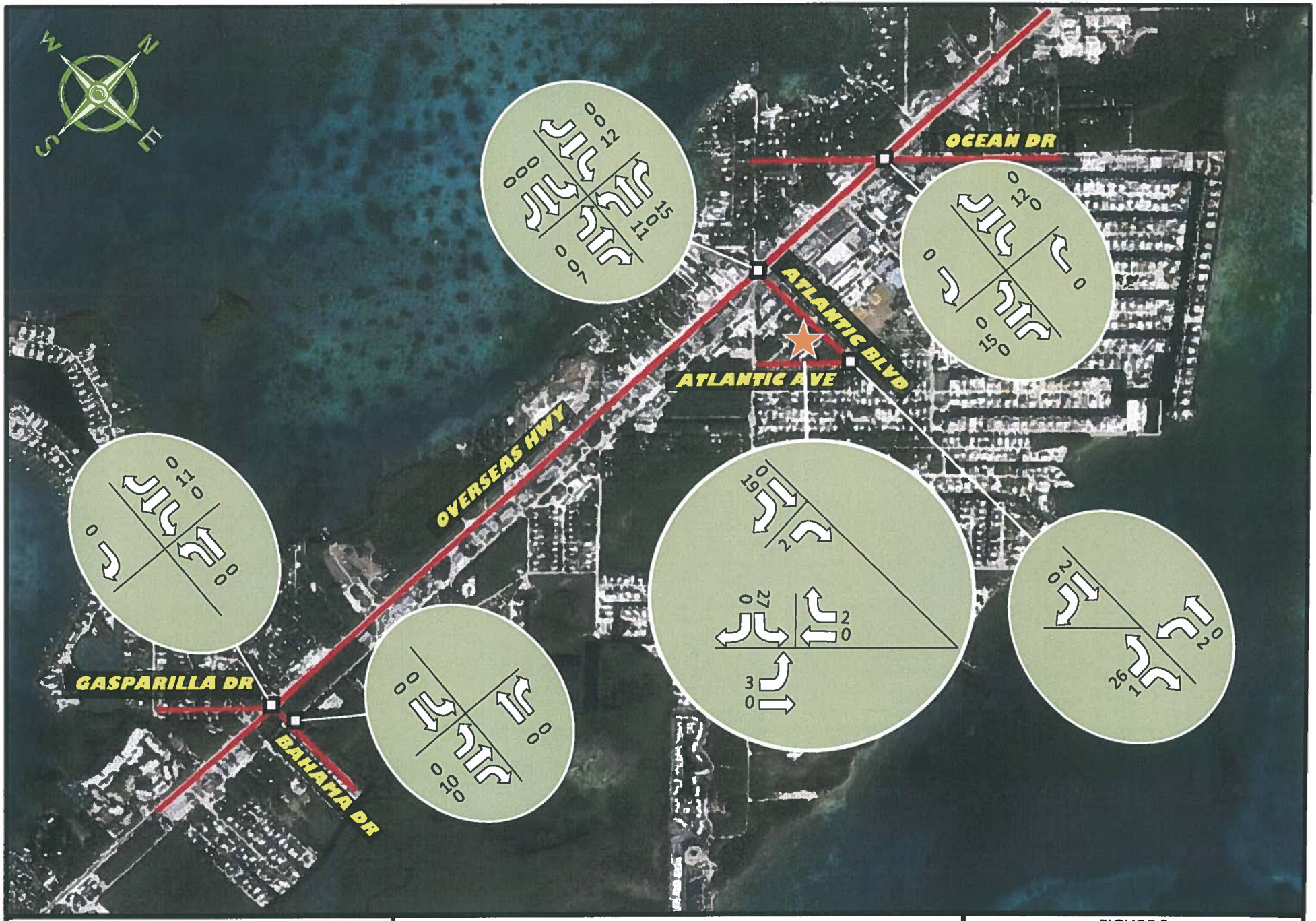
Land Use	Weighted Daily Volume	PM Peak Hour In	Out	Total
Proposed:				
Land Use 220				
Apartments 7 Units	47	3	2	5
Land Use 710				
General Office Building 3,070sf	34	1	4	5
Land Use 565				
Day Care Center 3,498sf	277	20	23	43
Proposed net new trips	**358**	**24**	**29**	**53**

DISTRIBUTION AND TRIP LENGTH

Based on the location of the proposed development and the population densities of the surrounding area, it was determined that the site would generate traffic in the following manner: 50% to the north, 40% to the south, and 10% to the east. Trip lengths were estimated as 6 miles to the north and 4 miles to the south. Figure 3 depicts site generated trips at the intersections under study.

SEASONAL TRAFFIC ADJUSTMENT

The Florida Department of Transportation year 2010 weekly volume factors (latest available) were used to estimate peak seasonal traffic conditions from the data collected in July. The data collected were increased by 7.00% to peak season conditions for mainline US 1 traffic and for all side street traffic and traffic turning to and from US 1.



CROSSROADS ENGINEERING

PM PEAK HOUR SITE ONLY TRAFFIC

FIGURE 3
KEY LARGO PARK
MONROE COUNTY, FLORIDA

HISTORICAL TRAFFIC VOLUME

The developer's intention is to have the project built and operating by the close of year 2012. Therefore, existing traffic volumes were factored for yearly growth. The year *2010 US 1 Arterial Travel Time and Delay Study for Monroe County, Florida* (latest available) was used as a guide to increase existing volume data by an annualized rate of 1.54% to year 2012, build-out conditions.

TRAFFIC DISTRIBUTION FOR PEAK PERIOD ANALYSIS

The north/south distribution of traffic volume along this general area of US 1 during the peak period is estimated to be 50% to the north and 40% to the south. The remaining 10% of the trips were distributed to the east of the project. Aerial photos and traffic data aided in the distribution and assignment of site traffic.

FUTURE BUILD-OUT YEAR TRAFFIC

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

PM PEAK HOUR LEVEL OF SERVICE

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

US 1 ARTERIAL TRAFFIC SUMMARY

The development is situated along Monroe County's designated US 1 Segment 23. Table 4 depicts a summary of daily US 1 arterial traffic volume and proposed site traffic. There are 9,121 available trips in Segment 23. The proposed development's traffic volume will generate approximately 358 new two-way daily trips in Segment 23 (see Table 4). After the proposed development, there will be 8,763 reserve trips remaining in Segment 23.

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.

TABLE 2
TRAFFIC VOLUME AT US 1 INTERSECTION STUDY LOCATIONS
(US 1 Considered a North / South Roadway for Analysis Purposes)

US 1 (Overseas Highway) INTERSECTION AND APPROACH	2011 MIDDAY VOLUME	SEASONAL INCREASE VOLUME[1]	BACKGROUND GROWTH INCREASE VOLUME[2]	2012 WITHOUT SITE	SITE VOLUME	2012 WITH SITE TOTAL VOLUME
Ocean Drive						
EB RIGHT	27	2	0	29	0	29
WB RIGHT	67	5	1	73	0	73
NB LEFT	90	6	1	97	0	97
NB THRU	1459	102	24	1585	15	1600
NB RIGHT	52	4	1	57	0	57
SB LEFT	31	2	1	34	0	34
SB THRU	1312	92	22	1426	12	1438
SB RIGHT	48	3	1	52	0	52
ATLANTIC BOULEVARD						
EB LEFT	16	1	0	17	0	17
EB THRU	9	1	0	10	0	10
EB RIGHT	39	3	1	43	0	43
WB LEFT	70	5	1	76	11	87
WB THRU	7	0	0	7	0	7
WB RIGHT	167	12	3	182	15	197
NB LEFT	16	1	0	17	0	17
NB THRU	1357	95	22	1474	0	1474
NB RIGHT	48	3	1	52	7	59
SB LEFT	155	11	3	169	12	181
SB THRU	1196	84	20	1300	0	1300
SB RIGHT	8	1	0	9	0	9
BAHAMA (US 1 NB)						
EB LEFT	22	2	0	24	0	24
EB THRU	6	0	0	6	0	6
WB THRU	2	0	0	2	0	2
WB RIGHT	3	0	0	3	0	3
NB LEFT	22	2	0	24	0	24
NB THRU	1289	90	21	1400	10	1410
NB RIGHT	4	0	0	4	0	4
GASPARILLA (US 1 SB)						
EB RIGHT	28	2	0	30	0	30
WB LEFT	3	0	0	3	0	3
WB THRU	17	1	0	18	0	18
SB LEFT	38	3	1	42	0	42
SB THRU	1271	89	21	1381	11	1392
SB RIGHT	19	1	0	20	0	20
SITE DRIVE (Atlantic Blvd)						
EB THRU	-	-	-	-	-	30
EB RIGHT	-	-	-	-	19	19
NB RIGHT	-	-	-	-	2	2
SITE DRIVE (ATLANTIC AVE)						
EB LEFT	-	-	-	-	3	3
EB THRU	-	-	-	-	0	0
WB RIGHT	-	-	-	-	2	2
WB THRU	-	-	-	-	0	0
SB LEFT	-	-	-	-	27	27
SB RIGHT	-	-	-	-	0	0
ATLANTIC BLVD & ATLANTIC AVE						
EB THRU	27	2	0	29	2	31
EB RIGHT	1	0	0	1	0	1
WB LEFT	2	0	0	2	2	4
WB THRU	27	2	0	29	0	29
NB LEFT	3	0	0	3	26	29
NB RIGHT	6	0	0	6	1	7

[1] See report appendix (FDOT Peak Season Factors) for seasonal increases
[2] A growth factor of 1.54% is was used to increase the seasonaly factored turning movement volumes.

CROSSROADS ENGINEERING

2012 PM PEAK HOUR VOLUME WITH SITE

FIGURE 4
KEY LARGO PARK
MONROE COUNTY, FLORIDA

TABLE 3
Level of Service (LOS) at Study Locations
(US 1 Considered a North / South Roadway for Analysis Purposes)

INTERSECTION AND APPROACH	YEAR 2011 EXISTING LOS	YEAR 2012 WITHOUT SITE LOS	YEAR 2012 WITH SITE LOS
BAHAMA DRIVE			
EB RIGHT	B	B	B
WB RIGHT	C	C	C
NB LEFT & THRU	B	C	C
SB LEFT	B	C	C
US 1 & ATLANTIC BLVD			
EB LEFT & THRU & RIGHT	D	D	D
WB LEFT & THRU	D	D	D
WB RIGHT	C	C	C
NB LEFT	D	D	D
NB THRU & RIGHT	C	C	C
SB LEFT	D	D	D
SB THRU	C	C	C
SB RIGHT	A	A	A
INTERSECTION LOS	**C**	**C**	**C**
BAHAMA DRIVE			
EB LEFT & THRU	C	C	C
WB THRU & RIGHT	B	C	C
NB LEFT & THRU	A	A	A
GASPARILLA DRIVE			
EB RIGHT	B	B	B
WB LEFT & THRU	C	C	C
SB LEFT &THRU	A	A	A
SITE DRIVE (ATLANTIC BLVD)			
NB RIGHT	-	-	A
SITE DRIVE (ATLANTIC AVE)			
EB LEFT & THRU	-	-	A
SB LEFT & RIGHT	-	-	A
ATLANTIC BLVD & ATLANTIC AVE			
WB LEFT	A	A	A
NB LEFT & RIGHT	A	A	A

TABLE 4 KEY LARGO PARKSIDE ARTERIAL TRIP ASSIGNMENT SUMMARY

Project: Key Largo Parkside

Location: Key Largo

Approx. US-1 MM: 100.0

Development Type: Mix-Use

Project Size: See report

Average Trip Length: Trip Distribution:
6 miles N / E 60 % N / E
10 miles S / W 40 % S / W

Trip Generation Source:

ITE [X]

OTHER [ ] See Report

Daily Trip Ends -
Weekday:
Saturday:
Sunday:
Weighted Daily: 358

Total Daily Trips	Percent Pass-By Trips	Percent Primary Trips	(1) Primary Trips	US-1 Segment Number	US-1 Segment Limits Begin MM	US-1 Segment Limits End MM	(2) Percent Directional Split	(3) % Impact Based on Trip Length	Project Generated Trips (1) (2) (3)	Year 2010 Reserve Capacity	Less Estimated Site Volume	2010 Remaining Reserve Capacity
358	0	100	358	#1	4.0	5.0	40	0	(358 * 0.4 * 0.00) = 0			
				#2	5.0	9.0	40	0	(358 * 0.4 * 0.00) = 0			
				#3	9.0	10.5	40	0	(358 * 0.4 * 0.00) = 0			
				#4	10.5	16.5	40	0	(358 * 0.4 * 0.00) = 0			
				#5	16.5	20.5	40	0	(358 * 0.4 * 0.00) = 0			
				#6	20.5	23.0	40	0	(358 * 0.4 * 0.00) = 0			
				#7	23.0	24.0	40	0	(358 * 0.4 * 0.00) = 0			
				#8	24.0	27.5	40	0	(358 * 0.4 * 0.00) = 0			
				#9	27.5	29.5	40	0	(358 * 0.4 * 0.00) = 0			
				#10	29.5	33.0	40	0	(358 * 0.4 * 0.00) = 0			
				#11	33.0	40.0	40	0	(358 * 0.4 * 0.00) = 0			
				#12	40.0	47.0	40	0	(358 * 0.4 * 0.00) = 0			
				#13	47.0	54.0	40	0	(358 * 0.4 * 0.00) = 0			
				#14	54.0	60.5	40	0	(358 * 0.4 * 0.00) = 0			
				#15	60.5	63.0	40	0	(358 * 0.4 * 0.00) = 0			
				#16	63.0	73.0	40	0	(358 * 0.4 * 0.00) = 0			
				#17	73.0	77.5	40	0	(358 * 0.4 * 0.00) = 0	0		
				#18	77.5	79.5	40	0	(358 * 0.4 * 0.00) = 0	0		
				#19	79.5	84.0	40	9	(358 * 0.4 * 0.09) = 13	611	13	598
				#20	84.0	86.0	40	25	(358 * 0.4 * 0.25) = 36	4,468	36	4,432
				#21	86.0	91.5	40	44	(358 * 0.4 * 0.44) = 63	2,881	63	2,818
				#22	91.5	99.5	40	78	(358 * 0.4 * 0.78) = 112	9,539	112	9,427
	Project Segment ---------->			#23	99.5	106.0	100	100	(358 * 1 * 1.00) = 358	9,121	358	8,763
				#24	106.0	112.5	60	23	(358 * 0.6 * 0.23) = 49	7,187	49	7,138

CONCLUSIONS

Key Largo Parkside is a proposed mixed-use development planned to be located in the southwest corner of the intersection of Atlantic Boulevard and Atlantic Avenue in Key Largo near Mile Marker 100. The proposed development is slated to be built on two vacant lots bound by Atlantic Boulevard to the north and Atlantic Avenue to the south.

Proposed for the site is a mixed-use development consisting of seven residential units, 3,070 square feet of office space, and 3,498 square feet of day care center. Two new driveways are proposed; one along Atlantic Boulevard and a second along Atlantic Avenue.

Crossroads Engineering Data, Inc. was retained by Thompson Acquisitions LLC to conduct a Level Two Traffic Study for the proposed development. The study addresses trip generation and traffic impacts created by the proposed project. The conclusions of the traffic study are summarized below:

- The new external trips anticipated to be generated by the proposed project consists of 358 daily trips, approximately 52 AM trips and approximately 53 PM trips.
- Intersection analyses using traffic volumes including site traffic and an increase in background traffic for the year 2012 indicated that all intersections analyzed in the traffic study would operate at acceptable levels of service.
- According to Monroe County's 2010 Level of Service and Reserve Capacity Table, Overseas Highway near Mile Marker 100 (Segment 23) has a reserve capacity of 9,121 trips, which is well in excess of the 358 daily trips to be generated by the proposed development.

APPENDIX

TURNING MOVEMENT DATA

Crosroads Engineering Data, Inc.

13284 SW 120th Street
Miami, Florida, 33186
Tel: 305-233-3997 Fax: 305-233-7720

CLIENT : THOMPSON ACQUISITIONS LLC.
JOB NO : 2011-36
PROJECT: KEY LARGO PARKVIEW
COUNTY: MONROE

File Name : OCEAN
Site Code : 00000000
Start Date : 7/12/2011
Page No : 1

Groups Printed- AUTOS/HVY VEHICLES

	US-1/OVERSEAS HWY From North				OCEAN DR. From East				US-1/OVERSEAS HWY From South					BAY DRIVE From West				
Start Time	Rght	Thru	Left	Uturns	Rght	Thru	Left	Peds	Rght	Thru	Left	Uturns	Peds	Rght	Thru	Left	Peds	Int. Total
11:00 AM	4	204	7	0	8	0	0	7	19	274	14	8	2	2	0	0	0	549
11:15 AM	8	221	7	1	17	0	0	0	15	307	15	11	0	2	0	0	1	605
11:30 AM	5	317	5	1	13	1	0	4	17	316	7	5	0	3	0	0	0	694
11:45 AM	6	309	6	3	18	0	0	2	15	327	17	5	0	7	0	0	0	715
Total	23	1051	25	5	56	1	0	13	66	1224	53	29	2	14	0	0	1	2563
12:00 PM	13	324	3	1	22	0	0	1	18	327	31	9	0	8	0	1	0	758
12:15 PM	18	330	12	2	29	0	0	5	17	348	21	15	0	9	0	0	1	807
12:30 PM	14	319	6	1	6	0	0	2	11	393	16	7	0	7	0	0	0	782
12:45 PM	3	339	10	1	10	0	0	5	6	391	22	5	0	3	0	0	0	795
Total	48	1312	31	5	67	0	0	13	52	1459	90	36	0	27	0	1	1	3142
Grand Total	71	2363	56	10	123	1	0	26	118	2683	143	65	2	41	0	1	2	5705
Apprch %	2.8	94.5	2.2	0.4	82	0.7	0	17.3	3.9	89.1	4.7	2.2	0.1	93.2	0	2.3	4.5	
Total %	1.2	41.4	1	0.2	2.2	0	0	0.5	2.1	47	2.5	1.1	0	0.7	0	0	0	

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Start Date : 7/12/2011
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	US-1/OVERSEAS HWY From North					OCEAN DR. From East					US-1/OVERSEAS HWY From South						BAY DRIVE From West					
Start Time	Rght	Thru	Left	Uturns	App. Total	Rght	Thru	Left	Peds	App. Total	Rght	Thru	Left	Uturns	Peds	App. Total	Rght	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 11:00 AM to 12:45 PM - Peak 1 of 1																						
Peak Hour for Entire Intersection Begins at 12:00 PM																						
12:00 PM	13	324	3	1	341	22	0	0	1	23	18	327	31	9	0	385	8	0	1	0	9	758
12:15 PM	18	330	12	2	362	29	0	0	5	34	17	348	21	15	0	401	9	0	0	1	10	807
12:30 PM	14	319	6	1	340	6	0	0	2	8	11	393	16	7	0	427	7	0	0	0	7	782
12:45 PM	3	339	10	1	353	10	0	0	5	15	6	391	22	5	0	424	3	0	0	0	3	795
Total Volume	48	1312	31	5	1396	67	0	0	13	80	52	1459	90	36	0	1637	27	0	1	1	29	3142
% App. Total	3.4	94	2.2	0.4		83.8	0	0	16.2		3.2	89.1	5.5	2.2	0		93.1	0	3.4	3.4		
PHF	.667	.968	.646	.625	.964	.578	.000	.000	.650	.588	.722	.928	.726	.600	.000	.958	.750	.000	.250	.250	.725	.973

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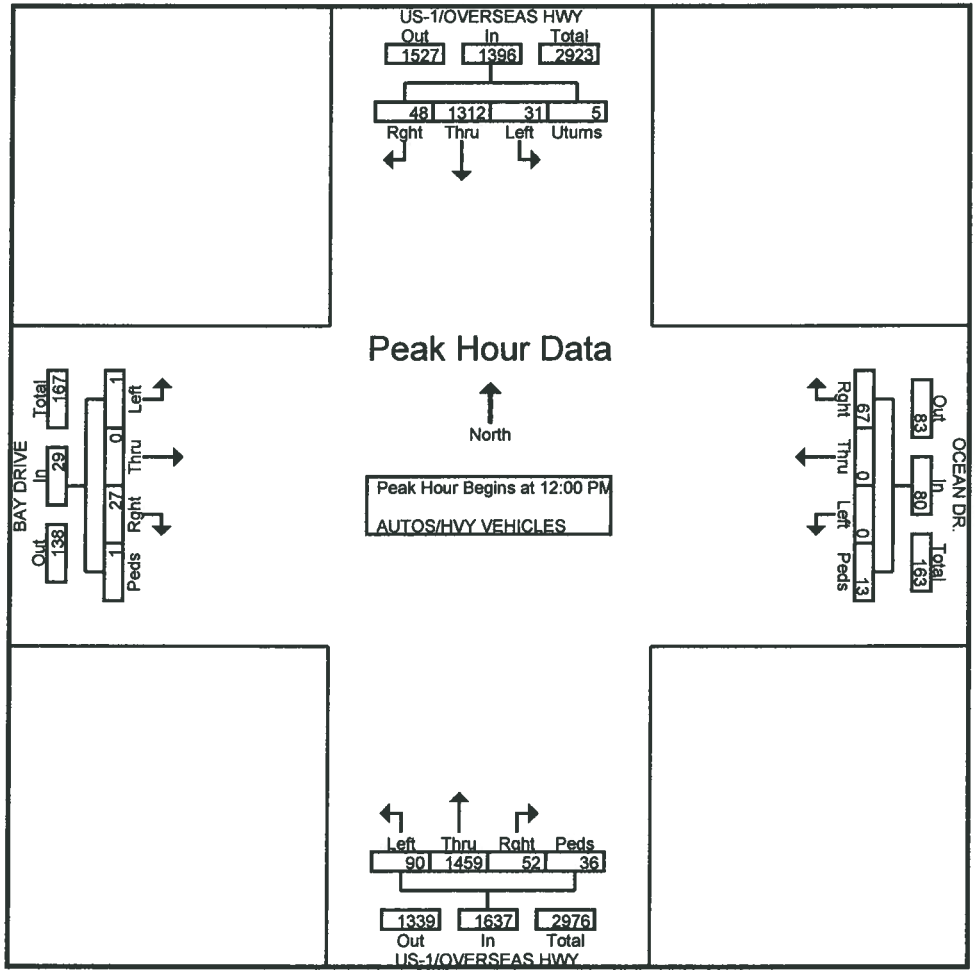

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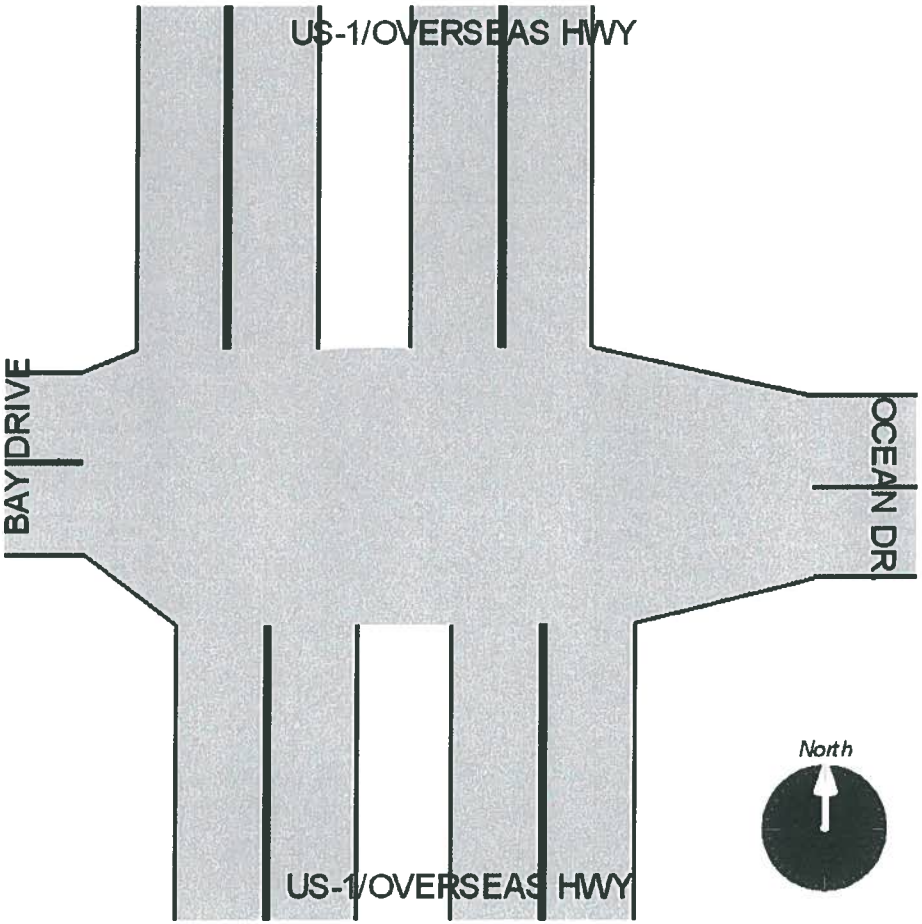

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CLIENT : THOMPSON ACQUISITIONS LLC.
JOB NO : 2011-36
PROJECT: KEY LARGO PARKVIEW
COUNTY: MONROE

File Name : ATLANTIC
Site Code : 00000000
Start Date : 7/7/2011
Page No : 1

Groups Printed- AUTOS/HVY VEHICLES - UTURNS

	US-1/OVERSEAS HWY From North				ATLANTIC BLVD. From East				US-1/OVERSEAS HWY From South					OCEAN BAY DRIVE From West					
Start Time	R-O-R	Rght	Thru	Left	R-O-R	Rght	Thru	Left	R-O-R	Rght	Thru	Left	Peds	R-O-R	Rght	Thru	Left	Peds	Int. Total
11:00 AM	1	6	233	24	6	44	3	12	1	15	267	6	0	2	4	2	5	0	631
11:15 AM	0	2	202	16	9	28	2	17	2	9	289	1	1	1	0	2	4	4	589
11:30 AM	1	3	237	24	5	29	4	12	2	9	298	4	1	5	2	0	3	4	643
11:45 AM	0	7	262	28	11	25	0	6	1	6	338	6	1	2	7	3	4	2	709
Total	2	18	934	92	31	126	9	47	6	39	1192	17	3	10	13	7	16	10	2572
12:00 PM	0	1	294	39	8	46	1	20	3	11	295	7	3	2	3	0	2	1	736
12:15 PM	1	1	286	33	7	21	4	12	2	6	333	1	2	3	5	1	7	0	725
12:30 PM	0	3	321	45	10	36	1	19	2	11	342	2	0	7	9	6	4	0	818
12:45 PM	1	1	295	38	9	30	1	19	2	11	387	6	0	3	7	2	3	0	815
Total	2	6	1196	155	34	133	7	70	9	39	1357	16	5	15	24	9	16	1	3094
Grand Total	4	24	2130	247	65	259	16	117	15	78	2549	33	8	25	37	16	32	11	5666
Apprch %	0.2	1	88.6	10.3	14.2	56.7	3.5	25.6	0.6	2.9	95	1.2	0.3	20.7	30.6	13.2	26.4	9.1	
Total %	0.1	0.4	37.6	4.4	1.1	4.6	0.3	2.1	0.3	1.4	45	0.6	0.1	0.4	0.7	0.3	0.6	0.2	
AUTOS/HVY VEHICLES	4	24	2130	198	65	259	16	117	15	78	2549	27	8	25	37	16	32	11	5611
% AUTOS/HVY VEHICLES	100	100	100	80.2	100	100	100	100	100	100	100	81.8	100	100	100	100	100	100	99
UTURNS	0	0	0	49	0	0	0	0	0	0	0	6	0	0	0	0	0	0	55
% UTURNS	0	0	0	19.8	0	0	0	0	0	0	0	18.2	0	0	0	0	0	0	1

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PROJECT: KEY LARGO PARKVIEW
COUNTY: MONROE

File Name : ATLANTIC
Site Code : 00000000
Start Date : 7/7/2011
Page No : 1

Groups Printed- UTURNS

	US-1/OVERSEAS HWY From North				ATLANTIC BLVD. From East				US-1/OVERSEAS HWY From South					OCEAN BAY DRIVE From West					
Start Time	R-O-R	Rght	Thru	Left	R-O-R	Rght	Thru	Left	R-O-R	Rght	Thru	Left	Peds	R-O-R	Rght	Thru	Left	Peds	Int. Total
11:00 AM	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
11:15 AM	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
11:30 AM	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
11:45 AM	0	0	0	7	0	0	0	0	0	0	0	1	0	0	0	0	0	0	8
Total	0	0	0	23	0	0	0	0	0	0	0	1	0	0	0	0	0	0	24
12:00 PM	0	0	0	10	0	0	0	0	0	0	0	4	0	0	0	0	0	0	14
12:15 PM	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
12:30 PM	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
12:45 PM	0	0	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0	0	4
Total	0	0	0	26	0	0	0	0	0	0	0	5	0	0	0	0	0	0	31
Grand Total	0	0	0	49	0	0	0	0	0	0	0	6	0	0	0	0	0	0	55
Apprch %	0	0	0	100	0	0	0	0	0	0	0	100	0	0	0	0	0	0	
Total %	0	0	0	89.1	0	0	0	0	0	0	0	10.9	0	0	0	0	0	0	

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File Name : ATLANTIC
Site Code : 00000000
Start Date : 7/7/2011
Page No : 2

	US-1/OVERSEAS HWY From North					ATLANTIC BLVD. From East					US-1/OVERSEAS HWY From South						OCEAN BAY DRIVE From West						
Start Time	R-O-R	Rght	Thru	Left	App. Total	R-O-R	Rght	Thru	Left	App. Total	R-O-R	Rght	Thru	Left	Peds	App. Total	R-O-R	Rght	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 11:00 AM to 12:45 PM - Peak 1 of 1																							
Peak Hour for Entire Intersection Begins at 12:00 PM																							
12:00 PM	0	1	294	39	334	8	46	1	20	75	3	11	295	7	3	319	2	3	0	2	1	8	736
12:15 PM	1	1	286	33	321	7	21	4	12	44	2	6	333	1	2	344	3	5	1	7	0	16	725
12:30 PM	0	3	321	45	369	10	36	1	19	66	2	11	342	2	0	357	7	9	6	4	0	26	818
12:45 PM	1	1	295	38	335	9	30	1	19	59	2	11	387	6	0	406	3	7	2	3	0	15	815
Total Volume	2	6	1196	155	1359	34	133	7	70	244	9	39	1357	16	5	1426	15	24	9	16	1	65	3094
% App. Total	0.1	0.4	88	11.4		13.9	54.5	2.9	28.7		0.6	2.7	95.2	1.1	0.4		23.1	36.9	13.8	24.6	1.5		
PHF	.500	.500	.931	.861	.921	.850	.723	.438	.875	.813	.750	.886	.877	.571	.417	.878	.536	.667	.375	.571	.250	.625	.946

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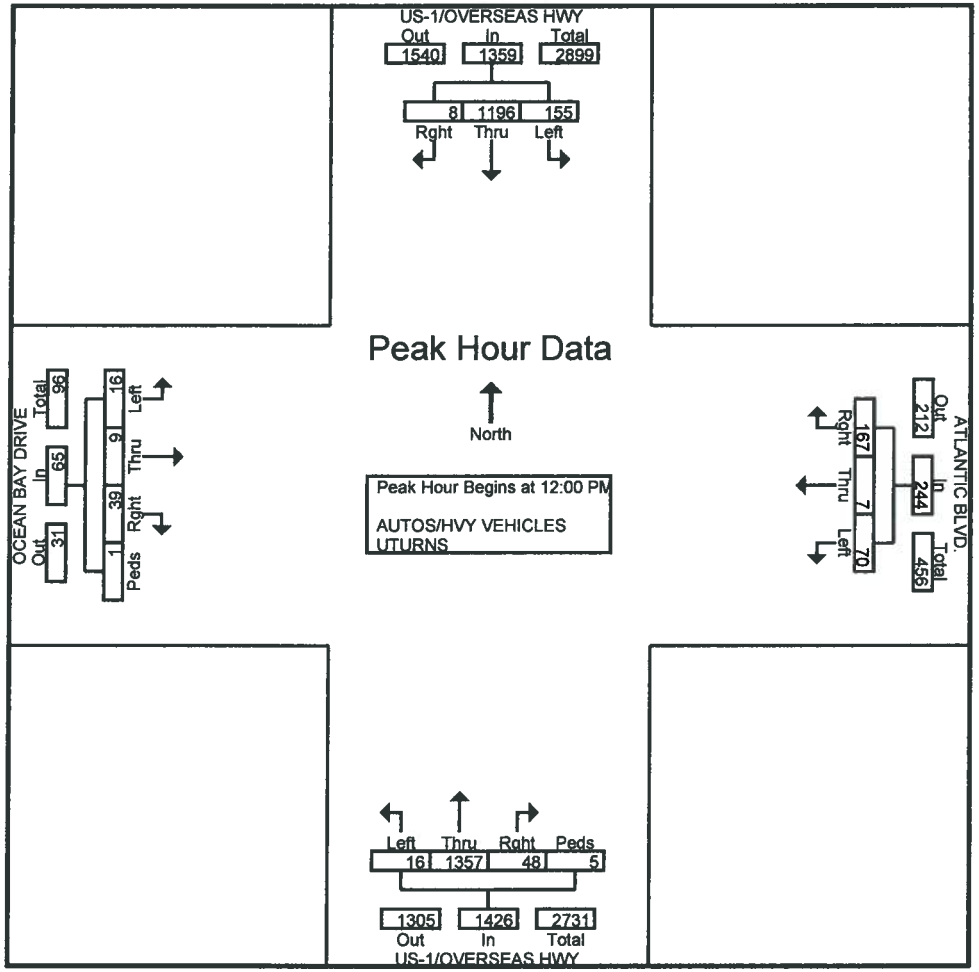
PROJECT: KEY LARGO PARKVIEW
COUNTY: MONROE

File Name : ATLANTIC
Site Code : 00000000
Start Date : 7/7/2011
Page No : 3



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File Name : ATLANTIC
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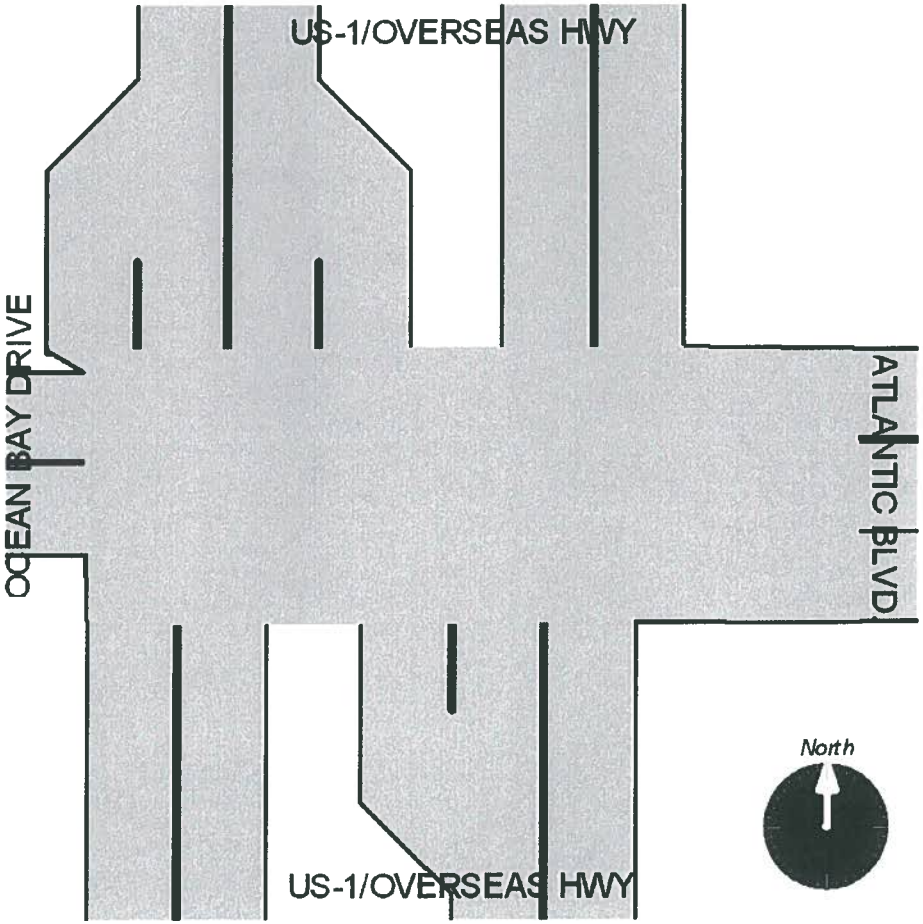
Page No : 4



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CLIENT : THOMPSON ACQUISITIONS LLC.
JOB NO : 2011-36
PROJECT: KEY LARGO PARKVIEW
COUNTY: MONROE

File Name : BAHAMA
Site Code : 00000000
Start Date : 7/7/2011
Page No : 1

Groups Printed- AUTOS/HVY VEHICLES

	BAHAMA RD. From East			US-1/OVERSEAS HWY From South				BAHAMA RD. From West			
Start Time	Rght	Thru	Peds	Rght	Thru	Left	Peds	Thru	Left	Peds	Int. Total
11:00 AM	0	0	0	0	256	3	0	0	9	0	268
11:15 AM	0	0	0	0	250	2	0	0	6	0	258
11:30 AM	3	0	0	0	302	5	0	0	5	0	315
11:45 AM	2	0	0	0	294	8	0	0	8	0	312
Total	5	0	0	0	1102	18	0	0	28	0	1153
12:00 PM	0	0	0	1	293	3	0	0	6	0	303
12:15 PM	0	0	0	0	323	8	0	1	8	0	340
12:30 PM	1	0	0	3	356	6	0	1	3	0	370
12:45 PM	2	2	0	0	317	5	0	4	5	0	335
Total	3	2	0	4	1289	22	0	6	22	0	1348
Grand Total	8	2	0	4	2391	40	0	6	50	0	2501
Apprch %	80	20	0	0.2	98.2	1.6	0	10.7	89.3	0	
Total %	0.3	0.1	0	0.2	95.6	1.6	0	0.2	2	0	

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PROJECT: KEY LARGO PARKVIEW
COUNTY: MONROE

File Name : BAHAMA
Site Code : 00000000
Start Date : 7/7/2011
Page No : 2

	BAHAMA RD. From East				US-1/OVERSEAS HWY From South					BAHAMA RD. From West				
Start Time	Rght	Thru	Peds	App. Total	Rght	Thru	Left	Peds	App. Total	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 11:00 AM to 12:45 PM - Peak 1 of 1														
Peak Hour for Entire Intersection Begins at 12:00 PM														
12:00 PM	0	0	0	0	1	293	3	0	297	0	6	0	6	303
12:15 PM	0	0	0	0	0	323	8	0	331	1	8	0	9	340
12:30 PM	1	0	0	1	3	356	6	0	365	1	3	0	4	370
12:45 PM	2	2	0	4	0	317	5	0	322	4	5	0	9	335
Total Volume	3	2	0	5	4	1289	22	0	1315	6	22	0	28	1348
% App. Total	60	40	0		0.3	98	1.7	0		21.4	78.6	0		
PHF	.375	.250	.000	.313	.333	.905	.688	.000	.901	.375	.688	.000	.778	.911

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File Name : BAHAMA
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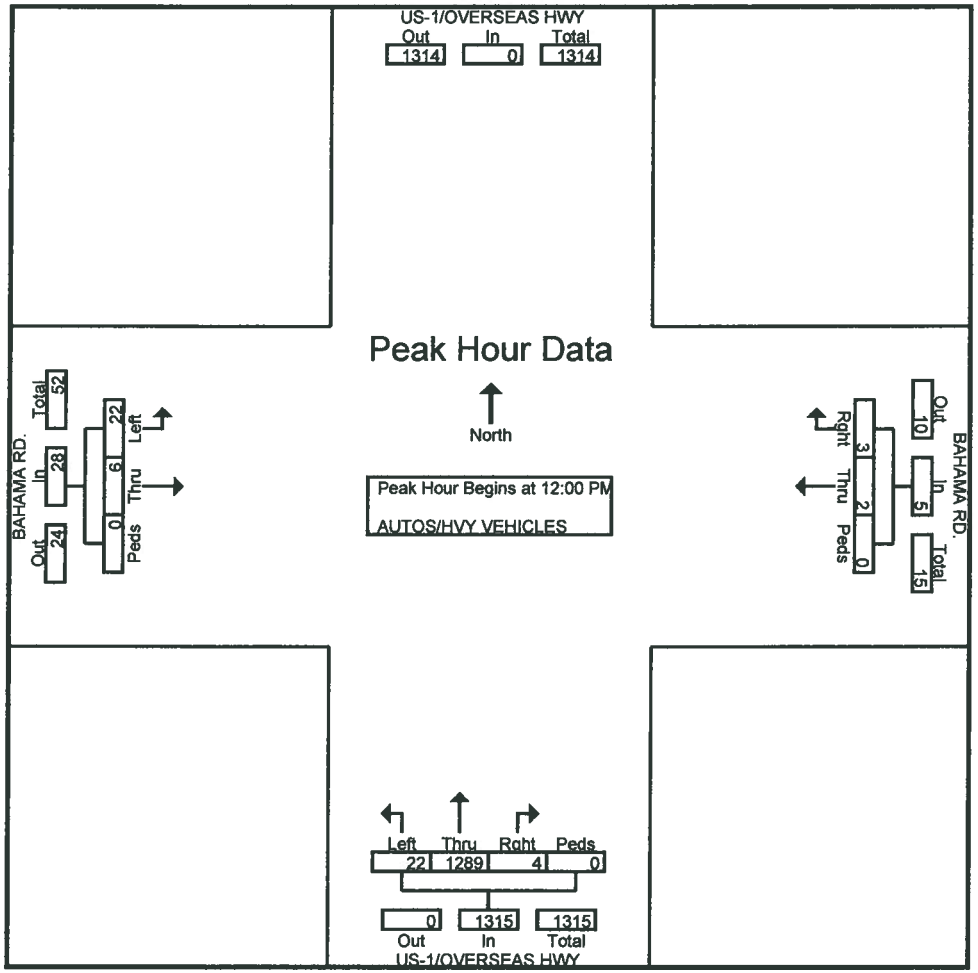

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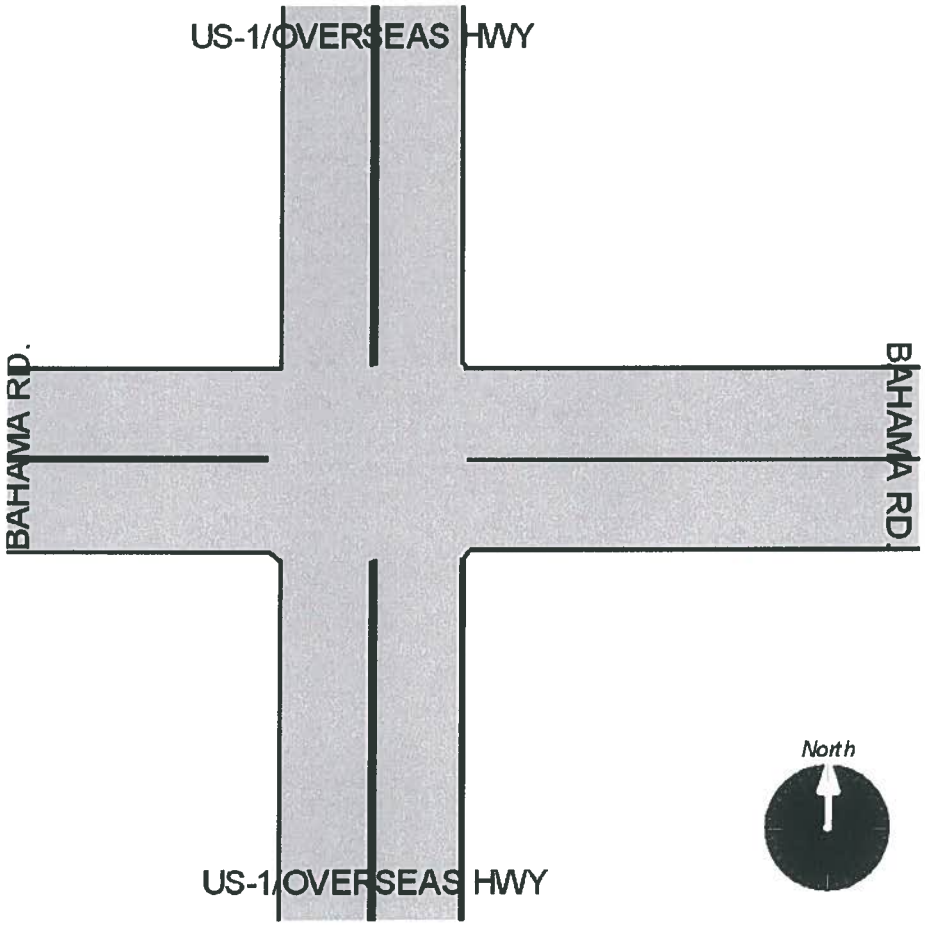

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CLIENT : THOMPSON ACQUISITIONS LLC.
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PROJECT: KEY LARGO PARKVIEW
COUNTY: MONROE

File Name : GASPARILLA
Site Code : 00000000
Start Date : 7/7/2011
Page No : 1

Groups Printed- AUTOS/HVY VEHICLES

	US-1/OLD SR 905 From North				BAHAMA RD. From East			GASPARILLA DR. From West		
Start Time	Rght	Thru	Left	Peds	Thru	Left	Peds	Rght	Peds	Int. Total
11:00 AM	2	262	6	0	1	2	2	10	0	285
11:15 AM	3	263	6	0	2	1	0	2	0	277
11:30 AM	5	275	9	0	4	1	0	10	0	304
11:45 AM	4	255	9	0	6	1	0	5	1	281
Total	14	1055	30	0	13	5	2	27	1	1147
12:00 PM	7	254	9	0	2	0	0	12	0	284
12:15 PM	2	280	10	0	8	1	1	5	0	307
12:30 PM	4	343	7	0	4	1	1	6	0	366
12:45 PM	6	394	12	0	3	1	1	5	0	422
Total	19	1271	38	0	17	3	3	28	0	1379
Grand Total	33	2326	68	0	30	8	5	55	1	2526
Apprch %	1.4	95.8	2.8	0	69.8	18.6	11.6	98.2	1.8	
Total %	1.3	92.1	2.7	0	1.2	0.3	0.2	2.2	0	

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13284 SW 120th Street
Miami, Florida, 33186
Tel: 305-233-3997 Fax: 305-233-7720

CLIENT : THOMPSON ACQUISITIONS LLC.
JOB NO : 2011-36
PROJECT: KEY LARGO PARKVIEW
COUNTY: MONROE

File Name : GASPARILLA
Site Code : 00000000
Start Date : 7/7/2011
Page No : 2

	US-1/OLD SR 905 From North					BAHAMA RD. From East				GASPARILLA DR. From West			
Start Time	Rght	Thru	Left	Peds	App. Total	Thru	Left	Peds	App. Total	Rght	Peds	App. Total	Int. Total
Peak Hour Analysis From 11:00 AM to 12:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 12:00 PM													
12:00 PM	7	254	9	0	270	2	0	0	2	12	0	12	284
12:15 PM	2	280	10	0	292	8	1	1	10	5	0	5	307
12:30 PM	4	343	7	0	354	4	1	1	6	6	0	6	366
12:45 PM	6	394	12	0	412	3	1	1	5	5	0	5	422
Total Volume	19	1271	38	0	1328	17	3	3	23	28	0	28	1379
% App. Total	1.4	95.7	2.9	0		73.9	13	13		100	0		
PHF	.679	.806	.792	.000	.806	.531	.750	.750	.575	.583	.000	.583	.817

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Site Code : 00000000
Start Date : 7/7/2011
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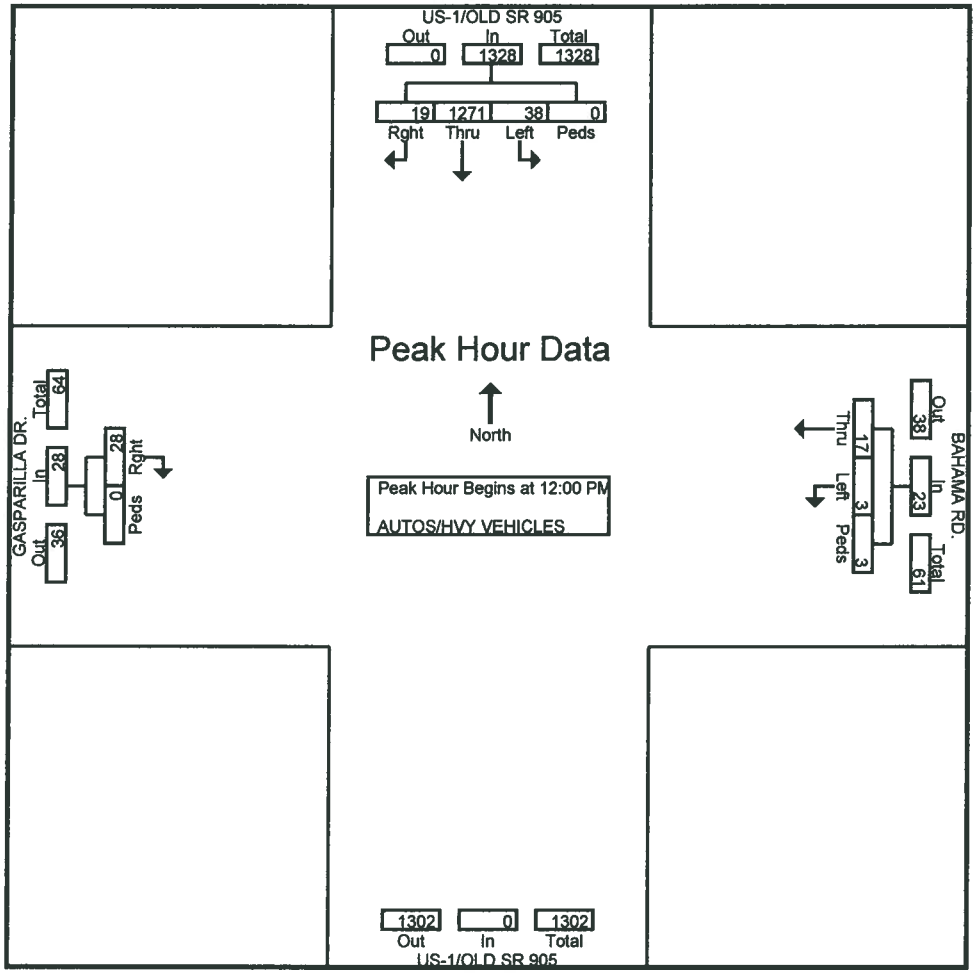

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File Name : GASPARILLA
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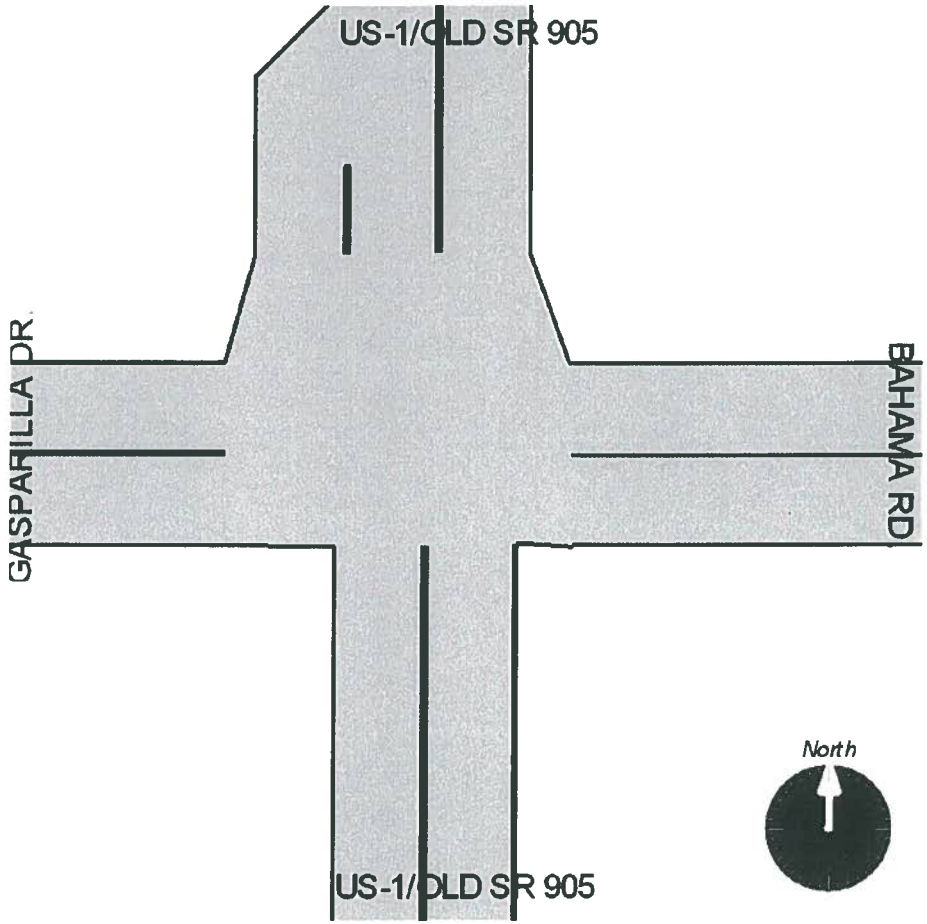

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CLIENT : THOMPSON ACQUISITIONS LLC.
JOB NO : 2011-36
PROJECT: KEY LARGO PARKVIEW
COUNTY: MONROE

File Name : ATLANTIC@ATLANTIC
Site Code : 00000000
Start Date : 7/7/2011
Page No : 1

Groups Printed- AUTOS/HVY VEHICLES

	ATLANTIC BLVD. From East			ATLANTIC AVE. From South			ATLANTIC BLVD. From West			
Start Time	Thru	Left	Peds	Right	Left	Peds	Right	Thru	Peds	Int. Total
11:00 AM	6	1	0	0	0	0	0	9	0	16
11:15 AM	8	1	2	1	0	3	0	5	0	20
11:30 AM	2	0	0	3	1	0	0	6	0	12
11:45 AM	11	0	0	2	2	0	1	7	0	23
Total	27	2	2	6	3	3	1	27	0	71
12:00 PM	5	0	0	0	1	0	1	9	0	16
12:15 PM	9	0	0	0	1	0	0	7	0	17
12:30 PM	7	1	0	0	0	0	0	6	0	14
12:45 PM	4	0	0	3	1	0	0	4	0	12
Total	25	1	0	3	3	0	1	26	0	59
Grand Total	52	3	2	9	6	3	2	53	0	130
Apprch %	91.2	5.3	3.5	50	33.3	16.7	3.6	96.4	0	
Total %	40	2.3	1.5	6.9	4.6	2.3	1.5	40.8	0	

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File Name : ATLANTIC@ATLANTIC
Site Code : 00000000
Start Date : 7/7/2011
Page No : 2

	ATLANTIC BLVD. From East				ATLANTIC AVE. From South				ATLANTIC BLVD. From West				
Start Time	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Rght	Thru	Peds	App. Total	Int. Total
Peak Hour Analysis From 11:00 AM to 12:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 11:00 AM													
11:00 AM	6	1	0	7	0	0	0	0	0	9	0	9	16
11:15 AM	8	1	2	11	1	0	3	4	0	5	0	5	20
11:30 AM	2	0	0	2	3	1	0	4	0	6	0	6	12
11:45 AM	11	0	0	11	2	2	0	4	1	7	0	8	23
Total Volume	27	2	2	31	6	3	3	12	1	27	0	28	71
% App. Total	87.1	6.5	6.5		50	25	25		3.6	96.4	0		
PHF	.614	.500	.250	.705	.500	.375	.250	.750	.250	.750	.000	.778	.772

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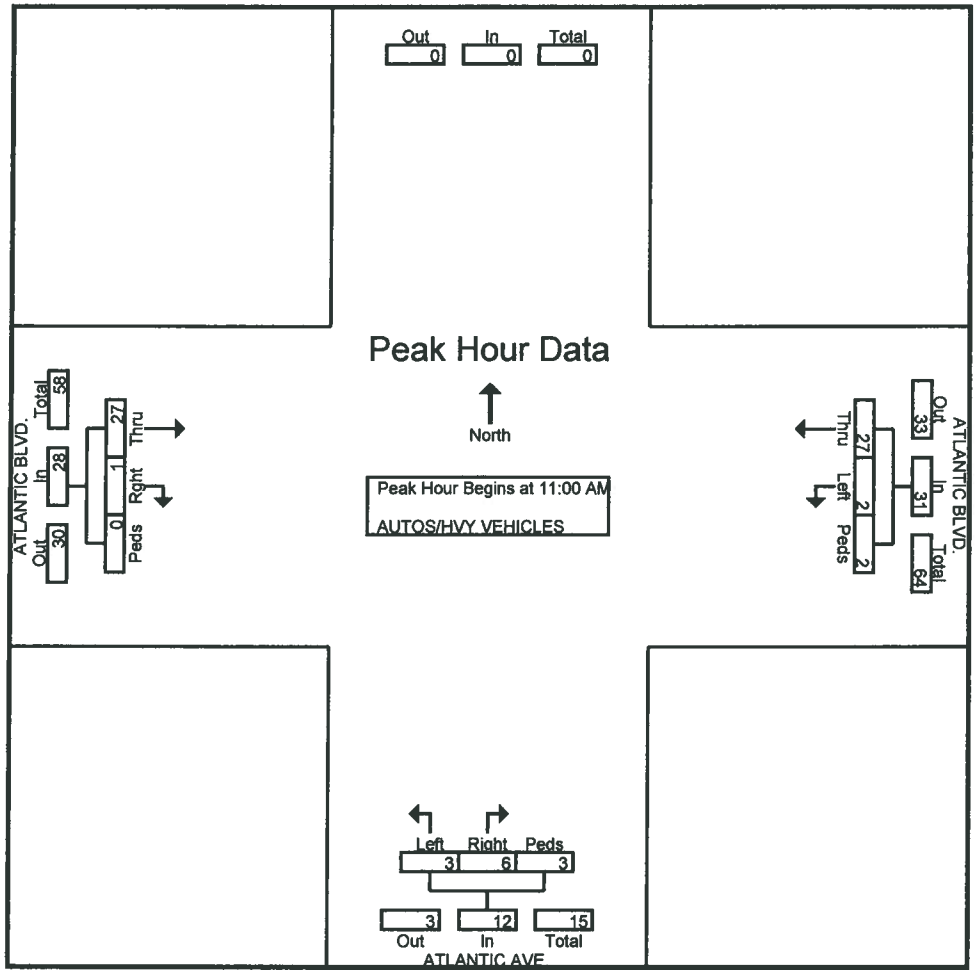

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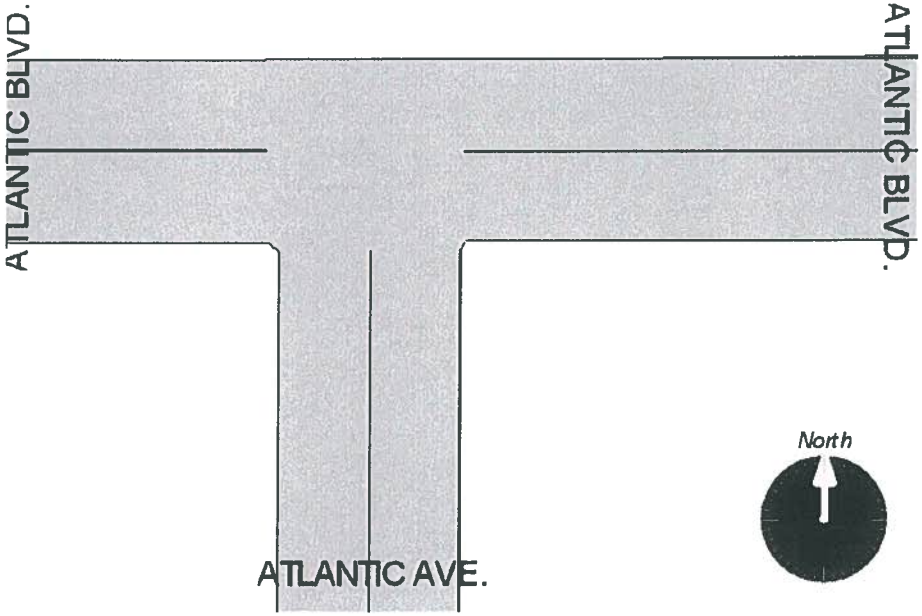

ITE TRIP GENERATION
FDOT SEASONAL FACTORS

KEY LARGO PARKSIDE
Summary of Multi-Use Trip Generation
Average Weekday Driveway Volumes
July 29, 2011

Land Use	Size	24 Hour Two-Way Volume	AM Pk Hour Enter	AM Pk Hour Exit	PM Pk Hour Enter	PM Pk Hour Exit
Apartments	7 Dwelling Units	47	1	3	3	2
General Office Building	3.07 Th.Sq.Ft. GFA	34	4	1	1	4
Day Care Center	3.498 Th.Sq.Ft. GFA	277	23	20	20	23
Total Driveway Volume		358	28	24	24	29
Total Peak Hour Pass-By Trips			0	0	0	0
Total Peak Hour Vol. Added to Adjacent Streets			28	24	24	29

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS

KEY LARGO PARKSIDE
Summary of Multi-Use Trip Generation
Saturday and Sunday Driveway Volumes
July 29, 2011

		Saturday			Sunday		
		24 Hr 2-Way	Peak Hour		24 Hr 2-Way	Peak Hour	
Land Use	Size	Vol.	Enter	Exit	Vol.	Enter	Exit
Apartments	7 Dwelling Units	45	0	0	41	0	0
General Office Building	3.07 Th.Sq.Ft. GFA	7	1	1	3	0	0
Day Care Center	3.498 Th.Sq.Ft. GFA	22	4	2	20	3	3
Total Driveway Volume		74	5	3	64	3	3
Total Peak Hour Pass-By Trips			0	0			
Total Pk Hr Vol Added to Adjacent Streets			5	3			

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS

2010 Peak Season Factor Category Report - Report Type: ALL
Category: 9000 MONROE COUNTYWIDE

MOCF: 0.93

Week	Dates	SF	PSCF
1	01/01/2010 - 01/02/2010	1.05	1.13
2	01/03/2010 - 01/09/2010	1.03	1.11
3	01/10/2010 - 01/16/2010	1.01	1.09
4	01/17/2010 - 01/23/2010	1.00	1.08
5	01/24/2010 - 01/30/2010	0.99	1.07
6	01/31/2010 - 02/06/2010	0.97	1.04
* 7	02/07/2010 - 02/13/2010	0.96	1.03
* 8	02/14/2010 - 02/20/2010	0.95	1.02
* 9	02/21/2010 - 02/27/2010	0.94	1.01
*10	02/28/2010 - 03/06/2010	0.92	0.99
*11	03/07/2010 - 03/13/2010	0.90	0.97
*12	03/14/2010 - 03/20/2010	0.89	0.96
*13	03/21/2010 - 03/27/2010	0.90	0.97
*14	03/28/2010 - 04/03/2010	0.91	0.98
*15	04/04/2010 - 04/10/2010	0.92	0.99
*16	04/11/2010 - 04/17/2010	0.93	1.00
*17	04/18/2010 - 04/24/2010	0.94	1.01
*18	04/25/2010 - 05/01/2010	0.95	1.02
*19	05/02/2010 - 05/08/2010	0.96	1.03
20	05/09/2010 - 05/15/2010	0.97	1.04
21	05/16/2010 - 05/22/2010	0.97	1.04
22	05/23/2010 - 05/29/2010	0.98	1.06
23	05/30/2010 - 06/05/2010	0.98	1.06
24	06/06/2010 - 06/12/2010	0.99	1.07
25	06/13/2010 - 06/19/2010	0.99	1.07
26	06/20/2010 - 06/26/2010	0.99	1.07
27	06/27/2010 - 07/03/2010	0.99	1.07
28	07/04/2010 - 07/10/2010	0.99	1.07
29	07/11/2010 - 07/17/2010	1.00	1.08
30	07/18/2010 - 07/24/2010	1.00	1.08
31	07/25/2010 - 07/31/2010	1.01	1.09
32	08/01/2010 - 08/07/2010	1.02	1.10
33	08/08/2010 - 08/14/2010	1.02	1.10
34	08/15/2010 - 08/21/2010	1.03	1.11
35	08/22/2010 - 08/28/2010	1.05	1.13
36	08/29/2010 - 09/04/2010	1.08	1.16
37	09/05/2010 - 09/11/2010	1.10	1.18
38	09/12/2010 - 09/18/2010	1.13	1.22
39	09/19/2010 - 09/25/2010	1.11	1.20
40	09/26/2010 - 10/02/2010	1.10	1.18
41	10/03/2010 - 10/09/2010	1.09	1.17
42	10/10/2010 - 10/16/2010	1.08	1.16
43	10/17/2010 - 10/23/2010	1.07	1.15
44	10/24/2010 - 10/30/2010	1.07	1.15
45	10/31/2010 - 11/06/2010	1.07	1.15
46	11/07/2010 - 11/13/2010	1.06	1.14
47	11/14/2010 - 11/20/2010	1.06	1.14
48	11/21/2010 - 11/27/2010	1.05	1.13
49	11/28/2010 - 12/04/2010	1.05	1.13
50	12/05/2010 - 12/11/2010	1.05	1.13
51	12/12/2010 - 12/18/2010	1.05	1.13
52	12/19/2010 - 12/25/2010	1.03	1.11
53	12/26/2010 - 12/31/2010	1.01	1.09

* Peak Season

INTERSECTION ANALYSES

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	GG/CED	Intersection	
Agency/Co.		Jurisdiction	Monroe Co
Date Performed	7/26/2011	Analysis Year	2011 with Site
Analysis Time Period	Midday Peak		

Project Description	Key Largo Parkside
East/West Street: Ocean Drive	North/South Street: US 1
Intersection Orientation: North-South	Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	90	1459	52	31	1312	48
Peak-Hour Factor, PHF	0.91	0.91	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	98	1603	52	31	1312	48
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	2	0	1	2	1
Configuration	LT		TR	L	T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			27			67
Peak-Hour Factor, PHF	0.55	0.55	1.00	1.00	0.50	0.50
Hourly Flow Rate, HFR (veh/h)	0	0	27	0	0	134
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			1			1
Lanes	0	0	1	0	0	1
Configuration			R			R

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LT	L			R			R
v (veh/h)	98	31			134			27
C (m) (veh/h)	512	395			493			469
v/c	0.19	0.08			0.27			0.06
95% queue length	0.70	0.25			1.09			0.18
Control Delay (s/veh)	13.7	14.9			15.0			13.1
LOS	B	B			C			B
Approach Delay (s/veh)	–	–	15.0			13.1		
Approach LOS	–	–	C			B		

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	GG/CED	Intersection	
Agency/Co.		Jurisdiction	Monroe Co
Date Performed	7/26/2011	Analysis Year	2012 Without Site
Analysis Time Period	Midday Peak		

Project Description	Key Largo Parkside
East/West Street: Ocean Drive	North/South Street: US 1
Intersection Orientation: North-South	Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	97	1585	57	34	1426	52
Peak-Hour Factor, PHF	0.91	0.91	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	106	1741	57	34	1426	52
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	2	0	1	2	1
Configuration	LT		TR	L	T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			29			73
Peak-Hour Factor, PHF	0.55	0.55	1.00	1.00	0.50	0.50
Hourly Flow Rate, HFR (veh/h)	0	0	29	0	0	146
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			1			1
Lanes	0	0	1	0	0	1
Configuration			R			R

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LT	L			R			R
v (veh/h)	106	34			146			29
C (m) (veh/h)	462	348			459			435
v/c	0.23	0.10			0.32			0.07
95% queue length	0.88	0.32			1.35			0.21
Control Delay (s/veh)	15.1	16.5			16.5			13.9
LOS	C	C			C			B
Approach Delay (s/veh)	--	--	16.5			13.9		
Approach LOS	--	--	C			B		

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	GG/CED	Intersection	
Agency/Co.		Jurisdiction	Monroe Co
Date Performed	7/26/2011	Analysis Year	2012 With Site
Analysis Time Period	Midday Peak		

Project Description *Key Largo Parkside*

East/West Street: *Ocean Drive* | North/South Street: *US 1*

Intersection Orientation: *North-South* | Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	97	1600	57	34	1438	52
Peak-Hour Factor, PHF	0.91	0.91	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	106	1758	57	34	1438	52
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	2	0	1	2	1
Configuration	LT		TR	L	T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			29			73
Peak-Hour Factor, PHF	0.55	0.55	1.00	1.00	0.50	0.50
Hourly Flow Rate, HFR (veh/h)	0	0	29	0	0	146
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			1			1
Lanes	0	0	1	0	0	1
Configuration			R			R

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LT	L			R			R
v (veh/h)	106	34			146			29
C (m) (veh/h)	457	343			455			432
v/c	0.23	0.10			0.32			0.07
95% queue length	0.89	0.33			1.37			0.21
Control Delay (s/veh)	15.2	16.6			16.6			13.9
LOS	C	C			C			B
Approach Delay (s/veh)	--	--	16.6			13.9		
Approach LOS	--	--	C			B		

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SHORT REPORT

General Information		Site Information	
Analyst	GG/CED	Intersection	US 1 & Atlantic Blvd
Agency or Co.		Area Type	All other areas
Date Performed	7/25/2011	Jurisdiction	Monroe Co.
Time Period	Midday Peak	Analysis Year	2011 Existing

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	0	1	0	0	1	1	1	2	0	1	2	1
Lane Group		LTR			LT	R	L	TR		L	T	R
Volume (vph)	16	9	39	70	7	167	16	1357	48	155	1196	8
% Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0
PHF	0.86	0.86	0.86	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time		2.0			2.0	2.0	2.0	2.0		2.0	2.0	2.0
Extension of Effective Green		2.0			2.0	2.0	2.0	2.0		2.0	2.0	2.0
Arrival Type		3			3	3	3	3		3	3	3
Unit Extension		3.0			3.0	3.0	3.0	3.0		3.0	3.0	3.0
Ped/Bike/RTOR Volume	0	0	15	0	0	34	0	0	9	0	0	2
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	WB Only	03	04	Excl. Left	Thru & RT	07	08
Timing	G = 11.0	G = 12.0	G = 0.0	G = 0.0	G = 18.0	G = 50.0	G =	G =
	Y = 4	Y = 5	Y = 0	Y = 0	Y = 3	Y = 5	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 108.0		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		57			81	140	17	1469		163	1259	6
Lane Group Capacity		178			202	523	301	1668		301	1675	987
v/c Ratio		0.32			0.40	0.27	0.06	0.88		0.54	0.75	0.01
Green Ratio		0.10			0.11	0.32	0.17	0.46		0.17	0.46	0.61
Uniform Delay d_1		45.0			44.7	27.0	37.9	26.3		41.2	23.9	8.2
Delay Factor k		0.11			0.11	0.11	0.11	0.41		0.14	0.31	0.11
Incremental Delay d_2		0.1			0.1	0.0	0.0	0.6		0.2	0.2	0.0
PF Factor		1.000			1.000	1.000	1.000	1.000		1.000	1.000	1.000
Control Delay		45.1			44.8	27.0	37.9	26.9		41.4	24.1	8.2
Lane Group LOS		D			D	C	D	C		D	C	A
Approach Delay	45.1			33.5			27.0			26.0		
Approach LOS	D			C			C			C		
Intersection Delay	27.3			Intersection LOS						C		

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SHORT REPORT

General Information		Site Information	
Analyst	GG/CED	Intersection	US 1 & Atlantic Blvd
Agency or Co.		Area Type	All other areas
Date Performed	7/25/2011	Jurisdiction	Monroe Co.
Time Period	Midday Peak	Analysis Year	2012 Without Site

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	0	1	0	0	1	1	1	2	0	1	2	1
Lane Group		LTR			LT	R	L	TR		L	T	R
Volume (vph)	17	10	43	76	7	182	17	1474	52	169	1300	9
% Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0
PHF	0.86	0.86	0.86	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time		2.0			2.0	2.0	2.0	2.0		2.0	2.0	2.0
Extension of Effective Green		2.0			2.0	2.0	2.0	2.0		2.0	2.0	2.0
Arrival Type		3			3	3	3	3		3	3	3
Unit Extension		3.0			3.0	3.0	3.0	3.0		3.0	3.0	3.0
Ped/Bike/RTOR Volume	0	0	15	0	0	34	0	0	9	0	0	2
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	WB Only	03	04	Excl. Left	Thru & RT	07	08
Timing	G = 11.0	G = 12.0	G = 0.0	G = 0.0	G = 18.0	G = 50.0	G =	G =
	Y = 4	Y = 5	Y = 0	Y = 0	Y = 3	Y = 5	Y =	Y =

Duration of Analysis (hrs) = 0.25 | Cycle Length C = 108.0

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		65			87	156	18	1597		178	1368	7
Lane Group Capacity		178			202	523	301	1668		301	1675	987
v/c Ratio		0.37			0.43	0.30	0.06	0.96		0.59	0.82	0.01
Green Ratio		0.10			0.11	0.32	0.17	0.46		0.17	0.46	0.61
Uniform Delay d_1		45.2			44.8	27.3	37.9	28.0		41.6	25.0	8.2
Delay Factor k		0.11			0.11	0.11	0.11	0.47		0.18	0.36	0.11
Incremental Delay d_2		0.1			0.1	0.0	0.0	1.9		0.3	0.3	0.0
PF Factor		1.000			1.000	1.000	1.000	1.000		1.000	1.000	1.000
Control Delay		45.4			44.9	27.3	37.9	29.8		41.9	25.3	8.2
Lane Group LOS		D			D	C	D	C		D	C	A
Approach Delay	45.4			33.6			29.9			27.2		
Approach LOS	D			C			C			C		
Intersection Delay	29.2			Intersection LOS						C		

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SHORT REPORT

General Information		Site Information	
Analyst	GG/CED	Intersection	US 1 & Atlantic Blvd
Agency or Co.		Area Type	All other areas
Date Performed	7/25/2011	Jurisdiction	Monroe Co.
Time Period	Midday Peak	Analysis Year	2012 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	0	1	0	0	1	1	1	2	0	1	2	1
Lane Group		LTR			LT	R	L	TR		L	T	R
Volume (vph)	17	10	43	87	7	197	17	1474	59	181	1300	9
% Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0
PHF	0.86	0.86	0.86	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time		2.0			2.0	2.0	2.0	2.0		2.0	2.0	2.0
Extension of Effective Green		2.0			2.0	2.0	2.0	2.0		2.0	2.0	2.0
Arrival Type		3			3	3	3	3		3	3	3
Unit Extension		3.0			3.0	3.0	3.0	3.0		3.0	3.0	3.0
Ped/Bike/RTOR Volume	0	0	15	0	0	34	0	0	9	0	0	2
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	WB Only	03	04	Excl. Left	Thru & RT	07	08
Timing	G = 11.0	G = 12.0	G = 0.0	G = 0.0	G = 18.0	G = 50.0	G =	G =
	Y = 4	Y = 5	Y = 0	Y = 0	Y = 3	Y = 5	Y =	Y =

Duration of Analysis (hrs) = 0.25 | Cycle Length C = 108.0

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		65			99	172	18	1605		191	1368	7
Lane Group Capacity		178			202	523	301	1667		301	1675	987
v/c Ratio		0.37			0.49	0.33	0.06	0.96		0.63	0.82	0.01
Green Ratio		0.10			0.11	0.32	0.17	0.46		0.17	0.46	0.61
Uniform Delay d_1		45.2			45.1	27.6	37.9	28.1		41.9	25.0	8.2
Delay Factor k		0.11			0.11	0.11	0.11	0.47		0.21	0.36	0.11
Incremental Delay d_2		0.1			0.2	0.0	0.0	2.1		0.4	0.3	0.0
PF Factor		1.000			1.000	1.000	1.000	1.000		1.000	1.000	1.000
Control Delay		45.4			45.3	27.6	37.9	30.2		42.3	25.3	8.2
Lane Group LOS		D			D	C	D	C		D	C	A
Approach Delay	45.4			34.1			30.3			27.3		
Approach LOS	D			C			C			C		
Intersection Delay	29.6			Intersection LOS						C		

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	GG/CED	Intersection	NB US 1 & Bahama Drive
Agency/Co.		Jurisdiction	Monroe Co
Date Performed	7/25/2010	Analysis Year	2011 Existing
Analysis Time Period	Midday Peak		

Project Description: Key Largo Parkside

East/West Street: Bahama Drive NB US 1	North/South Street: US 1 North Bound
Intersection Orientation: North-South	Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	22	1289	4			
Peak-Hour Factor, PHF	0.98	0.98	0.98	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	22	1315	4	0	0	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	2	0	0	0	0
Configuration	LT		TR			
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	22	6			2	3
Peak-Hour Factor, PHF	0.83	0.83	1.00	1.00	0.50	0.50
Hourly Flow Rate, HFR (veh/h)	26	7	0	0	4	6
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	LT					TR

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LT				TR	LT		
v (veh/h)	22				10	33		
C (m) (veh/h)	1636				389	375		
v/c	0.01				0.03	0.09		
95% queue length	0.04				0.08	0.29		
Control Delay (s/veh)	7.2				14.5	15.5		
LOS	A				B	C		
Approach Delay (s/veh)	--	--	14.5			15.5		
Approach LOS	--	--	B			C		

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	GG/CED	Intersection	NB US 1 & Bahama Drive
Agency/Co.		Jurisdiction	Monroe Co
Date Performed	7/25/2010	Analysis Year	2012 Without Site
Analysis Time Period	Midday Peak		

Project Description *Key Largo Parkside*

East/West Street: *Bahama Drive* | North/South Street: *US 1 North Bound*

Intersection Orientation: *North-South* | Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	24	1400	4			
Peak-Hour Factor, PHF	0.98	0.98	0.98	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	24	1428	4	0	0	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	2	0	0	0	0
Configuration	LT		TR			
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	24	6			2	3
Peak-Hour Factor, PHF	0.83	0.83	1.00	1.00	0.50	0.50
Hourly Flow Rate, HFR (veh/h)	28	7	0	0	4	6
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	LT					TR

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LT				TR	LT		
v (veh/h)	24				10	35		
C (m) (veh/h)	1636				355	346		
v/c	0.01				0.03	0.10		
95% queue length	0.04				0.09	0.33		
Control Delay (s/veh)	7.2				15.4	16.6		
LOS	A				C	C		
Approach Delay (s/veh)	--	--	15.4			16.6		
Approach LOS	--	--	C			C		

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	GG/CED	Intersection	NB US 1 & Bahama Drive
Agency/Co.		Jurisdiction	Monroe Co
Date Performed	7/25/2010	Analysis Year	2012 With Site
Analysis Time Period	Midday Peak		

Project Description: Key Largo Parkside

East/West Street: Bahama Drive	North/South Street: US 1 North Bound
Intersection Orientation: North-South	Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	24	1410	4			
Peak-Hour Factor, PHF	0.98	0.98	0.98	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	24	1438	4	0	0	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	2	0	0	0	0
Configuration	LT		TR			
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	24	6			2	3
Peak-Hour Factor, PHF	0.83	0.83	1.00	1.00	0.50	0.50
Hourly Flow Rate, HFR (veh/h)	28	7	0	0	4	6
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	LT					TR

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LT				TR	LT		
v (veh/h)	24				10	35		
C (m) (veh/h)	1636				353	343		
v/c	0.01				0.03	0.10		
95% queue length	0.04				0.09	0.34		
Control Delay (s/veh)	7.2				15.5	16.7		
LOS	A				C	C		
Approach Delay (s/veh)	--	--	15.5			16.7		
Approach LOS	--	--	C			C		

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	GG/CED	Intersection	SB US 1 & Gasparilla Drive
Agency/Co.		Jurisdiction	Monroe Co
Date Performed	7/25/2010	Analysis Year	2011 Existing
Analysis Time Period	Midday Peak		

Project Description: Key Largo Parkside

East/West Street: Gasparilla Drive | North/South Street: US 1 Southbound

Intersection Orientation: North-South | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)				38	1271	19
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.94	0.94	0.94
Hourly Flow Rate, HFR (veh/h)	0	0	0	40	1352	20
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	0	0	0	2	1
Configuration				LT	T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			28	3	17	
Peak-Hour Factor, PHF	1.00	1.00	0.59	0.63	0.63	1.00
Hourly Flow Rate, HFR (veh/h)	0	0	47	4	26	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	1	0	1	0
Configuration			R	LT		

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		LT	LT					R
v (veh/h)		40	30					47
C (m) (veh/h)		1636	354					572
v/c		0.02	0.08					0.08
95% queue length		0.08	0.28					0.27
Control Delay (s/veh)		7.3	16.1					11.9
LOS		A	C					B
Approach Delay (s/veh)	--	--	16.1			11.9		
Approach LOS	--	--	C			B		

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	GG/CED	Intersection	SB US 1 & Gasparilla Drive
Agency/Co.		Jurisdiction	Monroe Co
Date Performed	7/25/2010	Analysis Year	2012 Without Site
Analysis Time Period	Midday Peak		

Project Description: Key Largo Parkside

East/West Street: Gasparilla Drive | North/South Street: US 1 Southbound

Intersection Orientation: North-South | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)				42	1381	20
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.94	0.94	0.94
Hourly Flow Rate, HFR (veh/h)	0	0	0	44	1469	21
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	0	0	0	2	1
Configuration				LT	T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			30	3	18	
Peak-Hour Factor, PHF	1.00	1.00	0.59	0.63	0.63	1.00
Hourly Flow Rate, HFR (veh/h)	0	0	50	4	28	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	1	0	1	0
Configuration			R	LT		

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		LT	LT					R
v (veh/h)		44	32					50
C (m) (veh/h)		1636	324					541
v/c		0.03	0.10					0.09
95% queue length		0.08	0.33					0.30
Control Delay (s/veh)		7.3	17.3					12.3
LOS		A	C					B
Approach Delay (s/veh)	--	--	17.3			12.3		
Approach LOS	--	--	C			B		

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	GG/CED	Intersection	Atlantic Blvd & Site Drivewa
Agency/Co.		Jurisdiction	Monroe Co
Date Performed	7/26/2011	Analysis Year	2012
Analysis Time Period	Midday Peak		

Project Description: Key Largo Parkview

East/West Street: Site Drive | North/South Street: Atlantic Ave

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)		30	19			
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.60	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	0	30	19	0	0	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	1	0	0	0	0
Configuration			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)			2			
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.60	0.95	1.00
Hourly Flow Rate, HFR (veh/h)	0	0	2	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	1	0	0	0
Configuration			R			

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration					R			
v (veh/h)					2			
C (m) (veh/h)					1037			
v/c					0.00			
95% queue length					0.01			
Control Delay (s/veh)					8.5			
LOS					A			
Approach Delay (s/veh)	--	--	8.5					
Approach LOS	--	--	A					

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	GG/CED	Intersection	Atlantic Ave & Site Drivewa
Agency/Co.		Jurisdiction	Monroe Co
Date Performed	7/26/2011	Analysis Year	2012
Analysis Time Period	Midday Peak		

Project Description *Key Largo Parkview*

East/West Street: *Site Drive*	North/South Street: *Atlantic Ave*
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)	3	0			0	2
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.60	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	3	0	0	0	0	2
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration	LT					TR
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)				27		
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.60	0.95	1.00
Hourly Flow Rate, HFR (veh/h)	0	0	0	44	0	2
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration					LR	

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LT						LR	
v (veh/h)	3						46	
C (m) (veh/h)	1634						1020	
v/c	0.00						0.05	
95% queue length	0.01						0.14	
Control Delay (s/veh)	7.2						8.7	
LOS	A						A	
Approach Delay (s/veh)	--	--				8.7		
Approach LOS	--	--				A		

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	GG/CED	Intersection	Atlantic Ave & Atlantic Blvd
Agency/Co.		Jurisdiction	Monroe Co
Date Performed	7/26/2011	Analysis Year	2011 Existing
Analysis Time Period	Midday Peak		

Project Description *Key Largo Parkside*

East/West Street: *Atlantic Boulevard* | North/South Street: *Atlantic Avenue*

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)		27	1	2	27	
Peak-Hour Factor, PHF	0.55	0.55	1.00	1.00	0.50	0.50
Hourly Flow Rate, HFR (veh/h)	0	49	1	2	54	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Two Way Left Turn Lane					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration			TR	LT		
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	3		6			
Peak-Hour Factor, PHF	0.91	0.91	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	3	0	6	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		LT		LR				
v (veh/h)		2		9				
C (m) (veh/h)		1570		959				
v/c		0.00		0.01				
95% queue length		0.00		0.03				
Control Delay (s/veh)		7.3		8.8				
LOS		A		A				
Approach Delay (s/veh)	--	--	8.8					
Approach LOS	--	--	A					

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	GG/CED	Intersection	Atlantic Ave & Atlantic Blvd
Agency/Co.		Jurisdiction	Monroe Co
Date Performed	7/26/2011	Analysis Year	2012 Without Site
Analysis Time Period	Midday Peak		

Project Description: Key Largo Parkside

East/West Street: Atlantic Boulevard | North/South Street: Atlantic Avenue

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)		29	1	2	29	
Peak-Hour Factor, PHF	0.55	0.55	1.00	1.00	0.50	0.50
Hourly Flow Rate, HFR (veh/h)	0	52	1	2	58	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Two Way Left Turn Lane					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration			TR	LT		
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	3		6			
Peak-Hour Factor, PHF	0.91	0.91	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	3	0	6	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		LT		LR				
v (veh/h)		2		9				
C (m) (veh/h)		1566		956				
v/c		0.00		0.01				
95% queue length		0.00		0.03				
Control Delay (s/veh)		7.3		8.8				
LOS		A		A				
Approach Delay (s/veh)	--	--	8.8					
Approach LOS	--	--	A					

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	GG/CED	Intersection	Atlantic Ave & Atlantic Blvd
Agency/Co.		Jurisdiction	Monroe Co
Date Performed	7/26/2011	Analysis Year	2012 With Site
Analysis Time Period	Midday Peak		

Project Description: Key Largo Parkside

East/West Street: Atlantic Boulevard | North/South Street: Atlantic Avenue

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)		31	1	4	29	
Peak-Hour Factor, PHF	0.55	0.55	1.00	1.00	0.50	0.50
Hourly Flow Rate, HFR (veh/h)	0	56	1	4	58	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Two Way Left Turn Lane					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration			TR	LT		
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	29		7			
Peak-Hour Factor, PHF	0.91	0.91	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	31	0	7	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		LT		LR				
v (veh/h)		4		38				
C (m) (veh/h)		1560		868				
v/c		0.00		0.04				
95% queue length		0.01		0.14				
Control Delay (s/veh)		7.3		9.3				
LOS		A		A				
Approach Delay (s/veh)	–	–	9.3					
Approach LOS	–	–	A					

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	GG/CED	Intersection	SB US 1 & Gasparilla Drive
Agency/Co.		Jurisdiction	Monroe Co
Date Performed	7/25/2010	Analysis Year	2012 With Site
Analysis Time Period	Midday Peak		

Project Description: Key Largo Parkside

East/West Street: Gasparilla Drive | North/South Street: US 1 Southbound

Intersection Orientation: North-South | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)				42	1392	20
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.94	0.94	0.94
Hourly Flow Rate, HFR (veh/h)	0	0	0	44	1480	21
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	0	0	0	2	1
Configuration				LT	T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			30	3	18	
Peak-Hour Factor, PHF	1.00	1.00	0.59	0.63	0.63	1.00
Hourly Flow Rate, HFR (veh/h)	0	0	50	4	28	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	1	0	1	0
Configuration			R	LT		

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		LT	LT					R
v (veh/h)		44	32					50
C (m) (veh/h)		1636	321					538
v/c		0.03	0.10					0.09
95% queue length		0.08	0.33					0.31
Control Delay (s/veh)		7.3	17.5					12.4
LOS		A	C					B
Approach Delay (s/veh)	–	–	17.5			12.4		
Approach LOS	–	–	C			B		

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2010 MONROE COUNTY
LOS & CAPACITY TABLE

2010 LEVEL OF SERVICE AND RESERVE CAPACITY

SEGMENT	LENGTH (miles)	FACILITY TYPE	POSTED SPEED Limits (mph)	POSTED SPEED Average (mph)	ADJ. FOR SIGNAL (mph)	ADJUSTED LOS C CRITERIA (mph)	MEDIAN TRAVEL SPEED (mph)	LOS	RESERVE SPEED (mph)	2010 MAXIMUM RESERVE VOLUME (trips)	2010 5% ALLOCATION BELOW LOS C (trips)	2009 MAXIMUM RESERVE VOLUME (trips)	2009 5% ALLOCATION BELOW LOS C (trips)
1 Stock Island (4.0 - 5.0)	1.1	4-L/D	30/35/45	38.3	N/A	22.0	34.0	B	12.0	2,186	N/A	2,222	N/A
2 Boca Chica (5.0- 9.0)	3.9	4-L/D	55/45	54.1	N/A	49.6	57.3	A	7.7	4,973	N/A	4,585	N/A
3 Big Coppitt (9.0- 10.5)	1.5	2-L/U	45/55	48.3	N/A	43.8	43.8	D	0.0	0	549	0	0
4 Saddlebunch (10.5- 16.5)	5.8	2-L/U	45/55	54.1	N/A	49.6	52.3	C	2.7	2,593	N/A	2,689	N/A
5 Sugarloaf (16.5- 20.5)	4.0	2-L/U	45/55	52.1	N/A	47.6	48.0	C	0.4	265	N/A	0	1023
6 Cudjoe (20.5- 23.0)	2.5	2-L/U	45/55	45.5	N/A	41.0	47.1	A	6.1	2,525	N/A	2,484	N/A
7 Summerland (23.0- 25.0)	2.2	2-L/U	45	45.0	N/A	40.5	45.9	B	5.4	1,967	N/A	1,530	N/A
8 Ramrod (25.0- 27.5)	2.3	2-L/U	45	45.0	N/A	40.5	45.4	B	4.9	1,866	N/A	2,704	N/A
9 Torch (27.5- 29.5)	2.1	2-L/U	45	45.0	N/A	40.5	46.5	A	6.0	2,087	N/A	2,573	N/A
10 Big Pine (29.5- 33.0)	3.4	2-L/U	45	45.0	3.5	37.0	39.7	C	2.7	1,520	N/A	338	N/A
11 Bahia Honda (33.0- 40.0)	7.0	2-L/U (70%) 4-L/D (30%)	45/50/55	52.1	N/A	47.6	53.8	A	6.2	7,187	N/A	4,753	N/A
12 7-Mile Bridge (40.0- 47.0)	6.8	2-L/U	55	55.0	N/A	50.5	53.8	B	3.3	3,716	N/A	5,518	N/A
13 Marathon (47.0- 54.0)	7.3	2-L/U (13%) 4-L/D (87%)	35/45	42.2	N/A	22	36.7	A	14.7	17,771	N/A	19,584	N/A
14 Grassy (54.0- 60.5)	6.4	2-L/U	45/55	54.4	N/A	49.9	47.2	D	-2.7	0	0	424	N/A
15 Duck (60.5- 63.0)	2.7	2-L/U	55	55.0	N/A	50.5	54.0	B	3.5	1,565	N/A	358	N/A
16 Long (63.0- 73.0)	9.9	2-L/U	55/45	53.5	N/A	49	53.1	B	4.1	6,722	N/A	3,771	N/A
17 L Matecumbe (73.0- 77.5)	4.5	2-L/U	55	55.0	N/A	50.5	49.2	D	-1.3	0	940	671	N/A
18 Tea Table (77.5- 79.5)	2.2	2-L/U	55/45	54.6	N/A	50.1	49.6	D	-0.5	0	727	0	322
19 U Matecumbe (79.5- 84.0)	4.1	2-L/U	45	45.0	N/A	40.5	41.4	C	0.9	611	N/A	204	N/A
20 Windley (84.0- 86.0)	1.9	2-L/U	45	45.0	9.1	31.4	45.6	A	14.2	4,468	N/A	2,958	N/A
21 Plantation (86.0- 91.5)	5.8	2-L/U	45	45.0	2.2	38.3	41.3	B	3.0	2,881	N/A	1,057	N/A
22 Tavernier (91.5- 99.5)	8.0	4-L/D	45/50	47.1	2.1	40.5	47.7	A	7.2	9,539	N/A	10,201	N/A
23 Key Largo (99.5- 106.0)	6.8	4-L/D	35/45	44.4	2.2	37.7	45.8	A	8.1	9,121	N/A	9,459	N/A
24 Cross (106.0- 112.5)	6.2	2-L/U	35/45/55	48.2	N/A	43.7	50.7	A	7.0	7,187	N/A	8,624	N/A
Overall	108.4					45.0	46.9	C	1.9				

File:T:\MonroeCounty\2010\2010TTDS\APPENDIX\10CPCITY

REDUCED SITE PLAN

PROJECT DATA

ZONING: SC
FLUM: MU
REAL ESTATE NUMBERS: 00463471-000100 AND 000200

LEGAL DESCRIPTION:
LOTS 208 AND 209 FORT LARGO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 3 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA

PROJECT DESCRIPTION:
PROJECT CONSISTS OF THE DEVELOPMENT OF VACANT PARCEL OF LAND LOCATED IN KEY LARGO (FORT LARGO) ACROSS FROM KEY LARGO COMMUNITY PARK. GENERAL PROJECT CONCEPT AS PROPOSED IS DEVELOPMENT OF PARCEL WITH 7 (SEVEN) RESIDENTIAL AFFORDABLE HOUSING UNITS WITH RETAIL/OFFICES COMMERCIAL COMPONENT.

SITE DATA:

LOT AREA	= 22,991 Sq Ft (0.528AC)
LOT COVERAGE	= 12,952 Sq/Ft (56.3%)

STRUCTURES:

- FIRST FLOOR COVERED PARKING	= 4,670 Sq Ft
- FIRST FLOOR RETAIL SPACE	= 3,488 Sq Ft
- FIRST FLOOR WALKS, DRIVES, STAIRS, HANDICAP RAMP, DUMPSTER	= 4,794 Sq Ft
TOTAL AREA FIRST FLOOR	= 12,952 Sq Ft
- SECOND FLOOR APTS 1 and 2	= 1,532 Sq Ft
- SECOND FLOOR APTS 3 to 7	= 3,621 Sq Ft
- SECOND FLOOR OFFICE/STUDIO	= 3,070 Sq Ft
- SECOND FLOOR WALKS	= 1,425 Sq Ft
TOTAL AREA SECOND FLOOR	= 9,648 Sq Ft

(Note: Stairs included in 1st Floor Area)

ENVIRONMENTAL OPEN SPACE:
TIER III CLEARING CALCULATIONS PER Sec 118-8:

Description	Acres	Square Feet
Parcel Size	0.53	22,991
Area of Lot with Hammock per MC		
069 Hardwood Layer	0.45	19,648
Disturbed Area	0.07	3,000
Remaining Hammock	0.38	16,648
Allowed Clearing of Hammock at 40%	0.15	6,659.2
Max Clearing 7,500 SF		7,500
PROPOSED CLEARING		6,600

DENSITY / INTENSITY

Proposed Development	utilization	Percent Site Used by Development	Units or Square Footage
Residential:			
- Employee Housing Units*	AFH 18	82.14%	7.0
Commercial:			
- Office Space	Off 0.4	33.40%	3,070
- Medium Intensity Retail	Com 0.25	60.89%	3,488
TOTAL COMMERCIAL		94.29%	6,558
Total Site Utility		168.42%	N/A
Total Site Utility Minus AFH Component 130-161**		94.29%	N/A

Notes:
* Section 130-161 (a) (1b) allows for the development of employee housing units up to 18 units per acre.
** Section 130-161 (a)(3) allows for Exclusion of Employee Housing Units from the overall Site Utility

OFF - STREET PARKING:
- RESIDENTIAL: 7 UNITS at 1.5 SPACES EACH = 10.5 SPACES
- COMMERCIAL RETAIL MEDIUM
(RETAIL 3,488 + STUDIO 3,070) at 3/1000 Sq Ft = 19.7 SPACES

TOTAL PARKING SPACES REQUIRED = 30.2 SPACES

TOTAL PARKING PROVIDED = 24 SPACES
SHARED PARKING = 21.8 SPACES
(SEE SHARED PARKING DETAILS)

LOADING ZONE:
Required 11 X 55 LOADING ZONE

SETBACK:
Land Use: SC Suburban Commercial "Other"

	Required	Provided
Front Setback	25.0'	15.0'
Rear Setback	N/A	N/A
Side Yards	8710.0'	6.0'

FLOOD ZONE:
Per survey by: Lawrence Frank Land Surveyor
Flood Zone: "X" Community Panel 0528K

OPEN SPACE RATIO:
SC = 0.2 OSR
OSR Provided = 0.439 (10,229 SF)

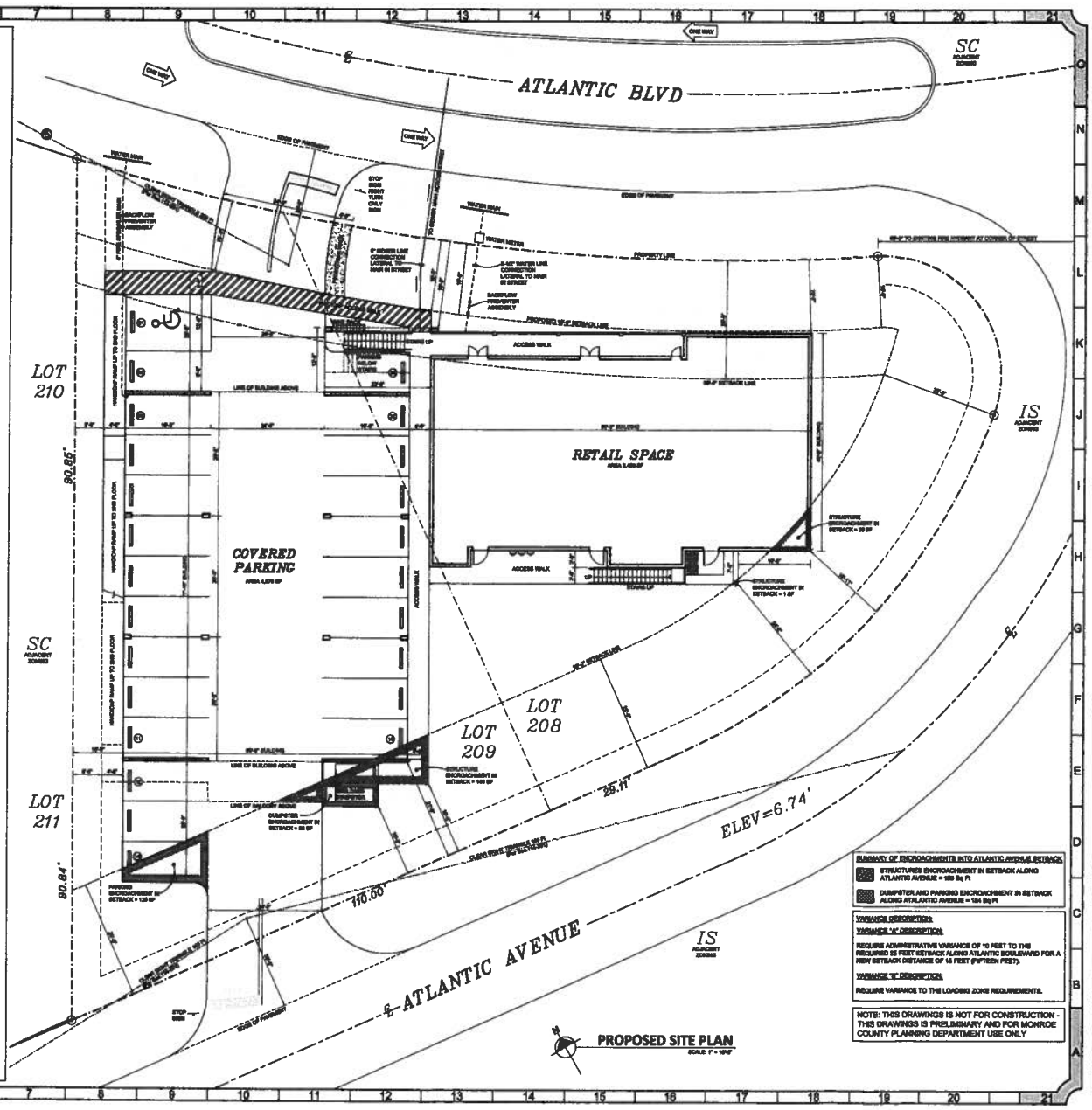
OUTDOOR LIGHTING:
All outdoor lighting shall be max 18'-0" above grade non-cutoff; max 30'-0" above grade for cutoff types.
Maximum Illumination shall be: 0.3 foot-candles non-cutoff
1.0 foot-candles for cutoff
(All measured at the property line)
Lighting shall be shielded/recessed/located so that adjacent residential lots are not directly illuminated.

FIRE PROTECTION:

THE ENTIRE PROJECT WILL BE PROTECTED WITH NFPA APPROVED FIRE SPRINKLER SYSTEM - SHOP DRAWINGS WITH FIRE SPRINKLER DESIGN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS AT PERMITTING PHASE OF PROJECT.

FIRE EXTINGUISHERS WILL BE PROVIDED AT ONE PER 2,500 SF OF OCCUPIED AREA (OR AS SPECIFIED)

EXISTING FIRE HYDRANT IS LOCATED ON EAST CORNER OF ATLANTIC BLVD AND ATLANTIC AVE, ABOUT 85 FEET FROM PROPERTY TO EAST.
(See top right hand side of this plan)



SUMMARY OF ENCROACHMENTS INTO ATLANTIC AVENUE SETBACK

STRUCTURES ENCROACHMENT IN SETBACK ALONG ATLANTIC AVENUE = 189 Sq Ft

DUMPSTER AND PARKING ENCROACHMENT IN SETBACK ALONG ATLANTIC AVENUE = 184 Sq Ft

VARIANCE DESCRIPTION:

VARIANCE "A" DESCRIPTION:

REQUIRE ADMINISTRATIVE VARIANCE OF 10 FEET TO THE REQUIRED 25 FEET SETBACK ALONG ATLANTIC BOULEVARD FOR A NEW SETBACK DISTANCE OF 15 FEET (FIFTEEN FEET).

VARIANCE "B" DESCRIPTION:

REQUIRE VARIANCE TO THE LOADING ZONE REQUIREMENTS.

NOTE: THIS DRAWINGS IS NOT FOR CONSTRUCTION - THIS DRAWINGS IS PRELIMINARY AND FOR MONROE COUNTY PLANNING DEPARTMENT USE ONLY

REVISIONS

MARK	DESCRIPTION	DATE

KEY LARGO PARKSIDE COMPLEX

Cnr ATLANTIC BOULEVARD & ATLANTIC AVENUE, KEY LARGO, FL 33037

DAVID HOBSON

JOHN ROBERT BARNES, RA, NCARB
ARCHITECT

ROBERT BARNES ASSOCIATES
ARCHITECTURE AND PLANNING
© 2009
311 VIRGINIA DRIVE
ATLANTIC PLAZA BLDG
KEY LARGO, FL 33037
305/852-0100
305/852-0101
BARNESARCHITECTS@EARTHLINK.NET
AA26000800 / AB26000800

SITE PLAN

1	09-01-2011	PER MONROE COUNTY REVIEW
2	09-15-2011	PER MONROE COUNTY REVIEW
3	10-17-2011	PER MONROE COUNTY REVIEW
4	11-15-2011	PER MONROE COUNTY REVIEW

JULY 2011
1/8"=1'-0"
DRAWN BY: RB
CHECKED BY: RB
SURVEY: LAND SURVEYING & ASSOCIATES
PLANNING: ROBERT BARNES ASSOCIATES
CIVIL: ALFONSO FERNANDEZ CONSULTING
DATE: JULY 15, 2011
SHEET NO.
A-1.0

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

We strive to be caring, professional and fair

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

Date: 7.22.11
Time: 4:25 pm

Dear Applicant:

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

Thompson Acquisitions to the Monroe County Planning Department.
Project / Name

Thank you.

Gail Creech

Planning Staff

End of Additional File 2011-086

Reed & Company
Land Use Planning & Consulting
Phone: 678.708.9247
Email: joel@rc3world.com

Mailing Address
411 Ridgewood Rd NE
Atlanta, GA 30307

Physical Address
102901 Overseas Hwy
Key Largo, FL 33037

July 25 2011

Monroe County
Planning & Environmental Resources
Attn: Mr. Townsley Schwab, Senior Director
2798 Overseas Hwy.
Suite 400
Marathon, FL 33050

RECEIVED
JUL 22 2011
MONROE CO. PLANNING DEPT.

Mr. Schwab,

Please find the enclosed application for a Minor Conditional Use Permit Application in reference to the Key Largo Parkside project submitted by the applicant Thompson Acquisitions LLC and Agent RC3WORLD, Inc. The site is located on Atlantic Boulevard just across from Key Largo Park in Key Largo, at approximately mile marker 100. In addition please find the enclosed application fee in the amount of $8,837.00. If you have any questions or concerns please do not hesitate to contact me at the above listed numbers.

Sincerely,

Joel C. Reed

Joel C. Reed, AICP

Project Name & Location

Key Largo Parkside
Atlantic Boulevard/Atlantic Ave.
Key Largo, FL 33037

Project Description

Minor Conditional Use

Owner/Applicant

Thompson Acquisitions LLC

Date:

7/19/2011

Agent

Reed & Company
Land Use Planning & Consulting
Phone: 678.708.9247
Email: joel@rc3world.com

Mailing Address	Physical Address
411 Ridgewood Rd NE	102901 Overseas Hwy
Atlanta, GA 30307	Key Largo, FL 33037

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   3.1 Corporate Annual Report
   3.2 Option to Purchase
4. Property Record Card
5. Location Map
6. Photographs of Site
7. Description of Project
8. Traffic Study
9. Construction Management Plan
10. Surrounding Property Owner
    10.1 Map
    10.2 Mailing Labels
11. Letters of Coordination
    11.1 Letters Requested – FKAA; FKEC; KLWTD, MC Fire Marshal; MC Solid Waste;
    11.2 Letters Received
12. Agent Authorization Letter
13. Existing Condition Report & Mitigation Plan
14. Additional Submittals
    14.1 FEMA Flood Map
    14.2 Property Appraisers Parcel and Aerial Map
    14.3 Downtown Key Largo Overlay District Map
    14.4 Tier Map
    14.5 Zoning Map
    14.6 Future Land Use Map (FLUM)
    14.7 Habitat Map

Attachments

Attachment 1 Survey – Need to get 10 signed and sealed

Attachment 2 Architectural(s) - Site Plan, Floor Plans, Elevations, Landscape Plan & Conceptual Drainage

Reed & Company
Land Use Planning & Consulting
Phone: 678.708.9247
Email: joel@rc3world.com

Mailing Address	Physical Address
411 Ridgewood Rd NE	102901 Overseas Hwy
Atlanta, GA 30307	Key Largo, FL 33037

TAB 1

APPLICATION

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

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

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

Minor Conditional Use Permit Application Fee: $8,484.00

In addition to the application fee, the following fees also apply:
Advertising Costs: $245.00
Surrounding Property Owner Notification: $3.00 for each property owner required to be noticed

Date of Submittal: July / 25 / 2011
Month Day Year

Property Owner:

Thompson Acquisitions LLC
Name

PO BOX 628, Tavernier, FL 33070
Mailing Address (Street, City, State, Zip Code)

305-394-3473
Daytime Phone

islandcon@bellsouth.net
Email Address

Agent (if applicable):

RC3WORLD, INC. (Joel C. Reed)
Name

102901 Overseas Hwy, Key Largo FL 33037
Mailing Address (Street, City, State, Zip Code)

678-708-9247
Daytime Phone

joel@rc3world.com
Email Address

Legal Description of Property:
(If in metes and bounds, attach legal description on separate sheet)

Block	Lot	Subdivision	Key
208 and 209		Port Largo First Addition	Largo

Real Estate (RE) Number	Alternate Key Number
00453471-000100 and 00453471-000200	1553298 and 1553301

Street Address (Street, City, State, Zip Code)	Approximate Mile Marker
Atlanta Blvd. and Atlantic Ave., Key Largo, FL 33037	~MM100

APPLICATION

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

Present Land Use of the Property: Vacant

Proposed Land Use of the Property: Commercial Retail and 7 Apartments

Total Land Area: _____

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

1 Total number of non-residential buildings

6568 Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

1 Total number of residential buildings

0 Total number of permanent, market-rate units

7 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)

TAB 1 [X] **Complete minor conditional use permit application** (unaltered and unbound);

TAB 2 [X] **Correct fee** (check or money order to Monroe County Planning & Environmental Resources);

TAB 3 [X] **Proof of ownership (i.e. Warranty Deed);**

TAB 4 [X] **Current Property Record Card(s) from the Monroe County Property Appraiser;**

TAB 5 [X] **Location map;**

TAB 6 [X] **Photograph(s) of site from adjacent roadway(s);**

ATTACH 1 [X] **Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 6 sets** (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat);

TAB 7 [X] **Written description of project;**

ATTACH 2 [X] **Signed and Sealed Site Plans, prepared by a Florida registered architect, engineer or landscape architect– 6 sets** (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:

- [X] Date, north point and graphic scale;
- [X] Boundary lines of site, including all property lines and mean high-water lines;
- [X] Land use district of site and any adjacent land use districts;
- [X] Flood zones pursuant to the Flood Insurance Rate Map(s);

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

ATTACH 2 [X] **Floor Plans for all proposed structures and for any existing structures to be redeveloped – 6 sets** (drawn at an appropriate standard architectural scale and including handicap accessibility features);

ATTACH 2 [X] **Elevations for all proposed structures and for any existing structures to be modified – 6 sets** (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure);

ATTACH 2 [X] **Landscape Plan by a Florida registered landscape architect – 6 sets** (may be shown on the site plan; however, if a separate plan, must drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the landscaping plan should include the following:

- [X] Date, north point and graphic scale;
- [X] Boundary lines of site, including all property lines and mean high-water lines;
- [X] Locations and dimensions of all existing and proposed structures and drives;
- [X] Open space preservation areas;
- [X] Existing natural features;
- [X] Size and type of buffer yards including the species, size and number of plants;
- [X] Parking lot landscaping including the species, size and number of plants;
- [X] Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced;
- [X] Transplantation plan (if required);

ATTACH 2 [X] **Conceptual Drainage Plan – 6 sets** (with drainage calculations; existing and proposed topography; all drainage structures; retention areas; drainage swales; and existing and proposed permeable and impermeable areas;

TAB 8 [X] **Traffic Study, prepared by a licensed traffic engineer;**

TAB 9 [X] **Construction Management Plan**, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging);

TAB 10 [X] **Typed name and address mailing labels of all property owners within a 300 foot radius of the property.** This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included;

TAB 11 [X] **Letters of Coordination are required from the following:**

- [X] Florida Keys Aqueduct Authority (FKAA);
- [X] Florida Keys Electric Cooperative (FKEC) or Keys Energy Services;
- [X] Monroe County Office of the Fire Marshal;
- [N/A] Monroe County Health Department;
- [X] Monroe County Solid Waste Management;

☒ N/A 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:

TAB 12 ☒ **Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)

TAB 13 ☒ **Vegetation Survey or Habitat Evaluation Index** (please contact Monroe County Environmental Resources prior to application submittal to determine if this documentation is necessary)

☒ N/A **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) - see TAB 11 (included)
- ☒ N/A South Florida Water Management District (SFWMD)
- ☒ N/A Florida Department of Transportation (FDOT)
- ☒ N/A Florida Department of Environmental Protection (FDEP)
- ☒ N/A Florida Department of State, Division of Historic Resources
- ☒ N/A Florida Game and Freshwater Fish Commission (FGFFC)
- ☒ N/A U.S. Army Corps of Engineers (ACOE)
- ☒ N/A U.S. Fish and Wildlife Service (USFW)

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

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

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

Signature of Applicant: Jack C. Reed **Date:** 7/21/11

Sworn before me this 21 day of July 2011

CHESTER DIXON NOTARY PUBLIC FULTON COUNTY GA Exp. Aug. 17, 2012

Notary Public
My Commission Expires 8/17/12

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

Reed & Company
Land Use Planning & Consulting
Phone: 678.708.9247
Email: joel@rc3world.com

Mailing Address
411 Ridgewood Rd NE
Atlanta, GA 30307

Physical Address
102901 Overseas Hwy
Key Largo, FL 33037

July 25, 2011

Monroe County Planning & Environmental Resources
Attn: Gail Creech
2798 Overseas Hwy., Suite 400
Marathon, FL 33050

Ms. Creech,

A check was submitted to your office the week of the 17th in the amount of $8,837.00regarding the this Minor Conditional use Permit Application for Key Largo Parkside.

Application Fee:	$8,484.00	
Surrounding Property Owner Notices:	$ 108.00	(36 X $3/each)
Advertising Cost:	$ 245.00	
TOTAL	$8,837.00	

If you have any questions or concerns please do not hesitate to contact me at the above listed numbers.

Sincerely,

Joel C. Reed

Joel C. Reed, AICP

TAB 3

2011 LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Apr 11, 2011
Secretary of State

DOCUMENT# L10000094636

Entity Name: THOMPSON ACQUISITIONS, LLC

Current Principal Place of Business:

91750 OVERSEAS HIGHWAY
TAVERNIER, FL 33070

New Principal Place of Business:

788 DOLPHIN AVENUE
KEYLARGO, FL 33037

Current Mailing Address:

PO BOX 628
TAVERNIER, FL 33070

New Mailing Address:

FEI Number: **FEI Number Applied For ( )** **FEI Number Not Applicable (X)** **Certificate of Status Desired ( )**

Name and Address of Current Registered Agent:

CATARINEAU, JOE A ESQ
91750 OVERSEAS HIGHWAY
TAVERNIER, FL 33070 US

Name and Address of New Registered Agent:

THOMPSON, DAVID R MR
788 DOLPHIN AVENUE
KEY LARGO, FL 33037 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: DAVID THOMPSON 04/11/2011
Electronic Signature of Registered Agent Date

MANAGING MEMBERS/MANAGERS:

Title: MGR
Name: THOMPSON, DAVID
Address: PO BOX 628
City-St-Zip: TAVERNIER, FL 33070

I hereby certify that the information indicated on this report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 608, Florida Statues.

SIGNATURE: DAVID THOMPSON MGR 04/11/2011
Electronic Signature of Signing Managing Member, Manager, or Authorized Representative / Date

Vacant Land Contract
FLORIDA ASSOCIATION OF REALTORS®

PARTIES AND DESCRIPTION OF PROPERTY

1. SALE AND PURCHASE: COCONUT GROVE BANK TRUSTEE & STUART D HARR Trustee ("Seller")
and Thompson acquisitions, llc ("Buyer")
agree to sell and buy on the terms and conditions specified below the property ("Property") described as:
Address: _____
Legal Description: LT 208 and LT 209 PORT LARGO FIRST ADDITION KEY LARGO PB6-48 OR465-697 OR645-107 OR348-600/601 OR510-632 OR516-427 OR828-1791 OR853-1330 OR1065-664 OR1073-158/59 OR1164-1921/22 OR1353-2388/90C
including all improvements and the following additional property: Surveys

PRICE AND FINANCING

2. PURCHASE PRICE: $ [redacted] payable by **Buyer** in U.S. funds as follows:

(a) $ [redacted] Deposit received (checks are subject to clearance) on 05.20.2011, _____ by _____ ~~for delivery to~~ owner ("Escrow Agent")
Signature — Name of Company
(Address of Escrow Agent) NA
(Phone # of Escrow Agent) _____

(b) $ $0 Additional deposit to be delivered to Escrow Agent by _____, _____ or _____ days from Effective Date (10 days if left blank).

(c) [redacted] Total financing (see Paragraph 3 below) (express as a dollar amount or percentage)

(d) $ _____ Other: _____

(e) $ [redacted] Balance to close (not including **Buyer's** closing costs, prepaid items and prorations). All funds paid at closing must be paid by locally drawn cashier's check, official check or wired funds.

☐ (f) (complete only if purchase price will be determined based on a per unit cost instead of a fixed price) The unit used to determine the purchase price is ☐ lot ☐ acre ☐ square foot ☐ other (specify: _____) prorating areas of less than a full unit. The purchase price will be $_____ per unit based on a calculation of total area of the Property as certified to **Buyer** and **Seller** by a Florida-licensed surveyor in accordance with Paragraph 8(c) of this Contract. The following rights of way and other areas will be excluded from the calculation: _____

3. CASH/FINANCING: (Check as applicable) ☐ **(a) Buyer** will pay cash for the Property with no financing contingency.
☐ **(b)** This Contract is contingent on **Buyer** qualifying and obtaining the commitment(s) or approval(s) specified below (the "Financing") within _____ days from Effective Date (if left blank then Closing Date or 30 days from Effective Date, whichever occurs first) (the "Financing Period"). **Buyer** will apply for Financing within _____ days from Effective Date (5 days if left blank) and will timely provide any and all credit, employment, financial and other information required by the lender. If **Buyer**, after using diligence and good faith, cannot obtain the Financing within the Financing Period, either party may cancel this Contract and **Buyer's** deposit(s) will be returned after Escrow Agent receives proper authorization from all interested parties.

☐ **(1) New Financing: Buyer** will secure a commitment for new third party financing for $_____ or _____% of the purchase price at the prevailing interest rate and loan costs based on Buyer's creditworthiness. **Buyer** will keep **Seller** and Broker fully informed of the loan application status and progress and authorizes the lender or mortgage broker to disclose all such information to **Seller** and Broker.

☒ **(2) Seller Financing: Buyer** will execute a ☒ first ☐ second purchase money note and mortgage to **Seller** in the amount of $ [redacted], bearing annual interest at [redacted]% and payable as follows: monthly
[redacted]
The mortgage, note, and any security agreement will be in a form acceptable to **Seller** and will follow forms generally accepted in the county where the Property is located; will provide for a late payment fee and acceleration at the mortgagee's

Buyer (AT) (_____) and **Seller** (SM) (_____) acknowledge receipt of a copy of this page, which is Page 1 of 7 Pages.

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option if **Buyer** defaults; will give **Buyer** the right to prepay without penalty all or part of the principal at any time(s) with interest only to date of payment; will be due on conveyance or sale; will provide for release of contiguous parcels, if applicable; and will require **Buyer** to keep liability insurance on the Property, with **Seller** as additional named insured. **Buyer** authorizes **Seller** to obtain credit, employment and other necessary information to determine creditworthiness for the financing. **Seller** will, within 10 days from Effective Date, give **Buyer** written notice of whether or not **Seller** will make the loan.

☐ **(3) Mortgage Assumption: Buyer** will take title subject to and assume and pay existing first mortgage to _____

_____

LN#_____ in the approximate amount of $_____ currently payable at $_____ per month including principal, interest, ☐ taxes and insurance and having a ☐ fixed ☐ other (describe) _____ interest rate of _____% which ☐ will ☐ will not escalate upon assumption. Any variance in the mortgage will be adjusted in the balance due at closing with no adjustment to purchase price. **Buyer** will purchase **Seller's** escrow account dollar for dollar. If the lender disapproves **Buyer**, or the interest rate upon transfer exceeds _____% or the assumption/transfer fee exceeds $_____, either party may elect to pay the excess, failing which this agreement will terminate and **Buyer's** deposit(s) will be returned.

CLOSING

4. CLOSING DATE; OCCUPANCY: This Contract will be closed and the deed and possession delivered on September 19, 2011 ("Closing Date"). Unless the Closing Date is specifically extended by the **Buyer** and **Seller** or by any other provision in this Contract, the Closing Date shall prevail over all other time periods including, but not limited to, financing and feasibility study periods. If on Closing Date insurance underwriting is suspended, **Buyer** may postpone closing up to 5 days after the insurance suspension is lifted. If this transaction does not close for any reason, **Buyer** will immediately return all **Seller**-provided title evidence, surveys, association documents and other items.

5. CLOSING PROCEDURE; COSTS: Closing will take place in the county where the Property is located and may be conducted by mail or electronic means. If title insurance insures **Buyer** for title defects arising between the title binder effective date and recording of **Buyer's** deed, closing agent will disburse at closing the net sale proceeds to **Seller** (in local cashier's checks if **Seller** requests in writing at least 5 days prior to closing) and brokerage fees to Broker as per Paragraph 17. In addition to other expenses provided in this Contract, **Seller** and **Buyer** will pay the costs indicated below.

(a) Seller Costs:
Taxes on the deed
Recording fees for documents needed to cure title
Title evidence (if applicable under Paragraph 8)
Other: _____

(b) Buyer Costs:
Taxes and recording fees on notes and mortgages
Recording fees on the deed and financing statements
Loan expenses
Lender's title policy at the simultaneous issue rate
Inspections
Survey and sketch
Insurance
Other: _____

(c) Title Evidence and Insurance: Check (1) or (2):

☒ (1) The title evidence will be a Paragraph 8(a)(1) owner's title insurance commitment ☐ **Seller** will select the title agent and will pay for the owner's title policy, search, examination and related charges or ☐ **Buyer** will select the title agent and pay for the owner's title policy, search, examination and related charges or ☐ **Buyer** will select the title agent and **Seller** will pay for the owner's title policy, search, examination and related charges.

☒ **(2) Seller** will provide an abstract as specified in Paragraph **8(a)(2)** as title evidence. ☐ **Seller** ☒ **Buyer** will pay for the owner's title policy and select the title agent. **Seller** will pay fees for title searches prior to closing, including tax search and lien search fees, and **Buyer** will pay fees for title searches after closing (if any), title examination fees and closing fees.

(d) Prorations: The following items will be made current and prorated as of the day before Closing Date: real estate taxes, interest, bonds, assessments, leases and other Property expenses and revenues. If taxes and assessments for the current year cannot be determined, the previous year's rates will be used with adjustment for any exemptions. **PROPERTY TAX DISCLOSURE SUMMARY: BUYER** SHOULD NOT RELY ON THE **SELLER'S** CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT **BUYER** MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR FURTHER INFORMATION.

(e) Special Assessment by Public Body: Regarding special assessments imposed by a public body, **Seller** will pay (i) the full amount of liens that are certified, confirmed and ratified before closing and (ii) the amount of the last estimate of the assessment

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if an improvement is substantially completed as of Effective Date but has not resulted in a lien before closing, and **Buyer** will pay all other amounts. If special assessments may be paid in installments ☐ **Buyer** ☐ **Seller** (if left blank, **Buyer**) shall pay installments due after closing. If **Seller** is checked, **Seller** will pay the assessment in full prior to or at the time of closing. Public body does not include a Homeowner Association or Condominium Association.

(f) Tax Withholding: If **Seller** is a "foreign person" as defined by FIRPTA, Section 1445 of the Internal Revenue Code requires **Buyer** to withhold 10% of the amount realized by the **Seller** on the transfer and remit the withheld amount to the Internal Revenue Service (IRS) unless an exemption applies. The primary exemptions are (1) **Seller** provides **Buyer** with an affidavit that **Seller** is not a "foreign person", (2) **Seller** provides **Buyer** with a Withholding Certificate providing for reduced or eliminated withholding, or (3) the gross sales price is $300,000 or less, **Buyer** is an individual who purchases the Property to use as a residence, and **Buyer** or a member of **Buyer's** family has definite plans to reside at the Property for at least 50% of the number of days the Property is in use during each of the first two 12 month periods after transfer. The IRS requires **Buyer** and **Seller** to have a U.S. federal taxpayer identification number ("TIN"). **Buyer** and **Seller** agree to execute and deliver as directed any instrument, affidavit or statement reasonably necessary to comply with FIRPTA requirements including applying for a TIN within 3 days from Effective Date and delivering their respective TIN or Social Security numbers to the Closing Agent. If **Seller** applies for a withholding certificate but the application is still pending as of closing, **Buyer** will place the 10% tax in escrow at **Seller's** expense to be disbursed in accordance with the final determination of the IRS, provided **Seller** so requests and gives **Buyer** notice of the pending application in accordance with Section 1445. If **Buyer** does not pay sufficient cash at closing to meet the withholding requirement, **Seller** will deliver to **Buyer** at closing the additional cash necessary to satisfy the requirement. **Buyer** will timely disburse the funds to the IRS and provide **Seller** with copies of the tax forms and receipts.

(g) 1031 Exchange: If either **Seller** or **Buyer** wishes to enter into a like-kind exchange (either simultaneously with closing or after) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party will cooperate in all reasonable respects to effectuate the Exchange including executing documents; provided, however, that the cooperating party will incur no liability or cost related to the Exchange and that the closing shall not be contingent upon, extended or delayed by the Exchange.

PROPERTY CONDITION

6. LAND USE: **Seller** will deliver the Property to **Buyer** at the time agreed in its present "as is" condition, with conditions resulting from **Buyer's** inspections and casualty damage, if any, excepted. **Seller** will maintain the landscaping and grounds in a comparable condition and will not engage in or permit any activity that would materially alter the Property's condition without the **Buyer's** prior written consent.

(a) Flood Zone: **Buyer** is advised to verify by survey, with the lender and with appropriate government agencies which flood zone the Property is in, whether flood insurance is required and what restrictions apply to improving the Property and rebuilding in the event of casualty.

(b) Government Regulation: **Buyer** is advised that changes in government regulations and levels of service which affect **Buyer's** intended use of the Property will not be grounds for canceling this Contract if the Feasibility Study Period has expired or if **Buyer** has checked choice (c)(2) below.

(c) Inspections: *(check (1) or (2) below)*

☒ **(1) Feasibility Study: Buyer** will, at **Buyer's** expense and within 90 days from Effective Date ("Feasibility Study Period"), determine whether the Property is suitable, in **Buyer's** sole and absolute discretion, for **commercial** use. During the Feasibility Study Period, **Buyer** may conduct a Phase I environmental assessment and any other tests, analyses, surveys and investigations ("Inspections") that **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's engineering, architectural and environmental properties; zoning and zoning restrictions; subdivision statutes; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state and regional growth management plans; availability of permits, government approvals, and licenses; and other Inspections that **Buyer** deems appropriate to determine the Property's suitability for the **Buyer's** intended use. If the Property must be rezoned, **Buyer** will obtain the rezoning from the appropriate government agencies. **Seller** will sign all documents **Buyer** is required to file in connection with development or rezoning approvals.

Seller gives **Buyer**, its agents, contractors and assigns, the right to enter the Property at any time during the Feasibility Study Period for the purpose of conducting Inspections; provided, however, that **Buyer**, its agents, contractors and assigns enter the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from losses, damages, costs, claims and expenses of any nature, including attorneys' fees, expenses and liability incurred in application for rezoning or related proceedings, and from liability to any person, arising from the conduct of any and all Inspections or any work authorized by **Buyer**. **Buyer** will not engage in any activity that could result in a construction lien being filed against the Property without **Seller's** prior written consent. If this transaction does not close, **Buyer** will, at **Buyer's** expense, (1) repair all damages to the Property resulting from the Inspections and return the Property to the condition it was in prior to conduct of the Inspections, and (2) release to **Seller** all reports and other work generated as a result of the Inspections.

Buyer will deliver written notice to **Seller** prior to the expiration of the Feasibility Study Period of **Buyer's** determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice requirement will constitute acceptance of the Property as suitable for **Buyer's** intended use in its "as is" condition. If the Property is unacceptable to **Buyer** and written notice of this fact is timely delivered to **Seller**, this Contract will be deemed terminated as of the day after the Feasibility Study period ends and **Buyer's** deposit(s) will be returned after Escrow Agent receives proper authorization from all interested parties.

☐ **(2) No Feasibility Study:** **Buyer** is satisfied that the Property is suitable for **Buyer's** purposes, including being satisfied that either public sewerage and water are available to the Property or the Property will be approved for the

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installation of a well and/or private sewerage disposal system and that existing zoning and other pertinent regulations and restrictions, such as subdivision or deed restrictions, concurrency, growth management and environmental conditions, are acceptable to **Buyer.** This Contract is not contingent on **Buyer** conducting any further investigations.

(d) Subdivided Lands: If this Contract is for the purchase of subdivided lands, defined by Florida Law as "(a) Any contiguous land which is divided or is proposed to be divided for the purpose of disposition into 50 or more lots, parcels, units, or interests; or (b) Any land, whether contiguous or not, which is divided or proposed to be divided into 50 or more lots, parcels, units, or interests which are offered as a part of a common promotional plan.", **Buyer** may cancel this Contract for any reason whatsoever for a period of 7 business days from the date on which **Buyer** executes this Contract. If **Buyer** elects to cancel within the period provided, all funds or other property paid by **Buyer** will be refunded without penalty or obligation within 20 days of the receipt of the notice of cancellation by the developer.

7. RISK OF LOSS; EMINENT DOMAIN: If any portion of the Property is materially damaged by casualty before closing, or **Seller** negotiates with a governmental authority to transfer all or part of the Property in lieu of eminent domain proceedings, or if an eminent domain proceeding is initiated, **Seller** will promptly inform **Buyer.** Either party may cancel this Contract by written notice to the other within 10 days from **Buyer's** receipt of **Seller's** notification, failing which **Buyer** will close in accordance with this Contract and receive all payments made by the government authority or insurance company, if any.

TITLE

8. TITLE: Seller will convey marketable title to the Property by statutory warranty deed or trustee, personal representative or guardian deed as appropriate to **Seller's** status.

(a) Title Evidence: Title evidence will show legal access to the Property and marketable title of record in **Seller** in accordance with current title standards adopted by the Florida Bar, subject only to the following title exceptions, none of which prevent **Buyer's** intended use of the Property as **commercial rental**: covenants, easements and restrictions of record; matters of plat; existing zoning and government regulations; oil, gas and mineral rights of record if there is no right of entry; current taxes; mortgages that **Buyer** will assume; and encumbrances that **Seller** will discharge at or before closing. **Seller** will deliver to **Buyer Seller's** choice of one of the following types of title evidence, which must be generally accepted in the county where the Property is located (specify in Paragraph **5(c)** the selected type). **Seller** will use option (1) in Palm Beach County and option (2) in Miami-Dade County.

(1) A title insurance commitment issued by a Florida-licensed title insurer in the amount of the purchase price and subject only to title exceptions set forth in this Contract and delivered no later than 2 days before Closing Date.

(2) An existing abstract of title from a reputable and existing abstract firm (if firm is not existing, then abstract must be certified as correct by an existing firm) purporting to be an accurate synopsis of the instruments affecting title to the Property recorded in the public records of the county where the Property is located and certified to Effective Date. However if such an abstract is not available to **Seller,** then a **prior owner's title policy** acceptable to the proposed insurer as a base for reissuance of coverage. **Seller** will pay for copies of all policy exceptions and an update in a format acceptable to **Buyer's** closing agent from the policy effective date and certified to **Buyer** or **Buyer's** closing agent, together with copies of all documents recited in the prior policy and in the update. If a prior policy is not available to **Seller** then (1) above will be the title evidence. Title evidence will be delivered no later than 10 days before Closing Date.

(b) Title Examination: Buyer will examine the title evidence and deliver written notice to **Seller,** within 5 days from receipt of title evidence but no later than Closing Date, of any defects that make the title unmarketable. **Seller** will have 30 days from receipt of **Buyer's** notice of defects ("Curative Period") to cure the defects at **Seller's** expense. If **Seller** cures the defects within the Curative Period, **Seller** will deliver written notice to **Buyer** and the parties will close the transaction on Closing Date or within 10 days from **Buyer's** receipt of **Seller's** notice if Closing Date has passed. If **Seller** is unable to cure the defects within the Curative Period, **Seller** will deliver written notice to **Buyer** and **Buyer** will, within 10 days from receipt of **Seller's** notice, either cancel this Contract or accept title with existing defects and close the transaction.

(c) Survey: Buyer may, prior to Closing Date and at **Buyer's** expense, have the Property surveyed and deliver written notice to **Seller,** within 5 days from receipt of survey but no later than 5 days prior to closing, of any encroachments on the Property, encroachments by the Property's improvements on other lands or deed restriction or zoning violations. Any such encroachment or violation will be treated in the same manner as a title defect and **Buyer's** and **Seller's** obligations will be determined in accordance with subparagraph **(b)** above.

(d) Coastal Construction Control Line: If any part of the Property lies seaward of the coastal construction control line as defined in Section 161.053 of the Florida Statutes, **Seller** shall provide **Buyer** with an affidavit or survey as required by law delineating the line's location on the Property, unless **Buyer** waives this requirement in writing. The Property being purchased may be subject to coastal erosion and to federal, state, or local regulations that govern coastal property, including delineation of the coastal construction control line, rigid coastal protection structures, beach nourishment, and the protection of marine turtles. Additional information can be obtained from the Florida Department of Environmental Protection, including whether there are significant erosion conditions associated with the shoreline of the Property being purchased.

☐ **Buyer** waives the right to receive a CCCL affidavit or survey.

MISCELLANEOUS

9. EFFECTIVE DATE; TIME; FORCE MAJEURE:

(a) **Effective Date:** The "Effective Date" of this Contract is the date on which the last of the parties initials or signs and delivers final offer or counteroffer. **Time is of the essence for all provisions of this Contract.**

(b) Time: All time periods expressed as days will be computed in business days (a "business day" is every calendar day except Saturday, Sunday and national legal holidays). If any deadline falls on a Saturday, Sunday or national legal

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holiday, performance will be due the next business day. All time periods will end at 5:00 p.m. local time (meaning in the county where the Property is located) of the appropriate day.

(c) Force Majeure: Buyer or **Seller** shall not be required to perform any obligation under this Contract or be liable to each other for damages so long as the performance or non-performance of the obligation is delayed, caused or prevented by an act of God or force majeure. An "act of God" or "force majeure" is defined as hurricanes, earthquakes, floods, fire, unusual transportation delays, wars, insurrections and any other cause not reasonably within the control of the **Buyer** or **Seller** and which by the exercise of due diligence the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended (not to exceed 30 days) for the period that the force majeure or act of God is in place. In the event that such "act of God" or "force majeure" event continues beyond the 30 days in this sub-paragraph, either party may cancel the Contract by delivering written notice to the other and **Buyer's** deposit shall be refunded.

10. NOTICES: All notices shall be in writing and will be delivered to the parties and Broker by mail, personal delivery or electronic media. **Buyer's failure to deliver timely written notice to Seller, when such notice is required by this Contract, regarding any contingencies will render that contingency null and void and the Contract will be construed as if the contingency did not exist. Any notice, document or item delivered to or received by an attorney or licensee (including a transaction broker) representing a party will be as effective as if delivered to or by that party.**

11. COMPLETE AGREEMENT: This Contract is the entire agreement between **Buyer** and **Seller. Except for brokerage agreements, no prior or present agreements will bind Buyer, Seller or Broker unless incorporated into this Contract.** Modifications of this Contract will not be binding unless in writing, signed or initialed and delivered by the party to be bound. This Contract, signatures, initials, documents referenced in this Contract, counterparts and written modifications communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. **Buyer** and **Seller** will use diligence and good faith in performing all obligations under this Contract. This Contract will not be recorded in any public records.

12. ASSIGNABILITY; PERSONS BOUND: Buyer may **not** assign this Contract without **Seller's** written consent. The terms "**Buyer**," " **Seller**," and "Broker" may be singular or plural. This Contract is binding on the heirs, administrators, executors, personal representatives and assigns (if permitted) of **Buyer, Seller** and Broker.

DEFAULT AND DISPUTE RESOLUTION

13. DEFAULT: (a) Seller Default: If for any reason other than failure of **Seller** to make **Seller's** title marketable after diligent effort, **Seller** fails, refuses or neglects to perform this Contract, **Buyer** may choose to receive a return of **Buyer's** deposit without waiving the right to seek damages or to seek specific performance as per Paragraph **14**. **Seller** will also be liable to Broker for the full amount of the brokerage fee. **(b) Buyer Default:** If **Buyer** fails to perform this Contract within the time specified, including timely payment of all deposits, **Seller** may choose to retain and collect all deposits paid and agreed to be paid as liquidated damages or to seek specific performance as per Paragraph **14**; and Broker will, upon demand, receive 50% of all deposits paid and agreed to be paid (to be split equally among Brokers) up to the full amount of the brokerage fee.

14. DISPUTE RESOLUTION: This Contract will be construed under Florida law. All controversies, claims, and other matters in question arising out of or relating to this transaction or this Contract or its breach will be settled as follows:

(a) Disputes concerning entitlement to deposits made and agreed to be made: Buyer and **Seller** will have 30 days from the date conflicting demands are made to attempt to resolve the dispute through **mediation**. If that fails, Escrow Agent will submit the dispute, if so required by Florida law, to Escrow Agent's choice of arbitration, a Florida court or the Florida Real Estate Commission ("FREC"). **Buyer** and **Seller** will be bound by any resulting award, judgment or order. A broker's obligation under Chapter 475, FS and the FREC rules to timely notify the FREC of an escrow dispute and timely resolve the escrow dispute through mediation, arbitration, interpleader, or an escrow disbursement order, if the broker so chooses, applies only to brokers and does not apply to title companies, attorneys or other escrow companies.

(b) All other disputes: Buyer and **Seller** will have 30 days from the date a dispute arises between them to attempt to resolve the matter through mediation, failing which the parties will resolve the dispute through neutral binding **arbitration** in the county where the Property is located. The arbitrator may not alter the Contract terms or award any remedy not provided for in this Contract. The award will be based on the greater weight of the evidence and will state findings of fact and the contractual authority on which it is based. If the parties agree to use discovery, it will be in accordance with the Florida Rules of Civil Procedure and the arbitrator will resolve all discovery-related disputes. Any disputes with a real estate licensee named in Paragraph 17 will be submitted to arbitration only if the licensee's broker consents in writing to become a party to the proceeding. This clause will survive closing.

(c) Mediation and Arbitration; Expenses: "Mediation" is a process in which parties attempt to resolve a dispute by submitting it to an impartial mediator who facilitates the resolution of the dispute but who is not empowered to impose a settlement on the parties. Mediation will be in accordance with the rules of the American Arbitration Association ("AAA") or other mediator agreed on by the parties. The parties will equally divide the mediation fee, if any. "Arbitration" is a process in which the parties resolve a dispute by a hearing before a neutral person who decides the matter and whose decision is binding on the parties. Arbitration will be in accordance with the rules of the AAA or other arbitrator agreed on by the parties. Each party to any arbitration will pay its own fees, costs and expenses, including attorneys' fees, and will equally split the arbitrators' fees and administrative fees of arbitration. In a civil action to enforce an arbitration award, the prevailing party to the arbitration shall be entitled to recover from the nonprevailing party reasonable attorneys' fees, costs and expenses.

Buyer (JT) (____) and **Seller** (DM) (____) acknowledge receipt of a copy of this page, which is Page 5 of 7 Pages.

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ESCROW AGENT AND BROKER

15. ESCROW AGENT: **Buyer** and **Seller** authorize Escrow Agent to receive, deposit and hold funds and other items in escrow and, subject to clearance, disburse them upon proper authorization and in accordance with Florida law and the terms of this Contract, including disbursing brokerage fees. The parties agree that Escrow Agent will not be liable to any person for misdelivery of escrowed items to **Buyer** or **Seller**, unless the misdelivery is due to Escrow Agent's willful breach of this Contract or gross negligence. If Escrow Agent interpleads the subject matter of the escrow, Escrow Agent will pay the filing fees and costs from the deposit and will recover reasonable attorneys' fees and costs to be paid from the escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party. All claims against Escrow Agent will be arbitrated, so long as Escrow Agent consents to arbitrate.

16. PROFESSIONAL ADVICE; BROKER LIABILITY: Broker advises **Buyer** and **Seller** to verify all facts and representations that are important to them and to consult an appropriate professional for legal advice (for example, interpreting contracts, determining the effect of laws on the Property and transaction, status of title, foreign investor reporting requirements, the effect of property lying partially or totally seaward of the Coastal Construction Control Line, etc.) and for tax, property condition, environmental and other specialized advice. **Buyer** acknowledges that Broker does not reside in the Property and that all representations (oral, written or otherwise) by Broker are based on **Seller** representations or public records. **Buyer agrees to rely solely on Seller, professional inspectors and governmental agencies for verification of the Property condition and facts that materially affect Property value. Buyer** and **Seller** respectively will pay all costs and expenses, including reasonable attorneys' fees at all levels, incurred by Broker and Broker's officers, directors, agents and employees in connection with or arising from **Buyer's** or **Seller's** misstatement or failure to perform contractual obligations. **Buyer** and **Seller** hold harmless and release Broker and Broker's officers, directors, agents and employees from all liability for loss or damage based on **(1) Buyer's** or **Seller's** misstatement or failure to perform contractual obligations; **(2)** Broker's performance, at **Buyer's** and/or **Seller's** request, of any task beyond the scope of services regulated by Chapter 475, F.S., as amended, including Broker's referral, recommendation or retention of any vendor; **(3)** products or services provided by any vendor; and **(4)** expenses incurred by any vendor. **Buyer** and **Seller** each assume full responsibility for selecting and compensating their respective vendors. This paragraph will not relieve Broker of statutory obligations. For purposes of this paragraph, Broker will be treated as a party to this Contract. This paragraph will survive closing.

17. BROKERS: The licensee(s) and brokerage(s) named below are collectively referred to as "Broker." **Instruction to Closing Agent: Seller** and **Buyer** direct closing agent to disburse at closing the full amount of the brokerage fees as specified in separate brokerage agreements with the parties and cooperative agreements between the brokers, except to the extent Broker has retained such fees from the escrowed funds. In the absence of such brokerage agreements, closing agent will disburse brokerage fees as indicated below. This paragraph will not be used to modify any MLS or other offer of compensation made by **Seller** or listing broker to cooperating brokers.

Selling Sales Associate/License No. _____ *Selling Firm/Brokerage Fee: ($ or % of Purchase Price)* _____

Listing Sales Associate/License No. _____ *Listing Firm/Brokerage fee: ($ or % of Purchase Price)* _____

ADDITIONAL TERMS

18. ADDITIONAL TERMS:

Purchaser & DAVID THOMPSON Will Sign the Note

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This is intended to be a legally binding contract. If not fully understood, seek the advice of an attorney prior to signing.

OFFER AND ACCEPTANCE

(Check if applicable: ☐ **Buyer** received a written real property disclosure statement from **Seller** before making this Offer.)
Buyer offers to purchase the Property on the above terms and conditions. Unless this Contract is signed by **Seller** and a copy delivered to **Buyer** no later than _____ ☐ a.m. ☐ p.m. on _____, _____, this offer will be revoked and **Buyer's** deposit refunded subject to clearance of funds.

COUNTER OFFER/ REJECTION

☐ **Seller** counters **Buyer's** offer (to accept the counter offer, **Buyer** must sign or initial the counter offered terms and deliver a copy of the acceptance to **Seller**. Unless otherwise stated, the time for acceptance of any counteroffers shall be 2 days from the date the counter is delivered. ☐ **Seller** rejects **Buyer's** offer.

Date: 5-20-2011 **Buyer:** _____
Print name: David Thompson

Date: _____ **Buyer:** _____
Phone: _____ Print name: _____
Fax: _____ Address: _____
E-mail: _____ _____

Date: 05.20.2011 **Seller:** _____
Print name: STUART D MARR

Date: _____ **Seller:** _____
Phone: _____ Print name: _____
Fax: _____ Address: _____
E-mail: _____ _____

Effective Date: _____ **(The date on which the last party signed or initialed and delivered the final offer or counteroffer.)**

Buyer (DT) (____) and **Seller** (SM) (____) acknowledge receipt of a copy of this page, which is Page 7 of 7 Pages.

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TAB 4

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

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

Property Record View

Alternate Key: 1553301 Parcel ID: 00453471-000200

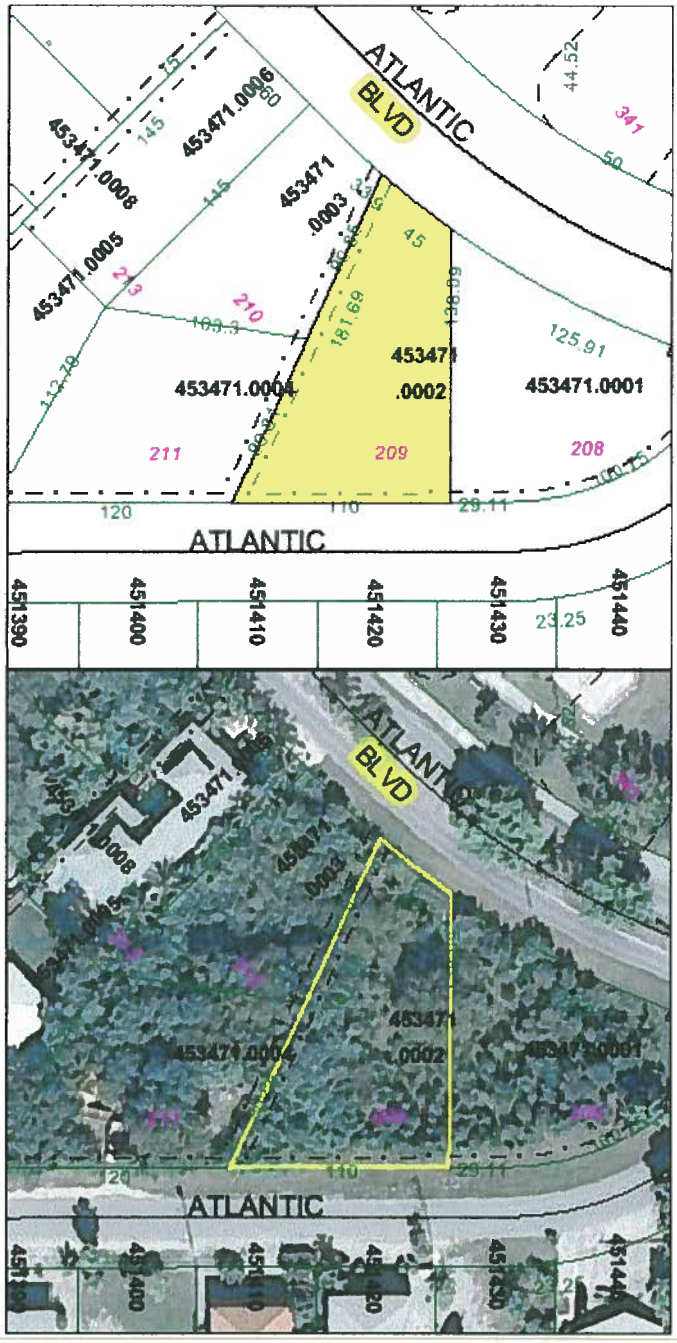
Ownership Details

Mailing Address:
COCONUT GROVE BANK
PO BOX 3130
KEY LARGO, FL 33037

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 33-61-39
Property Location: VACANT LAND KEY LARGO
Subdivision: PORT LARGO 1ST ADD
Legal Description: LT 209 PORT LARGO FIRST ADDITION KEY LARGO PB6-48 OR469-333/337 OR899-1801 OR1065-664 OR1073-158/59 OR1164-1921/22 OR1353-2388/90C

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
1M0D - COMMERCIAL DRY	0	0	11,537.00 SF

Appraiser Notes

COMMERCIAL LOT

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	0	0	2,485	2,485	2,485	0	2,485
2009	0	0	6,116	6,116	6,116	0	6,116
2008	0	0	7,645	7,645	7,645	0	7,645
2007	0	0	7,645	7,645	7,645	0	7,645
2006	0	0	7,645	7,645	7,645	0	7,645
2005	0	0	7,645	7,645	7,645	0	7,645
2004	0	0	12,742	7,645	7,645	0	7,645
2003	0	0	12,742	7,645	7,645	0	7,645
2002	0	0	12,742	7,645	7,645	0	7,645
2001	0	0	12,742	7,645	7,645	0	7,645
2000	0	0	12,742	7,645	7,645	0	7,645
1999	0	0	12,742	7,645	7,645	0	7,645
1998	0	0	12,742	7,645	7,645	0	7,645
1997	0	0	12,742	7,645	7,645	0	7,645
1996	0	0	12,742	7,645	7,645	0	7,645
1995	0	0	12,742	12,742	12,742	0	12,742
1994	0	0	12,742	12,742	12,742	0	12,742
1993	0	0	11,326	11,326	11,326	0	11,326
1992	0	0	11,326	11,326	11,326	0	11,326
1991	0	0	11,326	11,326	11,326	0	11,326
1990	0	0	11,326	11,326	11,326	0	11,326
1989	0	0	11,326	11,326	11,326	0	11,326
1988	0	0	22,652	22,652	22,652	0	22,652
1987	0	0	22,652	22,652	22,652	0	22,652
1986	0	0	21,519	21,519	21,519	0	21,519
1985	0	0	21,519	21,519	21,519	0	21,519
1984	0	0	21,519	21,519	21,519	0	21,519
1983	0	0	16,274	16,274	16,274	0	16,274
1982	0	0	16,274	16,274	16,274	0	16,274

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
9/1/1988	1065 / 664	25,000	WD	M
12/1/1983	899 / 1801	12,000	WD	U

This page has been visited 835 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: 1553298 Parcel ID: 00453471-000100

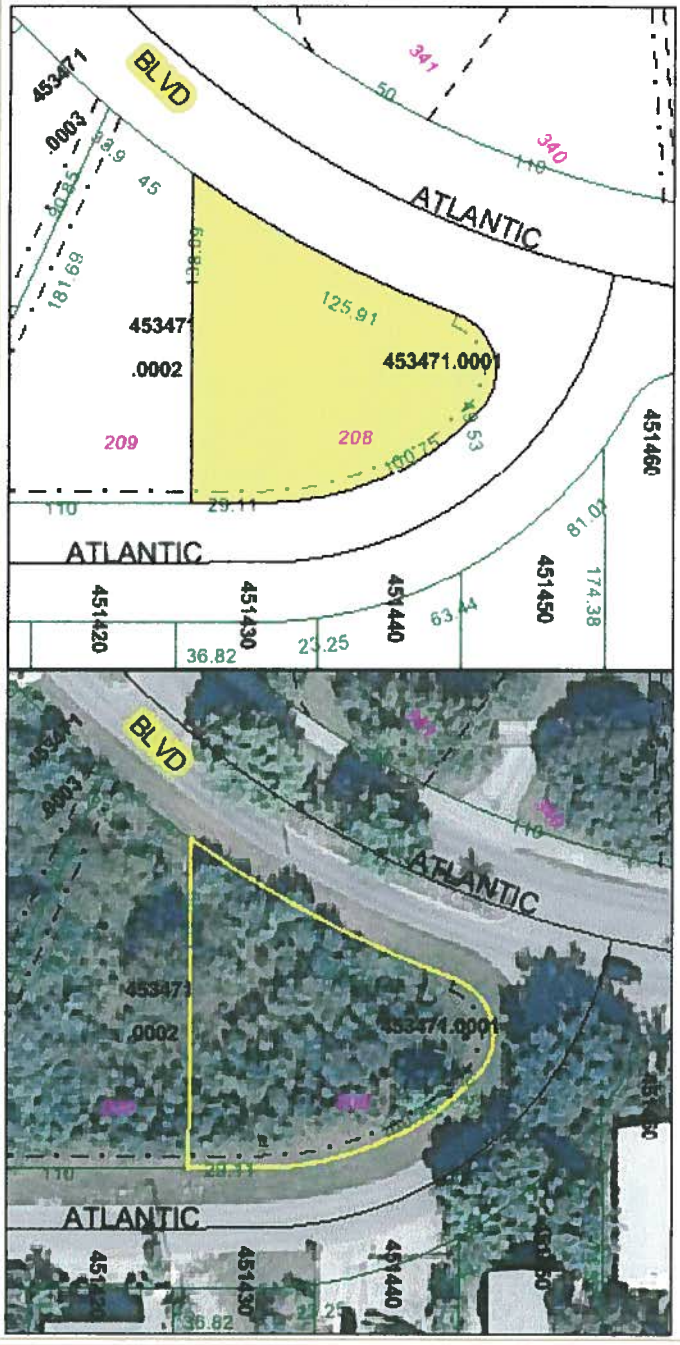
Ownership Details

Mailing Address:
COCONUT GROVE BANK TRUSTEE
PO BOX 3130
KEY LARGO, FL 33037

Property Details

PC Code:	10 - VACANT COMMERCIAL
Millage Group:	500K
Affordable Housing:	No
Section-Township -Range:	33-61-39
Property Location:	VACANT LAND KEY LARGO
Subdivision:	PORT LARGO 1ST ADD
Legal Description:	LT 208 PORT LARGO FIRST ADDITION KEY LARGO PB6-48 OR465-697 OR645-107 OR348-600/601 OR510-632 OR516-427 OR828-1791 OR853-1330 OR1065-664 OR1073-158/59 OR1164-1921/22 OR1353-2388/90C

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
1M0D - COMMERCIAL DRY	0	0	11,438.00 SF

Appraiser Notes

COMMERCIAL LOT

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	0	0	2,389	2,389	2,389	0	2,389
2009	0	0	5,881	5,881	5,881	0	5,881
2008	0	0	7,351	7,351	7,351	0	7,351
2007	0	0	7,351	7,351	7,351	0	7,351
2006	0	0	7,351	7,351	7,351	0	7,351
2005	0	0	7,351	7,351	7,351	0	7,351
2004	0	0	12,251	7,350	7,350	0	7,350
2003	0	0	12,251	7,350	7,350	0	7,350
2002	0	0	12,251	7,350	7,350	0	7,350
2001	0	0	12,251	7,350	7,350	0	7,350
2000	0	0	12,251	7,350	7,350	0	7,350
1999	0	0	12,251	7,350	7,350	0	7,350
1998	0	0	12,251	7,351	7,351	0	7,351
1997	0	0	12,251	7,351	7,351	0	7,351
1996	0	0	12,251	7,351	7,351	0	7,351
1995	0	0	12,251	12,251	12,251	0	12,251
1994	0	0	12,251	12,251	12,251	0	12,251
1993	0	0	10,890	10,890	10,890	0	10,890
1992	0	0	10,890	10,890	10,890	0	10,890
1991	0	0	10,890	10,890	10,890	0	10,890
1990	0	0	10,890	10,890	10,890	0	10,890
1989	0	0	10,890	10,890	10,890	0	10,890
1988	0	0	21,780	21,780	21,780	0	21,780
1987	0	0	21,780	21,780	21,780	0	21,780
1986	0	0	20,691	20,691	20,691	0	20,691
1985	0	0	20,691	20,691	20,691	0	20,691
1984	0	0	20,691	20,691	20,691	0	20,691
1983	0	0	16,476	16,476	16,476	0	16,476
1982	0	0	16,476	16,476	16,476	0	16,476

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
9/1/1988	1065 / 664	1	WD	M
4/1/1982	853 / 1330	45	WD	M

This page has been visited 831 times.

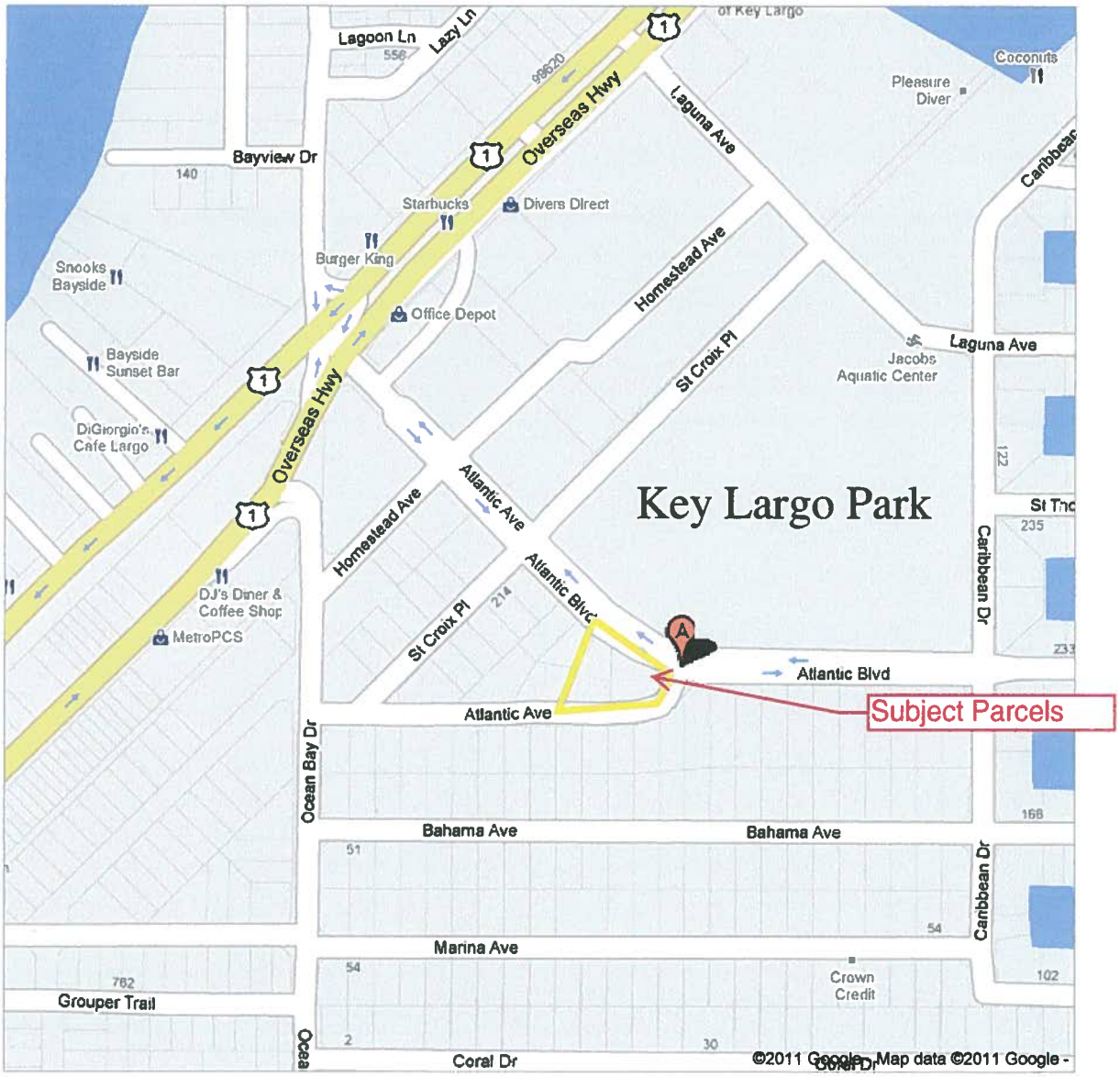
Monroe County Property Appraiser
Ervin A. Higgs, CFA
P.O. Box 1176
Key West, FL 33041-1176

TAB 5

Google maps

Address **Atlantic Blvd & Atlantic Ave**
Key Largo, FL 33037

Notes Take US 1 to approximate MM 100; turn onto atlantic Ave./Blvd. and take approximately 2 blocks to site. Site is across from Key Largo Park.



TAB 6

Key Largo Parkside

View of South Side of Parcel from Atlantic Ave.

Key Largo Parkside

View of Northeast Side of Parcel down Atlantic Boulevard

TAB 7

PROJECT DESCRIPTION

Client proposes development of the site with a mixed use development consisting of Affordable Housing, Commercial Retail and Office. The site is an excellent infill site within a Key Largo subdivision that is heavily developed. The site is located just off of US1 in the "heart" of Key Largo and is ideally situated to build affordable housing and commercial retail in order to serve the immediate planning area. This site is within the Key Largo Community Center which was identified within the Key Largo CommuniKeys Master Plan as an area where mixed use development should be encouraged and expanded. In turn additional more compact mixed use development within the Community Center will lead to a more walkable and livable community and help to create a sense of place for Key Largo. Furthermore the site is across the street from the Key Largo Park which will provide both the residents and business of the new development access to recreational activity.

The project will consist of 7 residential affordable units; 3070 sf of Office and 3,498 sf of Commercial Retail medium intensity use. The site is an odd shape and fronts three streets requiring three front setbacks which is not standard for the district. Additional information about the site is provided below.

SITE DESCRIPTION	
Owner Name	Coconut Grove Bank PO Box 3130 Key Largo, FL 33037
Real Estate Number	00453471-000100 and 000200
Alternate Key	1553298 and 1553301
Physical Location	Atlantic Boulevard and Atlanta Ave.
MM	~100
Legal Description	LOTS 208 and 209 PORT LARGO FIRST ADDITION KEY LARGO PB6-48

SITE DATA	
Lot Size (sf)	25,257 (Survey), PRC shows 22,975
TIER	UNDES, Proposed III
Zoning	SC
FLUM	MC
Developed	No
Habitat	Portion of Property is Hammock
Flood Zone	X and AE 7
Overlays	Key Largo Community Center

Use

Section 130-43 states that the "purpose of the Suburban Commercial (SC) district is to establish areas for commercial uses designed and intended primarily to serve the needs of the immediate planning area in which they are located. This district should be established at locations convenient and accessible to residential areas without use of U.S. 1". Furthermore Section 130-93 allows for the development of attached and unattached residential dwellings involving 6-18 units, designed as employee housing as well as commercial retail low and medium intensity and office uses greater than 2,500 square feet but less than 10,000 square feet of floor area as a Minor Conditional Use Permit. Per Section 130-43 we are requesting a minor conditional use permit for the property.

PROJECT DESCRIPTION

Planning Use and Intensity Table

Below are the calculations for use and intensity of the site. As seen from the table below the site can support the development of seven (7) affordable housing units along with 6,568 square feet of commercial retail/office area which accounts for 94.28% of the total site utility.

Planning Density and Open Space Requirements				
			ACRES	**SQUARE FEET**
SITE AREA				
Lot 208			0.26	11,442.00
Lot 209			0.26	11,539.00
TOTAL LOT AREA			**0.53**	**22,981.00**
Planning Open Space 130-157		**%**	**ACRES**	**Square Feet**
Open Space Requirement		20%	0.11	4,596.20
Max Net Density Basis		80%	0.42	18,384.80
Permitted Densities - Allocated and Max Net SC Zoning 130-157		**du or sf/acre**	**% of Site Utility**	**Units/SF**
Employee Housing Units (Max Net Density)	AFH	18	100.00%	7.6
Office	Off	0.4	100.00%	9,192.40
Low Intensity Commercial Retail	Com	0.35	100.00%	8,043.35
Medium Intensity Commercial Retail	Com	0.25	100.00%	5,745.25
PROPOSED DEVELOMENT		**Units/ acre**	**Percent of Site used by Development**	**Units or Square Footage**
RESIDENTIAL				
*Employee Housing Units**	AFH	18	92.14%	*7.0*
COMMERCIAL				
Office Space	Off	0.4	33.40%	*3,070*
Medium Intensity Commercial Retail	Com	0.25	60.89%	*3,498*
Total Commercial			94.28%	*6,568*
TOTAL SITE UTLITY			186.42%	*N/A*
*TOTAL SITE UTILITY MINUS AFH Component 130-161***			94.28%	*N/A*

NOTES:
*Section 130-161 (a)(1b) - allows for the development of employee housing units up to 18 units/acre
**Section 130-161 (a)(5) - allows for Exclusion of employee housing units from the overall utility

Parking

Parking has been analyzed and calculated for the proposed uses on the site. As per the table below there are 22 parking spaces required for the site including one (1) ADA accessible space. The development will provide for 24 spaces including one (1) ADA accessible space. Since the site is a mixed use development we have providing parking calculations based on shared parking as outlined under Section 114-67(i). Shared parking is ideal for situations such as this were residents use the parking spaces predominantly in the evenings and on weekends and businesses occupy the parking spaces during the weekdays. This helps to reduce overall land dedicated to impervious parking lots and helps to create more compact walkable communities with less space dedicated to automobiles. Due to the use of the parcel for residential use along with the types of commercial and office space proposed for

the site a 11X55 loading zoning would not be appropriate for the site and we would therefore request that the Planning Director grant a reduction to such per Section 114-69 (c)

Section 114- 159 to 163 - Required Off Street Parking				
Proposed Uses	**SF or Units**	**Requirement**	**Multiplier**	**TOTAL**
Multifamily Residential Units	7	1.5 / Unit	1.5	10.50
Commercial Retail Medium	3,498	3.0/1,000 sf	3	10.49
Office	3,070	3.0/1,000 sf	3	9.21
		4.0/1,000 sf	4	0.00
Total Spaces Required				30.20
Total Spaces Required with Mixed Use Parking				**21.81**
Spaces Provided				**24.00**

Shared Parking Requirement					
Use:	***Nighttime 12-6 am***	***Weekday 9am-4pm***	***Weekday 6pm-12am***	***Weekend 9am-4pm***	***Weekend 6pm-12am***
Residential	**Min Spaces-**	**10.50**			
Multiplier:	1	0.6	0.9	0.8	0.9
	10.5	6.3	9.45	8.4	9.45
Office/Industrial	**Min Spaces-**	**9.21**			
Multiplier:	0.05	1	0.1	0.1	0.05
	0.4605	9.21	0.921	0.921	0.4605
Comm. Retail	**Min Spaces-**	**10.49**			
Multiplier:	0.05	0.6	0.9	**1**	0.7
	0.5247	6.2964	9.4446	10.494	7.3458
Totals:	**11.4852**	**21.8064**	**19.8156**	**19.815**	**17.2563**

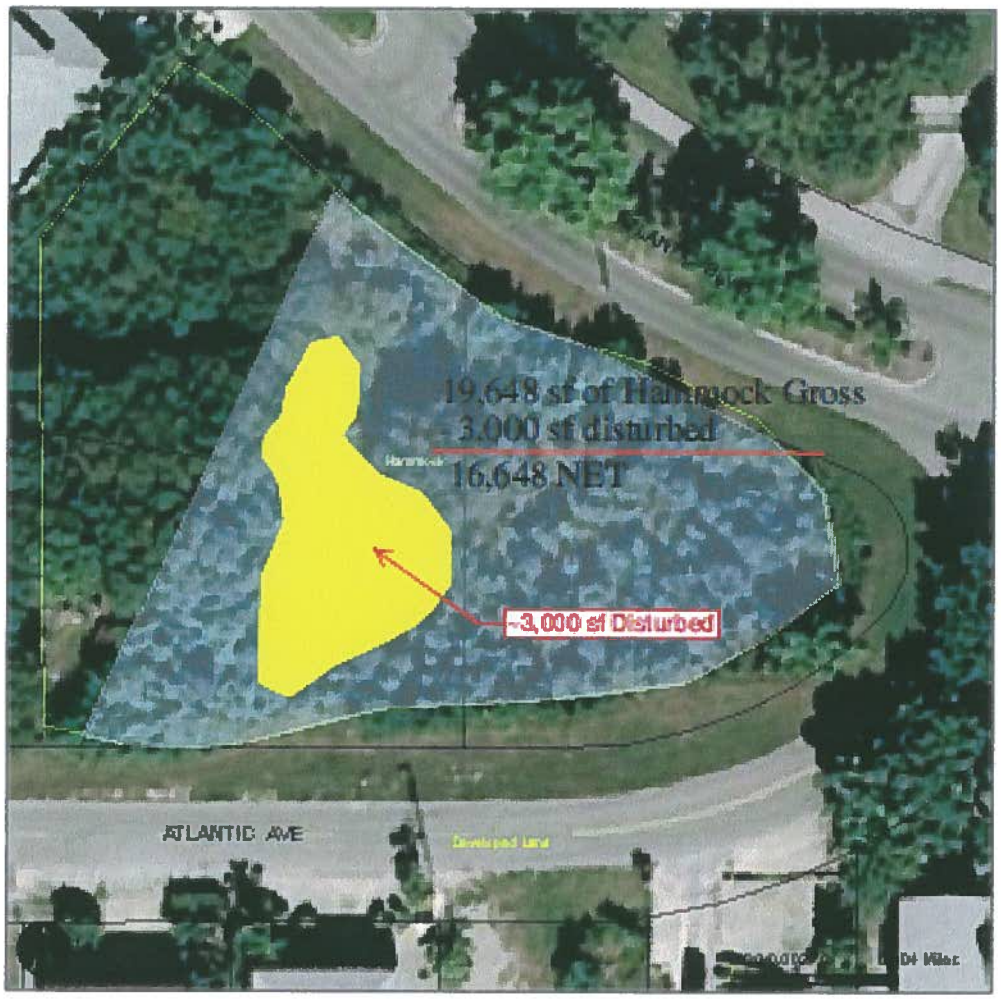
Clearing

This site is one of the parcels that was "undesignated" and awaiting final adoption of a TIER designation which is recommended as Tier III. The site has a Planning Open space requirement of 20% or 4,596 square feet, applicant is providing 44% open space. The County lists that the property contains hammock per the 2009 Habitat map. The extent of the actual hammock has been analyzed by a biologist and an existing conditions report submitted. In general the County GIS Habitat layer shows approximately 19,648 square feet of hammock on the lot and the biologist calculated that there is approximately 3,000 square foot "hole" in the center of the hammock that is disturbed. In addition the biologist found that the hammock to be of low quality and not very well defined. The percent of hammock allowed to be cleared per Section 118-9 is 40% or 6,659 square feet. Application is proposing clearing of 6,600 square feet of Hammock. Client desires to discuss final clearing along with best management practices for restoration of hammock on areas of the property where hammock is

marginal or does not exist. Ultimately review of clearing and restoration would be guided by Section 118-6 of the code.

TIER III CLEARING Calculations Sec 118-9			
	Percent	Acres	Square Feet
Parcel Size		**0.53**	**22981**
Area of lot with Hammock per MC GIS Habitat Layer		0.45	19648
Disturbed Area		0.07	3000
Remaining Hammock		0.38	16648
Allowed Clearing of Hammock@ 40%	40%	0.15	**6659.2**
Max Clearing 7500 SF			7500
Proposed Clearing			**6600**

HAMMOCK AREA MAP



Setbacks

The site is an odd shape lot requiring three front setbacks which is not standard for the district. Given the constraints the applicant has laid out the site in a manner in which the site could come into compliance to the maximum extent practicable with setbacks without creating an undue hardship given the unique characteristics of the lot. In the end the site is almost 100% compliant with the setbacks along Atlantic Avenue with only 364 square feet of encroachment into the setback. Out of this 364 square foot encroachment only 50 square feet is the actual structure. Along the cure out to Atlantic Boulevard the full 25' setback was met. Along Atlantic Boulevard we are requesting an Administrative Variance of 10' to the front yard setback per Section 102-86(b)(1) of the code.

TAB 8

Pending....expected 7/28/2011

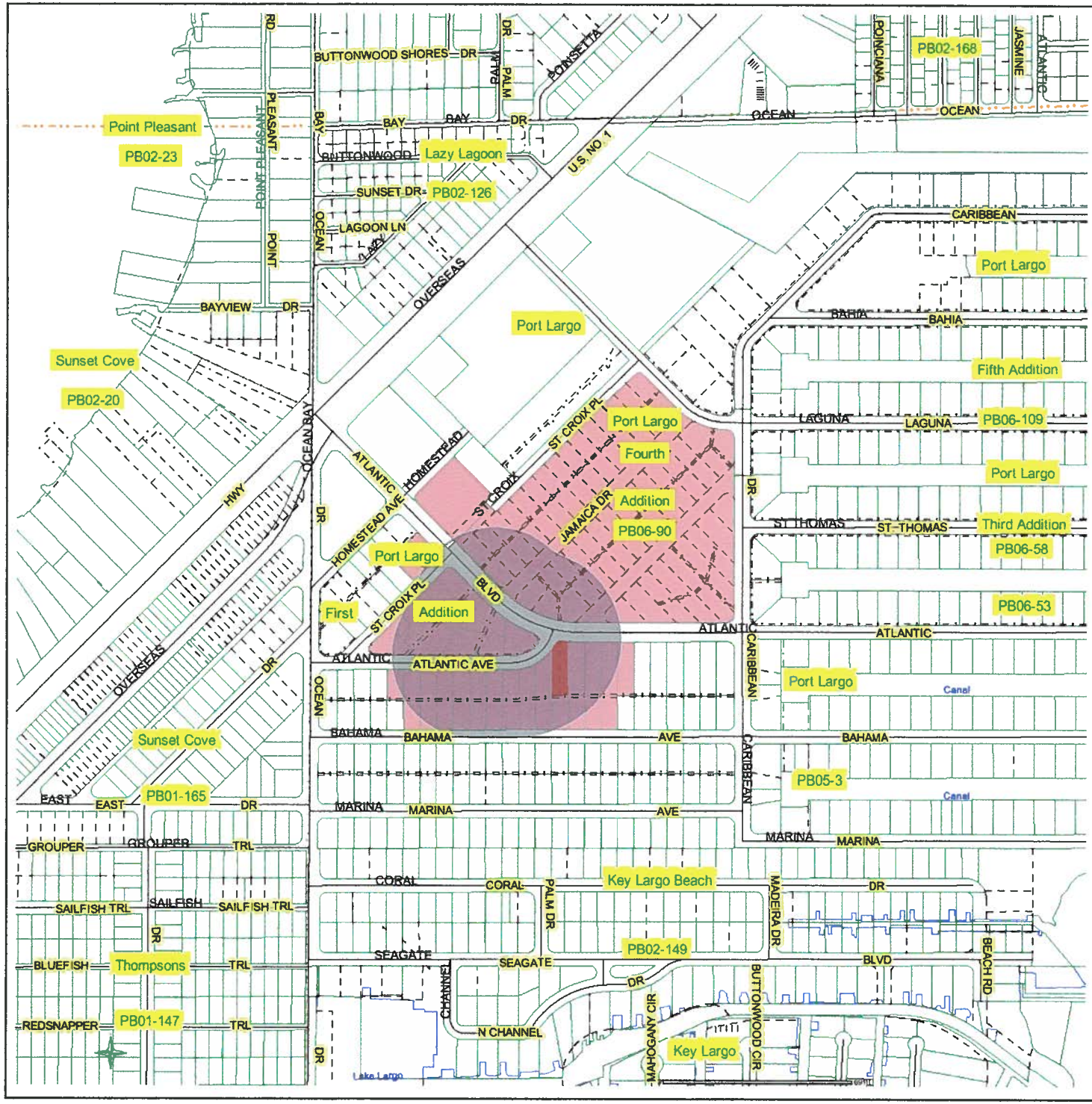
TAB 9

CONSTRUCTION MANAGEMENT AND PHASING PLAN

This project was designed to be built at one time and therefore there is no phasing plan being submitted. The project will begin with the clearing of vegetation on site followed by rough grading of the overall site. Augers and foundations will be set followed by trenching and any placement of underground utilities as needed will take place and may include: sewer, water, electrical transmission, phone and cable. Shell will be completed followed by windows and doors. Then following finishing of interior final site work will be completed to include hardscape and landscape. Stormwater and debris will be maintained on site with the use of silt fencing and hay bales were appropriate.

TAB 10

SPON MAP



Legend

- theBuffer
- theBufferTarget
- Hooks/Leads
- Lot Lines
- Easements
- Road Centerlines
- Water Names
- Parcels
- Shoreline
- Section Lines

verified for accuracy
by BC
7.25.11

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: June 26, 2011 6:57 PM

ADAMS DELFINA P REV TR DTD 08/08/98
C/O PEREZ-GILL JOSE J
6900 SW 72ND ST
MIAMI, FL 33143

AGUILERA ORLANDO
17430 SW 92ND CT
PALMETTO BAY, FL 33157-5711

BEATY CRIS E AND ANA L
38 BAHAMA AVE
KEY LARGO, FL 33037-4341

BOSQUE JORGE L
40 BAHAMA AVE
KEY LARGO, FL 33037-4341

COCCOVIZZO NICHOLAS & DONNA
370 BLEECKER STREET
NEW YORK, NY 10014

COCONUT GROVE BANK
PO BOX 3130
KEY LARGO, FL 33037

CRAWFORD JAMES E AND JILL S
93 OCEAN SHORES DR
KEY LARGO, FL 33037

CROUCH HOWARD THOMAS
3330 KNOLLS PKWY
IJAMSVILLE, MD 21754

CRUZ ALEX
12732 SW 94TH PL
MIAMI, FL 33176-5021

DAVIS DANIEL S AND SUSAN B
42 BAHAMA AVE
KEY LARGO, FL 33037

DOYLE MICHAEL J
185 CORRINE PL
KEY LARGO, FL 33037-4205

DUNN JAMES C AND KATHERINE A
8 ATLANTIC AVE
KEY LARGO, FL 33037-4328

GUERNICA ENEIDA B TR 11/03/04
264 ST THOMAS AVE
KEY LARGO, FL 33037

HARBOUR 99 PROPERTIES INC
122 BAHAMA RD
KEY LARGO, FL 33037

HELKER DANUTA R
10841 SW 93 ST
MIAMI, FL 33176

JEMA INVESTMENTS INC
PO BOX 370466
KEY LARGO, FL 33037-0466

JEMA INVESTMENTS INC
PO BOX 466
KEY LARGO, FL 33037

LASSETER KENNETH C AND KATHY G
417 LAGUNA AVE
KEY LARGO, FL 33037

LOVELAND DIANE
36 BAHAMA AVE
KEY LARGO, FL 33037

MARSHHAWK PROPERTIES LLC
479 BAHIA AVE
KEY LARGO, FL 33037

MEIRON THOMAS
35 BAHAMA AVE
KEY LARGO, FL 33037

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

NICKERSON FRED H AND ANNA R
138 MARINA AVE
KEY LARGO, FL 33037-4311

PEREZ RAFAELA
16309 SW 77TH TER
MIAMI, FL 33139

ROACH BRETT
6 ATLANTIC AVE
KEY LARGO, FL 33037-4328

ROBINSON CAROLEE
P O BOX 1040
KEY LARGO, FL 33037

ROGERS BENJAMIN H JR AND CATHERINE W
18 ATLANTIC BLVD
KEY LARGO, FL 33037

ROGERS CATHERINE W
18 ATLANTIC BLVD
KEY LARGO, FL 33037

SCOTT GEORGE M AND LOUISE A
420 S COCONUT PALM BLVD
TAVERNIER, FL 33070

SIKORA ANDREW J AND KIMBERLY KLINS
PO BOX 3051
KEY LARGO, FL 33037

SNOW PAUL M AND SUSAN J
13 ATLANTIC AVE
KEY LARGO, FL 33037

TANNER MARK E
10 ATLANTIC AVE
KEY LARGO, FL 33037

WASMUND GERALD C & JANE A
434 COLLINS STREET
KEY LARGO, FL 33037

WEISE ANGELA L
213 ATLANTIC BLVD
KEY LARGO, FL 33037

WILSON KEVIN
44 BAHAMA AVE
KEY LARGO, FL 33037

ZUPAN MICHAEL J AND ANNE
2811 GRADDY RD
MOUNT VERNON, IN 47620-9321

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KEY LARGO, FL 33037

Labels by GC

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TWINS OF PORT LARGO

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ZUPAN MICHAEL J AND ANNE
2811 GRADDY RD
MOUNT VERNON, IN 47620-9321

TAB 11

Reed & Company
Land Use Planning & Consulting
Phone: 678.708.9247
Email: joel@rc3world.com

Mailing Address	Physical Address
411 Ridgewood Rd NE	102901 Overseas Hwy
Atlanta, GA 30307	Key Largo, FL 33037

July 20, 2011

Florida Keys Aqueduct Authority
Post Office Box 1239
1100 Kennedy Drive
Key West, Florida, 33041-1239

Sent Via Email: mwalterson@fkaa.com

Ms. Walterson:

I am writing to request a letter of coordination from your office in reference to the below described site. The site is currently vacant/undeveloped land. Client proposes development of the parcel located in Key Largo across from Key Largo Community Park. The general project concept as proposed by client proposes development of a mixed use 2 story structure on the parcels with seven (7) residential multifamily housing units along with approximately 6,600 square feet of commercial floor area split evenly between Commercial Retail and Offices. The first floor will consist of commercial retail space along with a covered parking area. The second floor will have 7 residential units and office space.

SITE DESCRIPTION	
Owner Name	Coconut Grove Bank PO Box 3130 Key Largo, FL 33037
Real Estate Number(s)	00453471-000100 and 000200
Alternate Key	1553298 and 1553301
Physical Location	Atlantic Boulevard and Atlanta Ave.
MM	~100
Legal Description	LOTS 208 and 209 PORT LARGO FIRST ADDITION KEY LARGO PB6-48
Lot Size	22,981 sf or 53 Acres
Zoning	Suburban Commercial (SC)
FLUM	Mixed Use Commercial (MC)
TIER	III (Pending)
Flood Zone	X

We are requesting a letter of coordination from your office with regards to water availability. 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 listed address and telephone numbers.

Sincerely,

Joel C. Reed

Joel C. Reed, AICP

Attachments: Preliminary Site Plan

Reed & Company
Land Use Planning & Consulting
Phone: 678.708.9247
Email: joel@rc3world.com

Mailing Address
411 Ridgewood Rd NE
Atlanta, GA 30307

Physical Address
102901 Overseas Hwy
Key Largo, FL 33037

July 20, 2011

Florida Keys Electric Cooperative Association, Inc. (FKEC)
Attn: Mr. Keith Kropf
PO Box 377
Tavernier, FL 33070
Phone: 305 852 2431

Sent Via Email: keith.kropf@fkec.com

I am writing to request a letter of coordination from your office in reference to the below described site. The site is currently vacant/undeveloped land. Client proposes development of the parcel located in Key Largo across from Key Largo Community Park. The general project concept as proposed by client proposes development of a mixed use 2 story structure on the parcels with seven (7) residential multifamily housing units along with approximately 6,600 square feet of commercial floor area split evenly between Commercial Retail and Offices. The first floor will consist of commercial retail space along with a covered parking area. The second floor will have 7 residential units and office space.

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FLUM	Mixed Use Commercial (MC)
TIER	III (Pending)
Flood Zone	X

We are requesting a letter of coordination from your department with regards to electrical capacity. 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 listed address and telephone numbers.

Sincerely,

Joel C. Reed

Joel C. Reed, AICP

Attachments: Preliminary Site Plan

Reed & Company
Land Use Planning & Consulting
Phone: 678.708.9247
Email: joel@rc3world.com

Mailing Address
411 Ridgewood Rd NE
Atlanta, GA 30307

Physical Address
102901 Overseas Hwy
Key Largo, FL 33037

July 20, 2011

Key Largo Wastewater Treatment District
Attn: Ms. Bilyeu
P.O. Box 491
98880 Overseas Hwy (Physical)
Key Largo, FL 33037
Phone: 305 451 4019 , ext 200

Sent Via Email: carieb@klwtd.com

Ms. Bilyeu:

I am writing to request a letter of coordination from your office in reference to the below described site. The site is currently vacant/undeveloped land. Client proposes development of the parcel located in Key Largo across from Key Largo Community Park. The general project concept as proposed by client proposes development of a mixed use 2 story structure on the parcels with seven (7) residential multifamily housing units along with approximately 6,600 square feet of commercial floor area split evenly between Commercial Retail and Offices. The first floor will consist of commercial retail space along with a covered parking area. The second floor will have 7 residential units and office space.

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FLUM	Mixed Use Commercial (MC)
TIER	III (Pending)
Flood Zone	X

We are requesting a letter of coordination from your office with regards to waste water availability. 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 listed address and telephone numbers.

Sincerely,

Joel C. Reed

Joel C. Reed, AICP

Attachments: Preliminary Site Plan

Reed & Company
Land Use Planning & Consulting
Phone: 678.708.9247
Email: joel@rc3world.com

Mailing Address
411 Ridgewood Rd NE
Atlanta, GA 30307

Physical Address
102901 Overseas Hwy
Key Largo, FL 33037

July 20, 2011

County of Monroe
Office of Fire Marshal
Attn: Mr. Zavalney
490 63rd Street
Marathon, FL 33050

Sent Via Email: zavalney-steve@monroecounty-fl.gov

Mr. Zavalney:

I am writing to request a letter of coordination from your office in reference to the below described site. The site is currently vacant/undeveloped land. Client proposes development of the parcel located in Key Largo across from Key Largo Community Park. The general project concept as proposed by client proposes development of a mixed use 2 story structure on the parcels with seven (7) residential multifamily housing units along with approximately 6,600 square feet of commercial floor area split evenly between Commercial Retail and Offices. The first floor will consist of commercial retail space along with a covered parking area. The second floor will have 7 residential units and office space.

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FLUM	Mixed Use Commercial (MC)
TIER	III (Pending)
Flood Zone	X

We are requesting a letter of coordination from your 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 listed address and telephone numbers.

Sincerely,

Joel C. Reed

Joel C. Reed, AICP

Attachments: Preliminary Site Plan

Reed & Company
Land Use Planning & Consulting
Phone: 678.708.9247
Email: joel@rc3world.com

Mailing Address
411 Ridgewood Rd NE
Atlanta, GA 30307

Physical Address
102901 Overseas Hwy
Key Largo, FL 33037

July 20, 2011

County of Monroe
Solid Waste Management
Attn: Ms. Rosa Washington
1100 Simonton Street
Suite 2-284
Key West, FL 33040

Sent Via Email: washington-rosa@monroecounty-fl.gov

Ms. Washington,

I am writing to request a letter of coordination from your office in reference to the below described site. The site is currently vacant/undeveloped land. Client proposes development of the parcel located in Key Largo across from Key Largo Community Park. The general project concept as proposed by client proposes development of a mixed use 2 story structure on the parcels with seven (7) residential multifamily housing units along with approximately 6,600 square feet of commercial floor area split evenly between Commercial Retail and Offices. The first floor will consist of commercial retail space along with a covered parking area. The second floor will have 7 residential units and office space.

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We are requesting a letter of coordination from your 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 listed address and telephone numbers.

Sincerely,

Joel C. Reed

Joel C. Reed, AICP

Attachments: Preliminary Site Plan

TAB 12

June 10, 2011
(Date)

I hereby authorize Joel C. Reed be listed as authorized agent
(Name of Agent)

for David Thompson/Thompson Acquisition LLC for the purpose of conducting all business necessary to
(Name of Owner(s) / Applicant)

process and obtain approval in regard to Key Largo Parkside for Planning and Permitting Applications
(Project Name) **(Application Type)**
for Real Estate No(s): 00453471-000100 and 00453471-000200 from the Planning Department as well as other Local State and Federal permitting agencies

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

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

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

Owner(s) / Applicant Signature

David Thompson
Printed Name of Owner(s) / Applicant

NOTARY:
STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 10 **day of** JUNE, **20** 11.

_____ **is** ✓ **personally known** ____ **produced identification**

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

Elizabeth A. Onstad
Notary

ELIZABETH A. ONSTAD
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE006231
Expires 8/31/2014

TAB 13

EXISTING CONDITIONS REPORT
& Mitigation Plan

of

Parcel Lots 208 & 209 Port Largo 1st Addition SD
Key Largo, Monroe County, Florida
RE: 00453471-000100 & 000200

for
Coconut Grove Bank Trustee, Owner
PO. Box 3130
Key Largo, FL 33037

c/o Reed & Company, Land Use Planning & Consulting
102901 Overseas Hwy
Key Largo, FL 33037

Field Work - July 12, 2011
Report Filed – July 18, 2011

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

Key Largo Parkside Complex
Atlantic Ave & Blvd.
Key Largo, Monroe County. Florida

Existing Conditions

The two lot parcel is the subject of a commercial development planned for the upland site located at the junction of Atlantic Avenue and Atlantic Blvd. in the subdivision of Port Largo (1st Addition). The two lots are contiguous and irregular in shape. The upland is partially covered with disturbed second growth upland native vegetation classified as tropical hardwood hammock. The hammock habitat is disturbed with invasive exotic plants and mechanical clearing that occurred in the past. Very few of the woody species of plants are mature and the lots are covered with small trunk size saplings or seedlings. The biological assessment, measuring and mapping of the vegetation was conducted by the undersigned on July 12, 2011. The report provides a snapshot of existing native upland vegetation and habitat located on the parcel. Mitigation tables for the parcel are also attached.

Part of the assessment is the inspection and inventory of vegetation listed as threatened, of special concern, protected, regionally important, commercially exploited, or any endangered species. Any wetlands if located on the lot are to be delineated and documented by mapping. There are no wetlands found on the parcel. The Monroe County Protected Animal Species maps were accessed and showed no known zones of critical habitat on or in the area of this parcel.

View of Northesast Side of Parcel

View of South Side of Parcel fm Atlantic Ave.

Methodology:
The assessment is to establish the vegetative habitat types through the identification and quantification of combined plant species, soil types, and hydrology. Any regulated and listed plants on the parcel are to be measured, marked, and mapped for any future development on the site so that there is no net loss of comparable biomass. Any impact of the vegetation from development will require mitigation and the plants receiving impact from the planned development were marked with a separate color (Yellow) from those remaining with any development (Blue). The work utilized a current geographic survey document of the parcel, and a prepared site plan by and

architect. Field survey pins and pipes were found on all corners of the subject lots. The planned development was marked on the ground by the developer.

The lot was inspected for vegetation listed as threatened, protected, regionally important, or any endangered plant species. All native species 4 inches or greater in diameter at breast height (DBH) were identified and marked with blue or yellow tree paint. Listed plants were also marked in the same color scheme. The identification and field inventory of plants on this property referenced *Notes on Florida's Endangered and Threatened Plants* by Florida Department of Agriculture; *Native Trees and Shrubs of the Florida Keys* by Paul Scurlock; *Trees of Everglades National Park and the Florida Keys* by George Stevenson; and *Identification & Biology of Non-Native Plants in Florida's Natural* Areas by Langeland & Burks. Soils and substrate were assessed using *Soil Survey of Monroe County, Keys Area, Florida,* by the US Department of Agriculture. Any wetlands located on the lots were to be delineated and documented by mapping. No wetland indication was found. The County "Protected Animal Habitat Maps" were analyzed for critical species habitat on the parcel or probable occurrence on or near the lot. Any direct observation of wildlife or significant signs found during the Vegetation Survey are noted in the report.

Vegetative Analysis of Property

There are predominantly immature and small size native woody trees and bushes on the property. In accordance with the County's Land Development Regulations, any native plant that measures 4 inches or greater in diameter at breast height (DBH) requires mitigation if impacted by use or development. Also, any plants listed as protected, threatened, endangered, regionally important status are to be identified and mitigated if impacted. The "Mitigation Table" as an appendix to this report identifies the regulated and listed trees or plants by species and size for any mitigation. The abundance of small seedling and sapling West Indies Mahogany trees prevented mapping all of them that measured less than 10 feet in height. These small trees are listed in three categories 0-3, 3-6, 6-10 feet in height. There are a total 171 small Mahogany plants in these categories. A total of 114 Mahogany trees ten feet or greater in height will remain with planned development and 109 are to be mitigated. Out of the total of 394 Mahogany trees on the site, only eight (8) measured four (4) inches DBH or greater. The list is found in the mitigation tables. A mature Mahogany (DBH 22 inches) that is located near the center of the parcel appears to be responsible for the prolific seed production. The plants located in the buffers and open space will remain.

Other dominant plants found on the parcel are Blackbead bushes, Gumbo Limbo, Jamaica Dogwood, Blolly, Wild Tamarind, and Poisonwood. Everglades Green Brier is a threatened vine that is found throughout the site – marking and mapping of it is not feasible. Mitigation should transplant these vines to open space areas. *Smilax auriculata* is also found throughout the site.

As with any property or development in Florida, invasive exotic vegetation is a real problem for the owner. The State of Florida - Pest Plant Council has compiled a listing of the most threatening exotic plants on the natural environment or what they refer to as Class I invasive exotic pest plants. Plants listed as Class I exotics and those with potential as Class II. There are both listed exotic species found on this parcel and are identified on the attached map with a triangular symbol.

Protected or Endangered Species:
There are three listed species of trees / plants found on the site. They are Blackbead (Threatened), West Indies Mahogany (Threatened), and Everglades Green Brier (Threatened). They are listed below. A review of the Monroe County's "Protected or Endangered Species Maps" revealed no known wildlife habitat issues or zones of probable occurrence for the subject lot. No tree snails were found nor were there any signs of occurrence on the trees of this parcel. During this field work on the lot, there were no signs of wildlife species using the vegetation for rookery, nesting, or cover. Several small birds were observed resting in the tree tops during the assessment.

Typical Saplings and Seedlings Indicate Past Clearing

View Inside Hammock Area from Atlantic Blvd.

Plant Codes for The Vegetative Species List Below are:
Protected (P); Threatened (T); Endangered (E); Regionally Important (RI); Invasive Exotic (IEX); Exotic (EX); Native plant codes are (N) followed by their status.

Lots 208 & 209 Port Largo SD
Development Project

Significant Vegetative Species List

Common Name	Scientific Name	Status	Notes
Blackbead	*Pithecellobium guadalupense*	N – T	15 Remain 19 Mit
Blolly	*Guapita longifolia*	N	1 Remain
Blue Porterweed	*Stachytarpheta jamaicensis*	N	
Greenbriar Vine	*Smilax auriculata*	N	
Everglades Green Brier	*Smilax havenensis*	N – T	8 Remain 7 Mit
Gumbo Limbo	*Bursera simaruda*	N	5 Remain
Indigoberry	*Randia aculeate*	N	
Jamaica Caper	*Capparis cynophallophora*	N	
Jamaica Dogwood	*Piscidia piscipula*	N	2 Remain
Lanternvine	*Herissantia crispa*	N	
Limber Caper	*Capparis flexuosa*	N	
Marlberry	*Ardisia escallonioides*	N	
Morning Glory	*Ipomea indica*	N	
Mouses Pineapple	*Morinda royoc*	N	
Pigeon Plum	*Coccoloba diversfolia*	N	

Pencil flower	*Stylosanthes hamate*	N	
Poisonwood	*Metopium toxiferum*	N	1 Remain
Sea Grape	*Coccoloba uvifera*	N	
Scorpiontail	*Heliotropium angiospermum*	N	
Strangler Fig	*Ficus aurea*	N	
Spanish Needles	*Bidens alba*	N	
Spanish Stopper	*Eugenia foetida*	N	
Virginia Creeper	*Parthenocissus quinquefolia*	N	
West Indies Mahogany	*Swietenia mahagoni*	N - T	159 Rem. 235 Mit.
White Stopper	*Eugenia axillaries*	N	
Wild Alamanda	*Pentalinon luteum*	N	
Wild Lantana	*Lantana involucrate*	N	
Wild Tamarind	*Lysiloma latisiliquum*	N	3 Rem. 7 Mit.
Willow Bustic	*Bumelia salicifolia*	N	ROW only
Yellow Joyweed	*Alternanthera flavenscens*	N	

Dominant Exotic Plants

St. Augustine Grass	*Stenotaphrum secundatum*	EX - Disturbed Area

Invasive Exotic Plants:

Brazilian Pepper	*Schinus terebinthifolius*	IEX I
Lead Tree	*Leucaena leucocephala*	IEX II
Oyster Plant	*Rhoeo spathacea*	IEX I
Black Olive	*Bucida bucera*	IEX – TBW*

*to be watched in the Florida Keys

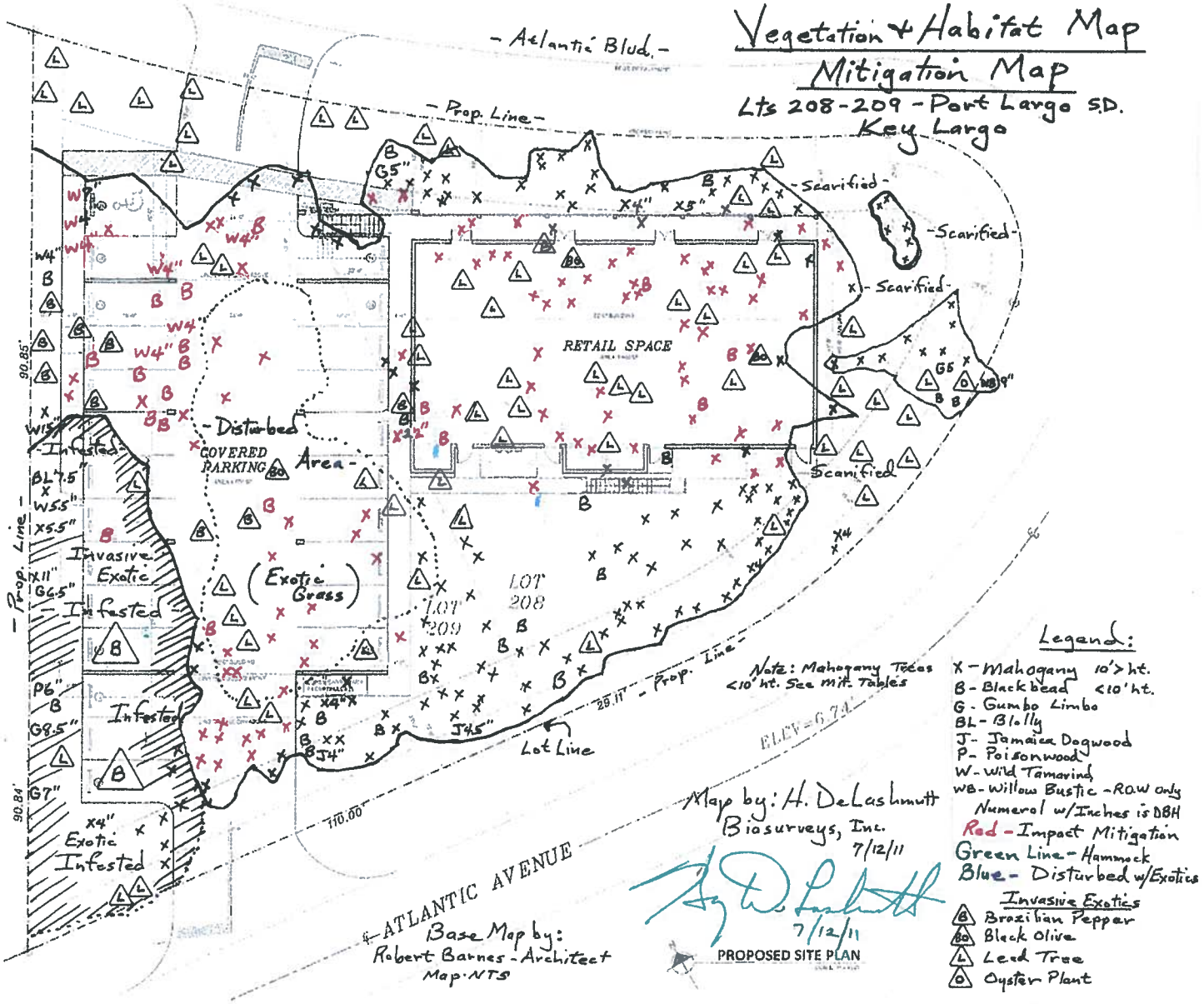
Contacts:

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

Biological Assessment report conducted by Harry DeLashmutt _____
Consulting Biologist July 12, 2011

Assessment Map, Mitigation Table, and land data is an Appendix to this report – Next Pages

Vegetation + Habitat Map
Mitigation Map
Lts 208-209 - Port Largo S.D.
Key Largo



Disturbed Areas – Exotic St. Augustine Grass Invasion

Southwest Corner of Parcel – Brazilian Pepper

Mitigation Plan

The following is a supplement to the Existing Conditions assessment conducted on July 12, 2011 by the undersigned. The plan has a table attached that lists the species that will be disturbed or removed by development impact on the subject property. The assessment inventoried all Endangered, Threatened, Regionally Important, or Commercially Exploited species. In addition, all woody plants measuring four (4) inches or greater in diameter at breast height (DBH) were recorded in compliance with Monroe County Land Development Regulations. The species and numbers of plants impacted by development require mitigation measures in order for development plans to be approved and permitted. Each plant listed in the Mitigation Table attached, has been marked at the proposed site with yellow marking paint on the trunks for ease in locating them. Any mitigation will be established by the County Biologist using the Table relative to size and rarity of species affected.

Appropriate permits must be obtained prior to removal or trimming of any vegetation. Consult with the County biologist for specific requirements.

Mitigation Table by _____
Harry DeLashmutt July 12, 2011

Mitigation Table follows on next page -

Mitigation Table -

Parcel Lots 208 & 209 Port Largo, Key Largo

Common Name	Scientific Name	Map Symbol	Status	Height of Impacted Plant 0' to 3'	3' to 6'	6' to 10'	10' +	Notes
Blackbead	*Pithecellobium keyense*	B	T	1	3	11	4	Total 19
Green Brier Vine	*Smilax havanensis*	N/A	T	7				
Mahogany	*Swietenia mahagoni*	X	T	42	28	56	109	Total 235
Wild Tamarind	*Lysiloma latisiliquum*	W	4"or greater				7	
			Totals -	50	31	67	120	Gnd Total - 268

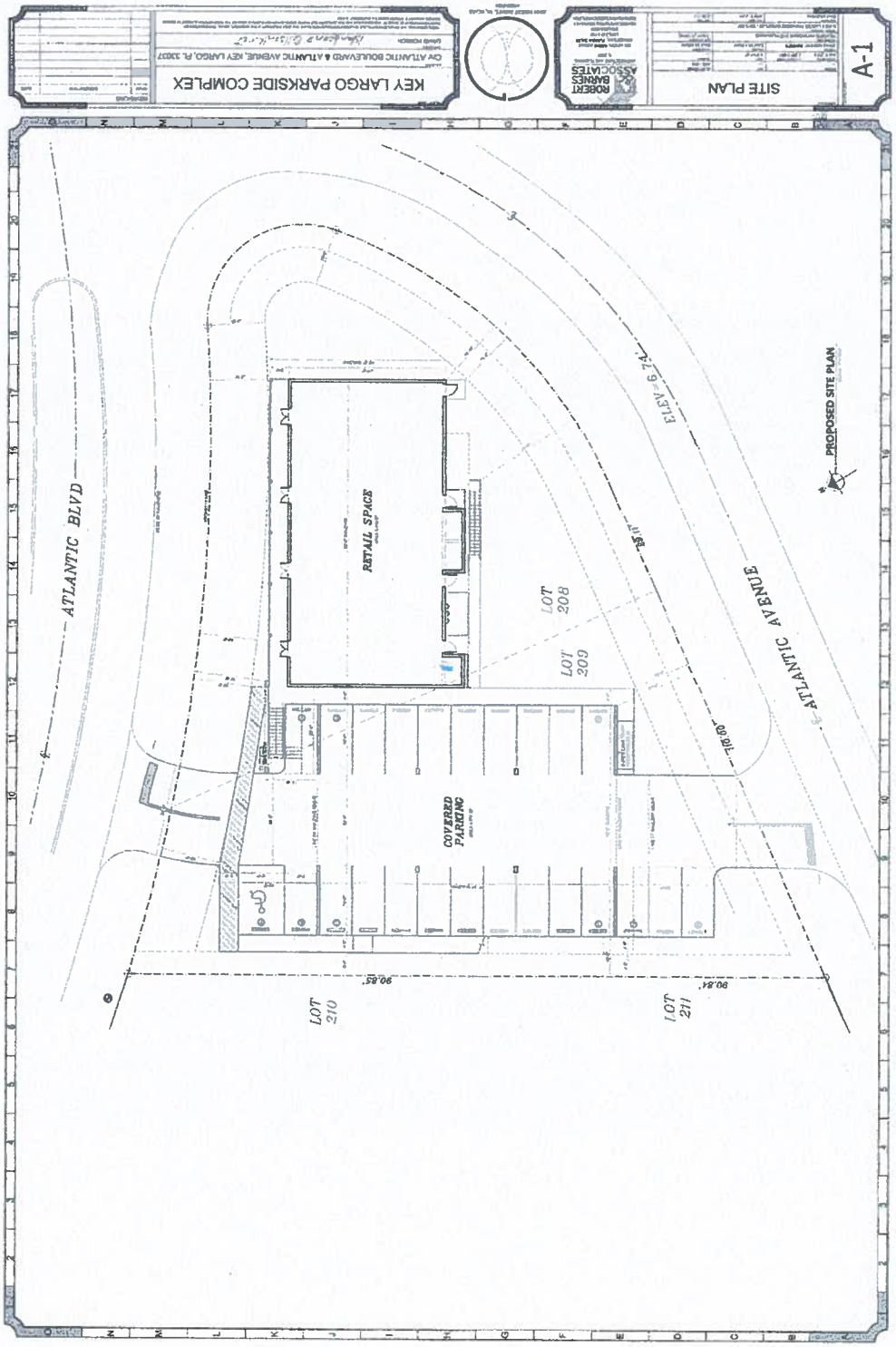
Note: All plant symbols relate to the Mitigation Plan Map that accompanies this Table

Status Key E-Endangered T-Threatened RI-Regionally Important P-Protected

Table by: Harry DeLashmutt 7/12/11

Biosurveys, Inc.

7/12/11


KEY LARGO PARKSIDE COMPLEX
SITE PLAN
A-1
ROBERT BARNES ASSOCIATES
ATLANTIC BLVD
ATLANTIC AVENUE
RETAIL SPACE
COVERED PARKING
LOT 208
LOT 209
LOT 210
LOT 211
ELEV=9.74'
PROPOSED SITE PLAN

Property Record View

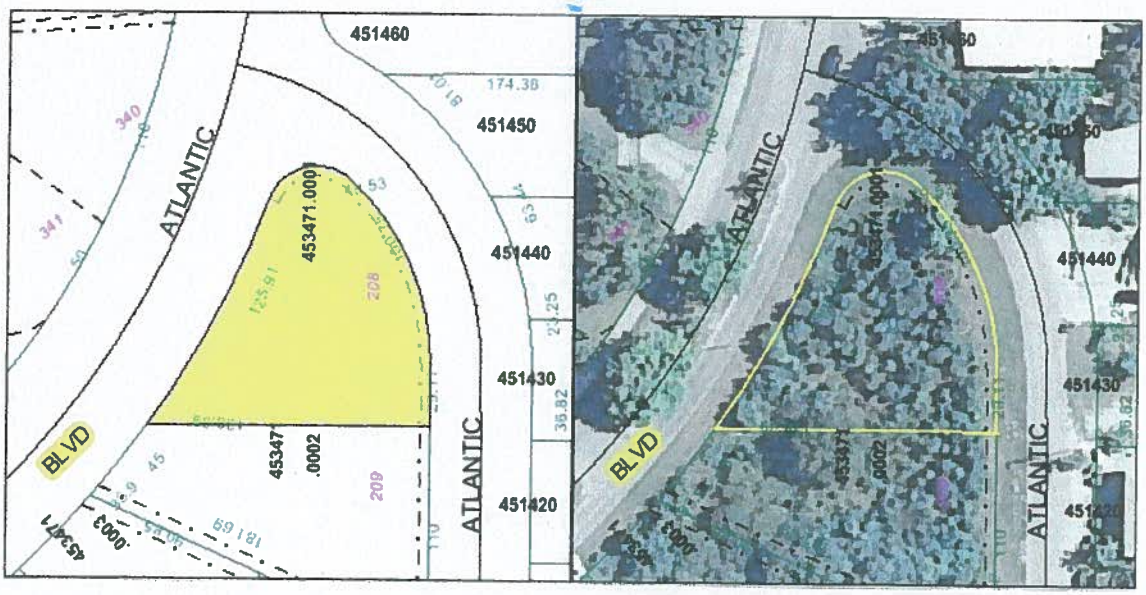
Alternate Key: 1553298 Parcel ID: 00453471-000100

Ownership Details

Mailing Address:
COCONUT GROVE BANK TRUSTEE
PO BOX 3130
KEY LARGO, FL 33037

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 33-61-39
Property Location: VACANT LAND KEY LARGO
Subdivision: PORT LARGO 1ST ADD
Legal Description: LT 208 PORT LARGO FIRST ADDITION KEY LARGO PB6-48 OR465-697 OR645-107 OR348-600/601 OR510-632 OR516-427 OR828-1791 OR853-1330 OR1065-664 OR1073-158/59 OR1164-1921/22 OR1353-2388/90C



Property Record View

Alternate Key: 1553301 Parcel ID: 00453471-000200

Ownership Details

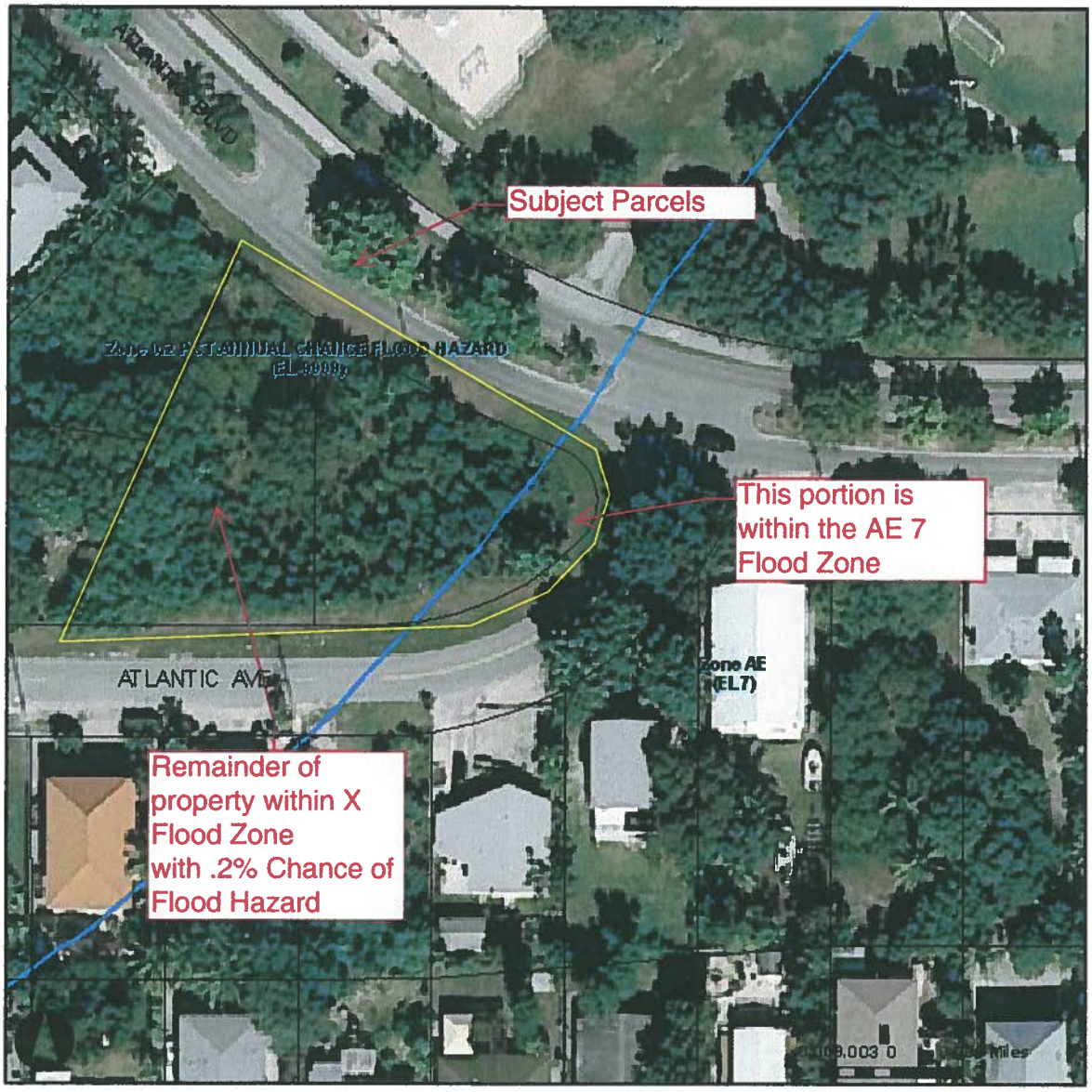
Mailing Address:
COCONUT GROVE BANK
PO BOX 3130
KEY LARGO, FL 33037

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 33-61-39
Property Location: VACANT LAND KEY LARGO
Subdivision: PORT LARGO 1ST ADD
Legal Description: LT 209 PORT LARGO FIRST ADDITION KEY LARGO PB6-48 OR469-333/337 OR899-1801 OR1065-664 OR1073-158/59 OR1164-1921/22 OR1353-2388/90C

TAB 14

Map



Roads

Parcels

Flood hazard zone lines

Flood hazard zone text

CBRS

2009 Orthophotography

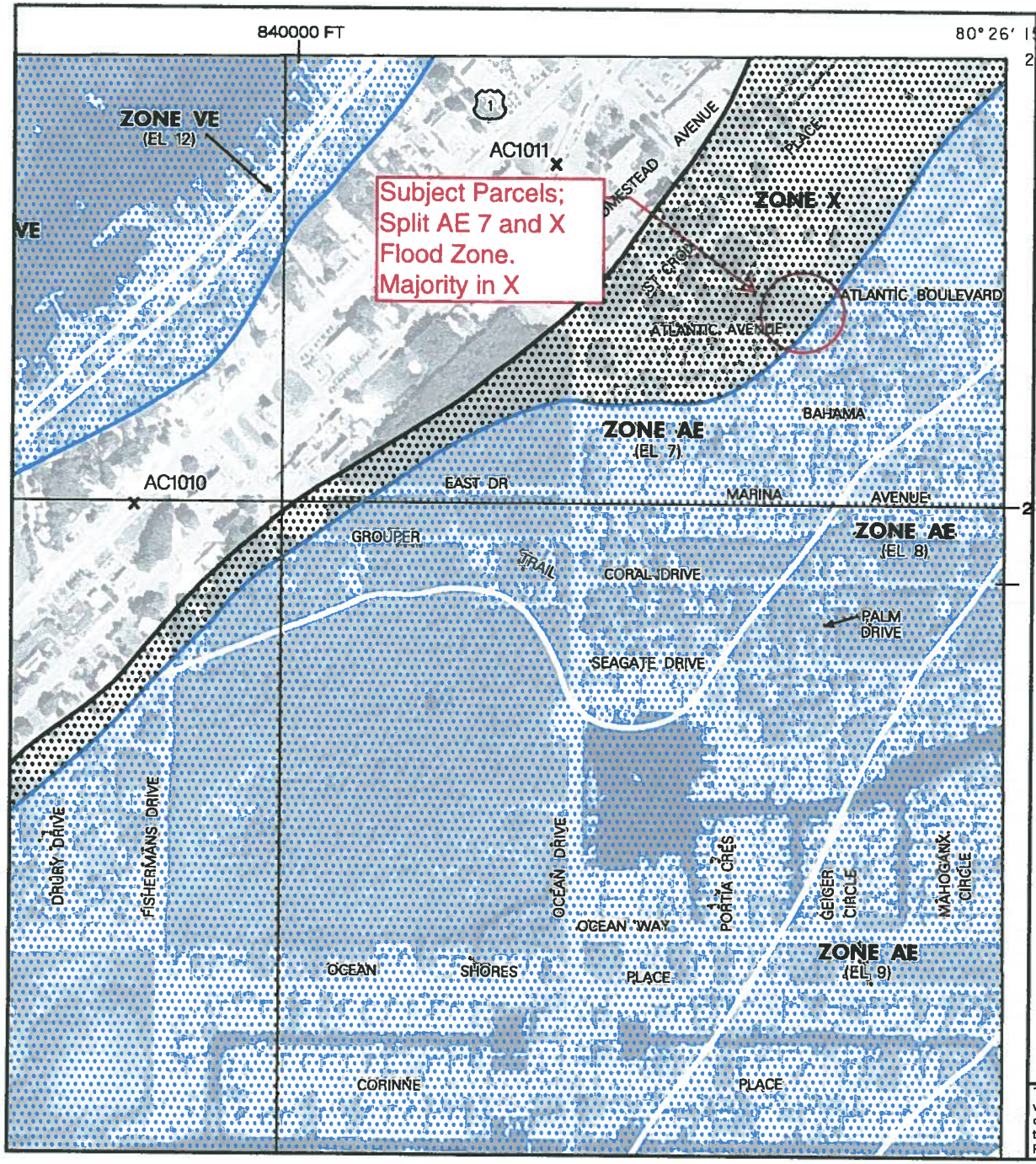
Red: Band_1

Green: Band_2

Blue: Band_3

Copyright

MonroeCountySDE_Environmental_Layout_public
FEMA: Federal Emergency Management Agency



onal Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0929K

FIRM
FLOOD INSURANCE RATE MAP
MONROE COUNTY,
FLORIDA
AND INCORPORATED AREAS

PANEL 929 OF 1585

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MONROE COUNTY	125129	0929	K

-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 1990 (PL 101-591).

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
12087C0929K

MAP REVISED
FEBRUARY 18, 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

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary

0.2% annual chance floodplain boundary

Floodway boundary

Zone D boundary

CBRS and OPA boundary

onal Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0929K

FIRM

FLOOD INSURANCE RATE MAP

MONROE COUNTY, FLORIDA

AND INCORPORATED AREAS

PANEL 929 OF 1585

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

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2009 Aerial

RE: 00453471-000100 and
RE: 00453471-000200

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: June 1, 2011 1:13 PM

Figure 5: Boundaries of the Downtown Key Largo Overlay District

Monroe County **Key Largo Livable CommuniKeys Plan**

Tier Designation Review Committee

N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, zoning, roads, right-of-way or environmental information.
Data Source: Monroe County - Growth Management and U.S. Fish & Wildlife

TDRC/Staff/PC Recommendation

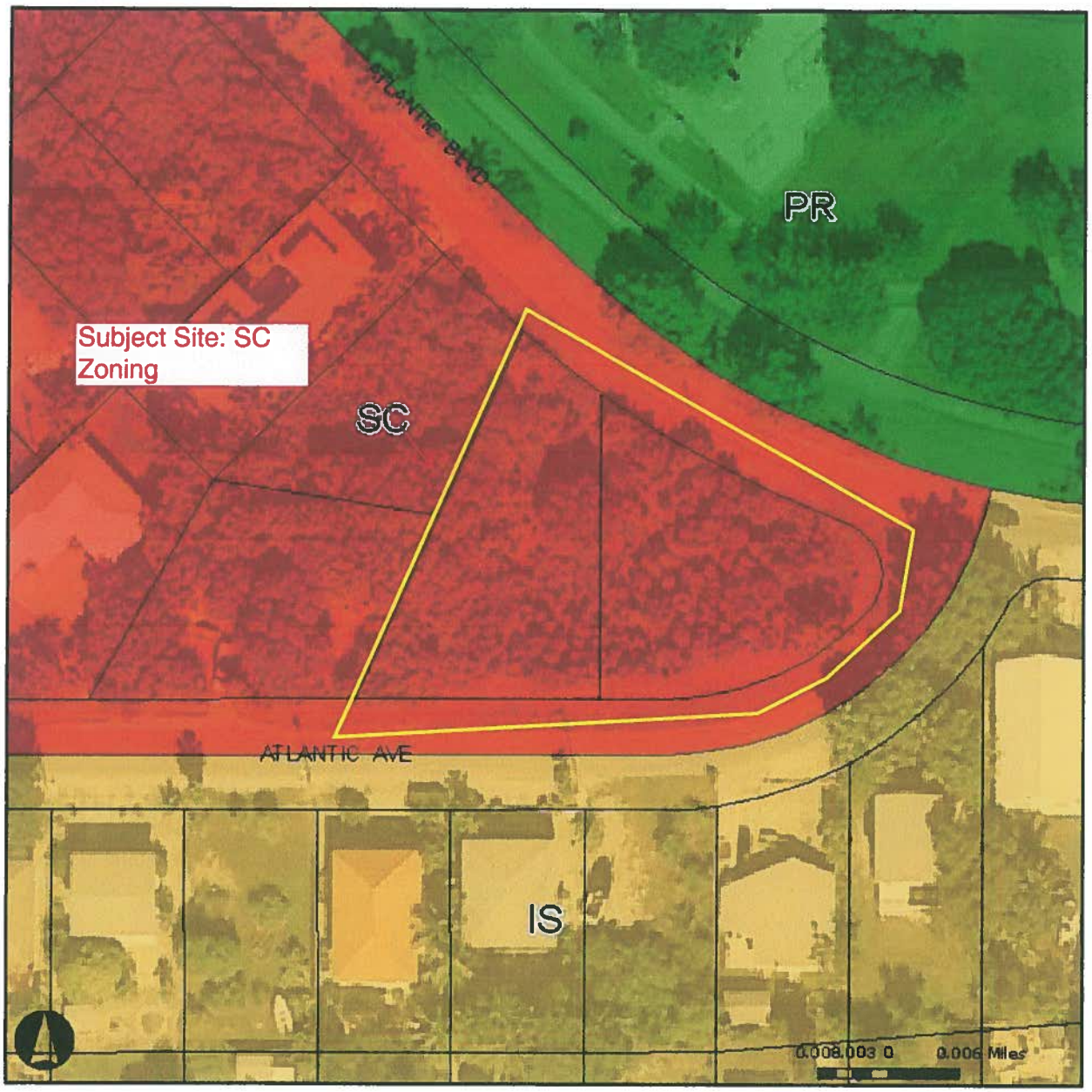
Planning Commission: November 16 & December 1, 2010

ELC Challenge Area
Tier I - Natural Area
Tier II - Transition and Sprawl Area
Tier III - Infill Area
Tier III-A - Special Protection Area (SPA)
Military Lands
Competing in ROGO (92 Parcels)
BOCC Resolution - Staff Added (281 Parcels)
Permit Allocated (110 Parcels)

Map Series: 21

2/4/2011

Map - ZONING



Roads

Parcels

Zoning

- Airport
- Area of County Critical Concern
- Commercial Fish Areas

Zoning (continued)

- Incorporated
- Industrial
- Improved Subdivision -/Duplex/Masonry
- Maritime Industries
- Military Facilities
- Mainland Native

Zoning (continued)

- Research Park
- Recreational Vehicle
- Sparsely Settled
- Suburban Commercial
- Suburban Residential -/Limited
- Urban Commercial
- Urban Residential

- Commercial Fishing Special District
- Commercial Fishing Village
- Conservation District
- Destination Resort
- Mixed Use
- Native Area
- Offshore Island
- Park and Refuge
- Resolution 277-1986
- Urban Residential Mobile Home
- Urban Residential Mobile Home Limited

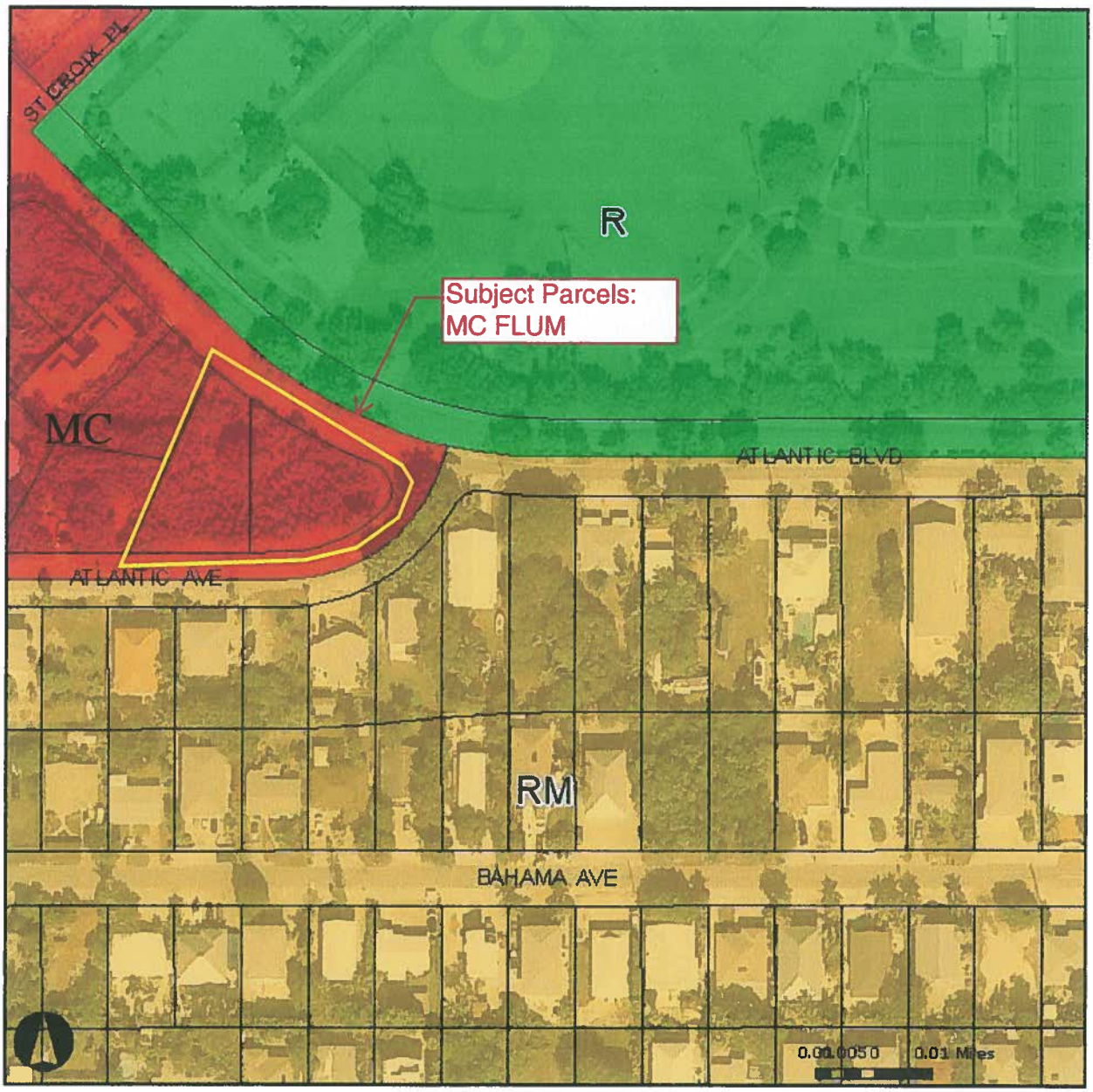
2009 Orthophotography

- Red: Band_1
- Green: Band_2
- Blue: Band_3

Copyright

MonroeCountySDE_Environmental_Layout_public
FEMA: Federal Emergency Management Agency

Map - FUTURE LAND USE MAP (FLUM)



Roads

Parcels

FLUM (Draft)

- A - Agriculture
- AD - Airport District
- C - Conservation

FLUM (Draft) (continued)

- I - Industrial
- INS - Institutional
- M - Military
- MC - Mixed Use/Commercial
- MCF - Mixed Use/Commercial Fishing
- MN - Mainland Native

FLUM (Draft) (continued)

- R - Recreation
- RC - Residential Conservation
- RH - Residential High
- RL - Residential Low
- RM - Residential Medium
- UNDS -Undesginated

2009 Orthophotography

Map - HABITAT 2009

Roads

Parcels

Habitat 2009

2009 Orthophotography

Red: Band_1

Green: Band_2

Blue: Band_3

Copyright

MonroeCountySDE_Environmental_Layout_public
FEMA: Federal Emergency Management Agency

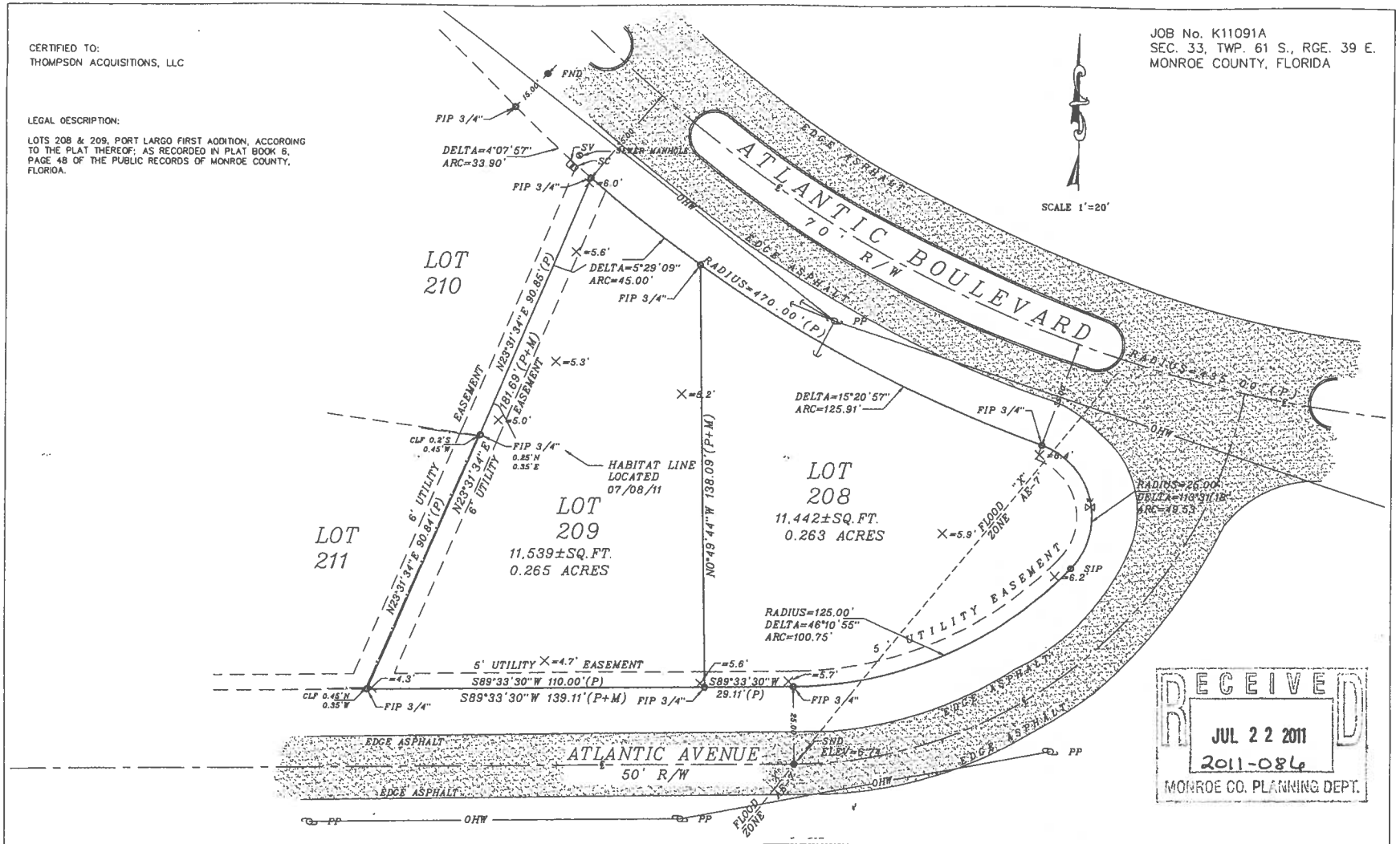
CERTIFIED TO:
THOMPSON ACQUISITIONS, LLC

LEGAL DESCRIPTION:

LOTS 208 & 209, PORT LARGO FIRST ADDITION, ACCORDING TO THE PLAT THEREOF; AS RECORDED IN PLAT BOOK 6, PAGE 48 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

JOB No. K11091A
SEC. 33, TWP. 61 S., RGE. 39 E.
MONROE COUNTY, FLORIDA

SCALE 1'=20'



RECEIVED
JUL 22 2011
2011-086
MONROE CO. PLANNING DEPT.

SURVEYOR'S NOTES:

1.) ALL CORNERS FOUND HAVE NO NUMBER DESIGNATING PREVIOUS SURVEYOR OR COMPANY EXCEPT AS SHOWN.
2.) ALL BEARINGS AND DISTANCES ARE MEASURED PER PLAT UNLESS OTHERWISE NOTED.
3.) NO UNDERGROUND ENCROACHMENTS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN UNLESS OTHERWISE NOTED.
4.) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN HEREON.
5.) ELEVATION DATUM: NGVD 29, BENCHMARK: V275, ELEV=10.84' FB/P: K107/36-37
BASIS OF BEARINGS: LOT ANGLES = 90°00'00" PER PLAT UNLESS OTHERWISE SHOWN.
6.) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY No.125129, PANEL No. 0929 K, FIRM INDEX DATE 2/18/05, AND THE HEREON DESCRIBED PROPERTY APPEARS TO BE IN ZONES X AND AE WITH A BASE FLOOD ELEVATION OF 7' M.S.L., AS SHOWN HEREON.
7.) THE SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

ABBREVIATION LEGEND:

F.I.R	FOUND IRON ROD, SIZE INDICATED	SEC.	SECTION
S.I.R.	SET IRON ROD, 3/4" L.S. No. 4619	TWP.	TOWNSHIP
F.I.P.	FOUND IRON PIPE, SIZE INDICATED	RGE.	RANGE
F.N.D.	FOUND NAIL AND DISK	(D)	DEED
S.N.D.	SET NAIL AND DISK, L.S. No. 4619	(P)	PLAT
F.C.M.	FOUND CONCRETE MONUMENT	(M)	MEASURED
P.R.M.	PERMANENT REFERENCE MONUMENT	(C)	CALCULATED
P.C.P.	PERMANENT CONTROL POINT	BM	BENCHMARK
P.I.	POINT OF INTERSECTION	CONC.	CONCRETE
P.C.	POINT OF CURVE	COV.	COVERED
P.O.B.	POINT OF BEGINNING	MH	MANHOLE
R/W	RIGHT-OF-WAY	CLF	CHAIN LINK FENCE
CPP	CONC. POWER POLE	WF	WOOD FENCE
PP	POWER POLE	ELEV.	ELEVATION
ohw	OVERHEAD WIRES	WM	WATER METER
MHW.	MEAN HIGH WATER LINE	O.H.	ROOF OVERHANG
N,S,E,W.	NORTH, SOUTH, EAST, WEST.	SC	SEWER CONNECTION
		SV	SEWER VENT

LAWRENCE P. FRANK
SURVEYORS • LAND PLANNERS
83266 OVERSEAS HIGHWAY, SUITE 300, ISLAMORADA, FLORIDA 33036
Phone (305) 664-0764 FAX (305) 664-0816

CERTIFIED FOR BOUNDARY SURVEY
I HEREBY CERTIFY THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SCALE:	1"=20'	DRAWN BY:	DC
DATE:	06/20/11	LAWRENCE P. FRANK, P.L.S. 4619	07/08/11

LOTS 208 & 209
PORT LARGO FIRST ADDITION, KEY LARGO, FLORIDA.

JOB NUMBER: K11091A

PROJECT DATA

ZONING: SC
FLUM: MU
REAL ESTATE NUMBERS: 00453471-000100 AND 000200

LEGAL DESCRIPTION:
LOTS 208 AND 209 PORT LARGO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 3 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA

PROJECT DESCRIPTION:
PROJECT CONSISTS OF THE DEVELOPMENT OF VACANT PARCEL OF LAND LOCATED IN KEY LARGO (PORT LARGO) ACROSS FROM KEY LARGO COMMUNITY PARK. GENERAL PROJECT CONCEPT AS PROPOSED IS DEVELOPMENT OF PARCEL WITH 7 (SEVEN) RESIDENTIAL AFFORDABLE HOUSING UNITS WITH RETAIL/OFFICES COMMERCIAL COMPONENT.

SITE DATA:

LOT AREA	= 22,981 Sq Ft (0.528AC)
LOT COVERAGE	= 12,852 SqFt (56.3%)

STRUCTURES:

- FIRST FLOOR COVERED PARKING	= 4,370 Sq Ft
- FIRST FLOOR RETAIL SPACE	= 3,499 Sq Ft
- FIRST FLOOR WALKS, DRIVES, STAIRS, HANDICAP RAMP, DUMPSTER	= 4,784 Sq Ft
TOTAL AREA FIRST FLOOR	= 12,652 Sq Ft
- SECOND FLOOR APT'S 1 and 2	= 1,532 Sq Ft
- SECOND FLOOR APT'S 3 to 7	= 3,821 Sq Ft
- SECOND FLOOR OFFICE/STUDIO	= 3,070 Sq Ft
- SECOND FLOOR WALKS	= 1,425 Sq Ft
TOTAL AREA SECOND FLOOR	= 9,348 Sq Ft

(Note: Stairs Included in 1st Floor Area)

ENVIRONMENTAL OPEN SPACE:
TIER III CLEARING CALCULATIONS PER Sec 118-2:

Description	Acres	Square Feet
Parcel Size	0.53	22,981
Area of Lot with Hammock per MC		
GIS Habitat Layer	0.43	19,648
Disturbed Area	0.07	3,000
Remaining Hammock	0.36	16,648
Allowed Clearing of Hammock at 40%	0.13	6,659.2
Max Clearing 7,500 SF		7,500
PROPOSED CLEARING		6,600

DENSITY / INTENSITY

Proposed Development	units/acre	Percent Site Used by Development	Units or Square Footage
Residential:			
- Employee Housing Units*	AFH *8	92.14%	7.0
Commercial:			
- Office Space	OP 0.4	33.40%	3,070
- Medium Intensity Retail	Com 0.25	60.88%	3,498
TOTAL COMMERCIAL		94.28%	6,568
Total Site Utility		*86.42%	N/A
Total Site Utility Minus AFH Component: 130-181**		94.28%	N/A

Notes:
* Section * 30-181 (a) (1b) allows for the development of employee housing units up to 18 units per acre.
** Section 130-18* (a)(5) allows for Exclusion of Employee Housing Units from the overall Site Utility

OFF - STREET PARKING:
- RESIDENTIAL: 7 UNITS at *.3 SPACES EACH = 10.5 SPACES
- COMMERCIAL RETAIL MEDIUM (RETAIL 3,498 + STUDIO 3,070) at 3/1000 Sq Ft = 18.7 SPACES

TOTAL PARKING SPACES REQUIRED = 30.3 SPACES

TOTAL PARKING PROVIDED = 24 SPACES
SHARED PARKING = 21.8 SPACES
(SEE SHARED PARKING DETAILS)

LOADING ZONE:
Required 11 X 55 LOADING ZONE

SETBACKS:
Land Use: SC Suburban Commercial "Other"

	Required	Provided
From Setback	25.0'	15.0'
Rear Setback	N/A	N/A
Side Yards	5'/10.0'	6.0'

FLOOD ZONE:
Per survey by: Lawrence Frank Land Surveyor
Flood Zone "X" Community Panel 0929K

OPEN SPACE RATIO:
SC = 0.2 OSR
OSR Provided = 0.438 (10,029 SF)

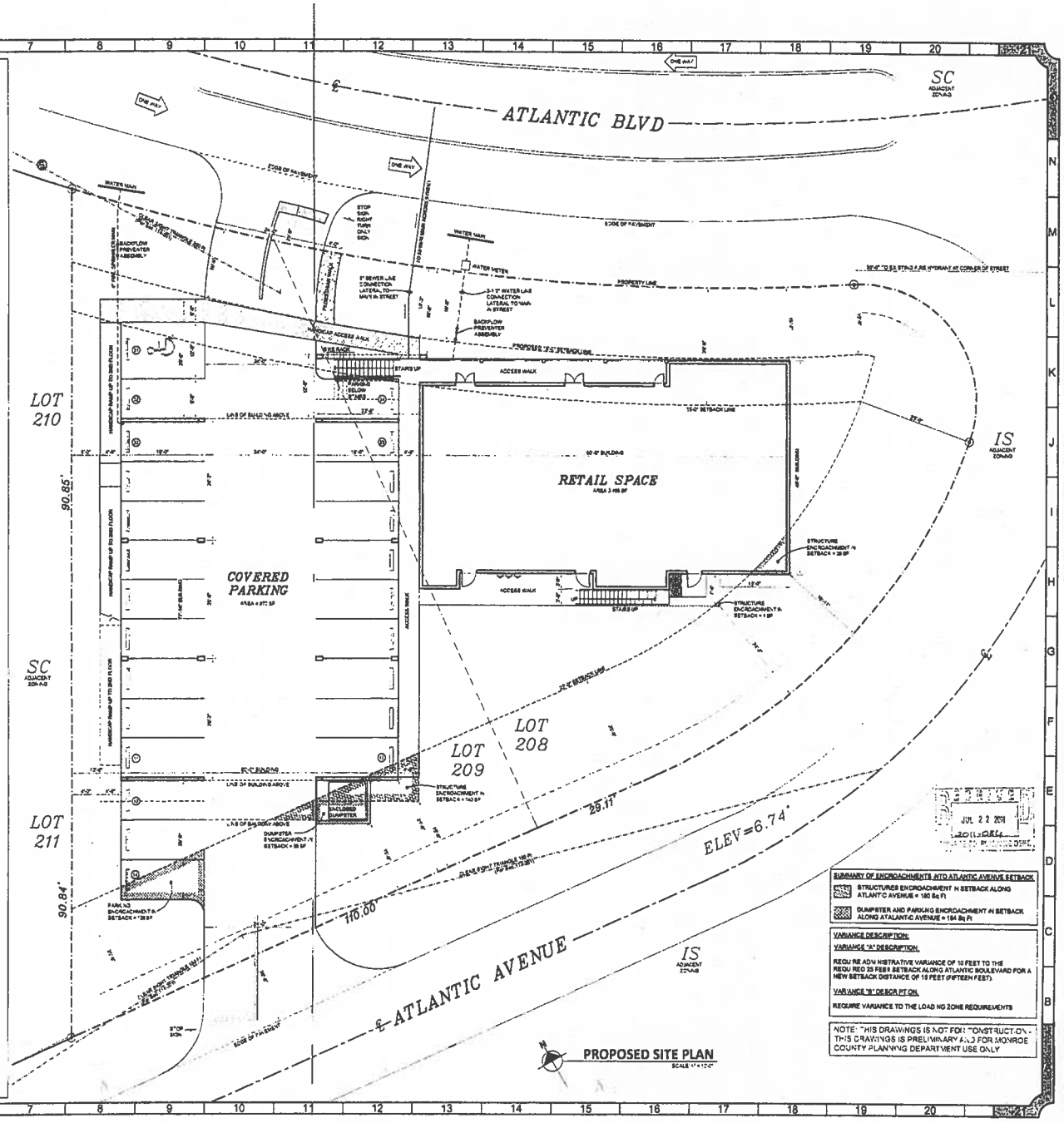
OUTDOOR LIGHTING:
All outdoor lighting shall be max 18'-0" above grade non-cutoff; max 35'-0" above grade for cutoff types.
Maximum illumination shall be: 0.3 foot-candles non-cutoff
1.3 foot-candles for cutoff
(All measured at the property line)
Lighting shall be shielded/screened located so that adjacent residential lots are not directly illuminated

FIRE PROTECTION:

THE ENTIRE PROJECT WILL BE PROTECTED WITH NFPA APPROVED FIRE SPRINKLER SYSTEM - SHOP DRAWINGS WITH FIRE SPRINKLER DESIGN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS AT PERMITTING PHASE OF PROJECT.

FIRE EXTINGUISHERS WILL BE PROVIDED AT ONE PER 2,500 SF OF OCCUPIED AREA (OR AS SPECIFIED)

EXISTING FIRE HYDRANT IS LOCATED ON EAST CORNER OF ATLANTIC BLVD AND ATLANTIC AVE. ABOUT 85 FEET FROM PROPERTY TO EAST (See top right hand side of this plan)



SUMMARY OF ENCROACHMENTS INTO ATLANTIC AVENUE SETBACK

STRUCTURES ENCROACHMENT IN SETBACK ALONG ATLANTIC AVENUE = 180 Sq Ft

DUMPSTER AND PARKING ENCROACHMENT IN SETBACK ALONG ATALANTIC AVENUE = 184 Sq Ft

VARIANCE DESCRIPTION:

VARIANCE "A" DESCRIPTION:

REQUIRE ADMINISTRATIVE VARIANCE OF 10 FEET TO THE REQUIRED 25 FEET SETBACK ALONG ATLANTIC BOULEVARD FOR A NEW SETBACK DISTANCE OF 15 FEET (FIFTEEN FEET).

VARIANCE "B" DESCRIPTION:

REQUIRE VARIANCE TO THE LOADING ZONE REQUIREMENTS

NOTE: THIS DRAWINGS IS NOT FOR CONSTRUCTION - THIS DRAWINGS IS PRELIMINARY AND FOR MONROE COUNTY PLANNING DEPARTMENT USE ONLY

REVISIONS

DATE	DESCRIPTION

KEY LARGO PARKSIDE COMPLEX

Cor ATLANTIC BOULEVARD & ATLANTIC AVENUE, KEY LARGO, FL 33037

DAVID HORSON

7/20/11

JOHN ROBERT BARNES, FL. RA LICENSE ARCH 0025

ROBERT BARNES ASSOCIATES
ARCHITECTURE AND PLANNING
© 2005
211 VETERAN PARK AVENUE
KEY LARGO, FLORIDA 33037
(305)852-4338
FAX (305)852-4339
RABARCHITECTURE@YAHOO.COM

SITE PLAN

DATE	JULY 2011
DRAWN BY	ROBERT BARNES
SCALE	1/8"=1'-0"
PROJECT	PROPOSED SITE PLAN FOR KEY LARGO PARKSIDE COMPLEX, CORNER OF ATLANTIC BLVD & ATLANTIC AVE, KEY LARGO, MONROE COUNTY, FLORIDA
DWG. NO.	A-1.0

A-1.0

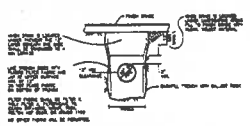
DRAINAGE CALCULATIONS

AREA FRONT OF BLDG = 0.66 ac.
C = 0.9 , R = 6.7 in. YIELDS Q = 4.0 cc. in.
H = 3.3', Du = 2.3' , D = 11.7' , W = 3.0'
L = Q/K [HW + 2HD + 3Du + 2-Ds] + 0.000139WDu
L = 4.0 / 0.191 = 20'

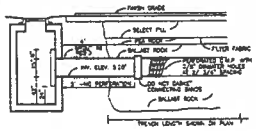
PROVIDED ON PLANS 75 LF. OF FRENCH DRAIN

AREA BACK OF BLDG = 0.2' ac.
YIELDS = 1.27 cc. in.
L = 1.27 / 0.191 = 7'

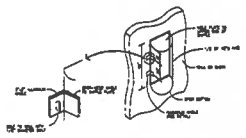
PROVIDED ON PLANS 50 LF OF FRENCH DRAIN



Exfiltration Trench



Trench / C.B Detail Section



ISOMETRIC VIEW

Baffle Details

CIVILS LEGEND

- NEW CATCH BASIN
- 7.7 EXISTING GRADE ELEVATION
- (7.7) PROPOSED NEW GRADE/PAVING ELEVATION
- SLOPE DIRECTION 2% MAX

Site Data

ZONING: 3C
FLUM: MU

STORM WATER CONCEPTUAL DESIGN.

ALL STORM WATER SHALL BE CONTAINED ON THE SITE.

THE CATCH BASIN3 WITH OIL SEPARATORS WITH 15" DIA CMP PIPE TO FRENCH DRAINS TO LF TOTAL LENGTH WILL TREAT THE MAJORITY OF THE STORM WATER RUN-OFF ON THE SITE.

ADDITIONAL VEGETATED SWALE AREAS WILL BE PROVIDED AS REQUIRED FOR SITE WATER RUN OFF THAT IS NOT COVERED BY CATCH BASINS.

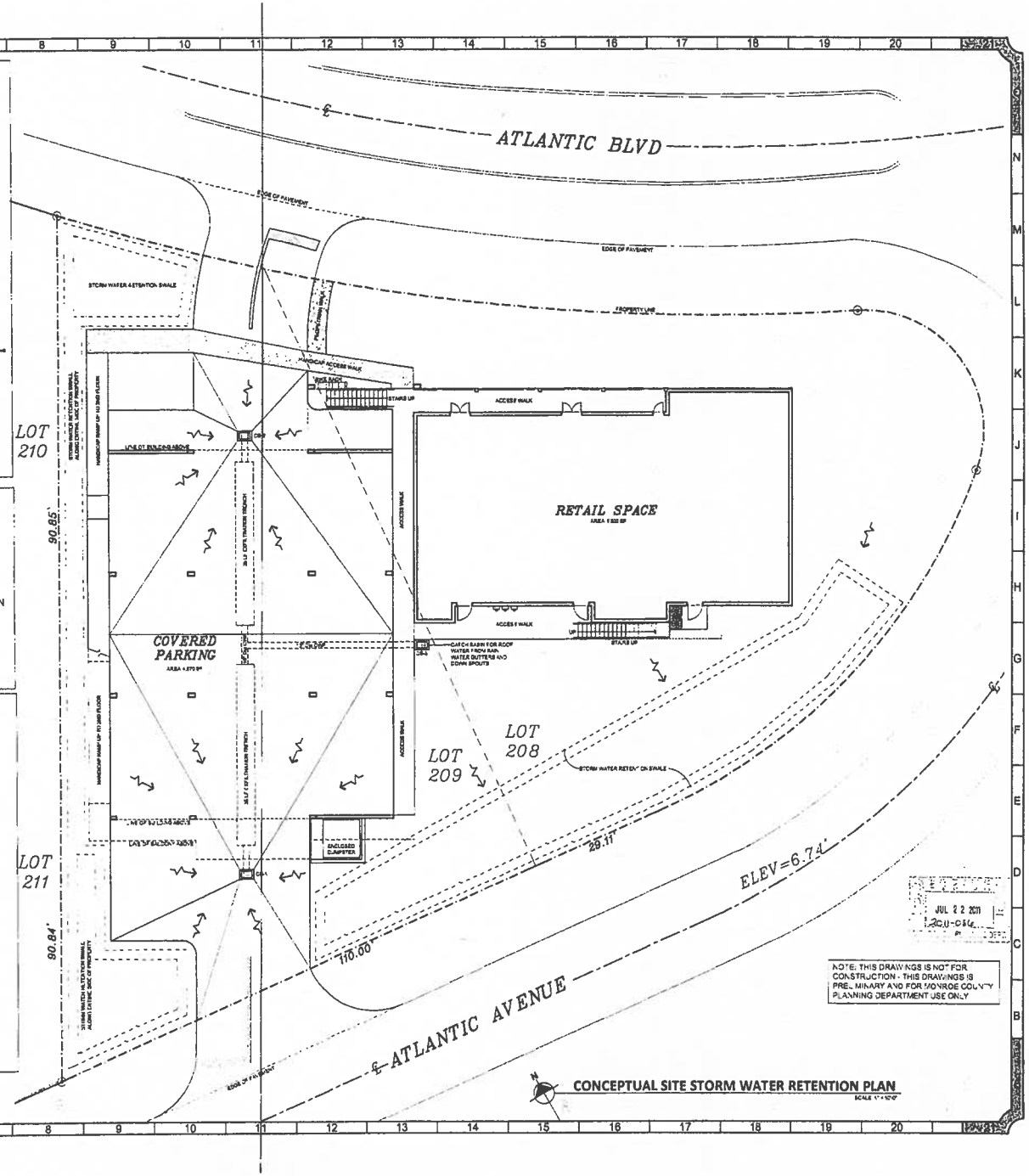
FULL CIVIL ENGINEERING PLANS WILL BE PREPARED AND SUBMITTED WITH CONSTRUCTION DOCUMENTS FOR BUILDING DEPARTMENT APPROVAL. THIS CONCEPTUAL DRAWING IS NOT FOR CONSTRUCTION - FOR PLANNING DEPARTMENT USE ONLY

LOT AREA	= 22,65' Sq Ft (0.528AC)
LOT COVERAGE	= 12,952 SqF: (56.3%)

STRUCTURES:

- FIRST FLOOR COVERED PARKING	= 4,870 Sq Ft
- FIRST FLOOR RETAIL SPACE	= 3,498 Sq Ft
- FIRST FLOOR WALKS, DRIVES, STAIRS, HANDICAP RAMP, DUMPSTER	= 4,784 Sq Ft
TOTAL AREA FIRST FLOOR	= 12,952 Sq Ft
- SECOND FLOOR APT'S 1 and 2	= 1,532 Sq Ft
- SECOND FLOOR APT'S 5 to 7	= 3,521 Sq Ft
- SECOND FLOOR OFFICE/STUDIO	= 3,070 Sq Ft
- SECOND FLOOR WALKS	= 1,426 Sq Ft
TOTAL AREA SECOND FLOOR	= 9,549 Sq Ft

(Note: Stairs included in 1st Floor Area)



NOTE: THIS DRAWINGS IS NOT FOR CONSTRUCTION - THIS DRAWINGS IS PRELIMINARY AND FOR MONROE COUNTY PLANNING DEPARTMENT USE ONLY

CONCEPTUAL SITE STORM WATER RETENTION PLAN

SCALE 1" = 10'-0"

REVISIONS

DATE | BY | DESCRIPTION

KEY LARGO PARKSIDE COMPLEX

Cnr ATLANTIC BOULEVARD & ATLANTIC AVENUE, KEY LARGO, FL 33037

DRAWN: DAVID HUDSON

THIS DRAWING, THE DATA CONTAINED HEREIN AND ANY REPRODUCTIONS THEREOF, THE IDEAS AND DESIGNS INCORPORATED BY REFERENCE HEREIN AND THE TECHNICAL PROCESSES AND TECHNIQUES DESCRIBED BY REFERENCE HEREIN ARE THE PROPERTY OF ROBERT BARNES & ASSOCIATES, INC. AND MAY NOT BE REPRODUCED, COPIED, DISCLOSED OR DISTRIBUTED WITHOUT THE PRIOR WRITTEN CONSENT OF ROBERT BARNES & ASSOCIATES, INC.

7/20/11

JOHN ROBERT BARNES, RA, NCARB
REGISTRATION

ROBERT BARNES & ASSOCIATES
ARCHITECTURE & PLANNING
AA 0003008
21 NORTH MONROE AVENUE
KEY WEST, FLORIDA 33040
(305) 292-1400
(305) 292-1401
BARNES@BARNESASSOCIATES.COM
BARNES@BARNESASSOCIATES.COM

CONCEPTUAL SITE STORM WATER RETENTION PLAN

DATE: JULY 2011	SCALE: 1/8"=1'-0"	PROJ. MGR: DAVID HUDSON	PROJ. ENG: DAVID HUDSON
DRAWN BY: JOHN ROBERT BARNES	CHECKED BY: DAVID HUDSON	PROJECT: KEY LARGO PARKSIDE COMPLEX	PROJECT NO: 2011-087
NO. NEW PROPOSED SITE PLAN (FINAL)			
2. KEY LARGO PARKSIDE COMPLEX	2011-087		
DRAWN BY: DAVID HUDSON	CHECKED BY: DAVID HUDSON	DATE: JULY 20, 2011	TIME: 2:30 PM

A-1.1

Landscape Legend

- EXISTING HAMMOCK TO REMAIN
- C — NEW/EXISTING CANOPY TREES
- U — NEW/EXISTING UNDERSTORY TREES
- S — NEW/EXISTING SHRUBS

Landscape Materials

TYPE	LATIN NAME	TRADE NAME	SIZE
CANOPY TREES "C"	Bursera simaruba	GUMBO LIMBO	DBH 3" - 12' HT
CANOPY TREES "C"	Swietenia mahagoni	MAHOGANY	DBH 3" - 12' HT
U/STORY TREES "U"	Bumelia celastrina	SAFFRON PLUM	5' HT
U/STORY TREES "U"	Cordia sebestena	GEIGER TREE	5' HT
SHRUBS "S"	Acacia farnesiana	SWEET ACACIA	3' HT
SHRUBS "S"	Chrysophyllum oliforme	SATINLEAF	3' HT

NOTE: PER MONROE CODE SECTION 114-105, ALL LANDSCAPE MATERIALS SHALL BE AS FOLLOWS:
- CANOPY TREES: SHALL HAVE A MINIMUM OF 3" DBH OR 12 FEET IN HEIGHT;
- UNDERSTORY TREES: SHALL BE MINIMUM 5 FEET IN HEIGHT
- SHRUBS: SHALL BE MINIMUM 3 FEET IN HEIGHT SHRUBS AND HEDGES SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 3 FEET WHEN LOCATED IN THE CLEAR SITE TRIANGLES AS DEFINED IN SECTION 114-201

ALL NEW PLANTS SHALL BE NATIVE AND ALL EXOTICS SHALL BE REMOVED FROM THE SITE

Landscape Data

LANDSCAPING BUFFERYARDS:
Adjacent Zoning: SC and IS at Atlantic Avenue side.

LANDSCAPING - STREET BUFFERS:

SC - Scenic Corridor: Class "D" (SC at IS)

Buffer at Atlantic Avenue.
Approximate Total Length of Property = 260 LF

USE 20 FT Class "D" x 260 LF of property line.
- Required Canopy Trees = 6.6/100 LF = 12.48
  Provided Canopy Trees = 13
- Required U/story Trees = 3.3/100 LF = 8.58
  Provided U/story trees = 9
- Required Shrubs = 28/100 LF = 72.8
  Provided Shrubs = 73

LANDSCAPING - PARKING:

SUB-URBAN COMMERCIAL (SC) = CLASS "A"

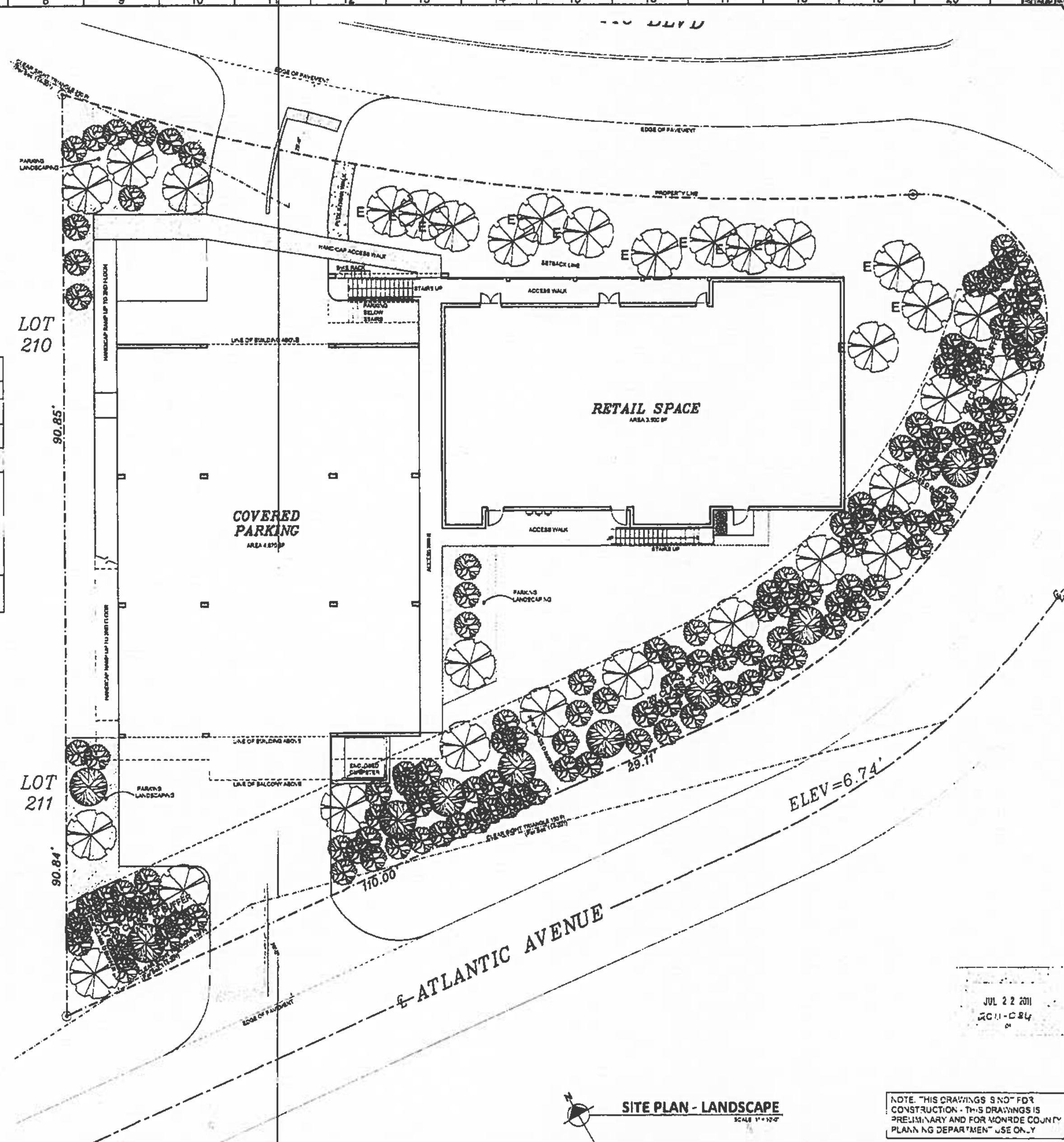
PARKING PROVIDED = 24 SPACES

- Required Planting Area for 24 spaces = 1,500 SF
- Provided Planting Area for 24 spaces = 1,500 SF

- Required Canopy trees for 24 spaces = 5
- Provided Canopy trees for 24 spaces = 5

- Required U/Story trees for 24 spaces = 1
- Provided U/Story trees for 24 spaces = 1

- Required Shrubs for 24 spaces = 12
- Provided Shrubs for 24 spaces = 12



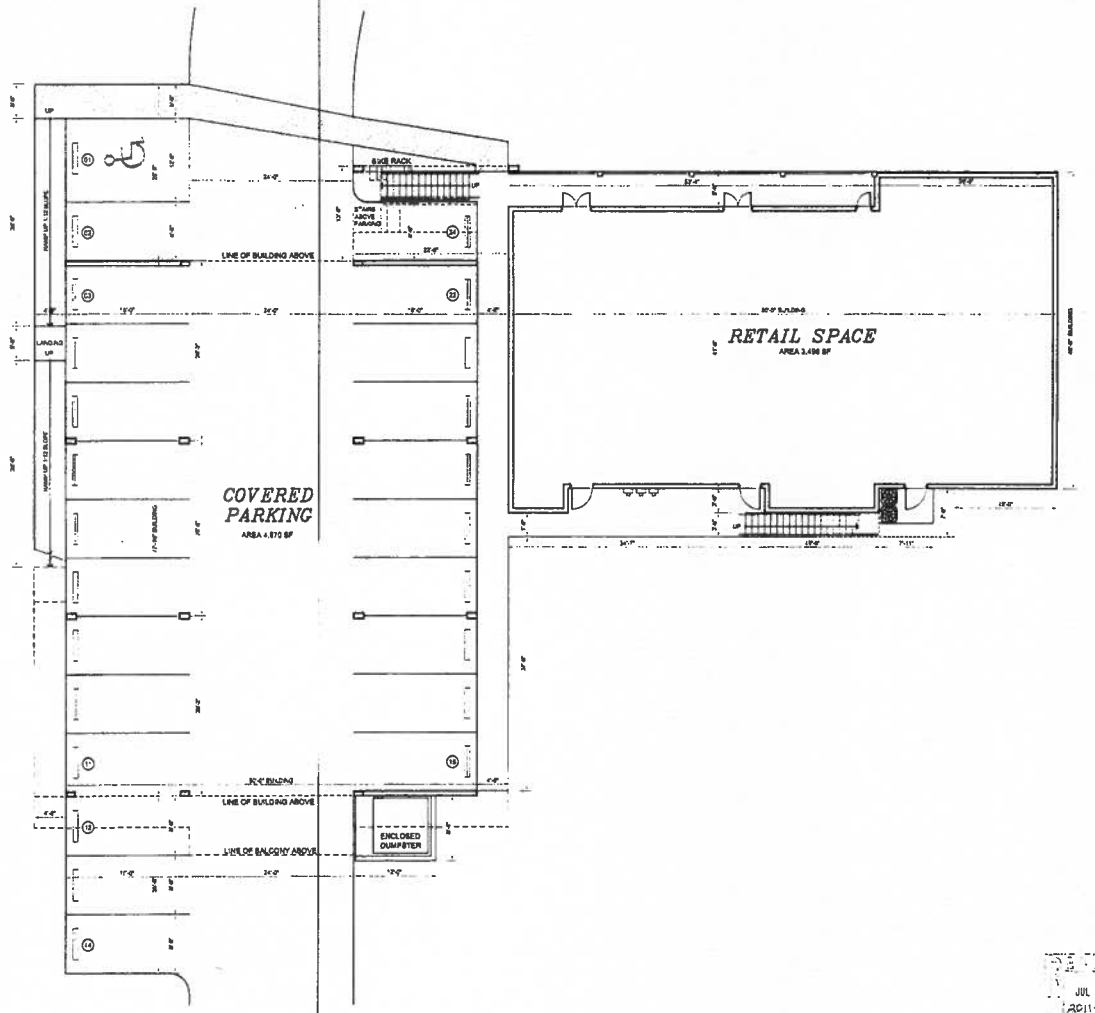
NOTE: THIS DRAWINGS IS NOT FOR CONSTRUCTION - THIS DRAWINGS IS PRELIMINARY AND FOR MONROE COUNTY PLANNING DEPARTMENT USE ONLY

KEY LARGO PARKSIDE COMPLEX
Cnr ATLANTIC BOULEVARD & ATLANTIC AVENUE, KEY LARGO, FL 33037
DAVID HOBSON

ROBERT BARNES ASSOCIATES

LANDSCAPE SITE PLAN
PROPOSED

A-1.2



PROPOSED FIRST FLOOR PLAN

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

NOTE: THIS DRAWINGS IS NOT FOR CONSTRUCTION. THIS DRAWINGS IS PRELIMINARY AND FOR MONROE COUNTY PLANNING DEPARTMENT USE ONLY

JUL 22 2011

2011-0514

REVISIONS

DATE	DESCRIPTION

KEY LARGO PARKSIDE COMPLEX

PROJECT: Cnr ATLANTIC BOULEVARD & ATLANTIC AVENUE, KEY LARGO, FL 33037

DAVID HODSON

7/21/11

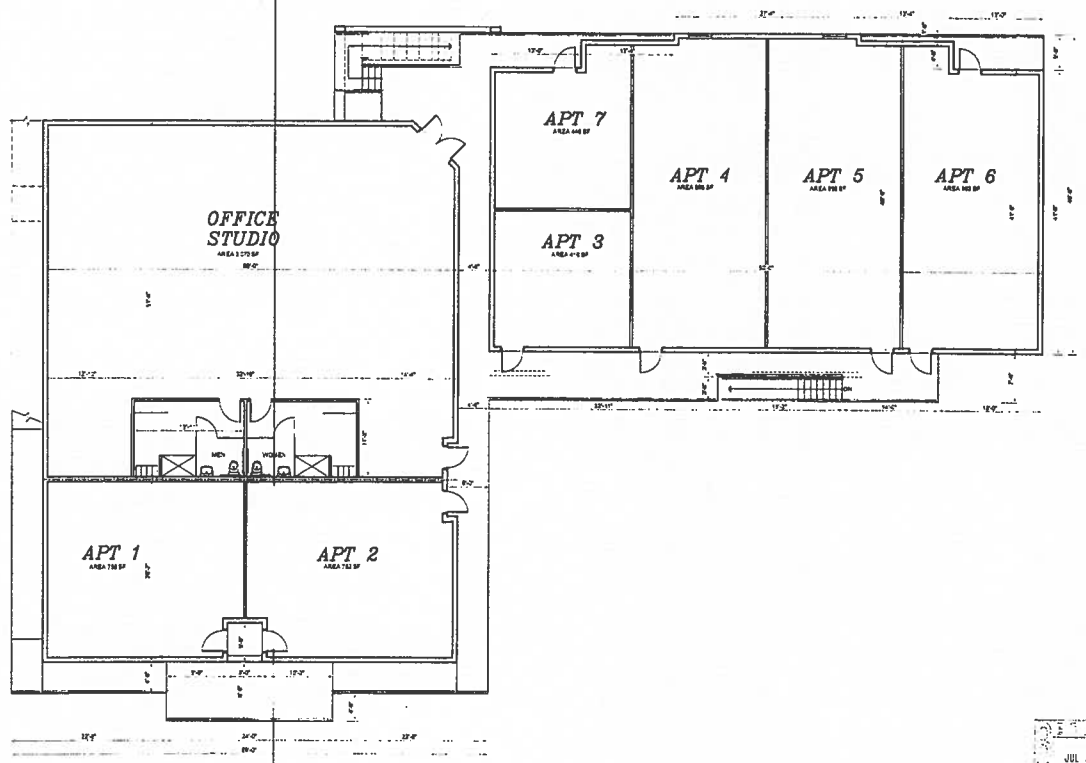
JOHN ROBERT BARNES, BA, MCAIB ARB/RIBA

ROBERT & BARNES ASSOCIATES ARCHITECTS & CHARTERED ARCHITECTS

221 NORTH CROME AVENUE PASADENA, MARYLAND 21122 (410)255-6400

FIRST FLOOR PLAN

A-2



PROPOSED SECOND FLOOR PLAN

JUL 22 2011
2011-C66

NOTE: THIS DRAWINGS IS NOT FOR CONSTRUCTION - THIS DRAWINGS IS PRELIMINARY AND FOR MONROE COUNTY PLANNING DEPARTMENT USE ONLY

REVISIONS

NUMBER	DESCRIPTION	DATE

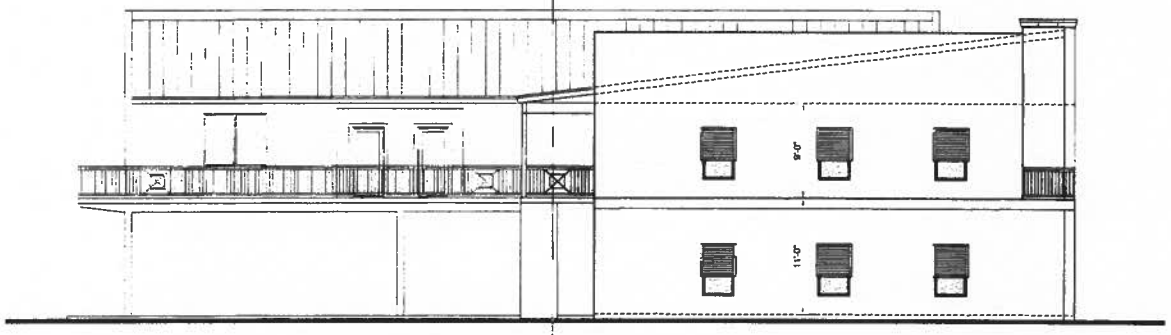
KEY LARGO PARKSIDE COMPLEX

Owner
CHI ATLANTIC BOULEVARD & ATLANTIC AVENUE, KEY LARGO, FL 33037
DAVID HOBSON

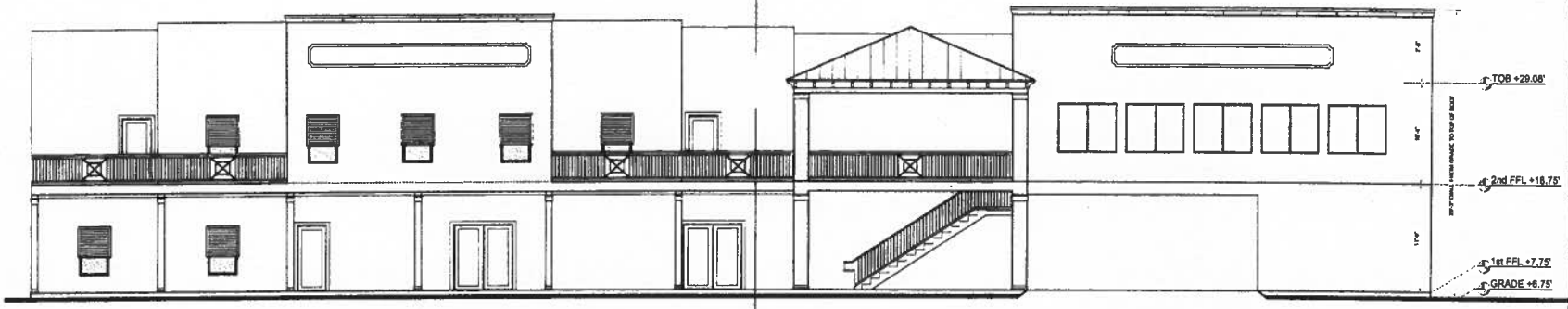
ROBERT J. BARNES ASSOCIATES
ARCHITECTURE AND PLANNING

SECOND FLOOR PLAN

A-3



EAST ELEVATION



NORTH ELEVATION - ATLANTIC AVENUE

RECEIVED
JUL 22 2011
L2011-036
MONROE COUNTY PLANNING DEPT.

NOTE: THIS DRAWINGS IS NOT FOR CONSTRUCTION - THIS DRAWINGS IS PRELIMINARY AND FOR MONROE COUNTY PLANNING DEPARTMENT USE ONLY

REVISIONS

KEY LARGO PARKSIDE COMPLEX

Cnr ATLANTIC BOULEVARD & ATLANTIC AVENUE, KEY LARGO, FL 33037

DAVID HOBSON

7/20/11

JOHN ROBERT BARNES, PA, FC-AIB

ROBERT BARNES ASSOCIATES

EXTERIOR ELEVATIONS PROPOSED BUILDING

A-4

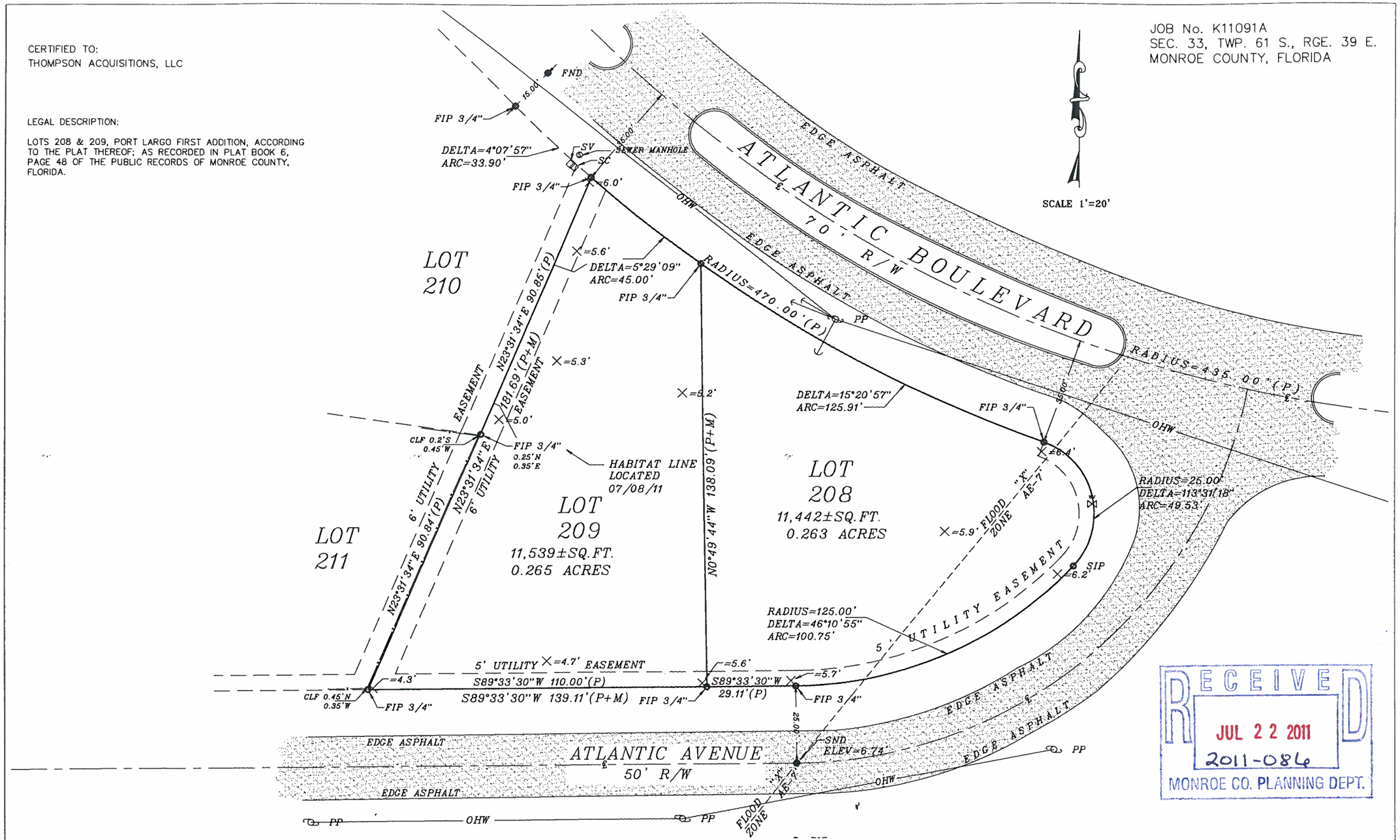
CERTIFIED TO:
THOMPSON ACQUISITIONS, LLC

LEGAL DESCRIPTION:

LOTS 208 & 209, PORT LARGO FIRST ADDITION, ACCORDING TO THE PLAT THEREOF; AS RECORDED IN PLAT BOOK 6, PAGE 48 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

JOB No. K11091A
SEC. 33, TWP. 61 S., RGE. 39 E.
MONROE COUNTY, FLORIDA

SCALE 1'=20'



RECEIVED
JUL 22 2011
2011-086
MONROE CO. PLANNING DEPT.

SURVEYOR'S NOTES:

1.) ALL CORNERS FOUND HAVE NO NUMBER DESIGNATING PREVIOUS SURVEYOR OR COMPANY EXCEPT AS SHOWN.
2.) ALL BEARINGS AND DISTANCES ARE MEASURED PER PLAT UNLESS OTHERWISE NOTED.
3.) NO UNDERGROUND ENCROACHMENTS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN UNLESS OTHERWISE NOTED.
4.) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN HEREON.
5.) ELEVATION DATUM: NGVD 29, BENCHMARK: V275. ELEV=10.84' FB/P: K107/36-37
BASIS OF BEARINGS: LOT ANGLES = 90°00'00" PER PLAT UNLESS OTHERWISE SHOWN.
6.) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY No.125129, PANEL No. 0929 K, FIRM INDEX DATE 2/18/05, AND THE HEREON DESCRIBED PROPERTY APPEARS TO BE IN ZONES X AND AE WITH A BASE FLOOD ELEVATION OF 7' M.S.L., AS SHOWN HEREON.
7.) THE SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

ABBREVIATION LEGEND:

F.I.R	FOUND IRON ROD, SIZE INDICATED	SEC.	SECTION
S.I.R.	SET IRON ROD, 3/4" L.S. No. 4619	TWP.	TOWNSHIP
F.I.P.	FOUND IRON PIPE, SIZE INDICATED	RGE.	RANGE
F.N.D.	FOUND NAIL AND DISK	(D)	DEED
S.N.D.	SET NAIL AND DISK, L.S. No. 4619	(P)	PLAT
F.C.M.	FOUND CONCRETE MONUMENT	(M)	MEASURED
P.R.M.	PERMANENT REFERENCE MONUMENT	(C)	CALCULATED
P.C.P.	PERMANENT CONTROL POINT	BM	BENCHMARK
P.I.	POINT OF INTERSECTION	CONC.	CONCRETE
P.C.	POINT OF CURVE	COV.	COVERED
P.O.B.	POINT OF BEGINNING	MH	MANHOLE
R/W	RIGHT-OF-WAY	CLF	CHAIN LINK FENCE
CPP	CONC. POWER POLE	WF	WOOD FENCE
PP	POWER POLE	ELEV.	ELEVATION
ohw	OVERHEAD WIRES	WM	WATER METER
MHWL	MEAN HIGH WATER LINE	O.H.	ROOF OVERHANG
N,S,E,W,	NORTH, SOUTH, EAST, WEST.	SC	SEWER CONNECTION
		SV	SEWER VENT

LAWRENCE P. FRANK
SURVEYORS • LAND PLANNERS
83266 OVERSEAS HIGHWAY, SUITE 300, ISLAMORADA, FLORIDA 33036
Phone (305) 664-0764 FAX (305) 664-0816

CERTIFIED FOR BOUNDARY SURVEY
I HEREBY CERTIFY THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SCALE:	1"=20'	DRAWN BY:	DC
DATE:	06/20/11	REVISED:	07/08/11

LAWRENCE P. FRANK, P.L.S. #4619

LOTS 208 & 209
PORT LARGO FIRST ADDITION, KEY LARGO, FLORIDA.

JOB NUMBER: K11091A

PROJECT DATA

ZONING: SC
FLUM MU
REAL ESTATE NUMBERS: 00453471-000100 AND 000200

LEGAL DESCRIPTION:
LOTS 208 AND 209 PORT LARGO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 3 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA

PROJECT DESCRIPTION:
PROJECT CONSISTS OF THE DEVELOPMENT OF VACANT PARCEL OF LAND LOCATED IN KEY LARGO (PORT LARGO) ACROSS FROM KEY LARGO COMMUNITY PARK. GENERAL PROJECT CONCEPT AS PROPOSED IS DEVELOPMENT OF PARCEL WITH 7 (SEVEN) RESIDENTIAL AFFORDABLE HOUSING UNITS WITH RETAIL/OFFICES COMMERCIAL COMPONENT.

SITE DATA:

LOT AREA	= 22,981 Sq Ft (0.528AC)
LOT COVERAGE	= 12,952 SqFt (56.3%)

STRUCTURES:

- FIRST FLOOR COVERED PARKING	= 4,670 Sq Ft
- FIRST FLOOR RETAIL SPACE	= 3,498 Sq Ft
- FIRST FLOOR WALKS, DRIVES, STAIRS, HANDICAP RAMP, DUMPSTER	= 4,784 Sq Ft
TOTAL AREA FIRST FLOOR	= 12,952 Sq Ft
- SECOND FLOOR APT'S 1 and 2	= 1,532 Sq Ft
- SECOND FLOOR APT'S 3 to 7	= 3,521 Sq Ft
- SECOND FLOOR OFFICE/STUDIO	= 3,070 Sq Ft
- SECOND FLOOR WALKS	= 1,426 Sq Ft
TOTAL AREA SECOND FLOOR	= 9,549 Sq Ft

(Note: Stairs Included in 1st Floor Area)

ENVIRONMENTAL OPEN SPACE:
TIER III CLEARING CALCULATIONS PER Sec 118-9:

Description	Acres	Square Feet
Parcel Size	0.53	22,981
Area of Lot with Hammock per MC		
GIS Habitat Layer	0.45	19,648
Disturbed Area	0.07	3,000
Remaining Hammock	0.38	16,648
Allowed Clearing of Hammock at 40%	0.15	6,659.2
Max Clearing 7,500 SF		7,500
PROPOSED CLEARING		6,600

DENSITY / INTENSITY

Proposed Development	units/acre	Percent Site Used by Development	Units or Square Footage
Residential:			
- Employee Housing Units*	AFH 18	92.14%	7.0
Commercial:			
- Office Space	Off 0.4	33.40%	3,070
- Medium Intensity Retail	Com 0.25	60.89%	3,498
TOTAL COMMERCIAL		94.28%	6,568
Total Site Utility		186.42%	N/A
Total Site Utility Minus AFH Component 130-161**		94.28%	N/A

Notes:
* Section 130-161 (a) (1b) allows for the development of employee housing units up to 18 units per acre.
** Section 130-161 (a)(5) allows for Exclusion of Employee Housing Units from the overall Site Utility

OFF - STREET PARKING:
- RESIDENTIAL: 7 UNITS at 1.5 SPACES EACH = 10.5 SPACES

- COMMERCIAL RETAIL MEDIUM
(RETAIL 3,498 + STUDIO 3,070) at 3/1000 Sq Ft = 19.7 SPACES

TOTAL PARKING SPACES REQUIRED = 30.2 SPACES

TOTAL PARKING PROVIDED = 24 SPACES
SHARED PARKING = 21.8 SPACES
(SEE SHARED PARKING DETAILS)

LOADING ZONE:
Required 11 X 55 LOADING ZONE

SETBACKS:
Land Use: SC Suburban Commercial "Other"

	Required	Provided
Front Setback	25.0'	15.0'
Rear Setback	N/A	N/A
Side Yards	5'/10.0'	6.0'

FLOOD ZONE:
Per survey by: Lawrence Frank Land Surveyor
Flood Zone: "X" Community Panel 0929K

OPEN SPACE RATIO:
SC = 0.2 OSR
OSR Provided = 0.436 (10,029 SF)

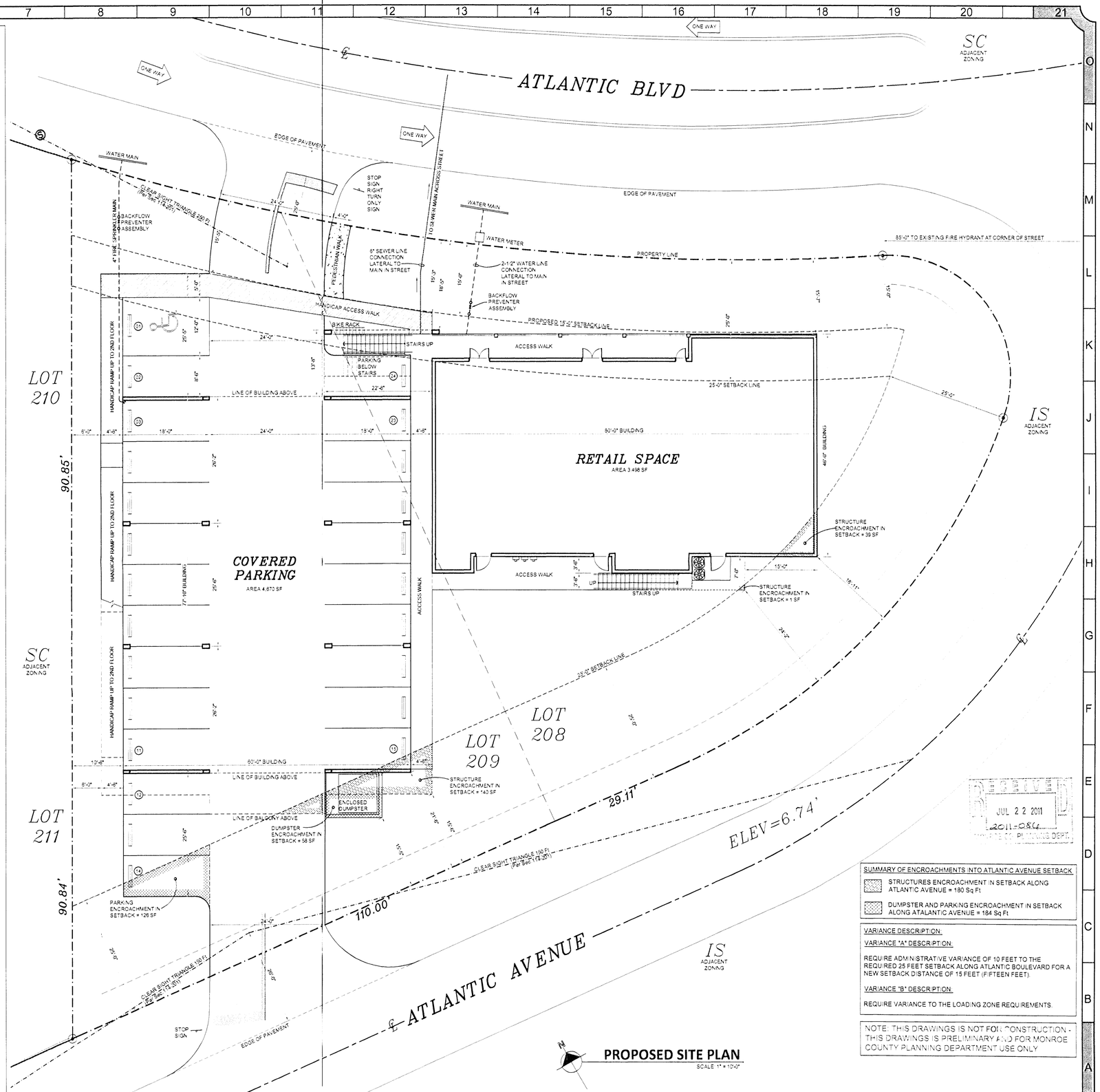
OUTDOOR LIGHTING:
All outdoor lighting shall be max 18'-0" above grade non-cutoff; max 35'-0" above grade for cutoff types.
Maximum Illumination shall be: 0.3 foot-candles non-cutoff
1.5 foot-candles for cutoff
(All measured at the property line)
Lighting shall be shielded/screened/located so that adjacent residential lots are not directly illuminated.

FIRE PROTECTION:

THE ENTIRE PROJECT WILL BE PROTECTED WITH NFPA APPROVED FIRE SPRINKLER SYSTEM - SHOP DRAWINGS WITH FIRE SPRINKLER DESIGN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS AT PERMITTING PHASE OF PROJECT.

FIRE EXTINGUISHERS WILL BE PROVIDED AT ONE PER 2,500 SF OF OCCUPIED AREA (OR AS SPECIFIED)

EXISTING FIRE HYDRANT IS LOCATED ON EAST CORNER OF ATLANTIC BLVD AND ATLANTIC AVE, ABOUT 85 FEET FROM PROPERTY TO EAST. (See top right hand side of this plan)



PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

RECEIVED
JUL 22 2011
2011-086
MONROE CO. PLANNING DEPT.

SUMMARY OF ENCROACHMENTS INTO ATLANTIC AVENUE SETBACK

STRUCTURES ENCROACHMENT IN SETBACK ALONG ATLANTIC AVENUE = 180 Sq Ft

DUMPSTER AND PARKING ENCROACHMENT IN SETBACK ALONG ATALANTIC AVENUE = 184 Sq Ft

VARIANCE DESCRIPTION:

VARIANCE "A" DESCRIPTION:

REQUIRE ADMINISTRATIVE VARIANCE OF 10 FEET TO THE REQUIRED 25 FEET SETBACK ALONG ATLANTIC BOULEVARD FOR A NEW SETBACK DISTANCE OF 15 FEET (FIFTEEN FEET).

VARIANCE "B" DESCRIPTION:

REQUIRE VARIANCE TO THE LOADING ZONE REQUIREMENTS.

NOTE: THIS DRAWINGS IS NOT FOR CONSTRUCTION - THIS DRAWINGS IS PRELIMINARY AND FOR MONROE COUNTY PLANNING DEPARTMENT USE ONLY

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT TITLE
KEY LARGO PARKSIDE COMPLEX

PROJECT ADDRESS
Cnr ATLANTIC BOULEVARD & ATLANTIC AVENUE, KEY LARGO, FL 33037

CONTACT INFO
DAVID HOBSON

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SITE PLAN

DATE ISSUED	JULY 2011
PROJECT NUMBER	2011-087
DRAWN BY	JOHN ROBERT BARNES
CHECKED BY	JOHN ROBERT BARNES
REVISED PROPOSED SITE PLAN.DWG	
SIGNATURE/SEAL	
PROJECT	KEY LARGO PARKSIDE COMPLEX - 2011-087
AUTHOR	SAM MURRAY
PROJECT ADDRESS	
DRAWN BY	SAM MURRAY
SCALE	1/4"=1'-0"
PLOT DATE	7/20/11 12:00PM
PLOT BY	SAM MURRAY
PLOT DATE	July 20, 2011
PLOTTING	12:03 PM

DRAWING NUMBER
A-1.0

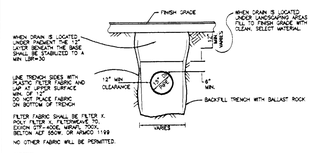
DRAINAGE CALCULATIONS

AREA FRONT OF BLDG. = 0.66 ac.
C = 0.9 , R = 6.7 in. YIELDS Q = 4.0 cc. in.
H = 3.3', Du = 2.3' , Ds = 11.7' , W = 3.0'
L = Q/K [HW + 2HDs + 3.5Du + 2HDs] + 0.000139WDu
L = 4.0 / 0.191 = 20'

PROVIDED ON PLANS 75 LF. OF FRENCH DRAIN

AREA BACK OF BLDG = 0.21 ac.
YIELDS Q = 1.27 cc. in.
L = 1.27 / 0.191 = 7'

PROVIDED ON PLANS 50 LF OF FRENCH DRAIN



FILTER FABRIC SHALL BE FILTER X, POLY FILTER X, VETERANS TX, EDION STY-400BL, WEAVE, 100X, SECTION ACF 550X, OR WAVOO 1199

NO OTHER FABRIC WILL BE PERMITTED.

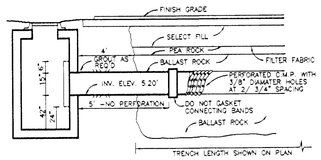
NOTES:

1. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 3.0 FT. BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
2. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY SOAKED DOWN WITH FLOW WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH WILL BE COMPLETED IN ACCORDANCE WITH THE DETAILS.

Exfiltration Trench

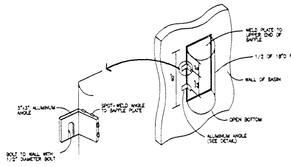
n.t.s.

(SEE DETAIL) OR AS APPROVED BY METROPOLITAN DADE COUNTY DEPATMENT OF ENVIROMENTAL RESOURCES MANAGEMENT.
9 - PAVEMENT SHALL CONSIST OF:
A. ASPHALTIC CONCRETE SURFACE COURSE 1" THICK
B. LIMEROCK BASE COURSE 6" THICK PRIME ENTIRE WIDTH.
C. STABILIZED SUBGRADE 12" THICK.
10 - EXFILTRATION TRENCHES SHOULD BE BUILT AS PER STANDARD DETAIL SD. 1:1 WITH 15" PERFORATED ALUMINUM PIPE. (WVERT ELEVATION OF PIPE SHALL BE AT 4.5 N.G.V.D. (OCTOBER WATER TABLE ELEVATION).



Trench / C.B Detail Section

n.t.s.



ISOMETRIC VIEW

Baffle Details

n.t.s.

CIVILS LEGEND

- NEW CATCH BASIN
- 7.7 EXISTING GRADE ELEVATION
- (7.7) PROPOSED NEW GRADE/PAVING ELEVATION
- SLOPE DIRECTION 2% MAX

Site Data

ZONING: SC
FLUM MU

STORM WATER CONCEPTUAL DESIGN:

ALL STORM WATER SHALL BE CONTAINED ON THE SITE.

THE CATCH BASINS WITH OIL SEPARATORS WITH 15" DIA CWP PIPE TO FRENCH DRAINS 70 LF TOTAL LENGTH WILL TREAT THE MAJORITY OF THE STORM WATER RUN-OFF ON THE SITE.

ADDITIONAL VEGETATED SWALE AREAS WILL BE PROVIDED AS REQUIRED FOR SITE WATER RUN OFF THAT IS NOT COVERED BY CATCH BASINS.

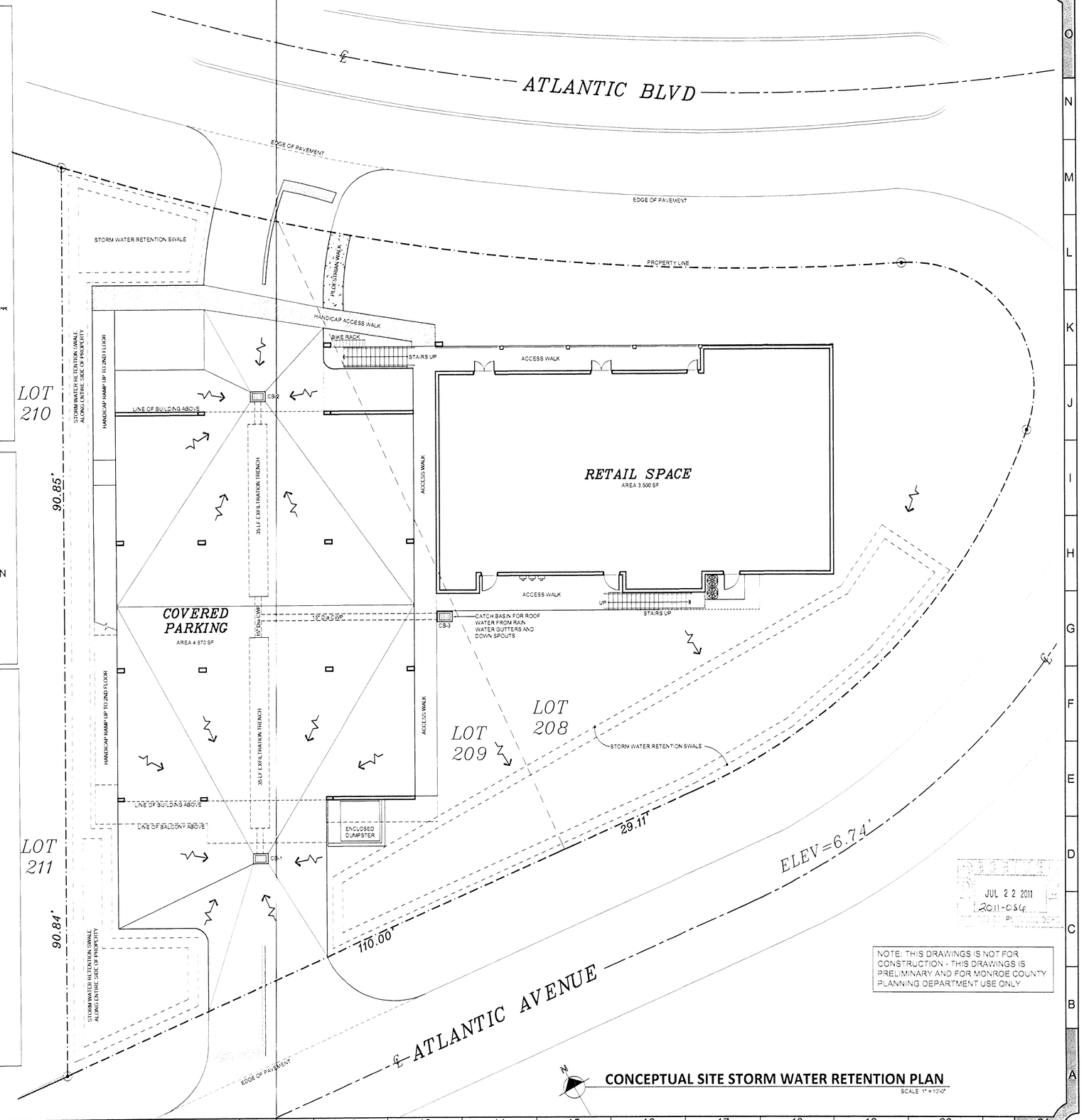
FULL CIVIL ENGINEERING PLANS WILL BE PREPARED AND SUBMITTED WITH CONSTRUCTION DOCUMENTS FOR BUILDING DEPARTMENT APPROVAL. THIS CONCEPTUAL DRAWING IS NOT FOR CONSTRUCTION - FOR PLANNING DEPARTMENT USE ONLY.

LOT AREA	= 22,981 Sq Ft (0.528AC)
LOT COVERAGE	= 12,952 SqFt (56.3%)

STRUCTURES:

- FIRST FLOOR COVERED PARKING	= 4,670 Sq Ft
- FIRST FLOOR RETAIL SPACE	= 3,498 Sq Ft
- FIRST FLOOR WALKS, DRIVES, STAIRS, HANDICAP RAMP, DUMPSTER	= 4,784 Sq Ft
TOTAL AREA FIRST FLOOR	= 12,952 Sq Ft
- SECOND FLOOR APT'S 1 and 2	= 1,532 Sq Ft
- SECOND FLOOR APTS 3 to 7	= 3,521 Sq Ft
- SECOND FLOOR OFFICE/STUDIO	= 3,070 Sq Ft
- SECOND FLOOR WALKS	= 1,426 Sq Ft
TOTAL AREA SECOND FLOOR	= 9,549 Sq Ft

(Note: Stairs Included in 1st Floor Area)



JUL 22 2011
2011-054
PLANNING DEPT.

NOTE: THIS DRAWINGS IS NOT FOR CONSTRUCTION - THIS DRAWINGS IS PRELIMINARY AND FOR MONROE COUNTY PLANNING DEPARTMENT USE ONLY

CONCEPTUAL SITE STORM WATER RETENTION PLAN

SCALE: 1" = 10'-0"

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT / OWNER

KEY LARGO PARKSIDE COMPLEX

Cnr ATLANTIC BOULEVARD & ATLANTIC AVENUE, KEY LARGO, FL 33037

CONTACT INFO
DAVID HOBSON

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(305) 247-6159
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ROBERTBARNESASSOCIATES.COM

DRAWING TITLE
CONCEPTUAL SITE STORM WATER RETENTION PLAN

DATE	JULY 2011
PROJECT NUMBER	2011-087
DRAWN BY	ROBERT BARNES
REVISION DATE	REVISED PROPOSED SITE PLAN DWG
PROJECT NAME	SUNEY LARGO PARKSIDE COMPLEX - 2011-087
PROJECT ADDRESS	SUNEY LARGO PARKSIDE COMPLEX - 2011-087
PROJECT MANAGER	SAM MURSHAY
PROJECT ARCHITECT	JRB / SM
DRAWN BY	SAM MURSHAY
CHECKED BY	SAM MURSHAY
SCALE	1/4" = 1'-0"
PLOT DATE	July 19, 2011
PLOT TIME	1:30 PM

DRAWING NUMBER
A-1.1

Landscape Legend

- E — EXISTING HAMMOCK TO REMAIN
- C — NEW/EXISTING CANOPY TREES
- U — NEW/EXISTING UNDERSTORY TREES
- S — NEW/EXISTING SHRUBS

Landscape Materials

TYPE	LATIN NAME	TRADE NAME	SIZE
CANOPY TREES "C"	Bursera simaruba	GUMBO LIMBO	DBH 3" - 12' HT
CANOPY TREES "C"	Swietenia mahagoni	MAHOGANY	DBH 3" - 12' HT
U/STORY TREES "U"	Bumelia celastrina	SAFFRON PLUM	5' HT
U/STORY TREES "U"	Cordia sebestena	GEIGER TREE	5' HT
SHRUBS "S"	Acacia farnesiana	SWEET ACACIA	3' HT
SHRUBS "S"	Chrysophyllum oliforme	SATINLEAF	3' HT

NOTE: PER MONROE CODE SECTION 114-105, ALL LANDSCAPE MATERIALS SHALL BE AS FOLLOWS:
- CANOPY TREES: SHALL HAVE A MINIMUM OF 3" DBH OR 12 FEET IN HEIGHT;
- UNDERSTORY TREES: SHALL BE MINIMUM 5 FEET IN HEIGHT
- SHRUBS: SHALL BE MINIMUM 3 FEET IN HEIGHT
  SHRUBS AND HEDGES SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 3 FEET WHEN LOCATED IN THE CLEAR SITE TRIANGLES AS DEFINED IN SECTION 114-201

ALL NEW PLANTS SHALL BE NATIVE AND ALL EXOTICS SHALL BE REMOVED FROM THE SITE

Landscape Data

LANDSCAPING BUFFERYARDS:
Adjacent Zoning: SC and IS at Atlantic Avenue side.

LANDSCAPING - STREET BUFFERS:

SC - Scenic Corridor: Class "D" (SC at IS)

Buffer at Atlantic Avenue:
Approximate Total Length of Property = 260 LF

USE 20 FT Class "D" x 260 LF of property line.

- Required Canopy Trees = 6.6/100 LF	= 12.48
Provided Canopy Trees	= 13
- Required U/story Trees = 3.3/100 LF	= 8.58
Provided U/story trees	= 9
- Required Shrubs = 28/100 LF	= 72.8
Provided Shrubs	= 73

LANDSCAPING - PARKING:

SUB-URBAN COMMERCIAL (SC) = CLASS "A"

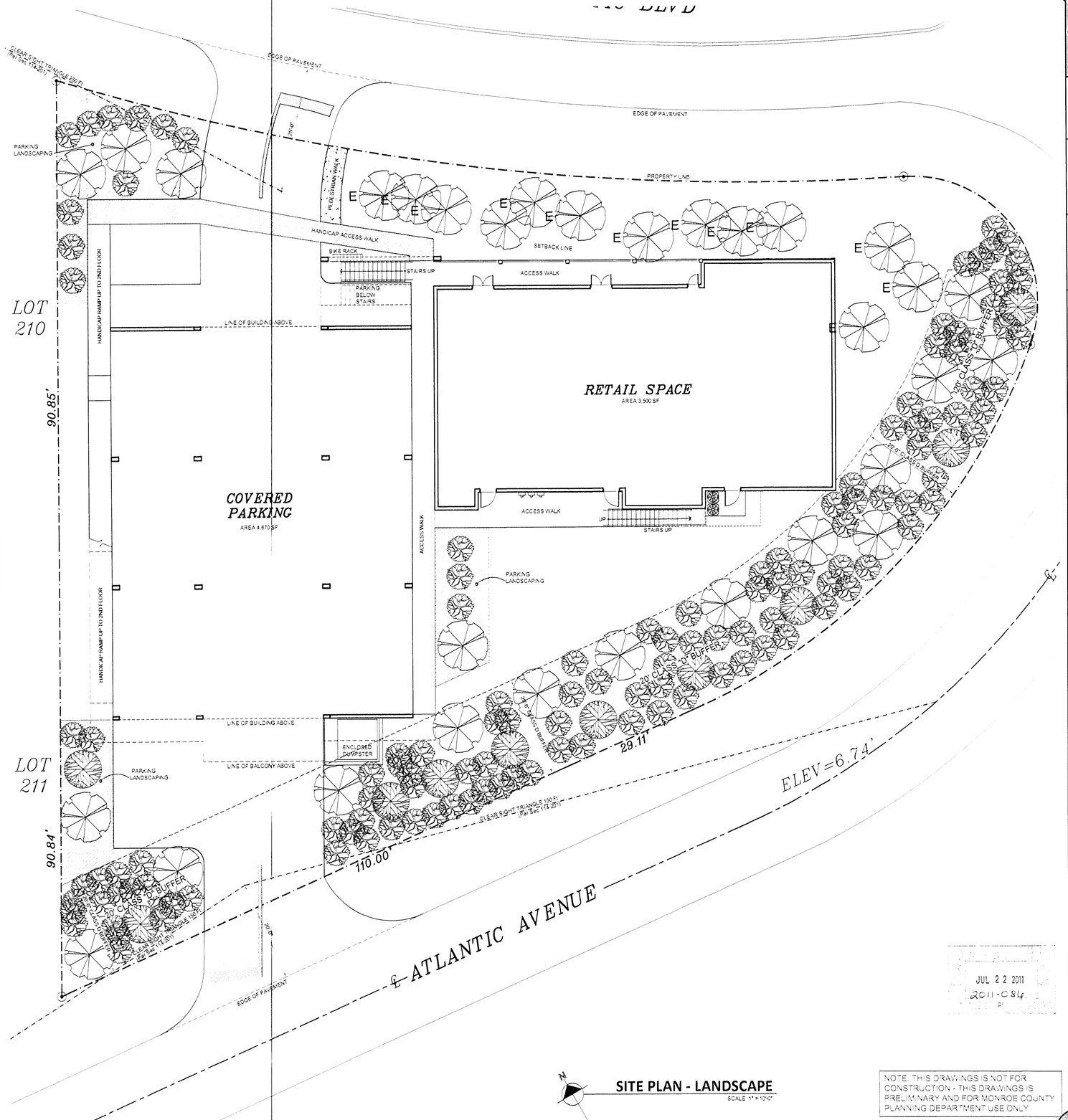
PARKING PROVIDED = 24 SPACES

- Required Planting Area for 24 spaces = 1,500 SF
- Provided Planting Area for 24 spaces = 1,500 SF

- Required Canopy trees for 24 spaces = 5
- Provided Canopy trees for 24 spaces = 5

- Required U/Story trees for 24 spaces = 1
- Provided U/Story trees for 24 spaces = 1

- Required Shrubs for 24 spaces = 12
- Provided Shrubs for 24 spaces = 12



SITE PLAN - LANDSCAPE
SCALE 1" = 10'-0"

NOTE: THIS DRAWINGS IS NOT FOR CONSTRUCTION - THIS DRAWINGS IS PRELIMINARY AND FOR MONROE COUNTY PLANNING DEPARTMENT USE ONLY

JUL 22 2011
2011-084

REVISIONS

MARK	DESCRIPTION	DATE

KEY LARGO PARKSIDE COMPLEX

Chr ATLANTIC BOULEVARD & ATLANTIC AVENUE, KEY LARGO, FL 33037

CONTACT PERSON
DAVID HOBSON

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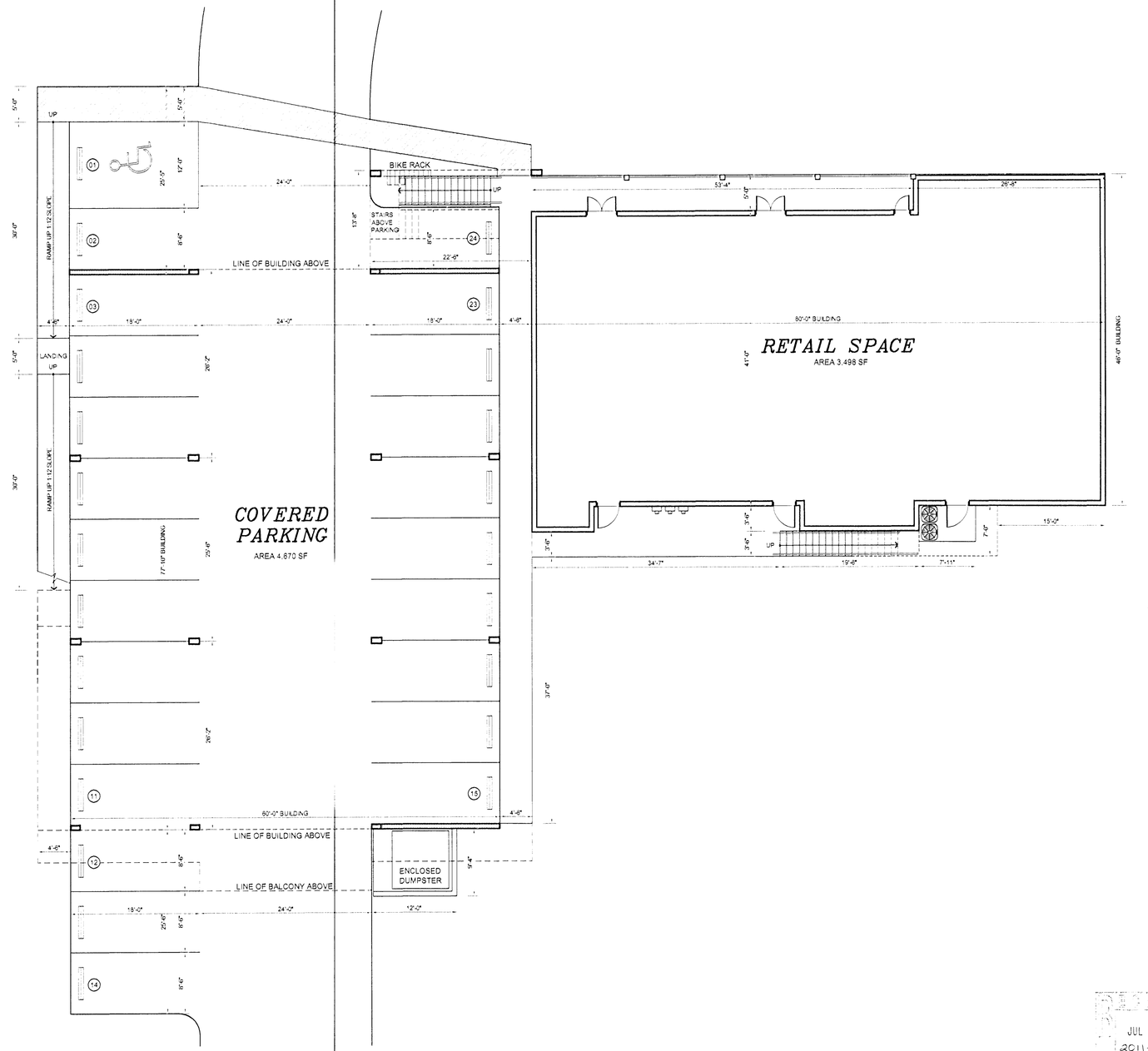
LANDSCAPE SITE PLAN PROPOSED

DATE	JULY 2011
PROJECT NUMBER	2011.087
DRAWN BY	ROBERT BARNES
CHECKED BY	SAM MURRAY
DRAWING NAME	NEWSITEPROPOSED SITE PLAN.DWG
PROJECT NAME	SIKELY LARGO PARKSIDE COMPLEX - 2011.087
DRAWN BY	SAM MURRAY
PROJECT MANAGER	SAM MURRAY
SCALE	1/4" = 1'-0"
DATE	July 19, 2011
PLOT TIME	1:40 PM

DRAWING NUMBER
A-1.2



PROPOSED FIRST FLOOR PLAN

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

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JUL 22 2011
2011-0556
PLANNING DEPT

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT TITLE

KEY LARGO PARKSIDE COMPLEX

JOB ADDRESS
Cnr ATLANTIC BOULEVARD & ATLANTIC AVENUE, KEY LARGO, FL 33037

CONTACT INFO
DAVID HOBSON

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(305) 247-4038
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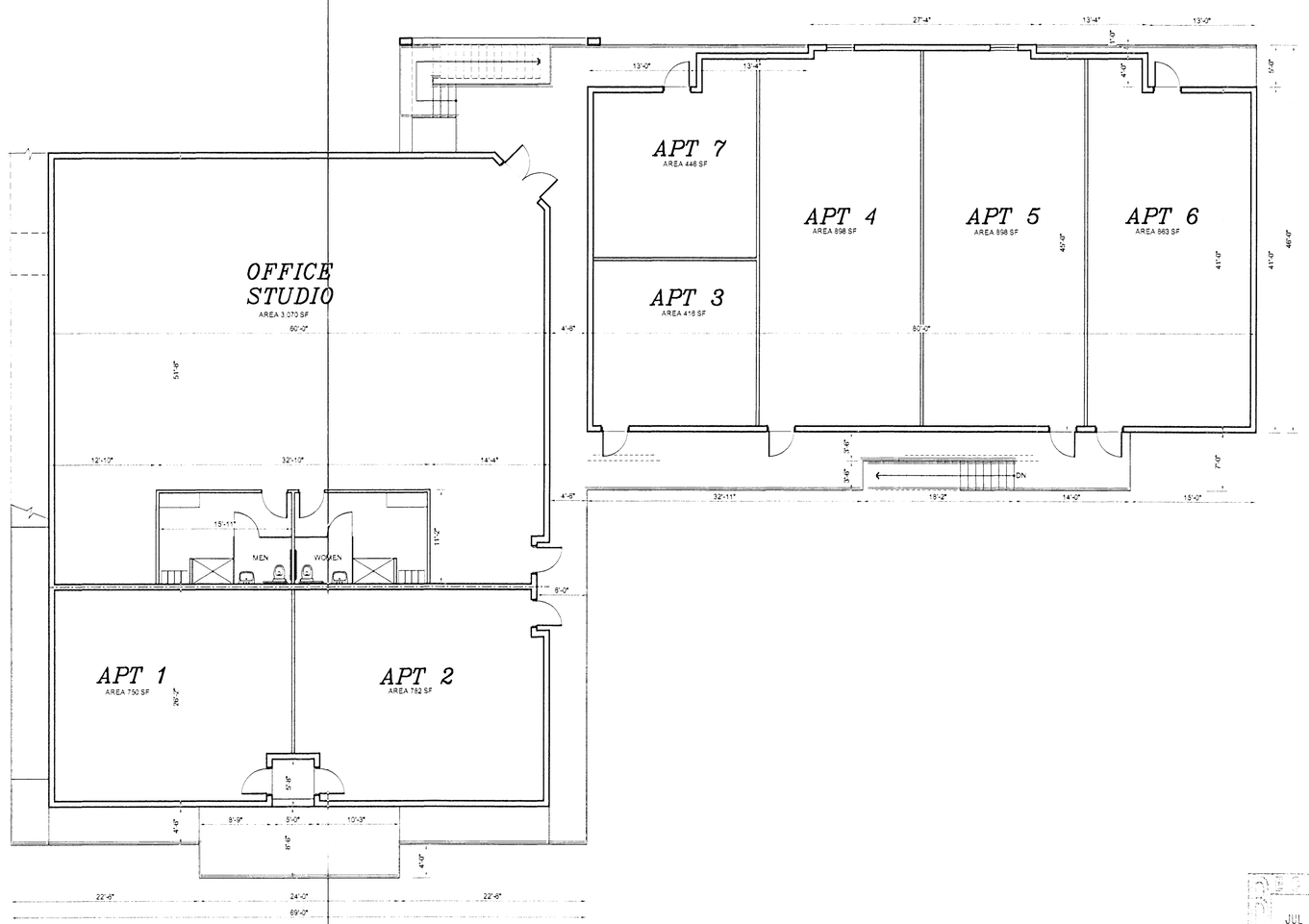
FIRST FLOOR PLAN

DATE: JULY 2011	PROJECT NUMBER: 2011-087	SCALE: 1/4"=1'-0"	PROJECT MANAGER: JHB / SM
DRAWN BY: JOHN ROBERT BARNES	CHECKED BY: SAM MURRAY	DRAWN BY: SAM MURRAY	CHECKED BY: SAM MURRAY
REVISED PROPOSED PLANS.DWG		DATE MODIFIED: July 19, 2011	DATE PLOTTED: 7/19/2011 [3:37 PM]
PROJECT NAME: KEY LARGO PARKSIDE COMPLEX - 2011-087			PLOT TIME: 1:41 PM
DRAWN BY: SAM MURRAY			

DRAWING NUMBER

A-2



PROPOSED SECOND FLOOR PLAN

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

JUL 22 2011
2011-0884
MONROE COUNTY PLANNING DEPT.

NOTE: THIS DRAWINGS IS NOT FOR CONSTRUCTION - THIS DRAWINGS IS PRELIMINARY AND FOR MONROE COUNTY PLANNING DEPARTMENT USE ONLY

REVISIONS

MARK	DESCRIPTION	DATE

PROJECT TITLE

KEY LARGO PARKSIDE COMPLEX

FOR AGENCY:

Cnr ATLANTIC BOULEVARD & ATLANTIC AVENUE, KEY LARGO, FL 33037

OWNER / CLIENT:

DAVID HOBSON

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ROBERTBARNES@ROCKANDROLL.COM

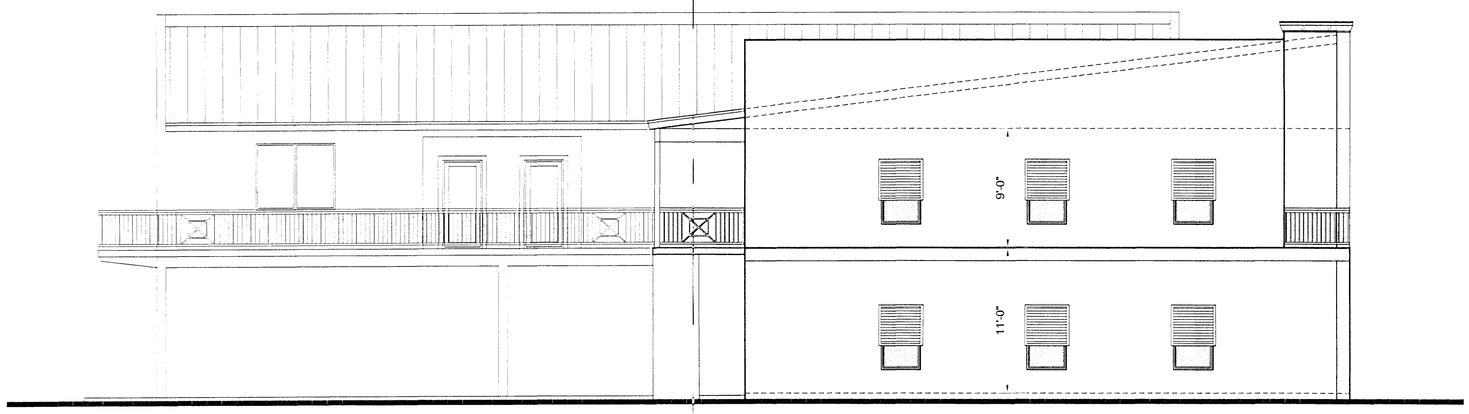
DRAWING TITLE

SECOND FLOOR PLAN

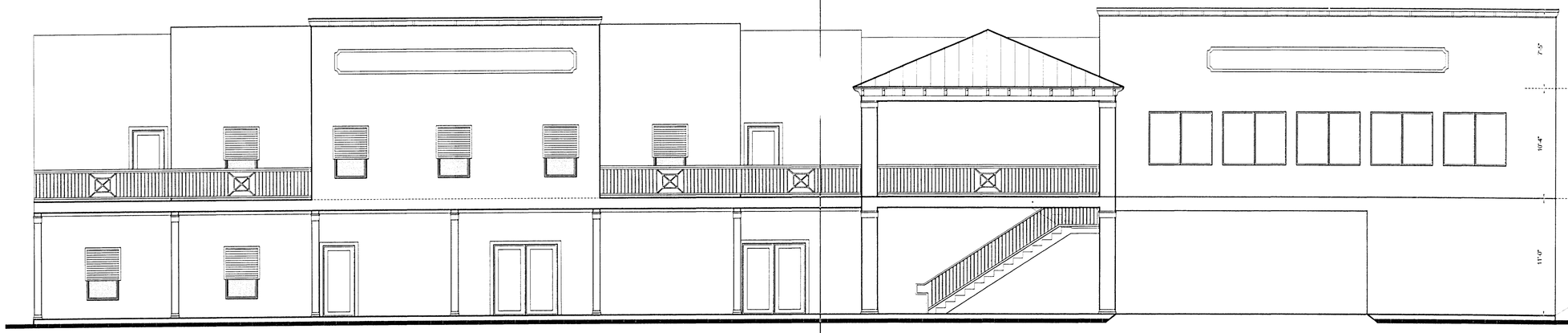
BID SET:	
DATE ISSUED:	JULY 2011
DRAWN BY:	JOHN ROBERT BARNES
PROJECT NUMBER:	2011-007
SCALE:	1/4"=1'-0"
DRAWN BY:	SAM MURGAY
PROJECT MANAGER:	SAM MURGAY
CHECKED BY:	SAM MURGAY
DATE:	
PROJECT NAME:	221 NORTH KROME AVENUE (TITLE 1.5"=1'-0")
PROJECT NAME:	KEY LARGO PARKSIDE COMPLEX - 2011-007
PROJECT DATE:	July 20, 2011
PLOT TIME:	11:45 AM
PROJECT ARCHITECT:	JAMES BARNES

DRAWING NUMBER

A-3



EAST ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION - ATLANTIC AVENUE
SCALE: 3/16" = 1'-0"

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JUL 22 2011
2011-0816
MONROE COUNTY PLANNING DEPT.

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REVISIONS		
MARK	DESCRIPTION	DATE

PROJECT TITLE
KEY LARGO PARKSIDE COMPLEX

FOR PARCEL:
Cnr ATLANTIC BOULEVARD & ATLANTIC AVENUE, KEY LARGO, FL 33037

CONTACT PRN:
DAVID HOBSON

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EXTERIOR ELEVATIONS PROPOSED BUILDING

DATE	PROJECT NUMBER	SCALE	PROJECT MANAGER
JULY 2011	2011-007	1/4" = 1'-0"	JRB / SM
DRAWN BY	CHECKED BY	DRAWING NAME	DRAWING NO
JOHN ROBERT BARNES	SAM MURRAY	REVISED PROPOSED PLANS.DWG	
PROJECT NAME			
KEY LARGO PARKSIDE COMPLEX - 2011-007			
DRAWN BY			
SAM MURRAY			

CHECKED BY	DATE	PLOT TIME
SAM MURRAY	July 19, 2011	1:42 PM

SHEET NUMBER
A-4

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Monroe County Development Review Committee
Townsley Schwab, Senior Director of Planning & Environmental Resources

From: Jane Tallman, PE, Scenic Highway Coordinator

Date: September 2, 2011

Subject: *Proposed Ordinance to the Board of County Commissioners to amend Section 142-2 of the Monroe County Code, Definitions, 142-3, General Provisions, and Section 142-4, Signs Requiring a Permit and Specific Standards*

Meeting: September 27, 2011

I REQUEST

The Planning & Environmental Resources Department is proposing amendments to the text of §142-2, §142-3, and §142-4 of the Monroe County Code, concerning the County's business signage regulations.

II RELEVANT PRIOR COUNTY ACTIONS AND BACKGROUND INFORMATION:

In December 2008, Code Enforcement conducted County-wide enforcement of all prohibited signs, signs requiring a permit, unsafe signs, off-premises signs, and signs in the State rights-of-way. At the January 28, 2009, Board of County Commissioners (BOCC) meeting several business owners spoke about the economic climate and the need to keep these prohibited signs or "go out of business." The BOCC directed the Department of Planning and Environmental Resources to review Chapter 142 Signs of the Monroe County Code. The BOCC agreed that a "temporary stay" of Code Enforcement proceedings against the prohibited signs would be granted for six months or until a new sign ordinance was written. If the signs were still in violation after the new ordinance was completed, they would be subject to enforcement review.

During May 2009 the Department of Planning and Environmental Resources conducted three (3) public workshops to receive public input regarding sign regulation revisions. The workshops began on May 11, 2009 at the Big Pine Academy School with the discussions focused on signage along U.S. 1. Specific concerns included the wide right-of-way through Big Pine and the resulting distance from the roadway to the adjoining property line of the businesses, the need for A-frame (sandwich board) signs, and questions relating to vehicle signs. Concerns were also expressed that the current sign ordinance is good and that it should not be changed to the extent that the community character would be negatively impacted. The second workshop was held at the Harvey Government Center in Key West on May 12, 2009, which focused primarily on off-premises signage in the Stock Island area. The final

 Reviewed by _____

workshop was held on May 13, 2009, at the Murray Nelson Government Center in Key Largo where concerns were expressed regarding illuminated signs and the need for signage exposure for businesses along U.S. 1. At each workshop, questionnaires were provided for attendees to complete. In general, the types of signs that were mentioned most by the respondents were A-frames, off-premises signs, and vehicle signs.

In August 2009, the BOCC approved several amendments to Chapter 142 of the Monroe County Code pertaining to sign regulations (Ordinance No. 031-2009). One of those amendments was to allow for A-frame signs provided a building permit was obtained (Section 142-4(3)(d)). As part of this amendment, the "sunset" date of June 7, 2010, was included for the expiration of permitted A-frame signs.

In May 2010, the BOCC approved Ordinance No. 018-2010 amending Section 142 Signs of the Monroe County Land Development Code, specifically amending the "sunset" date for A-frame signs, Section 142-4(3)(d), to December 30, 2011, to allow staff additional time to develop a viable alternative to A-frame signs.

In February 2010, the BOCC approved an FDOT grant to evaluate signage along the U.S. 1 right-of-way and to develop a Wayfinding Plan.

III REVIEW

Changes to Monroe County Code Ch. 142, Signs, are needed to make Sections 142-2, Definitions, and 142-4(4), Signs requiring a permit and specific standards, consistent with Florida Statute 335.093 and Rule 14-10.004(4)(c) Florida Administrative Code, which prohibit new permits for off-premises sign along scenic highways (see Attachment A). Changes to the code are also required to address Sec. 142-3(b)(8) and Sec. 142-4(3)(d), A-frame Signs, which sunsets on December 30, 2011, and add the new Sec. 142-4(3)(b), Multi-tenant Signs.

Staff identified and reviewed options for business signage, on both private property (addressed by County Code) and on FDOT right-of-way on U.S. 1 .

Private Property:

The allowance of A-frame signs addressed business identification on private property only (A-frame signs are not allowed in the U.S. 1 right-of-way).

Option A: Allow A-frame (sandwich board) signage.

This would require removing the “sunsetting” language from the A-frame subsection of the Sign Code. Businesses would continue to be allowed to apply for permits to put A-frame signs on their property. County staff counted A-frame signs adjacent to businesses on U.S. 1 in June 2011. A total of 150 A-frame signs were counted. County records indicate 3 permits for A-frame signs, leaving a total of 147 unpermitted signs in unincorporated Monroe County. Permitting A-frame signs and removing unpermitted signs would have to be addressed, as would ensuring signs are not in the U.S. 1 right-of-way or in clear sight triangles.

Option B: Allow A-frame signage subsection to sunset.

This would require notifying businesses with A-frame signs that they must be removed and can no longer be used. Businesses will be able to apply for permits for additional **permanent** signs, ground or wall-mounted. This is allowed by the Monroe County Sign Code as long as the total square footage of the sign faces does not exceed the maximum allowable area. That allowance is determined by the amount of frontage on U.S. 1 or a frontage road adjacent to U.S. 1.

Option C: Allow A-frame signage to sunset and allow for multi-tenant signs.
Throughout the U.S.1 corridor, the right-of-way width requires business owners to offset their signs at varying distances from the travel lanes. In some cases, this may impede legibility distance. The addition of multi-tenant sign language to the ordinance may help businesses by making allowances for visibility and safe-stopping distances. Another benefit of multi-tenant signage could be the consolidation of signs and reduction of sign clutter.

U.S. 1 Right-of-Way:

<u>FDOT Programs Currently Available to Monroe County</u>

Wayfinding Program (Ch. 14-51.05, F.A.C.)
A Wayfinding Program offers general signage (restaurant, marina, etc.) in the U.S. 1 right-of-way for businesses and facilities located off of U.S. 1 (see Attachment B). The current wayfinding grant is a one-time allocation for the design, fabrication, permitting, and installation of wayfinding signs. Future wayfinding signage would require a County funding allocation for the design, fabrication, permitting, installation and maintenance of the signs.

FDOT Sign Permit (Ch. 14-51, F.A.C.)
The Director of Engineering Services utilizes this program, in conjunction with FDOT approval, to request various signs on the FDOT right-of-way on an as needed basis.

Tourist-Oriented Directional Signage (TODS) (Ch. 14-51.06, F.A.C.)
For qualified businesses, the FDOT TODS program allows business names on grouped signs in the FDOT right-of-way (see Attachment C). However, TODS cannot be used in conjunction with a Wayfinding Program, so Monroe County does not qualify. TODS would require a funding source and permits from FDOT for signs in the right-of-way. The County would also be responsible for maintenance of the signs.

<u>FDOT Programs Currently Available to Business Owners</u>

Logo Sign Program (Ch. 479.261, F.S.)
Businesses providing gas, food, lodging, camping, and attractions may qualify for the FDOT Logo Sign Program (see Attachment D). The program is between the FDOT and business owners. The program is designed for off-ramp signage on interstate highways.

FDOT Surplus or Leased Property (FDOT Right-of-Way Manual, Sec. 10-5)
A business may be able to purchase FDOT surplus property in the U.S. 1 right-of-way in front of the business (see Attachment E). A business may also be able to lease the U.S. 1 right-of-way in

front of their business. Such transactions would be between the FDOT and business owner. Then, when the property is owned or leased by the business owner, he may apply for a County sign permit. The business owner would be responsible for design, fabrication, permitting, installation and maintenance of the sign(s).

FDOT Outdoor Advertising Permit (Ch. 14-10, F.A.C)

A business owner may apply for an FDOT Outdoor Advertising permit (see Attachment F). Any sign that is advertising a product or business and is visible from a state road is regulated as "Outdoor Advertising" regardless of size. The FDOT does not regulate signage on private property except for off-premises signs. F.A.C. Subsection 14-10.004(4)(c) states that "When a controlled road, or any portion of a controlled road, is designated as a scenic highway or scenic byway pursuant to Section 335.093, F.S., new permits will not be issued for off-premises signs visible from the portion of the highway designated as a scenic highway or byway."

Further, a multi-tenant sign that is identifying businesses that are not on the same parcel as the sign are considered off-premises and, therefore, not permittable if visible from the portion of the highway designated as a scenic highway or byway. This was verified in a conference call on August 17, 2011, between the County Planning Director and staff and the FDOT Outdoor Advertising Manager, Joe Bixby, FDOT Scenic Highway Program Manager, Mariano Berrios, and FDOT Attorney Kimberly Menchion. They said that state statutes and case law are clear that off-premises signage must have FDOT permits and, unless the business owners merged properties, multi-tenant signs would be considered off-premises.

If a permit is issued, the business owner must also apply for a County permit and adhere to the County Sign Code. The County does not permit anything in the FDOT Right-of-Way. The business owner would be responsible for design, fabrication, permitting, installation and maintenance of the signs.

Other Programs Currently Available to Business Owners

Monroe County has an agreement with Key West Transit Authority to allow them to install and maintain bus shelters along the U.S. 1 right-of-way. Businesses can purchase advertising space on the shelters. Additional information may be obtained by contacting the Key West Transit Authority.

Concurrently, the County is evaluating signage along U.S. 1 as part of a wayfinding project to develop consistent signage which compliments the Florida Keys Scenic Highway and reduces extraneous sign clutter along U.S. 1. The purpose of the wayfinding project is to direct vehicles and pedestrians to business districts, recreational facilities, cultural sites, civic locations, and natural features through a cohesive signing plan. The wayfinding project is funded as a one-time grant allocation by FDOT and provides a plan for a consolidated wayfinding system, sign design, fabrication, permitting, and installation. There is currently no long term maintenance allocation for the wayfinding project.

IV RECOMMENDATION

Staff recommends that the Board of County Commissioners amend the Monroe County Code as follows:

Staff recommends allowing the A-Frame Signs subsection of the Sign Code, Sec. 142-4(3)(d), to sunset, adding the new Sec. 142-4(3)(b), Multi-tenant Signs, and revising Sec. 142-2, Sec. 142-3(b)(8), and Sec. 142-4(4) of the Sign Code adding language to make it consistent with state statutes related to scenic highways and off-premises signs. Please see the aforementioned sections of Code below, shown with proposed changes (deletions are ~~stricken through~~ and additions are underlined):

Chapter 142 – SIGNS

Sec. 142-1. - Purpose and intent.
Sec. 142-2. - Definitions.
Sec. 142-3. - General provisions.
Sec. 142-4. - Signs requiring a permit and specific standards.
Sec. 142-5. - Regulations pertaining to the measurement, construction, and maintenance of all signs.
Sec. 142-6. - Criteria for variances.
Sec. 142-7. - Nonconforming signs.
Sec. 142-8. - Special identification signs.

Sec. 142-1. - Purpose and intent.

The purposes and intent of this chapter are to:

(1)

Facilitate the implementation of goals, objectives and policies set forth in the comprehensive plan relating to sign control, community character and scenic resources and protection of areas from incompatible uses;

(2)

Promote and maintain convenience, safety, property values and aesthetics by establishing a set of standards for the erection, placement, use and maintenance of signs that will grant equal protection and fairness to all property owners in the county;

(3)

Provide a simple set of regulations that will minimize intricacies and facilitate efficiency of permitting functions and thus assist the regulated public;

(4)

Encourage signs that help to visually organize the activities of the county, and lend order and meaning to business identification and make it easier for the public to locate and identify their destinations;

(5)

Regulate the size, number and location of signs so that their purpose can be served without unduly interfering with motorists and causing unsafe conditions;

(6)

Promote the general welfare, including enhancement of property values and scenic resources, so as to create a more attractive business climate and make the county a more desirable place in which to visit, trade, work and live;

(7)

Be fair in that everyone receives equal and adequate exposure to the public and no one is allowed to visually dominate his neighbor;

(8)

Authorize the use of signs in commercial and industrial areas that are:

a.

Compatible with their surroundings;

b.

Appropriate to the type of activity to which they pertain;

c.

An expression of the identity of the individual proprietors and the community as a whole; and

d.

Large enough to sufficiently convey a message about the owners or occupants of a particular premises, the commodities, products or devices available on such premises, or the business activities conducted on such premises, yet small enough to prevent excessive, overpowering advertising which would have a detrimental effect on the character and appearance of commercial and industrial areas, or which could unduly distract the motoring public, causing unsafe motoring conditions;

(9)

To limit signs in noncommercial areas to protect the character and appearance of noncommercial areas.

(Code 1979, § 9.5-401; Ord. No. 54-1987, § 2; Ord. No. 1-1994, § 1; Ord. No. 36-1997, § 2)

Sec. 142-2. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Area of a sign. Refer to section 142-5(1).

Banners means any suspended sign made of any flexible material such as, but not limited to, cloth or paper whether or not imprinted with words or characters.

Billboard means any sign that is required to be registered with the Florida Department of Transportation pursuant to F.S. ch. 479 and exceeds the size limitations set forth in section 142-4.

Business frontage. See "frontage, business."

Changeable copy sign means a sign specifically designed for the use of replaceable copy that does not involve replacement of the sign face itself or alteration of the sign structure.

Clear sight triangle means as required in section 114-201, an imaginary triangular-shaped area at any driveway connection to a public street and at all street intersections in which nothing is allowed to be erected, placed, planted or allowed to grow in such a manner as to limit or obstruct the sight of motorists entering or leaving the intersection.

Copy means the text or graphic representations of a sign that depict, for example, the name of an establishment, products; services or other messages, whether in permanent or removable form.

Erect means to build, construct, attach, hang, place, suspend, affix or paint a sign.

Facade means the face of a building or structure is most nearly parallel with the right-of-way line under consideration, including related architectural elements such as awnings, parapets and mansard roofs but excluding signs attached to a building that are not otherwise incorporated into such architectural elements.

Face of sign means the planes of a sign on which copy could be placed, including trim and background.

Flag means a piece of light weight, flexible material such as cloth or plastic with one side attached to a pole and the other end flying freely.

Frontage, business, means the horizontal linear distance measured along the facade of an individual business.

Frontage, property, means the distance measured along a public or private right-of-way or easement including canals, shorelines and runways that affords vehicular access to the property between the points of intersection of the side lot lines with such right-of-way or easement. Where a street or highway is divided as occurs on Key Largo, a parcel of land in the median of the street or highway shall be considered to have a

frontage on each side. All parcels that abut U.S. 1 or County Road 905 shall be considered to have a frontage on such roads regardless of whether a curb cut exists.

Ground-mounted sign means any sign that is mounted on or supported by an upright or brace in or upon the ground, such upright or brace being directly attached in or upon the ground and independent of any other structure. Signs affixed to fences shall be considered ground-mounted signs.

Illuminated sign means any sign that is illuminated by artificial light, either from an interior or exterior source, including outline, reflective or phosphorescent light, whether or not the source of light is directly affixed as part of the sign.

Interior property information sign means signs located entirely on the property to which the sign pertains, are not readily visible from public rights-of-way, and which are intended to provide information to people on the property. Examples include, but are not limited to, "pool closed," "no walking on grass," "pay ramp fee at the office" and "no fishing."

Licensed sign contractor means any person holding a valid certificate of competency in sign erection issued by the county.

Off-premises sign means any sign located on premises other than those on which the business or organization uses products, goods or services that the sign advertises are available. When in the right-of-way of or visible from U.S. 1, off-premises signs are required to be registered with the Florida Department of Transportation pursuant to F.S. Ch. 479.

Pennant means a series of small flag-like pieces of cloth or similar type of material attached and strung between two or more points.

Plane means any surface such as a rectangle, square, triangle, circle or sphere that is capable of carrying items of information; any area enclosed by an imaginary line describing a rectangle, square, triangle or circle which includes freestanding letters, numbers or symbols.

Portable sign means any sign or sign structure that is not permanently attached to the ground or to any other permanent structure or which is specifically designed to be transported. This definition shall include, but not be limited to, trailer signs, A-frame signs, sandwich signs and vehicles whose primary purpose is advertising.

Posted property sign means a sign such as, but not limited to, the following, which indicates "no trespassing," "beware of dog," "no dumping," or other similar warnings. State statutes may establish requirements for these signs.

Premises means any parcel of land owned, leased or controlled by the person actively engaged in business and so connected with the business as to form a contiguous component or integral part of it; or owned, leased or controlled by a person for living accommodations.

Promotional signs means promotional signs are temporary signs posted by nonprofit organizations or organizations holding a valid county public assembly permit to advertise a special event such as a bazaar, dance, art show, craft show, or similar type of event.

Sign means any object, device, display or structure, or part thereof, situated outdoors or indoors that is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product service event or location and by any means, including words, letters, figures, designs, symbols, fixtures, colors or projected images. Signs do not include:

(1)
The flag or emblem of any nation or organization of nations, state, city, or fraternal, religious or civic organizations;

(2)
Merchandise that is not otherwise incorporated into a sign structure;

(3)
Models or products incorporated in a window display;

(4)
Works of art that do not contain advertising messages and in no way identify a product, use or service; or

(5)

Scoreboards located on athletic fields.

Sign structure means any structure that supports, has supported or is capable of supporting a sign, including decorative cover.

Wall-mounted sign means any sign mounted on or painted on and parallel to the facade or wall of a building.

Window sign means any sign mounted to or painted on, or visible through a window for display to the public.

(Code 1979, § 9.5-402; Ord. No. 54-1987, § 3; Ord. No. 1-1994, § 1; Ord. No. 95-402, § 3)

Sec. 142-3. - General provisions.

(a) Applicability of chapter.

(1) Type of activities affected.

This chapter shall apply to any person who erects, constructs, enlarges, moves, changes the copy of, modifies, or converts any signs, or causes the same to be done. If a type of sign is not specifically allowed under this chapter, it shall be considered to be prohibited. The procedure for variances is set forth in section 142-6. The procedure for amendments to the text of this chapter is set forth in chapter 102, article V.

(2) Type of activities not affected.

The following activities shall not be subject to the regulation under this chapter. However, such activities shall nevertheless comply with the county building code and other applicable regulations of the county, state and federal governments.

a.

Any sign erected by or at the direction of the federal, state, or county government. Such signs shall not reduce the authorized size or number of signs otherwise allowed by this chapter. All signs allowed pursuant to this section shall be the minimum necessary to comply with the applicable law;

b.

Changing of the advertising copy or message of a lawfully existing changeable copy sign, whether manual or automatic;

c.

Changing the copy of a lawfully existing billboard (refer to definition of billboard in section 142-2);

d.

Works of art that do not contain advertising messages, and which in no way identify a product, use, or service;

e.

Maintenance of lawfully existing signs and sign structures that does not involve change of copy, modification, enlargement, reconstruction, relocation or additions to any sign or sign structure. Replacement of the damaged or deteriorated plastic face of a sign shall be considered maintenance, provided that the copy is not changed. The necessity to obtain a building permit for such work shall be governed by chapter 6;

f.

The erection of community interest signs in the right-of-way of U.S. 1 as are otherwise allowable pursuant to state or federal law. Examples of community interest signs shall include, but not be limited to, "Welcome to the Florida Keys," "Thank You for Visiting the Florida Keys," and signs that identify recognized communities or municipalities; and

g.

Interior property information signs as defined in section 142-2.

(b) Prohibited signs.

The following types of signs, lights, advertising devices or activities are prohibited:

(1)

Off-premises signs; excluding signs identifying lawfully-established off-premises businesses, as permitted in section 142-4;

(2)

Those erected in a clear sight triangle; or at any location where, by reason of the position, shape or color, they may interfere with or obstruct the view of any authorized traffic sign, signal or device;

(3)

Abandoned signs that no longer correctly direct or exhort any person; or advertise a bona fide business, lessor, owner, product or activity conducted or available on the premises indicated on such sign;

(4)

Animated signs, of which all or part of the sign physically revolves or moves in any fashion whatsoever, or which contains or uses for illustration any light, lights or lighting device which changes color, flashes or alternates, shows motion or movement, or changes the appearance of such sign. The operations of electronic message centers and automatic changing signs shall be governed by section 142-5(4)d;

(5)

Signs that emit smoke, vapor, particles, odor or sounds;

(6)

Motion picture source used in such a manner as to permit or allow the images or audio to be visible or audible from any public street or sidewalk;

(7)

No person shall park any vehicle, trailer, floating device, barge, raft, or boat, whether licensed or unlicensed, on any public property, including public rights-of-way, and beaches, or on private property so as to be clearly visible from any public right-of-way, which has attached thereto or located thereon any sign, or promotional element, for the primary purpose of advertising products or services, conveying messages or directing people to a business or activity. This restriction is not intended to prohibit incidental signage on a functional, licensed vehicle which is displayed in a manner to primarily identify the vehicle with the business it serves. Such vehicles shall only park in a lawful parking space. Vehicle signs may not be an attachment that extends or protrudes from the vehicle. However, commercial vehicles that provide delivery services, including taxies, shall be allowed a temporary attached roof sign that identifies the business. Such sign shall only be allowed on the vehicle while doing business and shall be no larger than 24 inches long, 12 inches tall and ten inches wide, including the base.

(8)

Portable signs, except for ~~A-frame signs as permitted in section 142-4 and~~ political campaign signs as permitted in section 142-3(d);

(9)

Any sign that is affixed to any wall or structure and extends more than 24 inches perpendicularly from the plane of the building wall;

(10)

Any sign attached to a building and projecting above the facade of a building, or any sign mounted on top of a flat roof or on top of any horizontal awning;

(11)

Signs that cause radio or television or other communication, electrical, magnetic interference;

(12)

Signs erected, constructed or maintained that obstruct any firefighting equipment, window, door or opening used as a means of ingress or egress or for firefighting purposes;

(13)

Signs, except posted property signs, that are erected or maintained upon trees or painted or drawn upon rocks or other natural features or tacked, nailed or attached in any way to utility poles;

(14)

Signs on public property or road rights-of-way including, but not limited to, signs placed on any curb, sidewalk, post, pole, hydrant, bridge, tree or other surface located on public property or over or across any public or private street except as may otherwise expressly be authorized by this chapter;

(15)

Unshielded illuminated devices that produce glare or are a hazard or a nuisance to motorists or occupants of adjacent properties, or signs containing mirrors; and

(16)

Pennants.

(c) Dangerous signs.

No person shall allow any sign that is in a dangerous or defective condition to be maintained on any premises owned or controlled by such person. Any such sign shall be removed or repaired by the owner of the sign or the owner of the premises, or as otherwise provided for in this chapter.

(d) Signs not requiring a permit.

The following shall not require a permit but still are subject to section 142-5:

(1) Banners.

Banners, provided they do not exceed 32 square feet per face and there is only one per business frontage, and they are displayed temporarily for a period of not more than 60 consecutive days, nor more than 60 total days in any one year. Banners exceeding 32 square feet in area shall be required to obtain a permit pursuant to section 142-4;

(2) Business affiliation and law enforcement signs.

Signs displayed upon the premises denoting professional and trade associations with which the occupant is affiliated, and including, but not limited to, forms of payment accepted by the occupant, and other signs pertaining to public safety and law enforcement, provided the total of such signs does not exceed four square feet;

(3) Business information signs.

Signs providing information to customers such as business hours, telephone number, "open" or "closed," "shirts and shoes required," "no soliciting," and "no loitering," provided that such signs are posted on or near the entrance doors and the total of such signs does not exceed six square feet;

(4) Commemorative plaques.

Signs of recognized historical nature, provided no plaque exceeds 16 square feet per face;

(5) Construction signs.

Signs erected at a building site that identify the name of the project, owner, architect, engineer, general contractor, financial institution, or other persons and firms performing services, labor or supply of materials to the premises; provided the signs are not installed until a building permit is issued and are removed within 30 days of the issuance of the certificate of occupancy and are further limited as follows:

a.

Signs for individual tradesmen or professionals shall be limited to four square feet in area per face per tradesman or professional; and

b.

Signs for more than one tradesman or professional shall be limited to a total of 32 square feet in area per face and eight feet in height;

(6) Directional signs.

Signs located entirely on the property to which the sign pertains and which are intended to provide direction to pedestrians or vehicular traffic and/or to control parking on private property. Examples: "entrance," "exit," "one-way," "pedestrian walk," "handicapped parking," etc., provided such signs do not exceed six square feet per sign face;

(7) Flags.

Each business frontage shall be allowed to display two flags containing any graphic, symbol, logo or other advertising message, provided that no such flag shall exceed 50 square feet in size. There shall be no number or size limit on the display of the flag of any nation, organization of nations, state, city, or fraternal, religious, or civic organizations;

(8) Garage sale signs.

Signs for garage sales, provided they are erected not more than 24 hours prior to the sale and are removed within 72 hours of the time they were erected and they do not exceed four square feet per face;

(9) Holiday decorations.

Decorations that are clearly incidental to and commonly associated with any national, local or religious holiday; provided that such signs shall be displayed for a period of not more than 60 consecutive days nor more than 60 days in any one year. Such signs may be of any type, number, area, height, illumination or animation, provided that they do not interfere with public safety;

(10) Memorial signs or tablets.

Signs including, but not limited to, names of buildings and date of erection when cut into any masonry surface or when constructed of bronze or other noncombustible materials, provided the total of such signs does not exceed eight square feet;

(11) Nameplates.

Signs bearing only property numbers, street addresses, mailbox numbers, estate names, the occupation of the occupant or names of occupants of the premises, provided the signs do not exceed two square feet per sign face;

(12) Posted property signs.

Signs such as, but not limited to, the following, which indicate "no trespassing," "beware of dog," "no dumping," or similar warnings, provided they individually do not exceed 1.5 square feet in area per sign and not exceeding four in number per lot, or of such number, spacing, and size as is required per state statutes. Such signs shall not be illuminated nor shall they project over any public right-of-way;

(13) Warning signs.

Signs informing the public of the existence of danger, but containing no advertising material, provided the sign does not exceed the minimum necessary to inform the public and are removed upon subsidence of danger;

(14) Window signs.

Window signs that collectively cover 35 percent or less of the window glass surface area. Note: The abovementioned business information and business affiliation signs shall be excluded from the computation of the window sign area;

(15) New business signs.

Once an application for a permanent sign is submitted to the county, a new business, or a business in a new location may erect a temporary sign without a permit for a period not exceeding 120 days from the date of application for a permanent sign, provided that:

a.

There is only one ground-mounted or wall-mounted sign;

b.

The total sign area does not exceed 32 square feet;

c.

The sign, if ground-mounted, does not exceed eight feet in height; and

d.

The temporary sign shall be removed upon the installation of the permanent sign;

(16) Political signs.

Political signs are signs on behalf of candidates for public office or measures on election ballots and shall be allowed as follows:

a.

Political signs may be erected no earlier than 70 days prior to such section and shall be removed within 14 days following such election. Failure to meet these conditions shall constitute the basis for sign removal by the county or its designee;

b.

In areas zoned residential or of low intensity CD, CFV, IS, MN, NA, OS, PR, SS, SR, SR-L, UR, URM, AND URM-L political signs shall not exceed 16 square feet per face or eight feet in height and shall not be illuminated; and

c.

In areas zoned commercial (AD, CFA, CFS, DR, I, MF, MI, MU, RV, SC, and UC) political signs shall not exceed 32 square feet per face in area or eight feet in height;

(17) Promotional signs.

Promotional signs per section 142-4(2); and

(18) Real estate signs.

Real estate signs per section 142-4(3).

(Code 1979, § 9.5-403; Ord. No. 54-1987, § 4; Ord. No. 19-1989, § 1(PD135), (PD135A); Ord. No. 1-1994, § 1; Ord. No. 36-1997, § 4; Ord. No. 031-2009, § 1)

Sec. 142-4. - Signs requiring a permit and specific standards.

Upon application for, and issuance of a building permit, except as indicated, the following signs shall

be allowed. In order for a sign application to be approved, the applicant must grant access to the property for inspection purposes, for the life of the sign.

(1) Special signs.

a.

Promotional signs. Promotional signs are temporary signs posted either by nonprofit organizations or by any organization conducting a temporary event pursuant to a public assembly permit to advertise a special event such as a bazaar, dance, art show, craft show, or similar type of event.

1.

Promotional signs not exceeding 32 square feet. Promotional signs not exceeding 32 square feet per face shall not require a permit, provided that such signs are:

(i)

Not illuminated;

(ii)

Not located in a clear sight triangle;

(iii)

Limited to two promotional signs on the premises of the event;

(iv)

Posted no earlier than 15 days before the event and are removed within five days after the event; and

(v)

Limited to two off-premises promotional signs erected no more than 24 hours prior to the event and removed no later than 24 hours after the conclusion of the event, provided that permission of the property owner is granted.

2.

Promotional signs exceeding 32 square feet. Promotional signs exceeding 32 square feet in area per face shall be allowed in any zoning district by issuance of a single building permit, provided that the promotional signs:

(i)

Are erected no earlier than 30 days prior to a proposed event and are removed within five days after such event;

(ii)

Do not exceed 128 square feet; and

(iii)

Are located on the premises of the event.

b.

Real estate signs. Signs used solely for the purpose of offering for sale, lease, or rent the property upon which the sign is placed and which include, but are not limited to, "open house," "open for inspection" and "model home." Such signs are allowed only while a property is for sale, lease or rent and as follows:

1.

Real estate signs not exceeding six square feet. One real estate sign not exceeding six square feet per face including riders, per property shall not require a permit, provided the sign is:

(i)

Not illuminated; and

(ii)

Ground-mounted signs shall not exceed eight feet in height.

2.

Real estate signs exceeding six square feet. Real estate signs exceeding six square feet per face shall require a permit and shall be subject to the following restrictions:

(i)

Multiple-family structures, nonresidential buildings and vacant land shall be

allowed one nonilluminated wall- or ground-mounted sign not exceeding 32 square feet in area shall be allowed on each street frontage. Ground-mounted signs shall not exceed eight feet in height.

(ii)

Any property of ten acres or more in size, regardless of the limitations set forth in subsection (1)b.2.(i) of this section, shall be allowed nonilluminated ground-mounted or wall-mounted signs as follows: One sign not exceeding 32 square feet may be erected for every 400 linear feet of frontage on any one street. Ground-mounted signs shall not exceed eight feet in height.

c.

Hospitals or other emergency facilities. In addition to any other signage allowed under this chapter, hospitals or other emergency medical facilities, excluding individual medical offices, shall be allowed one additional illuminated ground- or wall-mounted sign not to exceed 32 square feet per face to identify each emergency entrance.

d.

Bench signs. Bench signs shall be allowed, upon approval of the county engineer and the building official, at any designated bus stops subject to the following limitations:

1.

Benches in residential areas shall not have signs, except a bench donor sign containing the donor's logo or symbol, not exceeding two inches by 16 inches in size;

2.

Benches in commercial areas shall be allowed to have signs on the back rest not to exceed a total of six square feet; and

3.

Bench signs shall be limited to one per designated bus stop.

(2) Signs in residential areas and areas of low intensity.

Signs in residential areas and areas of low intensity (CD, CFV, IS, MN, NA, OS, PR, SS, SR, SR-L, UR, URM, URM-L) shall be restricted as follows:

a.

Commercial and other nonresidential uses. Commercial and other nonresidential uses within the land use districts, CD, CFV, IS, MN, NA, OS, PR, SS, SR, SR-L, UR, URM, URM-L, which are adjacent to U.S. 1 shall be regulated pursuant to subsection (3) of this section. Unless otherwise provided for in this chapter, all other commercial and nonresidential uses in these land use districts shall be allowed one ground-mounted sign and wall-mounted signage which shall be limited as follows:

1.

The ground-mounted sign shall be limited to 32 square feet in area per face and eight feet in height; and

2.

Wall-mounted signage shall be limited to a total of 32 square feet.

b.

Residential subdivision or condominium sign.

1.

One permanent, wall- or ground-mounted sign, for identification purposes only, giving only the name of the subdivision, or residential development, may be granted a permit at each main entrance into such subdivision or development from each abutting street.

2.

The following limitations shall apply:

(i)

The subdivision or development shall have a homeowner's association or similar entity that will be responsible for permits and maintenance of the signs;

(ii)

The face of each sign shall not exceed 32 square feet;

(iii)

The maximum permitted height shall be eight feet; and

(iv)

The sign may incorporate, or be incorporated into, accessory entrance structural features such as a project wall or landscaping.

c. Institutional uses and private parks.

Institutional uses, private parks and similar uses shall be allowed one ground-mounted sign and wall-mounted signage that shall be limited as follows:

1.

The ground-mounted sign shall be limited to 32 square feet in area per face (a maximum of 64 square feet for all faces) and eight feet in height;

2.

Wall-mounted signage shall be limited to a total of 32 square feet; and

3.

An additional 16 square feet in area per face may be added to the ground-mounted sign for the exclusive use of a changeable copy sign.

d. Electronic message centers and automatic changing signs.

Electronic message centers and automatic changing signs shall be prohibited in residential areas and areas of low intensity.

(3) Signs in commercial areas.

Sign allowances in commercial areas (AD, CFA, CFS, DR, I, MF, MI, MU, RV, SC, UC) shall be calculated based on the amount of property frontage and business frontage as follows:

a. Ground-mounted signs.

Every nonresidential developed parcel of land shall be allowed the following ground-mounted signage.

1.

One illuminated, ground-mounted sign of a height not more than 24 feet shall be allowed for each frontage as indicated in the following table:

Permitted Size of Nonresidential Signs per Property Frontage

Street Frontage (Linear feet)	*Maximum Area Per Face*	*Total Face Area*
Frontage on U.S. 1 or a frontage road adjacent to U.S. 1:		
1' to 150'	75 sq. ft.	150 sq. ft.
150' to 300'	100 sq. ft.	200 sq. ft.
Over 300'	200 sq. ft.	400 sq. ft.
Frontage on county roads, shorelines or runways:		
1' to 150'	40 sq. ft.	80 sq. ft.
150' to 300'	60 sq. ft.	120 sq. ft.
Over 300'	80 sq. ft.	160 sq. ft.

2.

Parcels that are on a corner of two public streets shall be allowed either:

(i)

One ground-mounted sign for each property frontage; or

(ii)

One ground-mounted sign with exposure to both streets with up 1.5 times the maximum amount of area allowed on any one property frontage.

3.

Where a street or highway is divided as occurs on Key Largo, which results in a parcel of land in the median of the street or highway then the property shall be considered to have a frontage on each side.

4.

Service stations, convenience stores, marinas, or other facilities dispensing fuel to the public shall be allowed to add to each authorized ground-mounted sign, an additional 40 square feet or 20 square feet per face of signage for the exclusive

use of a changeable copy sign for posting fuel prices.

5.

A school, church, day-care center or other similar use shall be allowed to add an additional 64 square feet or 32 square feet per face of signage to the ground-mounted or wall-mounted sign for the exclusive use of a changeable copy sign.

6.

Individual charter boats shall be allowed a ground-mounted sign at the charter boat's dock slip, provided the sign does not exceed a total of 32 square feet and there is no more than one fish replica. Signs allowed under this provision shall be exempt from shoreline setback requirements.

7.

Drive-through or carry-out services shall be allowed a ground- mounted sign that carries only the name of the establishment and the current list and price of goods or services available in the establishment and is not intended to be viewed from any right-of-way and provided that the sign is limited to a maximum of 40 square feet.

b. Ground-mounted multi-tenant signs.

Every developed nonresidential subdivision or multiple-occupancy complex shall be allowed the following multi-tenant ground-mounted signage.

1.

One illuminated, multi-tenant ground-mounted sign of a height not more than 24 feet shall be allowed for each nonresidential subdivision or multiple-occupancy complex frontage according to Section 142-4(3)a(1).

2.

On corner lots, the developer may either place one identification sign on both streets providing access as stipulated in subsection (3)b(1) of this section, or he may place one sign in the corner with a total sign area based upon the total frontage of both streets provided the maximum sign area shall not exceed 1.5 times the maximum amount of area allowed one any property frontage.

3.

Where a nonresidential subdivision has more than one entrance from the same street, one additional identification sign not exceeding 16 square feet in area, not illuminated, and displaying the name of the development only may be permitted at each additional entrance.

4.

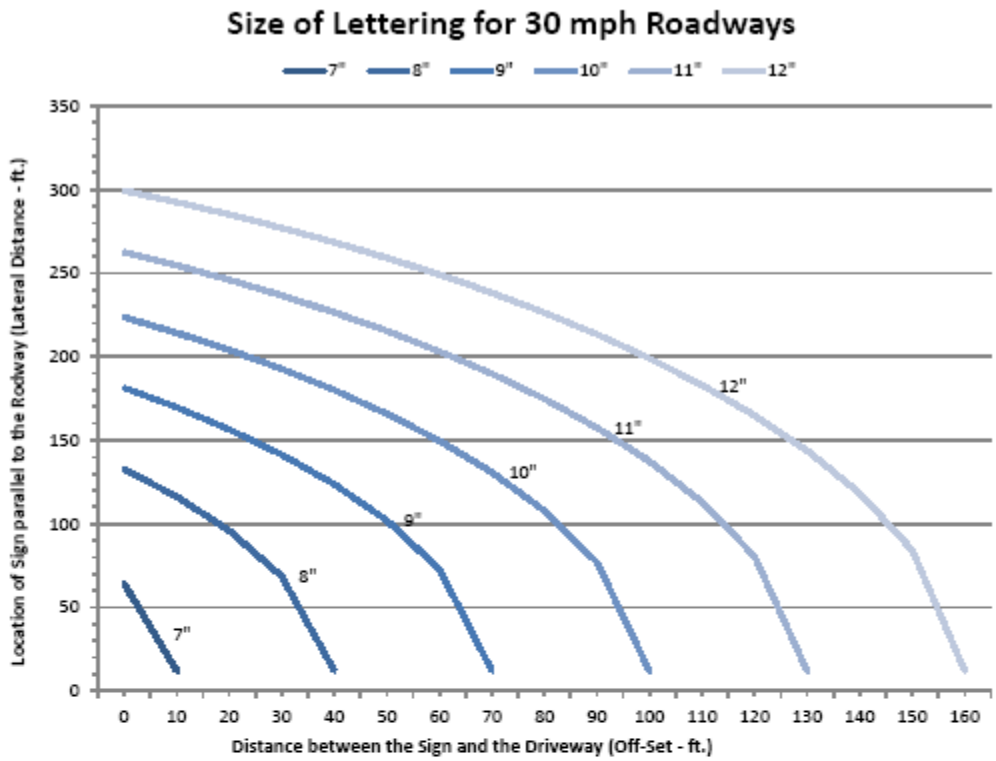
Only one multi-tenant sign shall be constructed within 40 feet of a ground-mounted sign on a neighboring site.

5.

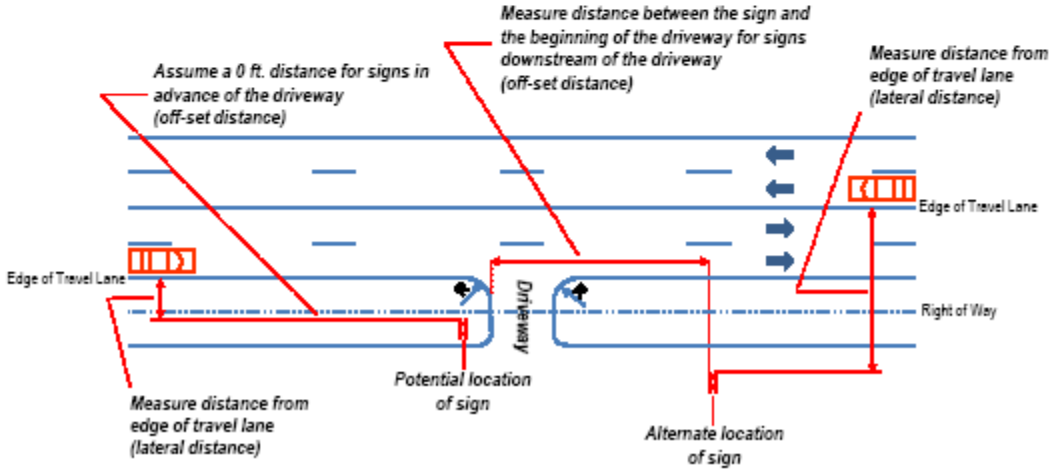
Other limitations of ground-mounted signs shall apply.

6.

Sign legibility is a direct function of letter size. Legibility distance shall be sufficient to give road users enough time to read sign and achieve safe-stopping distance. If the number of tenant identification signs on a multi-tenant sign results in inadequate letter size (therefore, inadequate legibility distance), the criteria for variances in Section 142-6 may be considered. Adequate letter size shall be calculated using the following graphs according to speed limit, location of the sign parallel to the roadway (lateral distance), and distance between the sign and the driveway.



Determine the location of sign parallel to the roadway (Lateral Distance) and the distance between the sign and the driveway (Off-Set). Plot the point corresponding to the lateral and off-set distances. Select the letter size corresponding to the line including or immediately above the plotted point. When a sign is intended to serve both approaches, plot a point for each approach and select the larger letter size.



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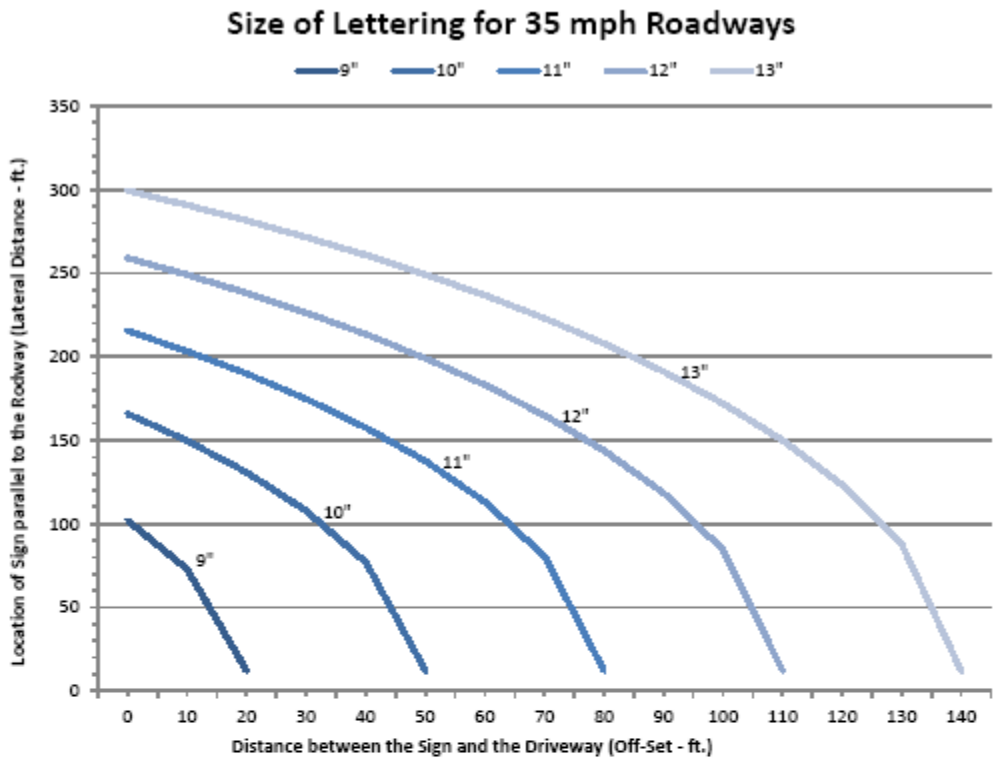
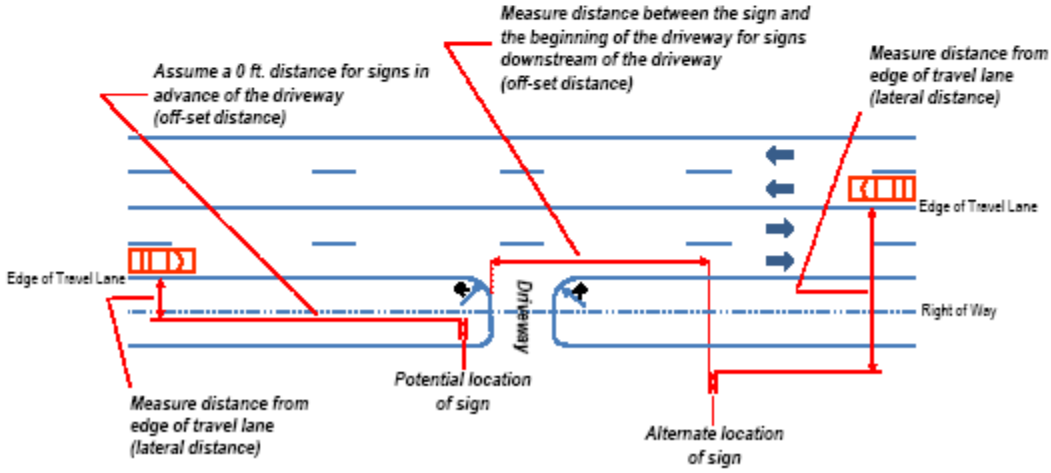


Determine the location of sign parallel to the roadway (Lateral Distance) and the distance between the sign and the driveway (Off-Set). Plot the point corresponding to the lateral and off-set distances. Select the letter size corresponding to the line including or immediately above the plotted point. When a sign is intended to serve both approaches, plot a point for each approach and select the larger letter size.



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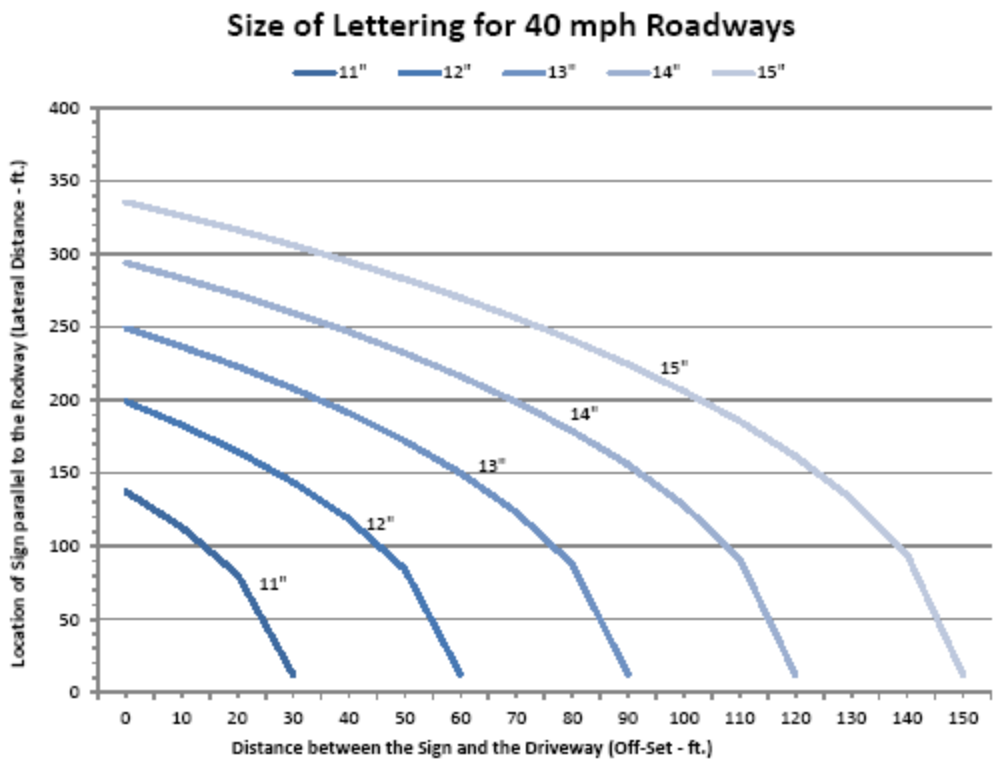
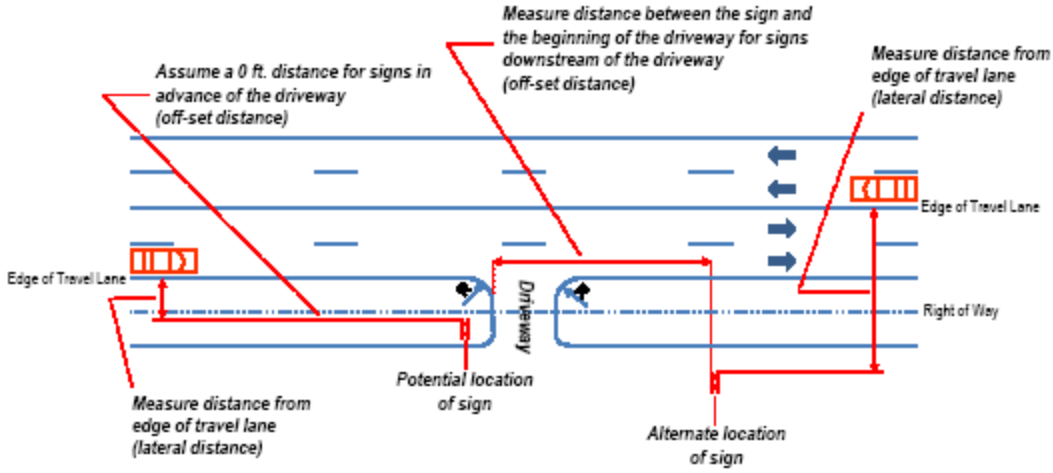


Determine the location of sign parallel to the roadway (Lateral Distance) and the distance between the sign and the driveway (Off-Set). Plot the point corresponding to the lateral and off-set distances. Select the letter size corresponding to the line including or immediately above the plotted point. When a sign is intended to serve both approaches, plot a point for each approach and select the larger letter size.



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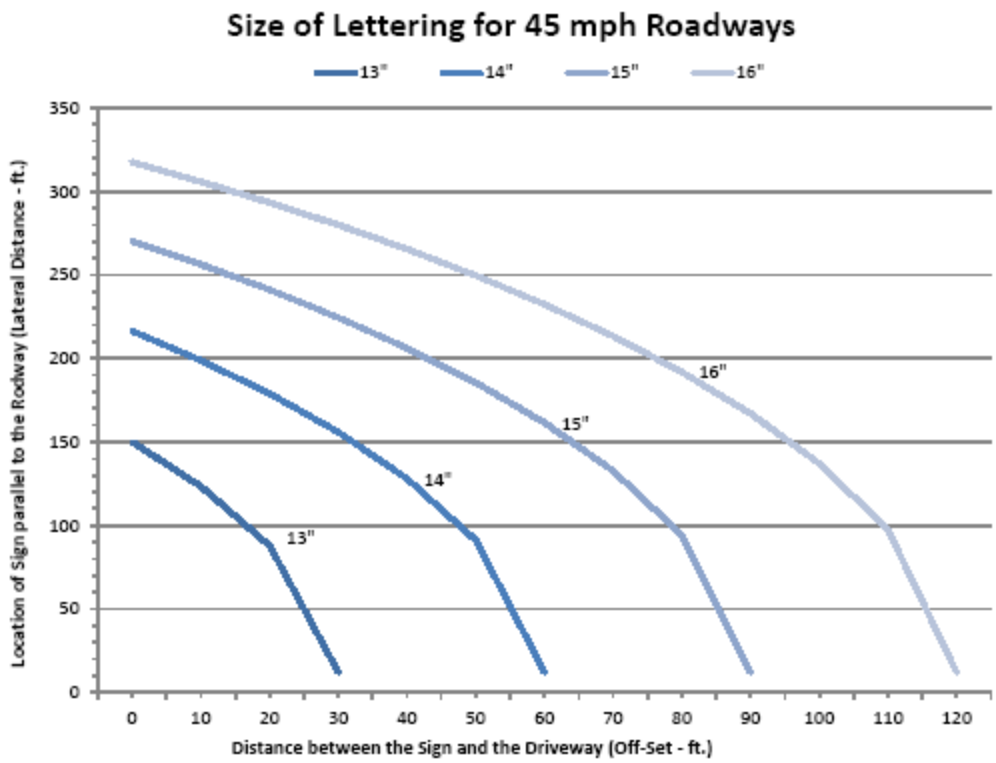
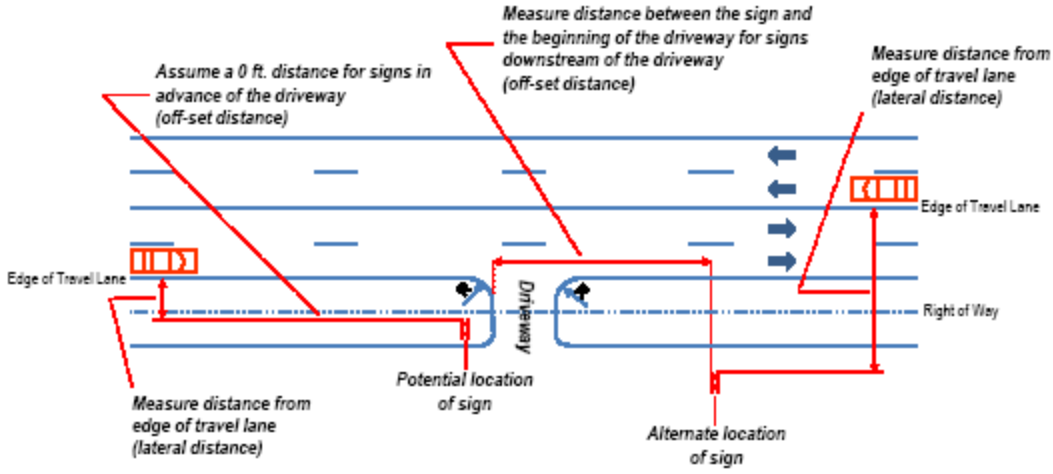


Determine the location of sign parallel to the roadway (Lateral Distance) and the distance between the sign and the driveway (Off-Set). Plot the point corresponding to the lateral and off-set distances. Select the letter size corresponding to the line including or immediately above the plotted point. When a sign is intended to serve both approaches, plot a point for each approach and select the larger letter size.



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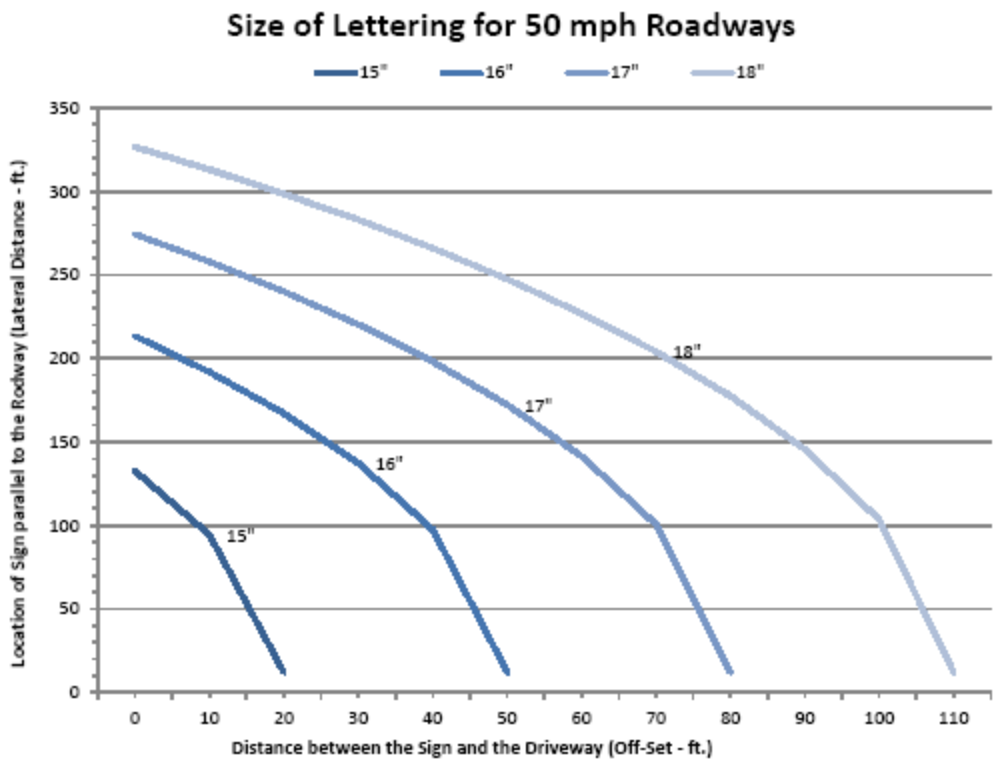
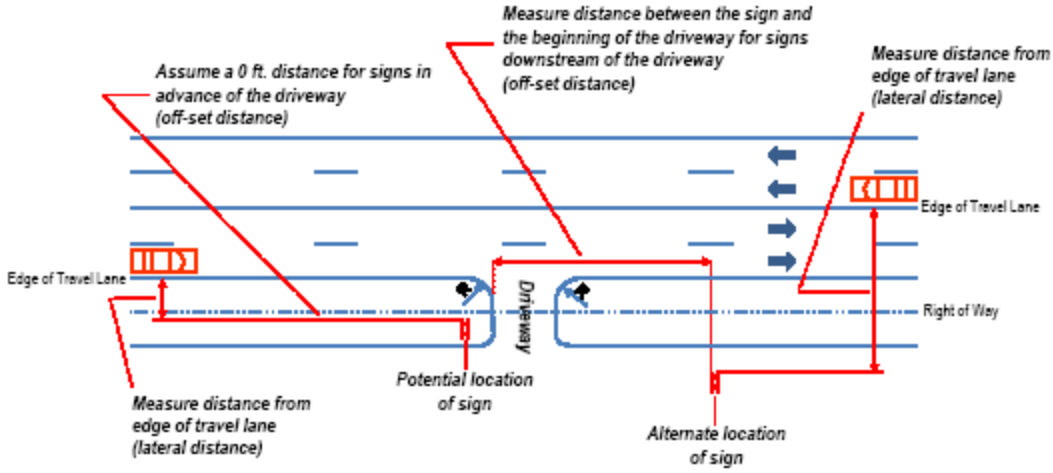


Determine the location of sign parallel to the roadway (Lateral Distance) and the distance between the sign and the driveway (Off-Set). Plot the point corresponding to the lateral and off-set distances. Select the letter size corresponding to the line including or immediately above the plotted point. When a sign is intended to serve both approaches, plot a point for each approach and select the larger letter size.



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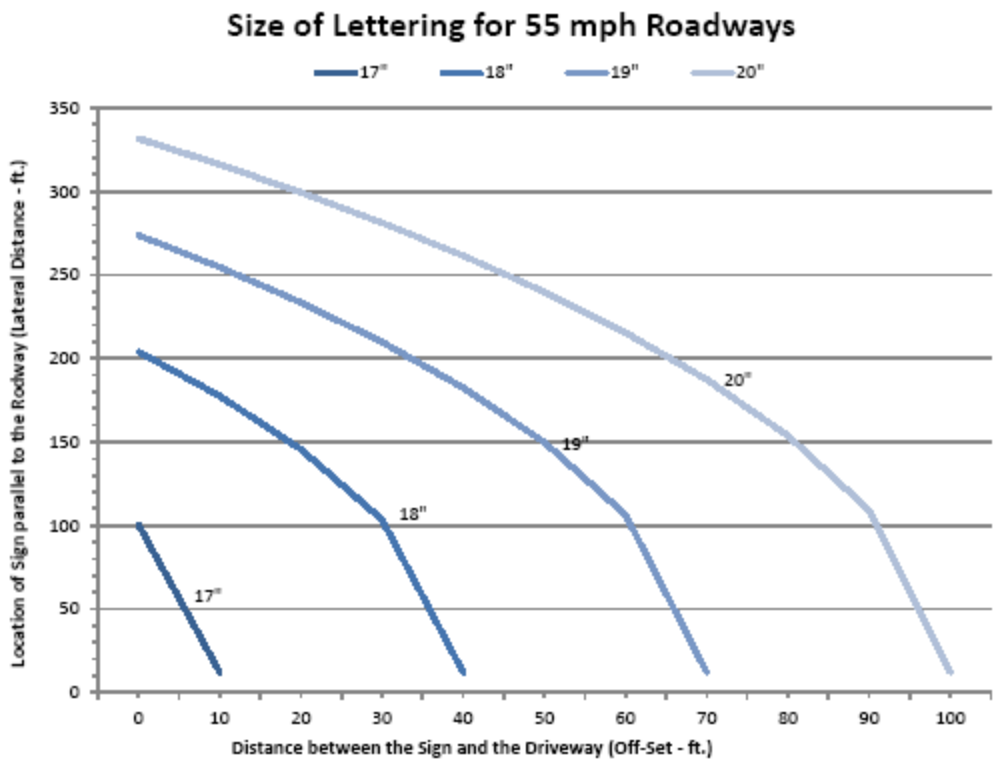
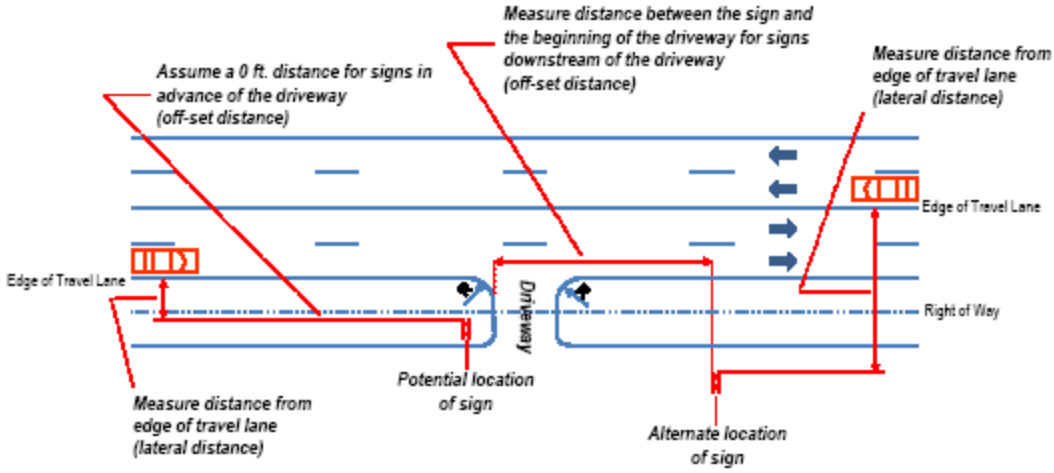


Determine the location of sign parallel to the roadway (Lateral Distance) and the distance between the sign and the driveway (Off-Set). Plot the point corresponding to the lateral and off-set distances. Select the letter size corresponding to the line including or immediately above the plotted point. When a sign is intended to serve both approaches, plot a point for each approach and select the larger letter size.



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c. Wall-mounted signs.

1.

Signs painted or attached to the surface of awnings, parapets, mansards and similar roof and building elements shall be considered wall-mounted signs for purposes of determining compliance with the requirements of this chapter.

2.

Wall-mounted signs shall not extend above the facade of a building or project outward more than 24 inches from the facade or wall to which it is attached.

3.

Each individual business frontage shall be allowed wall-mounted signage equal in area to two square feet times the length of the individual business frontage.

4.

A nonresidential building located on a corner of two public streets shall be allowed wall-mounted signage on the wall not considered to be the front (i.e., a side street) equal in area to one square foot times the length of such wall.

5.

The side of a commercial building not on a corner of two public streets shall be allowed wall-mounted signage on the side walls equal in area to one-half square foot times the length of the side of the building.

6.

If the rear of a nonresidential building faces a public street or public parking lot, a wall-mounted sign up to a maximum of eight square feet shall be allowed per individual business.

7.

On a multistory nonresidential building, wall-mounted signage shall be permitted for each additional floor as outlined in subsection (3)b.3. of this section.

8.

Theaters, museums, auditoriums and fairgrounds and similar uses providing regular shows shall be permitted an additional 50 square feet of a changeable copy wall-mounted sign. Along the wall adjacent to the ticket windows, a theater may display, without requiring a sign permit, one poster up to 12 square feet for each movie being shown.

9.

Drive-through or carry-out services shall be allowed one wall-mounted sign that carries only the name of the establishment and the current list and price of goods or services available in the establishment and is not intended to be viewed from any right-of-way and provided that the sign is limited to a maximum of 40 square feet.

d.

Canopy signs. One sign per business entrance shall be allowed to be erected underneath, and extending downward from, a canopy along the front of a building, provided:

1.

The sign does not exceed eight square feet per face;

2.

The sign is permanently attached and does not swing;

3.

The sign is perpendicular to the facade of the building; and

4.

The sign is located above a walkway.

~~**d.**~~

~~A-frame signs (i.e. Sandwich board signs). Through December 30, 2011, every nonresidential developed parcel of land boarding on US 1 shall be allowed A-frame signs, as indicated in the following table:~~

~~Street Frontage (Linear feet)~~	~~Maximum Number of Signs*~~
~~1' to 75'~~	~~1~~
~~76' to 150'~~	~~2~~
~~151' to 225'~~	~~3~~
~~226' to 300'~~	~~4~~
~~Over 300'~~	~~5~~

~~* No business shall be allowed more than one sign.~~

~~A-frame signs may only be permitted provided the following standards are met:~~

~~**1.**~~

~~The sign is no greater than three feet in width and no greater than four feet in height, exclusive of legs that can be no more than six inches in height;~~

~~**2.**~~

~~The sign is of A-frame type construction, with only two sign faces that are joined at the top;~~

~~**3.**~~

~~Each sign face is no more than 12 square feet in area;~~

~~**4.**~~

~~The sign is portable and not permanently affixed to the ground;~~

~~**5.**~~

~~The sign is located on a private parcel of land and identifies a business on that same private parcel of land;~~

~~**6.**~~

~~The sign shall not be located on a public right-of-way, or walkway;~~

~~**7.**~~

~~The sign shall only identify a lawfully-established business name(s) and/or other information directly related to that business;~~

~~**8.**~~

~~The sign shall not be located in a clear sight triangle;~~

~~**9.**~~

~~The sign shall not be illuminated or electric and shall not have any electric devices attached thereto;~~

~~**10.**~~

~~The sign shall only be displayed during the business hours of the business it identifies and shall be stored indoors during non-business hours;~~

~~**11.**~~

~~The sign shall be stored indoors during tropical storm/hurricane watches and warnings and other severe weather advisories; and~~

~~**12.**~~

~~The building permit number shall be permanently affixed to the sign or sign structure in such a manner as to be plainly visible from grade.~~

(4) Off-premises signs.

A permit must be obtained from the Florida Department of Transportation Outdoor Advertising office for off-premises signs that are within six hundred and sixty feet (660') of the nearest edge of the U.S. 1 right-of-way and/or are visible from U.S. 1. New permits will not be issued for off-premises signs visible from a designated scenic highway (Rule 14-10(4)(c) Florida Administrative Code).

With an approved FDOT permit for the off-premises sign, any nonresidential, lawfully-established business located on U.S. 1 shall be allowed to dedicate any portion of its allowance for one ground-mounted sign to another nonresidential, lawfully-established business not located on U.S. 1 that is accessed from a primary side street off U.S. 1 or a secondary side street located off a primary side street off U.S. 1. The side street intersecting U.S. 1 shall be located within one-half mile of the property on U.S. 1 providing the off-premises signage. Such off-premises signage shall be limited to one sign face per direction on U.S. 1. Off-premises advertising is also subject to subsections (3)a. and (3)b. of this section and to regulations

pursuant to F.S. Ch. 479. It is the responsibility of the applicant to obtain all federal, state, and local permits for off-premises signs.

(Code 1979, § 9.5-404; Ord. No. 54-1987, § 5; Ord. No. 19-1989, § 1(PD134); Ord. No. 1-1994, § 1; Ord. No. 36-1997, § 5; Ord. No. 3-1998, § 1; Ord. No. 031-2009, §§ 2, 3; Ord. No. 018-2010, § 1)

Sec. 142-5. - Regulations pertaining to the measurement, construction, and maintenance of all signs.

The requirements of this section shall apply to all signs whether or not a permit is required unless otherwise noted below:

(1) Measurement of sign area.

a.

The sign area shall be measured from the outside edges of the sign or sign frame, whichever is greater, excluding the area of the supporting structures, provided that the supporting structures are not used for advertising purposes and are of an area equal to or less than the permitted sign area. In the case of wall-mounted signs without border or frame, the surface area shall include such reasonable and proportionate space as would be required if a border or frame were used.

b.

When a single sign structure is used to support two or more signs, or unconnected elements of a single sign, the surface area shall comprise the square footage within the perimeter of a regular geometric form enclosing the outer edges of all the separate signs or sign elements. However, undecorated space of up to 12 inches between separate sign panels may be excluded from the sign area measurement where necessary to provide structural support members or to provide visual separation between sign panels.

c.

Where signs are installed back-to-back, both faces shall be counted as sign area.

(2) Measurement of sign height.

The height of a sign shall be considered to be the vertical distance measured from the top of the structure to the finished ground elevation of the site at the base of the sign. In no event shall excess fill be used to raise a sign.

(3) Location of signs.

a.

Clear sight triangle. No sign shall be erected that would impair visibility at a street intersection or driveway entrance pursuant to section 114-201.

b.

Clearance from high-voltage power lines. Signs shall be located in such a way that they maintain a clearance of ten feet to all overhead electrical conductors and a three-foot clearance on all secondary voltage service drops.

c.

Setbacks from property lines. The minimum setback for signs shall be five feet, setbacks shall be measured from the property line to the farthest extension of the sign, including any overhangs, guy wires and supports.

d.

Scenic corridor bufferyard. Where a scenic corridor bufferyard is required pursuant to section 114-125, ground-mounted signs shall only be erected in the immediate vicinity of a driveway.

e.

Fences. The authorized ground-mounted sign not requiring a permit may be placed on a fence regardless of setbacks provided the sign does not extend above the fence or project more than four inches outward from the fence.

(4) Construction and operation of signs.

All signs shall comply with the following requirements unless no permit is required.

a.

Compliance with Florida Building Code. All signs shall comply with the appropriate detailed provisions of the Florida Building Code, relating to design, structural members and connections. Signs shall also comply with the additional standards hereinafter set

forth.

b.

Licensed contractor. Signs shall only be erected by entities authorized by chapter 6.

c.

Structure design. All signs that contain more than 40 square feet in area or are erected over 20 feet in height shall be designed by an engineer registered in the state. Structural drawings shall be prepared by the engineer and submitted prior to a permit being issued. Wind load calculations shall be contained in the engineering drawings. The building official may set wind load requirements greater than the Florida Building Code if deemed necessary to protect the health, safety and welfare of the public or property owners surrounding the sign. The building official may request wind load calculations for signs of less than 40 square feet in area prior to issuing a permit.

d.

Electric signs and illuminated signs.

1.

All electric signs shall require a permit and shall be Underwriter's Laboratory approved or certified by a sign electrician specialty contractor or master sign contractor, or an electrical contractor, that the sign meets the standards established by the National Electrical Code, current edition. All electric signs shall be erected and installed by an entity authorized to do so by chapter 6, and shall be in conformance with the National Electrical Code, current edition. The provision of electrical power to a power source or connection of a sign to existing electrical service shall be by an entity authorized by chapter 6.

2.

Artificial light used to illuminate any sign from outside the boundaries of such sign shall be screened in a manner that prevents the light source from being visible from any right-of-way or adjacent property.

3.

Electronic message centers or automatic changing signs (ACS) shall comply with the following:

(i)

Lamps/bulbs in excess of nine watts are prohibited in the ACS matrix;

(ii)

ACS lamps/bulbs shall be covered by lenses, filters, or sunscreens;

(iii)

ASC signs shall be equipped with an operational right dimming device; and

(iv)

Other than the scrolling of written messages or non-animated graphics, all operating modes that result in animation as defined in section 142-3(b) are prohibited.

e. Supports and braces. Supports and braces shall be adequate for wind loading. Wire or cable supports shall have a safety factor of four times the required strength. All metal, wire cable supports and braces and all bolts used to attach signs to a bracket or brackets and signs to the supporting building or structure shall be of galvanized steel or of an equivalent corrosive-resistant material. All such sign supports shall be an integral part of the sign.

f. Sign anchoring. No sign shall be suspended by chains or other devices that will allow the sign to swing due to wind action. Signs shall be anchored to prevent any lateral movement that would cause wear on supporting members or connections.

g. Double-faced signs. Double-faced signs with opposing faces having an interior angle greater than 45 degrees shall not be permitted.

(5) Sign identification and marking.

Unless specifically exempted from permit requirements of this chapter, no sign shall hereafter be erected, displayed, rebuilt, repaired, the copy changed, painted or otherwise maintained until and unless the county sign permit number is painted or otherwise affixed to the sign or sign structure in such a manner as to be plainly visible from grade.

(6) Maintenance.

All signs for which a permit is required by this chapter, including their braces, supports, guys

and anchors, shall be maintained so as to present a neat, clean appearance. Painted areas and sign surfaces shall be kept in good condition, and illumination, if provided, shall be maintained in safe and good working order.

(7) Responsibility.

The sign owner, the owner of the property on which the sign is placed and the sign contractor shall each be held responsible for adherence to the sign code.

(Code 1979, § 9.5-405; Ord. No. 54-1987, § 6; Ord. No. 1-1994, § 1; Ord. No. 36-1997, § 6; Ord. No. 031-2009, § 4)

Sec. 142-6. - Criteria for variances.

A variance from the provision or requirements of this chapter shall be granted only where:

(1)

The literal interpretation and strict application of the provision and requirements of this chapter would cause undue and unnecessary hardship to the sign owner because of unique or unusual conditions pertaining to the specific building or parcel or property in question;

(2)

The granting of the requested variance would not be materially detrimental to the property owners in the vicinity;

(3)

The unusual conditions applying to the specific property do not apply generally to other properties in the county;

(4)

The granting of the variance will not be contrary to the general objective of this chapter of moderating the size, number and obtrusive placement of signs and the reduction of clutter; and

(5)

The variance is not requested on the basis of economic hardship of the sign user.

(Code 1979, § 9.5-406; Ord. No. 1-1994, § 1; Ord. No. 36-1997, § 7)

Sec. 142-7. - Nonconforming signs.

Lawfully established signs in place on the effective date of the ordinance from which this chapter is derived that are not in compliance with this chapter may continue only as follows:

(1)

For ground-mounted signs, changes of copy, including type style and color changes, may be performed, provided that a permit is obtained and provided that the name of the businesses or establishments depicted by the sign are not changed. Changes of copy involving the name of the businesses or establishments depicted by the sign shall only be performed if the sign is brought into compliance with the requirements of this chapter.

(2)

No permit shall be issued for repair or reconstruction of any sign structure where such work would be more than 50 percent of the replacement cost of the sign. Neither shall the cumulative costs of repair or reconstruction exceed 50 percent of the replacement cost of any nonconforming sign. The planning department shall maintain an independently verified schedule of the replacement cost of signs.

(3)

With the exception of roof signs, off-premises signs and projecting signs, signs that are in violation of section 142-3(b) shall be removed or brought into compliance by date 30 days after the adoption of the amendment of the ordinance from which this section is derived.

(4)

Determinations of nonconforming signs shall be made such that ground-mounted signs are treated separately from wall-mounted and all other signage. For example, where both the ground-mounted and wall-mounted signs of a particular parcel are nonconforming, the change of copy of a wall-mounted sign shall not require that the ground-mounted signage be brought into compliance. However, where a sign other than a ground-mounted sign is required to be brought into compliance, all of the signs of an establishment other than the ground-mounted signs shall be brought into full compliance with this chapter.

(5)

Signs that cannot comply with the requirements of this chapter may be allowed to continue if

designated as a historical or cultural landmark pursuant to chapter 134, article III. The specific conditions under which a designated sign is allowed to continue shall be set forth in the resolution of the board of county commissioners.

(Code 1979, § 9.5-407; Ord. No. 1-1994, § 1; Ord. No. 36-1997, § 8)

Sec. 142-8. - Special identification signs.

(a) Community business directory signs.

The county may work with FDOT District 6 and local communities to develop a sign program that promotes businesses within specific communities in the Florida Keys through the use of centrally located multiple user business identification signs on U.S. 1.

(b) Community identification signs.

The county may work with FDOT District 6 to develop a sign program that identifies specific communities in the Florida Keys. The county shall coordinate with local communities to incorporate a theme which promotes the unique character of the local community.

(c) Off-premises special feature identification signs.

The county may work with FDOT District 6 to develop a sign program that identifies special features, tourist sites and business districts. The county shall coordinate with local communities to select appropriate landmarks to be identified.

(Ord. No. 031-2009, § 5)

Reviewed by _____