

File #: **2015-163**

Owner's Name: Key Largo Tree, LLC

Applicant: Key Largo Tree, LLC

Agent: Christopher Collins - CPH

Type of Application: Major

Key: Key Largo

RE: 00087350.000000

Additional Information added to File 2015-163



Architects
Environmental
M/E/P
Surveyors

Engineers
Landscape Architects
Planners
Transportation/Traffic

1992 SW 1st Street
Miami, FL 33135
Phone: 305.274.4805
Fax: 305.274.4807

October 21, 2016

Kevin Bond, AICP, LEED Green Associate
Planning and Development Review Manager
Monroe County Planning and Environmental Resources Department
2798 Overseas Highway, Suite 410 | Marathon, Florida 33050-4277

RE: Request for a Major Conditional Use Permit, McDonald's / Dollar Tree, 101000 Overseas Highway, Key Largo, Real Estate # 00087350-000000 (File #2015-163)

Dear Mr. Bond:

CPH respectfully submits the following responses to your comments:

Staff recommends approval with conditions to the Planning Commission, if the following conditions and comments are addressed:

Prior to the Planning Commission hearing for the subject Major CUP, the applicant shall submit revised plans with the following corrections:

1. The floor area discrepancies between the site plan and floor plans shall be corrected and the floor areas and dimensions revised accordingly.
Response: Discrepancy between site plan and floor plans has been resolved. Refer to revised site plan which reflects corrected floor area.
2. Given that 32 extra parking spaces are proposed, staff recommends that the applicant consider reducing the number of extra parking spaces to improve some of the site design issues mentioned elsewhere in this staff report, such as the front drive aisle in the setback, truck maneuvering and pedestrian circulation.
Response: WE have significantly reduced the excess parking from +32 spaces to +11 spaces. Although the code only requires 12 spaces for McDonald's, we believe the demand will be higher. Other site conditions have been improved including vehicle and pedestrian circulation.
3. Site Plan sheet C-2 lists the incorrect scale. The title block lists 1"=20', but the plan is 1"=30'. Please correct the title block.
Response: Scale has been adjusted accordingly.
4. The County traffic consultant recommends submitting a plan demonstrating that the anticipated delivery vehicle can sufficiently turn and maneuver to and from the loading space on the property.
Response: Auto turn analysis for delivery vehicles is included with this resubmittal. Please see sheet C-8 of the revised plans.
5. Staff and the County traffic consultant recommend that the applicant submit a plan indicating the truck route to and from the required solid waste/recycling collection areas.



Response: Auto turn analysis for waste/recycle vehicles is included with this resubmittal. Please see sheet C-8.

6. Indicate the required bicycle parking, pursuant to LDC Section 114-67(k).

Response: Two bicycle racks are now proposed; to the north of the existing Dollar Tree, and in between Dollar Tree and Proposed Retail A. Required bicycle parking has been added. Refer to revised plans included with this resubmittal. See sheet C-2.

Prior to the Planning Commission hearing for the subject Major CUP:

7. The applicant shall address URS's comment letter dated June 23, 2016 regarding the Level 3 traffic study (attached).

Response: Applicant has reconfigured the proposed driveway layout as suggested in comment letter dated June 23, 2016.

8. The applicant shall address the County Fire Marshall's and the County Engineer's comments (attached):

- 1) The Fire Marshal's Office enforces the Florida Fire Prevention Code (5th Edition), The Florida Building Code (5th Edition), National Fire Protection Code (NFPA 1), Life Safety Code (NFPA 101) and related NFPA standards as applicable and adopted by the State of Florida.

Response: Acknowledged.

- 2) All fire related penetrations shall be caulked with a UL approved product per manufacturer's specifications. A detail sheet shall be included with the final set of approved and sealed plans on each method used the fire stop system. A single manufacturer of Fire Penetration sealant shall be used throughout the structure. Expanding "foam" products shall not be permitted anywhere in the structure.

Response: All fire requirements for the building will be shown on the architectural plans submitted to the Building Department.

- 3) Approved fire hydrants shall be provided for building to meet necessary fire flow requirements as determined by the NFPA 1, Ch. 18, and approved by the Florida Keys Aqueduct Authority (FKAA).

Response: There is an existing fire hydrant located directly in front of the proposed McDonald's and Retail A. An additional fire hydrant is proposed within the landscape island to the north of the existing Dollar Tree.

- 4) Fire Department access shall comply with NFPA 1, Ch. 18.

Response: Acknowledged.

- 5) The Fire Department Connection and back flow currently in place shall be brought into compliance with current codes and properly protected from physical damage by vehicular traffic.

Response: Note #30 has been added to the Composite Utility Plan stating "THE EXISTING FIRE DEPARTMENT CONNECTION AND BACKFLOW"



PREVENTER SHALL BE BROUGHT INTO COMPLIANCE WITH CURRENT CODES AND PROPERLY PROTECTED FROM PHYSICAL DAMAGE BY VEHICULAR TRAFFIC.”

9. The applicant shall address the bicycle/pedestrian circulation comments in this report.
Response: Bicycle/pedestrian circulation comments have been addressed. Please see bicycle racks proposed to the north of the existing Dollar Tree, and in between Dollar Tree and Proposed Retail A. Pedestrian crosswalks have been added to Refer to sheet C-2.
10. To address the encroachment of the proposed drive aisle into the 25-foot primary front yard setback, the nonconforming front access drive shall either: 1) be brought into compliance to the maximum extent practical pursuant to LDC Section 102-59 or 2) obtain approval of a variance in accordance with LDC Section 102-187.
Response: A variance was requested to allow the existing drive aisle within the front yard setback to remain. The requested variance was approved at County Commission on September 28th, 2016.

Prior to the issuance of a building permit associated with the requested Major Conditional Use Permit:

11. The drainage, utility, stormwater, landscaping and irrigation plans shall be formally approved by a building permit.
Response: Acknowledged.
12. The existing curb cut to Overseas Highway/U.S. 1 shall be brought into compliance with current FDOT standards. A Notice of Intent letter from FDOT for an access permit or an FDOT letter stating no additional improvements are necessary shall be submitted with the County building permit application.
Response: Acknowledged. CPH has submitted to FDOT for an access permit which is currently under review.

Recommended general conditions for the requested Major Conditional Use Permit:

13. Prior to the issuance of the Certificate of Occupancy for the building, all required landscaping shall be formally approved by a Building Permit, planted and pass a final inspection by the County Biologist or his or her designee.
Response: Acknowledged.
14. The scope of work has not been reviewed for compliance with Florida Building Code. Prior to the issuance of Building Permits, new development and structures shall be found in compliance by the Monroe County Building Department, Floodplain Administrator, and the Office of the Fire Marshal.
Response: Acknowledged.

Please feel free to contact me at (305) 274-4805 if you have any questions or require any further information. Thank you for your assistance.



Sincerely,

A handwritten signature in black ink, appearing to read "C. Collins", is written over the word "Sincerely,".

Chris Collins, P.E.
Vice President



Architects
Environmental
M/E/P
Surveyors

Engineers
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April 14, 2016

Monroe County Planning and Environmental Services
2798 Overseas Highway, Suite 410
Marathon, FL 33050



**RE: Major Conditional Use- Project #2015-163
Community Impact Statement
101000 Overseas Highway
Key Largo, FL**

To whom it may concern,

Proposed Development Description:

General Description

The site currently contains a 10,000 SF retail space occupied by Dollar Tree as well as an additional 10,239 SF retail space that is currently vacant. In addition, the site is also used for various weekend flea market type sales within the existing parking lot.

As part of the redevelopment, the project proposes to demolish the 10,807 SF vacant retail building;

Estimated Start Date: 01/01/2017 Estimated Date of Completion: 02/01/17,
and construct a new 3,116 SF McDonald’s restaurant and a 5,000 SF retail building (user to be determined);

Estimated Start Date: 01/01/2017 Estimated Date of Completion: 05/01/17.

The proposed development will be constructed in one single phase described as follows:

Total Site Area: 144,155 S.F. (3.31 AC.)

Nonresidential- Retail

One (1) Existing Dollar Tree (10,000 S.F.)

One (1) Proposed Retail A (5,000 S.F.)

Required Parking

Commercial Retail 3 Space / 1,000 = 45 parking spaces

Nonresidential- Restaurant

One (1) Proposed Restaurant w/ Drive Thru (3,116 S.F.)

Required Parking

Commercial Retail Restaurant 1 Space / 3 Seats = 12 parking spaces

The project proposes a total of 88 parking spaces which exceeds the required total parking spaces.

Aspects of the Project Design:



All development will conform to a minimum of the Florida Building Department and Monroe County standards. Proposed building have been conjoined and are in close proximity to the existing Dollar Tree in an effort to minimize potential hurricane and/or fire damage.

Impact Assessment:

1. Projected Daily Potable Water:

Proposed New Construction

5,000 SF Retail @ 10 GPD/100 SF = 10 GPD*50 = 500 GPD

3,116 SF Restaurant @ 50 GPD/100 SF = 50 GPD*1,558 GPD

Demolition of 10,807 SF Retail @ 10 GPD/100 SF = 10 GPD*50 = 1,080 GPD

Net New Water Demand= 978 GPD

2. Projected Daily Wastewater:

Proposed New Construction

5,000 SF Retail @ 10 GPD/100 SF = 10 GPD*50 = 500 GPD

3,116 SF Restaurant @ 50 GPD/100 SF = 50 GPD*1,558 GPD

Demolition of 10,807 SF Retail @ 10 GPD/100 SF = 10 GPD*50 = 1,080 GPD

Net New Wastewater Demand= 978 GPD

FKAA

Enclosed to this document please find coordination letter from Marnie L. Walterson from FKAA (Dated May 6, 2015).

Public Facilities-Wastewater Management

Enclosed please find letter from James Oni from the Florida Department of Environmental Protection (FDEP). Per the attached correspondence, CPH will submit for domestic wastewater collection system and potable water general permits will be attained as required.

Special Considerations:

The proposed project is located within the Suburban Commercial District and the Tier III Overlay District. The proposed uses are permitted as major conditional uses within the Suburban Commercial District, and are in harmony with the Comprehensive Land Use Plan objectives and policies. The applicant is proposing to transform the underutilized property into a vibrant commercial development. The redevelopment of the property will encourage a strong sense of place and provide a community serving business in place of the sea of concrete existing there



today. The proposed development is not within and special land use/development district, and will not impose any negative impacts on adjacent municipalities or counties.

For any additional information, please feel free to contact me at (305) 274-4805.

Sincerely,
CPH, Inc.

A handwritten signature in black ink, appearing to read "C Collins". The signature is written in a cursive, flowing style.

Chris Collins, P.E.
Vice President

Figueroa, Angel

From: Ahmadi, Abdul <Abdul.Ahmadi@dep.state.fl.us>
Sent: Wednesday, May 13, 2015 1:30 PM
To: Figueroa, Angel
Subject: FW: Requirements for Major Conditional Use Permit
Attachments: collection system permit application.pdf; General Permit application Drinking Water.pdf

Angel:

Per your request, please find attached the application forms for a domestic wastewater collection system permit and potable water General Permit.

If you have any questions, please call James Oni at 239344 5679.

Regards,

Abdul B. Ahmadi, P.E.
Administrator
South District, FDEP

239 344 5614

As the Department is going paperless please send all correspondence to southdistrict@dep.state.fl.us.

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

From: Oni, James
Sent: Monday, May 11, 2015 4:37 PM
To: Beltran, Maria
Subject: FW: Requirements for Major Conditional Use Permit

Can you please send Angel the application forms for both the water line (general permit- \$650) and wastewater collection.

Thanks,
James

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

From: Figueroa, Angel [<mailto:afigueroa@cphcorp.com>]
Sent: Monday, May 11, 2015 4:21 PM
To: Oni, James
Subject: RE: Requirements for Major Conditional Use Permit

Greetings Mr. Oni,

Thanks again for your help. Can you specify the names of the applications of potable water distribution and wastewater collection system construction permits that would be required from the Department for the expansion? It is just that there are a number of different forms for each section. Thanks!

* "Proposed Fast Food Restaurant W/Drive-Thru" - 3,116 sf
Proposed Parking: 94 off-street parking spaces

Please let me know if you need any additional information. I appreciate your help! Thanks!

Sincerely,

Angel Figueroa, EI
Engineer/Architect Intern
CPH, Inc.
1992 SW 1st St
Miami, FL 33135
(305)274-4805

[Dep Customer Survey]<<http://survey.dep.state.fl.us/?refemail=James.Oni@dep.state.fl.us>>

[Dep Customer Survey]<<http://survey.dep.state.fl.us/?refemail=Abdul.Ahmadi@dep.state.fl.us>>

Gorman, Sandra

From: Bond-Kevin <Bond-Kevin@MonroeCounty-FL.Gov>
Sent: Tuesday, November 03, 2015 12:18 PM
To: Collins, Christopher (P.E.); Gorman, Sandra
Cc: Crystal-Mitzi; John Arrieta (john.arrieta@aecom.com)
Subject: FW: Key Largo Tree, LLC Major CU (File#2015-163) - Traffic Study Methodology

Hi, Sandra. Hi, Chris.

Below are our comments on the revised traffic study methodology dated October 2015. Please make the following corrections and submit an amended methodology for our review.

Thank you.

Kevin Bond, AICP

Planning and Development Review Manager

Monroe County Planning and Environmental Resources Department

2798 Overseas Highway, Suite 410 | Marathon, Florida 33050-4277

P: 305-289-2507 | M: 305-509-2477 | F: 305-289-2536

www.monroecounty-fl.gov



From: Arrieta, John [<mailto:john.arrieta@aecom.com>]

Sent: Tuesday, November 03, 2015 12:00 PM

To: Bond-Kevin

Cc: Crystal-Mitzi

Subject: Key Largo Tree, LLC Major CU (File#2015-163) - Traffic Study Methodology

Hello Kevin,

The following are my comments for the Revised Traffic Study Methodology submitted by CPH.

1. The street number "1010000" needs to be verified.
2. The methodology states that the Pass-By capture was calculated based on ITE Trip Generation Handbook / ITE TGH (and it will be capped at 10% of the adjacent street traffic). However, the ITE TGH 3rd Edition (page 242) shows an average of 34% for ITE LU 820 – Shopping Center and the trip generation prepared for the site by CPH shows approximately 61%. CPH also does not show a different Pass-By rate for ITE LU 934 – Fast Food Restaurant with a Drive-Through Window, which ITE TGH 3rd Edition (page 265) shows an average of 49%.
3. The methodology does not state if equations or average rates have been used to develop the trip generation. Given the characteristics of the site (size and different land uses; some of which do not have ITE trip generation equations), using all average rates for consistency would be appropriate. Rates will need to be included in the report for proper review.
4. The last paragraph in the first page should note the total number of gross trips and the need for the corresponding Level 3 analysis.
5. In addition to site trip generation for traffic analysis, the Revised Traffic Study Methodology needs to include a separate Site Trip Intensity Calculation per Section 101-1 of the County Land Development Code. The calculation is to be based on the number of total gross daily trips divided by the floor area of the buildings on the proposed site. The generation rate is to be reported in trips-per-1,000 sf.
6. Weekday trip generation does not seem to be calculated based on a weighted average per Monroe County Methodology.

7. Trip Distribution and Assignment section: Trip distribution and assignment for intersection and link analyses need to correlate. Trip distribution and assignment based on observed traffic patterns should be appropriate. Trip Dissipation for link analysis should be linear in the absence of an adequate alternative procedure per Monroe County Traffic Report Guidelines Manual (Section IX, pages 14-16).
8. Study Area section: add overall US 1 analysis.
9. Report section: replace "Traffic Impact Statement" with "Level 3 Traffic Impact Report".
10. Report section: replace "Marion County" with "Monroe County".
11. Report section: replace "and will include the following information: [list]" with "in compliance with Section XIII, Requirements of Level 3 Traffic Impact Reports of the Monroe County Traffic Guidelines Manual." Note that item 6. Safety and Visibility for properties accessing US 1 is generally interpreted for Safety: to meet FDOT Access Management policies and standards (Major References: Median Handbook, Driveway Information Guide); for visibility to meet FDOT sight distance standards (Major Reference: Standard Index 546).

Thank you,

John Arrieta, PE, PTOE
Project Manager
D 1-561-862-1113
john.arrieta@aecom.com

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AECOM and URS have joined together as one company. [Learn more.](#)



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4/8/2016

JOHN ARIETA, P.E., PTOE
URS Corporation Southern
Senior Traffic Engineer/Transportation Planner
AECOM
7800 Congress Avenue, Suite 200, Boca Raton, Florida 33487-1350
Ph: 1-561-862-1113
Email: iohn.arrieta@aecom.com

RE: Key Largo Tree, LLC Major CU (File#2015-163)
Traffic Study Methodology Standards Review
CPH Job No: I3604

Dear Mr. Arieta,

Please see attached responses to the comment letter sent dated November 03, 2015 for the project listed above.

1. **Comment:** The street number "1010000" needs to be verified.

Response: Acknowledged.

2. **Comment:** The methodology states that the Pass-By capture was calculated based on ITE Trip Generation Handbook / ITE TGH (and it will be capped at 10% of the adjacent street traffic). However, the ITE TGH 3rd Edition (page 242) shows an average of 34% for ITE LU 820 - Shopping Center and the trip generation prepared for the site by CPH shows approximately 61%. CPH also does not show a different Pass-By rate for ITE LU 934 - Fast Food Restaurant with a Drive-Through Window, which ITE TGH 3rd Edition (page 265) shows an average of 49%.

Response: Trip generation was calculated using the rates and equations from the 9th Edition ITE Trip Generation, pass-by percentages were revised accordingly on the revised analysis.

3. **Comment:** The methodology does not state if equations or average rates have been use to develop the trip generation. Given the characteristics of the site (size and different land uses; some of which do not have ITE trip generation equations), using all average rates for consistency would be appropriate. Rates will need to be included in the report for proper review.



Response: Average rates and equations have been included in Trip Generation reports attached to the revised analysis.

4. **Comment:** The last paragraph in the first page should note the total number of gross trips and the need for the corresponding Level 3 analysis.

Response: Acknowledged.

5. **Comment:** In addition to site trip generation for traffic analysis, the Revised Traffic Study Methodology needs to include a separate Site Trip Intensity Calculation per Section 101-1 of the County Land Development Code. The calculation is to be based on the number of total gross daily trips divided by the floor area of the buildings on the proposed site. The generation rate is to be reported in trips-per-1,000 sf.

Response: Trips-per-1,000 sf and Site Trip Intensity Calculation were added to Table 1 in the revised analysis.

6. **Comment:** Weekday trip generation does not seem to be calculated based on a weighted average per Monroe County Methodology

Response: Weekday trip generation was calculated based on average rates in the revised analysis.

7. **Comment:** Trip Distribution and Assignment section: Trip distribution and assignment for intersection and link analyses need to correlate. Trip distribution and assignment based on observed traffic patterns should be appropriate. Trip Dissipation for link analysis should be linear in the absence of an adequate alternative procedure per Monroe County Traffic.

Response: Acknowledged.

8. **Comment:** Study Area Section: add overall US 1 analysis.

Response: Acknowledged.

9. **Comment:** Report section: replace "Traffic Impact Statement" with "Level 3 Traffic Impact Report".

Response: Acknowledged.

10. **Comment:** Report section: replace "Marion County" with "Monroe County".

Response: Acknowledged.

11. **Comment:** Report section: replace "and will include the following information: [list]" with "in compliance with Section XIII, Requirements of Level 3 Traffic Impact Reports of the Monroe County Traffic Guidelines Manual." Note that item 6. Safety and Visibility for



properties accessing US 1 is generally interpreted for Safety: to meet FDOT Access Management policies and standards (Major References: Median Handbook, Driveway Information Guide); for visibility to meet FDOT sight distance standards (Major Reference: Standard Index 546).

Response: Acknowledged.

If you have any questions please feel free to contact our office at (813) 288-0233.

Sincerely,
CPH, INC.

A handwritten signature in blue ink, appearing to read 'Sandra Gorman'.

Sandra Gorman, P.E.
Senior Traffic Engineer



January 11, 2016

Mr. Kevin Bond, AICP – Planning and Development Review Manager
Monroe County Planning & Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, FL 33050-4277

via eMail

**Re: File #2015-163, Key Largo Tree, LLC Major CU – Key Largo (Overseas Highway – MM 101.0)
Level III Traffic Impact Study dated November 2015 - Review**

Dear Mr. Bond:

We have reviewed the traffic impact study dated November 2015 submitted by *CPH, Inc.* for the applicant *IMC-Key Largo Commercial Center*, and received via email on December 9, 2015.

- A Traffic Methodology Memorandum was included with the report in Appendix A. Appendix A also includes previous review comments. Comments 5, 8, and 11 have not been properly addressed.
- *Background data:* The site is located near MM 101.0 along US 1 at 101000 Overseas Highway, Key Largo, Florida. The site is currently developed with 21,050 square feet of retail space; and it is proposed to be redeveloped into a 3,116 square foot fast food restaurant with drive through service and an adjoining 15,000 square foot retail building.
- *Site Plan:* A reduced size site plan is included with the traffic report. Access to the site is proposed to be provided via two (2) existing driveways along Overseas Highway. The site plan does not show the sight triangles at the driveways to attest for clear sight visibility, nor are the vehicle maneuverability details presented on the site plan. A review of the provided site plan yielded the following comments (see attachment):
 1. Connection Spacing distance between the two site driveways is approximately 125 feet, which is 120 feet less than the recommended minimum of 245 feet for an FDOT Access Class 5 roadway with a posted speed limit of 45 mph. As previously stated in comment 11 (see Appendix A of report), compliance with Item 6 of Section XIII, Safety and Visibility for properties accessing Overseas Highway is generally interpreted for Safety: to meet FDOT Access Management policies and standards (Major References: Median Handbook, Driveway Information Guide); for visibility to meet FDOT sight distance standards (Major Reference: Standard Index 546).
 2. Need to show drive through queue capacity and direction.
- *Trip Generation:* The trip generation for this traffic study is based on *ITE Trip Generation Manual - 9th Edition* using ITE land uses 820 and 934. The report indicates that the proposed development is anticipated to generate 1,188 additional site driveway daily trips, of which 59 are PM peak hour trips (33 inbound and 26 outbound); and an additional 604 daily new link trips along Overseas Highway, respectively.

Table 1, ITE Trip Generation shows Peak Hour and Weekday Trips-per 1,000 square feet for each land use. However, a total site trip per total square footage should have been calculated for Site Trip Intensity per Section 101-1 of the County Land Development Code (previous comment 5; see Appendix A of report). The correct Site Trip Intensity is 121 trips per 1000 square feet (2184/18.116).

The trip generation calculation indicates an increase of approximately 28% for the driveway trips during the PM peak hour period (59/211), which is greater than the 20% typical threshold FDOT has used to consider a significant change in volume for requesting a new driveway permit application. Therefore, further review of the access configuration is expected as part of the access permit application.



- *U.S. 1 Traffic Impact and Reserve Capacity:* The analysis uses the 2013 TTDS Level of Service and Reserve Capacity Table per Traffic Methodology agreement. Based on this table, reserve capacities for Overseas Highway Segments # 22 through 24 are identified to have adequate reserve capacity to accommodate the project trips based on a linear trip dissipation with a maximum trip length of 10 miles each direction and a 52% north/east and 48% south/west distribution.
- *Intersection Analysis:* The study presents inbound/outbound volumes and analysis for the site driveways, but it does not provide intersection analyses for the nearby signalized intersections of Overseas Highway at Atlantic Avenue and Overseas Highway at Tarpon Basin Drive. As stated in page 9 of the report, *Intersection analyses at the intersections of Atlantic Ave and Tarpon Dr have been requested by Monroe County. As documented during the methodology process, turning movement counts have been scheduled and analysis will be forwarded as an addendum to the report.* An addendum to the report has not been provided as yet.

Table 5 – Driveway Level of Service shows a LOS E for the EBL movement at Driveway 2 and Overseas Highway intersection. The proposed site does add trips to this movement, the access connection distance standard is not met, and site trips increase does require an access permit; therefore, an alternate configuration should be considered and reviewed.

At this time, we concur with the findings that the proposed Key Largo Tree site redevelopment would not degrade the LOS of surrounding roadways (pending the analyses for the two nearby signalized intersections). However, it is County policy to reduce the number of driveways along Overseas Highway when feasible to improve traffic safety and operations. As previously stated, further consideration should be given to the current two (2) driveway access configuration. Also, the applicant's consultant should certify that the site driveways provide clear sight visibility and the site is designed to accommodate the design vehicle. The final report needs to be signed and sealed. Should you have any questions, feel free to call me.

Sincerely,
URS Corporation Southern


John Arrieta, PE, PTOE
Senior Traffic Engineer/Transportation Planner

cc: Ms. Mayte Santamaria – Monroe County
Ms. Mitzi Crystal – Monroe County



Architects
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4/8/2016

JOHN ARIETA, P.E., PTOE
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RE: Key Largo Tree, LLC Major CU (File#2015-163)
Traffic Study Methodology Standards Review
CPH Job No: I3604

Dear Mr. Arieta,

Please see attached responses to the comment letter sent dated January 11,2016 for the project listed above.

1. **Comment:** A Traffic Methodology Memorandum was included with the report in Appendix A. Appendix A also includes previous review comments. Comments 5, 8, and 11 have not been properly addressed.

Response: Acknowledged. The final analysis has been revised to incorporate all comments.

2. **Comment:** The site is located near MM 101.0 along US 1 at 101000 Overseas Highway, Key Largo, Florida. The site is currently developed with 21,050 square feet of retail space; and it is proposed to be redeveloped into a 3,116 square foot fast food restaurant with drive through service and an adjoining 15,000 square foot retail building

Response: Acknowledged.

3. **Comment:** A reduced size site plan is included with the traffic report. Access to the site is proposed to be provided via two (2) existing driveways along Overseas Highway. The site plan does not show the sight triangles at the driveways to attest for clear sight visibility, nor are the vehicle maneuverability details presented on the site plan. A review of the provided site plan yielded the following comments (see attachment):

Response: A site plan with sight-triangle was added to the submittal package.

- Connection Spacing distance between the two site driveways is approximately 125 feet, which is 120 feet less than the recommended minimum of 245 feet for an FDOT Access Class 5 roadway with a posted speed limit of 45 mph. As previously stated in comment 11 (see Appendix A of report), compliance with Item 6 of Section XIII, Safety and Visibility for properties accessing Overseas Highway is generally interpreted for Safety: to meet FDOT Access Management policies and standards (Major References: Median Handbook, Driveway Information Guide); for visibility to meet FDOT sight distance standards (Major Reference: Standard Index 546).

Response: Preliminary discussions with FDOT have resulted in no objections to the configuration of the existing driveways with the proposed redevelopment. However, modifying driveway 1 to right in only access can be a potential option to mitigate impacts of the sub-standard spacing distance between the two driveways. Maintaining a right-in only driveway would facilitate on-site circulation for the proposed drive-through. By changing driveway 1 to right in only access, all of the exiting traffic will be loaded on driveway 2, however acceptable levels of service are anticipated to be maintained even with the consolidated exiting traffic.

- Need to show drive through queue capacity and direction

Response: Acknowledged. Queue studies performed for similar land uses indicate an 85th percentile queue of 12 vehicles and the proposed site plan is anticipated to accommodate 12 vehicles. Attach you can find the Cars.com study regarding queue analysis for the similar land uses.

4. **Comment:** The trip generation for this traffic study is based on ITE Trip Generation Manual - 9th Edition using ITE land uses 820 and 934. The report indicates that the proposed development is anticipated to generate 1,188 additional site driveway daily trips, of which 59 are PM peak hour trips (33 inbound and 26 outbound); and an additional 604 daily new link trips along Overseas Highway, respectively.

Response: Acknowledged.

5. **Comment:** Table 1, ITE Trip Generation shows Peak Hour and Weekday Trips-per 1,000 square feet for each land use. However, a total site trip per total square footage should have been calculated for Site Trip Intensity per Section 101-1 of the County Land Development Code (previous comment 5; see Appendix A of report). The correct Site Trip Intensity is 121 trips per 1000 square feet (2184/18.116).

Response: Trips-per-1,000 sf and Site Trip Intensity Calculation were added to Table 1 in the revised analysis.

6. **Comment:** The trip generation calculation indicates an increase of approximately 28% for the driveway trips during the PM peak hour period (59/211), which is greater than the 20% typical threshold FDOT has used to consider a significant change in volume for requesting a new driveway permit application. Therefore, further review of the access configuration is expected as part of the access permit application.

Response: Preliminary discussions with FDOT have resulted in no objections to the configuration of the existing driveways with the proposed redevelopment. However, modifying driveway 1 to right in only access can be a potential option to mitigate impacts of the sub-standard spacing distance between the two driveways. Maintaining a right-in only driveway would facilitate on-site circulation for the proposed drive-through. By changing driveway 1 to right in only access, all of the exiting traffic will be loaded on driveway 2, however acceptable levels of service are anticipated to be maintained even with the consolidated exiting traffic

7. **Comment:** Trip Distribution and Assignment section: Trip distribution and assignment for intersection and link analyses need to correlate. Trip distribution and assignment based on observed traffic patterns should be appropriate. Trip Dissipation for link analysis should be linear in the absence of an adequate alternative procedure per Monroe County Traffic.

Response: Acknowledged.

8. **Comment:** U.S. 1 Traffic Impact and Reserve Capacity. The analysis uses the 2013 TTDS Level of Service and Reserve Capacity Table per Traffic Methodology agreement. Based on this table, reserve capacities for Overseas Highway Segments # 22 through 24 are identified to have adequate reserve capacity to accommodate the project trips based on a linear trip dissipation with a maximum trip length of 10 miles each direction and a 52% north/east and 48% south/west distribution.

Response: Acknowledged.

9. **Comment:** Report section: replace "Traffic Impact Statement" with "Level 3 Traffic Impact Report".

Response: Acknowledged.

10. **Comment:** The study presents inbound/outbound volumes and analysis for the site driveways, but it does not provide intersection analyses for the nearby signalized intersections of Overseas Highway at Atlantic Avenue and Overseas Highway at Tarpon Basin Drive. As stated in page 9 of the report, Intersection analyses at the intersections of Atlantic Ave and Tarpon Dr have been requested by Monroe County. As documented during the methodology process, turning movement counts have been scheduled and analysis will be forwarded as an addendum to the report. An addendum to the report has not been provided as yet.



Response: Intersections at Atlantic Avenue and Tarpon Basin Drive were analyzed using Synchro 8. Turning movement counts provided by Quality Counts and signal timing plans provided by Monroe County were attached to the revised analysis.

- 11. Comment:** Table 5 - Driveway Level of Service shows a LOS E for the EBL movement at Driveway 2 and Overseas Highway intersection. The proposed site does add trips to this movement, the access connection distance standard is not met, and site trips increase does require an access permit; therefore, an alternate configuration should be considered and reviewed

Response: Preliminary discussions with FDOT have resulted in no objections to the configuration of the existing driveways with the proposed redevelopment. However, modifying driveway 1 to right in only access can be a potential option to mitigate impacts of the sub-standard spacing distance between the two driveways. Maintaining a right-in only driveway would facilitate on-site circulation for the proposed drive-through. By changing driveway 1 to right in only access, all of the exiting traffic will be loaded on driveway 2, however acceptable levels of service are anticipated to be maintained even with the consolidated exiting traffic

If you have any questions please feel free to contact our office at (813) 288-0233.

Sincerely,
CPH, INC.

A handwritten signature in blue ink, appearing to read 'Sandra Gorman', is positioned below the typed name.

Sandra Gorman, P.E.
Senior Traffic Engineer

Drive-Through Queue Generation

Mike Spack, PE, PTOE, Max Moreland, EIT, Lindsay de Leeuw, Nate Hood

1.0 Introduction

This report provides queuing data for businesses with drive-through services. It is intended to be an aid for site designers and reviewers, similar to the Institute of Transportation Engineers' *Trip Generation* and *Parking Generation* reports. The data presentation is modeled on the *Parking Generation* report and data is provided based on at least six sites, similar to data sets marked as statistically significant in *Trip Generation*.

Businesses with drive-through lanes are very common in the United States and having data that gives usage information for drive-through lanes will assist designers as well as cities in determining the appropriate amount of storage needed for proposed drive-through businesses. Data for drive-through queues was published by the ITE Technical Council Committee 5D-10 in 1995 based on information collected between the late 1960's and the 1990's. A paper was also published in 2009 by Mark Stuecheli, PTP giving updated information for bank and coffee shop drive-through lanes. The results from the 2009 study are incorporated into this paper (thank you Mark for your assistance).

2.0 Data Collection

Data was collected using COUNTcam video recording systems at a total of 30 drive-through locations in Minneapolis, MN and several surrounding suburbs between 2010 and 2012 (26 of the 30 videos were recorded in February of 2012, which should represent peak usage in the cold Minnesota winter). Videos of drive-through lanes were collected at banks, car washes, coffee shops, fast food restaurants and pharmacies. A total of six locations were selected for each of the five different land uses. Each location was recorded for between one and five days where the majority of locations were recorded for two consecutive days. The days of the week that each video was recorded on varies.

The 24-hour videos were watched at high speeds with the PC-TAS counting software and maximum queues throughout the day were noted. Most of the COUNTcams were set up such that the entire queue lane could be seen, but at a few locations the drive-through lanes wrapped around the building in a way that the entire queue length would not be able to be seen. For these situations, the COUNTcams were set up so that the ordering window and back of the queue could be seen and it was noted how many vehicles could fit between the ordering window and the front of the queue. For drive-through locations with multiple lanes, the number of lanes was noted but the maximum queue is defined as the sum of the queues at each lane for any given point in time, not the queue per lane. This approach provides overall demand, which may assist designers in determining how many drive through lanes are appropriate in addition to determining how long they should be.

Once the maximum queue for each day at each location was determined, the data was compiled and statistics for each land use were calculated. The average maximum queue, standard deviation, coefficient of variation, range, 85th percentile and 33rd percentile were calculated for each land use.

Data for drive-through coffee shops and banks from the Kansas City, Kansas metropolitan area was published in the 2009 paper New Drive-Through Stacking Information for Banks and Coffee Shops by Mark Stuecheli. This data is included in the analysis.

3.0 Data Analysis

Based on the peak queue lengths, it is apparent that each land use will require a different minimum drive through stacking distance. The results for each land use can be found below. The peak queue lengths for each location, broken down by land use and day of the week, can be found in the Appendix.

3.1 Banks

Data collection was done at six banks with drive-through services (including one credit union) in August 2011 and February 2012. Twelve days of data were collected. The banks were located in the cities of Minneapolis, Robbinsdale and St. Louis Park, MN.

All of the locations had a lane with a drive-through ATM and at least two other lanes. Though service times may differ for ATM lanes compared to the regular lanes, the maximum queues were counted together. This is because based upon what was observed, vehicles would occasionally switch the lane they were in. For example, a vehicle waiting in the ATM line with a queue of three vehicles may move over to a regular line with a queue of only one vehicle. Much of what can be done at the bank's drive-through lane can also be accomplished at that bank's ATM and vice versa. Vehicles being served were counted as being in the queue.

Nine days of data from the Kansas City, Kansas area is also included. This data does not factor in vehicles in ATM lanes.

Table 3.1 – Drive-Through Bank Maximum Queue Statistics

	Minnesota Data	Minnesota + Kansas Data
Number of Data Points	12	21
Average Maximum Queue (Vehicles)	5.83	5.76
Standard Deviation (Vehicles)	1.85	2.21
Coefficient of Variation	32%	38%
Range (Vehicles)	3 to 8	1 to 10
85th Percentile (Vehicles)	8.00	8.00
33rd Percentile (Vehicles)	5.00	5.00

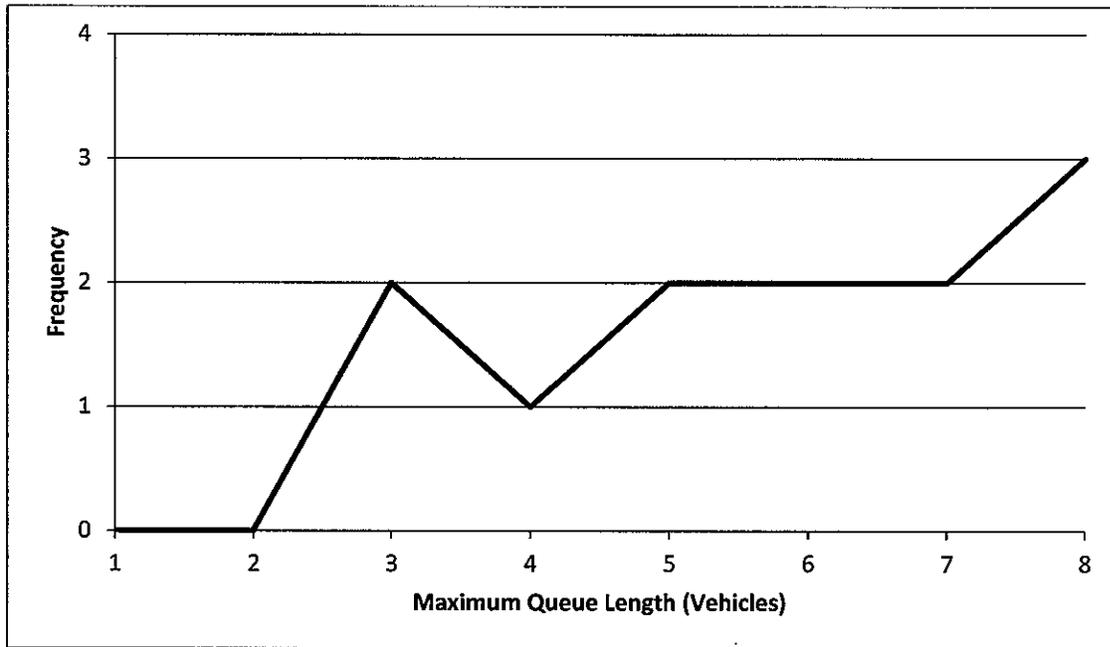


Figure 3.1.1 – Drive-Through Bank Maximum Queue Frequency – Minnesota Data

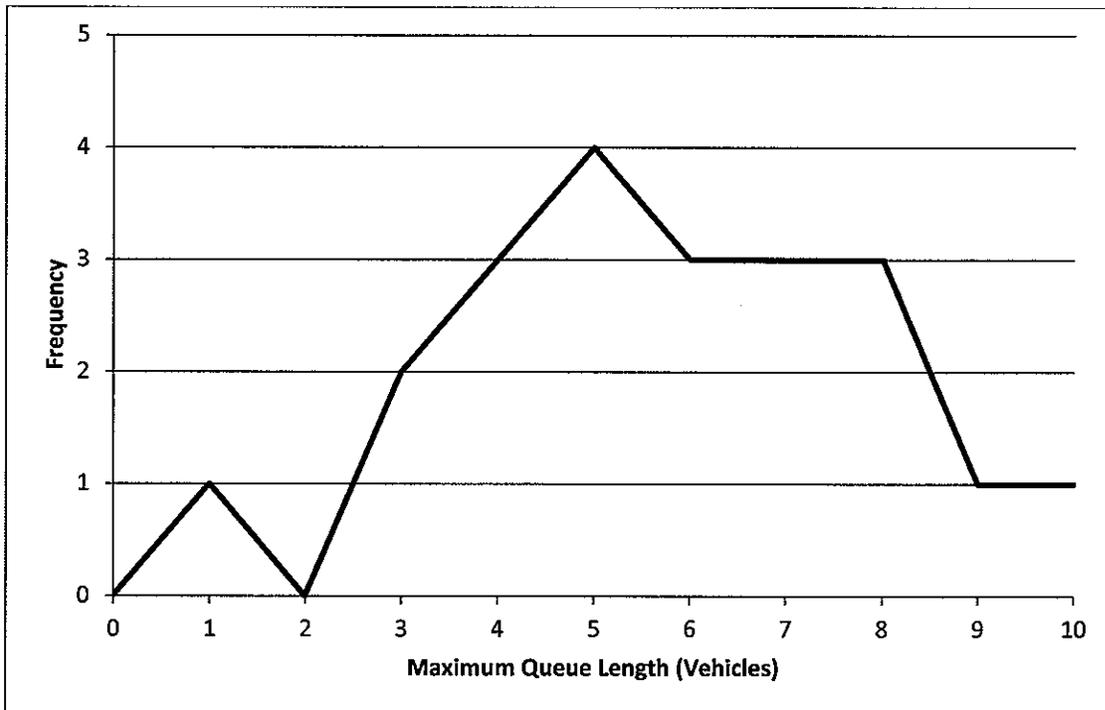


Figure 3.1.2 – Drive-Through Bank Maximum Queue Frequency – Minnesota + Kansas Data

The data for Kansas banks was collected between 4:30pm and 6:00pm. While many of the maximum queues for the data collected in Minnesota were between these times, maximum queues occurred between 8:30am and 5:30pm so it is possible that some of the Kansas data does not capture the actual maximum queues for the day.

The number of available lanes at banks, not including the ATM lane, ranged from two to seven lanes (though the most open at one time was five lanes). Even though plenty of lanes were available, cars often stacked at the lane closest to the building, thus additional lanes may not result in shorter queues. With an 85th percentile maximum queue of eight vehicles, the data suggests that banks with drive-through lanes should be able to accommodate 160 feet of vehicle stacking.

3.2 Car Washes

Data collection was done at six car washes with drive-through services (including one full-service car wash) in February 2012. Twelve days of data were collected. The car washes were located in the cities of Falcon Heights, Hopkins, Minneapolis, Roseville and St. Louis Park, MN. Five of the six car washes (excluding the full-service car wash) were located at gas stations. Only the vehicles waiting in line were counted; vehicles being washed were not added to the queue.

Table 3.2 – Drive-Through Car Wash Maximum Queue Statistics

Number of Data Points	12
Average Maximum Queue (Vehicles)	4.42
Standard Deviation (Vehicles)	2.31
Coefficient of Variation	52%
Range (Vehicles)	1 to 10
85th Percentile (Vehicles)	6.20
33rd Percentile (Vehicles)	3.00

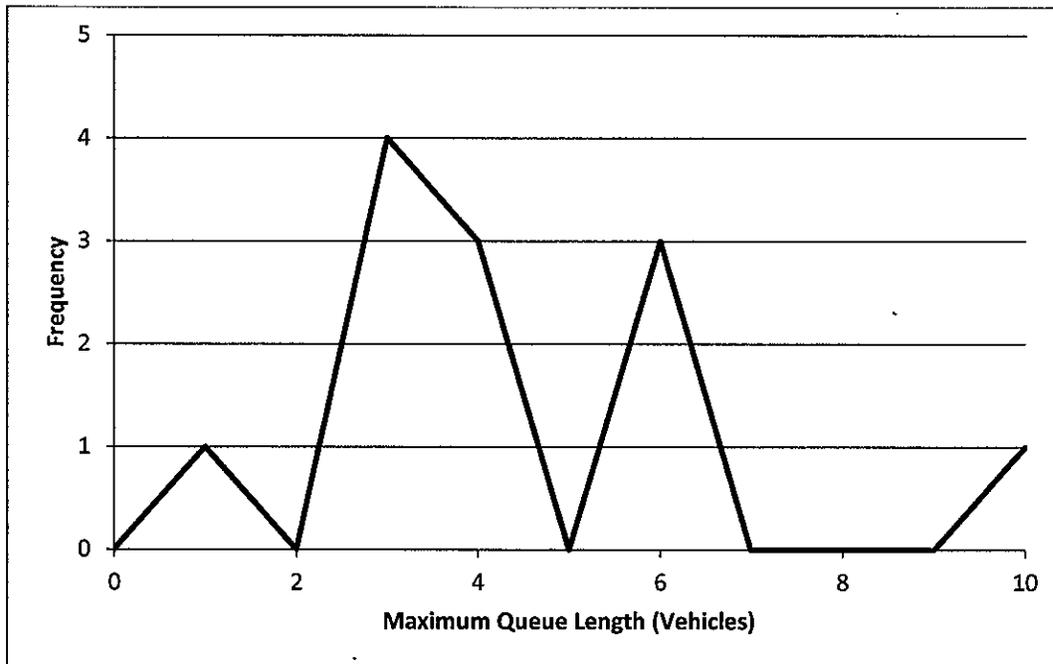


Figure 3.2 – Drive-Through Car Wash Maximum Queue Frequency

Two of the car washes had two lanes while the other four were one lane car washes. The full-service car wash had two lanes and also produced the highest maximum queue of 10 vehicles. The maximum queues for car washes were spread throughout the afternoon from 12:30pm to 8:30pm. With an 85th percentile maximum queue of more than six vehicles, the data suggests that car washes with drive-through lanes should be able to accommodate 140 feet of vehicle stacking throughout the day.

3.3 Coffee Shops

Data collection was done at six coffee shops with drive-through services in November 2010, August 2011 and February 2012. Fourteen days of data were collected. The coffee shops were located in the cities of Edina, Hopkins, Minneapolis, Roseville and St. Louis Park, MN. Vehicles being served were counted as being in the queue. Twelve days of data from the Kansas City, Kansas area is also included.

Table 3.3 – Drive-Through Coffee Shop Maximum Queue Statistics

	Minnesota Data	Minnesota + Kansas Data
Number of Data Points	14	26
Average Maximum Queue (Vehicles)	11.00	10.23
Standard Deviation (Vehicles)	2.25	2.76
Coefficient of Variation	20%	27%
Range (Vehicles)	7 to 16	3 to 16
85th Percentile (Vehicles)	13.50	13.00
33rd Percentile (Vehicles)	10.00	9.91

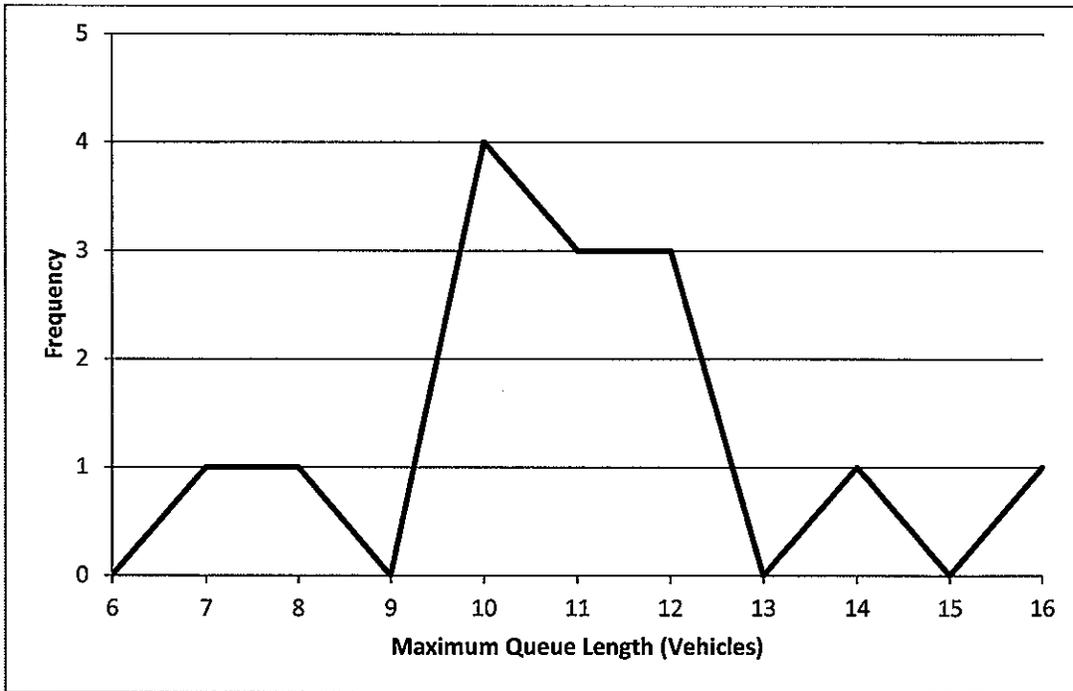


Figure 3.3.1 – Drive-Through Coffee Shop Maximum Queue Frequency – Minnesota Data

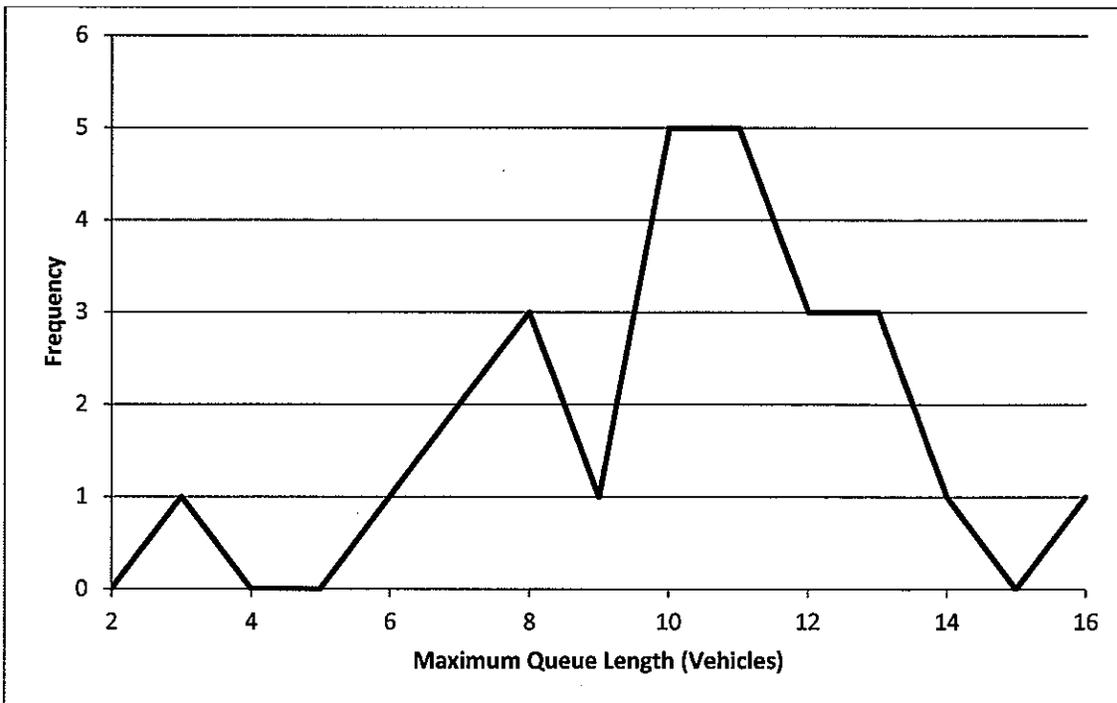


Figure 3.3.2 – Drive-Through Coffee Shop Maximum Queue Frequency – MN + KS Data

Coffee shops produced the longest maximum queues of any of the land uses in this study with all of the maximum queues occurring in the morning. In four of the six cases, the queues spilled out of the parking lot and into the street. These spillovers would typically only happen once or twice a day and last only a few minutes, however, one location had stacking into the street for about 15 minutes in addition to multiple periods of several minutes where cars would queue in the street.

With an 85th percentile maximum queue of 13 vehicles, the data suggests that coffee shops with drive-through lanes should be able to accommodate at least 260 feet of vehicle stacking during morning hours.

3.4 Fast Food Restaurants

Data collection was done at six fast food restaurants with drive-through services in August 2011 and February 2012. Fourteen days of data were collected. The restaurants were located in the cities of Golden Valley, Hopkins, Minneapolis and St. Louis Park, MN. Vehicles being served were counted as being in the queue.

Table 3.4 – Drive-Through Fast Food Restaurant Maximum Queue Statistics

Number of Data Points	14
Average Maximum Queue (Vehicles)	8.50
Standard Deviation (Vehicles)	2.68
Coefficient of Variation	32%
Range (Vehicles)	5-13
85th Percentile (Vehicles)	12.00
33rd Percentile (Vehicles)	7.90

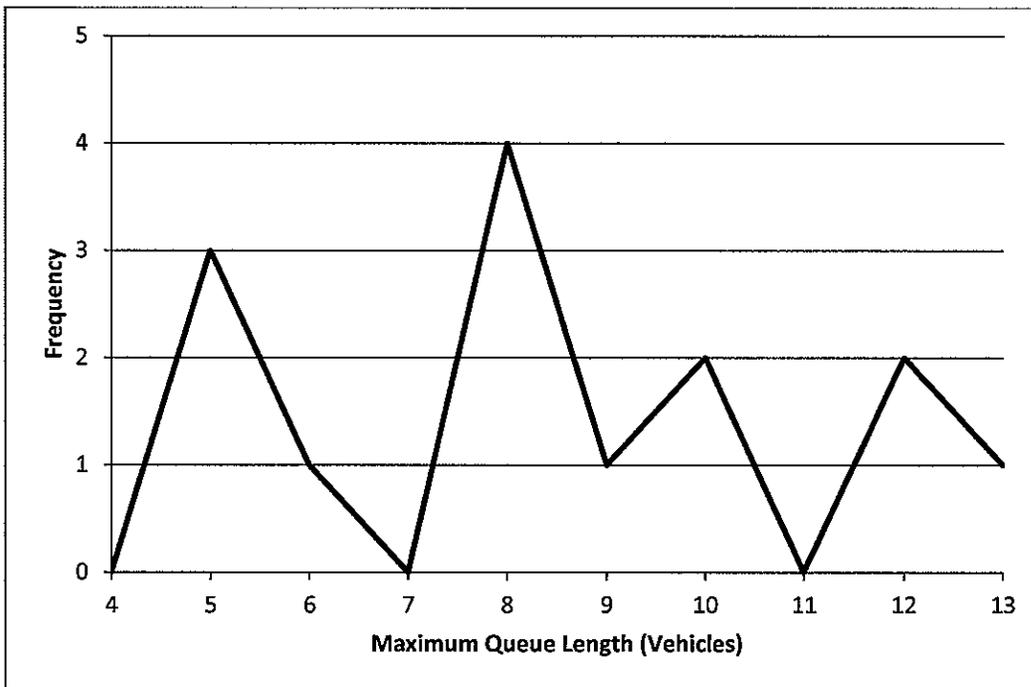


Figure 3.4 – Drive-Through Fast Food Restaurant Maximum Queue Frequency

The maximum queues for fast food restaurants were spread throughout the day from 8:00am to 10:00pm. With an 85th percentile maximum queue of 12 vehicles, the data suggests that fast food restaurants with drive-through lanes should be able to accommodate 240 feet of vehicle stacking throughout the day.

3.5 Pharmacies

Data collection was done at six pharmacies with drive-through services in February 2012. Twelve days of data were collected. The pharmacies were located in the cities of Hopkins, Minneapolis, New Hope and Robbinsdale, MN. Vehicles being served were counted as being in the queue.

Table 3.5 – Drive-Through Pharmacy Maximum Queue Statistics

Number of Data Points	12
Average Maximum Queue (Vehicles)	2.92
Standard Deviation (Vehicles)	1.16
Coefficient of Variation	40%
Range (Vehicles)	1-5
85th Percentile (Vehicles)	4.05
33rd Percentile (Vehicles)	2.00

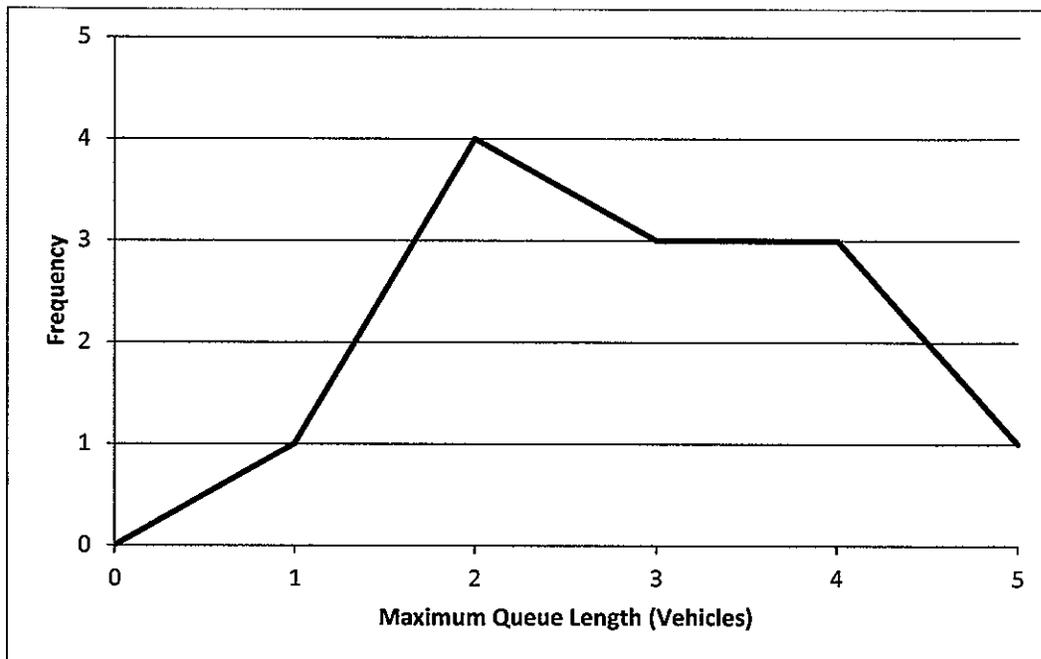


Figure 3.5 – Drive-Through Pharmacy Maximum Queue Frequency

The maximum queues for pharmacies were spread throughout the day from 8:00am to 10:00pm. With an 85th percentile maximum queue of more than 4 vehicles, the data suggests that pharmacies with drive-through lanes should be able to accommodate 100 feet of vehicle stacking throughout the day.

4.0 Conclusions

The 85th percentile maximum queue lengths for each land use are: 160 feet for banks (eight vehicles), 140 feet for car washes (seven vehicles), 260 feet for coffee shops (13 vehicles), 240 feet for fast food restaurants (12 vehicles) and 100 feet for pharmacies (five vehicles).

While some of the locations observed have an excess of space dedicated to drive-through lanes (i.e. some banks and pharmacies), others could occasionally use additional space for drive-through lanes (i.e. coffee shops in the morning).

Fast food restaurants and coffee shops have the longest maximum queues of the five land uses observed. Coffee shops have a tendency for the morning queues to build so long that they spill out onto the street, though, as is expected, their afternoon and evening queues are minimal. Fast food restaurants also have large queues, but they tended to have enough dedicated space that stacking did not go beyond the designated queuing area.

The data collected for this paper along with the data from the papers by Mark Stuecheli and the ITE Technical Committee 5D-10 (see Appendix for both of these) will hopefully provide useful data for traffic engineers and others trying to analyze drive-through queuing storage areas.

5.0 Labor Savings of the COUNTkit

Deploying people in the field to perform this data collection would not have been feasible. Using the COUNTcam video system made it possible to observe the drive through lanes 24 hours a day and the PC-TAS software made the data reduction practical. One location was recorded in November 2010 for 6 hours, three locations were recorded in August 2011 for a total of 202 hours and 26 locations were recorded in February 2012 for a total of 1012 hours. These 1220 hours of video were counted with a total of 120 hours of labor, meaning the videos were watched at approximately 10x speed. Installation of a COUNTcam takes approximately 10 minutes and retrieval takes approximately 5 minutes. This whole project was completed in approximately 3 weeks.

6.0 References

1. Stuecheli, M. (2009). New Drive-Through Stacking Information for Banks and Coffee Shops. *ITE 2009 Annual Meeting and Exhibit*. Print.
2. ITE Technical Committee 5D-10. "Queuing Areas for Drive-Thru Facilities." *ITE Journal* (May 1995): 38-42. Print.
3. Institute of Transportation Engineers. *Parking Generation*. 4th ed. Washington, DC: Institute of Transportation Engineers, 2010. Print.
4. Institute of Transportation Engineers. *Trip Generation*. 8th ed. Washington, DC: Institute of Transportation Engineers, 2008. Print.

7.0 Appendix

- A – Day of Week Maximum Queues
- B – New Drive-Through Stacking Information for Banks and Coffee Shops
- C – ITE Technical Committee 5D-10: Queuing Areas for Drive-Thru Facilities
- D – Drive-Through Data Forms

Appendix A

Day of Week Maximum Queues

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Fast Food	Arby's			5	5		
	Burger King	6	12			10	8
	McDonald's			12	13		
	McDonald's			9	8		
	Taco Bell			10	8		
	White Castle			8	5		
	BP			6	6		
	BP			3			
	BP		1	4			
	Holiday			3	4		
Car Wash	Mister Car Wash			10	6		
	Mobil			4	3		
	Caribou			11	10		
	Caribou	7	10	12		12	8
	Starbucks			14	16		
	Starbucks			10	11		
	Starbucks			10	12		
	Starbucks			11			
	Citizens Independent Bank			5			
	SharePoint Credit Union			3	3		
Bank	TCF	4				8	8
	US Bank			7	7		
	Wells Fargo		8	6			
	Wells Fargo		6				
	CVS		1	2			
	CVS		4	4			
	CVS		2	2			
	Walgreens			4	5		
	Walgreens		3	3			
	Walgreens		3	2			
Pharmacy							

Appendix B

New Drive-Through Stacking Information for Banks and Coffee Shops

Mark Stuecheli, PTP

Abstract

This paper provides updated queuing information for drive-in banks and new queuing data for coffee shops with drive-through lanes. The data is presented in a format similar to that used in the report for **ITE Technical Council Committee 5D-10**, originally published in 1995.

Significant changes have occurred in the way that bank patrons conduct business with their banks. In recognition of those changes, ITE has adjusted the trip generation information included in the Eighth Edition of **Trip Generation, an ITE Informational Report** to include only data collected since 2000, and the revised trip generation totals are significantly lower than in previous editions. Clearly, the reduced trip generation figures indicate a reduction in bank drive-through business. This report summarizes queuing information included in counts taken in the Kansas City metropolitan area.

In the last few years coffee shops with drive-through lanes have become prevalent throughout the country. Because those businesses were uncommon when the 1995 report was prepared, no data was gathered for those operations. This paper contains information on counts taken at those establishments, once again in the Kansas City metropolitan area.

Based on the count data, recommendations are included for the minimum amount of stacking distance to require for the two types of drive-through businesses that were studied.

Background

ITE Technical Council Committee 5D-10 was formed in 1987 to produce a database of queuing information for various types of drive-through lanes. The report of the findings of the Committee, published in the May 1995 **ITE Journal**, included information on the characteristics of drive-through lane stacking for fast-food restaurants, drive-in banks, car washes, day care centers and dry cleaners. The counts that were included in the Committee report were conducted from the late 1960s through the late 1980s in a limited number of mid-western, southern and eastern states.

As a former member of that Committee, and having submitted drive-through counts for the effort, I am in a position to make some observations about the change in drive-through usage.

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This paper analyzes two types of drive-through operations – one that is greatly modified and another that is new since the original report was published. First, significant changes have occurred in the ways that bank patrons conduct business with their financial institutions. On-line banking, direct deposit and the wide usage of ATMs have resulted in greatly reduced trip generation totals for drive-in banks. In recognition of that fact, ITE adjusted the trip generation information for drive-in banks in the Eighth Edition of **Trip Generation, an ITE Informational Report**, to include only data collected since 2000. The trip generation rates during the p.m. peak hour for the newer data are about 44% lower than rates in the Seventh Edition.

The amount of stacking provided for bank drive-through lanes often has a critical impact on the potential site design alternatives for proposed bank properties. If the information included in the 1995 Report were to be used as the basis for establishing stacking requirements, a large area would need to be allocated to the drive-through lanes. On tight sites, that limitation could preclude developing an acceptable layout.

Clearly, the major drop in trip generation rates indicates that fewer customers are using drive-through lanes. That reduction in drive-through usage has an impact on queue lengths and other operational characteristics observed at those facilities. This paper includes updated information on queuing in bank drive-through lanes based on counts taken in the City of Overland Park, Kansas, a suburban community of 171,000 residents in the Kansas City metropolitan area.

The second area of analysis in this paper pertains to observed queuing characteristics for coffee shops with drive-through lanes. In the last few years, drive-through coffee shops have become common throughout the country. Because those businesses were an insignificant factor when the report for **ITE Technical Council Committee 5D-10** was completed, no counts were conducted for that land use category. This paper contains data on queuing for coffee shops with drive-through lanes, based on counts conducted predominantly in the Kansas suburbs of the Kansas City metropolitan area.

As is the case for drive-in banks, the length of stacking required for a site has a major impact on potential site layouts. If a relatively short stacking distance is permitted, the lanes can be fit into very restricted sites or be more easily retrofitted to work with existing buildings. But if more queuing occurs than is provided for in a dedicated lane, the flow of traffic within a parking lot can be seriously restricted by that excess queue. In the worst case, if the drive-through stacking is located close to a public street and the excess queue extends into or near the street, the operation of the adjoining public street may be negatively impacted.

Appendix B

Drive-In Banks

Counts were conducted at ten suburban drive-in banks located throughout Overland Park in the fall of 2008 and the spring of 2009. Both established locations and sites that were relatively new were counted, although all banks had been open for business for at least one year. All but one location had drive-through ATMs. Based on the results of counts taken at a single bank location during a mid-week lunch hour, a mid-week p.m. peak hour, a Friday lunch hour, and a Friday p.m. peak hour; the maximum queue lengths occurred during the Friday p.m. peak hour. Therefore, all counts used in the study were conducted during the Friday p.m. peak hour time period.

The counting process involved noting the maximum per lane and total queues for the drive-through lanes at each location in fifteen minute increments, along with collecting information on the stacking of any drive-through ATM. In all cases the vehicles in the service positions were included in the counts. Where possible, the volumes of vehicles entering and exiting the parking lot also were tabulated. As a way to evaluate the frequency of various maximum queue lengths, the total queue lengths were noted at five minute intervals.

The queuing data was analyzed in ways similar to the methods used in the 1995 Report. Table 1 lists the observed frequency of maximum queue lengths per lane. Figure 1 plots the per lane maximum queue lengths using both the 2009 data and the data that was presented in 1995 (please note that the 1995 data involved fifteen counts, compared to the ten counts in the 2009 data). Figure 2 plots the probability that the queue lengths per lane will not exceed a given maximum queue length, once again presenting both 2009 and 1995 data.

Table 1 – Drive-In Bank 2009 Maximum Queue Length Per Lane

Queue Length	Frequency	Cumulative Frequency	P($q \leq N$)
0	0	0	0.00
1	1	1	.10
2	4	5	.50
3	4	9	.90
4	1	10	1.00

Note: P($q \leq N$) indicates probability, based on sample, of queue length of "q" not exceeding length "N"

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Figure 1 – Drive-In Bank 1995 And 2009 Maximum Queue Length Per Lane Data Plot

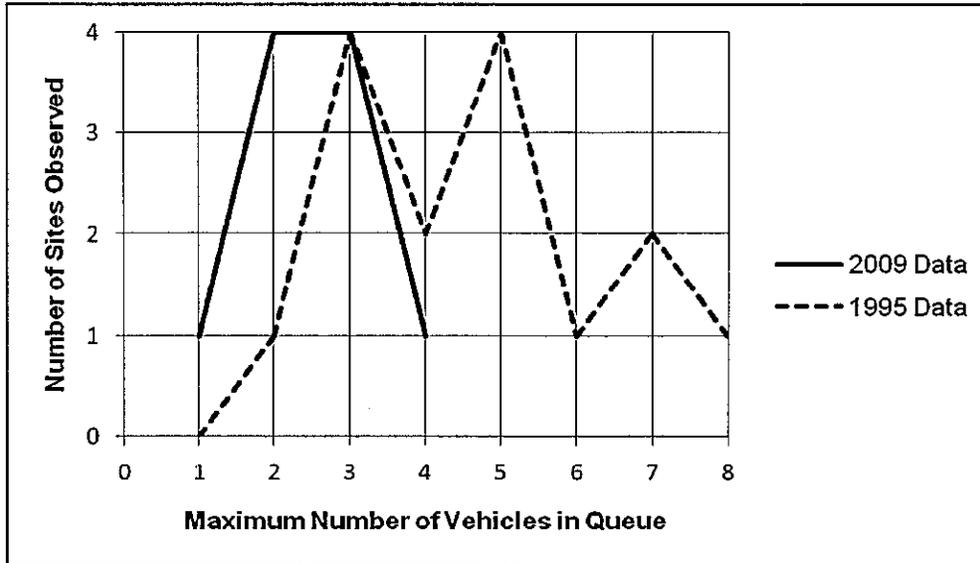
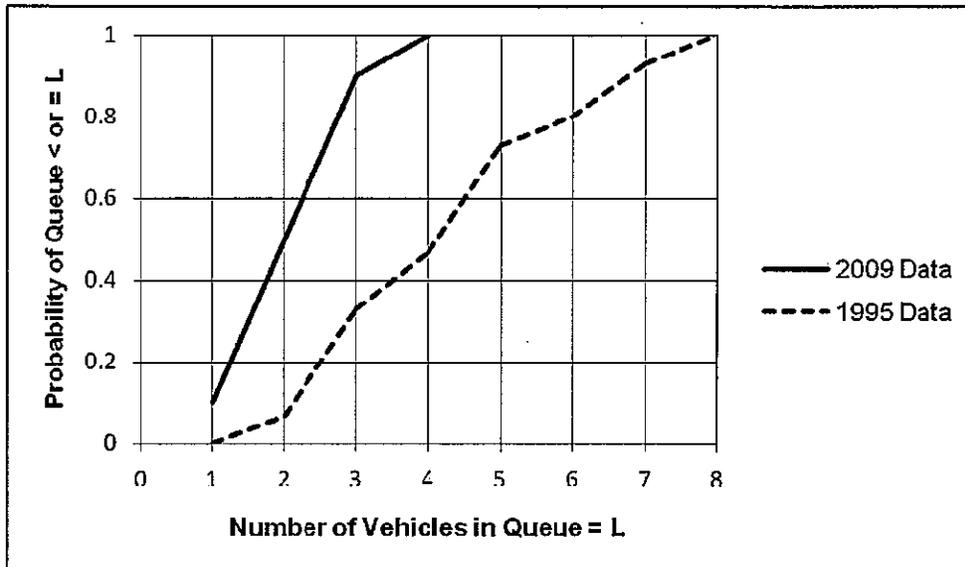


Figure 2 – Drive-In Bank 1995 And 2009 Cumulative Maximum Queue Length Per Lane Data Plot



The differences between the 1995 Report data (as noted earlier, actually based on counts conducted from the late 1960s to the late 1980s) and the 2009 counts are dramatic. The maximum per-lane queue lengths in the current counts were half what they were in the 1995 data.

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An attempt was made to determine if such factors as adjoining major street traffic volumes or the size of the building could predict the queuing results, but no correlation was found.

Observations

Some banks, especially those that have been in operation for several years, have a surplus of drive-through lanes and stacking area. That is because those sites were designed to accommodate the much higher demands that existed many years ago. Consequently, they often open only a portion of the available lanes.

In one case, for a main office bank location where it was possible to make a direct comparison between a count conducted in 1988 and a new count in 2008 (actually taken almost precisely 20 years apart), the difference was dramatic. The p.m. peak hour drive-through volumes for the 2008 count were 65% lower than the 1988 count, a much greater drop than would have been indicated by the reduced ITE trip generation figures discussed earlier. The maximum total number of vehicles queued and the maximum queue lengths per lane were correspondingly lower, dropping from 29 to 8 and 7 to 3, respectively. The demographics and development characteristics of the surrounding area have changed little since 1988 and the bank has continued as a stable operation. Considering all of those factors, it is reasonable to assume that the differences are associated with changes in customers' banking habits.

The one incidence of a four car per lane maximum stack was a single occurrence that lasted for only a few minutes. Based on that information, it is reasonable to consider the practical maximum required queue length to be three vehicles.

The maximum queue lengths for ATMS ranged from two to five vehicles. Only one location experienced the longer queue lengths and only for a short time period. All other locations had maximum queue lengths of three vehicles or less.

Coffee Shops With Drive-Through Lanes

Counts were conducted in the fall of 2008 and the spring of 2009 at twelve coffee shops located in the Kansas suburbs of Merriam, Olathe and Overland Park in the Kansas City metropolitan area and also in suburban Kansas City, Missouri. All but two of the establishments were situated in free-standing buildings, and several were located within shopping centers. Three were drive-through-only operations and the remaining nine were full-service locations that included both drive-through lanes and inside seating facilities. Because this type of use is busiest in the morning peak hour, all counts were completed during that time period.

Similar to the process used for drive-in banks, the counting process involved noting the maximum number of vehicles queued in the drive-through lane at each location for fifteen minute increments. As was done for the drive-in bank counts, the vehicle in the

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service position was included in the counts. Information on the number of vehicles entering and leaving the parking lot was collected for full-service operations (drive-through-only locations did not have any parking activity). The queuing information was tabulated for both the total length of queue and for the number of vehicles behind the menu board. The observed queue length was noted at five minute intervals as a way to evaluate the frequency of various queue lengths.

Once again, the queuing data was analyzed in ways similar to the methods used in the 1995 Report. Table 2 lists the observed frequency of maximum queue lengths. Figure 3 plots the per-lane maximum queue lengths and Figure 4 plots the probability that the queue will not exceed a given maximum queue length.

Table 2 – Coffee Shop With Drive-Through Maximum Queue Length

Queue Length	Frequency	Cumulative Frequency	P(q≤N)
0	0	0	0.00
1	0	0	0.00
2	0	0	0.00
3	1	1	.08
4	0	1	.08
5	0	1	.08
6	1	2	.17
7	1	3	.25
8	2	5	.42
9	1	6	.50
10	1	7	.58
11	2	9	.75
12	0	9	.75
13	3	12	1.00

Note: P(q≤N) indicates probability, based on sample, of queue length of “q” not exceeding length “N”

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Figure 3 – Coffee Shop With Drive-Through Maximum Queue Length Data Plot

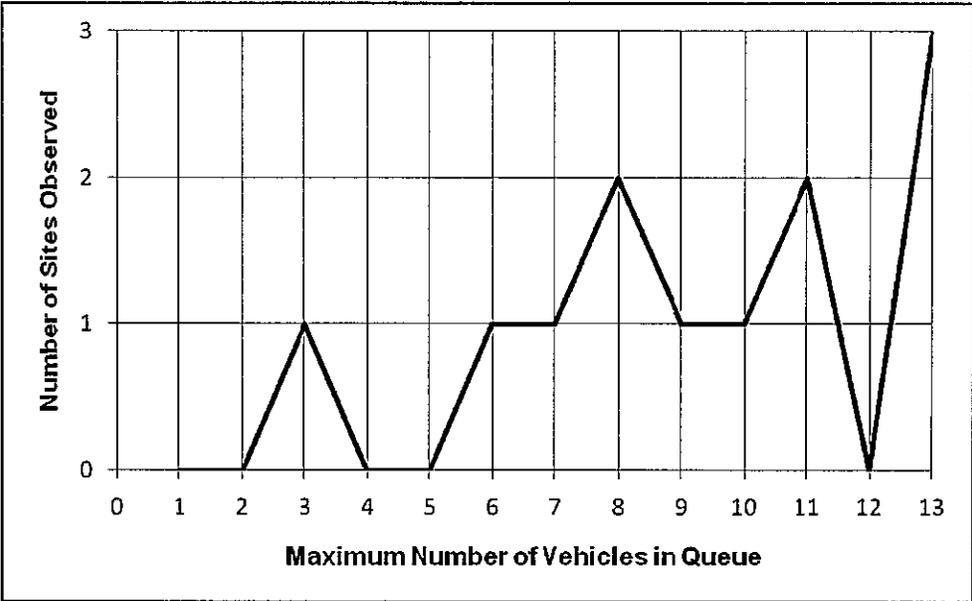
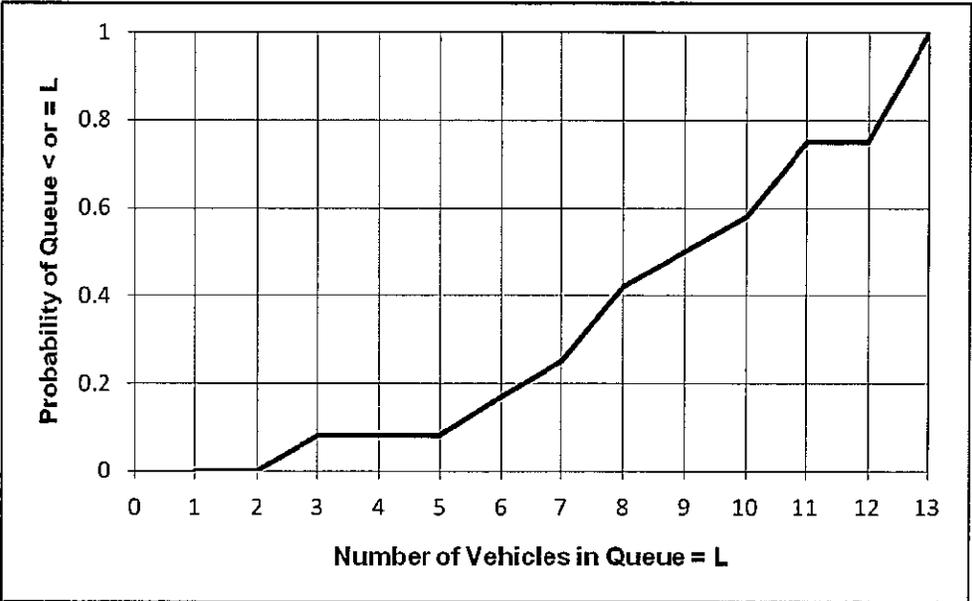


Figure 4 – Coffee Shop With Drive-Through Cumulative Maximum Queue Length Data Plot



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The total trip generation figures were compared to the a.m. peak hour ITE rates for Land Use Code 937, Coffee/Donut Shop with Drive-Through Window, and Land Use Code 938, Coffee/Donut Shop with Drive-Through Window and No Indoor Seating. The observed counts generally fell within the range of counts included in those categories, although two of the rates for the No Indoor Seating category exceeded the published range. No correlation was found between the adjoining major street traffic volumes or the size of the building and either the queuing or the trip generation results.

Observations

Several of the drive-through lanes were under-designed for the usage that was observed and queues spilled-out into parking lot circulation areas. In most cases the excess stacking did not result in disruptions of the operations of surrounding uses, since most other businesses were not open in the early morning. But for those sites where the end of the drive-through lane extended into the coffee shop parking lot, the excess queue often disrupted the movements of drivers who were trying to enter or exit parking spaces or the site itself.

One interesting facet of the data is that the three lowest observed maximum queue lengths were for the drive-through-only locations. The highest observed queue length for those operations was seven vehicles, which occurred only once at one location and only for a very short period of time. A six vehicle maximum stack was a more common occurrence.

The data shows that the volume of drive-through traffic and, therefore, the required stacking distance, is higher for full-service coffee shops than for drive-through-only operations. When total trip generation (both drive-through business and customers who park and walk in) is factored in, the full-service coffee shops did, on average, about two and one-half times the business of drive-through-only facilities. Since all of the full-service operations were Starbucks locations, it may be possible to apply the results of those counts to other proposed suburban Starbucks locations elsewhere in the country.

Total vehicular stacking available for a drive-through lane is an important consideration, but the location of the menu board relative to the pick-up window also impacts the efficiency of a drive-through lane operation. If the spacing is too short, stacking behind the pick-up window will extend into the menu board area, delaying ordering for those farther back in the line. In the counts conducted for this study, the pick-up window to menu board available stacking distances ranged from two to five vehicles.

The operation with the two car stack between the pick-up window and menu board regularly resulted in delays for drivers waiting to order at the menu board. The location with a five car stack rarely experienced delays for those ordering. Based on field observations, if an unlimited amount of stacking were available at a proposed site, the five car spacing would be ideal. Realizing that space for stacking nearly always is limited, an acceptable alternative would be the four car spacing.

Appendix B

Conclusions

Drive-in bank usage has dropped dramatically, as illustrated in the data provided in this report. Consequently, a reduced amount of stacking is required. That reduced area for drive-through stacking can provide more flexibility in the design of bank sites, allowing for development on smaller sites or the provision of increased landscaped areas.

Based on the data that was gathered, the City of Overland Park has reduced its previous requirement for a minimum five car stack per lane to a three car stack (a distance of 60 feet per lane, assuming average vehicle spacing to be 20 feet). That design should be sufficient to accommodate virtually all situations. Vehicular stacking requirements for ATMs have been established, also at a minimum of three car lengths.

Coffee shop drive-through lanes are most heavily used during the morning peak period, and therefore it is important to design sites to accommodate that peak demand. The following recommended minimum stacking lengths should be appropriate in most cases. The only exceptions would be situations in which excess queuing could impact a nearby street or major drive, in which case a more conservative approach should be taken.

Based on the data that was gathered for drive-through-only operations, it appears reasonable to require that a dedicated drive-through lane be provided with a stack of 120 feet – enough to handle six vehicles. That should be sufficient to accommodate nearly all vehicles that are likely to arrive during the morning peak hour time period.

For full service establishments, a 220-foot long drive-through lane, providing eleven cars of total storage, should be adequate to handle the vast majority of the drive-through lane volumes that might be encountered. In those cases where more than eleven vehicles were counted, the duration of the extreme queue lasted for only a few minutes. For the most efficient operation, the distance between the pick-up window and menu board should be at least 80 feet to accommodate four vehicles.

References

1. Gattis, J. L., Chair of ITE Technical Council Committee 5D-10. "Queuing Areas for Drive-Thru Facilities, by ITE Technical Council Committee 5D-10." *ITE Journal* (May 1995): 38-42.

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Queuing Areas For Drive-Thru Facilities

BY ITE TECHNICAL COUNCIL COMMITTEE 5D-10

ITE Technical Council Committee 5D-10 was formed to collect and analyze basic information that may be used to estimate and evaluate lengths of automobile queues at drive-thru facilities. In addition to fulfilling this objective, this Informational Report constitutes a starting point for compiling a database for drive-thru facility queue length information.

Introduction

When faced with the need to evaluate the future impacts of a planned development, the transportation engineer often employs some form of analogy, estimating the future impacts of as-yet unbuilt development by using the attributes of existing land uses having a similar nature. For instance, the engineer may refer to published trip generation rates, derived from observations made at existing developments, to obtain a figure by which to estimate volumes that will occur at the proposed development.



J. L. Gattis, P.E., was Chair of Technical Council Committee 5D-10. He is an Assistant Professor in the Department of

Civil Engineering at the University of Arkansas in Fayetteville, Ark. He is a Member of ITE.

Many types of businesses (such as fast-food restaurants, banks and cleaners) utilize drive-thru systems. A similar form of drive-thru operation can be found at sites where passenger pick-up

operations occur (such as parents picking up schoolchildren). These drive-thru systems are comprised of a server position (often at a service "window"), and vehicle queuing space in advance

QUEUING DATA SHEET						
1. Type of Service Provided	_____					
2. Day(s) of Week	Sun	Mon	Tue	Wed	Thu	Fri Sat
3. Time(s) of Day	_____					
4. Type of Area	CBD <input type="checkbox"/>	Suburban <input type="checkbox"/>		Rural <input type="checkbox"/>		
5. Competition in Area (For Same Services)	High <input type="checkbox"/>	Medium <input type="checkbox"/>		Low <input type="checkbox"/>		
6. Service Rate Measured (Per Window or Aisle or Lane)	_____ Vehicles/Time					
7. Arrival Rate Measured (Per Window or Aisle or Lane)	Avg _____		Max _____ Vehicles/Time			
8. Uniformity Rating	_____					(1 - 10)
9. Capacity of Queue Storage Area	_____					(Vehicles)
10. Measured Average Queue	_____					(Vehicles)
11. Measured Maximum Queue	_____					(Vehicles)
12. Excess Demand Volume	_____					(Vehicles)
13. Excess Demand Frequency	_____					
14. Size Sample or Length of Count Data	_____					
15. Narrative Description of Service	_____ _____ _____ _____					

Figure 1. Data gathering form used in survey.

Appendix C

Table 1. Ranges of Fast Food Queue Lengths by Food Type

Food Type	Maximum Queue Range (# in system)	Average Maximum Queue (# in system)	Studies
Donuts	4	4	2
Steak	4	4	2
Chicken	2-9	5	5
Fish	5	5	1
Sandwiches	5	5	1
Mexican	7	7	1
Roast Beef	6-8	7	2
Hamburgers	4-13	7	27

Table 2. Fast Food Queue Lengths

Maximum Queue Length (# in system)	Frequency	Cumulative Frequency	P(q≤N)
1	0	0	0.00
2	2	2	0.05
3	0	2	0.05
4	6	8	0.18
5	4	12	0.27
6	7	19	0.43
7	10	29	0.66
8	7	36	0.82
9	5	41	0.93
10	1	42	0.95
11	0	42	0.95
12	1	43	0.98
13	1	44	1.00

Note: P(q≤N) indicates probability, based on sample, of queue length "q" not exceeding length "N".

of the service position, for waiting in line as those ahead are served first.

When attempting to project lengths of automobile queues at proposed drive-thru facilities, the municipal or private consulting engineers may not find available data by which a projection can be made. While such data may be known by larger business chains that have drive-thru operations, the data do not seem to be generally available to the average traffic engineer trying to size or evaluate automobile queue storage area. True, some publications present results of queuing studies or equations for estimating queue lengths based on known system arrival and service rates.¹⁻³ But the proposed-site arrival and service rates may be unknown, and the proposed system may not possess attributes (such as negative exponential service time rates) needed for certain equations to properly predict queue lengths.

Drive-thru facilities are perceived as time-savers; as a convenience to the physically challenged, elderly and parents with young children; and as a way to avoid going out into inclement weather. Due to vehicle idling while in line, drive-thru facilities may also be viewed as causing unnecessary fuel consumption and air pollution. The popularity of drive-thru services creates a need to evaluate the queuing capacities of the varied drive-thru facilities. This report provides some basic drive-thru facility queue length information. It is hoped that the database will continue to grow, so that a comprehensive analytical tool may be available for the transportation professional.

Methods

The queue length data gathering form shown in Figure 1 was distributed to committee members in November 1987. The form was accompanied by specific user-instructions to ensure uniformity of procedures and compatibility of results.

Completed forms were returned to the committee chair and data were cataloged by land-use type. The maximum observed queue lengths and the maximum observed queue length frequencies were compiled. Cumulative frequencies and the probability that

queues would not exceed an absolute maximum were calculated and shown graphically.

Findings

Within this report, data have been compiled for banks, car washes, day care facilities, dry cleaners and fast-food restaurants.

Fast Food

This category includes restaurants characterized by food being prepared in advance of, or shortly after, ordering; by high turnover for eat-in customers; and by long business hours. The ITE land-use codes (LUCs) for this use are LUC 834 (*Trip Generation*, 1991) and 836 (*Parking Generation*, 1987).

Forty-four fast-food restaurants were observed for this study. They ranged from those serving chicken to the hamburger chains. All sites were suburban locations. Queuing was observed mainly during the weekday mid-day peak from the 1970s through

the 1990s, at sites in Florida, Kansas, Illinois, Minnesota, Montana, New Jersey, Oklahoma, Pennsylvania and Texas. All fast-food facilities observed for this study had a single-window drive-thru system. The industry is changing, with double- and even triple-window systems being utilized. Further information will be needed on queuing characteristics of these facilities.

The average observed service rate was 54 vehicles per hour (vph); the maximum rate was 108 vph. The maximum observed queue lengths (number of vehicles in line, including vehicle at service position) ranged from two to 13 vehicles (see Table 1). Where there was a menu-order board followed by a service window, the combined total of vehicles in both sequential lines was reported.

The restaurants featuring hamburgers had maximum queues in the upper part of the range. Table 2 shows the frequencies of the observed maximum queue lengths, as well as a probability of a queue of less than a given number

Appendix C

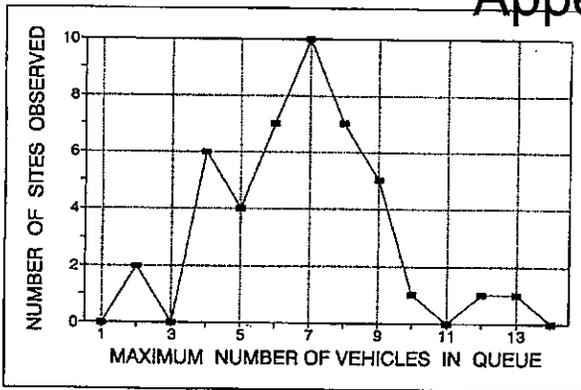


Figure 2. Maximum queue lengths at fast-food.

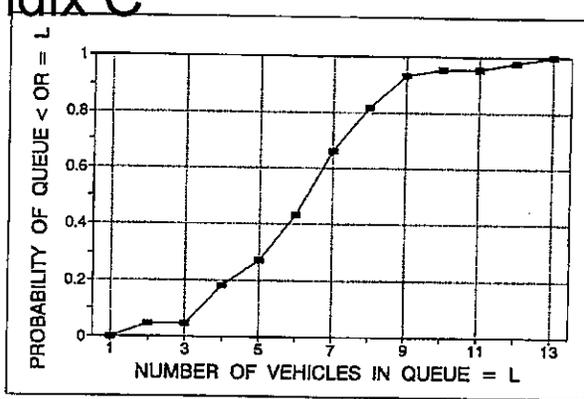


Figure 3. Maximum queue length probability at fast-food.

of vehicles. Figure 2 plots maximum queue length against the observed frequency of occurrence. Figure 3 depicts the probability that at any fast-food site, the queue will not exceed a given maximum queue length. From Table 2 or Figure 3, it can be seen that there was a 95 percent probability that the maximum queue at a site would be no more than 10 vehicles.

The maximum queues were evaluated against days of the week and were found to have no statistical relationship. Likewise, when evaluated against different levels of competition within the area and against service rates, there was no statistical relationship.

Bank

This category includes savings-and-loans with or without automatic teller machines (ATMs) and commercial banks with or without ATMs. Although there were historical differences between banks and savings-and-loans, they are now often indistinguishable to the public. The ITE land-use codes for this use are LUC 912 and 914 (*Trip Generation*, 1991) and LUC 912 (*Parking Generation*, 1987).

The studies analyzed were conducted from the late 1960s through the late 1980s; many were in Illinois, Minnesota, New Jersey and Texas. The size of the bank drive-thru facilities ranged from a minimum of one lane with one teller-window up to an institution with 10 lanes and four tellers.

Observed service rates for these institutions went up to a maximum of 35 vehicles per lane-hour. Maximum observed queues per lane ranged from two to eight vehicles. The maximum system queue lengths (all lanes com-

bin) ranged from five to 29 vehicles. At two sites, it was observed that a queue length exceeding eight vehicles per lane was not tolerated by customers. When the queue length became excessive, customers would park and use walk-in facilities rather than the drive-thru. Thus the collected data reflect a maximum queue per lane of eight vehicles.

Table 3 shows the observed frequency of occurrence of maximum queue lengths per lane. Figure 4 plots the maximum number of vehicles per lane

observed. On the basis of the studies received, there is a 100 percent probability that the queue length at a bank drive-thru facility will not exceed eight vehicles per lane, as Figure 5 shows.

Table 4 presents the maximum number of vehicles in an entire drive-thru system (all lanes combined) by ranges, along with the frequency of occurrence. This table shows that the most common maximum number-in-the-system at a bank drive-thru facility fell between six and 10 vehicles, as most observed facilities consisted of two lanes. Table 4 also

Table 3. Bank Queue Lengths

Queue Length	Maximum Queue Per Lane		P(q≤N)
	Frequency	Cumulative Frequency	
0	0	0	0.00
1	0	0	0.00
2	1	1	0.07
3	4	5	0.33
4	2	7	0.47
5	4	11	0.73
6	1	12	0.80
7	2	14	0.93
8	1	15	1.00

Note: P(q≤N) indicates probability, based on sample, of queue length "q" not exceeding length "N".

Table 4. Maximum Number of Vehicles in Bank System (All Lanes)

# in system	Frequency	Cumulative Frequency	P(q≤N)
0-5	2	2	0.13
6-10	6	8	0.53
11-15	3	11	0.73
16-20	2	13	0.87
21-25	1	14	0.93
26-30	1	15	1.00

Note: P(q≤N) indicates probability, based on sample, of queue length "q" not exceeding length "N".

Appendix C

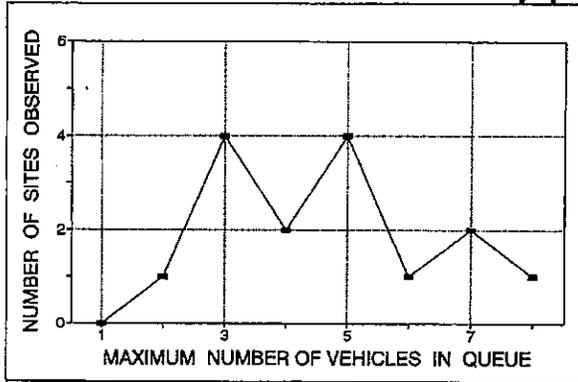


Figure 4. Maximum queue length per lane at bank.

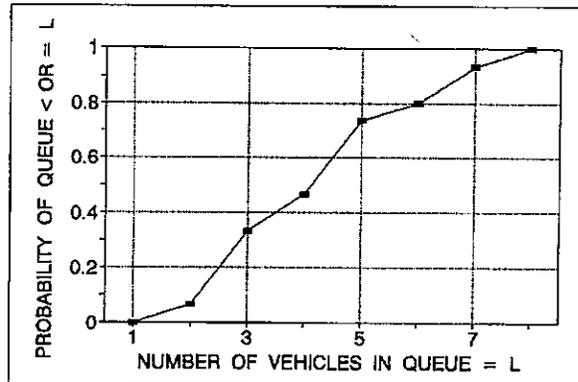


Figure 5. Maximum per lane queue length probability at bank.

gives the probability, based on the studies received, that the number of vehicles in the system will not exceed a certain range.

It should be noted that queuing lengths may be affected by time-of-day banking habits. There may be differences between the central city and a suburb. An area with a large proportion of retired persons may experience unique banking-time behaviors. In addition, the effects of banks incorporating ATMs into drive-thru aisles may also need to be investigated in future queuing studies.

Car Wash

This category includes full-service car washes (offering vacuuming and towel-drying services), exterior tunnel operation (vacuuming and towel drying not a part of the "in-line" operation, but may be offered at separate stations to the side), and self-service car washes (where customers pull into a wash bay, insert coins into a box, and proceed to wash). The ITE land-use code for these uses is LUC 847 (*Trip Generation*, 1991). This land use was not included in the 1987 *Parking Generation* report.

The studies analyzed were conducted from the late 1960s through the late 1980s in Kansas, Illinois, Montana, New Jersey and Texas. They included seven full service car washes, two exterior tunnel car washes, and nine self-service car washes. The number of self-service bays ranged from six to 14 per site. The self-service car washes typically had one or more parallel wash bays; the full-service car wash operations tended to have a single tunnel to serve customers.

Studies at the full-service car washes were made during winter or early spring months. Both full-service car washes consisted of a single tunnel. Observed service rates were 35 vph (maximum queue of nine vehicles) and 27 vph (maximum queue of 26 vehicles). At the site with a 26-vehicle queue, the queue extended off the site and onto an adjacent private street with light traffic volumes.

The self-service car wash studies were conducted on Saturday and Thursday, during late spring and/or summer months. Service rates at self-service car washes ranged from 4.1 vehicles per bay-hour to 5.4 vehicles per bay-hour. The average service rate was 4.77 vehicles per bay-hour. The maximum queue observed at two study sites was three vehicles, and at a third study site the maximum observed was one vehicle. No distinction was made as to whether these were maximum

queues per bay or total maximum queues (per entire operation).

Day Care

This category includes facilities that provide a place for children during the day, often while parents are at work. After-school care may also be provided. The ITE land-use code is LUC 565 (*Trip Generation*, 1991). This land use was not included in the 1987 *Parking Generation* report.

Data were submitted for one day-care facility in Texas, during the evening peak hour. The facility had 99 children enrolled and 94 present the day the study was conducted. The day-care facility handled children age 2 through first grade. The facility was operated in a manner that required the parents to park their cars and go inside to get their children.

The hour service rate was 46 vehicles. A maximum of eight vehicles in

This is an Informational Report of the Institute of Transportation Engineers prepared by Technical Council Committee 5D-10. The information in this report has been obtained from experiences of transportation engineering professionals and research. ITE Informational Reports are prepared for informational purposes only and do not include Institute recommendations on which is the best course of action or the preferred application of the data.

Members of Technical Council Committee 5D-10 were J. L. Gattis, P.E. (M), Chair; Grant A. Bacchus, P. Eng. (F); Benedict G. Barkan (F); Robert R. Marvin, P.E. (M); Dale B. McKinney, P.E. (F); Robert A. Nelson, P.E. (F); Seyed M. Safavian (M); James M. Schoen (A); David K. Sorenson, P.E. (A); Mark J. Stuecheli (M); and Jack Wierzenski (A).

Members of the Technical Council Department 5 Standing Committee at the time of approval of this report were Dennis O'Malley (F), Chair; Carol H. Walters, P.E. (M), Assistant Chair; Robert D. McMillen, P.E. (FL); Wamahdri W. Williams (A); and Donald J. Galloway, P.E. (F). Brian S. Bochner, P.E. (F), was the Chair of Technical Council, and John M. Mason, P.E. (F), was the Assistant Chair.

Appendix C

Table 5. Summary of Observed Queue Distances at Drive-Thru Facilities

	Near-maximum number of queued vehicles observed in system (does not include vehicle at service position)	Lane Length needed to store near-maximum queue (does not include vehicle at service position)
Fast-Food (Hamburger)	10 - 1 = 9	60 m (198 feet)
Bank	8 - 1 = 7	47 m (154 feet)
Car Wash (self-service)	3 - 1 = 2	13 m (44 feet)
Day Care	10 - 1 = 9	can store in parallel
Dry Cleaner	3 - 1 = 2	13 m (44 feet)

5 minutes (if sustained, equivalent to 96 vph) were observed; a 20-minute period had 28 vehicles (84 per hour). The maximum number of waiting vehicles was 10 vehicles.

VanWinkle and Kinton reported the results of 29 field studies at day-care establishments in Tennessee. Their findings are in the July 1994 *ITE Journal*.

Dry Cleaners

This category includes facilities that clean clothing and other fabrics that should not be laundered. Often a walk-up window is present. No information is provided for this land use in either the ITE 1991 *Trip Generation* report or the ITE 1987 *Parking Generation* report.

One study was conducted at a dry cleaner with drive-thru facilities in Montana during a weekday p.m. peak period. An average service rate of 41 vph was measured at the single window. The observed maximum queue was three vehicles long. Forty-five percent of the customers used the drive-thru facility.

Conclusions

Table 5 summarizes the observed maximum or near-maximum observed queue lengths, and also lists the stacking distance needed to accommodate these observed queues, based on a front bumper-to-front bumper space occupied length of 22 feet (ft) per vehicle. This 22 ft may not be the exact space that vehicles occupy, but a value ranging from 20 ft to 25 ft seems appropriate for many situations. Because only one day-care facility was observed, and because parents picking up children may park in parallel or in a lot instead of in a single-file line, no stacking length was calculated for this land use.

Due to a change of committee personnel during the course of the data-gathering effort, some of the original forms submitted by committee members are not available. There are some apparent errors in the tables. For instance, the number of studies tallied in Table 1 is 41, while the number in Table 2 is 44. It is not known whether three studies were not included in Table 1, or whether there was double counting in Table 2. The unavailability of the original data forms makes it impossible to recheck the numbers.

The size of this drive-thru facility queuing characteristic database was limited. There is a need to accumulate and analyze more drive-thru queuing system data, so transportation engineers and site planners can be better informed. Additional observations of service rates are also needed in order to determine relationships between service rates and queue lengths, and to evaluate long-term trends in service rates. Finally, investigations of the amount of space occupied per vehicle within a queue are needed so that engineers will have the ability to project not only the number of vehicles that will be in the maximum queue for a given site, but also the queue storage length required for a site.

When collecting queuing data, the recorder should clearly indicate whether the number of vehicles recorded includes or excludes the vehicle(s) in the service position (that is, at the window). The data record must indicate which numbers are for a single queuing line and which totals are for the entire system of multiple queuing lines. An observer should also note instances of arriving vehicles balking or refusing to enter a queue due to excessive length, and how many vehicles were in the queue when the next arrival balked.

Other types of drive-thru operations

that could be studied include those at credit unions, funeral homes, gas stations (either gas only, full-service, self-service, or a combination with convenience stores or car washes), libraries, liquor stores, movie theater ticket booths, parking lots and garages (either pick-up ticket or pay, or key, tag, or card), post offices, pre-schools, baby-sitting or school combinations, lower grade schools, stadium ticket sales machines, truck stops and places of worship.

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Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type*:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s)

Weather Conditions

Location Within Area (select one):
 CBD
 Urban (non-CBD)
 Suburban (non-CBD) X
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium X
 Low

Drive-Through Description

Gross Floor Area (estimated)

	Maximum Queue	Time Max Queue Occurred
Sunday		
Monday		
Tuesday	5	3:36pm
Wednesday	5	2:37pm
Thursday		
Friday		
Saturday		

Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s)

Weather Conditions

Location Within Area (select one):
 CBD
 Urban (non-CBD)
 Suburban (non-CBD) X
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium X
 Low

Drive-Through Description :

Gross Floor Area (estimated)

	Maximum Queue	Time Max Queue Occurred
Sunday		
Monday		
Tuesday		
Wednesday	3	3:28pm
Thursday	3	8:51am, 10:37am
Friday		
Saturday		

Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s)

Weather Conditions

Location Within Area (select one):
 CBD
 Urban (non-CBD)
 Suburban (non-CBD) X
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium X
 Low

Drive-Through Description :

Gross Floor Area (estimated)

	Maximum Queue	Time Max Queue Occurred
Sunday	4	5:18pm
Monday		
Tuesday		
Wednesday		
Thursday		
Friday	8	12:20pm, 2:20pm
Saturday	8	11:40am

Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s)

Weather Conditions

Location Within Area (select one):
 CBD
 Urban (non-CBD)
 Suburban (non-CBD) X
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium X
 Low

Drive-Through Description :

Gross Floor Area (estimated)

	Maximum Queue	Time Max Queue Occurred
Sunday		
Monday		
Tuesday	7	4:47pm, 5:04pm
Wednesday	7	3:00pm, 5:26pm
Thursday		
Friday		
Saturday		

Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s):

Weather Conditions:

Location Within Area (select one):
 CBD
 Urban (non-CBD) X
 Suburban (non-CBD)
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium X
 Low

Drive-Through Description :

Gross Floor Area (estimated)

	Maximum Queue	Time Max Queue Occurred
Sunday		
Monday		
Tuesday	6	1:18pm
Wednesday		
Thursday		
Friday		
Saturday		

Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s)

Weather Conditions

Location Within Area (select one):
 CBD
 Urban (non-CBD) X
 Suburban (non-CBD)
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium X
 Low

Drive-Through Description :

Gross Floor Area (estimated)

	Maximum Queue	Time Max Queue Occurred
Sunday		
Monday		
Tuesday	8	4:41pm
Wednesday	6	11:27am, 1:48pm, 2:23pm, 4:32pm, 5:25pm
Thursday		
Friday		
Saturday		

Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s)

Weather Conditions

Location Within Area (select one):
 CBD
 Urban (non-CBD)
 Suburban (non-CBD)
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium
 Low

Drive-Through Description :

1 Lane. Only counted the vehicles waiting in line, not the vehicles currently being washed.

Gross Floor Area (estimated)

3,375 sq. ft

	Maximum Queue	Time Max Queue Occurred
Sunday		
Monday		
Tuesday		
Wednesday	6	3:08pm
Thursday	6	3:07pm
Friday		
Saturday		

Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s)

Weather Conditions

Location Within Area (select one):
 CBD
 Urban (non-CBD)
 Suburban (non-CBD) X
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium
 Low X

Drive-Through Description :

1 Lane. Only counted the vehicles waiting in line, not the vehicles currently being washed.

Gross Floor Area (estimated)

	Maximum Queue	Time Max Queue Occurred
Sunday		
Monday		
Tuesday	1	12:58pm
Wednesday	3	2:53pm
Thursday		
Friday		
Saturday		

Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s)

Weather Conditions

Location Within Area (select one):
 CBD
 Urban (non-CBD)
 Suburban (non-CBD) X
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium
 Low X

Drive-Through Description :

1 Lane. Only counted the vehicles waiting in line, not the vehicles currently being washed.

Gross Floor Area (estimated)

	Maximum Queue	Time Max Queue Occurred
Sunday		
Monday		
Tuesday	4	1:48pm
Wednesday	3	4:29pm
Thursday		
Friday		
Saturday		

Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s):

Weather Conditions:

Location Within Area (select one):
 CBD
 Urban (non-CBD)
 Suburban (non-CBD) **X**
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium
 Low **X**

Drive-Through Description :

1 Lane. Only counted the vehicles waiting in line, not the vehicles currently being washed.

Gross Floor Area (estimated)

	Maximum Queue	Time Max Queue Occurred
Sunday		
Monday		
Tuesday		
Wednesday	3	12:37pm, 1:50pm, 3:43pm, 4:41pm, 5:10pm, 7:04pm, 7:30pm
Thursday	4	2:38pm, 4:20pm
Friday		
Saturday		

Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s)

Weather Conditions

Location Within Area (select one):
 CBD
 Urban (non-CBD)
 Suburban (non-CBD) X
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium
 Low X

Drive-Through Description :

Gross Floor Area (estimated)

	Maximum Queue	Time Max Queue Occurred
Sunday		
Monday		
Tuesday		
Wednesday	10	1:03pm
Thursday	6	4:02pm
Friday		
Saturday		

Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s)

Weather Conditions

Location Within Area (select one):
 CBD
 Urban (non-CBD)
 Suburban (non-CBD) X
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium
 Low X

Drive-Through Description :

2 lanes. Only vehicles in line were counted, not vehicles being washed.

Gross Floor Area (estimated)

1,225 sq. ft

	Maximum Queue	Time Max Queue Occurred
Sunday		
Monday		
Tuesday		
Wednesday	4	6:03pm
Thursday	3	4:37pm, 6:28pm, 7:39pm, 7:51pm, 8:04pm, 8:23pm
Friday		
Saturday		

Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s)

Weather Conditions

Location Within Area (select one):
 CBD
 Urban (non-CBD) X
 Suburban (non-CBD)
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium X
 Low

Drive-Through Description :

Gross Floor Area (estimated)

	Maximum Queue	Time Max Queue Occurred
Sunday		
Monday		
Tuesday		
Wednesday	11	8:50am
Thursday	10	7:57am
Friday		
Saturday		

Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s)

Weather Conditions

Location Within Area (select one):
 CBD
 Urban (non-CBD)
 Suburban (non-CBD)
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium
 Low

Drive-Through Description :

Gross Floor Area (estimated)

	Maximum Queue	Time Max Queue Occurred
Sunday	7	9:39am, 9:41am
Monday	10	8:39am
Tuesday	12	9:26am
Wednesday		
Thursday		
Friday	12	8:12am
Saturday	8	8:52am, 10:24am

Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s)

Weather Conditions

Location Within Area (select one):
 CBD
 Urban (non-CBD)
 Suburban (non-CBD) X
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium
 Low X

Drive-Through Description :

Gross Floor Area (estimated)

	Maximum Queue	Time Max Queue Occurred
Sunday		
Monday		
Tuesday		
Wednesday	14	7:22am, 7:49am
Thursday	16	8:56am
Friday		
Saturday		

Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s)

Weather Conditions

Location Within Area (select one):
 CBD
 Urban (non-CBD)
 Suburban (non-CBD) **X**
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium **X**
 Low

Drive-Through Description :

Gross Floor Area (estimated)

	Maximum Queue	Time Max Queue Occurred
Sunday		
Monday		
Tuesday		
Wednesday	10	7:42am, 8:41am, 8:59am
Thursday	11	7:33am
Friday		
Saturday		

Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s):

Weather Conditions:

Location Within Area (select one):
 CBD
 Urban (non-CBD)
 Suburban (non-CBD) X
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium X
 Low

Drive-Through Description :

Gross Floor Area (estimated)

	Maximum Queue	Time Max Queue Occurred
Sunday		
Monday		
Tuesday		
Wednesday	11	8:45am
Thursday		
Friday		
Saturday		

Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s)

Weather Conditions

Location Within Area (select one):
 CBD
 Urban (non-CBD)
 Suburban (non-CBD) **X**
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium **X**
 Low

Drive-Through Description :

Gross Floor Area (estimated)

	Maximum Queue	Time Max Queue Occurred
Sunday		
Monday		
Tuesday	10	8:09am
Wednesday	12	7:57am
Thursday		
Friday		
Saturday		

Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s)

Weather Conditions

Location Within Area (select one):
 CBD
 Urban (non-CBD) X
 Suburban (non-CBD)
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium X
 Low

Drive-Through Description :

Gross Floor Area (estimated)

	Maximum Queue	Time Max Queue Occurred
Sunday		
Monday		
Tuesday		
Wednesday	5	6:04pm
Thursday	5	6:55pm
Friday		
Saturday		

Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s)

Weather Conditions

Location Within Area (select one):
 CBD
 Urban (non-CBD)
 Suburban (non-CBD) X
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium X
 Low

Drive-Through Description :

Gross Floor Area (estimated)

	Maximum Queue	Time Max Queue Occurred
Sunday	6	4:30pm
Monday	12	12:10pm
Tuesday		
Wednesday		
Thursday		
Friday	10	12:12pm
Saturday	8	9:38pm

Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s)

Weather Conditions

Location Within Area (select one):
 CBD
 Urban (non-CBD)
 Suburban (non-CBD) X
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium X
 Low

Drive-Through Description :

Gross Floor Area (estimated)

	Maximum Queue	Time Max Queue Occurred
Sunday		
Monday		
Tuesday		
Wednesday	12	11:46am
Thursday	13	12:23pm
Friday		
Saturday		

Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s)

Weather Conditions

Location Within Area (select one):
 CBD
 Urban (non-CBD) X
 Suburban (non-CBD)
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium X
 Low

Drive-Through Description :

Gross Floor Area (estimated)

	Maximum Queue	Time Max Queue Occurred
Sunday		
Monday		
Tuesday		
Wednesday	9	8:48am
Thursday	8	8:54am
Friday		
Saturday		

Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s)

Weather Conditions

Location Within Area (select one):
 CBD
 Urban (non-CBD)
 Suburban (non-CBD) X
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium X
 Low

Drive-Through Description :

Gross Floor Area (estimated)

	Maximum Queue	Time Max Queue Occurred
Sunday		
Monday		
Tuesday		
Wednesday	10	12:26pm
Thursday	8	12:17pm, 6:57pm
Friday		
Saturday		

Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s)

Weather Conditions

Location Within Area (select one):
 CBD
 Urban (non-CBD)
 Suburban (non-CBD) **X**
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium **X**
 Low

Drive-Through Description :

Gross Floor Area (estimated)

	Maximum Queue	Time Max Queue Occurred
Sunday		
Monday		
Tuesday		
Wednesday	8	5:26pm
Thursday	5	8:13am, 12:10pm, 1:25pm, 3:22pm, 8:54pm
Friday		
Saturday		

Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s)

Weather Conditions

Location Within Area (select one):
 CBD
 Urban (non-CBD)
 Suburban (non-CBD)
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium
 Low

Drive-Through Description :

Gross Floor Area (estimated)

	Maximum Queue	Time Max Queue Occurred
Sunday		
Monday		
Tuesday	1	13 times
Wednesday	2	5:55pm
Thursday		
Friday		
Saturday		

Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s)

Weather Conditions

Location Within Area (select one):
 CBD
 Urban (non-CBD)
 Suburban (non-CBD) **X**
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium **X**
 Low

Drive-Through Description :

Gross Floor Area (estimated)

	Maximum Queue	Time(s) Max Queue Occurred
Sunday		
Monday		
Tuesday	4	5:28pm
Wednesday	4	6:38pm
Thursday		
Friday		
Saturday		

Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s)

Weather Conditions

Location Within Area (select one):
 CBD
 Urban (non-CBD) X
 Suburban (non-CBD)
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium X
 Low

Drive-Through Description :

Gross Floor Area (estimated)

	Maximum Queue	Time(s) Max Queue Occurred
Sunday		
Monday		
Tuesday	2	1:57pm, 3:35pm, 5:48pm, 6:07pm, 7:10pm
Wednesday	2	3:03pm, 3:52pm, 4:07pm, 4:46pm, 5:12pm, 5:20pm, 6:43pm
Thursday		
Friday		
Saturday		

Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s)

Weather Conditions

Location Within Area (select one):
 CBD
 Urban (non-CBD)
 Suburban (non-CBD) **X**
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium **X**
 Low

Drive-Through Description :

Gross Floor Area (estimated)

	Maximum Queue	Time(s) Max Queue Occurred
Sunday		
Monday		
Tuesday		
Wednesday	4	2:33pm, 3:31pm, 4:46pm, 4:57pm, 5:28pm, 6:26pm, 6:38pm, 8:20pm, 9:20pm
Thursday	5	4:30pm, 4:52pm, 5:56pm, 6:00pm
Friday		
Saturday		

Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s)

Weather Conditions

Location Within Area (select one):
 CBD
 Urban (non-CBD)
 Suburban (non-CBD) X
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium X
 Low

Drive-Through Description :

Gross Floor Area (estimated)

	Maximum Queue	Time(s) Max Queue Occurred
Sunday		
Monday		
Tuesday	3	4:03pm
Wednesday	3	8:34am, 4:04pm, 4:51pm
Thursday		
Friday		
Saturday		

Appendix D

Drive-Through Queuing Data Form

ITE Land Use Code:
 Land Use/Building Type:

Name of Business:
 Address:
 City:
 State:
 Zip Code:

Date(s):

Weather Conditions:

Location Within Area (select one):
 CBD
 Urban (non-CBD)
 Suburban (non-CBD) X
 Suburban CBD
 Rural
 Not Given

Competition Within Area (select one):
 High
 Medium X
 Low

Drive-Through Description :

Gross Floor Area (estimated)

	Maximum Queue	Time(s) Max Queue Occurred
Sunday		
Monday		
Tuesday	3	4:49pm
Wednesday	2	12:49pm
Thursday		
Friday		
Saturday		



Architects
Environmental
M/E/P
Surveyors

Engineers
Landscape Architects
Planners
Transportation/Traffic

1992 SW 1st Street
Miami, FL 33135
Phone: 305.274.4805
Fax: 305.274.4807

September 6, 2015

**Re: Community Involvement Meeting for: Key Largo Commercial Center
Monroe County Project Number: 2015-163**

Dear Neighbor:

This letter is to invite you to a community involvement meeting related to the proposed Key Largo Commercial Center located at 101000 Overseas Highway in Key Largo, Florida. As part of the redevelopment, the project proposes to demolish 10,239 SF of existing vacant building and construct a new 3,116 SF McDonalds restaurant and a 5,000 SF two-tenant retail building (users to be determined).

CPH would like to invite you on behalf of the property owners, Key Largo Tree, LLC, to introduce the project and give the neighborhood the opportunity to ask any questions, voice any concerns, or make suggestions regarding the proposed development.

We have scheduled the following meeting:

Date: September 19th, 2016
Time: 6:00pm- 8:00pm
Location: Murray Nelson Government Center- BOCC Room
102050 Overseas Highway
Key Largo, Florida 33037

If you wish to submit written comments, please email them to:

Attn: Chris Collins, PE (CPH, Inc.)
ccollins@cphcorp.com
(305)274-2805

Sincerely,
CPH, Inc.

Chris Collins, PE
Project Manager

Attachments: Proposed Site Plan

FILED FOR RECORD
2016 SEP 14 AM 11:08
CLK. CIR. CLERK
MONROE COUNTY, FLA



January 11, 2016

Mr. Kevin Bond, AICP – Planning and Development Review Manager
Monroe County Planning & Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, FL 33050-4277



Re: File #2015-163, Key Largo Tree, LLC Major CU – Key Largo (Overseas Highway – MM 101.0) Level III Traffic Impact Study dated April 2016 - Review

Dear Mr. Bond:

We have reviewed the traffic impact study dated April 2016 submitted by *CPH, Inc.* for the applicant *IMC-Key Largo Commercial Center*, and received via email on June 3, 2016.

- A Traffic Methodology Memorandum was included with the report in Appendix A. Appendix B includes previous review comments. Comment 11 still has not been properly addressed in the Methodology.
- *Background data:* The site is located near MM 101.0 along US 1 at 101000 Overseas Highway, Key Largo, Florida. The site is currently developed with 21,050 square feet of retail space; and it is proposed to be redeveloped into a 3,116 square foot fast food restaurant with drive through service and an adjoining 15,000 square foot retail building.
- *Site Plan:* A reduced size site plan is included with the traffic report. Access to the site is proposed to be provided via two (2) existing driveways along Overseas Highway. The “visibility triangle” shown on the site plan does not show correctly the sight triangles at the driveways to attest for clear sight visibility, nor are the vehicle maneuverability details presented on the site plan. A review of the current and previously provided site plans yielded the following comments (see attachment):

1. Connection Spacing distance between the two site driveways is approximately 125 feet, which is 120 feet less than the recommended minimum of 245 feet for an FDOT Access Class 5 roadway with a posted speed limit of 45 mph. As previously stated in comment 11 (see Appendix A of report), compliance with Item 6 of Section XIII, Safety and Visibility for properties accessing Overseas Highway is generally interpreted for Safety: to meet FDOT Access Management policies and standards (Major References: Median Handbook, Driveway Information Guide); for visibility to meet FDOT sight distance standards (Major Reference: Standard Index 546).

The Site Access Analysis section of the report on page 12 indicates that *preliminary discussions with FDOT have resulted in no objections to the configuration of the existing driveways with the proposed redevelopment*. The last written documentation received by the County from the Department contradicts this statement. See attached FDOT comment 2, which states that *Proposed Access shall [emphasis added] comply with Florida Administrative Chapter (FAC) 14-96 and 14-97 and comments 3 and 4*.

Preliminary crash data (see attachment) indicates an increase of crash incidents within the site driveways.

2. Need to show drive through queue capacity and direction. The last paragraph in page 12 states that *Queues studies performed for similar land uses indicate an 85th percentile queue of 12 vehicles and the proposed site plan is anticipated to accommodate 12 vehicles*. However, the report does not provide adequate reference or copies of the reports for review. In addition, the site plan does not show how the 12 vehicles would be accommodated as previously requested.

- *Trip Generation:* The trip generation for this traffic study is based on *ITE Trip Generation Manual - 9th Edition* using ITE land uses 820 and 934. The report indicates that the proposed development is anticipated to generate 1,188 additional site driveway daily trips, of which 59 are PM peak hour trips (33 inbound and 26 outbound); and an additional 604 daily new link trips along Overseas Highway, respectively.

Table 1, ITE Trip Generation shows Peak Hour and Weekday Trips-per 1,000 square feet for each land use. However, a total site trip per total square footage should have been calculated for Site Trip Intensity per Section 101-1 of the County Land Development Code (previous comment 5; see Appendix A of report). The correct Site Trip Intensity is 121 trips per 1000 square feet (2184/18.116). Other calculated intensities should be deleted.

The trip generation calculation indicates an increase of approximately 28% for the driveway trips during the PM peak hour period (59/211), which is greater than the 20% typical threshold FDOT has used to consider a significant change in volume for requesting a new driveway permit application. Therefore, further review of the access configuration is expected as part of the access permit application.

- *U.S. 1 Traffic Impact and Reserve Capacity:* The analysis uses the 2013 TTDS Level of Service and Reserve Capacity Table per Traffic Methodology agreement. Based on this table, reserve capacities for Overseas Highway Segments # 22 through 24 are identified to have adequate reserve capacity to accommodate the project trips based on a linear trip dissipation with a maximum trip length of 10 miles each direction and a 52% north/east and 48% south/west distribution.
- *Intersection Analysis:* The study presents inbound/outbound volumes and analysis for the site driveways, and the nearby signalized intersections of Overseas Highway at Atlantic Avenue and Overseas Highway at Tarpon Basin Drive.

Table 5 – Driveway Level of Service shows a LOS E for the EBL movement at Driveway 2 and Overseas Highway intersection. The proposed site does add trips to this movement, the access connection distance standard is not met, and site trips increase does require an access permit; therefore, an alternate configuration should be considered and reviewed.

At this time, we concur with the findings that the proposed Key Largo Tree site redevelopment would not degrade the LOS of surrounding roadways. However, it is County policy to reduce the number of driveways along Overseas Highway when feasible to improve traffic safety and operations. As previously stated, further consideration should be given to the current two (2) driveway access configuration. Also, the applicant's consultant should certify that the site driveways provide clear sight visibility and the site is designed to accommodate the design vehicle. Should you have any questions, feel free to call me.

Sincerely,
URS Corporation Southern



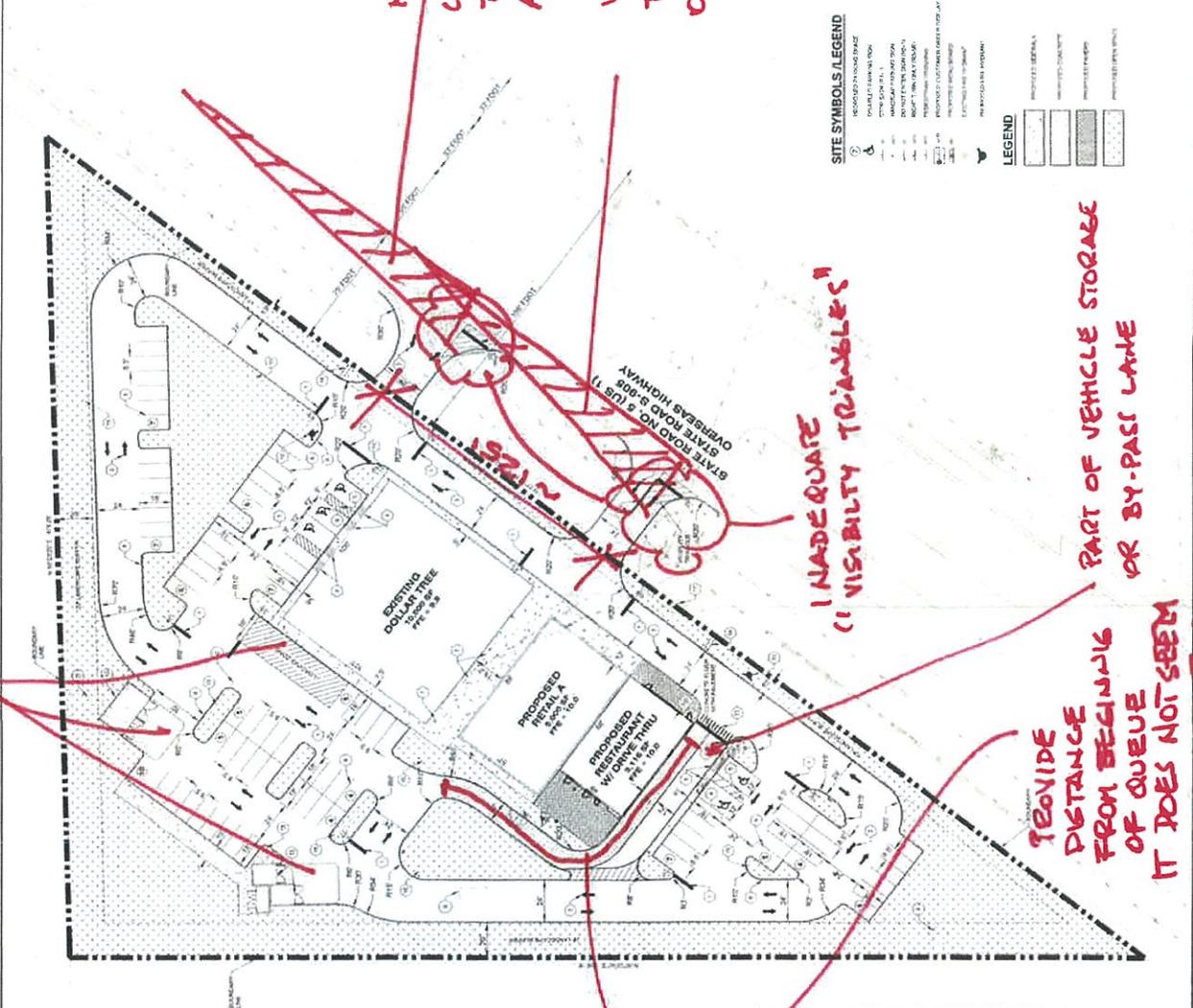
John Arrieta, PE, PTOE
Senior Traffic Engineer/Transportation Planner

cc: Ms. Mayte Santamaria – Monroe County

ITEM	RECORDED	PROPOSED
SITE DATA		
PARCEL IDENTIFICATION NUMBER	0007030000	
TOTAL SITE AREA	141,555 SF (3.31 AC)	
ZONING	IMC (COMMERCIAL CENTER)	
LAND USE DESIGNATION	IMC (COMMERCIAL CENTER)	
FUTURE LAND USE (ILLUM)	ILLUMINATED USE - COMMERCIAL	
TRAIL DESIGNATION		
FEMA FLOOD ZONE	AREA UNDEVELOPED (DATE 04/15/2010)	
SITUATIONS		
STATE ROAD NO. 900 (1)	RECORDED	PROPOSED
FRONT YARD (2)	RECORDED	PROPOSED
REAR YARD (3)	RECORDED	PROPOSED
USE YARD (4)	RECORDED	PROPOSED
BARBERS	RECORDED	PROPOSED
STATE ROAD NO. 348 (1)	RECORDED	PROPOSED
RESERVATION	N/A	N/A
ADJACENT PARCELS OF RECORD	N/A	N/A
ADJACENT ZONING	N/A	N/A
ADJACENT DEVELOPMENTS	N/A	N/A
PROPOSED		
PROPOSED PARKING	11	11
RECORDING	MAX. BLDG HEIGHT: 35'	MAX. BLDG HEIGHT: 35'
DEMOLITION	13,771 SF	
TOTAL AREA OF EXISTING BUILDINGS TO BE DEMOLISHED		
LAND USE		
EXISTING LAND USE	COMMERCIAL RETAIL (RESTAURANT)	
PROPOSED LAND USE	COMMERCIAL RETAIL (RESTAURANT)	
NONRESIDENTIAL		
EXISTING DOLLAR VALUE	10,000 SF	
PROPOSED DOLLAR VALUE	5,000 SF	
PROPOSED RESTAURANT IN DRIVE THRU	3,116 SF	
LAND USE INTENSITY		
COMMERCIAL (HIGH INTENSITY)	18,116 SF	0.13
PROPOSED		
MAX. FAR ALLOWED		0.15
LAND USE CALCULATION		
PROPOSED PARKING AREA	5,000 SF (11%)	2015-10.3
PROPOSED WAREHOUSE AREA		
OPEN SPACE REQUIRED	20% MIN.	

SITE LEGEND

1. EXISTING IMPROVEMENTS
2. PROPOSED IMPROVEMENTS
3. EXISTING DRIVEWAYS
4. PROPOSED DRIVEWAYS
5. EXISTING SIDEWALKS
6. PROPOSED SIDEWALKS
7. EXISTING BIKEWAYS
8. PROPOSED BIKEWAYS
9. EXISTING UTILITIES
10. PROPOSED UTILITIES
11. EXISTING FENCES
12. PROPOSED FENCES
13. EXISTING SIGNAGE
14. PROPOSED SIGNAGE
15. EXISTING LIGHTING
16. PROPOSED LIGHTING
17. EXISTING TREES
18. PROPOSED TREES
19. EXISTING LANDSCAPE
20. PROPOSED LANDSCAPE
21. EXISTING PAVEMENT
22. PROPOSED PAVEMENT
23. EXISTING CURBS
24. PROPOSED CURBS
25. EXISTING WALLS
26. PROPOSED WALLS
27. EXISTING FENCES
28. PROPOSED FENCES
29. EXISTING SIGNAGE
30. PROPOSED SIGNAGE
31. EXISTING LIGHTING
32. PROPOSED LIGHTING
33. EXISTING TREES
34. PROPOSED TREES
35. EXISTING LANDSCAPE
36. PROPOSED LANDSCAPE
37. EXISTING PAVEMENT
38. PROPOSED PAVEMENT
39. EXISTING CURBS
40. PROPOSED CURBS
41. EXISTING WALLS
42. PROPOSED WALLS
43. EXISTING FENCES
44. PROPOSED FENCES
45. EXISTING SIGNAGE
46. PROPOSED SIGNAGE
47. EXISTING LIGHTING
48. PROPOSED LIGHTING
49. EXISTING TREES
50. PROPOSED TREES
51. EXISTING LANDSCAPE
52. PROPOSED LANDSCAPE
53. EXISTING PAVEMENT
54. PROPOSED PAVEMENT
55. EXISTING CURBS
56. PROPOSED CURBS
57. EXISTING WALLS
58. PROPOSED WALLS
59. EXISTING FENCES
60. PROPOSED FENCES
61. EXISTING SIGNAGE
62. PROPOSED SIGNAGE
63. EXISTING LIGHTING
64. PROPOSED LIGHTING
65. EXISTING TREES
66. PROPOSED TREES
67. EXISTING LANDSCAPE
68. PROPOSED LANDSCAPE
69. EXISTING PAVEMENT
70. PROPOSED PAVEMENT
71. EXISTING CURBS
72. PROPOSED CURBS
73. EXISTING WALLS
74. PROPOSED WALLS
75. EXISTING FENCES
76. PROPOSED FENCES
77. EXISTING SIGNAGE
78. PROPOSED SIGNAGE
79. EXISTING LIGHTING
80. PROPOSED LIGHTING
81. EXISTING TREES
82. PROPOSED TREES
83. EXISTING LANDSCAPE
84. PROPOSED LANDSCAPE
85. EXISTING PAVEMENT
86. PROPOSED PAVEMENT
87. EXISTING CURBS
88. PROPOSED CURBS
89. EXISTING WALLS
90. PROPOSED WALLS
91. EXISTING FENCES
92. PROPOSED FENCES
93. EXISTING SIGNAGE
94. PROPOSED SIGNAGE
95. EXISTING LIGHTING
96. PROPOSED LIGHTING
97. EXISTING TREES
98. PROPOSED TREES
99. EXISTING LANDSCAPE
100. PROPOSED LANDSCAPE



Show TRUCK ROUTE to 4 out of THIS AREAS.

NOTES
 CERTIFYING THAT THERE ARE NO OBJECTS WITHIN THE TRIANGLES OBSTRUCTING SIGHT DISTANCE

INADEQUATE VISIBILITY TRIANGLES

PART OF VEHICLE STORAGE OR BY-PASS LANE
 PROVIDE DISTANCE FROM BEGINNING OF QUEUE OF VEHICLES IT DOES NOT SEEM TO PROVIDE FOR 12 VEHICLES

10305 NW 41 Street, Suite 200
Miami, Florida 33178
TEL: (305) 591-8777
FAX: (305) 599-8749

Traffic Impact Study Review Comments – IMC Key Largo Commercial Center

- 1) FDOT Access Connection Permit for Category-D submittal will be required for this project.
- 2) Proposed Access shall comply with Florida Administrative Chapter (FAC) 14-96 and 14-97.
- 3) Existing segment of Overseas Hwy at project location is Access Management Class-5 Restrictive roadway. Project shall meet minimum spacing requirements for given Classification.
- 4) Proposed plans shall provide distance between the properties' two driveways along with distances to access points for neighboring properties and any existing median openings.
- 5) Site improvements will require an FDOT Drainage Permit with on-site retention. Plans with supporting calculations shall provide assurances the on-site retention system is sufficiently designed to meet the 100-yr / 1-hr Critical Storm duration at 5.1-inch intensity.
- 6) A percolation test shall be submitted along with the FDOT Drainage Permit providing the "K-value" for soil hydraulic conductivity.
- 7) Proposed driveway design shall comply with FDOT Standard Index 515.
- 8) Provide appendix showing the source (Trip Generation Handbook) for the percent pass- by rates used for different facility.
- 9) Table 3 and 4, verify the location Atlantic Blvd or Atlantic Avenue.
- 10) Provide reference for figures 3 and 4 with their respective appendix.
- 11) The report does not mention if trips were generated/calculated from Average rate or the equation.
- 12) It is noted that the report does not mention about Access Management Functional Classification that is based on speed of main roadway and not show the Access Class Code and compliance with the minimum required space between driveways.
- 13) The Florida Department of Transportation Design Standard Index Number 546 requires a minimum sight distance at intersections based on design speed of the main road. The required sight distance is not shown and following to the standard requirements for sight distance applicable to the study driveways.

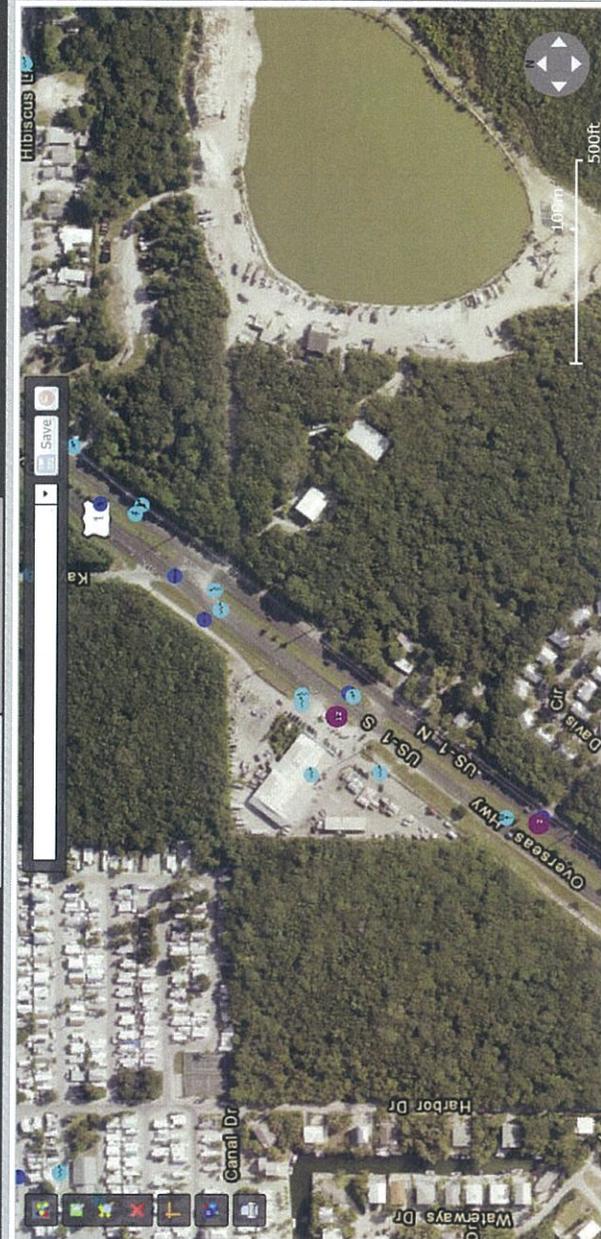
Date/Time

- Date Range: 1/1/2011 - 12/31/2015

Geographic Area

- Geographic Extent: Current Map Extent

Hide Unused Filters [Search] [Clear]



HSMW Report #	Agency Report #	Reporting Agency	Form Type	Crash Date	Crash Time	City	County	Crash Street	Intersecting Street
81971815	FHPE11OFF009245	FHP	Long	2/18/2011	5:29 PM	Key Largo	Monroe	SR-5	HIBISCUS LN
82815785	FHPE11OFF043770	FHP	Long	8/14/2011	6:37 PM	Unincorporated	Monroe	SR-5	HIBISCUS LN
82051110	FHPE11OFF000933	FHP	Long	1/6/2011	2:40 PM	Key Largo	Monroe	HARRY DAVIS CIR	SR-5
81971247	FHPE12OFF049655	FHP	Long	9/27/2012	4:10 PM	Key Largo	Monroe	HARRY DAVIS CIR	SR-5
83196753	FHPE13OFF017580	FHP	Long	4/10/2013	5:07 PM	Key Largo	Monroe	US-1	HIBISCUS LN
83291133	FHPE13OFF013582	FHP	Long	3/20/2013	10:40 AM	Key Largo	Monroe	US-1	HIBISCUS LN
83642329	FHPE13OFF050809	FHP	Long	10/8/2013	2:10 AM	Key Largo	Monroe	US-1	HIBISCUS LN
83699554	FHPE13OFF056119	FHP	Long	11/5/2013	9:45 AM	Key Largo	Monroe	US-1	HARRY DAVIS CIR

Showing: All (107) / Mapped (107) / Selected (0) Retrieved 107 (107 Mapped)

Layers

- Analysis
- Reference
- Hospital
- School
- Fire Department
- Police Station

Base Map

- Cartographic
- Aerial
- Hybrid
- Grayscale

Map Layers

- 2D Chart
- Bar Chart
- Pie Chart

Crashes



6/16/16
(Date)

I hereby authorize Chris Collins, CPH be listed as authorized agent
(Name of Agent)

for Key Largo Trees, LLC for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: 8, Block _____,
Subdivision: _____, Key (island): Largo
and Real Estate number: Key: 1095931 Parcel: 000 87350 - 000000

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 risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

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.

[Signature]
Property Owner(s) Signature
Yoram Izma, Mgr.
Printed Name of Owner(s)

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 16 day of JUNE, 2016.
Yoram Izma is personally known _____ produced identification

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

[Signature]
Notary

LETICIA RODRIGUEZ
Notary Public - State of Florida
My Comm. Expires Mar 21, 2012
Commission # FF 74419

**MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



Disclosure of Interest

RECEIVED
JUN 20 2016
MONROE CO. PLANNING DEPT

Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

Name and Address	% of Ownership

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

- If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

Name and Address	% of Ownership
SEE Attached.	

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

Name and Address	% of Ownership

* Please provide date of contract _____

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

Name and Address

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: Joselyn Izquierdo

State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 16 day of JUNE, by Joselyn Izquierdo. He/she is personally known to me or has produced _____ as identification.

Notary Public
My Commission Expires _____



Key Largo Tree, LLC

Name and Address and % of Ownership

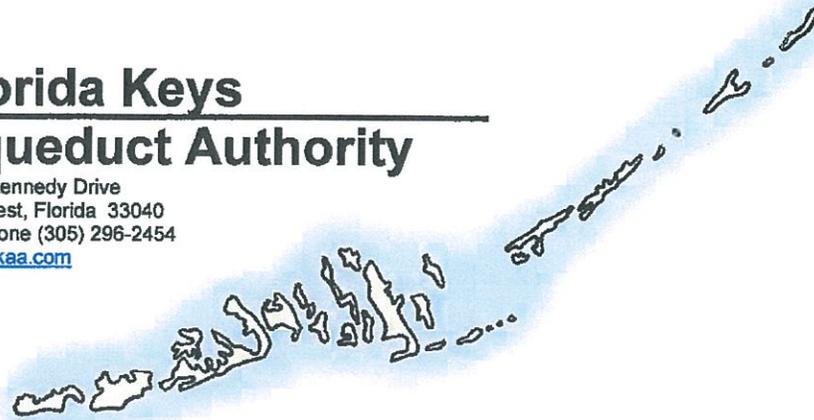
<u>Name:</u>	<u>Address:</u>	<u>% of Ownership</u>
Labe Partners, LLC	17201 NE 13 Ave North Miami FL 33162	16.67%
RGS Partners, LLC	9401 Collins Ave apt 607 Surfside FL 33154	16.67%
Majal Investment	655 Ocean Blvd Golden Beach FL 33160	16.66%
Key Largo Members, LLC	696 N.E. 125 th Street North Miami FL 33161	<u>50.00%</u> 100.00%
<u>Key Largo Members, LLC</u>		
Yoram and Yleana Izhak T/E	230 Bal Bay Drive Bal Harbor FL 33154	60.00%
Miami Metro Enterprise, LLC	10255 SW 9 th Terrace Miami FL 33174	30.00%
Arye Eric Maller	492 Sweet Bay Ave Plantation FL 33324	6.00%
Carlos and Odette Segrera Trustees	100 SW 44 th Ave Coral Gables FL 33134	2.00%
Robert A. Brandt Revocable Trust	57 S. Royal Poinciana Blvd Miami Springs FL 33166	<u>2.00%</u> 100.00%





Florida Keys Aqueduct Authority

1100 Kennedy Drive
Key West, Florida 33040
Telephone (305) 296-2454
www.fkaa.com



J. Robert Dean
Chairman
District 3

Antoinette M. Appe
Vice-Chairman
District 4

Melva G. Wagner
Secretary/Treasurer
District 2

Cara Higgins
District 1

David C. Ritz
District 5

Kirk C. Zuelch
Executive Director

May 6, 2015

Angel Figueroa, EI
CPH, Inc.
1992 SW 1st St
Miami, FL 33135

RE: IMC Commercial Center-
101000 Overseas Highway
RE # 00087350-000000
Location #024708-1" Domestic Meter & #047633-6" Fire Meter



Dear Mr. Figueroa,

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

There is an 8" water main on Overseas Highway in front of proposed property. There is an existing 1" domestic meter & 5/8" meter on 6" fire line that currently feeds property.

A complete set of and Architectural and civil plans will be required to determine meter requirements and system development charges.

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

Sincerely,
Florida Keys Aqueduct Authority

Marnie L. Walterson
Distribution Design Supervisor

CC Christie Martin, Customer Service Manager-Key West
Yusi Bonachea, Customer Service Manager-Marathon
Sue Reich, Customer Service Manager-Tavernier



MANUFACTURER'S DRAWING
**A Full Scope
 A & E Firm**
 Engineers
 Architects
 Landscape Architects
 Planners
 Structural
 Traffic Transportation

Offices in:
 • Florida
 • Puerto Rico
 • New York
 • Maryland
 • Texas

No.	Date	Revision
02-09-16		COMMENT RESOLUTION

Job No.: 13004
 Date: 08/20/15
 Scale: 1/8" = 1'-0"
 Approved by: [Signature]
 Checked by: [Signature]
 Drawn by: [Signature]
 Designed by: [Signature]

Prepared by: [Signature]
 10325 13th St.
 Suite 100
 Palm Beach, FL 33480
 Phone: 561.833.2255
 Fax: 561.833.2257
 Email: info@e-ph.com
 Website: www.e-ph.com
 License No. 12000001

ROPOSED FLOOR PLAN
 DOLLAR TREE
 IMC - KEY LARGO
 COMMERCIAL CENTER
 10100 OVERSEAS HIGHWAY
 MONROE COUNTY / FLORIDA

Sheet No.
B-A1.0

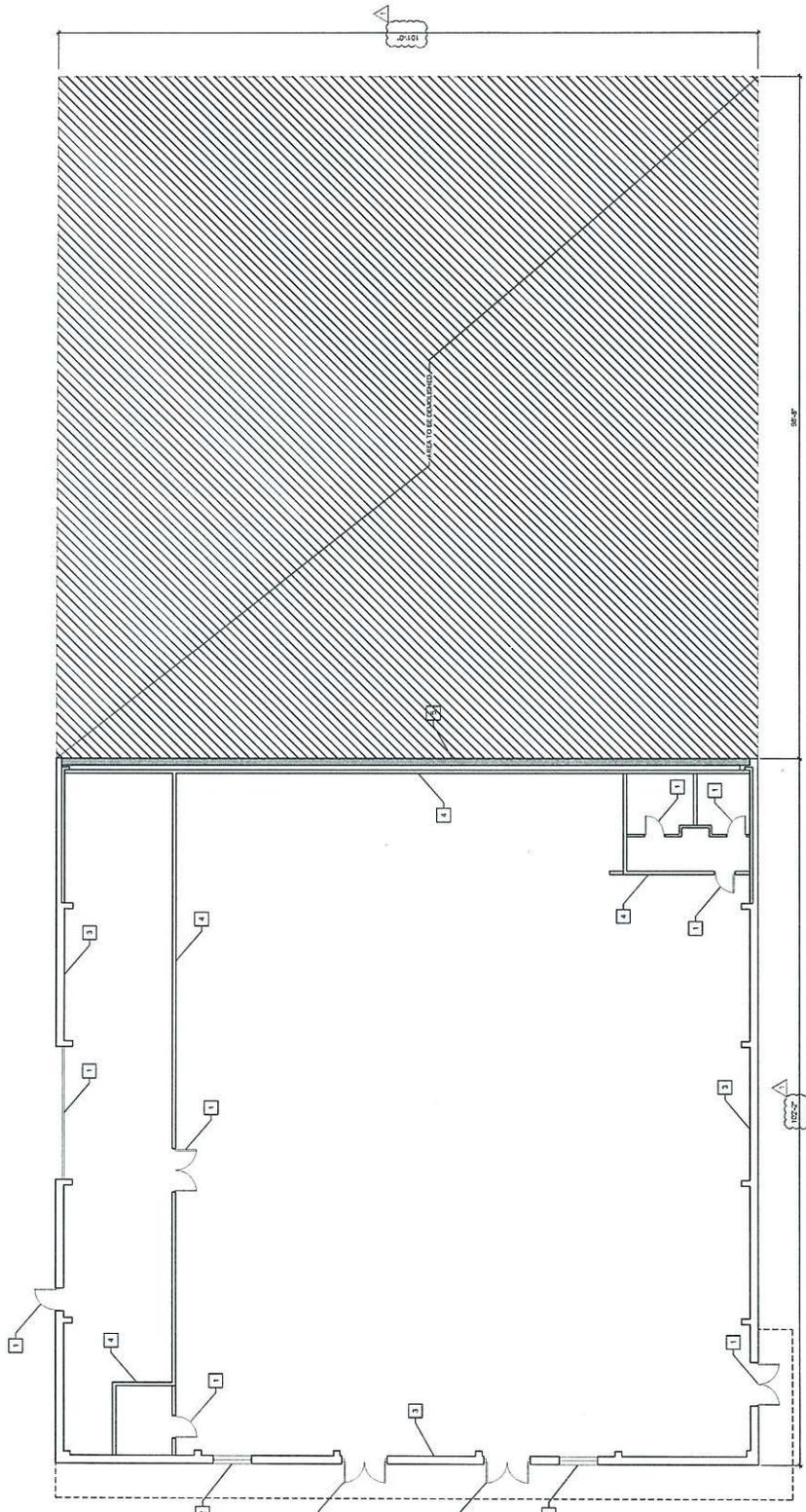
GENERAL NOTES

1. THE PLAN LOCATION OF FIXTURES AND EQUIPMENT ARE INTENDED TO COMPLY WITH THE MANUFACTURER'S DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND NOT BE RESPONSIBLE FOR THE EXECUTION OF THE WORK, BUT IT IS UNDERSTOOD THAT SUCH DETAILS ARE PART OF THIS WORK.
2. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED BY A MAINTENANCE PERSONNEL AND REPLACEMENT OF ANY ITEM IN HIS OPINION THAT DOES NOT PRESENT AN OBSTACLE AND DOES NOT VIOLATE ANY CODES OR REGULATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NOT THE OWNER.
3. THE CONTRACTOR SHALL COMPLY WITH THE MANUFACTURER'S INSTRUCTIONS AND REQUIREMENTS CONTAINED DIRECTLY IN THE PLANS.
4. PATCH AND REPAIR ALL AREAS AFFECTED BY REDUCTION TO MAINTAIN THE INTERFERED USE OF MANUFACTURER'S INSTRUCTIONS AND REQUIREMENTS CONTAINED DIRECTLY IN THE PLANS.
5. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO FABRICATING AND CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.

KEY NOTES

- 1 EXISTING DOOR (TYPE UNCL)
- 2 EXISTING WINDOW
- 3 EXISTING EXTERIOR WALL
- 4 EXISTING INTERIOR WALL
- 5 NEW EXTERIOR WALL
- 6 EXISTING METAL PANELS
- 7 EXISTING METAL ROOF
- 8 NEW METAL CANOPY
- 9 NEW STUCCO SILING
- 10 NEW EIFS CORNICE
- 11 NEW METAL GIP
- 12 AREA OF EXTERIOR SCRAMGE - REFER TO SIGN MANUFACTURER'S DRAWINGS FOR DETAILS
- 13 NEW COLLECTOR BOX & DOWNSPOUT

RECEIVED
 JUN 20 2016
 2015-163
 MONROE CO. PLANNING DEPT



PROPOSED FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 N



Architects
Environmental
M/E/P
Surveyors

Engineers
Landscape Architects
Planners
Transportation/Traffic

1992 SW 1st Street
Miami, FL 33135
Phone: 305.274.4805
Fax: 305.274.4807

May 10, 2016

Monroe County Planning and Environmental Services
2798 Overseas Highway, Suite 410
Marathon, FL 33050

RE: Major Conditional Use Application
IMC Commercial Center
101000 Overseas Highway
Key Largo, FL
RE Number 00087350.000000
Project Description

To whom it may concern,

Enclosed here within, on behalf of Key Largo Tree, LLC is a request for a Major Conditional Use Permit to redevelop the property located at 101000 Overseas Highway within Key Largo, FL. The site currently contains a 10,000 SF retail space occupied by Dollar Tree as well as an additional 10,239 SF retail space that is currently vacant. In addition, the site is also used for various weekend flea market type sales within the existing parking lot.

As part of the redevelopment, the project proposes to partially demolish 10,239 SF of the existing building (vacant retail space) and construct a new 3,116 SF McDonalds restaurant and a 5,000 SF retail building (user to be determined). The proposed application is similar with the conceptual plan presented to staff at a pre application meeting presented to Monroe County staff in 2013 which generated the 'Letter of Understanding' from Monroe County dated 12/16/2013.

The property is located within the Suburban Commercial (SC) Land Use District and the proposed redevelopment is consistent with the purpose and intent of the SC district which is to establish areas for commercial uses designed and intended to serve the needs of the immediate planning area. In addition, the redevelopment is consistent with the purpose of the MC FLUM category set forth in the Comprehensive Plan Policy 101.4.5.

For any additional information, please feel free to contact me at (305) 274-4805.

Sincerely,

Chris Collins
Vice President



Architects
Environmental
M/E/P
Surveyors

Engineers
Landscape Architects
Planners
Transportation/Traffic

1992 SW 1st Street
Miami, FL 33135
Phone: 305.274.4805
Fax: 305.274.4807

May 10, 2016

Monroe County Planning and Environmental Services
2798 Overseas Highway, Suite 410
Marathon, FL 33050

**RE: Major Conditional Use- Project #2015-163
Community Impact Statement
101000 Overseas Highway
Key Largo, FL**

To whom it may concern,

Proposed Development Description:

General Description

The site currently contains a 10,000 SF retail space occupied by Dollar Tree as well as an additional 10,239 SF retail space that is currently vacant. In addition, the site is also used for various weekend flea market type sales within the existing parking lot.

As part of the redevelopment, the project proposes to partially demolish 10,807 SF of the existing building (vacant retail space);

Estimated Start Date: 01/01/2017 Estimated Date of Completion: 02/01/17,

and construct a new 3,116 SF McDonald's restaurant and a 5,000 SF retail building (user to be determined);

Estimated Start Date: 01/01/2017 Estimated Date of Completion: 05/01/17.

The proposed development will be constructed in one single phase described as follows:

Total Site Area: 144,155 S.F. (3.31 AC.)

Nonresidential- Retail

One (1) Existing Dollar Tree (10,000 S.F.)

One (1) Proposed Retail A (5,000 S.F.)

Required Parking

Commercial Retail 3 Space / 1,000 = 45 parking spaces

Nonresidential- Restaurant

One (1) Proposed Restaurant w/ Drive Thru (3,116 S.F.)

Required Parking

Commercial Retail Restaurant 1 Space / 3 Seats = 12 parking spaces

The project proposes a total of 88 parking spaces which exceeds the required total parking spaces.



Aspects of the Project Design:

All development will conform to a minimum of the Florida Building Department and Monroe County standards. Proposed building have been conjoined and are in close proximity to the existing Dollar Tree in an effort to minimize potential hurricane and/or fire damage.

Impact Assessment:

1. Projected Daily Potable Water:

Proposed New Construction

5,000 SF Retail @ 10 GPD/100 SF = 10 GPD*50 = 500 GPD

3,116 SF Restaurant @ 50 GPD/100 SF = 50 GPD*1,558 GPD

Demolition of 10,807 SF Retail @ 10 GPD/100 SF = 10 GPD*50 = 1,080 GPD

Net New Water Demand= 978 GPD

2. Projected Daily Wastewater:

Proposed New Construction

5,000 SF Retail @ 10 GPD/100 SF = 10 GPD*50 = 500 GPD

3,116 SF Restaurant @ 50 GPD/100 SF = 50 GPD*1,558 GPD

Demolition of 10,807 SF Retail @ 10 GPD/100 SF = 10 GPD*50 = 1,080 GPD

Net New Wastewater Demand= 978 GPD

FKAA

Enclosed to this document please find coordination letter from Marnie L. Walterson from FKAA (Dated May 6, 2015).

Public Facilities-Wastewater Management

Enclosed please find letter from James Oni from the Florida Department of Environmental Protection (FDEP). Per the attached correspondence, CPH will submit for domestic wastewater collection system and potable water general permits will be attained as required.

Special Considerations:

The proposed project is located within the Suburban Commercial District and the Tier III Overlay District. The proposed uses are permitted as major conditional uses within the Suburban Commercial District, and are in harmony with the Comprehensive Land Use Plan objectives and policies. The applicant is proposing to transform the underutilized property into a vibrant commercial development. The redevelopment of the property will encourage a strong sense of place and provide a community serving business in place of the sea of concrete existing there today. The proposed development is not within and special land use/development district, and will not impose any negative impacts on adjacent municipalities or counties.



For any additional information, please feel free to contact me at (305) 274-4805.

Sincerely,
CPH, Inc.

A handwritten signature in blue ink, appearing to read 'C Collins'.

Chris Collins, P.E.
Vice President

Creech-Gail

From: Bond-Kevin
Sent: Tuesday, March 15, 2016 11:54 AM
To: Creech-Gail
Subject: FW: Kay Largo Retail Center - Project 2015-163 - Request to Waive Environmental Designation Survey
Attachments: Waiver Request.pdf; I3604 SURVEY.PDF; I3604 Conceptual Site Plan.pdf; I3604 Landscape Plan.pdf; Aerial.png
Follow Up Flag: Follow up
Flag Status: Flagged

Gail, please add to File # 2015-163 Major Conditional Use. Thank you.

From: Collins, Christopher (P.E.) [<mailto:ccollins@cphcorp.com>]
Sent: Tuesday, March 15, 2016 11:31 AM
To: Santamaria-Mayte
Cc: Bond-Kevin; Parker, Taylor
Subject: Kay Largo Retail Center - Project 2015-163 - Request to Waive Environmental Designation Survey

Hi Mrs. Santamaria-

Good morning, please see attached letter and supporting documentation in an effort to waive the Environmental Designation Survey requirement for the subject property. Please let me know if you have any questions or comments.

Thank you!

Chris

Chris Collins, PE
Vice President
CPH
Phone 305-274-4805 x3606
Cell 321-217-6247

E-mail: ccollins@cphcorp.com
Website: www.cphcorp.com

Celebrating 35 Years of Design Excellence



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Landscape Architects
Planners
Transportation/Traffic

1992 SW 1st Street
Miami, FL 33135
Phone: 305.274.4805
Fax: 305.274.4807

March 15, 2016

Mrs. Mayte Santamaria
Monroe County- Planning and Environmental Resources
102050 Overseas Highway
Key Largo, FL 33037

**RE: Request to Waive Environmental Designation Survey
Major Conditional Use- Project #2015-163**

Ms. Santamaria,

CPH respectfully requests a waiver for the Environmental Designation Survey requirement for the Major Conditional Use application for Project Number 2015-163.

The site currently contains a 10,000 SF retail space occupied by Dollar Tree as well as an additional 10,239 SF retail space that is currently vacant. In addition, the site is used for various weekend flea market type sales within the existing parking lot. As part of the redevelopment, the project proposes to demolish the 10,807 SF of vacant retail building and construct a new 3,116 SF McDonald's restaurant and a 5,000 SF retail building (user to be determined) within the existing parking lot area to the south of the existing Dollar Tree.

The proposed project is located within the Suburban Commercial District and the Tier III Overlay District. The site is within Flood Zone X, does not contain any wetlands, endangered species habitats, or tropical hardwood hammocks. The existing site is nearly completely covered with concrete and does not contain any vegetation other than potted trees/plants being sold at the flea market. As part of the proposed development, the required landscape buffers and internal site landscaping will be added to the site which will significantly increase the amount of pervious area and on the property. For these reasons, we believe that an environmental designation survey is vegetation is not warranted for this particular project.

In support of our request to waiver this requirement; please find the following enclosed documents:

- Existing Site Survey and Site Aerial
- Proposed Preliminary Site Plan and Landscape Plan

Please feel free to contact me at (305) 274-4805 if you have any questions or require any further information. Thank you for your assistance.

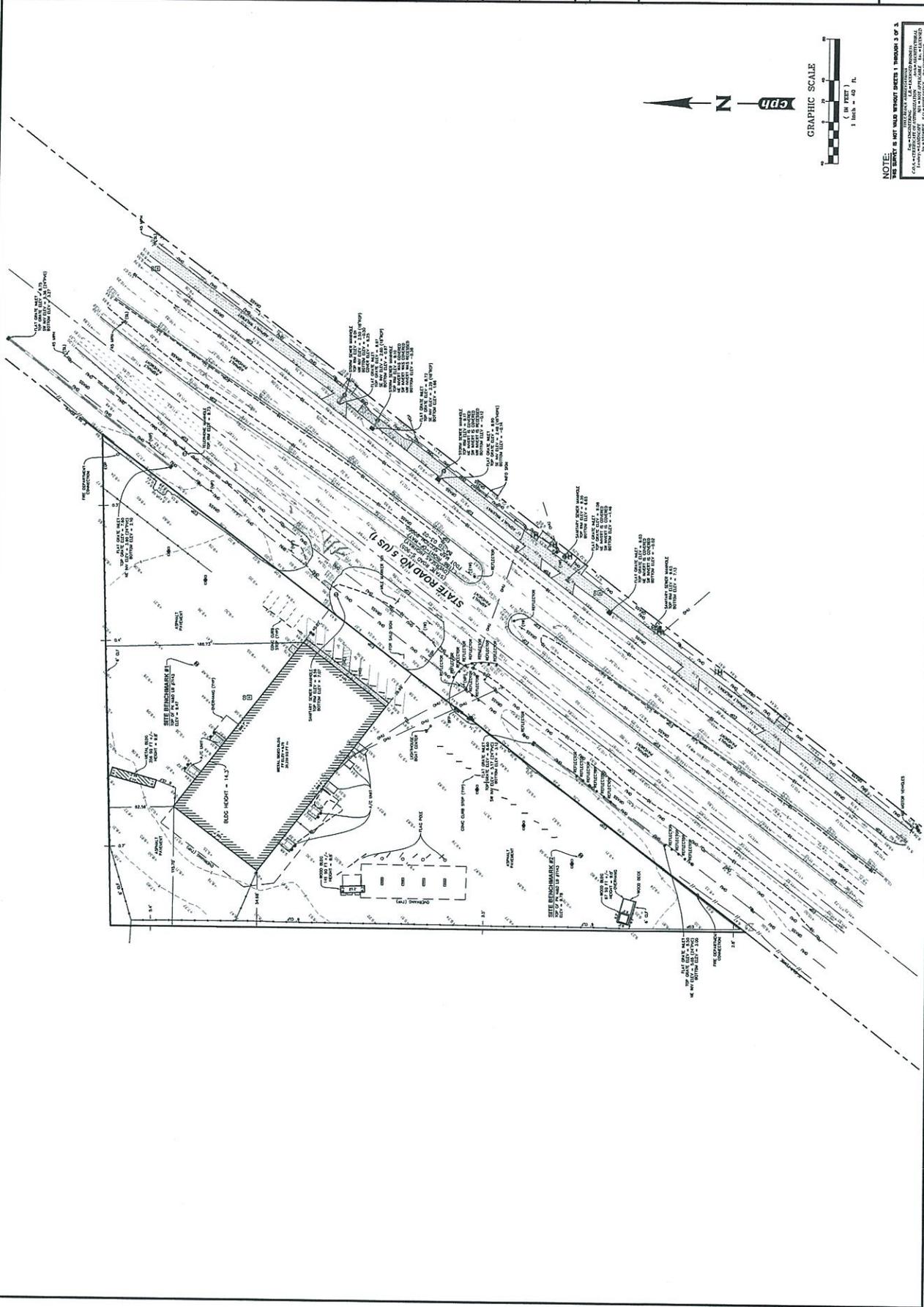
Sincerely,
CPH, Inc.

Chris Collins, PE
Project Manager

No.	Date	Revision	By

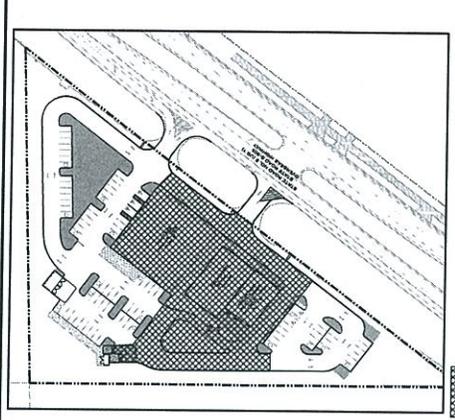
Field Crew:	L.S.
Drawn by:	J.A.B.
Checked by:	R.R.
Approved by:	J.G.
Scale:	1"=40'
Date:	12/21/15
Job No.:	1504
File Name:	1504

BOUNDARY & TOPOGRAPHIC SURVEY
 (ALTA/C&M LAND TITLE SURVEY)
IMC PROPERTY MANAGEMENT
 (OVERSEAS HIGHWAY - KEY LARGO)
 SECTION 29 TOWNSHIP 61 SOUTH, RANGE 29 EAST
 MONROE COUNTY, FLORIDA



NOTE:
 THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.
 THE SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.
 THE SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.

No.	Date	Revision
1	11/20/15	Initial Design
2	12/01/15	Revised
3	12/15/15	Revised
4	01/15/16	Revised
5	02/15/16	Revised
6	03/15/16	Revised
7	04/15/16	Revised
8	05/15/16	Revised
9	06/15/16	Revised
10	07/15/16	Revised
11	08/15/16	Revised
12	09/15/16	Revised
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39	12/15/18	Revised
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72	09/15/21	Revised
73	10/15/21	Revised
74	11/15/21	Revised
75	12/15/21	Revised
76	01/15/22	Revised
77	02/15/22	Revised
78	03/15/22	Revised
79	04/15/22	Revised
80	05/15/22	Revised
81	06/15/22	Revised
82	07/15/22	Revised
83	08/15/22	Revised
84	09/15/22	Revised
85	10/15/22	Revised
86	11/15/22	Revised
87	12/15/22	Revised
88	01/15/23	Revised
89	02/15/23	Revised
90	03/15/23	Revised
91	04/15/23	Revised
92	05/15/23	Revised
93	06/15/23	Revised
94	07/15/23	Revised
95	08/15/23	Revised
96	09/15/23	Revised
97	10/15/23	Revised
98	11/15/23	Revised
99	12/15/23	Revised
100	01/15/24	Revised



INTERIOR LANDSCAPE DATA

GROSS PARKING AREA	46,518 S.F.
REQUIRED LANDSCAPE AREA	9,304 S.F. (20%)
PROPOSED LANDSCAPE AREA	11,207 S.F. (24.1%)
INTERIOR TREES REQUIRED	1 SHADE TREE/1000 S.F.
46,518 S.F. / 1000 S.F. =	46.5 INTERIOR TREES REQUIRED
1% INTERIOR TREES PROPOSED	0.465 INTERIOR TREES PROPOSED

PLANT LIST

SYMBOL	SYMBOL NAME	BOTANICAL NAME	DESCRIPTION	CITY
AE	HAZELBERRY	ARDISIA ESCALLONOIDES	6" MIN. HT., 3" MIN. SPRD., MULTISTEM, 6" O.C. 14	14
AS	ARGENTINE DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
BE	BEECH	FAGUS SPP.	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	24
BI	BIRCH	BETULA SPP.	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	24
BO	BONANVILLEA	BONANVILLEA HELEN JOHNSON	1 GAL., 18" O.C.	1
BU	BULBINE	BULBINE FRUTESCENS	1 GAL., 18" O.C.	1
CA	CAJON	CHOCOCOA ALBA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
CB	CADDOG	CHOCOCOA ALBA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
CC	CADDOG	CHOCOCOA ALBA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
CD	CADDOG	CHOCOCOA ALBA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
CE	CADDOG	CHOCOCOA ALBA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
CF	CADDOG	CHOCOCOA ALBA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
CG	CADDOG	CHOCOCOA ALBA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
CH	CHERRY	PRUNUS SPP.	3" DBH., 12" MIN. HT., 6" MIN. SPRD.	3
CI	CHERRY	PRUNUS SPP.	3" DBH., 12" MIN. HT., 6" MIN. SPRD.	3
CJ	CHERRY	PRUNUS SPP.	3" DBH., 12" MIN. HT., 6" MIN. SPRD.	3
CK	CHERRY	PRUNUS SPP.	3" DBH., 12" MIN. HT., 6" MIN. SPRD.	3
CL	CHERRY	PRUNUS SPP.	3" DBH., 12" MIN. HT., 6" MIN. SPRD.	3
CM	CHERRY	PRUNUS SPP.	3" DBH., 12" MIN. HT., 6" MIN. SPRD.	3
CN	CHERRY	PRUNUS SPP.	3" DBH., 12" MIN. HT., 6" MIN. SPRD.	3
CO	CHERRY	PRUNUS SPP.	3" DBH., 12" MIN. HT., 6" MIN. SPRD.	3
CP	CHERRY	PRUNUS SPP.	3" DBH., 12" MIN. HT., 6" MIN. SPRD.	3
CQ	CHERRY	PRUNUS SPP.	3" DBH., 12" MIN. HT., 6" MIN. SPRD.	3
CR	CHERRY	PRUNUS SPP.	3" DBH., 12" MIN. HT., 6" MIN. SPRD.	3
CS	CHERRY	PRUNUS SPP.	3" DBH., 12" MIN. HT., 6" MIN. SPRD.	3
CT	CHERRY	PRUNUS SPP.	3" DBH., 12" MIN. HT., 6" MIN. SPRD.	3
CU	CHERRY	PRUNUS SPP.	3" DBH., 12" MIN. HT., 6" MIN. SPRD.	3
CV	CHERRY	PRUNUS SPP.	3" DBH., 12" MIN. HT., 6" MIN. SPRD.	3
CW	CHERRY	PRUNUS SPP.	3" DBH., 12" MIN. HT., 6" MIN. SPRD.	3
CX	CHERRY	PRUNUS SPP.	3" DBH., 12" MIN. HT., 6" MIN. SPRD.	3
CY	CHERRY	PRUNUS SPP.	3" DBH., 12" MIN. HT., 6" MIN. SPRD.	3
CZ	CHERRY	PRUNUS SPP.	3" DBH., 12" MIN. HT., 6" MIN. SPRD.	3
DA	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
DB	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
DC	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
DD	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
DE	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
DF	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
DG	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
DH	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
DI	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
DJ	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
DK	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
DL	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
DM	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
DN	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
DO	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
DP	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
DQ	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
DR	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
DS	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
DT	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
DU	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
DV	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
DW	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
DX	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
DY	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
DZ	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
EA	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
EB	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
EC	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
ED	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
EE	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
EF	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
EG	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
EH	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
EI	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
EJ	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
EK	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
EL	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
EM	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
EN	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
EO	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
EP	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
EQ	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
ER	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
ES	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
ET	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
EU	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
EV	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
EW	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
EX	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
EY	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
EZ	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
FA	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
FB	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
FC	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
FD	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
FE	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
FF	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
FG	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
FH	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
FI	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
FJ	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
FK	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
FL	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
FM	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
FN	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
FO	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
FP	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
FQ	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
FR	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
FS	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
FT	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
FU	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
FV	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
FW	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
FX	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
FY	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
FZ	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
GA	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36
GB	DAHIA	ARGENTINE DAHIA	24" MIN. HT., 18" MIN. SPRD., 30" O.C.	36</

DollarTree

Overseas Hwy

© 2016 Google

DATE: October 23, 2015

TO: Kevin Bond, AICP, LEED Green Associate
 Planning and Development Review Manager
 Monroe County Planning and Environmental Resources Department

FROM: Nilia Cartaya 
 Principal Planner
 Miami-Dade Transit - Engineering, Planning & Development Division

SUBJECT: Review of Proposed Fast Food Service Restaurant (101000 Overseas Highway – US-1 Mile Marker 101)
 MDT Project No. OSP006
 FSC No. 41.04

Project Description

The submitted plans illustrate two proposed retail buildings with consisting of a total of 8,116 square feet to be constructed adjacent to an existing 10,000 square foot retail store that currently houses a “Dollar Tree”. One of the proposed retail buildings is intended for retail use while the other is intended for a fast food restaurant with a drive through. Ample parking is provided throughout the site and consists of a total of 60 parking spaces. The subject property is located on the west side of Overseas Highway (US-1) at Mile Marker 101 in Key Largo, Monroe County, Florida.

Current Transit Service

Miami-Dade Transit’s Metrobus Route 301 (Dade-Monroe Express) provides transit service along Overseas Highway (US-1) in Key Largo. The alignment for this route is illustrated on the attached map. The service headways for this route (in minutes) are as follows:

Metrobus Route Service Summary
Review of Proposed Fast Food Service Restaurant - Overseas Highway Mile Marker 101, Key Largo, FL

Route(s)	Average Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday		
301 (Dade-Monroe Express)	35	78	60	n/a	75	85	0	E

*Notes: L means Metrobus local route service
 F means Metrobus feeder service to Metrorail
 E means Express or Limited-Stop Metrobus service*

June 2015 Line Up

MDT Comments/Recommendations

Site Plan Review

As previously mentioned, Miami-Dade Transit's Metrobus Route 301 (Dade-Monroe Express) provides transit service along Overseas Highway (US-1) in Key Largo. Route 301 is an express route providing point-to-point transit service with very limited intermediate stops in order to provide travel time savings to passengers. In addition, Route 301 stops in Monroe County as needed when hailed by passengers.

The closest Route 301 stop is located approximately three miles south of this site at mile marker 98 near Second Avenue where the route serves an existing Tom Thumb Convenience Store. MDT seeks to maintain the express nature of the Route 301, and does not plan on implementing additional stops for the Route 301 at this time. However, MDT opines that the safety of potential passengers as they hail the bus and attempt to board the vehicle is paramount. US-1/Overseas Highway is a 4-lane divided highway with a multi-use trail which runs along the front of the property. MDT requests that the applicant collaborate with the Florida Department of Transportation (FDOT) to accommodate a bus pull-out bay designed in accordance with the attached schematic (concrete slab option) in order to provide a safe area for buses to pull over in the event a passenger hails the bus.

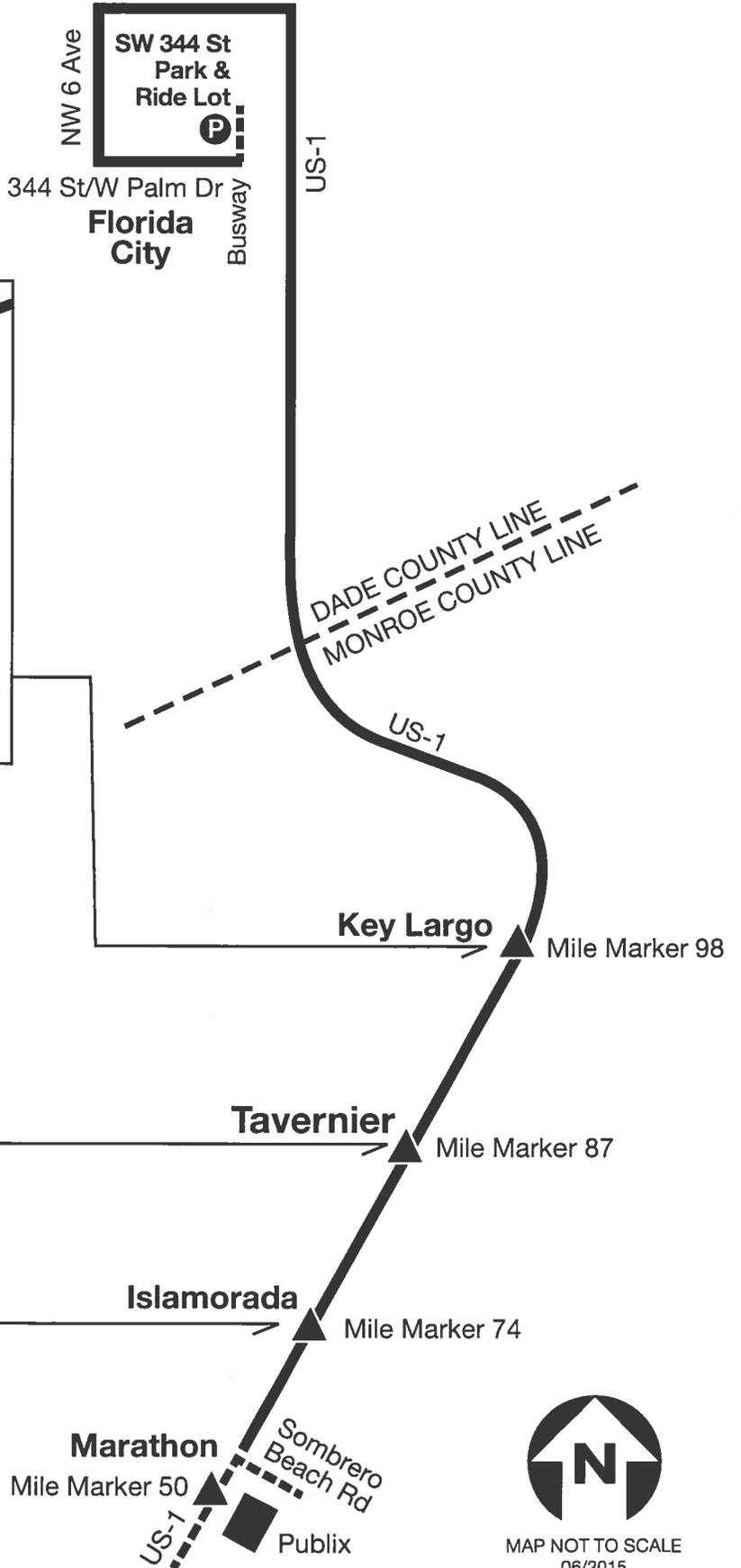
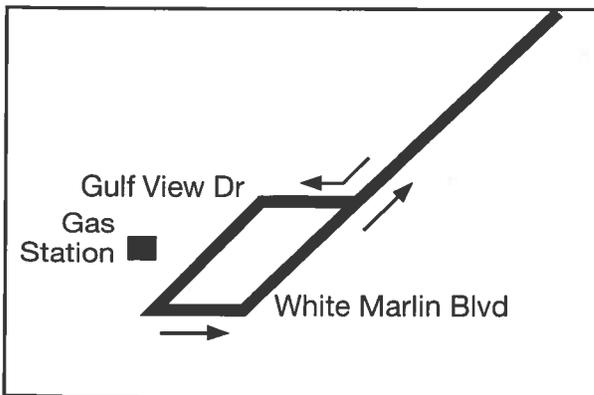
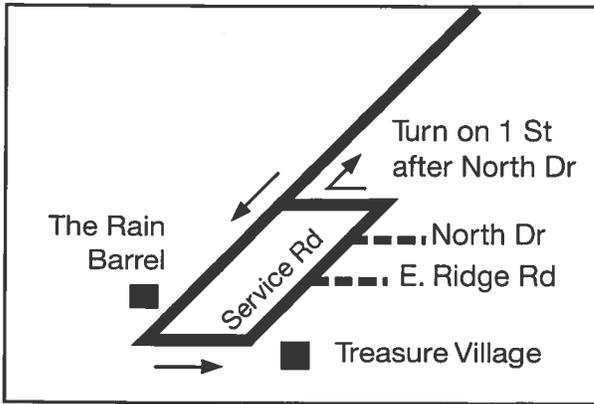
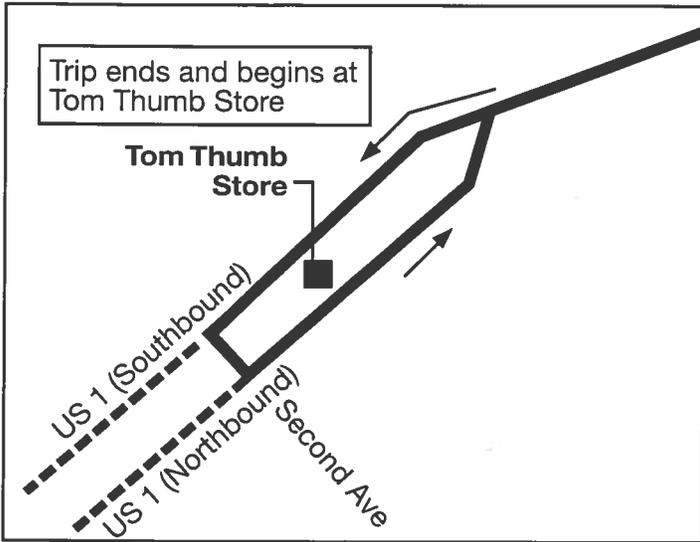
Based on the information presented, MDT has no objections to this application.

c: Monica D. Cejas, Senior Professional Engineer, Planning and Development, MDT
Gerald Bryan, Section Chief, Service Planning and Scheduling, MDT
Eric Zahn, Transit Planning Section Supervisor, MDT
Derrick Gordon, Director of Bus Services, MDT
Joel Perez, General Superintendent, MDT
Darryl Clodfelter, Quality Assurance Specialist, MDT

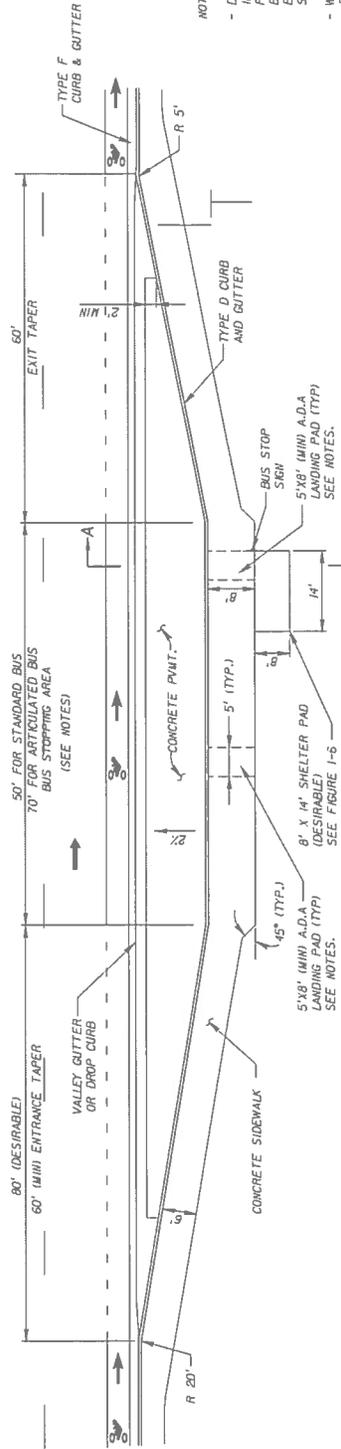
Route 301

Dade Monroe Express

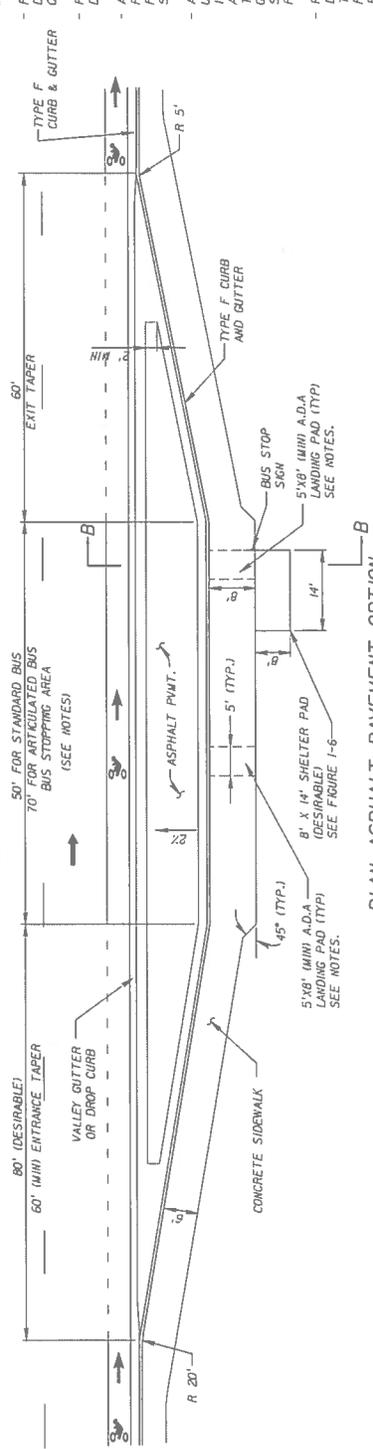
SW 328 St/Lucy St (SE 8 St)



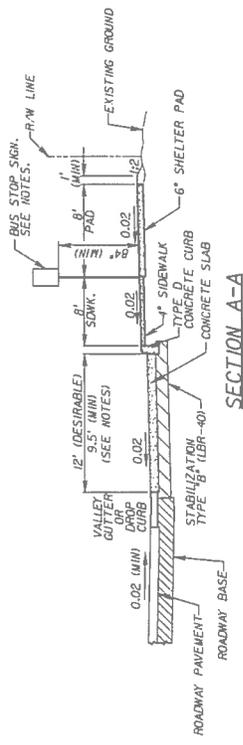
MAP NOT TO SCALE
06/2015



PLAN CONCRETE SLAB OPTION



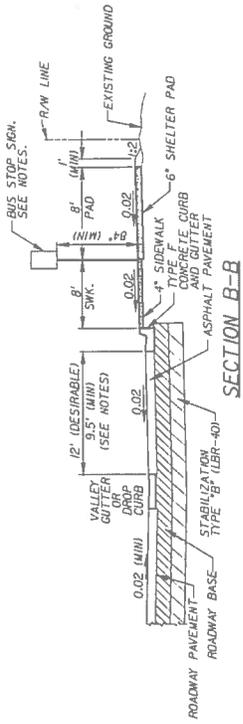
PLAN ASPHALT PAVEMENT OPTION



SECTION A-A

TYPICAL BUS BAY
URBAN/CURB & GUTTER CONDITION
WITH CONCRETE PAVEMENT

N.T.S.



SECTION B-B

TYPICAL BUS BAY
URBAN/CURB & GUTTER CONDITION
WITH ASPHALT PAVEMENT

N.T.S.

- NOTES:
- DIMENSIONS SHOWN ARE FOR ONE BUS. INCREASE LENGTH OF BUS BAY BY 50' FOR EACH ADDITIONAL BUS. FOR 60'-FOOT ARTICULATED BUS EXPECTED TO BE AT THE STOP SIMULTANEOUSLY.
 - WHEN NO BUS SHELTER IS USED, EXTEND THE SIDEWALK TO PROVIDE AN A.D.A. LANDING PAD WITH A MINIMUM CLEAR LENGTH OF 5' AND A MINIMUM CLEAR WIDTH OF 5'.
 - FOR CURB & GUTTER TRANSITION DETAILS, REFER TO LATEST VERSION OF FDOT STANDARD INDEXES.
 - FOR SHELTER AND SHELTER PAD DETAILS, REFER TO FIGURE 1-6.
 - ALL CONCRETE JOINTS SHALL BE AS PER THE LATEST VERSION OF THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
 - A MID-BLOCK CROSSWALK CAN BE USED IN LOCATIONS WHERE THERE ARE NO SIDEWALKS, WHERE THE ACTIVITY CENTER OR THE DISTANCE TO THE NEXT INTERSECTION IS GREATER THAN 300 FEET. SIGNALIZATION MAY BE PROVIDED AS PER THE MUTCD.
 - REFER TO THE "GUIDELINES FOR THE LOCATION AND DESIGN OF BUS STOPS", TRANSIT COOPERATIVE RESEARCH PROGRAM REPORT 13, WASHINGTON D.C. 1996, FOR SPECIAL CONDITIONS AND DIMENSIONS OF BUS BAYS.
 - BUS STOP SIGN PANEL MUST BE LOCATED SUCH THAT A MINIMUM OF 36" IS PROVIDED ON THE SIDEWALK.
 - DRAINAGE STRUCTURES ARE NOT TO BE LOCATED WITHIN THE BUS BAY.

REVISIONS		DESCRIPTION		DATE		BY	

STATE OF FLORIDA	TRANSIT FACILITIES GUIDELINES	FIGURE	1-8
DEPARTMENT OF TRANSPORTATION	CLOSED BUS BAY LAYOUT		
	URBAN/CURB & GUTTER		

ROAD NO.	COUNTY	FINANCIAL PROJECT ID

9/3/2005 9:02:51 AM 0:\42051\cur 3 Transit facilities 2 and 8\fig-1 use lines for drawing.dwg



Architects
Environmental
M/E/P
Surveyors

Engineers
Landscape Architects
Planners
Transportation/Traffic

1992 SW 1st Street
Miami, FL 33135
Phone: 305.274.4805
Fax: 305.274.4807

April 12, 2016

Kevin Bond, AICP, LEED Green Associate
Planning and Development Review Manager
Monroe County Planning and Environmental Resources Department
2798 Overseas Highway, Suite 410 | Marathon, Florida 33050-4277



**RE: Determination of Completeness – Major Conditional Use – Project # 2015-163
Response to Comments Dated September 16, 2015**

Dear Mr. Bond:

CPH respectfully submits the following responses to your comments:

1. **Proof of ownership** – Please submit a copy of the recorded warranty deed for the property.
Response: A copy of the warranty deed is included with this resubmittal.

2. **Environmental designation survey** – Not submitted. Pursuant to Code Section 110-70(a)(2)a., an applicant shall be required to submit an environmental designation survey as a part of the application for major conditional use, except for those inappropriate to the proposed development due to the limited size or scale of the development as determined by the planning director. Unless waived by the Planning Director, please submit an environmental designation survey.
Response: The environmental designation survey requirement for this application was waived by Ms. Mayte Santamaria. Please refer to email included with this resubmittal.

3. **Community impact statement** – Box is checked on the application, but not submitted. Pursuant to Code Section 110-70(a)(2)b., an applicant shall be required to submit a community impact statement as a part of the application for major conditional use, except for those inappropriate to the proposed development due to the limited size or scale of the development as determined by the planning director.
Response: See community impact statement enclosed.

4. **Signed and sealed site plan** –
 - a. All sheets not signed and sealed. Sheets A-A1.0, A-A2.0, A-A2.1 not signed and sealed by John A. Baer, AIA. Sheets B-A1.0 and B-A2.0 not signed and sealed by Ismail Ilker Uzun, RA.
Response: Sheets resubmitted are signed by John Baer, AIA and Ilker Uzun, RA. Refer to revised plans included with this resubmittal.

 - b. Indicate property boundary dimensions.
Response: Property dimensions have been added to the plans. Refer to revised plans included with this resubmittal.



c. Indicate clear sight triangles at all driveways pursuant to Code Section 114-201.
Response: Site triangles have been added to all driveways. Refer to revised plans included with this resubmittal.

d. Indicate the location of any existing, required and proposed fire hydrants and fire wells.
Response: There is an existing fire hydrant located along the east property line just south of the southern driveway access as indicated by Keynote #11 on the Conceptual Site Plan sheet C-2.

e. Indicate the proposed amount of open space, which is different than the pervious/impervious areas for stormwater calculations. The pervious area indicated on the site plan sheet is different than the proposed landscape area indicated on the landscape plan.
Response: Proposed amount of open space is 37% as indicated on both the site plan and landscape plan.

5. **Landscape Plan**

a. Indicate the calculation of the required and proposed amounts of open space ratio.
Response: Proposed amount of open space is 37% as indicated on both the site plan and landscape plan.

b. Indicate type and calculation of minimum required parking landscaping pursuant to Code Sections 114-99 and 114-100.
Response: Calculation of parking lot landscaping is indicated on the landscape plan.

c. Wrong district boundary buffers indicated. Class D required pursuant to Code Section 114-126.
Response: Class D buffer has been provided. See revised landscape plan

6. **Stormwater / Surface Water Management Plan** – Please provide stormwater calculations, including the existing and proposed amounts of permeable and impermeable areas, in accordance with Code Section 114-3. The plan sheet C-3 indicates various surfaces, but are not labeled. Please label the different surfaces and/or provide a legend.
Response: A Drainage Report with stormwater calculations is included with this resubmittal. A legend of different surface materials has been added to sheet C-3.

7. **Building Floor Plans** – Only floor plans for the proposed buildings were submitted. No plan shows the portion of the existing building to be demolished. Please submit floor plans of the existing buildings that are proposed to be demolished or redeveloped.
Response: Floor plans for the existing building to be partially demolished is included with this resubmittal. Please refer to sheet B-A1.0.

8. **Building Elevations** – The submitted plans show the building height measurement incorrectly. Building height should be measured from existing grade at crown of road to the highest part of the building. Please see definitions of “grade” and “height” in Code Section 101-1.
Response: The elevations have been revised per the Code definition of Building Height based on the existing grade at crown of road elevation of 11.90 ft, NGVD.

9. **Traffic Study** – The submitted study is not sufficient for staff analysis or the County’s Land Development Code. The submitted study is being forwarded to the County’s traffic engineer for review and comment. However, staff initial review identified the following deficiencies:

a. The submitted methodology letter differs from the prior letter dated 11/4/2013, which concluded that daily trips and PM peak hour trips would increase. The prior site plan and the submitted site plan are almost the same, except the fast food use is now slightly smaller. Yet, the submitted methodology now classifies all uses as shopping center and concludes that daily trips would decrease. There is no explanation for this change. Staff suggests that the applicant’s traffic engineer, the County’s traffic engineer and Planning staff discuss and agree on a methodology for a revised traffic study.

Response: Acknowledged. The final analysis has been revised to incorporate all comments.

b. No calculation of trips per 1,000 SF was provided in order to determine the intensity of the nonresidential use in accordance with the County Code, Comprehensive Plan and Livable CommuniKey Plans.

Response: Trips-per-1,000 sf and Site Trip Intensity Calculation were added to Table 1 in the revised analysis.

c. Any development generating 250 or more trips per day must submit a traffic study meeting the requirements of Code Section 114-200.

Response: Acknowledged.

d. The methodology statement contains several errors. The property address is incorrect. There is a reference to the City of Key Largo, which does not exist. The property is located within unincorporated Monroe County. The methodology anticipates a net decrease in trips, but the analysis classified all the existing and proposed land uses as shopping center, which does not adequately factor in the proposed fast food drive-through. In fact, the submitted site plan indicates a potential future second lane for the drive-through.

Response: The final analysis has been revised to incorporate all comments.

e. The methodology does not consider the existing outdoor retail sales areas.

Response: ITE recommends Land Use Code 820 for shopping centers. A shopping center is defined in ITE Handbook as “an integrated group of commercial establishments that is planned, developed and managed as a unit” In the data collection description in the ITE Handbook it has been mentioned that “Many shopping centers include outparcels (Peripheral buildings or pads located on the perimeter of the center adjacent to streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied included peripheral buildings, it can be assumed that the data show their affect”. Therefore, land use code 820 is considered the most appropriate and was applied in trip generation for the existing scenario.

10. **Construction Management Plan** – Plan Sheet C-4 is titled a construction management plan, but only indicates filter sacks for the drainage inlets. No narrative was provided. No community



impact statement was submitted (see comment #3 above). The submitted plan and application do not state how impacts on surrounding property will be managed.

Response: A silt fence has been added around the perimeter of the site. All construction activities will remain onsite.

11. **Notarized Agent Authorization** – A notarized letter was submitted, but did not use the County form. Please submit a notarized Agent Authorization Form signed by the property owner.

Response: An Agent Authorization form is included with this resubmittal.

12. **Construction Phasing Plan** – Not submitted, but the site plan shows a potential future second drive-through lane. Is the proposed development to be completed in a single phase or multiple phases. If the second drive-through lane is not proposed under this Major Conditional Use application, then please delete it from the plans. Please submit a construction phasing plan or at least a statement as part of the Community Impact Statement or the Construction Management Plan.

Response: Second drive through lane was removed.

13. **Additional coordination letters**

- a. Florida Department of Environmental Protection (FDEP) – Box is checked on application, but no letter submitted. Please submit the proof of coordination with FDEP.

Response: Proof of coordination with FDEP is included with this resubmittal.

- b. Miami Dade Transit – Staff requests a coordination letter due to the site's location, which is served by the Miami-Dade Express bus route. The proposed development is expected to generate significant bus passenger ridership by both employees and customers, as is typical of fast food restaurants and larger retail stores in the Florida Keys. This is supported by the submitted traffic study and Comprehensive Plan Policy 401.1.1, which requires retail shopping facilities, offices and similar uses generating over 2,000 trips per day be built to accommodate mass transit by being designed to include such features as adequate turning radii for large vehicles, direct access to sheltered areas with seating that can serve as a bus stop and pedestrian access to adjacent properties.

Response: Per discussion with Kevin Bond on 2/2/16, no further action is required for this comment.

14. **Other**

- a. An ownership disclosure is required pursuant to Code Section 101-6.

Response: Ownership disclosure will be provided under a separate cover.

Please feel free to contact me at (305) 274-4805 if you have any questions or require any further information. Thank you for your assistance.

Sincerely,

Chris Collins, P.E.
Vice President

Consideration: \$2,000,000.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Dale S. Wilson
Dale S. Wilson, P.A.
718 N Orange Avenue
Green Cove Springs, FL 32043
Our File No.: 2012-120

Property Appraisers Parcel Identification (Folio) Numbers: 000873500000000
Florida Documentary Stamps in the amount of \$14,000.00 have been paid hereon.

Doc# 1923216 03/05/2013 3:52PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

03/05/2013 3:52PM
DEED DOC STAMP CL: DS \$14,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

Doc# 1923216
Bk# 2616 Pg# 1471

WARRANTY DEED

THIS WARRANTY DEED, made the 23rd day of February, 2013 by TRJ Investment Group LLC, a Florida Limited Liability Company, herein called the grantor, to Key Largo Tree, LLC, a Florida Limited Liability Company whose post office address is 696 NE 125th Street, N. Miami, Florida 33037, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in MONROE County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record and to taxes for the year 2013 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

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

Signed, sealed and delivered in the presence of:

TRJ Investment Group LLC, a Florida Limited Liability Company

Robert S. Pacos
Robert S. Pacos, Managing Member

x Wenjie Li
Witness #1 Signature

Wenjie Li
Witness #1 Printed Name

x Brian Baca
Witness #2 Signature

Brian Baca
Witness #2 Printed Name

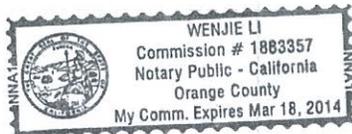
STATE OF California
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 23rd day of February, 2013 by Robert S. Pacos, Managing Member of TRJ Investment Group LLC, a Florida Limited Liability Company on behalf of the Company. He/She is personally known to me or has produced Driver License as identification.

SEAL

My Commission Expires: 3/18/2014

Wenjie Li
Notary Signature
Wenjie Li
Printed Notary Name



Consideration \$2,000,000.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Dale S. Wilson
Dale S. Wilson, P.A.
718 N Orange Avenue
Green Cove Springs, FL 32043
Our File No.: 2012-120

Doc# 1923216 03/05/2013 3:52PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

03/05/2013 3:52PM
DEED DOC STAMP CL: DS \$14,000.00

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Florida Documentary Stamps in the amount of \$14,000.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

Doc# 1923216
Bk# 2616 Pg# 1471

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(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in MONROE County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record and to taxes for the year 2013 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

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

Signed, sealed and delivered in the presence of:

TRJ Investment Group LLC, a Florida Limited Liability Company

Robert S. Pacos
Robert S. Pacos, Managing Member

x Wenjie Li
Witness #1 Signature

Wenjie Li
Witness #1 Printed Name

x Brian Bao
Witness #2 Signature

Brian Bao
Witness #2 Printed Name

STATE OF California
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 23rd day of February, 2013 by Robert S. Pacos, Managing Member of TRJ Investment Group LLC, a Florida Limited Liability Company on behalf of the Company. He/She is personally known to me or has produced Driver License as identification.

SEAL

My Commission Expires: 3/18/2014

Wenjie Li
Notary Signature

Wenjie Li
Printed Notary Name



EXHIBIT "A"

Doc# 1923216
Bk# 2616 Pg# 1472

LEGAL DESCRIPTION

That portion of Lot 8 in Section 28, Township 61 South, Range 39 East, on Key Largo, according to Model Land Company's Plat by P. F. Jenkins, Civil Engineer, recorded in Plat Book 1 at Page 68, of the public records of Monroe County, Florida, lying Northwesterly of State Road No. 5 (U.S. No. 1).

Said premises is more particularly described on a certain survey prepared and certified by Walter H. Okahara, P.L.S., dated March 3, 1977 under Job No. 400-160.00 and based on a previous boundary survey prepared by Bailey and Post Consulting Engineers and Surveyors, P.O. Box 349, Islamorada, Florida 33036, under Job 887-73-0950 and revised June 4, 1974.

Said premises was formerly described as: All that part of Lot 8 in Section 28, Township 61 South, Range 39 East, lying North of the Right of Way of the Florida East Coast Railway Company, according to the Survey by P.F. Jenkins and Plat thereof in Plat Book 1, Page 68, of the Monroe County, Florida public records. Less the County Road Right of Way as shown on said Plat.

**MONROE COUNTY
OFFICIAL RECORDS**

Parker, Taylor

From: Santamaria-Mayte <Santamaria-Mayte@MonroeCounty-FL.Gov>
Sent: Tuesday, March 15, 2016 2:30 PM
To: Collins, Christopher (P.E.)
Cc: Bond-Kevin; Parker, Taylor
Subject: RE: Kay Largo Retail Center - Project 2015-163 - Request to Waive Environmental Designation Survey

Thank you for the information Mr. Collins. Based upon the development characteristics of this property and lack of natural resources, the requirement for an environmental designation survey is waived for your application.

Mayté

Mayte Santamaria
Senior Director of Planning and Environmental Resources
Monroe County | Planning & Environmental Resources Department
2798 Overseas Highway | Suite 400 | Marathon, Florida 33050
(305) 289-2500

From: Collins, Christopher (P.E.) [<mailto:ccollins@cphcorp.com>]
Sent: Tuesday, March 15, 2016 11:31 AM
To: Santamaria-Mayte
Cc: Bond-Kevin; Parker, Taylor
Subject: Kay Largo Retail Center - Project 2015-163 - Request to Waive Environmental Designation Survey

Hi Mrs. Santamaria-

Good morning, please see attached letter and supporting documentation in an effort to waive the Environmental Designation Survey requirement for the subject property. Please let me know if you have any questions or comments.

Thank you!

Chris

Chris Collins, PE
Vice President
CPH
Phone 305-274-4805 x3606
Cell 321-217-6247

E-mail: ccollins@cphcorp.com
Website: www.cphcorp.com

Celebrating 35 Years of Design Excellence

County of Monroe
Growth Management Division

Planning & Environmental Resources

Department

2798 Overseas Highway, Suite 410

Marathon, FL 33050

Voice: (305) 289-2500

FAX: (305) 289-2536



Board of County Commissioners

Mayor Danny L. Kolhage, Dist. 1

Mayor Pro Tem Heather Carruthers, Dist. 3

George Neugent, Dist. 2

David Rice, Dist. 4

Sylvia Murphy, Dist. 5

We strive to be caring, professional, and fair.

Date: 8.26.15

Time: _____

Dear Applicant:

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

Key Largo Tree LLC
Project / Name to the Monroe County Planning Department.

Thank you.

Sail Creech

Planning Staff

MCPA GIS Public Portal
Scott P. Russell, CFA

- Pan
- Legend
- Zoom In

MCPA GIS Public Portal
Major Road

Zoom Out

- Monroe Outline
- Address
- Subdivisions
- Find
- Section Lines
- Identify
- SECTION TEXT

Select

- Parcels
- Shoreline
- Buffer

Measure

- Lot Lines
- Hooks Leads

Print

- Hooks Leads

Help

Expand our Getting Started tutorial!

2015 Condo

2014 Condo

MCPA GIS Public Portal

2013 Condo

Monroe Overlay

Subdivisions

2012 Condo

Parcels

2011 Condo

Shoreline

Lot Lines

2010 Condo

Hooks Leads

Easements

Text Displays

2009 Condo

Qualified Condo Sales

Qualified Sales

2008 Condo

Transportation

2015 Sales

2014 Sales

2013 Sales

2012 Sales

2011 Sales

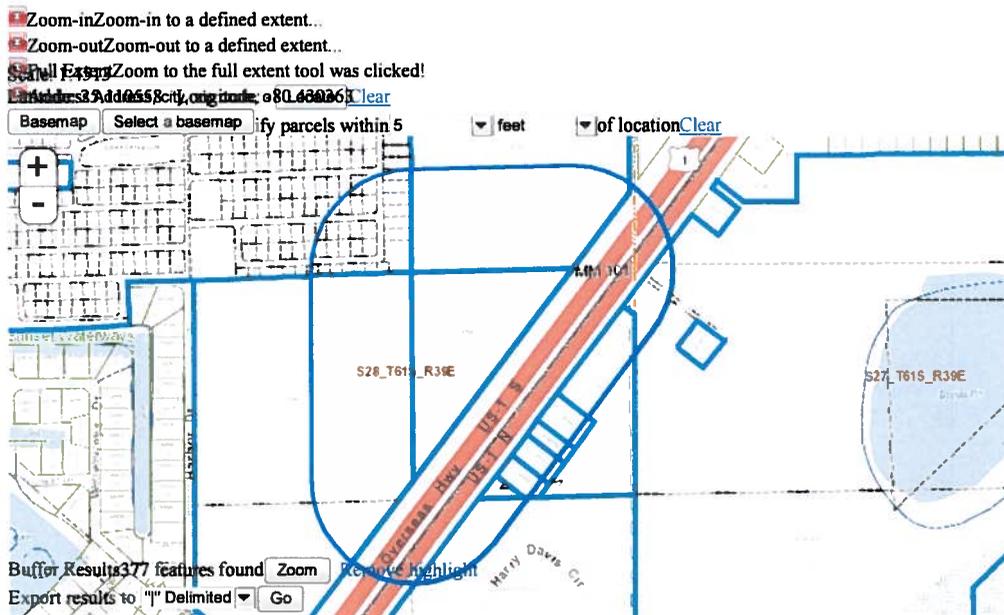
2010 Sales

2009 Sales

2008 Sales

Road Centerline

Road Block Name



OBJECTID	SDE.DBO.W_PARCELS.ID	SDE.DBO.W_PARCELS.RECHAR	SDE.DBO.W_PARCELS.GEO_FEAT
39112	541810.000101	00541810-000101	71545
10060	541810.000111	00541810-000110	71545

Verified GC

✓ 245 CALUSA ST LLC
1091 E 26TH ST
HIALEAH, FL 33013-3717

✓ ACOSTA DANIA
325 CALUSA ST LOT 437
KEY LARGO, FL 33037-2699

✓ AGUILA GILBERTO AND ALINA
6245 W 10TH AVE
HIALEAH, FL 33012-6405

✓ ALBERTO VALENTIN
8231 SW 152ND AVENUE CIR APT 6
MIAMI, FL 33193-1325

✓ ALDOUS RON
2900 SE 12TH RD UNIT 102
HOMESTEAD, FL 33035-2394

✓ ALEJO ANGELA J
3880 E 1ST AVE
HIALEAH, FL 33013-2652

✓ ALFONSO ARTURO
7920 SW 12TH ST
MIAMI, FL 33144-4322

✓ ALFONSO CARLOS
325 CALUSA ST LOT 6
KEY LARGO, FL 33037-2699

✓ ALLAMANI ROBERTO
325 CALUSA ST LOT 126
KEY LARGO, FL 33037-2699

✓ ALONSO NICOLAS R AND MARTA A
11322 SW 246TH ST
HOMESTEAD, FL 33032-4641

✓ ALONSO PEDRO P AND AURORA M
14227 SW 12TH ST
MIAMI, FL 33184-3206

✓ ALVAREZ ELIAS
PO BOX 22427
HIALEAH, FL 33002-2427

✓ ALVAREZ LUIS AND MERCEDES
8904 SW 81ST TER
MIAMI, FL 33173-4167

✓ ALVAREZ PEDRO J AND XIOMARA
10845 SW 41ST TER
MIAMI, FL 33165-4810

✓ ALVAREZ ROGELIO J AND ANN M
8461 SW 30TH ST
MIAMI, FL 33155-2325

✓ ALVAREZ SAUL
105 SE 12TH AVE APT 202
HOMESTEAD, FL 33030-8195

✓ ANDINO IVAN AND CARMEN
10311 SW 34TH ST
MIAMI, FL 33165-3807

✓ AREMAR IMPORT INC
12871 SW 22ND ST
MIAMI, FL 33175-1805

✓ ARTAYETA CARLOS AND EILEEN
12930 SW 107TH TER
MIAMI, FL 33186-3513

✓ ATALA FARESH MIGUEL
103100 OVERSEAS HWY APT 52
KEY LARGO, FL 33037-2852

✓ ATORRESAGASTI MANUEL S AND
GEORGINA
100 SW 128TH AVE
PLANTATION, FL 33325-2302

✓ B G AND R A LLC
237 RAINBOW DR UNIT 13746
LIVINGSTON, TX 77399

✓ BALLESTER EDDY
2701 SW 79TH AVE
MIAMI, FL 33155

✓ BALUJA JORGE M AND MARIA
1726 W 80 ST
HIALEAH, FL 33014

✓ BARCELO OSVANY JAVIER
2904 MASON LN
WYLIE, TX 75098

✓ BARKETT THOMAS REV TR 3/29/1990
2000 SW 4TH AVE
MIAMI, FL 33129-1303

✓ BARNES SOFIA
3179 W 71ST PL
HIALEAH, FL 33166

✓ BARRERO MYRIAM I
5521 SW 70TH AVE
DAVIE, FL 33314-5802

✓ BARRIOS GUILLERMO AND LEOPOLDINA
6679 SEGOVIA CIR W
FORT LAUDERDALE, FL 33331-4625

✓ BARRIOS JOSE A AND DELFINA J
5345 NW 173RD DR
MIAMI GARDENS, FL 33055-3502

Labels GC
1 of 12

★ = added to applicant labels

✓ BASTO DANIELLE
10230 SW 41ST TER
MIAMI, FL 33165-4960

✓ BAY VIEW PROPERTIES LLC
PO BOX 371974
KEY LARGO, FL 33037-1974

✓ BECERRA MARIA
8600 SW 4TH ST
MIAMI, FL 33144-3510

✓ BELLO GUSTAVO J
8544 SW 102ND PL
MIAMI, FL 33173-3953

✓ BELLO MABEL
5296 SW 91ST AVE
MIAMI, FL 33165-6647

✓ BENITEZ MIGUEL J AND YOLANDO
530 W 66TH ST
HIALEAH, FL 33012-6667

✓ BEOTO MARIO AND MARIA
325 CALUSA ST LOT 376
KEY LARGO, FL 33037-2699

✓ BERSANI LEWIS AND ANN MARIE
7047 LAKESHORE RD STOP 1
CICERO, NY 13039-9736

✓ BESU CINTYA
3030 SW 79TH CT
MIAMI, FL 33155-2566

✓ BEZANILLA RAFAEL A SR
940 SW 36TH CT APT 7
MIAMI, FL 33135-4241

✓ BIFANO ALFRED J AND LINDA D
4067 PIER PT
DISCOVERY BAY, CA 94505-1111

✓ BLANCO SESAR
19080 ROYAL BIRKDALE DR
HIALEAH, FL 33015-2305

✓ BOLUFE ANA C
17730 NW 87TH CT
HIALEAH, FL 33018-6608

✓ BOMBARDIER PIERRE
325 CALUSA ST LT 218
KEY LARGO, FL 33037-2699

✓ BORGES ALBERTO AND ALINA
1921 NW 36TH AVE
MIAMI, FL 33125

✱ BOSCH WILLIAM AND MARTHA
5760 W 13TH AVE
HIALEAH, FL 33012-2209

✓ BOYCE ROBERT AND FAYE
3102 E ROSEMONTE DR
PHOENIX, AZ 85050-3450

✓ BUSTAMANTE JUAN C SR
1031 SW 124TH CT
MIAMI, FL 33184-2458

✓ BUSTAMANTE SHANNON AND ENOE
282 E 13TH ST
HIALEAH, FL 33010-3538

✓ CALUSA 483 LLC
14671 SW 136TH PL
MIAMI, FL 33186

✓ CALUSA CAMPGROUND CONDOMINIUM
ASSOCIATION, INC
325 CALUSA ST
KEY LARGO, FL 33037-2641

✓ CALUSA KEY VENTURES LLC
16143 SW 71ST TER
MIAMI, FL 33193-3498

✓ CALUSA ONE LLC
9 ISLAND AVE APT 1006
MIAMI BEACH, FL 33139-1358

✓ CAMBON ENRIQUE
19201 SW 196 ST
MIAMI, FL 33187

✓ CAMPUZANO ISABEL CRISTINA
10281 SW 44TH ST
MIAMI, FL 33165-5605

✓ CANCINO ANDREW
8350 NW 16TH ST
PEMBROKE PINES, FL 33024-4975

✓ CARDENACHE FIDEL
5135 E 9TH CT
HIALEAH, FL 33013-1717

✓ CARDET MARIA A
325 CALUSA ST LOT 341
KEY LARGO, FL 33037

✓ CARNES MALLORY PHILLIP
5255 SW 38TH AVE
FORT LAUDERDALE, FL 33312-8227

✓ CARRERO SIMEON
7934 NW 190TH LN
MIAMI, FL 33015-2746

✓ CASTILLA INGRID GUZMAN
7211 W 24TH AVE APT 2205
HIALEAH, FL 33016-6530

✓ CASTRILLON NICOLE MARIE
10300 SW 51 ST
MIAMI, FL 33165

✓ CAYON OSDALIS ALVAREZ AND JORGE
8857 NW 175TH ST
HIALEAH, FL 33018

✓ CELADA LUCIA M
4055 E 2ND AVE
HIALEAH, FL 33013

✓ CHIROLE DAVID
15473 SW 21 TERR
MIAMI, FL 33185

✓ CHIROLE ENTERPRISES LLC
15465 SW 21ST TER
MIAMI, FL 33185

✓ CLARK DORIS L/E
PO BOX 370064
KEY LARGO, FL 33037-0064

✱ COLADO YAMIL
3732 SW 85TH AVE
MIAMI, FL 33155-3218

✓ COMAS INVESTMENTS LLC
7680 NW 63RD ST
MIAMI, FL 33166-3608

✓ COMAS MIGUEL AND MARTHA
205 NW 119TH CT
MIAMI, FL 33182

✓ CORBO TERESA
4501 SW 129TH AVE
MIAMI, FL 33175-4505

✓ CORDERO ISRAEL
12040 SW 177TH TER
MIAMI, FL 33177-2357

✓ CORTINA NICOLAS JR
5391 W 6TH LN
HIALEAH, FL 33012-2514

✓ COUSINEAU PATRICK
319 CH DE LA COTE-SAINT-LOUIS E
BLAINVILLE, QC J7E 4H5
CANADA

✓ COUSINEAU STEPHANE
2540 RUE DE LA GIBOULEE
TERREBONNE, QC J6X 4S3
CANADA

✓ CREATIVE INVESTORS INC
8004 NW 154TH ST UNIT 147
HIALEAH, FL 33016-5802

✓ D AND DC INVESTOR GROUP LLC
14238 SW 170TH ST
MIAMI, FL 33177-2049

✓ DE ATCE VIRGILIO G
1947 SW 131ST PLACE CT
MIAMI, FL 33175-1343

✓ DE LA PAZ FRANCISCO
18120 NW 90TH AVE
HIALEAH, FL 33018-6555

✓ DE LA TORRE RAMSES
3310 SW 103RD CT
MIAMI, FL 33165-3819

✓ DEARMAS JORDAN
11871 SW 207TH ST
MIAMI, FL 33177

✱ DELGADO ERIC
17902 NW 78TH AVE
HIALEAH, FL 33015-2807

✓ DELGADO JOSE J AND IRENE
1815 WEST 68 ST
HIALEAH, FL 33014

✓ DELGADO MARTHA MERCEDES
830 SW 146TH TER
PEMBROKE PINES, FL 33027

✓ DELGADO ROSA
8870 SW 43RD ST
MIAMI, FL 33165-5328

✓ DELGADO SIGFREDO JR AND MARIE E
8090 HAWTHORNE AVE
MIAMI BEACH, FL 33141-1007

✓ DELGADO YDALMI C
7359 W 18TH AVE
HIALEAH, FL 33014-3710

✓ DEVIS AIDE
2899 COLLINS AVE UNIT 1118
MIAMI BEACH, FL 33140

✓ DI NICOLA ALBERT A AND SHERRY A
PO BOX 370460
KEY LARGO, FL 33037-0460

✓ DIAZ ARNOLD AND DAMARIS
15512 NW 82ND PL
HIALEAH, FL 33016-5857

/ DIAZ JOSE AND MARIA DEL CARMEN
10211 SW 6TH ST
MIAMI, FL 33174

/ DIAZ WILLIAM AND SHEILA B
50 WEST 23 ST APT 14
HIALEAH, FL 33012

/ DISPIRITO JAMES EDWARD AND LEXA
TUMA
PO BOX 2623
MONTAUK, NY 11954

/ DNR 458 LLC
8510 SW 97TH RD
MIAMI, FL 33173

/ DNR 459 LLC
8510 SW 97 RD
MIAMI, FL 33173

/ DONADO LEONOR AND RAFAEL
172 TRUXTON DR
MIAMI SPRINGS, FL 33166-5059

/ DUGGER ROBERT AND RACHEL
7401 BEACH VIEW DR
NORTH BAY VILLAGE, FL 33141

/ DUNKLEY FAMILY TRUST 5/2/2011
55 W 16TH ST APT 3
HIALEAH, FL 33010-3055

/ DURAN DAISY
325 CALUSA ST LT 346
KEY LARGO, FL 33037-2699

/ DYER NANCY
1931 SW 24TH TER
MIAMI, FL 33145

/ EGUED ANGEL AND MERCEDES
11350 SW 41ST TER
MIAMI, FL 33165-4611

/ ENRIQUEZ JESUS A AND ALEIDA
12905 SW 42ND TER
MIAMI, FL 33175-4003

/ ESCOBAR LAURA REV TRUST 6/8/06
7770 SUNSET DR
MIAMI, FL 33143-4048

/ ESPINOSA SANTIAGO
9704 NW 127TH TER
HIALEAH, FL 33018-7405

/ ESTEVEZ ALBERTO AND ALICE
1012 W 79TH ST
HIALEAH, FL 33014-3588

/ FALCON JOSE
100 SW 124TH AVE
MIAMI, FL 33184-1433

/ FASANO MICHAEL AND PATRICIA
325 CALUSA ST LOT 79
KEY LARGO, FL 33037-2699

/ FERNANDEZ ANGEL L
8327 SW 163RD AVE
MIAMI, FL 33193-5128

/ FERNANDEZ JOSE ROGELIO
23215 SW 187 AVE
HOMESTEAD, FL 33031

/ FERNANDEZ JUAN B AND MARIA O
325 CALUSA DR UNIT 502
KEY LARGO, FL 33037

/ FERNANDEZ MANUEL AND ALBA LIVING
TRUST 2/11/2000
7090 SW 99TH AVE
MIAMI, FL 33173-4643

/ FERNANDEZ RODOLFO C
1631 SW 126TH PL
MIAMI, FL 33175-1433

/ FERRADAS AILEEN
19860 NW 78TH PATH
HIALEAH, FL 33015-6631

/ FIZER CHARLES S AND MARLEENA A
TRUST 5/30/2008
20350 SABAL ST
ORLANDO, FL 32833-5612

/ FONTELA MARIO AND ROSA F
PO BOX 373046
KEY LARGO, FL 33037-8046

/ FORMOSO CARLOS JR
15940 SW 42 TERRACE
MIAMI, FL 33185

/ FRANCO CHRISTINE
1801 SW 90TH AVE
MIAMI, FL 33165-7860

/ FRANCO JOSE A
325 CALUSA ST LT 99
KEY LARGO, FL 33037-2699

/ FUENTES CHRISTOPHER AND VIVIAN
240 LIGNUMVITAE DR
KEY LARGO, FL 33037-4538

/ FUNDORA WILLIAM
1230 NORTH DR
MIAMI, FL 33179-3543

GALLARDO HOLDCO LLC
13507 SW 137TH AVE
MIAMI, FL 33186-5315

GALLO LUIS C
15329 SW 41TH TER
MIAMI, FL 33185

GALVEZ AGNES Y
14714 SW 38TH TER
MIAMI, FL 33185-3946

GARCIA ANGEL
4130 SW 140TH AVE
MIAMI, FL 33175-6447

GARCIA EDELMIRO A AND DUNIA LOPEZ
8814 NW 153RD TER
HIALEAH, FL 33018

GARCIA IRIS M
7315 SW 39TH ST
MIAMI, FL 33155-6617

GARCIA LIVIA
14373 SW 62 ST
MIAMI, FL 33181

GARCIA TOMAS
6550 SCOTT ST
HOLLYWOOD, FL 33024-4033

GAUVIN CAROLE
500 RUE SAINT-FRANCOIS-XAVIER
TROIS-RIVIERES, QUEBEC G9A 1R4
CANADA

GCR INVESTMENTS LTD
919 SW 57TH AVE
WEST MIAMI, FL 33144-5019

GIRALDO LUIS FERNANDO AND
CARMENZA
12805 SW 119TH TER
MIAMI, FL 33186

GOMEZ GUILLERMO A AND PATRICIA G
15966 SW 100TH LN
MIAMI, FL 33196-6128

GOMEZ RUBEN AND ZOBEIDA
15104 SW 148TH CT
MIAMI, FL 33196-4414

GONZALEZ ABDEL K
9040 SW 48TH ST
MIAMI, FL 33165-5956

GONZALEZ ALFREDO
111 W 31 ST
HIALEAH, FL 33012

GONZALEZ JACOBO AND MARIAN
PO BOX 126762
HIALEAH, FL 33012

GONZALEZ JAIME AND ADALIGIA DE
FATIMA
5020 NW 190TH ST
MIAMI GARDENS, FL 33055-2446

GONZALEZ JOSE D AND MARITZA
7901 SW 20TH ST
MIAMI, FL 33155-6505

GONZALEZ MARIYEL
325 CALUSA ST LOT 514
KEY LARGO, FL 33037-2699

GONZALEZ OMAR
2021 NE 3RD CT
HOMESTEAD, FL 33033-6027

GONZALEZ PEDRO AND MEDELIEINE
9021 SW 94TH CT
MIAMI, FL 33176-1964

GONZALEZ RAYMOND
3250 NW 16TH TER
MIAMI, FL 33125-1818

GONZALEZ REINEL PUBLIO & BALBINA S
15327 SW 58TH TER
MIAMI, FL 33193-2500

GRANDA VICTOR
51 E 15TH ST
HIALEAH, FL 33010-3549

GRAU JOSE F L/E
9020 SW 125TH AVE APT 405F
MIAMI, FL 33186-7159

GRAVIER LUIS G AND MARIA G
2220 SW 24TH TER
MIAMI, FL 33145

GRECCO SHERRI
1682 ISLAND WAY
WESTON, FL 33326-3624

GRULLON JOSE A
13400 SW 128TH ST
MIAMI, FL 33186-5800

GUERRA BARBARA
174 LONG KEY RD
KEY LARGO, FL 33037-3036

GUIDI ARNOLD
9702 SW 56 TER
MIAMI, FL 33173

✓ GUION RODNEY L
PO BOX 370047
KEY LARGO, FL 33037-0047

✓ GUTIERREZ TANYA
16561 SW 145TH CT
MIAMI, FL 33177-1786

✓ HARDING SUSAN P LIVING TRUST
11/28/2007
224 ATWELL ST
ELGIN, IL 60124-8496

✓ HAWKINS ALBERT E
325 CALUSA ST LT 411
KEY LARGO, FL 33037-2699

✓ HERNANDEZ DOMINGO AND CARMEN
5700 W 13TH CT
HIALEAH, FL 33012-2275

✓ HERNANDEZ EMINALDO AND IDIANA
91 W 33RD ST
HIALEAH, FL 33012-5221

✓ HERNANDEZ ENRIQUE AND ODALYS
19470 NW 87TH PL
HIALEAH, FL 33018-6214

✓ HERNANDEZ GUSTAVO
7738 NW 201ST TER
HIALEAH, FL 33015-6643

✓ HERNANDEZ JOSE M
3525 W 72ND PL
HIALEAH, FL 33018-1712

✓ HERNANDEZ JUAN C AND RAQUEL
15051 SW 63RD TER
MIAMI, FL 33193-2784

✓ HERNANDEZ LAZARO
7755 SW 127TH CT
MIAMI, FL 33183-4220

✓ HERNANDEZ LUIS E AND CARMEN
16923 SW 145TH AVE
MIAMI, FL 33177

✓ HERNANDEZ PEDRO AND YARMILA
3001 SW 80TH AVE
MIAMI, FL 33155-2516

✓ HERNANEZ EMILIO AND NANCY A H/W
9220 SW 42 TER
MIAMI, FL 33165

✓ HERRERA DAVID
12320 SW 99 AVE
MIAMI, FL 33176

✓ HERRERA HEBERTO AND MARIA
16980 NW 44TH AVE
MIAMI GARDENS, FL 33055-4351

✓ IGLESIAS LUIS A AND ANA
947 E 19TH ST
HIALEAH, FL 33013-4212

✓ IGLESIAS NORMA
6360 MILLER DR
MIAMI, FL 33155-6421

✓ IGLESIAS REINALDO AND AMPARO
7483 W 30TH LN
HIALEAH, FL 33018-5244

✓ IJC KEY LARGO CORP
3126 CORAL WAY
CORAL GABLES, FL 33145-3210

✓ JERDANI CORPORATION
116 SEVENTH LN
KEY LARGO, FL 33037

✓ JIMENEZ DAYSE
100 E 42ND ST
HIALEAH, FL 33013-2244

✓ JOHNSON LINDA A
206 BATH RD
BRUNSWICK, ME 04011-2611

✓ JOHNSON NANCY
1711 RIVIERA CT
POINT PLEASANT BORO, NJ 08742-5242

✓ KELLER CLOTILDE C
6821 SW 155TH AVE
MIAMI, FL 33193-2121

✓ KORTE SALLIE J
PO BOX 373312
KEY LARGO, FL 33037-8312

✓ LABRADOR DAVID
6420 MIAMI LAKEWAY S
MIAMI LAKES, FL 33014-2745

✓ LATOUR ALFREDO M JR AND NILDA
772 NW 129 AVE
MIAMI, FL 33182

✓ LAUREL BEATRIZ
2722 SW 156 AVE
MIAMI, FL 33185

✓ LAZO SHERIOCHA
20212 OAK THORN WAY
TAMPA, FL 33647-3707

✓ LEON JESUS AND GRISEL
11224 SW 33RD CIRCLE PL
MIAMI, FL 33165-3436

✓ LLADO EDUARDO AND MABEL GARCIA
10804 SW 142ND PL
MIAMI, FL 33186-7009

✓ LOPEZ HELEN
10307 NW 9TH STREET CIR APT 201
MIAMI, FL 33172-3287

✓ LOPEZ PEDRO AND SILVIA
7675 NW 68TH CT
MEDLEY, FL 33166-2551

✓ LOPEZ SAMUEL AND GEORGINA
311 SW 55TH AVE
CORAL GABLES, FL 33134-1007

✓ LORENZO-LUACES MARIO ALEJANDRO
9401 SW 106TH AVE
MIAMI, FL 33176-2634

✓ LORITES ALINA
325 CALUSA ST LOT 13
KEY LARGO, FL 33037-2699

✓ LUZARDO ISAAC C AND BALNCA E
3853 SW 145TH PL
MIAMI, FL 33175-7828

✓ LYNCH ESTELA D
7760 NW 175TH ST
HIALEAH, FL 33015-3859

✓ MACHADO ERICK
2177 NW 18TH ST
MIAMI, FL 33125-1315

✓ MACHADO JOSE H
661 NW 132ND PL
MIAMI, FL 33182-1658

✓ MACKINSON JOHN W
10091 SW 144TH ST
MIAMI, FL 33176-7083

✓ MALAGON ARGELIO
7812 SW 34TH TER
MIAMI, FL 33155-3536

✓ MANKO ROBERT AND MARIANNE
1830 NE 42ND ST
POMPANO BEACH, FL 33064-6033

✓ MARINO ANA M
2921 SW 10TH ST APT 25
MIAMI, FL 33135-4576

✓ MARRERO JENARO AND MARIA ELENA
5875 W 20 AVE APT 210
HIALEAH, FL 33012

✓ MARRERO MIGUEL AND KARLA
20290SW 180 ST
MIAMI, FL 33187

✓ MARTIN ANITA
1388 WESTWARD DR
MIAMI SPRINGS, FL 33166

✓ MARTINEZ ALFREDO
8301 NW 172ND ST
HIALEAH, FL 33015-3745

✓ MARTINEZ DIEGO I AND CLARA L
8915 NW 148TH ST
HIALEAH, FL 33018-7317

✓ MARTINEZ JOSE A
12940 SW 19TH DR
HOLLYWOOD, FL 33027

✓ MARTINEZ MELVIS
6355 SW 30TH ST
MIAMI, FL 33155-3028

✓ MARTINEZ MILTON AND LILIANNE
8760 SW 133RD AVENUE RD APT 320
MIAMI, FL 33183-5376

✓ MARTINEZ ROSIE
3255 W FLAGLER ST
MIAMI, FL 33135-1168

✓ MAYNARD J SMITH MOBILE HOMES AND R
V LIMITED
PO BOX 409
OKOBOJI, IA 51355-0409

✓ MCGEE RONALD P AND TAMMY L
11972 ALPHA RD
HIRAM, OH 44234-9774

✓ MCINTYRE MICHAEL B
1042 2ND ST
WYANDOTTE, MI 48192-3212

✓ MDE COMPANY LLC
6500 SW 14TH ST
MIAMI, FL 33144-5502

✓ MDE COMPANY LLC
6300 SW 14TH ST
WEST MIAMI, FL 33144-5626

✓ MEDINA GERSON L AND CARMEN
501 E 8TH ST
HIALEAH, FL 33010-4541

MELENDEZ MAGALY
272 E 54TH ST
HIALEAH, FL 33013-1431

MENENDEZ MARIO M
325 CALUSA ST UNIT 345
KEY LARGO, FL 33037-2699

MERVARDO CORPORATION
10101 COLLINS AVE APT 5B
BAL HARBOUR, FL 33154-1639

MICHIS GLOBAL INVESTMENT LLC
1150 NW 72ND AVE STE 512
MIAMI, FL 33126-1921

MILIAN MARIA
4055 SW 138TH AVE
MIAMI, FL 33175-6461

MIRANDA GUSTAVO
33 FLAGLER DR
MIAMI SPRINGS, FL 33166-4923

MMT LIVING TRUST OF 2010
3851 NW 177TH ST
MIAMI GARDENS, FL 33055

MOLD BRIAN L AND DEBRA K
PO BOX 694
RUSH CITY, MN 55069-0694

MONROE COUNTY
500 WHITEHEAD ST
KEY WEST, FL 33040-6581

MONROE COUNTY HOUSING AUTHORITY
1400 KENNEDY DR
KEY WEST, FL 33040

MOREJON ALBERTO
325 CALUSA ST
KEY LARGO, FL 33037

MOREJON NANCY
511 EAST 44 ST
HIALEAH, FL 33013

MORELL LESTER
325 CALUSA ST LT 380
KEY LARGO, FL 33037-2699

MORELL SANDRA
325 CALUSA ST LOT 349
KEY LARGO, FL 33037-2699

NADAL JONATHAN
325 CALUSA LOT 253
KEY LARGO, FL 33037

NARIO NAYRA
1492 EGRET RD
HOMESTEAD, FL 33035-1021

NEGRON EDNA
PO BOX 753
VILLALBA, PR 00766-0753

NELSON CHRISTOPHER AND LORI
325 CALUSA ST 250
KEY LARGO, FL 33037-2699

NICHOLLS FAITH M REV TRUST OF 2003
06/04/2003
470 SE PINE RD
PORT ST LUCIE, FL 34984

NICOLAS OSVALDO AND GRISEL
325 CALUSA ST LOT 62
KEY LARGO, FL 33037-2699

NOGUEIRA REYCIEL
8972 SW 209TH TER
CUTLER BAY, FL 33189-3415

NOSE 4 DIVING LLC
740 NW 91 AVE
PEMBROKE PINES, FL 33024

OBREGON YOVANIS
325 CALUSA ST LT494
KEY LARGO, FL 33037-2699

OLIVA CARLOS A
325 CALUSA ST UNIT 486
KEY LARGO, FL 33037

ONDARZA ALEXANDER
190 SW 129TH AVE
MIAMI, FL 33184-1229

ORASI GREGORY
325 CALUSA ST LOT 465
KEY LARGO, FL 33037-2699

ORASI MERCEDES
11700 SW 77TH AVE
MIAMI, FL 33156

ORTA ARMANDO AND BERTA
14940 SW 168TH ST
MIAMI, FL 33187-6004

ORTA RAFAEL
4155 NE 16TH ST
HOMESTEAD, FL 33033-6050

ORTEGA ARLENE
8360 SW 45TH ST
MIAMI, FL 33155-4227

ORTIZ LEONARDO AND MAYRA C
17811 NW 81ST AVE
HIALEAH, FL 33015-2840

PABLOS MANUELA
325 CALUSA ST LT 40
KEY LARGO, FL 33037-2699

PAEZ RICARDO DAVID AND CHRISTINA
DIEZ
6873 SW 159TH CT
MIAMI, FL 33193-3627

PAGES BARBARA
6240 SW 79TH CT
MIAMI, FL 33143-1616

PALMER ROBERT AND EVE
7773 EMBASSY BLVD
MIRAMAR, FL 33023-6407

PALMER ROBERT E AND ESTHER M
3010 SW 139TH AVE
DAVIE, FL 33330

PARADISE PIT LLC
743 LARGO RD
KEY LARGO, FL 33037

PARDAL ELVIS ALEXANDER
2250 SW 81ST AVE
MIAMI, FL 33155-1233

PENA ELDUIN N
941 NE 73RD ST
MIAMI, FL 33138-5229

PENA RAUL BLAS
12850 STATE RD 84 BOX 7-4
DAVIE, FL 33325

PEREIRA PETRA
6436 SAWMILL LN
MIAMI LAKES, FL 33014-6020

PERERA GEORGINA
19800 SW 180TH AVE LOT 504
MIAMI, FL 33187-2617

PEREZ ALVING
9979 NW 25TH TER
DORAL, FL 33172-1346

PEREZ ALBERTO AND GRISEL MAS
325 CALUSA ST LOT 312
KEY LARGO, FL 33037-2699

PEREZ DALMA R
8824 NW 110TH LN
HIALEAH, FL 33018-4557

PEREZ JORGE AND DENISE
7930 NW 185TH ST
HIALEAH, FL 33015-2732

PEREZ JOSE R AND YANELIS
18821 W OAKMONT DR
HIALEAH, FL 33015-2905

PEREZ MANUEL AND MARIA C
551 E 34TH ST
HIALEAH, FL 33013-3027

PEREZ NATALIE
17035 NW 78TH CT
HIALEAH, FL 33015-3803

PEREZ RAUL
1163 NW 124TH COURT
MIAMI, FL 33182

PEREZ VICTOR
PO BOX 372612
KEY LARGO, FL 33037-7612

PETER KENNETH A AND FRANCES G
1463 GOODNOW FLOW RD BOX 303
NEWCOMB, NY 12852-2418

PETERSON CARL R AND LINDA E
PO BOX 271
WINDSOR, ME 04363-0271

PFEIFFER JEFFREY
1950 NW 107TH AVE
PEMBROKE PINES, FL 33026

PILLO JOSE SANTIAGO AND IVETTE
10511 TAFT ST
PEMBROKE PINES, FL 33026-2820

PLA CARLOS AND CARMEN
7851 NW 163RD ST
MIAMI LAKES, FL 33016-8407

PLA ONDINA G
714 E 29TH ST
HIALEAH, FL 33013

PORTAL DANILO AND DIANA
3431 SW 145TH AVE
MIRAMAR, FL 33027-3727

PRIETO FRANCISCO
6745 MIAMI LAKES DR APT I230
HIALEAH, FL 33014-8153

PRIME INVESTMENT GROUP LLC
11779 SW 92ND TER
MIAMI, FL 33186-2157

PRIX INVESTMENT CORP
10101 COLLINS AVE APT 5B
MIAMI BEACH, FL 33154

PULGARON CARLA J CHIRINOS
3461 NE 4TH ST
HOMESTEAD, FL 33033-7130

QUINTANA JOSE
325 CALUSA ST LT 377
KEY LARGO, FL 33037-2699

QUINTERO JORGE LUIS AND MONICA O
1214 W 76TH ST
HIALEAH, FL 33014-3423

R & M INVESTMENTS PROPERTY GROUP
LLC
6031 SW 129TH CT
MIAMI, FL 33183-1237

RAMIREZ ANGELINA
6092 SW 133RD PL
MIAMI, FL 33183-5170

RAMIREZ OMELIO E AND MARGARITA
401 NW 107TH AVE APT 104
MIAMI, FL 33172-3840

RAMIREZ SILVIA
201 NORTHWEST BLVD
MIAMI, FL 33126-4152

RAMOS ARMANDO F AND TERESA
2605 SW 16TH TER
MIAMI, FL 33145

RAVELO ARSENIO
17345 SW 280TH ST
HOMESTEAD, FL 33031-2347

REIGADAS RAYMOND AND CHRISTINE
5448 SW 149TH PL
MIAMI, FL 33185-4018

REINA JUAN CARLOS AND ALMA
11327 SW 161ST PL
MIAMI, FL 33196-4277

REINA MIGUEL AND CARMEN
13401 SW 25TH ST
MIAMI, FL 33175-1152

REMEDIOS JORGE AND ILYA
11001 SW 47TH ST
MIAMI, FL 33165-6103

RILEY ANTHONY W
2989 ARMSTRONG DR
LAKE ORION, MI 48360-1709

RIOS JORGE L AND HAYDEE M
14620 SW 50TH ST
MIAMI, FL 33175-5005

RIVERA CARMEN M
457 NW 61ST AVE
MIAMI, FL 33126-4641

RIVERO TANIA ALBERDI
125 SW 104TH CT
MIAMI, FL 33174-1651

ROBBINS W PAUL
992 PERRY HWY APT 2
PITTSBURGH, PA 15237-2104

RODRIGUEZ ANTONIO AND ROSA M
15300 SW 307TH RD
HOMESTEAD, FL 33033-4356

RODRIGUEZ JANET
7439 W 22 AVENUE UNIT 210
HIALEAH, FL 33016

RODRIGUEZ MARIA T
5566 NW 102ND PL
DORAL, FL 33178-2653

RODRIGUEZ OLGA
1720 SW 30TH AVE
MIAMI, FL 33145

RODRIGUEZ RICARDO AND MILAGROS
COLLADO
9241 SW 57TH TER
MIAMI, FL 33173

RODRIGUEZ RICARDO AND ROSA
1800 NW 88TH TER
PEMBROKE PINES, FL 33024-3313

RODRIGUEZ RUBEN
PO BOX 941412
MIAMI, FL 33194-1412

ROSARIO IVELISS
10270 NW 129 ST
HIALEAH, FL 33018

SABLON RICARDO AND MARTHA L
3084 S HIATUS RD
DAVIE, FL 33330-1403

SANCHEZ ANDRES A AND ODALYS
508 E 34TH ST
HIALEAH, FL 33013-3028

SANCHEZ ANTONIO AND ELIZABETH
685 W 65TH DR
HIALEAH, FL 33012-6574

SANCHEZ CARLOS J
11252 SW 129TH CT
MIAMI, FL 33186-4747

SANCHEZ ILEANA L
2828 SW 143RD PL
MIAMI, FL 33175-6557

SANCHEZ WILFREDO AND ILEANA L
325 CALUSA ST UNIT 489
KEY LARGO, FL 33037-2699

SANCHOYERTO DAVID AND ELENA
11921 NW 19TH ST
PEMBROKE PINES, FL 33026-1903

SARDUY AYLEC M
4021 SW 153RD CT
MIAMI, FL 33185-5404

SCHOEMER RICHARD F AND VIRGINIA
1527 LITTLEHILL RD
POINT PLEASANT BORO, NJ 08742-3431

SCHROYER DALE ME AND JANICE
7955 HEAD O LAKE RD
OTTAWA LAKE, MI 49267-9710

SEBASTIAN RUBEN
2240 SW 80TH CT
MIAMI, FL 33155-1256

SIERRA LUCIO J
1751 SW 137TH CT
MIAMI, FL 33175-1021

SIERRA NILO
15158 NW 89TH AVE
HIALEAH, FL 33018-1371

SIRE NOREDYS M
6858 SW 158TH PASS
MIAMI, FL 33193-3613

SIRIANI MARITE
8501 SW 47TH ST
MIAMI, FL 33155-5408

SNOOK'S SUNSET INC
6778 PARKINSONIA DR
HIALEAH, FL 33014-2650

SOCCOL CHRISTOPHER B
9444 NW 46TH ST
SUNRISE, FL 33351-5108

SORIANO CARLO ANTOINE AND MALISSA
15148 SW 173RD TER
MIAMI, FL 33187-6206

SOSA BERTO
658 W 35TH ST
HIALEAH, FL 33012-5129

SOTOLONGO JUAN AND MARITZA
12921 SW 27TH ST
MIAMI, FL 33175-2034

SPASIUK MICHAEL G JR AND INGRID A
129 W 227TH ST
BRONX, NY 10463-6732

STALDER RICHARD J
1100 MANGO ISLE
FORT LAUDERDALE, FL 33315-1330

SUAREZ GUSTAVO M
7856 NW 170 TER
MIAMI, FL 33015

SUAREZ MIGUEL AND DINORAH
4901 SW 135TH CT
MIAMI, FL 33175-3853

TORRES ANGEL VLADIMIR
9860 SW 83RD ST
MIAMI, FL 33173

TORRES DIONISIO AND ANA A
3075 SW 1ST ST
MIAMI, FL 33135-1270

TORRES SERGIO
10530 SW 48TH ST
MIAMI, FL 33165-5650

TORROELLA LUIS C AND MORAIMA
HERNANDEZ
5354 WEST 6 LANE
HIALEAH, FL 33012

TRAVIESO LIDICE
325 CALUSA ST UNIT 231
KEY LARGO, FL 33037

TRIANA NELSON AND MARIA E
13421 SW 53 ST
MIAMI, FL 33175

TROTTER DENNIS
45140 228TH ST
AITKIN, MN 56431-4854

TURINO HARRIET
20818 SW 126TH CT
MIAMI, FL 33177-5718

URRA OSCAR E AND RAQUEL
13326 SW 46TH LN
MIAMI, FL 33175-3929

VALDIVIA JULIO S AND ANA C
5103 SW 139TH CT
MIAMI, FL 33175-5145

VALIDO JULIO
17338 NW 74TH AVE
HIALEAH, FL 33015-7183

★ VALLE JUAN A
19751 NW 57TH PL
HIALEAH, FL 33015-4926

VARGAS MAURICIO
15459 SW 57 ST
MIAMI, FL 33153

VELIZ ORESTES AND SURY
P O BOX 941654
MIAMI, FL 33194

VICIEDO HERIBERTO J AND RAMONA
10841 SW 63RD ST
MIAMI, FL 33173-1210

VICTORES JESUS
525 W 43RD PL
HIALEAH, FL 33012-3851

VIDAL DANIEL
11035 SW 51ST TER
MIAMI, FL 33165-6902

VILLALON RADAMES AND MINET
7501 MILLER DR
MIAMI, FL 33155-5507

WAIS TIMI D
10 MICHELE DR
RENSSELAER, NY 12144

WEBER JOHN SR AND LINDA M
1080 HWY 1383 LOT 9E
RUSSELL SPRINGS, KY 42642

WILLIAMS KURT A AND SORAYA C
30710 SW 196TH AVE
HOMESTEAD, FL 33030-3615

WINNE LISA M
325 CALUSA ST UNIT 457
KEY LARGO, FL 33037

XLT INVESTMENT CORP
8045 NW 155TH ST
HIALEAH, FL 33016-5874

ZORRILLA FAMILY REV LIV TR AGR
12/27/2006
4660 SW 158TH AVE
MIAMI, FL 33185-3810

End of Additional File 2015-163

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Request for 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:

Key Largo Advertising Costs: \$245.00

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

Traffic Study Review: \$5,000.00

Date of Submittal: 06 / 15 / 2015
Month Day Year

Applicant/Agent Authorized to Act for the Property Owner:

Christopher Collins - CPH	Christopher Collins - CPH
Applicant (Name of Person, Business or Organization)	Name of Person Submitting this Application
1992 SW 1st St. Miami, FL 33135	
Mailing Address (Street, City, State and Zip Code)	
(305) 274-4805	ccollins@cphcorp.com
Daytime Phone	Email Address

Property Owner:

Key Largo Tree LLC	
(Name/Entity)	Contact Person
696 NE 125th St. North Miami, FL 33161-5546	
Mailing Address (Street, City, State and Zip Code)	
Daytime Phone	Email Address

Legal Description of Property:

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

Block	8	Subdivision	Key Largo
Real Estate (RE) Number	00087350.000000	Alternate Key Number	1095931
Street Address (Street, City, State, Zip Code)	101000 Overseas Hwy, Key Largo, FL 33037		
Daytime Phone	Approximate Mile Marker		

APPLICATION

Land Use District Designation of Property: SC - SUBURBAN COMMERCIAL

Present Land Use of Property: COMMERCIAL RETAIL

Proposed Land Use of Property: COMMERCIAL RETAIL - RETAIL AND RESTAURANT

Total Area of Property: 3.31 AC (144,155 SF)

Total Upland Area within Property: All Area - 3.31 AC

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

3 Total number of non-residential buildings

18,116 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 units

0 Total number of transient units (hotel, recreational vehicle and/or campground)

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)

- Completed application form
- Correct fee (check or money order to Monroe County Planning & Environmental Resources)
- Proof of ownership (i.e. Warranty Deed)
- Current property record card(s) from the Monroe County Property Appraiser
- Photograph(s) of site from adjacent roadway
- Written description of project
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 8 sets (at a minimum, survey should include elevations; all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage; and total acreage by habitat)
- Environmental Designation Survey (prepared in accordance with Monroe County Code §110-70 a.)
- Community Impact Statement (prepared in accordance with Monroe County Code §110-70 b.)
- Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 8 sets (drawn to a scale of 1:10 or 1:20). At a minimum, the site plan should include the following:
 - Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
 - All attributes from the boundary survey
 - Future Land Use Map (FLUM) designation(s) of the site

APPLICATION

- Land Use (Zoning) District designation(s) of site
 - Tier designation(s) of the site
 - Flood zones pursuant to the Flood Insurance Rate Map
 - Setback lines as required by the Land Development Code
 - Locations and dimensions of all existing and proposed structures, including all paved areas and clear site triangles
 - Size and type of buffer yards and parking lot landscaping areas, including the species and number of plants (*unless a separate landscape plan showing such is submitted*)
 - Extent and area of wetlands, open space preservation areas and conservation easements
 - Delineation of habitat types to demonstrate buildable area on the site, including any heritage trees identified and any potential species that may use the site (certified by an approved biologist and based on the most current professionally-recognized mapping by the U.S. Fish and Wildlife Service) (*unless a separate landscape plan showing such is submitted*)
 - Location of fire hydrants or fire wells
 - The location of public utilities, including location of the closest available water supply system or collection lines and the closest available wastewater collection system or collection lines (with wastewater system provider) or on-site system proposed to meet required County and State of Florida wastewater treatment standards
 - A table providing the total land area of the site, the total buildable area of the site, the type and square footage of all nonresidential land uses, the type and number of all residential dwelling units, the amounts of impervious and pervious areas, and calculations for land use intensity, open space ratio, and off-street parking
- Landscape Plan by a Florida registered landscape architect – 8 sets (may be shown on the site plan; however, if a separate plan, drawn to a scale of 1:10 or 1:20). 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 shown in accordance with Florida Statutes
 - Locations and dimensions of all existing and proposed structures, including all paved areas
 - 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)
- Stormwater/ Surface Water Management Plan – 8 sets (including existing and proposed topography, all drainage structures, retention areas, drainage swales and existing and proposed permeable and impermeable areas)
- Building Floor Plans for all proposed structures and for any existing structures to be redeveloped – 8 sets (drawn at an appropriate standard architectural scale)
- Building Elevations for all proposed structures and for any existing structures to be modified – 8 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)
- Traffic Study, prepared by a licensed traffic engineer
- Transportation fee of \$5,000 to cover the cost of experts hired by the Growth Management Division to review the traffic study (any unused funds deposited will be returned upon permit approval)
- Construction Management Plan, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging)

APPLICATION

- 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
- Radius report from Monroe County Property Appraiser supporting the required labels
- Proof 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 Solid Waste Management
 - Florida Department of Health if wastewater flows are less than or equal to 5,000 gallons per day or Florida Department of Environmental Protection if wastewater flows exceed 5,000 gallons per day

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

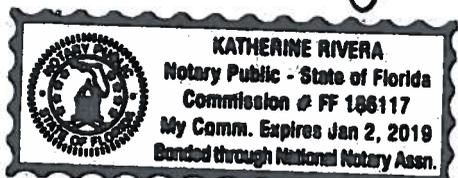
- Notarized Agent Authorization
- Vegetation Survey or Habitat Evaluation Index
- Construction Phasing Plan
- Additional Proof of Coordination may be required for your project, please contact with the Planning & Environmental Resources Department to identify other agencies expected to review the project. Other agencies may include, but are not limited to:
 - Key West Resort Utilities
 - Key Largo Wastewater Treatment District (KLWTD)
 - South Florida Water Management District (SFWMD)
 - Florida Department of Transportation (FDOT)
 - Florida Department of Environmental Protection (FDEP)
 - Florida Department of State, Division of Historic Resources
 - Florida Game and Freshwater Fish Commission (FGFFC)
 - U.S. Army Corps of Engineers (ACOE)
 - U.S. Fish and Wildlife Service (USFW)

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

* * * * *
I, the Applicant, 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: [Handwritten Signature] Date: 8/19/15

Sworn before me this 19th day of August 2015



[Handwritten Signature]
Notary Public
My Commission Expires 1/02/19

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.

Legal Description:

28 61 39 KEY LARGO PT LOT 8 MODEL LAND CO. PB1-68 OR554-253 OR701-878
OR704-29 OR796-1825/26 OR854-1942 OR854-1943/45 OR1869-1191/93 OR2167-
937/39 OR2431-1763/66 OR2616-1471/72



1992 SW 1st Street
 Miami, FL 33135
 Phone: 305.274.4805
 Fax: 305.274.4807

Letter Of Transmittal

Date: August 25, 2015

To: Monroe County Planning and Environmental Services
 2798 Overseas Highway, Suite 410
 Marathon, FL 33050

Re: IMC Commercial Center – Key Largo
 CPH Job No. I3604



WE ARE SENDING YOU THE ATTACHED ITEM(S):

NO. OF COPIES	DESCRIPTION
1	Completed application form
1	Check for \$10,014.00
1	Check for \$5,000.00
1	Check for \$1,304.00
1	Property Card
6	Site photographs
1	Written description of project
8	Sets of Signed & Sealed Boundary Survey
8	Sets of Signed & Sealed Site Plans
8	Sets of Landscape Plan
8	Sets of Building Floor Plans
8	Sets of Building Elevations
8	Sets of Stormwater / Surface Water Management Plan
8	Sets of Construction Management Plan
1	Traffic Study
1	List of name and address mailing labels for all property owners within 300 foot radius
1	Radius Report
1	Proof of Coordination with agencies
1	Notarized Agent Authorization

THESE ITEMS ARE TRANSMITTED AS INDICATED BELOW:

For Your Use
 As Requested

 For Review and Comment
 For Bids Due



REMARKS:

**If you have any additional questions or concerns please feel free to give us a call back at any time.
Thank you and have a great day!**

COPY TO: _____

SIGNED: Christopher Collins, P.E.

If enclosures are not as noted, kindly notify us at once.



Architects
Environmental
M/E/P
Surveyors

Engineers
Landscape Architects
Planners
Transportation/Traffic

1992 SW 1st Street
Miami, FL 33135
Phone: 305.274.4805
Fax: 305.274.4807

August 24, 2015

Monroe County Planning and Environmental Services
2798 Overseas Highway, Suite 410
Marathon, FL 33050

RE: Major Conditional Use Application
IMC Commercial Center
101000 Overseas Highway
Key Largo, FL
RE Number 00087350.000000
Project Description

To whom it may concern,

Enclosed here within, on behalf of Key Largo Tree, LLC is a request for a Major Conditional Use Permit to redevelop the property located at 101000 Overseas Highway within Key Largo, FL. The site currently contains a 10,000 SF retail space occupied by Dollar Tree as well as an additional 10,239 SF retail space that is currently vacant. In addition, the site is also used for various weekend flea market type sales within the existing parking lot.

As part of the redevelopment, the project proposes to demolish the 10,239 SF vacant retail building and construct a new 3,116 SF McDonalds restaurant and a 5,000 SF retail building (user to be determined). The proposed application is similar with the conceptual plan presented to staff at a pre application meeting presented to Monroe County staff in 2013 which generated the 'Letter of Understanding' from Monroe County dated 12/16/2013.

The property is located within the Suburban Commercial (SC) Land Use District and the proposed redevelopment is consistent with the purpose and intent of the SC district which is to establish areas for commercial uses designed and intended to serve the needs of the immediate planning area. In addition, the redevelopment is consistent with the purpose of the MC FLUM category set forth in the Comprehensive Plan Policy 101.4.5.

For any additional information, please feel free to contact me at (305) 274-4805.

Sincerely,

Chris Collins
Vice President

June 24, 2015

Upper Keys
Planning and Environmental Resources Department
Murray Nelson Government & Cultural Center
102050 Overseas Hwy
Key Largo, FL 33037

RE: IMC Key Largo Commercial Center
101000 Overseas Highway
Key Largo, FL 33037
Parcel: 0087350000000

To Whom It May Concern,

Key Largo Tree, LLC; Owner of the property referenced project hereby authorizes CPH Engineers, Inc. to act on their behalf in securing any and all necessary entitlement permits with Monroe County and Florida Department of Transportation (FDOT).

Sincerely,

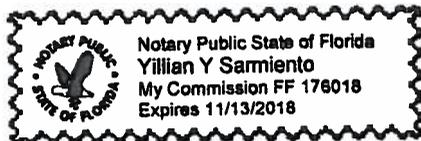


Key Largo Tree, LLC

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that Yoram Izhak, to me personally known or who has/have produced _____ as identification and who did take an oath., this day acknowledged before me that they executed the foregoing document this 1 day of July, 2015.

My Commission Expires:



Notary Public



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1095931 Parcel ID: 00087350-000000

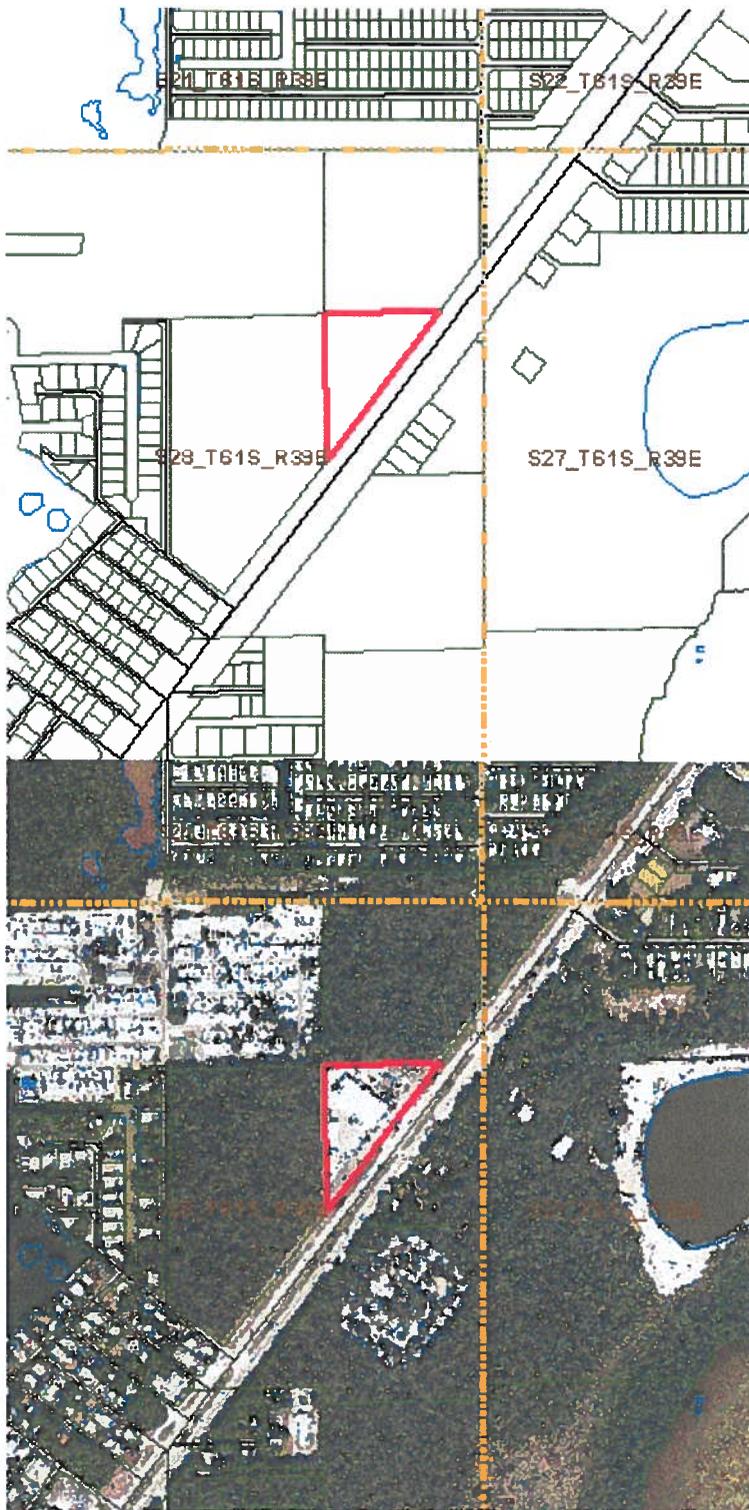
Ownership Details

Mailing Address:
KEY LARGO TREE LLC
696 NE 125TH ST
NORTH MIAMI, FL 33161-5546

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 28-61-39
Property Location: 101000 OVERSEAS HWY KEY LARGO
Legal Description: 28 61 39 KEY LARGO PT LOT 8 MODEL LAND CO. PB1-68 OR554-253 OR701-878 OR704-29 OR796-1825/26
Description: OR854-1942 OR854-1943/45 OR1869-1191/93 OR2167-937/39 OR2431-1763/66 OR2616-1471/72

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	0	0	3.29 AC

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 20000
Year Built: 1974

Building 1 Details

Building Type
Effective Age 9
Year Built 1974
Functional Obs 0

Condition F
Perimeter 800
Special Arch 0
Economic Obs 0

Quality Grade 300
Depreciation % 12
Grnd Floor Area 20,000

Inclusions:

Roof Type
Heat 1
Heat Src 1

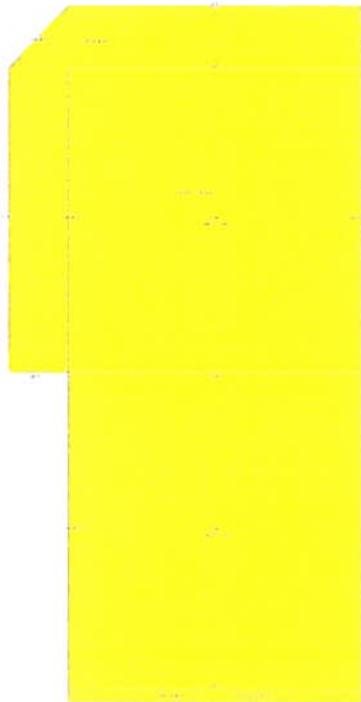
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	OPF		1	1993					400
0	OPF		1	1993					4,160
0	FLA		1	1993					10,200
0	FLA		1	1993					9,800

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
-------------	---------------------	------	--------	-----------	-----

RETAIL MIN INT	100	N	N
1 STY STORE-B	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1888	METAL SIDING	46
1889	NO VALUE	54

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	9,336 SF	0	0	1973	1974	2	30
2	CC2:COM CANOPY	2,500 SF	100	25	1982	1983	4	40
3	CL2:CH LINK FENCE	1,940 SF	194	10	1989	1990	3	30
4	AP2:ASPHALT PAVING	100,000 SF	0	0	1973	1974	1	25
5	UB3:LC UTIL BLDG	63 SF	9	7	1990	2004	4	30
6	CL2:CH LINK FENCE	3,000 SF	500	6	2006	2007	1	30
7	CL2:CH LINK FENCE	960 SF	160	6	2010	2011	3	30
8	CL2:CH LINK FENCE	960 SF	160	6	2010	2011	1	30

Appraiser Notes

3/22/2006 LIGHTHOUSE BOAT CENTER. REMOVED PARCEL FROM STUDY. DOES NOT MEET MARKET STANDARDS.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10300104	01/13/2010	09/03/2010	1	Commercial	CHAIN LINK FENCE
13300821	05/09/2013	07/02/2013	100,000	Commercial	INT/EXT REMODEL/REPAIR
13303159	10/18/2013	01/16/2014	25,000	Commercial	REPLACE HVAC UNITS
13304891	05/05/2014	06/04/2014	10,000	Commercial	INT REMODEL/CONSTRUCT NEW HANDICAP BATHROOMS
13303159	10/18/2013	06/25/2014	1	Commercial	REPLACE (2) A/C UNITS
04302743	10/25/2004	03/22/2006	1	Commercial	REROOF (METAL)
05305654	11/04/2005	10/20/2006	1	Commercial	CHAINLINK FENCE

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	1,059,447	106,226	493,350	1,659,023	1,659,023	0	1,659,023

2013	844,444	106,495	493,350	1,444,289	1,444,289	0	1,444,289
2012	844,444	106,803	492,000	1,443,247	1,443,247	0	1,443,247
2011	878,678	107,125	492,000	1,477,803	1,477,803	0	1,477,803
2010	878,678	103,538	820,000	1,802,216	1,802,216	0	1,802,216
2009	874,084	103,696	984,000	1,961,780	1,961,780	0	1,961,780
2008	874,084	103,730	2,132,000	2,363,614	2,363,614	0	2,363,614
2007	631,275	105,767	1,640,000	2,377,042	2,377,042	0	2,377,042
2006	631,275	103,230	1,148,000	1,882,505	1,882,505	0	1,882,505
2005	470,677	109,590	295,200	875,467	875,467	0	875,467
2004	470,531	112,141	295,200	877,872	877,872	0	877,872
2003	674,173	113,732	328,000	1,115,905	1,115,905	0	1,115,905
2002	674,173	116,271	319,000	1,109,444	1,109,444	0	1,109,444
2001	674,173	117,993	287,100	1,079,266	1,079,266	0	1,079,266
2000	698,837	77,295	271,150	1,047,282	1,047,282	0	1,047,282
1999	698,837	78,310	271,150	1,048,297	1,048,297	0	1,048,297
1998	465,891	79,805	271,150	816,846	816,846	0	816,846
1997	465,891	80,839	271,150	817,880	817,880	0	817,880
1996	423,538	82,334	271,150	777,022	777,022	0	777,022
1995	423,538	83,350	271,150	778,038	778,038	0	778,038
1994	423,538	84,863	271,150	779,551	779,551	0	779,551
1993	330,539	54,084	271,150	655,773	655,773	0	655,773
1992	330,539	55,709	271,150	657,398	657,398	0	657,398
1991	330,539	57,255	271,150	658,944	658,944	0	658,944
1990	330,539	50,959	271,150	652,648	652,648	0	652,648
1989	330,539	52,235	271,150	653,924	653,924	0	653,924
1988	302,391	47,920	271,150	621,461	621,461	0	621,461
1987	294,787	49,598	271,150	615,535	615,535	0	615,535
1986	302,442	51,602	176,250	530,294	530,294	0	530,294
1985	293,845	53,175	176,250	523,270	523,270	0	523,270
1984	293,845	43,441	176,250	513,536	513,536	0	513,536
1983	293,845	43,441	176,250	513,536	513,536	0	513,536
1982	248,969	43,441	176,250	468,660	468,660	0	468,660

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
2/23/2013	2616 / 1471	2,000,000	<u>WD</u>	<u>12</u>
8/26/2009	2431 / 1763	3,816,400	<u>WD</u>	<u>12</u>
11/16/2005	2167 / 937	4,650,000	<u>WD</u>	<u>Q</u>
2/28/2003	1869 / 1191	950,000	<u>WD</u>	<u>Q</u>
5/1/1982	854 / 1943	100,000	<u>WD</u>	<u>U</u>

12/1/1979

796 / 1825

321,900

00

Q

This page has been visited 221,884 times.

Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176

Site Photos



Photo 1: Existing building façade, from south to north.



Photo 2: Site view from southeast to northwest



Photo 3: Site view from south to north



Photo 4: Site view from south to north



Photo 5: Site view from southeast to northwest

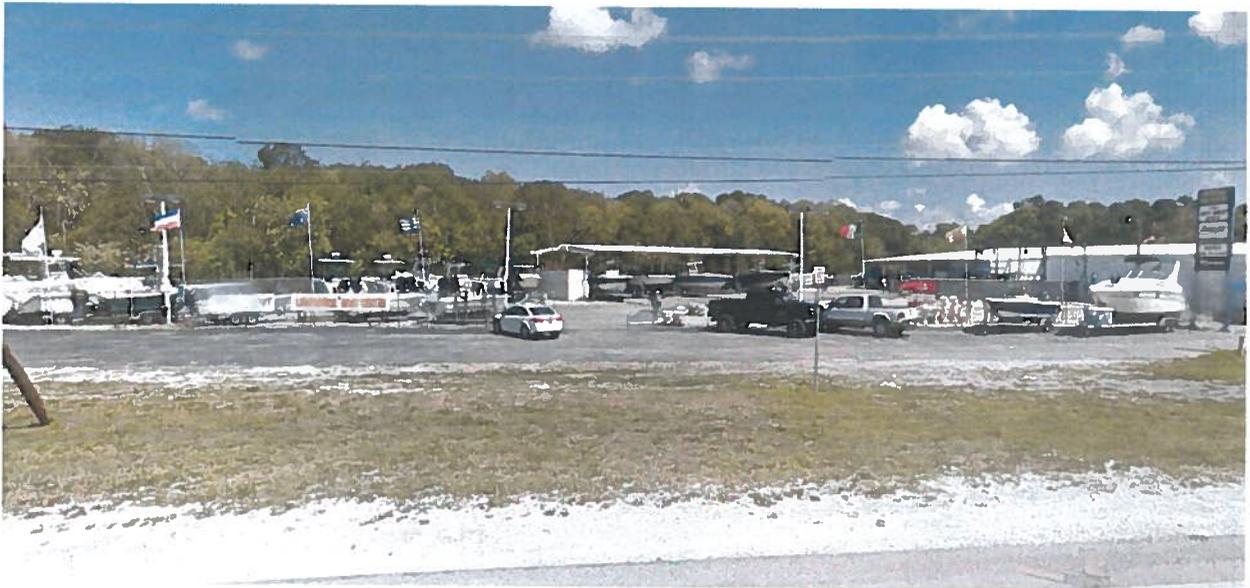


Photo 6: Site view from southeast to northwest



Architects
Environmental
M/E/P
Surveyors
Engineers
Landscape Architects
Planners
Transportation/Traffic

**Revised Traffic Study Methodology
IMC – Key Largo Commercial Center
1010000 Overseas Highway
Key Largo, Florida
Revised June 25,2015**

Introduction:

A 15,000 square foot shopping center with a 3,116 square foot fast food restaurant attached is proposed to be developed at 1010000 Overseas Highway in Key Largo, Florida. The site is currently developed with 21,050 square feet of retail space. As part of the redevelopment, the existing 10,000 square foot Dollar Tree store will remain, and an additional 5,000 square feet of retail space as well as the fast food restaurant will be added.

Trip Generation

Trip generation for the proposed project will be calculated using the most recent rates and equations presented in the Institute of Transportation Engineer's Trip Generation 9th Edition. Initially, trip generation was calculated using Land Use Code 820 – Shopping Center and 934 – Fast Food Restaurant with Drive Through will be used in the analysis. This was used to present the most conservative trip generation possible. Internal capture was applied between the fast-food restaurant and the remainder of the shopping center to account for the interaction between the two uses. However, based on comments received by the City of Key Largo, internal capture may only be applied for projects with a residential component.

Therefore, the trip generation has been revised to utilize Land Use Code 820 for the entire shopping center. Based on the description from the Trip Generation Manual, this land use code also includes restaurant as well as retail uses within the shopping center. The uses are applicable as well as the size of the overall shopping center within the parameters outlined by Trip Generation for use of Land Use Code 820. Utilizing Land Use Code 820 to estimate the trip generation for the project incorporates the interaction between the retail and restaurants previously calculated using internal capture.

Pass-by capture and internal capture between the retail and fast food restaurant will be calculated based on the the ITE Trip Generation Handbook. Pass-by capture will be capped at 10% of the adjacent street traffic.

Credit for trips associated with the existing retail center will be applied using ITE Trip Generation for Land Use Code 820 – Shopping Center. Table 1 attached summarizes the trip generation calculations for the proposed project.

It should be noted that based upon the revised trip generation calculations, there is an anticipated net decrease in trips associated with the project redevelopment.



Architects
Environmental
M/E/P
Surveyors

Engineers
Landscape Architects
Planners
Transportation/Traffic

Scenario	Land Use	Size	Weekday			PM Peak Period		
			Entry	Exit	Total	Entry	Exit	Total
Existing Use	820 Shopping Center	21,050 square feet	1233	1233	2466	101	110	111
		Pass-by Capture	-432	-431	-863	-35	-39	-74
		New Trips	801	802	1603	66	71	137
Proposed Use	820 Shopping Center	18,116 square feet	1119	1118	2237	92	99	191
		Pass-by Capture	-392	-392	-783	-32	-35	-67
		New Trips	727	727	1454	60	64	124
		Change in Net Trip Generation	-74	-75	-149	-6	-7	-13

Study Area

Since the proposed project is anticipated to result in a net decrease in project trips, no additional analysis is anticipated to be required.

Report

A Traffic Impact Statement will be prepared for submittal to Marion County and will include the following information:

- Summary of Methodology
- Existing Conditions
- Trip Generation
- Conclusions

Traffic Engineer Pre-Approval

As noted in the comments received by Monroe County, attached is a copy of the appropriate resume and PE license for Sandra Gorman, PE to be pre-approved for future traffic analysis within Monroe County.

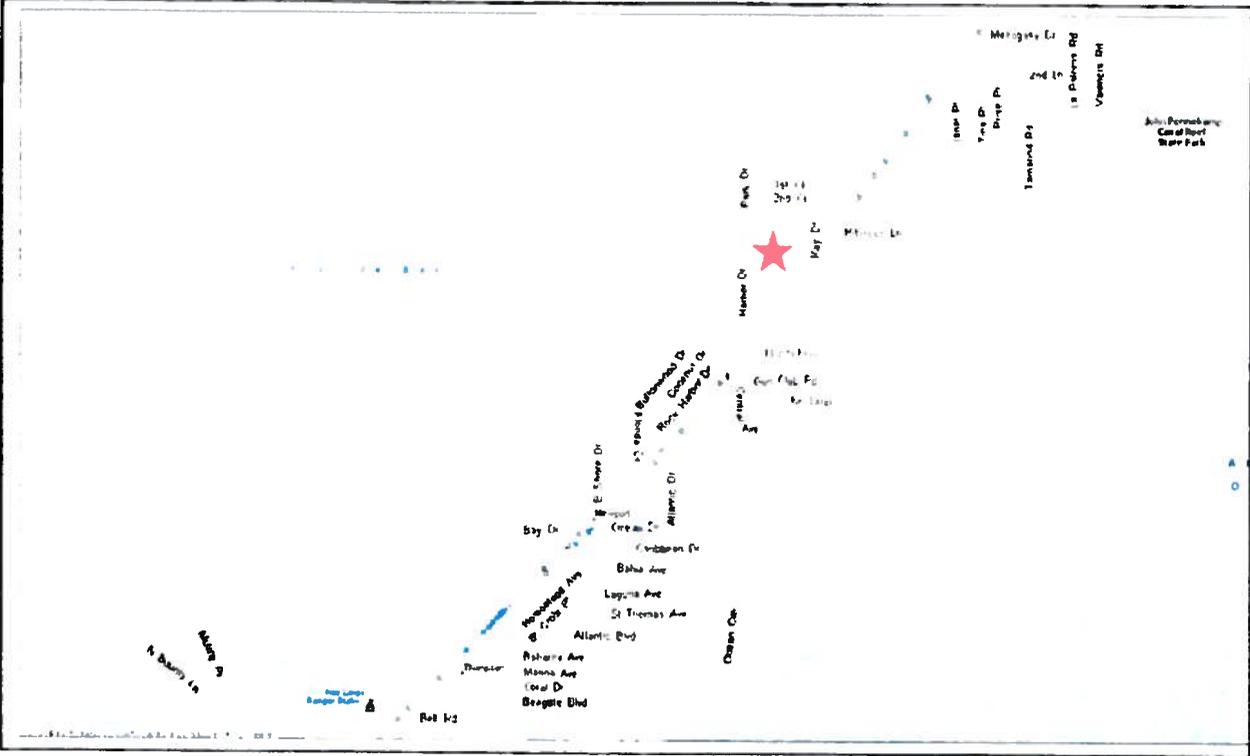


Figure 1
Site Location Map

IMC – Key Largo Commercial Center
Key Largo, Florida



*Engineers
Planners
Landscape Architects
Surveyors
Construction Management
Design/Build*

cph

CONCEPTUAL SITE PLAN

KEY LARGO

INC - KEY LARGO

COMMERCIAL CENTER

1910000 OVERSEAS HIGHWAY

MONROE COUNTY, FLORIDA

Sheet No.

CON-2

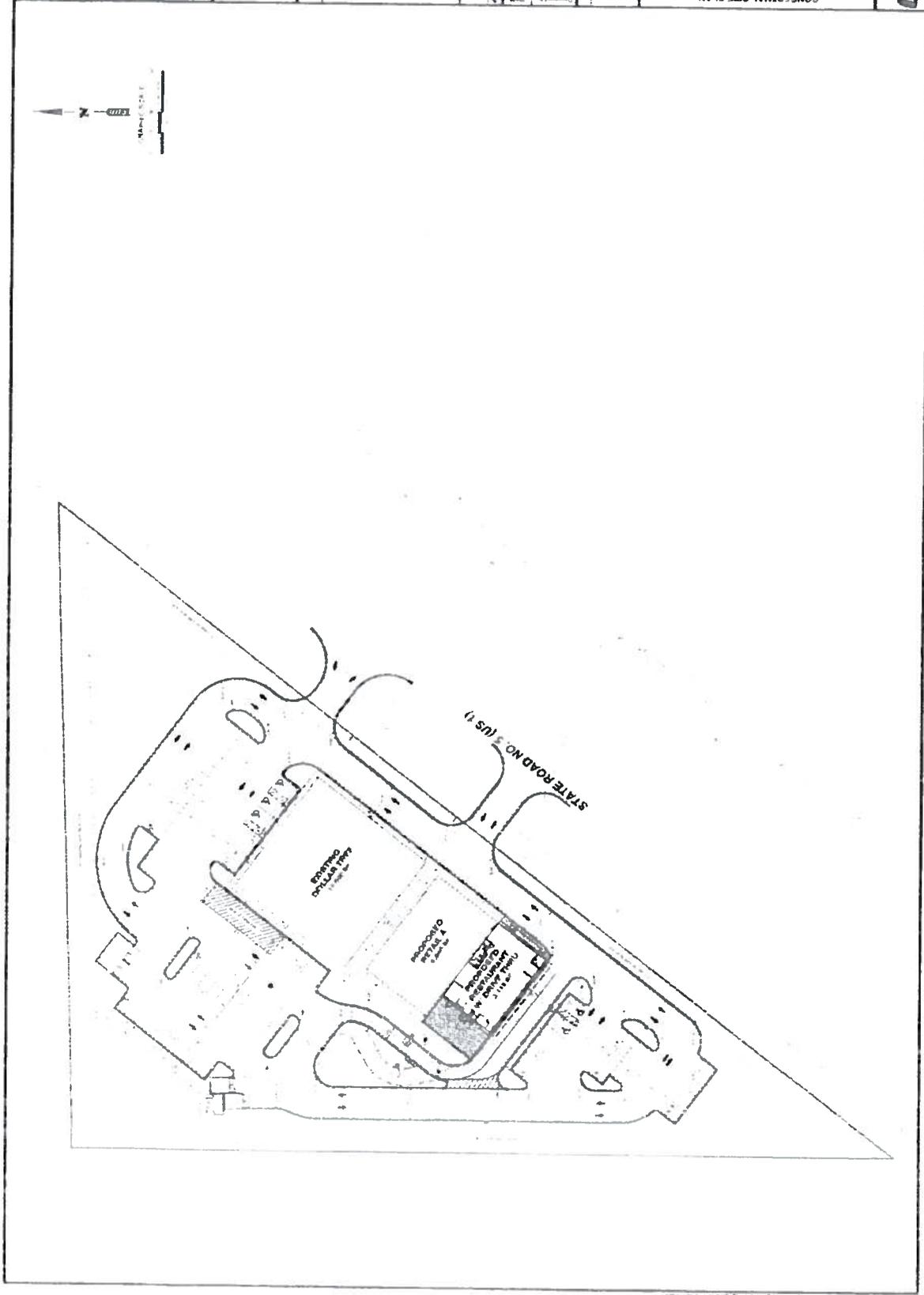
DATE: 01/11/11

PROJECT NO: 1100000

SCALE: AS SHOWN

DATE: 01/11/11

PROJECT NO: 1100000



Land Use: 820

Shopping Center

Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned and managed as a unit. A shopping center's composition is related to its market area in terms of size, location and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands. Specialty retail center (Land Use 826) and factory outlet center (Land Use 823) are related uses.

Additional Data

Shopping centers, including neighborhood centers, community centers, regional centers and super regional centers, were surveyed for this land use. Some of these centers contained non-merchandising facilities, such as office buildings, movie theaters, restaurants, post offices, banks, health clubs and recreational facilities (for example, ice skating rinks or indoor miniature golf courses). The centers ranged in size from 1,700 to 2.2 million square feet gross leasable area (GLA). The centers studied were located in suburban areas throughout the United States and, therefore, represent typical U.S. suburban conditions.

Many shopping centers, in addition to the integrated unit of shops in one building or enclosed around a mall, include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied included peripheral buildings, it can be assumed that some of the data show their effect.

The vehicle trips generated at a shopping center are based upon the total GLA of the center. In cases of smaller centers without an enclosed mall or peripheral buildings, the GLA could be the same as the gross floor area of the building.

Separate equations have been developed for shopping centers during the Christmas shopping season. Plots were included for the weekday peak hour of adjacent street traffic and the Saturday peak hour of the generator.

Information on approximate hourly, monthly and daily variation in shopping center traffic is shown in Tables 1–3. It should be noted, however, that the information contained in these tables is based on a limited sample size. Therefore, caution should be exercised when applying the data. Also, some information provided in the tables may conflict with the results obtained by applying the average rate or regression equations. When this occurs, it is suggested that the results from the average rate or regression equations be used, as they are based on a larger number of studies.

Period Setting

Analysis Name: Weekday
Project Name: IMC - Proposed Shopping Center **No:**
Date: 5/19/2015 **City:**
State/Province: **Zip/Postal Code:**
Country: **Client Name:**
Analyst's Name: **Edition:** ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	18.12	Weekday	Best Fit (LOG)	1119	1118	2237

Traffic Reductions

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
820 - Shopping Center	0 %	1119	0 %	1118

External Trips

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
820 - Shopping Center	2237	35 %	783	1454

ITE Deviation Details

Weekday

Landuse: No deviations from ITE.
Methods: No deviations from ITE.
External Trips: 820 - Shopping Center
 ITE does not recommend a particular pass by% for this case.

Summary

Total Entering	1119
Total Exiting	1118
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	392
Total Exiting Pass-by Reduction	391
Total Entering Non-Pass-by Trips	727
Total Exiting Non-Pass-by Trips	727

Period Setting

Analysis Name: Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.
Project Name: IMC - Proposed Shopping Center **No:**
Date: 5/19/2015 **City:**
State/Province: **Zip/Postal Code:**
Country: **Client Name:**
Analyst's Name: **Edition:** ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	18.12	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG)	92	99	191

Traffic Reductions

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
820 - Shopping Center	0 %	92	0 %	99

External Trips

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
820 - Shopping Center	191	<input type="radio"/> 35 %	67	124

ITE Deviation Details

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.
Landuse No deviations from ITE.
Methods No deviations from ITE.
External Trips 820 - Shopping Center
 The chosen pass-by% (35) is not provided by ITE. ITE recommends 64.

Summary

Total Entering	92
Total Exiting	99
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	32
Total Exiting Pass-by Reduction	35
Total Entering Non-Pass-by Trips	60
Total Exiting Non-Pass-by Trips	64

Sandra L. Gorman, PE

CPH Inc.
5601 Mariner Street, Suite 240
Tampa, FL 33609
813-288-0233
sgorman@cphcorp.com

EDUCATIONAL EXPERIENCE:

2002-2006	University of South Florida Tampa, Florida Masters of Civil Engineering
1995-1998	University of South Florida Tampa, Florida Bachelor of Science Civil Engineering
1993-1995	University of Pittsburgh at Bradford Bradford, Pennsylvania Civil Engineering

ACCOMPLISHMENTS:

2010	Young Transportation Professional of the Year Tampa Bay Chapter ITE
2004	Young Transportation Professional of the Year Florida Section ITE
2003-2006	Executive Board (Secretary; President) Institute of Transportation Engineers Tampa Bay Chapter
1999- Present	Institute of Transportation Engineers Member

CERTIFICATIONS AND REGISTRATIONS:

Florida PE #59580	PTOE #1545 – Expired	PTP#249 – Expired
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SAMPLE PROJECT EXPERIENCE:

Various Transportation Impact Studies and Signal Warrant Analyses

As a project engineer with Sear Brown, Kimley-Horn and Associates and King Engineering I have completed various Traffic Impact Studies and Assessments of all sizes involving residential and commercial developments, including multiple Developments of Regional Impact. Each project followed the guidelines and format criteria set forth by the Institute of Transportation Engineers, and if appropriate policies set forth by the local department of transportation. As an engineer on each of these studies I was involved in the data collection procedures, field reviews, and data analysis using various analytical tools. Typically collected field data included, but was not limited to, vehicular volume counts, geometric, queue, signal timings, and sight distance measurements per ASSHTO and delay information. Field data was processed and reduced using the methodologies presented in the Highway Capacity Manual and associated Highway Capacity Software. I developed all future vehicular trip generation scenarios and distribution patterns. As needed, I evaluated accident histories and identified correctable accident patterns. Signal warrants were evaluated using the most recent version of the FHWA's Manual of Uniform Traffic Control Devices. I composed reports for each of the projects that documented the process taken as well as the findings and recommended mitigating measures as necessary. Also, as part of the recommendations, I specified the appropriate type of site access controls lane configurations and appropriate design policies. Many of the projects also involved testimony before local governmental bodies.

Highland Avenue Roundabout, Pinellas County, FL

Prepared analysis to evaluate the potential construction of a roundabout at the intersection of Highland Avenue and Rosary Avenue in Pinellas County Florida. The analysis included the evaluation of AM, PM and Sunday conditions using SIDRA software to compare operations under roundabout, signalized and unsignalized conditions. The location of a nearby church required that pedestrian and weekend activities also be considered in the analysis.

Nassau County Mobility Plan, Nassau County, Florida

Served as project manager for the evaluation of a mobility plan and fee for Nassau County Florida. The plan evaluated future transportation needs county wide, including roadways, pedestrian, bicycle and transit needs as well as freight mobility. The evaluation included detailed countywide modeling of future travel demand and the incorporation of the East Nassau County Planning Area Sector Plan.

Wiregrass Ranch DRI, Pasco County, Florida

Transportation Planning Manager responsible for providing detailed transportation analysis for a 5,000+ acre mixed use Development of Regional Impact in Pasco County. The project included the evaluation of the overall transportation impacts of over 12,000 residential units, 3 million square feet of retail, and 2 million square feet of office space, including the identification and negotiation of a multi-million dollar transportation mitigation strategy. Also provided design traffic analysis for the new 6 lane SR 56 running through the project and the overall master roadway phasing analysis.

Gateway DRI, Pinellas County, Florida

As Transportation Planning Manager, responsible for due diligence level transportation analysis and Notice of Proposed Change transportation support for this Development of Regional Impact. This required preparation of a transportation impact analysis to satisfy the requirements of Chapter 380.06, Florida Statutes as revised in 2007.

Marie Selby Botanical Gardens, Sarasota, Florida

In order to determine the need for destination signs on the interstate, a detailed trip generation study was prepared for the botanical gardens for submittal to FDOT.

Wegmans - Mt. Hope Plaza, Rochester, NY - TIS, Access Management and Signal Coordination

This was a Traffic Impact Study for the redevelopment of the existing Mt. Hope Avenue plaza and the adjacent University of Rochester parking lot and Computer Center. As part of this study I incorporated access management techniques by consolidating four unsignalized access points into one signalized intersection. In recommending a new signalized intersection I determined its appropriate location between two other signalized intersections and made it operate within the existing coordinated system. I specified left turn pocket lengths that would satisfy the 95% queue lengths. I also specified the new access locations approach geometry and lane configuration using Highway Access Guidelines published by Monroe County Department of Transportation. I documented my process, findings and recommendations in a Traffic Impact Study.

St. Joseph's Women's Hospital, Tampa, Florida

Provided detailed traffic engineering analysis for a proposed expansion to the existing hospital facility. A standard traffic impact analysis was prepared, as well as a detailed origin destination study. The origin destination study included surveying several employees and patients and various medical facilities around the area. In addition to the origin destination study, a detailed parking analysis was also conducted.

Charter USA Schools, Florida and Louisiana

Assisted Charter USA Schools in transportation analyses to support the opening of several new Charter Schools throughout Florida and Louisiana. Analysis not only included evaluation of traditional transportation impacts on the surrounding roadway network associated with school traffic, but also a detailed evaluation of school arrival and dismissal procedures, including site plan and layout, to minimize the impact of school operations on the surrounding roadway network.

Downtown Palm Harbor Parking and Circulation Study, Pinellas County, Florida

Project Manager for a parking study to evaluate current parking needs and future demands for Old Downtown Palm Harbor. The project involved an analysis of current parking demand and patterns as well as an evaluation for future land use and parking needs for both on street and off street parking. The study formulated new parking regulations for the area adopted by Pinellas County. The Circulation Study included an evaluation of the interaction between pedestrian, transit and vehicular traffic to identify potential safety improvements including pedestrian crossings, street lighting and potential traffic signals on Alternate US 19.

H. Lee Moffitt Cancer Center Parking Garage and McKinley Campus, Tampa, Florida

Served as the Project Manager for the transportation studies which addressed the traffic impacts of the planned expansion of the parking garage at the existing H. Lee Moffitt Cancer Center. The evaluation included analyzing the impacts of existing and proposed parking patterns, including valet parking. For the McKinley Campus, in addition to the Traffic Impact Analysis for the City of Tampa, a detailed circulation simulation of the project site was prepared using SimTraffic to identify traffic flow conditions of various parking and site configurations and potential valet parking operations.

Pittsford - Perinton Traffic Calming Program

The Towns of Perinton and Pittsford are experiencing an increase in requests for traffic control devices and/or traffic management solutions. The most common concern in neighborhoods is vehicular traffic with undesirable characteristics such as high speeds, high volumes and cut-through traffic. I assisted a colleague in developing the process through which these Towns can thoroughly address concerns in existing neighborhoods, as well as significantly reduce the potential for undesirable traffic characteristics in new neighborhoods. We researched much of the available documentation on traffic calming techniques such as traffic circles, speed humps, diverters, landscaped medians and roadway geometry as well as comprehensive neighborhood traffic calming plans that take a group of individual devices and combine them to achieve the most desirable effect. The final program gave these Towns a guide that documents the process for both the Public Agency and Citizens to follow. We are updating the current design standards for residential developments in these communities. Until these techniques are fully incorporated with the Towns, on a case by case basis, I reviewed current development applications in the conceptual and design phases to recommend changes in roadway layout and placement of appropriate devices to achieve desired traffic characteristics. I have also assisted the developer's Engineers with design methods, materials and signage appropriate for specific traffic calming devices.

US 301 Corridor Study, Pasco County, Florida

This corridor study evaluated a 7 mile section of US 301 between the City of Zephyrhills and Dade City in Pasco County, Florida. Beginning with data collection along the corridor, future volumes were projected, and using adopted FDOT access management guidelines, locations for potential future traffic signals were identified. Other recommendations included a frontage road system to alleviate the traffic demand on US 301 as the corridor develops. This project was commissioned by FDOT, with joint effort from the City of Zephyrhills, Dade City, and Pasco County.

City of Tampa Neighborhood Speed Reduction Program, Tampa, Florida

This ongoing project involves posting 25 MPH speed limit signs throughout several neighborhoods in the city. Efforts include detailed field study and identification of proper sign placement as presented in the Manual of Uniform Traffic Control Devices.

State of Florida

Board of Professional Engineers

Attests that

Sandra L. Gorman, P.E.



Is licensed as a Professional Engineer under Chapter 471, Florida Statutes
Expiration: 2/28/2017
Audit No: 228201727774
P.E. Lic. No: 59530

Monroe County, Florida

MCPA GIS Public Portal

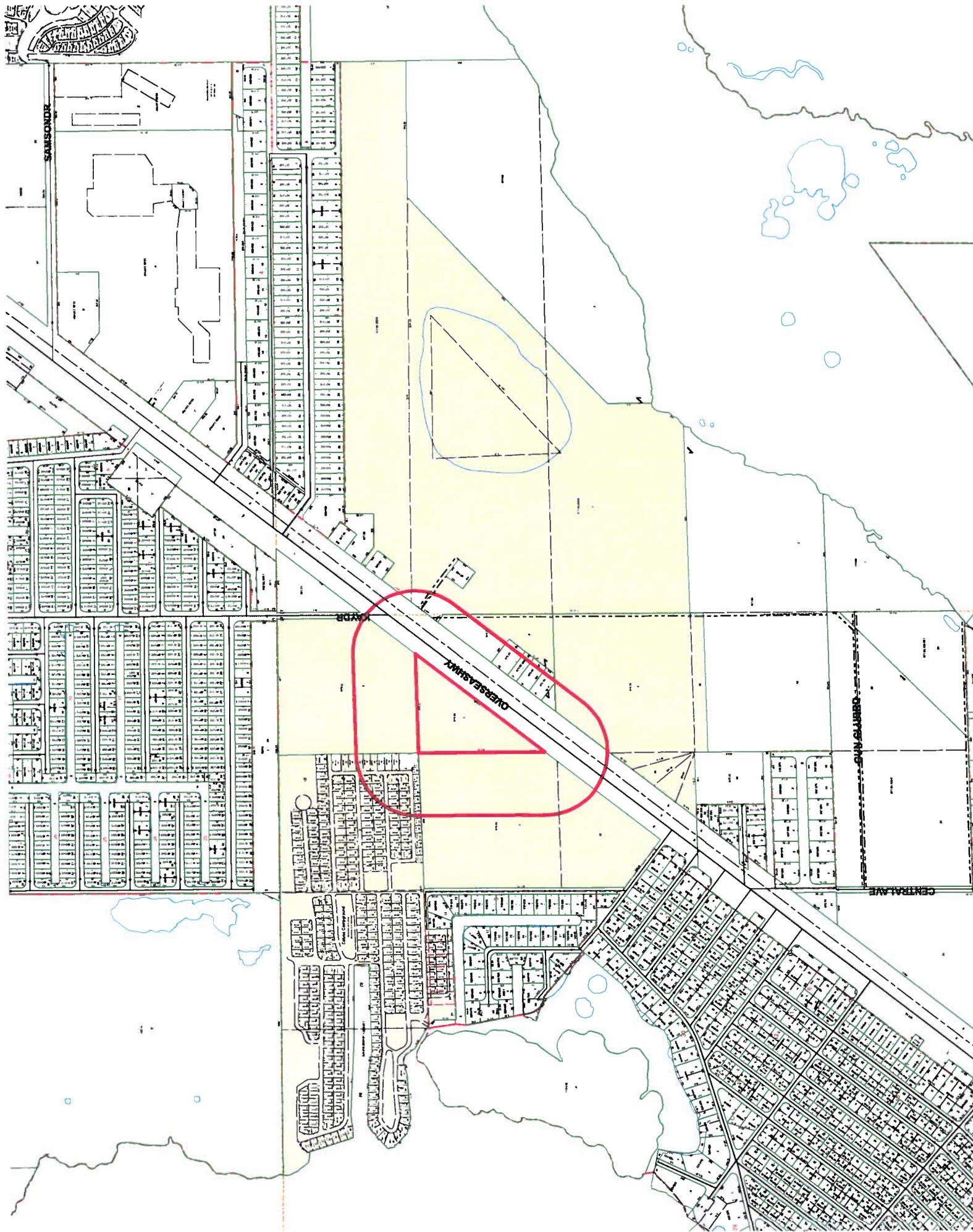
MONROE COUNTY PROPERTY
APPRAISER OFFICE



THIS PROPERTY LOCATION MAP HAS BEEN COMPILED FOR INTERNAL OFFICE USE AS AN AID IN THE PREPARATION OF THE MONROE COUNTY TAX ROLL. IT IS NOT A SURVEY AND THE OWNERSHIP INFORMATION DEPICTED THEREON SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES. NEITHER MONROE COUNTY NOR THE OFFICE OF THE PROPERTY APPRAISER ASSUMES RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.

1:2,378

Date: 5/5/2015



245 CALUSA ST LLC
1091 E 26TH ST
HIALEAH, FL 33013-3717

ACOSTA DANIA
325 CALUSA ST LOT 437
KEY LARGO, FL 33037-2699

AGUILA GILBERTO AND ALINA
6245 W 10TH AVENUE
HIALEAH, FL 33012

ALBERTO VALENTIN
8231 SW 152ND AVENUE CIR APT 6
MIAMI, FL 33193-1325

ALDOUS RON
2900 SE 12TH RD UNIT 102
HOMESTEAD, FL 33035-2394

ALEJO ANGELA J
3880 E 1 AVE
HIALEAH, FL 33013

ALFONSO ARTURO
7920 SW 12 ST
MIAMI, FL 33144

ALFONSO CARLOS
325 CALUSA ST LOT 6
KEY LARGO, FL 33037-2699

ALLAMANI ROBERTO
325 CALUSA ST LOT 126
KEY LARGO, FL 33037-2699

ALONSO NICOLAS R AND MARTA A
11322 SW 246TH ST
HOMESTEAD, FL 33032-4641

ALONSO PEDRO P AND AURORA M
14227 SW 12TH ST
MIAMI, FL 33184-3206

ALVAREZ ELIAS
PO BOX 22427
HIALEAH, FL 33002-2427

ALVAREZ LUIS AND MERCEDES
8904 SW 81ST TER
MIAMI, FL 33173-4167

ALVAREZ PEDRO J AND XIOMARA
10845 SW 41ST TER
MIAMI, FL 33165-4810

ALVAREZ ROGELIO J AND ANN M
8461 SW 30TH ST
MIAMI, FL 33155-2325

ALVAREZ SAUL
105 SE 12TH AVE APT 202
HOMESTEAD, FL 33030-8195

ANDINO IVAN AND CARMEN
10311 SW 34TH ST
MIAMI, FL 33165-3807

AREMAR IMPORT INC
12871 SW 22ND ST
MIAMI, FL 33175-1805

ARTAYETA CARLOS AND EILEEN
12930 SW 107TH TER
MIAMI, FL 33186-3513

ATALA FARESH MIGUEL
103100 OVERSEAS HWY APT 52
KEY LARGO, FL 33037-2852

ATORRESAGASTI MANUEL S AND
GEORGINA
100 SW 128TH AVE
PLANTATION, FL 33325-2302

B G AND R A LLC
237 RAINBOW DR
UNIT 13746
LIVINGSTON, TX 77399

BALLESTER EDDY
2701 SW 79TH AVE
MIAMI, FL 33155

BALUJA JORGE M AND MARIA
1726 W 80 ST
HIALEAH, FL 33014

BARCELO OSVANY JAVIER
2904 MASON LN
WYLIE, TX 75098

BARKETT THOMAS REV TR 3/29/1990
2000 SW 4TH AVE
MIAMI, FL 33129-1303

BARNES SOFIA
3179 W 71ST PL
HIALEAH, FL 33166

BARRERO MYRIAM I
5521 SW 70TH AVE
DAVIE, FL 33314-5802

BARRIOS GUILLERMO AND LEOPOLDINA
6679 SEGOVIA CIR W
FORT LAUDERDALE, FL 33331-4625

BARRIOS JOSE A AND DELFINA J
5345 NW 173RD DR
MIAMI GARDENS, FL 33055-3502

✓ BASTO DANIELLE
10230 SW 41ST TER
MIAMI, FL 33165-4960

✓ BAY VIEW PROPERTIES LLC
P O BOX 1974
KEY LARGO, FL 33037

✓ BECERRA MARIA
8600 SW 4TH ST
MIAMI, FL 33144-3510

✓ BELLO GUSTAVO J
8544 SW 102ND PL
MIAMI, FL 33173-3953

✓ BELLO MABEL
5296 SW 91ST AVE
MIAMI, FL 33165-6647

✓ BENITEZ MIGUEL J AND YOLANDO
530 W 66TH ST
HIALEAH, FL 33012-6667

✓ BEOTO MARIO AND MARIA
325 CALUSA ST LOT 376
KEY LARGO, FL 33037-2699

✓ BERSANI LEWIS AND ANN MARIE
7047 LAKESHORE RD STOP 1
CICERO, NY 13039-9736

✓ BESU CINTYA
3030 SW 79TH CT
MIAMI, FL 33155-2566

✓ BEZANILLA RAFAEL A SR
940 SW 36TH CT APT 7
MIAMI, FL 33135-4241

✓ BIFANO ALFRED J AND LINDA D
4067 PIER PT
DISCOVERY BAY, CA 94505-1111

✓ BLANCO SESAR
19080 ROYAL BIRKDALE DR
HIALEAH, FL 33015-2305

✓ BOLUFE ANA C
17730 NW 87TH CT
HIALEAH, FL 33018-6608

✓ BOMBARDIER PIERRE
325 CALUSA ST LT 218
KEY LARGO, FL 33037-2699

✓ BORGES ALBERTO AND ALINA
1921 NW 36TH AVE
MIAMI, FL 33125

✓ BOYCE ROBERT AND FAYE
3102 E ROSEMONTE DR
PHOENIX, AZ 85050-3450

✓ BUSTAMANTE JUAN C SR
1031 SW 124TH CT
MIAMI, FL 33184-2458

✓ BUSTAMANTE SHANNON AND ENOE
282 E 13TH ST
HIALEAH, FL 33010-3538

✓ CALUSA 483 LLC
14671 SW 136TH PL
MIAMI, FL 33186

✓ CALUSA CAMPGROUND
CONDOMINIUM ASSOCIATION, INC
325 CALUSA ST
KEY LARGO, FL 33037-2641

✓ CALUSA KEY VENTURES LLC
16143 SW 71ST TER
MIAMI, FL 33193-3498

✓ CALUSA ONE LLC
9 ISLAND AVE APT 1006
MIAMI BEACH, FL 33139-1358

✓ CAMBON ENRIQUE
19201 SW 196 ST
MIAMI, FL 33187

✓ CAMPUZANO ISABEL CRISTINA
10281 SW 44TH ST
MIAMI, FL 33165-5605

✓ CANCINO ANDREW
8350 NW 16TH ST
PEMBROKE PINES, FL 33024-4975

✓ CARDENACHE FIDEL
5135 E 9TH CT
HIALEAH, FL 33013-1717

✓ CARDET MARIA A
325 CALUSA ST
LOT 341
KEY LARGO, FL 33037

✓ CARNES MALLORY PHILLIP
5255 SW 38TH AVE
FORT LAUDERDALE, FL 33312-8227

✓ CARRERO SIMEON
7934 NW 190TH LN
MIAMI, FL 33015-2746

✓ CASTILLA INGRID GUZMAN
7211 W 24TH AVE APT 2205
HIALEAH, FL 33016-6530

✓ CASTRILLON NICOLE MARIE
10300 SW 51 ST
MIAMI, FL 33165

✓ CAYON OSDALIS ALVAREZ AND JORGE
(H/W)
8857 NW 175TH ST
HIALEAH, FL 33018

✓ CELADA LUCIA M
4055 E 2ND AVE
HIALEAH, FL 33013

✓ CHIROLE DAVID
15473 SW 21 TERR
MIAMI, FL 33185

✓ CHIROLE ENTERPRISES LLC
15465 SW 21ST TER
MIAMI, FL 33185

✓ CLARK DORIS L/E
PO BOX 370064
KEY LARGO, FL 33037-0064

✓ COMAS INVESTMENTS LLC
7680 NW 63RD ST
MIAMI, FL 33166-3608

✓ COMAS MIGUEL AND MARTHA
205 NW 119TH CT
MIAMI, FL 33182

✓ CORBO TERESA
4501 SW 129TH AVE
MIAMI, FL 33175-4505

✓ CORDERO ISRAEL
12040 SW 177TH TER
MIAMI, FL 33177-2357

✓ CORTINA NICOLAS JR
5391 W 6TH LN
HIALEAH, FL 33012-2514

✓ COUSINEAU PATRICK
319 CH DE LA COTE-SAINT-LOUIS E
BLAINVILLE QC J7E 4H5
CANADA

✓ COUSINEAU STEPHANE
2540 RUE DE LA GIBOULEE
TERREBONNE QC J6X 4S3
CANADA

✓ CREATIVE INVESTORS INC
8004 NW 154TH ST UNIT 147
HIALEAH, FL 33016-5802

✓ D AND DC INVESTOR GROUP LLC
14238 SW 170TH ST
MIAMI, FL 33177-2049

✓ DE ATCE VIRGILIO G
1947 SW 131ST PLACE CT
MIAMI, FL 33175-1343

✓ DE LA PAZ FRANCISCO
18120 NW 90TH AVE
HIALEAH, FL 33018-6555

✓ DE LA TORRE RAMSES
3310 SW 103RD CT
MIAMI, FL 33165-3819

✓ DEARMAS JORDAN
11871 SW 207TH ST
MIAMI, FL 33177

✓ DELGADO JOSE J AND IRENE
1815 WEST 68 ST
HIALEAH, FL 33014

✓ DELGADO MARTHA MERCEDES
830 SW 146TH TER
PEMBROKE PINES, FL 33027

✓ DELGADO ROSA
8870 SW 43RD ST
MIAMI, FL 33165-5328

✓ DELGADO SIGFREDO JR AND MARIE E
8090 HAWTHORNE AVE
MIAMI BEACH, FL 33141-1007

✓ DELGADO YDALMI C
7359 W 18TH AVE
HIALEAH, FL 33014-3710

✓ DEVIS AIDE
2899 COLLINS AVE
UNIT 1118
MIAMI BEACH, FL 33140

✓ DI NICOLA ALBERT A AND SHERRY A
P O BOX 460
KEY LARGO, FL 33037

✓ DIAZ ARNOLD AND DAMARIS
15512 NW 82ND PL
HIALEAH, FL 33016-5857

✓ DIAZ JOSE AND
MARIA DEL CARMEN (H/W)
10211 SW 6TH ST
MIAMI, FL 33174

✓ DIAZ WILLIAM AND SHEILA B
50 WEST 23 ST
APT 14
HIALEAH, FL 33012

✓ ~~DINIGOLA ALBERT A AND SHERRY A
PO BOX 370460
KEY LARGO, FL 33037-0460~~

DISPIRITO JAMES EDWARD AND LEXA
TUMA
PO BOX 2623
MONTAUK, NY 11954

DNR 458 LLC
8510 SW 97TH RD
MIAMI, FL 33173

DNR 459 LLC
8510 SW 97 RD
MIAMI, FL 33173

DONADO LEONOR AND RAFAEL
172 TRUXTON DR
MIAMI SPRINGS, FL 33166-5059

DUGGER ROBERT AND RACHEL
7401 BEACH VIEW DR
NORTH BAY VILLAGE, FL 33141

DUNKLEY FAMILY TRUST 5/2/2011
55 W 16TH ST APT 3
HIALEAH, FL 33010-3055

DURAN DAISY
325 CALUSA ST LT 346
KEY LARGO, FL 33037-2699

DYER NANCY
1931 SW 24TH TER
MIAMI, FL 33145

EGUED ANGEL AND MERCEDES
11350 SW 41ST TER
MIAMI, FL 33165-4611

ENRIQUEZ JESUS A AND ALEIDA
12905 SW 42ND TER
MIAMI, FL 33175-4003

ESCARPIO DAYANA
6420 MIAMI LAKEWAY S
HIALEAH, FL 33014-2745

ESCOBAR LAURA REV TRUST 6/8/06
7770 SUNSET DR
MIAMI, FL 33143-4048

ESPINOSA SANTIAGO
9704 NW 127TH TER
HIALEAH, FL 33018-7405

ESTEVEZ ALBERTO AND ALICE
1012 W 79TH ST
HIALEAH, FL 33014-3588

EURO-1 LLC
524 W LINCOLN HWY
DEKALB, IL 60115-3004

FALCON JOSE
100 SW 124TH AVE
MIAMI, FL 33184-1433

FERNANDEZ ANGEL L
8327 SW 163RD AVE
MIAMI, FL 33193-5128

FERNANDEZ JOSE ROGELIO
23215 SW 187 AVE
HOMESTEAD, FL 33031

FERNANDEZ JUAN B AND MARIA O
325 CALUSA DR
UNIT 502
KEY LARGO, FL 33037

FERNANDEZ MANUEL AND ALBA LIVING
TRUST 2/11/2000
7090 SW 99TH AVE
MIAMI, FL 33173-4643

FERNANDEZ RODOLFO C
1631 SW 126TH PL
MIAMI, FL 33175-1433

FERRADAS AILEEN
19860 NW 78TH PATH
HIALEAH, FL 33015-6631

FIZER CHARLES S AND MARLEENA A
TRUST 5/30/2008
20350 SABAL ST
ORLANDO, FL 32833-5612

FONTELA MARIO AND ROSA F
PO BOX 373046
KEY LARGO, FL 33037-8046

FORMOSO CARLOS JR
15940 SW 42 TERRACE
MIAMI, FL 33185

FRANCO CHRISTINE
1801 SW 90TH AVE
MIAMI, FL 33165-7860

FRANCO JOSE A
325 CALUSA ST LT 99
KEY LARGO, FL 33037-2699

FUENTES CHRISTOPHER AND VIVIAN
240 LIGNUMVITAE DR
KEY LARGO, FL 33037-4538

FUNDORA WILLIAM
1230 NORTH DR
MIAMI, FL 33179-3543

GALLARDO HOLDCO LLC
C/O GALLARDO JOSE
13507 SW 137TH AVE
MIAMI, FL 33186

GALLARDO JOSE S AND ISOTTA
13507 SW 137 AVE
MIAMI, FL 33186

GALLO LUIS C
15329 SW 41TH TER
MIAMI, FL 33185

GALVEZ AGNES Y
14714 SW 38TH TER
MIAMI, FL 33185-3946

GARCIA ANGEL
4130 SW 140TH AVE
MIAMI, FL 33175-6447

GARCIA EDELMIRO A AND DUNIA LOPEZ
8814 NW 153RD TER
HIALEAH, FL 33018

GARCIA IRIS M
7315 SW 39TH ST
MIAMI, FL 33155-6617

GARCIA LIVIA
14373 SW 62 ST
MIAMI, FL 33181

GARCIA TOMAS
6550 SCOTT ST
HOLLYWOOD, FL 33024-4033

GAUVIN CAROLE
500 RUE SAINT-FRANCOIS-XAVIER
TROIS-RIVIERES QUEBEC G9A 1R4
CANADA

GCR INVESTMENTS LTD
919 SW 57TH AVE
WEST MIAMI, FL 33144-5019

GIRALDO LUIS FERNANDO AND
CARMENZA
12805 SW 119TH TER
MIAMI, FL 33186

GOMEZ GUILLERMO A AND PATRICIA G
15966 SW 100TH LN
MIAMI, FL 33196-6128

GOMEZ RUBEN AND ZOBEIDA
15104 SW 148TH CT
MIAMI, FL 33196-4414

GONZALEZ ABDEL K
9040 SW 48TH ST
MIAMI, FL 33165-5956

GONZALEZ ALFREDO
111 W 31 ST
HIALEAH, FL 33012

GONZALEZ JACOBO AND MARIAN
PO BOX 126762
HIALEAH, FL 33012

GONZALEZ JAIME AND
ADALIGIA DE FATIMA
5020 NW 190TH ST
MIAMI GARDENS, FL 33055-2446

GONZALEZ JOSE D AND MARITZA
7901 SW 20TH ST
MIAMI, FL 33155-6505

GONZALEZ MARIYEL
325 CALUSA ST LOT 514
KEY LARGO, FL 33037-2699

GONZALEZ OMAR
2021 NE 3RD CT
HOMESTEAD, FL 33033-6027

GONZALEZ PEDRO AND MEDELIEINE
9021 SW 94TH CT
MIAMI, FL 33176-1964

GONZALEZ RAYMOND
3250 NW 16TH TER
MIAMI, FL 33125-1818

GONZALEZ REINEL PUBLIO AND
BALBINA S
15327 SW 58TH TER
MIAMI, FL 33193-2500

GRANDA VICTOR
51 E 15TH ST
HIALEAH, FL 33010-3549

GRAU JOSE F L/E
9020 SW 125TH AVE APT 405F
MIAMI, FL 33186-7159

GRAVIER LUIS G AND MARIA G
2220 SW 24TH TER
MIAMI, FL 33145

GRECCO SHERRI
1682 ISLAND WAY
WESTON, FL 33326-3624

GRULLON JOSE A
13400 SW 128TH ST
MIAMI, FL 33186-5800

GUERRA BARBARA
8951 SW 196TH DR
CUTLER BAY, FL 33157-8876

GUIDI ARNOLD
9702 SW 56 TER
MIAMI, FL 33173

GUION RODNEY L
PO BOX 370047
KEY LARGO, FL 33037-0047

GUTIERREZ TANYA
16561 SW 145TH CT
MIAMI, FL 33177-1786

HARDING SUSAN P LIVING TRUST
11/28/2007
224 ATWELL ST
ELGIN, IL 60124-8496

HAWKINS ALBERT E
325 CALUSA ST LT 411
KEY LARGO, FL 33037-2699

HERNANDEZ DOMINGO AND CARMEN
5700 W 13TH CT
HIALEAH, FL 33012-2275

HERNANDEZ EMINALDO AND IDIANA
91 W 33RD ST
HIALEAH, FL 33012-5221

HERNANDEZ ENRIQUE AND ODALYS
19470 NW 87TH PL
HIALEAH, FL 33018-6214

HERNANDEZ GUSTAVO
7738 NW 201ST TER
HIALEAH, FL 33015-6643

HERNANDEZ JOSE M
3525 W 72ND PL
HIALEAH, FL 33018-1712

HERNANDEZ JUAN C AND RAQEL
15051 SW 63RD TER
MIAMI, FL 33193-2784

HERNANDEZ LAZARO
7755 SW 127TH CT
MIAMI, FL 33183-4220

HERNANDEZ LUIS E AND CARMEN
16923 SW 145TH AVE
MIAMI, FL 33177

HERNANDEZ PEDRO AND YARMILA
3001 SW 80TH AVE
MIAMI, FL 33155-2516

HERNANEZ EMILIO AND NANCY A H/W
9220 SW 42 TER
MIAMI, FL 33165

HERRERA DAVID
12320 SW 99 AVE
MIAMI, FL 33176

HERRERA FRANK
1284 W 79TH ST
MIAMI, FL 33014

HERRERA HEBERTO AND MARIA
16980 NW 44TH AVE
MIAMI GARDENS, FL 33055-4351

IGLESIAS LUIS A AND ANA
947 E 19TH ST
HIALEAH, FL 33013-4212

IGLESIAS NORMA
6360 MILLER DR
MIAMI, FL 33155-6421

IGLESIAS REINALDO AND AMPARO
7483 W 30TH LN
HIALEAH, FL 33018-5244

IJC KEY LARGO CORP
3126 CORAL WAY
CORAL GABLES, FL 33145-3210

IMPORFARALLONES INVESTMENT INC
14171 SW 147TH CT
MIAMI, FL 33196-5046

JERDANI CORPORATION
116 SEVENTH LN
KEY LARGO, FL 33037

JIMENEZ DAYSE
100 E 42ND ST
HIALEAH, FL 33013-2244

JOHNSON LINDA A
206 BATH RD
BRUNSWICK, ME 04011-2611

JOHNSON NANCY
1711 RIVIERA CT
POINT PLEASANT BORO, NJ 08742-5242

KELLER CLOTILDE C
6821 SW 155TH AVE
MIAMI, FL 33193-2121

KEY LARGO TREE LLC
696 NE 125TH ST
NORTH MIAMI, FL 33161-5546

KORTE SALLIE J
PO BOX 373312
KEY LARGO, FL 33037-8312

LABRADOR CLARA
8862 NW 142ND LN
HIALEAH, FL 33018-7363

✓ LABRADOR DAVID
6420 MIAMI LAKEWAY S
MIAMI LAKES, FL 33014-2745

✓ LATOUR ALFREDO M JR AND NILDA
772 NW 129 AVE
MIAMI, FL 33182

✓ LAUREL BEATRIZ
2722 SW 156 AVE
MIAMI, FL 33185

✓ LAZO SHERIOCHA
20212 OAK THORN WAY
TAMPA, FL 33647-3707

✓ LEON CARMEN R
1322 SW 131ST PLACE CIR E
MIAMI, FL 33184-2064

✓ LEON JESUS AND GRISEL
11224 SW 33RD CIRCLE PL
MIAMI, FL 33165-3436

✓ LLADO EDUARDO AND MABEL GARCIA
10804 SW 142ND PL
MIAMI, FL 33186-7009

✓ LOPEZ HELEN
10307 NW 9TH STREET CIR APT 201
MIAMI, FL 33172-3287

✓ LOPEZ PEDRO AND SILVIA
7675 NW 68TH CT
MEDLEY, FL 33166-2551

✓ LOPEZ SAMUEL AND GEORGINA
311 SW 55TH AVE
CORAL GABLES, FL 33134-1007

✓ LORENZO-LUACES MARIO ALEJANDRO
9401 SW 106TH AVE
MIAMI, FL 33176-2634

✓ LORITES ALINA
325 CALUSA ST LOT 13
KEY LARGO, FL 33037-2699

✓ LUZARDO ISAAC C AND BALNCA E
3853 SW 145TH PL
MIAMI, FL 33175-7828

✓ LYNCH ESTELA D
7760 NW 175TH ST
HIALEAH, FL 33015-3859

✓ MACHADO ERICK
2177 NW 18TH ST
MIAMI, FL 33125-1315

✓ MACHADO JOSE H
661 NW 132ND PL
MIAMI, FL 33182-1658

✓ MACHADO-VAZQUEZ DAISY
14901 SW 22ND ST
MIAMI, FL 33185-5803

✓ MACKINSON JOHN W
10091 SW 144TH ST
MIAMI, FL 33176-7083

✓ MALAGON ARGELIO
7812 SW 34TH TER
MIAMI, FL 33155-3536

✓ MANATEE LANDING LLC
P O BOX 1974
KEY LARGO, FL 33037

✓ MANKO ROBERT AND MARIANNE
1830 NE 42ND ST
POMPANO BEACH, FL 33064-6033

✓ MARINO ANA M
2921 SW 10TH ST APT 25
MIAMI, FL 33135-4576

✓ MARRERO JENARO AND MARIA ELENA
5875 W 20 AVE
APT 210
HIALEAH, FL 33012

✓ MARRERO MIGUEL AND KARLA
20290SW 180 ST
MIAMI, FL 33187

✓ MARTIN ANITA
1388 WESTWARD DR
MIAMI SPRINGS, FL 33166

✓ MARTINEZ ALFREDO
8301 NW 172ND ST
HIALEAH, FL 33015-3745

✓ MARTINEZ DIEGO I AND CLARA L
8915 NW 148TH ST
HIALEAH, FL 33018-7317

✓ MARTINEZ JOSE A
12940 SW 19TH DR
HOLLYWOOD, FL 33027

✓ MARTINEZ MELVIS
6355 SW 30TH ST
MIAMI, FL 33155-3028

✓ MARTINEZ MILTON AND LILIANNE
8760 SW 133RD AVENUE RD APT 320
MIAMI, FL 33183-5376

✓ MARTINEZ ROSIE
3255 W FLAGLER ST
MIAMI, FL 33135-1168

✓ MAYNARD J SMITH MOBILE HOMES
AND R V LIMITED
PO BOX 409
OKOBOJI, IA 51355-0409

✓ MCGEE RONALD P AND TAMMY L
11972 ALPHA RD
HIRAM, OH 44234-9774

✓ MCINTYRE MICHAEL B
1042 2ND ST
WYANDOTTE, MI 48192-3212

✓ MDE COMPANY LLC
C/O MEDINA LISANDRO, MANAGER
6300 SW 14TH ST
WEST MIAMI, FL 33144-5626

✓ MEDINA GERSON L AND CARMEN
501 E 8TH ST
HIALEAH, FL 33010-4541

✓ MENDEZ MAGALY
272 E 54TH ST
HIALEAH, FL 33013-1431

✓ MERVARDO CORPORATION
10101 COLLINS AVE APT 5B
BAL HARBOUR, FL 33154-1639

✓ MICHIS GLOBAL INVESTMENT LLC
1150 NW 72ND AVE STE 512
MIAMI, FL 33126-1921

✓ MILIAN MARIA
4055 SW 138TH AVE
MIAMI, FL 33175-6461

✓ MIRANDA GUSTAVO
33 FLAGLER DR
MIAMI SPRINGS, FL 33166-4923

✓ MMT LIVING TRUST OF 2010
3851 NW 177TH ST
MIAMI GARDENS, FL 33055

✓ MOLD BRIAN L AND DEBRA K
PO BOX 694
RUSH CITY, MN 55069-0694

✓ MONROE COUNTY
500 WHITEHEAD ST
KEY WEST, FL 33040-6581

✓ ~~MONROE COUNTY FLORIDA
1100 SIMONTON ST
KEY WEST, FL 33040~~

✓ MONROE COUNTY HOUSING AUTHORITY
1400 KENNEDY DR
KEY WEST, FL 33040

✓ MOREJON ALBERTO
325 CALUSA ST
KEY LARGO, FL 33037

✓ MOREJON NANCY
511 EAST 44 ST
HIALEAH, FL 33013

✓ MORELL LESTER
325 CALUSA ST LT 380
KEY LARGO, FL 33037-2699

✓ MORELL SANDRA
325 CALUSA ST LOT 349
KEY LARGO, FL 33037-2699

✓ NADAL JONATHAN
325 CALUSA
LOT 253
KEY LARGO, FL 33037

✓ NARIO NAYRA
1492 EGRET RD
HOMESTEAD, FL 33035-1021

✓ NEGRON EDNA
PO BOX 753
VILLALBA, PR 00766-0753

✓ NELSON CHRISTOPHER AND LORI
325 CALUSA ST 250
KEY LARGO, FL 33037-2699

✓ NICHOLLS FAITH M REV TRUST OF 2003
470 SE PINE RD
PORT ST LUCIE, FL 34984

✓ NICOLAS OSVALDO AND GRISEL
325 CALUSA ST LOT 62
KEY LARGO, FL 33037-2699

✓ NOGUEIRA REYCIEL
8972 SW 209TH TER
CUTLER BAY, FL 33189-3415

✓ NOSE 4 DIVING LLC
740 NW 91 AVE
PEMBROKE PINES, FL 33024

✓ OBREGON YOVANIS
325 CALUSA ST LT494
KEY LARGO, FL 33037-2699

✓ OLIVA CARLOS A
325 CALUSA ST
UNIT 486
KEY LARGO, FL 33037

ONDARZA ALEXANDER
190 SW 129TH AVE
MIAMI, FL 33184-1229

ORASI GREGORY
325 CALUSA ST LOT 465
KEY LARGO, FL 33037-2699

ORASI MERCEDES
11700 SW 77TH AVE
MIAMI, FL 33156

ORTA ARMANDO AND BERTA
14940 SW 168TH ST
MIAMI, FL 33187-6004

ORTA RAFAEL
4155 NE 16TH ST
HOMESTEAD, FL 33033-6050

ORTEGA ARLENE
8360 SW 45TH ST
MIAMI, FL 33155-4227

ORTIZ LEONARDO AND MAYRA C
17811 NW 81ST AVE
HIALEAH, FL 33015-2840

PABLOS MANUELA
325 CALUSA ST LT 40
KEY LARGO, FL 33037-2699

PAEZ RICARDO DAVID AND
CHRISTINA DIEZ
6873 SW 159TH CT
MIAMI, FL 33193-3627

PAGES BARBARA
6240 SW 79TH CT
MIAMI, FL 33143-1616

PALMER ROBERT AND EVE
7773 EMBASSY BLVD
MIRAMAR, FL 33023-6407

PALMER ROBERT E AND ESTHER M
3010 SW 139TH AVE
DAVIE, FL 33330

PARADISE PIT LLC
743 LARGO RD
KEY LARGO, FL 33037

PARDAL ELVIS ALEXANDER
2250 SW 81ST AVE
MIAMI, FL 33155-1233

PENA ELDUIN N
941 NE 73RD ST
MIAMI, FL 33138-5229

PENA RAUL BLAS
12850 STATE RD 84
BOX 7-4
DAVIE, FL 33325

PEREIRA PETRA
6436 SAWMILL LN
MIAMI LAKES, FL 33014-6020

PERERA GEORGINA
19800 SW 180TH AVE LOT 504
MIAMI, FL 33187-2617

PEREZ ALVING
9979 NW 25TH TER
DORAL, FL 33172-1346

PEREZ ALBERTO AND GRISEL MAS
325 CALUSA ST LOT 312
KEY LARGO, FL 33037-2699

~~PEREZ ALVING AND AURIA NORMA
9979 NW 25TH TER
DORAL, FL 33172-1346~~

PEREZ DALMA R
8824 NW 110TH LN
HIALEAH, FL 33018-4557

PEREZ JORGE AND DENISE
7930 NW 185TH ST
HIALEAH, FL 33015-2732

PEREZ JOSE R AND YANELIS
18821 W OAKMONT DR
HIALEAH, FL 33015-2905

PEREZ MANUEL AND MARIA C
551 E 34TH ST
HIALEAH, FL 33013-3027

PEREZ NATALIE
17035 NW 78TH CT
HIALEAH, FL 33015-3803

PEREZ RAUL
1163 NW 124TH COURT
MIAMI, FL 33182

PEREZ VICTOR
PO BOX 372612
KEY LARGO, FL 33037-7612

PETER KENNETH A AND FRANCES G
1463 GOODNOW FLOW RD BOX 303
NEWCOMB, NY 12852-2418

PETERSON CARL R AND LINDA E
PO BOX 271
WINDSOR, ME 04363-0271

✓ PFEIFFER JEFFREY
1950 NW 107TH AVE
PEMBROKE PINES, FL 33026

✓ PILLO JOSE SANTIAGO AND IVETTE
10511 TAFT ST
PEMBROKE PINES, FL 33026-2820

✓ PLA CARLOS AND CARMEN
7851 NW 163RD ST
MIAMI LAKES, FL 33016-8407

✓ PLA ONDINA G
714 E 29TH ST
HIALEAH, FL 33013

✓ PORTAL DANILO AND DIANA
3431 SW 145TH AVE
MIRAMAR, FL 33027-3727

PRICE ESTELLA
PO BOX 371916
KEY LARGO, FL 33037-1916

✓ PRIETO FRANCISCO
6745 MIAMI LAKES DR APT I230
HIALEAH, FL 33014-8153

✓ PRIME INVESTMENT GROUP LLC
11779 SW 92ND TER
MIAMI, FL 33186-2157

✓ PRIX INVESTMENT CORPORATION
10101 COLLINS AVE APT 5B
BAL HARBOUR, FL 33154-1639

✓ PULGARON CARLA J CHIRINOS
3461 NE 4TH ST
HOMESTEAD, FL 33033-7130

✓ QUINTANA JOSE
325 CALUSA ST LT 377
KEY LARGO, FL 33037-2699

✓ QUINTERO JORGE LUIS AND MONICA O
1214 W 76TH ST
HIALEAH, FL 33014-3423

✓ R & M INVESTMENTS
PROPERTY GROUP LLC
6031 SW 129TH CT
MIAMI, FL 33183-1237

✓ RAMIREZ ANGELINA
6092 SW 133RD PL
MIAMI, FL 33183-5170

✓ RAMIREZ OMELIO E AND MARGARITA
401 NW 107TH AVE APT 104
MIAMI, FL 33172-3840

✓ RAMIREZ SILVIA
201 NORTHWEST BLVD
MIAMI, FL 33126-4152

✓ RAMOS ARMANDO F AND TERESA
2605 SW 16TH TER
MIAMI, FL 33145

✓ RAVELO ARSENIO AND ANTONIO
ABASCAL REV TR3/20/12
17345 SW 280TH ST
HOMESTEAD, FL 33031-2347

✓ REIGADAS RAYMOND AND CHRISTINE
5448 SW 149TH PL
MIAMI, FL 33185-4018

✓ REINA JUAN CARLOS AND ALMA
11327 SW 161ST PL
MIAMI, FL 33196-4277

✓ REINA MIGUEL AND CARMEN
13401 SW 25TH ST
MIAMI, FL 33175-1152

✓ REMEDIOS JORGE AND ILYA
11001 SW 47TH ST
MIAMI, FL 33165-6103

✓ RILEY ANTHONY W
2989 ARMSTRONG DR
LAKE ORION, MI 48360

✓ RIOS JORGE L AND HAYDEE M
14620 SW 50TH ST
MIAMI, FL 33175-5005

✓ RIVERA CARMEN M
457 NW 61ST AVE
MIAMI, FL 33126-4641

✓ RIVERO TANIA ALBERDI
125 SW 104TH CT
MIAMI, FL 33174-1651

✓ ROBBINS W PAUL
992 PERRY HWY APT 2
PITTSBURGH, PA 15237-2104

✓ RODRIGUEZ ANTONIO AND ROSA M
15300 SW 307TH RD
HOMESTEAD, FL 33033-4356

✓ RODRIGUEZ JANET
7439 W 22 AVENUE
UNIT 210
HIALEAH, FL 33016

✓ RODRIGUEZ MARIA T
5566 NW 102ND PL
DORAL, FL 33178-2653

RODRIGUEZ OLGA
1720 SW 30TH AVE
MIAMI, FL 33145

RODRIGUEZ RICARDO AND
MILAGROS COLLADO
9241 SW 57TH TER
MIAMI, FL 33173

RODRIGUEZ RICARDO AND ROSA
1800 NW 88TH TER
PEMBROKE PINES, FL 33024-3313

RODRIGUEZ RUBEN
15249 SW 23RD ST
MIAMI, FL 33185-5702

ROSARIO IVELISS
10270 NW 129 ST
HIALEAH, FL 33018

SABLON RICARDO AND MARTHA L
3084 S HIATUS RD
DAVIE, FL 33330-1403

SANCHEZ ANDRES A AND ODALYS
508 E 34TH ST
HIALEAH, FL 33013-3028

SANCHEZ ANTONIO AND ELIZABETH
685 W 65TH DR
HIALEAH, FL 33012-6574

SANCHEZ CARLOS J
11252 SW 129TH CT
MIAMI, FL 33186-4747

SANCHEZ ILEANA L
C/O SANCHEZ MICHAEL
2828 SW 143RD PL
MIAMI, FL 33175-6557

SANCHEZ WILFREDO AND ILEANA L
325 CALUSA ST UNIT 489
KEY LARGO, FL 33037-2699

SANCHOYERTO DAVID AND ELENA
11921 NW 19TH ST
PEMBROKE PINES, FL 33026-1903

SARDUY AYLEC M
4021 SW 153RD CT
MIAMI, FL 33185-5404

SCHOEMER RICHARD F AND VIRGINIA
1527 LITTLEHILL RD
POINT PLEASANT BORO, NJ 08742-3431

SCHROYER DALE ME AND JANICE
7955 HEAD O LAKE RD
OTTAWA LAKE, MI 49267-9710

SEBASTIAN RUBEN
2240 SW 80TH CT
MIAMI, FL 33155-1256

SIERRA LUCIO J
1751 SW 137TH CT
MIAMI, FL 33175-1021

SIERRA NILO
15158 NW 89TH AVE
HIALEAH, FL 33018-1371

SIRE NOREDYS M
6858 SW 158TH PASS
MIAMI, FL 33193-3613

SIRIANI MARITE
8501 SW 47TH ST
MIAMI, FL 33155-5408

SNOOK'S SUNSET INC
6778 PARKINSONIA DR
HIALEAH, FL 33014-2650

SOCCOL CHRISTOPHER B
9444 NW 46TH ST
SUNRISE, FL 33351-5108

SORIANO CARLO ANTOINE AND MALISSA
15148 SW 173RD TER
MIAMI, FL 33187-6206

SOSA BERTO
658 W 35TH ST
HIALEAH, FL 33012-5129

SOTOLONGO JUAN AND MARITZA
12921 SW 27TH ST
MIAMI, FL 33175-2034

SPASIUK MICHAEL G JR AND INGRID A
129 W 227TH ST
BRONX, NY 10463-6732

STALDER RICHARD J
1100 MANGO ISLE
FORT LAUDERDALE, FL 33315-1330

SUAREZ GUSTAVO M
7856 NW 170 TER
MIAMI, FL 33015

SUAREZ MIGUEL & DINORAH
4901 SW 135TH COURT
MIAMI, FL 33175

TORRES ANGEL VLADIMIR
9860 SW 83RD ST
MIAMI, FL 33173

TORRES DIONISIO & ANA A
3075 SW 1ST ST
MIAMI, FL 33135-1270

TORRES SERGIO
10530 SW 48TH ST
MIAMI, FL 33165-5650

TORROELLA LUIS C AND
MORAIMA HERNANDEZ
5354 WEST 6 LANE
HIALEAH, FL 33012

TRAVIESO LIDICE
325 CALUSA ST
UNIT 231
KEY LARGO, FL 33037

TRIANA NELSON AND MARIA E
13421 SW 53 ST
MIAMI, FL 33175

TROTTER DENNIS
45140 228TH ST
AITKIN, MN 56431-4854

TURINO HARRIET
20818 SW 126TH CT
MIAMI, FL 33177-5718

URRA OSCAR E AND RAQUEL
13326 SW 46TH LN
MIAMI, FL 33175-3929

VALDES MANUEL
15858 SW 66 TERRACE
MIAMI, FL 33172

VALDIVIA JULIO S AND ANA C
5103 SW 139TH CT
MIAMI, FL 33175-5145

VALIDO JULIO
17338 NW 74TH AVE
HIALEAH, FL 33015-7183

VARGAS MAURICIO
15459 SW 57 ST
MIAMI, FL 33153

VELIZ ORESTES AND SURY
P O BOX 941654
MIAMI, FL 33194

VICIEDO HERIBERTO J AND RAMONA
10841 SW 63RD ST
MIAMI, FL 33173-1210

VICTORES JESUS
525 W 43RD PL
HIALEAH, FL 33012-3851

VIDAL DANIEL
11035 SW 51ST TER
MIAMI, FL 33165-6902

VILLALON RADAMES AND MINET
7501 MILLER DR
MIAMI, FL 33155-5507

WAIS TIMI D
10 MICHELE DR
RENSSELAER, NY 12144

WEBER JOHN SR AND LINDA M
1080 HWY 1383
LOT 9E
RUSSELL SPRINGS, KY 42642

WILLIAMS KURT A & SORAYA C
30710 S W 196TH AVE
HOMESTEAD, FL 33030

WINNE LISA M
325 CALUSA ST
UNIT 457
KEY LARGO, FL 33037

XLT INVESTMENT CORP
C/O TORRENS LUIS ESQ
8045 NW 155TH ST
HIALEAH, FL 33016-5874

ZORRILLA FAMILY REV LIV TR AGR
C/O ZORRILLA RAYMOND AND DIANA R
TRUSTEE
4660 SW 158TH AVE
MIAMI, FL 33185-3810

Monroe County Property Appraiser - Radius Report

AK: 8958456	Parcel ID: 00541810-000365	Physical Location 325 CALUSA ST	LOT 426	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 426 & COMMON ELEMENTS OR1684-1553				
Owners Name: JOHNSON LINDA A				
Address: 206 BATH RD		BRUNSWICK	ME 04011-2611	
AK: 9077442	Parcel ID: 00541810-000470	Physical Location 325 CALUSA ST	LOT 11	KEY LARGO
Legal Description: UNIT 11 CALUSA CAMPGROUND A CONDOMINIUM 8 OR2463-2271/72				
Owners Name: PLACONDINA G				
Address: 714 E 29TH ST		HIALEAH	FL 33013	
AK: 8958654	Parcel ID: 00541810-000383	Physical Location 325 CALUSA ST	LOT 444	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 444 & COMMON ELEMENTS OR1668-720 OR1781-1334				
Owners Name: DELGADO SIGFREDO JR AND MARIE E				
Address: 8090 HAWTHORNE AVE		MIAMI BEACH	FL 33141-1007	
AK: 8957675	Parcel ID: 00541810-000297	Physical Location 325 CALUSA ST	LOT 352	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 352 & COMMON ELEMENTS OR1662-1797 OR1714-131				
Owners Name: GONZALEZ JAIME AND ADALIGIA DE FATIMA				
Address: 5020 NW 190TH ST		MIAMI GARDENS	FL 33055-2446	
AK: 8958390	Parcel ID: 00541810-000359	Physical Location 325 CALUSA ST	LOT 420	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 420 & COMMON ELEMENTS OR1681-2429 OR1992-767				
Owners Name: SPASIUK MICHAEL G JR AND INGRID A				
Address: 129 W 227TH ST		BRONX	NY 10463-6732	
AK: 8954573	Parcel ID: 00541810-000147	Physical Location 325 CALUSA ST	LOT 61	KEY LARGO
Legal Description: UNIT 61 CALUSA CAMPGROUND A CONDOMINIUM AND COMMON ELEMENTS OR1650-1836				
Owners Name: BARRIOS JOSE A AND DELFINA J				
Address: 5345 NW 173RD DR		MIAMI GARDENS	FL 33055-3502	
AK: 8957488	Parcel ID: 00541810-000280	Physical Location 325 CALUSA ST	LOT 332	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 332 & COMMON ELEMENTS OR2038-772 OR2088-877				
Owners Name: ALEJO ANGELA J				
Address: 3880 E 1 AVE		HIALEAH	FL 33013	
AK: 8956707	Parcel ID: 00541810-000212	Physical Location 325 CALUSA ST	LOT 213	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 213 & COMMON ELEMENTS OR1617-1411				
Owners Name: PETER KENNETH A AND FRANCES G				
Address: 1463 GOODNOW FLOW RD BOX 303		NEWCOMB	NY 12852-2418	
AK: 8954584	Parcel ID: 00541810-000148	Physical Location 325 CALUSA ST	LOT 62	KEY LARGO
Legal Description: UNIT 62 CALUSA CAMPGROUND A CONDOMINIUM AND COMMON ELEMENTS OR1642-144R/S OR1704-14				
Owners Name: NICOLAS OSVALDO AND GRISEL				
Address: 325 CALUSA ST LOT 62		KEY LARGO	FL 33037-2699	
AK: 8957477	Parcel ID: 00541810-000279	Physical Location 325 CALUSA ST	LOT 331	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 331 & COMMON ELEMENTS OR1668-730				
Owners Name: HERNANDEZ JOSE M				
Address: 3525 W 72ND PL		HIALEAH	FL 33018-1712	
AK: 8957290	Parcel ID: 00541810-000262	Physical Location 325 CALUSA ST	LOT 313	KEY LARGO
Legal Description: UNIT 313 CALUSA CAMPGROUND A CONDOMINIUM 2 OR2533-1964/65 OR2573-802C				
Owners Name: DUNKLEY FAMILY TRUST 5/2/2011				
Address: 55 W 16TH ST APT 3		HIALEAH	FL 33010-3055	

AK: 8958071	Parcel ID: 00541810-000330	Physical Location	325 CALUSA ST	LOT 384	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 384 34R/S OR1877-2493 OR2291-1799/00					
Owners Name: TORROELLA LUIS C AND MORAIMA HERNANDEZ					
Address: 5354 WEST 6 LANE			HIALEAH	FL 33012	
AK: 8956740	Parcel ID: 00541810-000215	Physical Location	325 CALUSA ST	LOT 216	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 216 24 OR1629-1002Q/C-R/S OR1673-1187 OR2407-792D					
Owners Name: NICHOLLS FAITH M REV TRUST OF 2003 06/04/2003					
Address: 470 SE PINE RD			PORT ST LUCIE	FL 34984	
AK: 8958984	Parcel ID: 00541810-000413	Physical Location	325 CALUSA ST	LOT 474	KEY LARGO
Legal Description: UNIT 474 CALUSA CAMPGROUND A CONDOMINIUM 21 OR1791-1865 OR2390-2410 OR2578-21/22					
Owners Name: TROTTER DENNIS					
Address: 45140 228TH ST			AITKIN	MN 56431-4854	
AK: 8954782	Parcel ID: 00541810-000165	Physical Location	325 CALUSA ST	LOT 79	KEY LARGO
Legal Description: UNIT 79 CALUSA CAMPGROUND A CONDOMINIUM 9 OR1769-1922 OR2016-1342 OR2662-1236/37					
Owners Name: EURO-1 LLC					
Address: 524 W LINCOLN HWY			DEKALB	IL 60115-3004	
AK: 8956531	Parcel ID: 00541810-000198	Physical Location	325 CALUSA ST	LOT 126	KEY LARGO
Legal Description: UNIT 126 CALUSA CAMPGROUND A CONDOMINIUM 5 OR2248-596/97 OR2284-1915C OR2733-382/84					
Owners Name: ALLAMANI ROBERTO					
Address: 325 CALUSA ST LOT 126			KEY LARGO	FL 33037-2699	
AK: 8954353	Parcel ID: 00541810-000130	Physical Location	325 CALUSA ST	LOT 44	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 44 & COMMON ELEMENTS OR1616-1101 OR1939-194/95					
Owners Name: ALBERTO VALENTIN					
Address: 8231 SW 152ND AVENUE CIR APT 6			MIAMI	FL 33193-1325	
AK: 8956894	Parcel ID: 00541810-000229	Physical Location	325 CALUSA ST	LOT 230	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 230 & COMMON ELEMENTS OR1693-207					
Owners Name: ATORRESAGASTI MANUEL S AND GEORGINA					
Address: 100 SW 128TH AVE			PLANTATION	FL 33325-2302	
AK: 8954210	Parcel ID: 00541810-000117	Physical Location	325 CALUSA ST	LOT 18	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 18 58Q/C OR2415-1527/28					
Owners Name: GALLO LUIS C					
Address: 15329 SW 41TH TER			MIAMI	FL 33185	
AK: 8954287	Parcel ID: 00541810-000124	Physical Location	325 CALUSA ST	LOT 38	KEY LARGO
Legal Description: UNIT 38 CALUSA CAMPGROUND A CONDOMINIUM 384 OR2110-2335 OR2155-1815 OR2385-1604Q/C					
Owners Name: ORASI MERCEDES					
Address: 11700 SW 77TH AVE			MIAMI	FL 33156	
AK: 8956685	Parcel ID: 00541810-000210	Physical Location	325 CALUSA ST	LOT 211	KEY LARGO
Legal Description: UNIT 211 CALUSA CAMPGROUND A CONDOMINIUM 20 OR2287-197 OR2561-2134/35					
Owners Name: RAVELO ARSENIO AND ANTONIA ABASCAL REV TR 3/20/12					
Address: 17345 SW 280TH ST			HOMESTEAD	FL 33031-2347	
AK: 8954133	Parcel ID: 00541810-000110	Physical Location	325 CALUSA ST	LOT 10	KEY LARGO
Legal Description: UNIT 10 CALUSA CAMPGROUND A CONDOMINIUM 7Q/C OR2436-2482/83					
Owners Name: HERNANDEZ LUIS E AND CARMEN					
Address: 16923 SW 145TH AVE			MIAMI	FL 33177	
AK: 8956839	Parcel ID: 00541810-000224	Physical Location	325 CALUSA ST	LOT 225	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 225 & COMMON ELEMENTS OR1624-2306					
Owners Name: BAY VIEW PROPERTIES LLC					
Address: P O BOX 1974			KEY LARGO	FL 33037	

AK: 8957268	Parcel ID: 00541810-000260	Physical Location	325 CALUSA ST	LOT 311	KEY LARGO
Legal Description:			UNIT 311 CALUSA CAMPGROUND A CONDOMINIUM 57 OR2615-2001/02		
Owners Name: RAVELO ARSENIO					
Address: 17345 SW 280TH ST			HOMESTEAD		FL 33031-2347
AK: 8957741	Parcel ID: 00541810-000303	Physical Location	325 CALUSA ST	LOT 358	KEY LARGO
Legal Description:			UNIT 358 CALUSA CAMPGROUND A CONDOMINIUM 0 OR1907-1335 OR2578-1236/37 OR2677-1152/53		
Owners Name: ORTÁ RAFAEL					
Address: 4155 NE 16TH ST			HOMESTEAD		FL 33033-6050
AK: 8957180	Parcel ID: 00541810-000253	Physical Location	325 CALUSA ST	LOT 304	KEY LARGO
Legal Description:			CALUSA CAMPGROUND A CONDOMINIUM UNIT 304 241 OR2001-2414		
Owners Name: CONFIDENTIAL DATA F.S. 119.07					
Address:					
AK: 8957818	Parcel ID: 00541810-000310	Physical Location	325 CALUSA ST	LOT 363	KEY LARGO
Legal Description:			UNIT 363 CALUSA CAMPGROUND A CONDOMINIUM 890 OR1762-1583 OR2142-1769/70		
Owners Name: HERNÁNDEZ EMILIO AND NANCY A H/W					
Address: 9220 SW 42 TER			MIAMI		FL 33165
AK: 8956608	Parcel ID: 00541810-000203	Physical Location	325 CALUSA ST	LOT 204	KEY LARGO
Legal Description:			CALUSA CAMPGROUND A CONDOMINIUM UNIT 204 2280 OR2388-1458/60C/T		
Owners Name: GALLARDO HOLDCO LLC			C/O GALLARDO JOSE		
Address: 13507 SW 137TH AVE			MIAMI		FL 33186
AK: 8954804	Parcel ID: 00541810-000167	Physical Location	325 CALUSA ST	LOT 81	KEY LARGO
Legal Description:			CALUSA CAMPGROUND A CONDOMINIUM UNIT 81 & COMMON ELEMENTS OR1624-2359R/S OR1707-221		
Owners Name: ORTÁ ARMANDO AND BERTA					
Address: 14940 SW 168TH ST			MIAMI		FL 33187-6004
AK: 8954727	Parcel ID: 00541810-000160	Physical Location	325 CALUSA ST	LOT 74	KEY LARGO
Legal Description:			UNIT 74 CALUSA CAMPGROUND A CONDOMINIUM 6 OR2615-569/70 OR2671-948/50L/E		
Owners Name: GRAU JOSE F L/E					
Address: 9020 SW 125TH AVE APT 405F			MIAMI		FL 33186-7159
AK: 8957345	Parcel ID: 00541810-000267	Physical Location	325 CALUSA ST	LOT 318	KEY LARGO
Legal Description:			UNIT 318 CALUSA CAMPGROUND A CONDOMINIUM 69 OR2269-2018 OR2366-2266/67OR2494-1004D/C		
Owners Name: LABRADOR CLARA					
Address: 8862 NW 142ND LN			HIALEAH		FL 33018-7363
AK: 8954881	Parcel ID: 00541810-000174	Physical Location	325 CALUSA ST	LOT 88	KEY LARGO
Legal Description:			CALUSA CAMPGROUND A CONDOMINIUM UNIT 88 & COMMON ELEMENTS OR1615-1902		
Owners Name: SABLÓN RICARDO AND MARTHA L					
Address: 3084 S HIATUS RD			DAVIE		FL 33330-1403
AK: 8956762	Parcel ID: 00541810-000217	Physical Location	325 CALUSA ST	LOT 218	KEY LARGO
Legal Description:			UNIT 218 CALUSA CAMPGROUND A CONDOMINIUM 8 OR1686-330 OR2329-1135/36 OR2477-1678C/T OR:		
Owners Name: BOMBARDIER PIERRE					
Address: 325 CALUSA ST LT 218			KEY LARGO		FL 33037-2699
AK: 8958401	Parcel ID: 00541810-000360	Physical Location	325 CALUSA ST	LOT 421	KEY LARGO
Legal Description:			CALUSA CAMPGROUND A CONDOMINIUM UNIT 421 & COMMON ELEMENTS OR1646-124R/S		
Owners Name: DI NICOLA ALBERT A AND SHERRY A					
Address: P O BOX 460			KEY LARGO		FL 33037
AK: 8958225	Parcel ID: 00541810-000344	Physical Location	325 CALUSA ST	LOT 405	KEY LARGO
Legal Description:			CALUSA CAMPGROUND A CONDOMINIUM UNIT 405 & COMMON ELEMENTS OR1665-285		
Owners Name: CASTILLA INGRID GUZMAN					
Address: 7211 W 24TH AVE APT 2205			HIALEAH		FL 33016-6530

AK: 8959028 Parcel ID: 00541810-000417 Physical Location 325 CALUSA ST LOT 478 KEY LARGO
 Legal Description: UNIT 478 CALUSA CAMPGROUND A CONDOMINIUM 75 OR2458-940
 Owners Name: ESCOBAR LAURA REV TRUST 6/8/06
 Address: 7770 SUNSET DR MIAMI FL 33143-4048

AK: 8954793 Parcel ID: 00541810-000166 Physical Location 325 CALUSA ST LOT 80 KEY LARGO
 Legal Description: UNIT 80 CALUSA CAMPGROUND A CONDOMINIUM 7 OR2030-622/24 OR2056-2061/62 OR2307-2271/72 C
 Owners Name: BUSTAMANTE SHANNON AND ENOE
 Address: 282 E 13TH ST HIALEAH FL 33010-3538

AK: 8954045 Parcel ID: 00541810-000102 Physical Location 325 CALUSA ST LOT 2 KEY LARGO
 Legal Description: UNIT 2 CALUSA CAMPGROUND A CONDOMINIUM OR2430-1233 OR2460-2300/01 OR2460-2302D/C OR
 Owners Name: RODRIGUEZ RUBEN
 Address: 15249 SW 23RD ST MIAMI FL 33185-5702

AK: 8957334 Parcel ID: 00541810-000266 Physical Location 325 CALUSA ST LOT 317 KEY LARGO
 Legal Description: UNIT 317 CALUSA CAMPGROUND A CONDOMINIUM 70R/S OR1885-713 OR2540-2391/92
 Owners Name: LABRADOR DAVID
 Address: 6420 MIAMI LAKEWAY S MIAMI LAKES FL 33014-2745

AK: 8957994 Parcel ID: 00541810-000325 Physical Location 325 CALUSA ST LOT 378 KEY LARGO
 Legal Description: UNIT 378 CALUSA CAMPGROUND A CONDOMINIUM 775 OR1677-1802 OR1677-1803AFF OR1677-1804AF
 Owners Name: GARCIA LIVIA
 Address: 14373 SW 62 ST MIAMI FL 33181

AK: 8959556 Parcel ID: 00541810-000465 Physical Location 325 CALUSA ST LOT 528 KEY LARGO
 Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 528 & COMMON ELEMENTS OR1650-1794 OR1675-1130
 Owners Name: GALVEZ AGNES Y
 Address: 14714 SW 38TH TER MIAMI FL 33185-3946

AK: 9077446 Parcel ID: 00541810-000471 Physical Location 325 CALUSA ST LOT 329 KEY LARGO
 Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 329 8 OR2219-1352
 Owners Name: DUGGER ROBERT AND RACHEL
 Address: 7401 BEACH VIEW DR NORTH BAY VILLAGE FL 33141

AK: 8957730 Parcel ID: 00541810-000302 Physical Location 325 CALUSA ST LOT 357 KEY LARGO
 Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 357 36 OR1976-1315 OR2435-673
 Owners Name: FERNANDEZ ANGEL L
 Address: 8327 SW 163RD AVE MIAMI FL 33193-5128

AK: 8954100 Parcel ID: 00541810-000107 Physical Location 325 CALUSA ST LOT 7 KEY LARGO
 Legal Description: UNIT 7 CALUSA CAMPGROUND A CONDOMINIUM OR2471-1672/73
 Owners Name: MARINO ANA M
 Address: 2921 SW 10TH ST APT 25 MIAMI FL 33135-4576

AK: 8954738 Parcel ID: 00541810-000161 Physical Location 325 CALUSA ST LOT 75 KEY LARGO
 Legal Description: UNIT 75 CALUSA CAMPGROUND A CONDOMINIUM OR1651-1307C OR1930-1886 OR2615-813/14
 Owners Name: ALVAREZ LUIS AND MERCEDES
 Address: 8904 SW 81ST TER MIAMI FL 33173-4167

AK: 8957554 Parcel ID: 00541810-000286 Physical Location 325 CALUSA ST LOT 341 KEY LARGO
 Legal Description: UNIT 341 CALUSA CAMPGROUND A CONDOMINIUM 1754 OR1901-1050 OR2113-1931 OR2192-232 OR219
 Owners Name: CARDET MARIA A
 Address: 325 CALUSA ST LOT 341 KEY LARGO FL 33037

AK: 8957895 Parcel ID: 00541810-000317 Physical Location 325 CALUSA ST LOT 370 KEY LARGO
 Legal Description: UNIT 370 CALUSA CAMPGROUND A CONDOMINIUM 67 OR2232-756/57 OR2561-2136/37
 Owners Name: RAVELO ARSENIO AND ANTONIO ABASCAL REV TR3/20/12
 Address: 17345 SW 280TH ST HOMESTEAD FL 33031-2347

AK: 8957279	Parcel ID: 00541810-000261	Physical Location 325 CALUSA ST LOT 312	KEY LARGO
Legal Description: UNIT 312 CALUSA CAMPGROUND A CONDOMINIUM AND % COMMON ELEMENTS OR1650-1771 OR1683-27C			
Owners Name: PEREZ ALBERTO AND GRISEL MAS			
Address: 325 CALUSA ST LOT 312		KEY LARGO	FL 33037-2699
AK: 8957928	Parcel ID: 00541810-000320	Physical Location 325 CALUSA ST LOT 373	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 373 & COMMON ELEMENTS OR1621-1122			
Owners Name: BERSANI LEWIS AND ANN MARIE			
Address: 7047 LAKESHORE RD STOP 1		CICERO	NY 13039-9736
AK: 8959457	Parcel ID: 00541810-000456	Physical Location 325 CALUSA ST LOT 519	KEY LARGO
Legal Description: UNIT 519 CALUSA CAMPGROUND A CONDOMINIUM AND % COMMON ELEMENTS OR1701-45 OR1725-1633F			
Owners Name: RAMIREZ SILVIA			
Address: 201 NORTHWEST BLVD		MIAMI	FL 33126-4152
AK: 8958973	Parcel ID: 00541810-000412	Physical Location 325 CALUSA ST LOT 473	KEY LARGO
Legal Description: UNIT 473 CALUSA CAMPGROUND A CONDOMINIUM 4R/S OR1768-547 OR2564-1929/30			
Owners Name: NARIO NAYRA			
Address: 1492 EGRET RD		HOMESTEAD	FL 33035-1021
AK: 8956850	Parcel ID: 00541810-000225	Physical Location 325 CALUSA ST LOT 226	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 226 50 OR2092-1960 OR2433-268/69 OR2433-270/71 OR2			
Owners Name: WAIS TIMI D			
Address: 10 MICHELE DR		RENSSELAER	NY 12144
AK: 8957829	Parcel ID: 00541810-000311	Physical Location 325 CALUSA ST LOT 364	KEY LARGO
Legal Description: UNIT 364 CALUSA CAMPGROUND A CONDOMINIUM 62 OR2541-2355/56 OR2686-2149/50			
Owners Name: PEREIRA PETRA			
Address: 6436 SAWMILL LN		MIAMI LAKES	FL 33014-6020
AK: 8954298	Parcel ID: 00541810-000125	Physical Location 325 CALUSA ST LOT 39	KEY LARGO
Legal Description: UNIT 39 CALUSA CAMPGROUND A CONDOMINIUM AND COMMON ELEMENTS OR1636-261R/S			
Owners Name: GARCIA ANGEL			
Address: 4130 SW 140TH AVE		MIAMI	FL 33175-6447
AK: 8954716	Parcel ID: 00541810-000159	Physical Location 325 CALUSA ST LOT 73	KEY LARGO
Legal Description: UNIT 73 CALUSA CAMPGROUND A CONDOMINIUM 9 OR2176-1809/11 OR2449-2196/97 OR2476-2416/17			
Owners Name: PRIX INVESTMENT CORPORATION			
Address: 10101 COLLINS AVE APT 5B		BAL HARBOUR	FL 33154-1639
AK: 8959270	Parcel ID: 00541810-000439	Physical Location 325 CALUSA ST LOT 502	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 502 0 OR1924-1960 OR2173-741/42 OR2270-2256/57			
Owners Name: FERNANDEZ JUAN B AND MARIA O			
Address: 325 CALUSA DR		UNIT 502 KEY LARGO	FL 33037
AK: 8957356	Parcel ID: 00541810-000268	Physical Location 325 CALUSA ST LOT 319	KEY LARGO
Legal Description: UNIT 319 CALUSA CAMPGROUND A CONDOMINIUM 36 OR1865-1226 OR2556-2390/91			
Owners Name: ESCARPIO DAYANA			
Address: 6420 MIAMI LAKEWAY S		HIALEAH	FL 33014-2745
AK: 8957059	Parcel ID: 00541810-000243	Physical Location 325 CALUSA ST LOT 254	KEY LARGO
Legal Description: UNIT 254 CALUSA CAMPGROUND A CONDOMINIUM 15 OR1877-704 OR2039-1811 OR2206-1806 OR2375-			
Owners Name: PRIETO FRANCISCO			
Address: 6745 MIAMI LAKES DR APT I230		HIALEAH	FL 33014-8153
AK: 8954507	Parcel ID: 00541810-000141	Physical Location 325 CALUSA ST LOT 55	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 55 & COMMON ELEMENTS OR1693-191			
Owners Name: CHIROLE DAVID			
Address: 15473 SW 21 TERR		MIAMI	FL 33185

AK: 8957169	Parcel ID: 00541810-000252	Physical Location 325 CALUSA ST	LOT 303	KEY LARGO
Legal Description: UNIT 303 CALUSA CAMPGROUND A CONDOMINIUM AND % COMMON ELEMENTS OR1630-1149 OR1836-175				
Owners Name: JIMÉNEZ DAYSE				
Address: 100 E 42ND ST		HIALEAH	FL	33013-2244
AK: 8958269	Parcel ID: 00541810-000348	Physical Location 325 CALUSA ST	LOT 409	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 409 & COMMON ELEMENTS OR1640-611				
Owners Name: GUIÓN RODNEY L				
Address: PO BOX 370047		KEY LARGO	FL	33037-0047
AK: 8958720	Parcel ID: 00541810-000389	Physical Location 325 CALUSA ST	LOT 450	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 450 43 OR1893-2143 OR2138-1430/31				
Owners Name: TRIANA NELSON AND MARIA E				
Address: 13421 SW 53 ST		MIAMI	FL	33175
AK: 8954892	Parcel ID: 00541810-000175	Physical Location 325 CALUSA ST	LOT 89	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 89 OR1780-1775 OR1780-1176AFF OR2368-866Q/C				
Owners Name: MICHIS GLOBAL INVESTMENT LLC				
Address: 1150 NW 72ND AVE STE 512		MIAMI	FL	33126-1921
AK: 8959567	Parcel ID: 00541810-000466	Physical Location 325 CALUSA ST	LOT 529	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 529 & COMMON ELEMENTS OR1650-2456 OR1815-2303				
Owners Name: HERNÁNDEZ DOMINGO AND CARMEN				
Address: 5700 W 13TH CT		HIALEAH	FL	33012-2275
AK: 8958500	Parcel ID: 00541810-000369	Physical Location 325 CALUSA ST	LOT 430	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 430 3 OR1817-473 OR2426-603 OR2496-2275/76				
Owners Name: NEGRÓN EDNA				
Address: PO BOX 753		VILLALBA	PR	00766-0753
AK: 8954144	Parcel ID: 00541810-000111	Physical Location 325 CALUSA ST	LOT 12	KEY LARGO
Legal Description: UNIT 12 CALUSA CAMPGROUND A CONDOMINIUM 9 OR2586-1818/19				
Owners Name: MACHADO-VÁZQUEZ DAISY				
Address: 14901 SW 22ND ST		MIAMI	FL	33185-5803
AK: 8958555	Parcel ID: 00541810-000374	Physical Location 325 CALUSA ST	LOT 435	KEY LARGO
Legal Description: UNIT 435 CALUSA CAMPGROUND A CONDOMINIUM AND % COMMON ELEMENTS OR1681-2381 OR1717-27				
Owners Name: SEBASTIAN RUBEN				
Address: 2240 SW 80TH CT		MIAMI	FL	33155-1256
AK: 8954606	Parcel ID: 00541810-000150	Physical Location 325 CALUSA ST	LOT 64	KEY LARGO
Legal Description: UNIT 64 CALUSA CAMPGROUND A CONDOMINIUM OR2217-619/21 OR2462-2160/62 OR2632-475/77				
Owners Name: CORDERO ISRAEL				
Address: 12040 SW 177TH TER		MIAMI	FL	33177-2357
AK: 8957455	Parcel ID: 00541810-000277	Physical Location 325 CALUSA ST	LOT 328	KEY LARGO
Legal Description: UNIT 328 CALUSA CAMPGROUND A CONDOMINIUM 04 OR2686-367/69				
Owners Name: BARRERO MYRIAM I				
Address: 5521 SW 70TH AVE		DAVIE	FL	33314-5802
AK: 8954155	Parcel ID: 00541810-000112	Physical Location 325 CALUSA ST	LOT 13	KEY LARGO
Legal Description: UNIT 13 CALUSA CAMPGROUND A CONDOMINIUM 0 OR2463-2251/52 OR2661-369/70 OR2692-85				
Owners Name: LORITES ALINA				
Address: 325 CALUSA ST LOT 13		KEY LARGO	FL	33037-2699
AK: 1096113	Parcel ID: 00087560-000000	Physical Location VACANT LAND		KEY LARGO
Legal Description: 28 61 39 ISLAND OF KEY LARGO PT LOTS 7 AND 10 MOD EL LAND CO PB1-68 OR398-213 OR1139-1767				
Owners Name: BARKETT THOMAS REV TR 3/29/1990				
Address: 2000 SW 4TH AVE		MIAMI	FL	33129-1303

AK: 8956773	Parcel ID: 00541810-000218	Physical Location 325 CALUSA ST	LOT 219	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 219 & COMMON ELEMENTS OR1678-502 OR1702-2313				
Owners Name: SOTOLONGO JUAN AND MARITZA				
Address: 12921 SW 27TH ST		MIAMI	FL	33175-2034
AK: 8957400	Parcel ID: 00541810-000272	Physical Location 325 CALUSA ST	LOT 323	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 323 & COMMON ELEMENTS OR1667-1465				
Owners Name: MCGEE RONALD P AND TAMMY L				
Address: 11972 ALPHA RD		HIRAM	OH	44234-9774
AK: 8956597	Parcel ID: 00541810-000202	Physical Location 325 CALUSA ST	LOT 203	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 203 & COMMON ELEMENTS OR1653-2300				
Owners Name: GONZALEZ JACOBO AND MARIAN				
Address: PO BOX 126762		HIALEAH	FL	33012
AK: 8956806	Parcel ID: 00541810-000221	Physical Location 325 CALUSA ST	LOT 222	KEY LARGO
Legal Description: UNIT 222 CALUSA CAMPGROUND A CONDOMINIUM 38 OR1693-2490R/S OR1880-2147T/C OR2312-2417 C				
Owners Name: JOHNSON NANCY				
Address: 1711 RIVIERA CT		POINT PLEASANT	NJ	08742-5242
AK: 8958742	Parcel ID: 00541810-000391	Physical Location 325 CALUSA ST	LOT 452	KEY LARGO
Legal Description: UNIT 452 CALUSA CAMPGROUND A CONDOMINIUM 6 OR1861-2207 OR2456-417/19 OR2725-2227/28				
Owners Name: DELGADO YDALMI C				
Address: 7359 W 18TH AVE		HIALEAH	FL	33014-3710
AK: 8959017	Parcel ID: 00541810-000416	Physical Location 325 CALUSA ST	LOT 477	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 477 & COMMON ELEMENTS OR1696-855 OR2003-248				
Owners Name: ARTAYETA CARLOS AND EILEEN				
Address: 12930 SW 107TH TER		MIAMI	FL	33186-3513
AK: 8957257	Parcel ID: 00541810-000259	Physical Location 325 CALUSA ST	LOT 310	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 310 1 OR1771-754 OR2212-1297Q/C				
Owners Name: GUIDI ARNOLD				
Address: 9702 SW 56 TER		MIAMI	FL	33173
AK: 8954254	Parcel ID: 00541810-000121	Physical Location 325 CALUSA ST	LOT 35	KEY LARGO
Legal Description: UNIT 35 CALUSA CAMPGROUND A CONDOMINIUM 4R/S OR1929-579 OR2041-2403 OR2135-2189/90 OR:				
Owners Name: RIVERA CARMEN M				
Address: 457 NW 61ST AVE		MIAMI	FL	33126-4641
AK: 8954199	Parcel ID: 00541810-000116	Physical Location 325 CALUSA ST	LOT 17	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 17 57Q/C OR2418-95/96R/S				
Owners Name: PFEIFFER JEFFREY				
Address: 1950 NW 107TH AVE		PEMBROKE PINES	FL	33026
AK: 8954947	Parcel ID: 00541810-000180	Physical Location 325 CALUSA ST	LOT 94	KEY LARGO
Legal Description: UNIT 94 CALUSA CAMPGROUND A CONDOMINIUM 9 OR2136-1538 OR2290-11/12 OR2431-1042/43 OR25				
Owners Name: CAMPUZANO ISABEL CRISTINA				
Address: 10281 SW 44TH ST		MIAMI	FL	33165-5605
AK: 8956641	Parcel ID: 00541810-000206	Physical Location 325 CALUSA ST	LOT 207	KEY LARGO
Legal Description: UNIT 207 CALUSA CAMPGROUND A CONDOMINIUM 67 OR2618-638/39				
Owners Name: KELLER CLÓTILDE C				
Address: 6821 SW 155TH AVE		MIAMI	FL	33193-2121
AK: 8957939	Parcel ID: 00541810-000321	Physical Location 325 CALUSA ST	LOT 374	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 374 & COMMON ELEMENTS OR1663-533				
Owners Name: VELIZ ORESTES AND SURY				
Address: P O BOX 941654		MIAMI	FL	33194

AK: 8957884 Parcel ID: 00541810-000316 Physical Location 325 CALUSA ST LOT 369 KEY LARGO
 Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 369 43 OR1818-1644AFF OR1818-1645AFF OR1818-1646
 Owners Name: PORTAL DANILO AND DIANA
 Address: 3431 SW 146TH AVE MIRAMAR FL 33027-3727

AK: 8959314 Parcel ID: 00541810-000443 Physical Location 325 CALUSA ST LOT 506 KEY LARGO
 Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 506 7R/S OR1914-2123/24 OR1930-1613 OR2140-1580 OF
 Owners Name: HERRERA FRANK
 Address: 1284 W 79TH ST MIAMI FL 33014

AK: 8954837 Parcel ID: 00541810-000170 Physical Location 325 CALUSA ST LOT 84 KEY LARGO
 Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 84 3R/S OR1836-539/40Q/C OR2157-865/66Q/C
 Owners Name: PEREZ RAUL
 Address: 1163 NW 124TH COURT MIAMI FL 33182

AK: 8954342 Parcel ID: 00541810-000129 Physical Location 325 CALUSA ST LOT 43 KEY LARGO
 Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 43 & COMMON ELEMENTS OR1614-2175 OR1713-2220 O
 Owners Name: BESU CINTYA
 Address: 3030 SW 79TH CT MIAMI FL 33155-2566

AK: 8954188 Parcel ID: 00541810-000115 Physical Location 325 CALUSA ST LOT 16 KEY LARGO
 Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 16 3Q/C OR2426-149R/S
 Owners Name: GUTIERREZ TANYA
 Address: 16561 SW 145 CT MIAMI FL 33177

AK: 8954936 Parcel ID: 00541810-000179 Physical Location 325 CALUSA ST LOT 93 KEY LARGO
 Legal Description: UNIT 93 CALUSA CAMPGROUND A CONDOMINIUM 3 OR1689-1060 OR1787-2249 OR2388-113/14C/T OR:
 Owners Name: ESPINOSA SANTIAGO
 Address: 9704 NW 127TH TER HIALEAH FL 33018-7405

AK: 8954683 Parcel ID: 00541810-000157 Physical Location 325 CALUSA ST LOT 71 KEY LARGO
 Legal Description: UNIT 71 CALUSA CAMPGROUND A CONDOMINIUM 3 OR1699-308 OR1799-1576 OR1799-1577AFF OR21
 Owners Name: RODRIGUEZ MARIA T
 Address: 5566 NW 102ND PL DORAL FL 33178-2653

AK: 8954815 Parcel ID: 00541810-000168 Physical Location 325 CALUSA ST LOT 82 KEY LARGO
 Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 82 & COMMON ELEMENTS OR1700-2431 OR1968-1530.
 Owners Name: GOMEZ RUBEN AND ZOBEIDA
 Address: 15104 SW 148TH CT MIAMI FL 33196-4414

AK: 8954122 Parcel ID: 00541810-000109 Physical Location 325 CALUSA ST LOT 9 KEY LARGO
 Legal Description: UNIT 9 CALUSA CAMPGROUND A CONDOMINIUM OR2586-1816 OR2665-1287/88R/S OR2778-293
 Owners Name: BLANCO SESAR
 Address: 19080 ROYAL BIRKDALE DR HIALEAH FL 33015-2305

AK: 8954991 Parcel ID: 00541810-000184 Physical Location 325 CALUSA ST LOT 98 KEY LARGO
 Legal Description: UNIT 98 CALUSA CAMPGROUND A CONDOMINIUM 7 OR2046-1828/29WILL OR2112-480 OR2134-1124 C
 Owners Name: SORIANO CARLO ANTOINE AND MALISSA
 Address: 15148 SW 173RD TER MIAMI FL 33187-6206

AK: 8956674 Parcel ID: 00541810-000209 Physical Location 325 CALUSA ST LOT 210 KEY LARGO
 Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 210 & COMMON ELEMENTS OR1624-2379
 Owners Name: MAYNARD J SMITH MOBILE HOMES AND R V LIMITED
 Address: PO BOX 409 OKOBOJI IA 51355-0409

AK: 8957378 Parcel ID: 00541810-000270 Physical Location 325 CALUSA ST LOT 321 KEY LARGO
 Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 321 2208
 Owners Name: WEBER JOHN SR AND LINDA M
 Address: 1080 HWY 1383 LOT 9E RUSSELL SPRINGS KY 42642

AK: 8957532	Parcel ID: 00541810-000284	Physical Location 325 CALUSA ST	LOT 339	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 339 & COMMON ELEMENTS OR1628-980 OR1633-387-C				
Owners Name: MARRERO JENARO AND MARIA ELENA				
Address: 5875 W 20 AVE APT 210 HIALEAH FL 33012				
AK: 8954661	Parcel ID: 00541810-000155	Physical Location 325 CALUSA ST	LOT 69	KEY LARGO
Legal Description: UNIT 69 CALUSA CAMPGROUND A CONDOMINIUM 8 OR2508-1602 OR2525-1381				
Owners Name: COUSINEAU STEPHANE				
Address: 2540 RUE DE LA GIBOULEE TERREBONNE QC J6X 4S3 CANADA				
AK: 8958467	Parcel ID: 00541810-000366	Physical Location 325 CALUSA ST	LOT 427	KEY LARGO
Legal Description: UNIT 427 CALUSA CAMPGROUND A CONDOMINIUM 4 OR2147-24/26 OR2413-1235/36 OR2521-677R/S				
Owners Name: BEZANILLA RAFAEL A SR				
Address: 940 SW 36TH CT APT 7 MIAMI FL 33135-4241				
AK: 8954914	Parcel ID: 00541810-000177	Physical Location 325 CALUSA ST	LOT 91	KEY LARGO
Legal Description: UNIT 91 CALUSA CAMPGROUND A CONDOMINIUM 7 OR2029-198/99 OR2029-213/14AFF OR2673-2467/E				
Owners Name: PLACARLOS AND CARMEN				
Address: 7851 NW 163RD ST MIAMI LAKES FL 33016-8407				
AK: 8957774	Parcel ID: 00541810-000306	Physical Location 325 CALUSA ST	LOT 361	KEY LARGO
Legal Description: UNIT 361 CALUSA CAMPGROUND A CONDOMINIUM 29 OR1974-862Q/C OR2135-2192/94 OR2555-1141/42				
Owners Name: SOCOL CHRISTOPHER B				
Address: 9444 NW 46TH ST SUNRISE FL 33351-5108				
AK: 8957807	Parcel ID: 00541810-000309	Physical Location 325 CALUSA ST	LOT 362	KEY LARGO
Legal Description: UNIT 362 CALUSA CAMPGROUND A CONDOMINIUM 71 OR2442-1430/31C/T OR2551-304/05 OR2551306/0				
Owners Name: ORTEGA ARLENE				
Address: 8360 SW 45TH ST MIAMI FL 33155-4227				
AK: 8956696	Parcel ID: 00541810-000211	Physical Location 325 CALUSA ST	LOT 212	KEY LARGO
Legal Description: UNIT 212 CALUSA CAMPGROUND A CONDOMINIUM 8 OR2464-1347D/C OR2465-732				
Owners Name: ROSARIO IVELISS				
Address: 10270 NW 129 ST HIALEAH FL 33018				
AK: 8957026	Parcel ID: 00541810-000241	Physical Location 325 CALUSA ST	LOT 252	KEY LARGO
Legal Description: UNIT 252 CALUSA CAMPGROUND A CONDOMINIUM 73 OR2109-631/32 OR2450-640 OR2672-329/30				
Owners Name: MARTINEZ MILTON AND LILLIANE				
Address: 8760 SW 133RD AVENUE RD APT 320 MIAMI FL 33183-5376				
AK: 8958522	Parcel ID: 00541810-000371	Physical Location 325 CALUSA ST	LOT 432	KEY LARGO
Legal Description: UNIT 432 CALUSA CAMPGROUND A CONDOMINIUM 05 OR2699-58/59				
Owners Name: REIGADAS RAYMOND J AND CHRISTINE				
Address: 5448 SW 149TH PL MIAMI FL 33185-4018				
AK: 8959105	Parcel ID: 00541810-000424	Physical Location 325 CALUSA ST	LOT 487	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 487 & COMMON ELEMENTS OR1646-168 OR1811-189 O				
Owners Name: PALMER ROBERT AND EVE				
Address: 7773 EMBASSY BLVD MIRAMAR FL 33023-6407				
AK: 8954089	Parcel ID: 00541810-000106	Physical Location 325 CALUSA ST	LOT 6	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 6 6Q/C OR2418-520/21				
Owners Name: ALFONSO CARLOS				
Address: 325 CALUSA ST LOT 6 KEY LARGO FL 33037-2699				
AK: 8956520	Parcel ID: 00541810-000197	Physical Location 325 CALUSA ST	LOT 125	KEY LARGO
Legal Description: UNIT 125 CALUSA CAMPGROUND A CONDOMINIUM 96 OR2078-218 OR2341-682 OR2700-1499/500C/T				
Owners Name: CALUSA CAMPGROUND CONDOMINIUM ASSOCIATION INC				
Address: 325 CALUSA ST KEY LARGO FL 33037-2699				

AK: 8957213	Parcel ID: 00541810-000255	Physical Location 325 CALUSA ST	LOT 306	KEY LARGO
Legal Description: UNIT 306 CALUSA CAMPGROUND A CONDOMINIUM 1R/S OR1727-1793 OR1785-1757 OR2110-2343 OR23				
Owners Name: COMAS INVESTMENTS LLC				
Address: 7680 NW 63RD ST		MIAMI	FL	33166-3608
AK: 8954859	Parcel ID: 00541810-000172	Physical Location 325 CALUSA ST	LOT 86	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 86 & COMMON ELEMENTS OR1621-1714 OR1629-1001Q				
Owners Name: CAYON OSDALIS ALVAREZ AND JORGE (H/W)				
Address: 8857 NW 175TH ST		HIALEAH	FL	33018
AK: 8954221	Parcel ID: 00541810-000118	Physical Location 325 CALUSA ST	LOT 19	KEY LARGO
Legal Description: UNIT 19 CALUSA CAMPGROUND A CONDOMINIUM 9 OR2420-1240/41R/S OR2513-184/85				
Owners Name: PETERSON CARL R AND LINDA E				
Address: PO BOX 271		WINDSOR	ME	04363-0271
AK: 8957235	Parcel ID: 00541810-000257	Physical Location 325 CALUSA ST	LOT 308	KEY LARGO
Legal Description: UNIT 308 CALUSA CAMPGROUND A CONDOMINIUM 41 OR1661-517 OR1871-1220 OR2265-1655 OR2496-				
Owners Name: HERNANDEZ LAZARO				
Address: 7755 SW 127TH CT		MIAMI	FL	33183-4220
AK: 8957433	Parcel ID: 00541810-000275	Physical Location 325 CALUSA ST	LOT 326	KEY LARGO
Legal Description: UNIT 326 CALUSA CAMPGROUND A CONDOMINIUM AND % COMMON ELEMENTS OR1675-1924 OR2027-191				
Owners Name: VILLALON RADAMES AND MINET				
Address: 7501 MILLER DR		MIAMI	FL	33155-5507
AK: 8955013	Parcel ID: 00541810-000186	Physical Location 325 CALUSA ST	LOT 114	KEY LARGO
Legal Description: UNIT 114 CALUSA CAMPGROUND A CONDOMINIUM 54 OR2488-2442C/T				
Owners Name: IGLESIAS NORMA				
Address: 6360 MILLER DR		MIAMI	FL	33155-6421
AK: 8954529	Parcel ID: 00541810-000143	Physical Location 325 CALUSA ST	LOT 57	KEY LARGO
Legal Description: UNIT 57 CALUSA CAMPGROUND A CONDOMINIUM OR1957-1608 OR1957-1609AFF OR1957-1610AFF C				
Owners Name: URRÁ OSCAR E AND RAQUEL				
Address: 13326 SW 46TH LN		MIAMI	FL	33175-3929
AK: 8954749	Parcel ID: 00541810-000162	Physical Location 325 CALUSA ST	LOT 76	KEY LARGO
Legal Description: UNIT 76 CALUSA CAMPGROUND A CONDOMINIUM 9 OR2109-565/66 OR2315-1079 OR2489-1325/26				
Owners Name: JERDANI CORPORATION				
Address: 116 SEVENTH LN		KEY LARGO	FL	33037
AK: 8957906	Parcel ID: 00541810-000318	Physical Location 325 CALUSA ST	LOT 371	KEY LARGO
Legal Description: UNIT 371 CALUSA CAMPGROUND A CONDOMINIUM 35 OR1763-476 OR1867-787C OR1916-2369 OR2676-				
Owners Name: HERNANDEZ ENRIQUE AND ODALYS				
Address: 19470 NW 87TH PL		HIALEAH	FL	33018-6214
AK: 8958863	Parcel ID: 00541810-000402	Physical Location 325 CALUSA ST	LOT 463	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 463 & COMMON ELEMENTS OR1646-175				
Owners Name: SUAREZ MIGUEL & DINORAH				
Address: 4901 SW 135TH COURT		MIAMI	FL	33175
AK: 8957147	Parcel ID: 00541810-000250	Physical Location 325 CALUSA ST	LOT 301	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 301 & COMMON ELEMENTS OR1620-558R/S OR1704-151				
Owners Name: GONZALEZ PEDRO AND MEDELIEINE				
Address: 9021 SW 94TH CT		MIAMI	FL	33176-1964
AK: 8959094	Parcel ID: 00541810-000423	Physical Location 325 CALUSA ST	LOT 486	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 486 & COMMON ELEMENTS OR1663-522 OR1879-1307/8				
Owners Name: OLIVA CARLOS A				
Address: 325 CALUSA ST		UNIT 486 KEY LARGO	FL	33037

AK: 8954628 **Parcel ID:** 00541810-000152 **Physical Location** 325 CALUSA ST LOT 66 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 66 & COMMON ELEMENTS OR1621-1951
Owners Name: TORRES DIONISIO & ANA A
Address: 3075 SW 1ST ST MIAMI FL 33135-1270

AK: 8957686 **Parcel ID:** 00541810-000298 **Physical Location** 325 CALUSA ST LOT 353 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 353 & COMMON ELEMENTS OR1696-794 OR1914-2113 C
Owners Name: VALDES MANUEL
Address: 15858 SW 66 TERRACE MIAMI FL 33172

AK: 8956751 **Parcel ID:** 00541810-000216 **Physical Location** 325 CALUSA ST LOT 217 KEY LARGO
Legal Description: UNIT 217 CALUSA CAMPGROUND A CONDOMINIUM 4 OR1616-2074R/S OR1616-2075R/S OR1665-1111 O
Owners Name: R & M INVESTMENTS PROPERTY GROUP LLC
Address: 6031 SW 129TH CT MIAMI FL 33183-1237

AK: 8957114 **Parcel ID:** 00541810-000248 **Physical Location** 325 CALUSA ST LOT 259 KEY LARGO
Legal Description: UNIT 259 CALUSA CAMPGROUND A CONDOMINIUM 49 OR1898-2246R/S OR2152-445/46 OR2375-814 OR
Owners Name: FRANCO CHRISTINE
Address: 1801 SW 90TH AVE MIAMI FL 33165-7860

AK: 8956905 **Parcel ID:** 00541810-000230 **Physical Location** 325 CALUSA ST LOT 231 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 231 537 OR1782-671 OR1865-1221 OR2060-2308/2309T/C
Owners Name: TRAVIÈŠO LIDICE
Address: 325 CALUSA ST UNIT 231 KEY LARGO FL 33037

AK: 8958753 **Parcel ID:** 00541810-000392 **Physical Location** 325 CALUSA ST LOT 453 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 453 9 OR1791-1916 OR2224-1222/23
Owners Name: MARTIN ANITA
Address: 1388 WESTWARD DR MIAMI SPRINGS FL 33166

AK: 8957323 **Parcel ID:** 00541810-000265 **Physical Location** 325 CALUSA ST LOT 316 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 316 & COMMON ELEMENTS OR1621-1262
Owners Name: LEON JESUS AND GRISEL
Address: 11224 SW 33RD CIRCLE PL MIAMI FL 33165-3436

AK: 8954078 **Parcel ID:** 00541810-000105 **Physical Location** 325 CALUSA ST LOT 5 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 5 OR2423-1773
Owners Name: VARGAS MAURICIO
Address: 15459 SW 57 ST MIAMI FL 33153

AK: 8957103 **Parcel ID:** 00541810-000247 **Physical Location** 325 CALUSA ST LOT 258 KEY LARGO
Legal Description: UNIT 258 CALUSA CAMPGROUND A CONDOMINIUM 6 OR2147-210 OR2147-211/12 OR2147-213AFF OR21
Owners Name: PENÀ ELDUIN N
Address: 941 NE 73RD ST MIAMI FL 33138-5229

AK: 8954265 **Parcel ID:** 00541810-000122 **Physical Location** 325 CALUSA ST LOT 36 KEY LARGO
Legal Description: UNIT 36 CALUSA CAMPGROUND A CONDOMINIUM 3R/S OR1785-1959 OR2118-1432 OR2118-1433 OR24
Owners Name: REMEDIOS JÓRGE AND ILYA
Address: 11001 SW 47TH ST MIAMI FL 33165-6103

AK: 8959578 **Parcel ID:** 00541810-000467 **Physical Location** 325 CALUSA ST LOT 530 KEY LARGO
Legal Description: UNIT 530 CALUSA CAMPGROUND A CONDOMINIUM 4 OR2165-185/86 OR2675-1150/51 OR2685-1858
Owners Name: ORASI MERCEDES
Address: 11720 SW 77TH AVE MIAMI FL 33166-4564

AK: 8957719 **Parcel ID:** 00541810-000301 **Physical Location** 325 CALUSA ST LOT 356 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 356 & COMMON ELEMENTS OR1616-1081
Owners Name: FONTELA MARIO AND ROSA F
Address: PO BOX 373046 KEY LARGO FL 33037-8046

AK: 8959523 **Parcel ID:** 00541810-000462 **Physical Location** 325 CALUSA ST LOT 525 KEY LARGO
Legal Description: UNIT 525 CALUSA CAMPGROUND A CONDOMINIUM 9/10R/S OR2458-938/39 OR2540-1939/40C OR2540-1/
Owners Name: PERERA GEORGINA
Address: 19800 SW 180TH AVE LOT 504 MIAMI FL 33187-2617

AK: 1095877 **Parcel ID:** 00087300-000000 **Physical Location** VACANT LAND KEY LARGO
Legal Description: 28 61 39 ISLAND OF KEY LARGO LOT 1 PB1-68 OR463-1 89/191 OR468-422-424 OR1042-1740 OR1398-184/21/
Owners Name: MONROE COUNTY FLORIDA
Address: 1100 SIMONTON ST KEY WEST FL 33040

AK: 8954397 **Parcel ID:** 00541810-000134 **Physical Location** 325 CALUSA ST LOT 48 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 48 OR2022-1431AFF OR2276-878/79Q/C
Owners Name: LAUREL BEATRIZ
Address: 2722 SW 156 AVE MIAMI FL 33185

AK: 8956465 **Parcel ID:** 00541810-000193 **Physical Location** 325 CALUSA ST LOT 121 KEY LARGO
Legal Description: UNIT 121 CALUSA CAMPGROUND A CONDOMINIUM 02 OR2344-914/15 OR2446-1546
Owners Name: PRIX INVESTMENT CORP
Address: 10101 COLLINS AVE APT 5B MIAMI BEACH FL 33154

AK: 8957631 **Parcel ID:** 00541810-000293 **Physical Location** 325 CALUSA ST LOT 348 KEY LARGO
Legal Description: UNIT 348 CALUSA CAMPGROUND A CONDOMINIUM 447R/S OR1794-637 OR2119-407/08 OR2460-1558/62
Owners Name: MDE COMPANY LLC
Address: 6500 SW 14TH ST MIAMI FL 33144-5502

AK: 8958379 **Parcel ID:** 00541810-000358 **Physical Location** 325 CALUSA ST LOT 419 KEY LARGO
Legal Description: UNIT 419 CALUSA CAMPGROUND A CONDOMINIUM AND % COMMON ELEMENTS OR1678-472 OR1913-1824
Owners Name: MEDINA GERSON L AND CARMEN
Address: 501 E 8TH ST HIALEAH FL 33010-4541

AK: 8956872 **Parcel ID:** 00541810-000227 **Physical Location** 325 CALUSA ST LOT 228 KEY LARGO
Legal Description: UNIT 228 CALUSA CAMPGROUND A CONDOMINIUM 2169T/C OR1874-1068/69 OR2132-60
Owners Name: B G AND R A LLC
Address: 237 RAINBOW DR UNIT LIVINGSTON TX 77399
13746

AK: 8954320 **Parcel ID:** 00541810-000127 **Physical Location** 325 CALUSA ST LOT 41 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 41 OR2265-1051/52
Owners Name: GALLARDO JOSE S AND ISOTTA
Address: 13507 SW 137 AVE MIAMI FL 33186

AK: 8956861 **Parcel ID:** 00541810-000226 **Physical Location** 325 CALUSA ST LOT 227 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 227 & COMMON ELEMENTS OR1624-2326(JMH) OR190
Owners Name: BIFANO ALFRED J AND LINDA D
Address: 4067 PIER PT DISCOVERY BAY CA 94505-1111

AK: 8958038 **Parcel ID:** 00541810-000327 **Physical Location** 325 CALUSA ST LOT 380 KEY LARGO
Legal Description: UNIT 380 CALUSA CAMPGROUND A CONDOMINIUM 45 OR1761-373 OR1761-374AFF OR1901-55 OR2227
Owners Name: MORELL LESTER
Address: 325 CALUSA ST LT 380 KEY LARGO FL 33037-2699

AK: 8959050 **Parcel ID:** 00541810-000419 **Physical Location** 325 CALUSA ST LOT 482 KEY LARGO
Legal Description: UNIT 482 CALUSA CAMPGROUND A CONDOMINIUM AND % COMMON ELEMENTS OR1644-570
Owners Name: PEREZ ALVING AND AURIA NORMA
Address: 9979 NW 25TH TER DORAL FL 33172-1346

AK: 8954309 **Parcel ID:** 00541810-000126 **Physical Location** 325 CALUSA ST LOT 40 KEY LARGO
Legal Description: UNIT 40 CALUSA CAMPGROUND A CONDOMINIUM R/S OR2457-642/47F/J OR2572/156
Owners Name: PABLOS MANUELA
Address: 325 CALUSA ST LT 40 KEY LARGO FL 33037-2699

AK: 8956663	Parcel ID: 00541810-000208	Physical Location 325 CALUSA ST	LOT 209	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 209 & COMMON ELEMENTS OR1616-950 OR1763-468 OF				
Owners Name: BALLESTER EDDY				
Address: 2701 SW 79TH AVE		MIAMI	FL	33155
AK: 8956938	Parcel ID: 00541810-000233	Physical Location 325 CALUSA ST	LOT 234	KEY LARGO
Legal Description: UNIT 234 CALUSA CAMPGROUND A CONDOMINIUM 62 OR1987-473C OR1987-474 OR1993-567C OR2215				
Owners Name: AREMAR IMPORT INC				
Address: 12871 SW 22ND ST		MIAMI	FL	33175-1805
AK: 8956443	Parcel ID: 00541810-000191	Physical Location 325 CALUSA ST	LOT 119	KEY LARGO
Legal Description: LOT 119 CALUSA CAMPGROUND A CONDO OR2069-1344 333-1252/1253 OR2446-1546				
Owners Name: PRIX INVESTMENT CORP				
Address: 10101 COLLINS AVE		APT 5B MIAMI BEACH	FL	33154
AK: 8956575	Parcel ID: 00541810-000200	Physical Location 325 CALUSA ST	LOT 201	KEY LARGO
Legal Description: UNIT 201 CALUSA CAMPGROUND A CONDOMINIUM 2 OR2561-2286/87				
Owners Name: CORBO TERESA				
Address: 4501 SW 129TH AVE		MIAMI	FL	33175-4505
AK: 8959215	Parcel ID: 00541810-000434	Physical Location 325 CALUSA ST	LOT 496	KEY LARGO
Legal Description: UNIT 496 CALUSA CAMPGROUND A CONDOMINIUM 5 OR2502-2306/08 OR2676-2147/49R/S				
Owners Name: MACHADO JOSE H				
Address: 661 NW 132ND PL		MIAMI	FL	33182-1658
AK: 8954705	Parcel ID: 00541810-000158	Physical Location 325 CALUSA ST	LOT 72	KEY LARGO
Legal Description: UNIT 72 CALUSA CAMPGROUND A CONDOMINIUM OR1860-2394 OR2147-76/78 OR2147-79AFF OR2477				
Owners Name: LORENZO-LUACES MARIO ALEJANDRO				
Address: 9401 SW 106TH AVE		MIAMI	FL	33176-2634
AK: 8954980	Parcel ID: 00541810-000183	Physical Location 325 CALUSA ST	LOT 97	KEY LARGO
Legal Description: UNIT 97 CALUSA CAMPGROUND A CONDOMINIUM OR1633-387C OR1754-1220/21 OR1939-1691 OR269				
Owners Name: VALDIVIA JULIO S AND ANA C				
Address: 5103 SW 139TH CT		MIAMI	FL	33175-5145
AK: 8957444	Parcel ID: 00541810-000276	Physical Location 325 CALUSA ST	LOT 327	KEY LARGO
Legal Description: UNIT 327 CALUSA CAMPGROUND A CONDOMINIUM 68 OR1932-2345 OR2563-1685 OR2624-936/37				
Owners Name: PAEZ RICARDO DAVID AND CHRISTINA DIEZ				
Address: 6873 SW 159TH CT		MIAMI	FL	33193-3627
AK: 8957521	Parcel ID: 00541810-000283	Physical Location 325 CALUSA ST	LOT 338	KEY LARGO
Legal Description: UNIT 338 CALUSA CAMPGROUND A CONDOMINIUM 72 OR1848-1669C/T OR1871-1231 OR1991-533 OR18				
Owners Name: PEREZ NATALIE				
Address: 17035 NW 78TH CT		HIALEAH	FL	33015-3803
AK: 8958027	Parcel ID: 00541810-000326	Physical Location 325 CALUSA ST	LOT 379	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 379 261 OR1913-552 OR2092-31/32				
Owners Name: GRAVIER LUIS G AND MARIA G				
Address: 2220 SW 24TH TER		MIAMI	FL	33145
AK: 8954419	Parcel ID: 00541810-000136	Physical Location 325 CALUSA ST	LOT 50	KEY LARGO
Legal Description: UNIT 50 CALUSA CAMPGROUND A CONDOMINIUM 0 OR2266-1215 OR2715-2352/53				
Owners Name: ALVAREZ SAUL				
Address: 105 SE 12TH AVE APT 202		HOMESTEAD	FL	33030-8195
AK: 8959006	Parcel ID: 00541810-000415	Physical Location 325 CALUSA ST	LOT 476	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 476 & COMMON ELEMENTS OR1691-2171R/S OR1798-4				
Owners Name: HERNANDEZ JUAN C AND RAQEL				
Address: 15051 SW 63RD TER		MIAMI	FL	33193-2784

AK: 8959171	Parcel ID: 00541810-000430	Physical Location	325 CALUSA ST	LOT 492	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 492 104 OR2142-2412 OR2216-306/07/C					
Owners Name: RAMIREZ OMELIO E AND MARGARITA					
Address: 401 NW 107TH AVE APT 104			MIAMI	FL	33172-3840
AK: 8954540	Parcel ID: 00541810-000144	Physical Location	325 CALUSA ST	LOT 58	KEY LARGO
Legal Description: UNIT 58 CALUSA CAMPGROUND A CONDOMINIUM R/S OR2273-2048/49 OR2716-1397/400					
Owners Name: HERNANDEZ EMINALDO AND IDIANA					
Address: 91 W 33RD ST			HIALEAH	FL	33012-5221
AK: 8956949	Parcel ID: 00541810-000234	Physical Location	325 CALUSA ST	LOT 245	KEY LARGO
Legal Description: UNIT 245 CALUSA CAMPGROUND A CONDOMINIUM 80 OR1740-853 OR1898-2244 OR1898-2245 OR2083-					
Owners Name: 245 CALUSA ST LLC					
Address: 1091 E 26TH ST			HIALEAH	FL	33013-3717
AK: 8958621	Parcel ID: 00541810-000380	Physical Location	325 CALUSA ST	LOT 441	KEY LARGO
Legal Description: UNIT 441 CALUSA CAMPGROUND A CONDOMINIUM 92 OR2109-418/19 OR2594-2241					
Owners Name: BARNES SOFIA					
Address: 3179 W 71ST PL			HIALEAH	FL	33166
AK: 8954232	Parcel ID: 00541810-000119	Physical Location	325 CALUSA ST	LOT 20	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 20 60Q/C OR2420-1246/47					
Owners Name: DEVIS AIDE					
Address: 2899 COLLINS AVE			UNIT 1118 MIAMI BEACH	FL	33140
AK: 8956586	Parcel ID: 00541810-000201	Physical Location	325 CALUSA ST	LOT 202	KEY LARGO
Legal Description: UNIT 202 CALUSA CAMPGROUND A CONDOMINIUM 69 OR2184-1330 OR2287-1719/20 OR2445-2356R/S					
Owners Name: COUSINEAU PATRICK					
Address: 319 CH DE LA COTE-SAINT-LOUIS E			BLAINVILLE	QC J7E 4H5	CANADA
AK: 8958709	Parcel ID: 00541810-000388	Physical Location	325 CALUSA ST	LOT 449	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 449 & COMMON ELEMENTS OR1653-2311					
Owners Name: PALMER ROBERT AND EVE					
Address: 7773 EMBASSY BLVD			MIRAMAR	FL	33023-6407
AK: 8954111	Parcel ID: 00541810-000108	Physical Location	325 CALUSA ST	LOT 8	KEY LARGO
Legal Description: UNIT 8 CALUSA CAMPGROUND A CONDOMINIUM OR2586-1817 OR2671-763/65					
Owners Name: IMPORFARALLONES INVESTMENT INC					
Address: 14171 SW 147TH CT			MIAMI	FL	33196-5046
AK: 8954903	Parcel ID: 00541810-000176	Physical Location	325 CALUSA ST	LOT 90	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 90 & OMMON ELEMENTS OR1621-1007R/S					
Owners Name: DE ATCE VIRGILIO G					
Address: 1947 SW 131ST PLACE CT			MIAMI	FL	33175-1343
AK: 8956784	Parcel ID: 00541810-000219	Physical Location	325 CALUSA ST	LOT 220	KEY LARGO
Legal Description: UNIT 220 CALUSA CAMPGROUND A CONDOMINIUM 83T/C OR2145-2206/07 OR2159-744 OR2581-918/19					
Owners Name: BALUJA JORGE M AND MARIA					
Address: 1726 W 80 ST			HIALEAH	FL	33014
AK: 8954386	Parcel ID: 00541810-000133	Physical Location	325 CALUSA ST	LOT 47	KEY LARGO
Legal Description: UNIT 47 CALUSA CAMPGROUND A CONDOMINIUM 4 OR2108-2223/24 OR2525-1382					
Owners Name: GAUVIN CAROLE					
Address: 500 RUE SAINT-FRANCOIS-XAVIER			TROIS-RIVIERES	QUI G9A 1R4	CANADA
AK: 8954617	Parcel ID: 00541810-000151	Physical Location	325 CALUSA ST	LOT 65	KEY LARGO
Legal Description: UNIT 65 CALUSA CAMPGROUND A CONDOMINIUM 6 OR2461-2164/65 OR2461-2167D/C					
Owners Name: MMT LIVING TRUST OF 2010					
Address: 3851 NW 177TH ST			MIAMI GARDENS	FL	33055

AK: 8954826	Parcel ID: 00541810-000169	Physical Location	325 CALUSA ST	LOT 83	KEY LARGO
Legal Description: UNIT 83 CALUSA CAMPGROUND A CONDOMINIUM 4 OR1826-948 OR1826-949AFF OR2691-356/59					
Owners Name: ONDARZA ALEXANDER					
Address: 190 SW 129TH AVE			MIAMI	FL 33184-1229	
AK: 8957609	Parcel ID: 00541810-000291	Physical Location	325 CALUSA ST	LOT 346	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 346 & COMMON ELEMENTS OR1616-2290R/S OR1969-1					
Owners Name: DURAN DAISY					
Address: 325 CALUSA ST LT 346			KEY LARGO	FL 33037-2699	
AK: 8957246	Parcel ID: 00541810-000258	Physical Location	325 CALUSA ST	LOT 309	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 309 & COMMON ELEMENTS OR1615-1912					
Owners Name: SANCHEZ ANDRES A AND ODALYS					
Address: 508 E 34TH ST			HIALEAH	FL 33013-3028	
AK: 8957708	Parcel ID: 00541810-000300	Physical Location	325 CALUSA ST	LOT 355	KEY LARGO
Legal Description: UNIT 355 CALUSA CAMPGROUND A CONDOMINIUM 76 OR2288-754/55 OR2363-528/29 OR2402-439/40					
Owners Name: ANDINO IVAN AND CARMEN					
Address: 10311 SW 34TH ST			MIAMI	FL 33165-3807	
AK: 8954672	Parcel ID: 00541810-000156	Physical Location	325 CALUSA ST	LOT 70	KEY LARGO
Legal Description: UNIT 70 CALUSA CAMPGROUND A CONDOMINIUM OR1771-516 OR2528-2057					
Owners Name: CARNES MALLORY PHILLIP					
Address: 5255 SW 38TH AVE			FORT LAUDERDALE	FL 33312-8227	
AK: 8956476	Parcel ID: 00541810-000194	Physical Location	325 CALUSA ST	LOT 122	KEY LARGO
Legal Description: UNIT 122 CALUSA CAMPGROUND A CONDOMINIUM 97 OR2311-470 OR2334-193 OR2676-2457ORD OR26					
Owners Name: FERRADAS AILEEN					
Address: 19860 NW 78TH PATH			HIALEAH	FL 33015-6631	
AK: 8956971	Parcel ID: 00541810-000236	Physical Location	325 CALUSA ST	LOT 247	KEY LARGO
Legal Description: UNIT 247 CALUSA CAMPGROUND A CONDOMINIUM 58 OR1786-2232 OR1786-2233AFF OR1994-806 OR2					
Owners Name: PULGARON CARLA J CHIRINOS					
Address: 3461 NE 4TH ST			HOMESTEAD	FL 33033-7130	
AK: 8959347	Parcel ID: 00541810-000446	Physical Location	325 CALUSA ST	LOT 509	KEY LARGO
Legal Description: UNIT 509 CALUSA CAMPGROUND A CONDOMINIUM 6 OR1802-1910 OR2162-410 OR2561-1904ORD					
Owners Name: MACHADO ERICK					
Address: 2177 NW 18TH ST			MIAMI	FL 33125-1315	
AK: 8957576	Parcel ID: 00541810-000288	Physical Location	325 CALUSA ST	LOT 343	KEY LARGO
Legal Description: UNIT 343 CALUSA CAMPGROUND A CONDOMINIUM 61 OR2466-1813/18C/T OR2522-1340/41					
Owners Name: CALUSA KEY VENTURES LLC					
Address: 16143 SW 71ST TER			MIAMI	FL 33193-3498	
AK: 8958115	Parcel ID: 00541810-000334	Physical Location	325 CALUSA ST	LOT 388	KEY LARGO
Legal Description: UNIT 388 CALUSA CAMPGROUND A CONDOMINIUM 49 OR1861-1645/46 OR2466-809/10					
Owners Name: CALUSA CAMPGROUND CONDOMINIUM ASSOCIATION, INC					
Address: 325 CALUSA ST			KEY LARGO	FL 33037-2641	
AK: 8956432	Parcel ID: 00541810-000190	Physical Location	325 CALUSA ST	LOT 118	KEY LARGO
Legal Description: UNIT 118 CALUSA CAMPGROUND A CONDOMINIUM 73 OR2624-1920/21					
Owners Name: GONZALEZ REINEL PUBLIO AND BALBINA S					
Address: 15327 SW 58TH TER			MIAMI	FL 33193-2500	
AK: 8956982	Parcel ID: 00541810-000237	Physical Location	325 CALUSA ST	LOT 248	KEY LARGO
Legal Description: UNIT 248 CALUSA CAMPGROUND A CONDOMINIUM AND % COMMON ELEMENTS OR1625-835 OR2634-2452					
Owners Name: GUTIERREZ TANYA					
Address: 16561 SW 145TH CT			MIAMI	FL 33177-1786	

AK: 8957763	Parcel ID: 00541810-000305	Physical Location	325 CALUSA ST	LOT 360	KEY LARGO
Legal Description: UNIT 360 CALUSA CAMPGROUND A CONDOMINIUM 28R/S OR2456-1846/47 OR2722-303/04					
Owners Name: ENRIQUÉZ JESUS A AND ALEIDA					
Address: 12905 SW 42ND TER			MIAMI		FL 33175-4003
AK: 8958357	Parcel ID: 00541810-000356	Physical Location	325 CALUSA ST	LOT 417	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 417 & COMMON ELEMENTS OR1681-2380					
Owners Name: PEÑA RAÚL BLAS					
Address: 12850 STATE RD 84			BOX 7-4 DAVIE		FL 33325
AK: 8956795	Parcel ID: 00541810-000220	Physical Location	325 CALUSA ST	LOT 221	KEY LARGO
Legal Description: UNIT 221 CALUSA CAMPGROUND A CONDOMINIUM 07 OR1877-853 OR2318-552 OR2556-149					
Owners Name: GALLARDO HOLDCO LLC					
Address: 13507 SW 137TH AVE			MIAMI		FL 33186-5315
AK: 8957191	Parcel ID: 00541810-000254	Physical Location	325 CALUSA ST	LOT 305	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 305 & COMMON ELEMENTS OR1625-70 OR1684-1250 O					
Owners Name: DIAZ JOSÉ AND MARIA DEL CARMEN (H/W)					
Address: 10211 SW 6TH ST			MIAMI		FL 33174
AK: 8957950	Parcel ID: 00541810-000322	Physical Location	325 CALUSA ST	LOT 375	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 375 & COMMON ELEMENTS OR1615-1866					
Owners Name: BENÍTEZ MIGUEL J AND YOLANDO					
Address: 530 W 66TH ST			HIALEAH		FL 33012-6667
AK: 8958478	Parcel ID: 00541810-000367	Physical Location	325 CALUSA ST	LOT 428	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 428 & COMMON ELEMENTS OR1679-978 OR1781-2248 C					
Owners Name: LATOUR ALFREDO M JR AND NILDA					
Address: 772 NW 129 AVE			MIAMI		FL 33182
AK: 8957070	Parcel ID: 00541810-000244	Physical Location	325 CALUSA ST	LOT 255	KEY LARGO
Legal Description: UNIT 255 CALUSA CAMPGROUND A CONDOMINIUM 6 OR2109-734 OR2692-648/49C					
Owners Name: ALVÁREZ PEDRO J AND XIOMARA					
Address: 10845 SW 41ST TER			MIAMI		FL 33165-4810
AK: 8957158	Parcel ID: 00541810-000251	Physical Location	325 CALUSA ST	LOT 302	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 302 & COMMON ELEMENTS OR1620-558R/S OR1704-15C					
Owners Name: ORASI MERCEDES					
Address: 11720 SW 77TH AVE			MIAMI		FL 33156-4564
AK: 8959413	Parcel ID: 00541810-000452	Physical Location	325 CALUSA ST	LOT 515	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 515 25 OR2407-815/16Q/C					
Owners Name: NOSE 4 DIVING LLC					
Address: 740 NW 91 AVE			PEMBROKE PINES		FL 33024
AK: 8954452	Parcel ID: 00541810-000139	Physical Location	325 CALUSA ST	LOT 53	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 53 712 OR2293-339 OR2357-2276/77Q/C					
Owners Name: CREATIVE INVESTORS INC					
Address: 8004 NW 154TH ST UNIT 147			HIALEAH		FL 33016-5802
AK: 8956652	Parcel ID: 00541810-000207	Physical Location	325 CALUSA ST	LOT 208	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 208 & COMMON ELEMENTS OR1624-2273 OR1966-1235					
Owners Name: ALVÁREZ ELIAS					
Address: PO BOX 22427			HIALEAH		FL 33002-2427
AK: 8957367	Parcel ID: 00541810-000269	Physical Location	325 CALUSA ST	LOT 320	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 320 & COMMON ELEMENTS OR1617-1412					
Owners Name: RAMÓS ARMANDO F AND TERESA					
Address: 2605 SW 16TH TER			MIAMI		FL 33145

AK: 8954870	Parcel ID: 00541810-000173	Physical Location 325 CALUSA ST	LOT 87	KEY LARGO
Legal Description: UNIT 87 CALUSA CAMPGROUND A CONDO OR1622-1407 OR 2410-876/77 OR2566-1238/39C/T				
Owners Name: GCR INVESTMENTS LTD				
Address: 919 SW 57TH AVE		WEST MIAMI	FL 33144-5019	
AK: 8958104	Parcel ID: 00541810-000333	Physical Location 325 CALUSA ST	LOT 387	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 387 & COMMON ELEMENTS OR1640-2355T/C OR1958-1:				
Owners Name: DE LA TORRE RAMSES				
Address: 3310 SW 103RD CT		MIAMI	FL 33165-3819	
AK: 1095931	Parcel ID: 00087350-000000	Physical Location 101000 OVERSEAS	KEY LARGO	
Legal Description: 28 61 39 KEY LARGO PT LOT 8 MODEL LAND CO. PB1-68 OR554-253 OR701-878 OR704-29 OR796-1825/26 OR				
Owners Name: KEY LARGO TREE LLC				
Address: 696 NE 125TH ST		NORTH MIAMI	FL 33161-5546	
AK: 8957389	Parcel ID: 00541810-000271	Physical Location 325 CALUSA ST	LOT 322	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 322 & COMMON ELEMENTS OR1624-2316				
Owners Name: SCHROYER DALE ME AND JANICE				
Address: 7955 HEAD O LAKE RD		OTTAWA LAKE	MI 49267-9710	
AK: 8957642	Parcel ID: 00541810-000294	Physical Location 325 CALUSA ST	LOT 349	KEY LARGO
Legal Description: UNIT 349 CALUSA CAMPGROUND A CONDOMINIUM 0 OR1821-1929 OR2523-1991/92				
Owners Name: MORELL SANDRA				
Address: 325 CALUSA ST LOT 349		KEY LARGO	FL 33037-2699	
AK: 8958874	Parcel ID: 00541810-000403	Physical Location 325 CALUSA ST	LOT 464	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 464 & COMMON ELEMENTS OR1642-153R/S OR1903-92:				
Owners Name: RAMIREZ SILVIA				
Address: 201 NORTHWEST BLVD		MIAMI	FL 33126-4152	
AK: 8958852	Parcel ID: 00541810-000401	Physical Location 325 CALUSA ST	LOT 462	KEY LARGO
Legal Description: UNIT 462 CALUSA CAMPGROUND A CONDOMINIUM 1 OR2634-750/51				
Owners Name: MARTINEZ DIEGO I AND CLARA L				
Address: 8915 NW 148TH ST		HIALEAH	FL 33018-7317	
AK: 8958797	Parcel ID: 00541810-000396	Physical Location 325 CALUSA ST	LOT 457	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 457 2152R/S OR1959-2325Q/C OR2253-1527/28R/S OR23				
Owners Name: WINNE LISA M				
Address: 325 CALUSA ST		UNIT 457 KEY LARGO	FL 33037	
AK: 8958511	Parcel ID: 00541810-000370	Physical Location 325 CALUSA ST	LOT 431	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 431 & COMMON ELEMENTS OR1678-652 OR1832-487				
Owners Name: DYER NANCY				
Address: 1931 SW 24TH TER		MIAMI	FL 33145	
AK: 8959248	Parcel ID: 00541810-000437	Physical Location 325 CALUSA ST	LOT 499	KEY LARGO
Legal Description: UNIT 499 CALUSA CAMPGROUND A CONDOMINIUM 4 OR2453-161				
Owners Name: CELADA LUCIA M				
Address: 4055 E 2ND AVE		HIALEAH	FL 33013	
AK: 8957917	Parcel ID: 00541810-000319	Physical Location 325 CALUSA ST	LOT 372	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 372 & COMMON ELEMENTS OR1618-1635 OR1822-928/				
Owners Name: PEREZ MANUEL AND MARIA C				
Address: 551 E 34TH ST		HIALEAH	FL 33013-3027	
AK: 8958445	Parcel ID: 00541810-000364	Physical Location 325 CALUSA ST	LOT 425	KEY LARGO
Legal Description: UNIT 425 CALUSA CAMPGROUND A CONDOMINIUM 34 OR2728-2137/38				
Owners Name: MDE COMPANY LLC C/O MEDINA LISANDRO, MANAGER				
Address: 6300 SW 14TH ST		WEST MIAMI	FL 33144-5626	

AK: 8957796	Parcel ID: 00541810-000308	Physical Location	325 CALUSA ST	LOT 361B	KEY LARGO
Legal Description:			CALUSA CAMPGROUND A CONDOMINIUM UNIT 361B 145 OR2135-2200/02		
Owners Name: DISPIRITO JAMES EDWARD AND LEXA TUMA					
Address: PO BOX 2623			MONTAUK	NY 11954	
AK: 8954474	Parcel ID: 00541810-000140	Physical Location	325 CALUSA ST	LOT 54	KEY LARGO
Legal Description:			CALUSA CAMPGROUND A CONDOMINIUM UNIT 54 35 OR1795-2282 OR1795-2283AFF OR2371-407Q/C		
Owners Name: CHIROLE ENTERPRISES LLC					
Address: 15465 SW 21ST TER			MIAMI	FL 33185	
AK: 8958786	Parcel ID: 00541810-000395	Physical Location	325 CALUSA ST	LOT 456	KEY LARGO
Legal Description:			CALUSA CAMPGROUND A CONDOMINIUM UNIT 456 & COMMON ELEMENTS OR1699-194		
Owners Name: STÄLDER RICHARD J					
Address: 1100 MANGO ISLE			FORT LAUDERDALE	FL 33315-1330	
AK: 8959303	Parcel ID: 00541810-000442	Physical Location	325 CALUSA ST	LOT 505	KEY LARGO
Legal Description:			UNIT 505 CALUSA CAMPGROUND A CONDOMINIUM 96 OR2276-1885 OR2276-1886		
Owners Name: DE LA PAZ FRANCISCO					
Address: 18120 NW 90TH AVE			HIALEAH	FL 33018-6555	
AK: 8954969	Parcel ID: 00541810-000182	Physical Location	325 CALUSA ST	LOT 96	KEY LARGO
Legal Description:			UNIT 96 CALUSA CAMPGROUND A CONDOMINIUM 0 OR2040-1764 OR2237-1092/93 OR2449-2473 OR26		
Owners Name: BARRIOS GUILLERMO AND LEOPOLDINA					
Address: 6679 SEGOVIA CIR W			FORT LAUDERDALE	FL 33331-4625	
AK: 8956399	Parcel ID: 00541810-000189	Physical Location	325 CALUSA ST	LOT 117	KEY LARGO
Legal Description:			CALUSA CAMPGROUND A CONDOMINIUM UNIT 117 & COMMON ELEMENTS OR2069-1391		
Owners Name: ALFONSO ARTURO					
Address: 7920 SW 12 ST			MIAMI	FL 33144	
AK: 8957092	Parcel ID: 00541810-000246	Physical Location	325 CALUSA ST	LOT 257	KEY LARGO
Legal Description:			CALUSA CAMPGROUND A CONDOMINIUM UNIT 257 -1764 OR1859-890 OR1859-891D/C OR2362-186/88		
Owners Name: CAMBON ENRIQUE					
Address: 19201 SW 196 ST			MIAMI	FL 33187	
AK: 8957752	Parcel ID: 00541810-000304	Physical Location	325 CALUSA ST	LOT 359	KEY LARGO
Legal Description:			CALUSA CAMPGROUND A CONDOMINIUM UNIT 359 & COMMON ELEMENTS OR1614-1442		
Owners Name: MARTINEZ ALFREDO					
Address: 8301 NW 172ND ST			HIALEAH	FL 33015-3745	
AK: 8954562	Parcel ID: 00541810-000146	Physical Location	325 CALUSA ST	LOT 60	KEY LARGO
Legal Description:			UNIT 60 CALUSA CAMPGROUND A CONDOMINIUM OR1654-990 OR2143-1232/33 OR2346-1985 OR2386		
Owners Name: SIRIANI MARITE					
Address: 8501 SW 47TH ST			MIAMI	FL 33155-5408	
AK: 8958885	Parcel ID: 00541810-000404	Physical Location	325 CALUSA ST	LOT 465	KEY LARGO
Legal Description:			UNIT 465 CALUSA CAMPGROUND A CONDOMINIUM OR/S OR2307-1759 OR2307-1785D/C OR2529-109/10		
Owners Name: ORASI GREGORY					
Address: 325 CALUSA ST LOT 465			KEY LARGO	FL 33037-2699	
AK: 8957081	Parcel ID: 00541810-000245	Physical Location	325 CALUSA ST	LOT 256	KEY LARGO
Legal Description:			UNIT 256 CALUSA CAMPGROUND A CONDOMINIUM 04R/S OR2646-1607/09		
Owners Name: ESTEVEZ ALBERTO AND ALICE					
Address: 1012 W 79TH ST			HIALEAH	FL 33014-3588	
AK: 8956509	Parcel ID: 00541810-000196	Physical Location	325 CALUSA ST	LOT 124	KEY LARGO
Legal Description:			CALUSA CAMPGROUND A CONDOMINIUM UNIT 124 & COMMON ELEMENTS OR2069-1175		
Owners Name: PEREZ ALVING					
Address: 9979 NW 25TH TER			DORAL	FL 33172-1346	

AK: 8956498 **Parcel ID:** 00541810-000195 **Physical Location** 325 CALUSA ST LOT 123 KEY LARGO
Legal Description: UNIT 123 CALUSA CAMPGROUND A CONDOMINIUM UNIT 69-1185 OR2558-645/46C/T OR2564-505/08
Owners Name: GOMEZ GUILLERMO A AND PATRICIA G
Address: 15966 SW 100TH LN MIAMI FL 33196-6128

AK: 8958093 **Parcel ID:** 00541810-000332 **Physical Location** 325 CALUSA ST LOT 386 KEY LARGO
Legal Description: UNIT 386 CALUSA CAMPGROUND A CONDOMINIUM R/S OR2731-175
Owners Name: KORTE SALLIE J
Address: PO BOX 373312 KEY LARGO FL 33037-8312

AK: 8954375 **Parcel ID:** 00541810-000132 **Physical Location** 325 CALUSA ST LOT 46 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 46 81 OR2403-676/77R/S
Owners Name: TURINO HARRIET
Address: 20818 SW 126TH CT MIAMI FL 33177-5718

AK: 8954364 **Parcel ID:** 00541810-000131 **Physical Location** 325 CALUSA ST LOT 45 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 45 8 OR2271-80/81Q/C
Owners Name: MOREJON ALBERTO
Address: 325 CALUSA ST KEY LARGO FL 33037

AK: 8954441 **Parcel ID:** 00541810-000138 **Physical Location** 325 CALUSA ST LOT 52 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 52 6 OR2204-705/06
Owners Name: MARRERO MIGUEL AND KARLA
Address: 20290SW 180 ST MIAMI FL 33187

AK: 8957422 **Parcel ID:** 00541810-000274 **Physical Location** 325 CALUSA ST LOT 325 KEY LARGO
Legal Description: UNIT 325 CALUSA CAMPGROUND A CONDOMINIUM 6 OR2249-2167 OR2461-1121/23 OR2488-569/70
Owners Name: ESTEVEZ ALBERTO AND ALICE
Address: 1012 W 79TH ST HIALEAH FL 33014-3588

AK: 8955024 **Parcel ID:** 00541810-000187 **Physical Location** 325 CALUSA ST LOT 115 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 115 & COMMON ELEMENTS OR2069-1364 2172-2408/09
Owners Name: RODRIGUEZ RICARDO AND MILAGROS COLLADO
Address: 9241 SW 57TH TER MIAMI FL 33173

AK: 8954551 **Parcel ID:** 00541810-000145 **Physical Location** 325 CALUSA ST LOT 59 KEY LARGO
Legal Description: UNIT 59 CALUSA CAMPGROUND A CONDOMINIUM OR1664-2467 OR2028-2033Q/C OR2063-1890 OR208
Owners Name: CALUSA CAMPGROUND CONDOMINIUM ASSOC
Address: 325 CALUSA ST KEY LARGO FL 33037-2699

AK: 8954067 **Parcel ID:** 00541810-000104 **Physical Location** 325 CALUSA ST LOT 4 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 4 41Q/C OR2418-524/25
Owners Name: BORGES ALBERTO AND ALINA
Address: 1921 NW 36TH AVE MIAMI FL 33125

AK: 8957587 **Parcel ID:** 00541810-000289 **Physical Location** 325 CALUSA ST LOT 344 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 344 & COMMON ELEMENTS OR1644-682 OR1936-1740
Owners Name: GUERRA BARBARA
Address: 8951 SW 196TH DR CUTLER BAY FL 33157-8876

AK: 8957961 **Parcel ID:** 00541810-000323 **Physical Location** 325 CALUSA ST LOT 376 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 376 & COMMON ELEMENTS OR1691-948 OR2213-1764/6
Owners Name: BEOTO MARIO AND MARIA
Address: 325 CALUSA ST LOT 376 KEY LARGO FL 33037-2699

AK: 8958940 **Parcel ID:** 00541810-000409 **Physical Location** 325 CALUSA ST LOT 470 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 470 & COMMON ELEMENTS OR1644-710 OR1920-328/2
Owners Name: BELLO MABEL
Address: 5296 SW 91ST AVE MIAMI FL 33165-6647

AK: 8958368 Parcel ID: 00541810-000357 Physical Location 325 CALUSA ST LOT 418 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 418 & COMMON ELEMENTS OR1678-596 OR1901-299
Owners Name: HERNÁNDEZ PEDRO AND YARMILA
Address: 3001 SW 80TH AVE MIAMI FL 33155-2516

AK: 8957653 Parcel ID: 00541810-000295 Physical Location 325 CALUSA ST LOT 350 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 350 & COMMON ELEMENTS OR1616-1220 OR1891-1313C
Owners Name: RAMÍREZ ANGELINA
Address: 6092 SW 133RD PL MIAMI FL 33183-5170

AK: 8956619 Parcel ID: 00541810-000204 Physical Location 325 CALUSA ST LOT 205 KEY LARGO
Legal Description: UNIT 205 CALUSA CAMPGROUND A CONDOMINIUM 6 OR2124-754/56 OR2389-557/60C/T OR2717-413/14
Owners Name: BECERRA MARIA
Address: 8600 SW 4TH ST MIAMI FL 33144-3510

AK: 8956828 Parcel ID: 00541810-000223 Physical Location 325 CALUSA ST LOT 224 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 224 & COMMON ELEMENTS OR1645-207 OR1927-1394 C
Owners Name: MANÁTEE LANDING LLC
Address: P O BOX 1974 KEY LARGO FL 33037

AK: 8957510 Parcel ID: 00541810-000282 Physical Location 325 CALUSA ST LOT 334 KEY LARGO
Legal Description: UNIT 334 CALUSA CAMPGROUND A CONDOMINIUM 00 OR2094-954 OR2507-414/15 OR2704-1139/40
Owners Name: GRULLÓN JOSÉ A
Address: 13400 SW 128TH ST MIAMI FL 33186-5800

AK: 8957015 Parcel ID: 00541810-000240 Physical Location 325 CALUSA ST LOT 251 KEY LARGO
Legal Description: UNIT 251 CALUSA CAMPGROUND A CONDOMINIUM 85 OR2658-5D/C OR2675-1549/50
Owners Name: D AND DC INVESTOR GROUP LLC
Address: 14238 SW 170TH ST MIAMI FL 33177-2049

AK: 8956916 Parcel ID: 00541810-000231 Physical Location 325 CALUSA ST LOT 232 KEY LARGO
Legal Description: UNIT 232 CALUSA CAMPGROUND A CONDOMINIUM 5 OR1845-203 OR2243-329 OR2586-614/17C/T OR261
Owners Name: GRECCO SHERRI
Address: 1682 ISLAND WAY WESTON FL 33326-3624

AK: 8957664 Parcel ID: 00541810-000296 Physical Location 325 CALUSA ST LOT 351 KEY LARGO
Legal Description: UNIT 351 CALUSA CAMPGROUND A CONDOMINIUM 85 OR2046-1098 OR2477-1018C/T OR2521-1446/47 C
Owners Name: FIZER CHARLES S AND MARLEENA A TRUST 5/30/2008
Address: 20350 SABAL ST ORLANDO FL 32833-5612

AK: 8954958 Parcel ID: 00541810-000181 Physical Location 325 CALUSA ST LOT 95 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 95 & COMMON ELEMENTS OR1624-2265 OR2046-1814G
Owners Name: GIRALDO LUIS FERNANDO AND CARMENZA
Address: 12805 SW 119TH TER MIAMI FL 33186

AK: 8956927 Parcel ID: 00541810-000232 Physical Location 325 CALUSA ST LOT 233 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 233 4R/S OR2415-1293/95
Owners Name: LAZO SHERIOCHA
Address: 20212 OAK THORN WAY TAMPA FL 33647-3707

AK: 8958082 Parcel ID: 00541810-000331 Physical Location 325 CALUSA ST LOT 385 KEY LARGO
Legal Description: UNIT 385 CALUSA CAMPGROUND A CONDOMINIUM 7 OR1858-1829 OR2490-2388
Owners Name: SANCHEZ ANTONIO AND ELIZABETH
Address: 685 W 65TH DR HIALEAH FL 33012-6574

AK: 8954276 Parcel ID: 00541810-000123 Physical Location 325 CALUSA ST LOT 37 KEY LARGO
Legal Description: UNIT 37 CALUSA CAMPGROUND A CONDOMINIUM 30 OR1703-277 OR2412-691/92 OR2705-1246/47
Owners Name: CASTRILLÓN NICOLE MARIE
Address: 10300 SW 51 ST MIAMI FL 33165

AK: 8959182	Parcel ID: 00541810-000431	Physical Location 325 CALUSA ST	LOT 493	KEY LARGO
Legal Description: UNIT 493 CALUSA CAMPGROUND A CONDOMINIUM OR2494-1437/37A OR2499-299/302 OR2555-1095/96				
Owners Name: HARDING SUSAN P LIVING TRUST 11/28/2007				
Address: 224 ATWELL ST		ELGIN	IL	60124-8496
AK: 8954639	Parcel ID: 00541810-000153	Physical Location 325 CALUSA ST	LOT 67	KEY LARGO
Legal Description: UNIT 67 CALUSA CAMPGROUND A CONDOMINIUM 4 OR2237-1380/81 OR2692-1369/70				
Owners Name: GONZÁLEZ ÓMAR				
Address: 2021 NE 3RD CT		HOMESTEAD	FL	33033-6027
AK: 8956993	Parcel ID: 00541810-000238	Physical Location 325 CALUSA ST	LOT 249	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 249 & COMMON ELEMENTS OR1614-2194				
Owners Name: SCHÖEMER RICHARD F AND VIRGINIA				
Address: 1527 LITTLEHILL RD		POINT PLEASANT	NJ	08742-3431
AK: 8957499	Parcel ID: 00541810-000281	Physical Location 325 CALUSA ST	LOT 333	KEY LARGO
Legal Description: UNIT 333 CALUSA CAMPGROUND A CONDOMINIUM 32 OR2451-1618 OR2528-1983/84 OR2566-468 OR26				
Owners Name: CANCINO ANDREW				
Address: 8350 NW 16TH ST		PEMBROKE PINES	FL	33024-4975
AK: 8957565	Parcel ID: 00541810-000287	Physical Location 325 CALUSA ST	LOT 342	KEY LARGO
Legal Description: UNIT 342 CALUSA CAMPGROUND A CONDOMINIUM 544 OR2120-2364 OR2355-625/26 OR2375-290 OR26				
Owners Name: PEREZ JOSÉ R AND YANELIS				
Address: 18821 W OAKMONT DR		HIALEAH	FL	33015-2905
AK: 8958060	Parcel ID: 00541810-000329	Physical Location 325 CALUSA ST	LOT 382	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 382 & COMMON ELEMENTS OR1633-583R/S OR1786-165				
Owners Name: HERRERA DAVID				
Address: 12320 SW 99 AVE		MIAMI	FL	33176
AK: 8959259	Parcel ID: 00541810-000438	Physical Location 325 CALUSA ST	LOT 501	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 501 & COMMON ELEMENTS OR1696-736				
Owners Name: IGLESIAS LUIS A AND ANA				
Address: 947 E 19TH ST		HIALEAH	FL	33013-4212
AK: 8958544	Parcel ID: 00541810-000373	Physical Location 325 CALUSA ST	LOT 434	KEY LARGO
Legal Description: UNIT 434 CALUSA CAMPGROUND A CONDOMINIUM 76				
Owners Name: BELLÓ GUSTAVO J				
Address: 8544 SW 102ND PL		MIAMI	FL	33173-3953
AK: 8958962	Parcel ID: 00541810-000411	Physical Location 325 CALUSA ST	LOT 472	KEY LARGO
Legal Description: UNIT 472 CALUSA CAMPGROUND A CONDOMINIUM 14R/S OR2417-225 OR2593-265				
Owners Name: FUENTES CHRISTOPHER AND VIVIAN				
Address: 240 LIGNUMVITAE DR		KEY LARGO	FL	33037-4538
AK: 8957873	Parcel ID: 00541810-000315	Physical Location 325 CALUSA ST	LOT 368	KEY LARGO
Legal Description: UNIT 368 CALUSA CAMPGROUND A CONDOMINIUM 05R/S OR2385-1641 OR2719-1950/52 OR2730-2026/2				
Owners Name: SIRE NOREDYS M				
Address: 6858 SW 158TH PASS		MIAMI	FL	33193-3613
AK: 8957840	Parcel ID: 00541810-000312	Physical Location 325 CALUSA ST	LOT 365	KEY LARGO
Legal Description: UNIT 365 CALUSA CAMPGROUND A CONDOMINIUM 15 OR2540-2417/18 OR2701-2276/78				
Owners Name: BASTO DANIELE				
Address: 10230 SW 41ST TER		MIAMI	FL	33165-4960
AK: 8959490	Parcel ID: 00541810-000459	Physical Location 325 CALUSA ST	LOT 522	KEY LARGO
Legal Description: UNIT 522 CALUSA CAMPGROUND A CONDOMINIUM 85 OR1900-1003/03A OR2327-1366/79 OR2475-1133/				
Owners Name: ALONSO NICOLAS R AND MARTA A				
Address: 11322 SW 246TH ST		HOMESTEAD	FL	33032-4641

AK: 8958280 Parcel ID: 00541810-000349 Physical Location 325 CALUSA ST LOT 410 KEY LARGO
Legal Description: UNIT 410 CALUSA CAMPGROUND A CONDOMINIUM 26 OR2107-1228 OR2277-1548/49 OR2644-921/22
Owners Name: PEREZ JORGE AND DENISE
Address: 7930 NW 185TH ST HIALEAH FL 33015-2732

AK: 8956388 Parcel ID: 00541810-000188 Physical Location 325 CALUSA ST LOT 116 KEY LARGO
Legal Description: UNIT 116 CALUSA CAMPGROUND A CONDOMINIUM 5 OR2115-1531/32 OR2679-1127/29
Owners Name: LYNCH ESTELA D
Address: 7760 NW 175TH ST HIALEAH FL 33015-3859

AK: 8954243 Parcel ID: 00541810-000120 Physical Location 325 CALUSA ST LOT 34 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 34 & COMMON ELEMENTS OR1614-2272 OR1625-834C
Owners Name: LOPEZ PEDRO AND SILVIA
Address: 7675 NW 68TH CT MEDLEY FL 33166-2551

AK: 8957004 Parcel ID: 00541810-000239 Physical Location 325 CALUSA ST LOT 250 KEY LARGO
Legal Description: UNIT 250 CALUSA CAMPGROUND A CONDOMINIUM 5 OR2595-2051
Owners Name: NELSON CHRISTOPHER AND LORI
Address: 325 CALUSA ST 250 KEY LARGO FL 33037-2699

AK: 8957411 Parcel ID: 00541810-000273 Physical Location 325 CALUSA ST LOT 324 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 324 1867 OR2138-1606/07 OR2217-1023/24R/S OR2385-1
Owners Name: ORASI MERCEDES
Address: 11700 SW 77 AVE PINECREST FL 33156

AK: 8954650 Parcel ID: 00541810-000154 Physical Location 325 CALUSA ST LOT 68 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 68 & COMMON ELEMENTS OR1621-1363 OR2001-893
Owners Name: LOPEZ SAMUEL AND GEORGINA
Address: 311 SW 55TH AVE CORAL GABLES FL 33134-1007

AK: 8957972 Parcel ID: 00541810-000324 Physical Location 325 CALUSA ST LOT 377 KEY LARGO
Legal Description: UNIT 377 CALUSA CAMPGROUND A CONDOMINIUM 3R/S OR1879-1306 OR1890-1321C OR2135-995/96 OI
Owners Name: QUINTANA JOSE
Address: 325 CALUSA ST LT 377 KEY LARGO FL 33037-2699

AK: 8959468 Parcel ID: 00541810-000457 Physical Location 325 CALUSA ST LOT 520 KEY LARGO
Legal Description: UNIT 520 CALUSA CAMPGROUND A CONDOMINIUM 4 OR1828-210 OR1835-247C OR2728-1717/18
Owners Name: FALCON JOSE
Address: 100 SW 124TH AVE MIAMI FL 33184-1433

AK: 8958808 Parcel ID: 00541810-000397 Physical Location 325 CALUSA ST LOT 458 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 458 40 OR2376-1432
Owners Name: DNR 458 LLC
Address: 8510 SW 97TH RD MIAMI FL 33173

AK: 8954430 Parcel ID: 00541810-000137 Physical Location 325 CALUSA ST LOT 51 KEY LARGO
Legal Description: UNIT 51 CALUSA CAMPGROUND A CONDOMINIUM 837 OR1807-1025 OR2092-1933 OR2105-1573 OR235
Owners Name: TORRES ANGEL VLADIMIR
Address: 9860 SW 83RD ST MIAMI FL 33173

AK: 8957224 Parcel ID: 00541810-000256 Physical Location 325 CALUSA ST LOT 307 KEY LARGO
Legal Description: UNIT 307 CALUSA CAMPGROUND A CONDOMINIUM 1 OR2199-1389 OR2199-1409CERT OR2438-1550/51
Owners Name: COMAS MIGUEL AND MARTHA
Address: 205 NW 119TH CT MIAMI FL 33182

AK: 8957598 Parcel ID: 00541810-000290 Physical Location 325 CALUSA ST LOT 345 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 345 80 OR1812-2435 OR1984-118Q/C OR2205-464/65Q/C
Owners Name: LEON CARMEN R
Address: 1322 SW 131ST PLACE CIR E MIAMI FL 33184-2064

AK: 8954848	Parcel ID: 00541810-000171	Physical Location	325 CALUSA ST	LOT 85	KEY LARGO
Legal Description:			CALUSA CAMPGROUND A CONDOMINIUM UNIT 85 1823R/S OR2024-1260 OR2074-568/569 OR2287-76/7		
Owners Name: AGUILA GILBERTO AND ALINA					
Address: 6245 W 10TH AVENUE			HIALEAH		FL 33012
AK: 8956630	Parcel ID: 00541810-000205	Physical Location	325 CALUSA ST	LOT 206	KEY LARGO
Legal Description:			CALUSA CAMPGROUND A CONDOMINIUM UNIT 206 576R/S OR2122-357Q/C OR2283-9Q/C OR2349-35/36		
Owners Name: DELGADO MARTHA MERCEDES					
Address: 830 SW 146TH TER			PEMBROKE PINES		FL 33027
AK: 8954056	Parcel ID: 00541810-000103	Physical Location	325 CALUSA ST	LOT 3	KEY LARGO
Legal Description:			CALUSA CAMPGROUND A CONDOMINIUM UNIT 3 OR2434-194		
Owners Name: GONZALEZ ALFREDO					
Address: 111 W 31 ST			HIALEAH		FL 33012
AK: 8956817	Parcel ID: 00541810-000222	Physical Location	325 CALUSA ST	LOT 223	KEY LARGO
Legal Description:			UNIT 223 CALUSA CAMPGROUND A CONDOMINIUM AND % COMMON ELEMENTS OR1631-2073 OR1889-621		
Owners Name: ROBBINS W PAUL					
Address: 992 PERRY HWY APT 2			PITTSBURGH		PA 15237-2104
AK: 8959061	Parcel ID: 00541810-000420	Physical Location	325 CALUSA ST	LOT 483	KEY LARGO
Legal Description:			CALUSA CAMPGROUND A CONDOMINIUM UNIT 483 88 OR1949-1979 OR2223-2075/77 OR2353-1021/22		
Owners Name: CALUSA 483 LLC					
Address: 14671 SW 136TH PL			MIAMI		FL 33186
AK: 8959402	Parcel ID: 00541810-000451	Physical Location	325 CALUSA ST	LOT 514	KEY LARGO
Legal Description:			UNIT 514 CALUSA CAMPGROUND A CONDOMINIUM 99 OR1822-1772 OR2690-1679/81		
Owners Name: GONZALEZ MARIYEL					
Address: 325 CALUSA ST LOT 514			KEY LARGO		FL 33037-2699
AK: 8957785	Parcel ID: 00541810-000307	Physical Location	325 CALUSA ST	LOT 361A	KEY LARGO
Legal Description:			UNIT 361A CALUSA CAMPGROUND A CONDOMINIUM AND 7% COMMON ELEMENTS OR1615-1868 OR1993-21		
Owners Name: MACKINSON JOHN W					
Address: 10091 SW 144TH ST			MIAMI		FL 33176-7083
AK: 8959534	Parcel ID: 00541810-000463	Physical Location	325 CALUSA ST	LOT 526	KEY LARGO
Legal Description:			UNIT 526 CALUSA CAMPGROUND A CONDOMINIUM 48R/S OR2125-826 OR2130-4/5 OR2492-331/32		
Owners Name: PARDAL ELVIS ALEXANDER					
Address: 2250 SW 81ST AVE			MIAMI		FL 33155-1233
AK: 8954166	Parcel ID: 00541810-000113	Physical Location	325 CALUSA ST	LOT 14	KEY LARGO
Legal Description:			UNIT 14 CALUSA CAMPGROUND A CONDOMINIUM 1 OR2419-334R/S OR2579-820 OR2662-672 OR2681-		
Owners Name: SOSA BERTO					
Address: 658 W 35TH ST			HIALEAH		FL 33012-5129
AK: 8957862	Parcel ID: 00541810-000314	Physical Location	325 CALUSA ST	LOT 367	KEY LARGO
Legal Description:			UNIT 367 CALUSA CAMPGROUND A CONDOMINIUM 1019 OR1785-1065 OR2304-909/10		
Owners Name: RODRIGUEZ JANET					
Address: 7439 W 22 AVENUE			UNIT 210 HIALEAH		FL 33016
AK: 8954760	Parcel ID: 00541810-000163	Physical Location	325 CALUSA ST	LOT 77	KEY LARGO
Legal Description:			CALUSA CAMPGROUND A CONDOMINIUM UNIT 77 & OMMON ELEMENTS OR1679-962 OR2010-948 OR2		
Owners Name: JERDANI CORPORATION					
Address: 116 SEVENTH LN			KEY LARGO		FL 33037
AK: 8959204	Parcel ID: 00541810-000433	Physical Location	325 CALUSA ST	LOT 495	KEY LARGO
Legal Description:			UNIT 495 CALUSA CAMPGROUND A CONDOMINIUM 2 OR2630-1025		
Owners Name: RIVERO TANIA ALBERDI					
Address: 125 SW 104TH CT			MIAMI		FL 33174-1651

AK: 8957301	Parcel ID: 00541810-000263	Physical Location 325 CALUSA ST	LOT 314	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 314 & COMMON ELEMENTS OR1643-553				
Owners Name: MILIÁN MARIA				
Address: 4055 SW 138TH AVE		MIAMI	FL 33175-6461	
AK: 8957697	Parcel ID: 00541810-000299	Physical Location 325 CALUSA ST	LOT 354	KEY LARGO
Legal Description: UNIT 354 CALUSA CAMPGROUND A CONDOMINIUM AND % COMMON ELEMENTS OR1652-2092R/S				
Owners Name: PEREZ DALMA R				
Address: 8824 NW 110TH LN		HIALEAH	FL 33018-4557	
AK: 8957851	Parcel ID: 00541810-000313	Physical Location 325 CALUSA ST	LOT 366	KEY LARGO
Legal Description: UNIT 366 CALUSA CAMPGROUND A CONDOMINIUM 1244 OR2348-1234/35				
Owners Name: GARCÍA EDELMIRO A AND DUNIA LOPEZ				
Address: 8814 NW 153RD TER		HIALEAH	FL 33018	
AK: 8959391	Parcel ID: 00541810-000450	Physical Location 325 CALUSA ST	LOT 513	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 513 & COMMON ELEMENTS OR1689-2072 OR1796-1930				
Owners Name: SANCHOYERTO DAVID AND ELENA				
Address: 11921 NW 19TH ST		PEMBROKE PINES	FL 33026-1903	
AK: 8954177	Parcel ID: 00541810-000114	Physical Location 325 CALUSA ST	LOT 15	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 15 652Q/C OR2421-1128/29				
Owners Name: DEARMAS JORDAN				
Address: 11871 SW 207TH ST		MIAMI	FL 33177	
AK: 8959281	Parcel ID: 00541810-000440	Physical Location 325 CALUSA ST	LOT 503	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 503 & COMMON ELEMENTS OR1696-711				
Owners Name: MARTÍNEZ MELVIS				
Address: 6355 SW 30TH ST		MIAMI	FL 33155-3028	
AK: 8957125	Parcel ID: 00541810-000249	Physical Location 325 CALUSA ST	LOT 260	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 260 & COMMON ELEMENTS OR1622-670 OR1690-1240 O				
Owners Name: LLADO EDUARDO AND MABEL GARCIA				
Address: 10804 SW 142ND PL		MIAMI	FL 33186-7009	
AK: 8957312	Parcel ID: 00541810-000264	Physical Location 325 CALUSA ST	LOT 315	KEY LARGO
Legal Description: UNIT 315 CALUSA CAMPGROUND A CONDOMINIUM 25 OR2608-338/39 OR2716-709/11				
Owners Name: DONADO LEONOR AND RAFAEL				
Address: 172 TRUXTON DR		MIAMI SPRINGS	FL 33166-5059	
AK: 8956729	Parcel ID: 00541810-000214	Physical Location 325 CALUSA ST	LOT 215	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 215 & COMMON ELEMENTS OR1630-705R/S OR2061-204				
Owners Name: SIERRA NILO				
Address: 15158 NW 89TH AVE		HIALEAH	FL 33018-1371	
AK: 8959512	Parcel ID: 00541810-000461	Physical Location 325 CALUSA ST	LOT 524	KEY LARGO
Legal Description: UNIT 524 CALUSA CAMPGROUND A CONDOMINIUM 904 OR2013-156 OR2099-461				
Owners Name: RODRIGUEZ OLGA				
Address: 1720 SW 30TH AVE		MIAMI	FL 33145	
AK: 8954771	Parcel ID: 00541810-000164	Physical Location 325 CALUSA ST	LOT 78	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 78 35R/S OR2123-501/02 OR2268-1773/74 OR2298-2317				
Owners Name: ZORRILLA FAMILY REV LIV TR AGR 12/27/2006 C/O ZORRILLA RAYMOND AND DIANA R				
Address: 4660 SW 158TH AVE		MIAMI	FL 33185-3810	
AK: 8954925	Parcel ID: 00541810-000178	Physical Location 325 CALUSA ST	LOT 92	KEY LARGO
Legal Description: UNIT 92 CALUSA CAMPGROUND A CONDOMINIUM 2 OR1689-1509 OR1706-1722 OR1893-2125 OR2610-				
Owners Name: MOLD BRIAN L AND DEBRA K				
Address: PO BOX 694		RUSH CITY	MN 55069-0694	

AK: 8956718 **Parcel ID:** 00541810-000213 **Physical Location** 325 CALUSA ST LOT 214 KEY LARGO
Legal Description: UNIT 214 CALUSA CAMPGROUND A CONDOMINIUM 56 OR2293-262/63 OR2734-642/43
Owners Name: PAGES BARBARA
Address: 6240 SW 79TH CT MIAMI FL 33143-1616

AK: 8954331 **Parcel ID:** 00541810-000128 **Physical Location** 325 CALUSA ST LOT 42 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 42 & COMMON ELEMENTS OR1622-356
Owners Name: GALLARDÓ JOSE S
Address: 13507 SW 137TH AVE MIAMI FL 33186-5315

AK: 8959336 **Parcel ID:** 00541810-000445 **Physical Location** 325 CALUSA ST LOT 508 KEY LARGO
Legal Description: UNIT 508 CALUSA CAMPGROUND A CONDOMINIUM 876 OR1886-1290 OR2221-82/83 OR2406-240 OR258:
Owners Name: BOYCE ROBERT AND FAYE
Address: 3102 E ROSEMONT DR PHOENIX AZ 85050-3450

AK: 8958533 **Parcel ID:** 00541810-000372 **Physical Location** 325 CALUSA ST LOT 433 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 433 & COMMON ELEMENTS OR1640-583
Owners Name: RIOS JÓRGE L AND HAYDEE M
Address: 14620 SW 50TH ST MIAMI FL 33175-5005

AK: 8958775 **Parcel ID:** 00541810-000394 **Physical Location** 325 CALUSA ST LOT 455 KEY LARGO
Legal Description: UNIT 455 CALUSA CAMPGROUND A CONDOMINIUM 495 OR1794-601 OR2108-1780
Owners Name: DELGADÓ JOSE J AND IRENE
Address: 1815 WEST 68 ST HIALEAH FL 33014

AK: 8958258 **Parcel ID:** 00541810-000347 **Physical Location** 325 CALUSA ST LOT 408 KEY LARGO
Legal Description: UNIT 408 CALUSA CAMPGROUND A CONDOMINIUM 27C OR1741-2166 OR1898-397 OR2519-2396/97
Owners Name: SNOOK'S SUNSET INC
Address: 6778 PARKINSONIA DR HIALEAH FL 33014-2650

AK: 8959479 **Parcel ID:** 00541810-000458 **Physical Location** 325 CALUSA ST LOT 521 KEY LARGO
Legal Description: UNIT 521 CALUSA CAMPGROUND A CONDOMINIUM 7 OR2640-287/89 OR2666-998/99 OR2729-1413/14
Owners Name: ALDOUS RÓN
Address: 2900 SE 12TH RD UNIT 102 HOMESTEAD FL 33035-2394

AK: 8958302 **Parcel ID:** 00541810-000351 **Physical Location** 325 CALUSA ST LOT 412 KEY LARGO
Legal Description: UNIT 412 CALUSA CAMPGROUND A CONDOMINIUM 5 OR1882-1559 OR2546-2374/75 OR2699-55D/C OR2
Owners Name: REIGADÁS RAYMOND AND CHRISTINE
Address: 5448 SW 149TH PL MIAMI FL 33185-4018

AK: 8958423 **Parcel ID:** 00541810-000362 **Physical Location** 325 CALUSA ST LOT 423 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 423 2360
Owners Name: PALMER ROBERT E AND ESTHER M
Address: 3010 SW 139TH AVE DAVIE FL 33330

AK: 8959160 **Parcel ID:** 00541810-000429 **Physical Location** 325 CALUSA ST LOT 491 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 491 452 OR1972-496 OR2388-26/27Q/C
Owners Name: MIRANDA GUSTAVO
Address: 33 FLAGLER DR MIAMI FL 33166

AK: 8958346 **Parcel ID:** 00541810-000355 **Physical Location** 325 CALUSA ST LOT 416 KEY LARGO
Legal Description: UNIT 416 CALUSA CAMPGROUND A CONDOMINIUM 3 OR1885-947 OR2185-595/96 OR2196-1429R/S OR2:
Owners Name: FERNÁNDEZ MANUEL AND ALBA LIVING TRUST 2/11/2000
Address: 7090 SW 99TH AVE MIAMI FL 33173-4643

AK: 8958731 **Parcel ID:** 00541810-000390 **Physical Location** 325 CALUSA ST LOT 451 KEY LARGO
Legal Description: UNIT 451 CALUSA CAMPGROUND A CONDOMINIUM AND % COMMON ELEMENTS OR1640-556 OR1774-2294
Owners Name: EGUÉD ANGEL AND MERCEDES
Address: 11350 SW 41ST TER MIAMI FL 33165-4611

AK: 8959446 **Parcel ID:** 00541810-000455 **Physical Location** 325 CALUSA ST LOT 518 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 518 & COMMON ELEMENTS OR1693-2493 OR1969-2041
Owners Name: GALVEZ AGNES Y
Address: 14714 SW 38TH TER MIAMI FL 33185-3946

AK: 8958192 **Parcel ID:** 00541810-000341 **Physical Location** 325 CALUSA ST LOT 402 KEY LARGO
Legal Description: UNIT 402 CALUSA CAMPGROUND A CONDOMINIUM 08 OR2006-1425/26 OR2456-1265
Owners Name: HERRERA HEBERTO AND MARIA
Address: 16980 NW 44TH AVE MIAMI GARDENS FL 33055-4351

AK: 8958170 **Parcel ID:** 00541810-000339 **Physical Location** 325 CALUSA ST LOT 396 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 396 & COMMON ELEMENTS OR1625-320 OR1703-648 O
Owners Name: VIDAL DANIEL
Address: 11035 SW 51ST TER MIAMI FL 33165-6902

AK: 8958610 **Parcel ID:** 00541810-000379 **Physical Location** 325 CALUSA ST LOT 440 KEY LARGO
Legal Description: UNIT 440 CALUSA CAMPGROUND A CONDOMINIUM AND % COMMON ELEMENTS OR1653-2310R/S
Owners Name: CARDENACHE FIDEL
Address: 5135 E 9TH CT HIALEAH FL 33013-1717

AK: 8958214 **Parcel ID:** 00541810-000343 **Physical Location** 325 CALUSA ST LOT 404 KEY LARGO
Legal Description: UNIT 404 CALUSA CAMPGROUND A CONDOMINIUM 5 OR2146-1818
Owners Name: GRANDA VICTOR
Address: 51 E 15TH ST HIALEAH FL 33010-3549

AK: 8958665 **Parcel ID:** 00541810-000384 **Physical Location** 325 CALUSA ST LOT 445 KEY LARGO
Legal Description: UNIT 445 CALUSA CAMPGROUND A CONDOMINIUM 413R/S OR1862-163 OR2114-1940/41
Owners Name: DELGADO SIGREDO JR AND MARIA E
Address: 8090 HAWTHORNE AVE MIAMI BEACH FL 33141

AK: 8958236 **Parcel ID:** 00541810-000345 **Physical Location** 325 CALUSA ST LOT 406 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 406 & COMMON ELEMENTS OR1666-1493
Owners Name: IGLESIAS REINALDO AND AMPARO
Address: 7483 W 30TH LN HIALEAH FL 33018-5244

AK: 8958896 **Parcel ID:** 00541810-000405 **Physical Location** 325 CALUSA ST LOT 466 KEY LARGO
Legal Description: UNIT 466 CALUSA CAMPGROUND A CONDOMINIUM 1 OR2148-2292/93
Owners Name: RODRIGUEZ RICARDO AND ROSA
Address: 1800 NW 88TH TER PEMBROKE PINES FL 33024-3313

AK: 8958819 **Parcel ID:** 00541810-000398 **Physical Location** 325 CALUSA ST LOT 459 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 459 56 OR2376-1436
Owners Name: DNR 459 LLC
Address: 8510 SW 97 RD MIAMI FL 33173

AK: 8959193 **Parcel ID:** 00541810-000432 **Physical Location** 325 CALUSA ST LOT 494 KEY LARGO
Legal Description: UNIT 494 CALUSA CAMPGROUND A CONDOMINIUM 7 OR1823-1659 OR2148-1805 OR2514-1240/41
Owners Name: OBREGON YOVANIS
Address: 325 CALUSA ST LT494 KEY LARGO FL 33037-2699

AK: 8959149 **Parcel ID:** 00541810-000428 **Physical Location** 325 CALUSA ST LOT 490 KEY LARGO
Legal Description: UNIT 490 CALUSA CAMPGROUND A CONDOMINIUM AND % COMMON ELEMENTS OR1644-532
Owners Name: SANCHEZ ILEANA L C/O SANCHEZ MICHAEL
Address: 2828 SW 143RD PL MIAMI FL 33175-6557

AK: 8959325 **Parcel ID:** 00541810-000444 **Physical Location** 325 CALUSA ST LOT 507 KEY LARGO
Legal Description: UNIT 507 CALUSA CAMPGROUND A CONDOMINIUM 88R/S OR2243-540/41 OR2514-1272/73C/T OR2538-1
Owners Name: PRIME INVESTMENT GROUP LLC
Address: 11779 SW 92ND TER MIAMI FL 33186-2157

AK: 8792468	Parcel ID: 00087100-000500	Physical Location 101075 OVERSEAS	KEY LARGO
Legal Description: 27 61 39 ISLAND OF KEY LARGO PT NW 1/4 & PT GOV'T L OT 2 (BEING USED AS A BORROW PIT) OR41-282/			
Owners Name: PARADISE PIT LLC			
Address: 743 LARGO RD		KEY LARGO	FL 33037
AK: 8958764	Parcel ID: 00541810-000393	Physical Location 325 CALUSA ST LOT 454	KEY LARGO
Legal Description: UNIT 454 CALUSA CAMPGROUND A CONDOMINIUM 35 OR1839-1824 OR2566-2121/22			
Owners Name: ALVÁREZ ROGELIO J AND ANN M			
Address: 8461 SW 30TH ST		MIAMI	FL 33155-2325
AK: 8959358	Parcel ID: 00541810-000447	Physical Location 325 CALUSA ST LOT 510	KEY LARGO
Legal Description: UNIT 510 CALUSA CAMPGROUND A CONDOMINIUM 22 OR1877-1551 OR2480-1654			
Owners Name: MERVARDO CORPORATION			
Address: 10101 COLLINS AVE APT 5B		BAL HARBOUR	FL 33154-1639
AK: 8958489	Parcel ID: 00541810-000368	Physical Location 325 CALUSA ST LOT 429	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 429 & COMMON ELEMENTS OR1696-941			
Owners Name: REÍNA JUAN CARLOS AND ALMA			
Address: 11327 SW 161ST PL		MIAMI	FL 33196-4277
AK: 8958676	Parcel ID: 00541810-000385	Physical Location 325 CALUSA ST LOT 446	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 446 & COMMON ELEMENTS OR1640-632R/S(U/R D/C O)			
Owners Name: MARTÍNEZ ROSIE			
Address: 3255 W FLAGLER ST		MIAMI	FL 33135-1168
AK: 8958929	Parcel ID: 00541810-000408	Physical Location 325 CALUSA ST LOT 469	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 469 & COMMON ELEMENTS OR1644-720 OR1787-2481			
Owners Name: ORTIZ LEONARDO AND MAYRA C			
Address: 17811 NW 81ST AVE		HIALEAH	FL 33015-2840
AK: 8959380	Parcel ID: 00541810-000449	Physical Location 325 CALUSA ST LOT 512	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 512 53 OR1788-2383 OR1834-63 OR2162-1321/22Q/C			
Owners Name: FERNÁNDEZ JOSE ROGELIO			
Address: 23215 SW 187 AVE		HOMESTEAD	FL 33031
AK: 8958159	Parcel ID: 00541810-000338	Physical Location 325 CALUSA ST LOT 395	KEY LARGO
Legal Description: UNIT 395 CALUSA CAMPGROUND A CONDOMINIUM 27 OR2665-2185			
Owners Name: FERNÁNDEZ RODOLFO C			
Address: 1631 SW 126TH PL		MIAMI	FL 33175-1433
AK: 8958247	Parcel ID: 00541810-000346	Physical Location 325 CALUSA ST LOT 407	KEY LARGO
Legal Description: UNIT 407 CALUSA CAMPGROUND A CONDOMINIUM 4 OR2622-931/32			
Owners Name: DELGADO ROSA			
Address: 8870 SW 43RD ST		MIAMI	FL 33165-5328
AK: 8959545	Parcel ID: 00541810-000464	Physical Location 325 CALUSA ST LOT 527	KEY LARGO
Legal Description: UNIT 527 CALUSA CAMPGROUND A CONDOMINIUM 94 OR1824-898 OR2653-399/400			
Owners Name: VICTORES JESUS			
Address: 525 W 43RD PL		HIALEAH	FL 33012-3851
AK: 8958830	Parcel ID: 00541810-000399	Physical Location 325 CALUSA ST LOT 460	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 460 & COMMON ELEMENTS OR1703-261 OR1929-1186 C			
Owners Name: BOLÚFE ANA C			
Address: 17730 NW 87TH CT		HIALEAH	FL 33018-6608
AK: 8958577	Parcel ID: 00541810-000376	Physical Location 325 CALUSA ST LOT 437	KEY LARGO
Legal Description: UNIT 437 CALUSA CAMPGROUND A CONDOMINIUM 3 OR2623-233/34			
Owners Name: ACOSTA DANIA			
Address: 325 CALUSA ST LOT 437		KEY LARGO	FL 33037-2699

AK: 8958181	Parcel ID: 00541810-000340	Physical Location 325 CALUSA ST	LOT 401	KEY LARGO
Legal Description: UNIT 401 CALUSA CAMPGROUND A CONDOMINIUM		65 OR2465-2064/65C/T OR2535-1844/45		
Owners Name: PILLÓ JOSÉ SANTIAGO AND IVETTE				
Address: 10511 TAFT ST		PEMBROKE PINES	FL	33026-2820
AK: 8959072	Parcel ID: 00541810-000421	Physical Location 325 CALUSA ST	LOT 484	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 484 &		COMMON ELEMENTS OR1960-1038Q/C OR2012-7		
Owners Name: REINA MIGUEL AND CARMEN				
Address: 13401 SW 25TH ST		MIAMI	FL	33175-1152
AK: 8959424	Parcel ID: 00541810-000453	Physical Location 325 CALUSA ST	LOT 516	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 516		689 OR2156-1139/40		
Owners Name: CONFIDENTIAL DATA F.S. 119.07				
Address:				
AK: 8959369	Parcel ID: 00541810-000448	Physical Location 325 CALUSA ST	LOT 511	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 511		73 OR1887-802 OR2152-2065/66 OR2311-578/80		
Owners Name: SUAREZ GUSTAVO M				
Address: 7856 NW 170 TER		MIAMI	FL	33015
AK: 8958148	Parcel ID: 00541810-000337	Physical Location 325 CALUSA ST	LOT 394	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 394 AND		% COMMON ELEMENTS OR1631-2039 OR1851-47C		
Owners Name: GARCÍA TOMAS				
Address: 6550 SCOTT ST		HOLLYWOOD	FL	33024-4033
AK: 8959116	Parcel ID: 00541810-000425	Physical Location 325 CALUSA ST	LOT 488	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 488		908		
Owners Name: CONFIDENTIAL DATA F.S. 119.07				
Address:				
AK: 8958599	Parcel ID: 00541810-000378	Physical Location 325 CALUSA ST	LOT 439	KEY LARGO
Legal Description: UNIT 439 CALUSA CAMPGROUND A CONDOMINIUM		18 OR2108-274/75		
Owners Name: PEREZ VÍCTOR				
Address: PO BOX 372612		KEY LARGO	FL	33037-7612
AK: 8958412	Parcel ID: 00541810-000361	Physical Location 325 CALUSA ST	LOT 422	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 422 &		COMMON ELEMENTS OR1640-610		
Owners Name: DINICOLA ALBERT A AND SHERRY A				
Address: PO BOX 370460		KEY LARGO	FL	33037-0460
AK: 8959435	Parcel ID: 00541810-000454	Physical Location 325 CALUSA ST	LOT 517	KEY LARGO
Legal Description: UNIT 517 CALUSA CAMPGROUND A CONDOMINIUM		8 OR2056-1633 OR2596-478/80		
Owners Name: SARDUY AYLEC M				
Address: 4021 SW 153RD CT		MIAMI	FL	33185-5404
AK: 8959083	Parcel ID: 00541810-000422	Physical Location 325 CALUSA ST	LOT 485	KEY LARGO
Legal Description: UNIT 485 CALUSA CAMPGROUND A CONDOMINIUM		2 OR2337-1949/50 OR2538-805/06C/T OR2621-745/4		
Owners Name: MIRANDA GUSTAVO				
Address: 33 FLAGLER DR		MIAMI SPRINGS	FL	33166-4923
AK: 8958434	Parcel ID: 00541810-000363	Physical Location 325 CALUSA ST	LOT 424	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 424 &		COMMON ELEMENTS OR1689-2044		
Owners Name: CORTINA NICOLAS JR				
Address: 5391 W 6TH LN		HIALEAH	FL	33012-2514
AK: 8958687	Parcel ID: 00541810-000386	Physical Location 325 CALUSA ST	LOT 447	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 447		366 OR1925-1603Q/C OR2415-287/88Q/C		
Owners Name: MARTÍNEZ JOSE A				
Address: 12940 SW 19TH DR		HOLLYWOOD	FL	33027

AK: 8958643	Parcel ID: 00541810-000382	Physical Location 325 CALUSA ST	LOT 443	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 443 96 OR1812-546R/S OR2115-27/28 OR2115-29AFF OR				
Owners Name: SIERRA LUCIO J				
Address: 1751 SW 137TH CT		MIAMI	FL	33175-1021
AK: 8958907	Parcel ID: 00541810-000406	Physical Location 325 CALUSA ST	LOT 467	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 467 586 OR1703-291 OR1785-2328 OR1834-503 OR2413-				
Owners Name: BARCELÓ OSVANY JAVIER				
Address: 2904 MASON LN		WYLIE	TX	75098
AK: 8958841	Parcel ID: 00541810-000400	Physical Location 325 CALUSA ST	LOT 461	KEY LARGO
Legal Description: UNIT 461 CALUSA CAMPGROUND A CONDOMINIUM 40 OR2617-1122/23 OR2718/1785-86				
Owners Name: LUZARDO ISAAC C AND BALNCA E				
Address: 3853 SW 145TH PL		MIAMI	FL	33175-7828
AK: 8958203	Parcel ID: 00541810-000342	Physical Location 325 CALUSA ST	LOT 403	KEY LARGO
Legal Description: UNIT 403 CALUSA CAMPGROUND A CONDOMINIUM 5 OR2260-1136 OR2309-1443/44 OR2493-923/24C/T				
Owners Name: XLT INVESTMENT CORP C/O TORRENS LUIS ESQ				
Address: 8045 NW 155TH ST		HIALEAH	FL	33016-5874
AK: 8959237	Parcel ID: 00541810-000436	Physical Location 325 CALUSA ST	LOT 498	KEY LARGO
Legal Description: UNIT 498 CALUSA CAMPGROUND A CONDOMINIUM 3R/S OR2385-1599 OR2599-157/60AG/D OR2728-228				
Owners Name: LOPEZ HELEN				
Address: 10307 NW 9TH STREET CIR APT 201		MIAMI	FL	33172-3287
AK: 8958324	Parcel ID: 00541810-000353	Physical Location 325 CALUSA ST	LOT 414	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 414 21				
Owners Name: DIAZ WILLIAM AND SHEILA B				
Address: 50 WEST 23 ST		APT 14 HIALEAH	FL	33012
AK: 8958566	Parcel ID: 00541810-000375	Physical Location 325 CALUSA ST	LOT 436	KEY LARGO
Legal Description: UNIT 436 CALUSA CAMPGROUND A CONDOMINIUM 59/60				
Owners Name: BUSTAMANTE JUAN C SR				
Address: 1031 SW 124TH CT		MIAMI	FL	33184-2458
AK: 8959292	Parcel ID: 00541810-000441	Physical Location 325 CALUSA ST	LOT 504	KEY LARGO
Legal Description: UNIT 504 CALUSA CAMPGROUND A CONDOMINIUM 1 OR2200-943/44 OR2477-1692C/T OR2523-2113/14				
Owners Name: MCINTYRE MICHAEL B				
Address: 1042 2ND ST		WYANDOTTE	MI	48192-3212
AK: 8959226	Parcel ID: 00541810-000435	Physical Location 325 CALUSA ST	LOT 497	KEY LARGO
Legal Description: UNIT 497 CALUSA CAMPGROUND A CONDOMINIUM AND % COMMON ELEMENTS OR1688-1716R/S				
Owners Name: MALAGON ARGELIO				
Address: 7812 SW 34TH TER		MIAMI	FL	33155-3536
AK: 8958995	Parcel ID: 00541810-000414	Physical Location 325 CALUSA ST	LOT 475	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 475 929 OR1733-2035R/S OR2122-1187/89 OR2327-2214				
Owners Name: FORMOSO CARLOS JR				
Address: 15940 SW 42 TERRACE		MIAMI	FL	33185
AK: 8958918	Parcel ID: 00541810-000407	Physical Location 325 CALUSA ST	LOT 468	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 468 & COMMON ELEMENTS OR1643-554 OR1873-218				
Owners Name: MENDEZ MAGALY				
Address: 272 E 54TH ST		HIALEAH	FL	33013-1431
AK: 8956883	Parcel ID: 00541810-000228	Physical Location 325 CALUSA ST	LOT 229	KEY LARGO
Legal Description: UNIT 229 CALUSA CAMPGROUND A CONDOMINIUM 2 OR1733-1991 OR1791-2292 OR2293-298/99 OR2521				
Owners Name: DIAZ ARNOLD AND DAMARIS				
Address: 15512 NW 82ND PL		HIALEAH	FL	33016-5857

AK: 8957466	Parcel ID: 00541810-000278	Physical Location 325 CALUSA ST	LOT 330	KEY LARGO
Legal Description: UNIT 330 CALUSA CAMPGROUND A CONDOMINIUM 56 OR2465-1132/33				
Owners Name: CARRERO SIMEON				
Address: 7934 NW 190TH LN		MIAMI	FL	33015-2746
AK: 8958137	Parcel ID: 00541810-000336	Physical Location 325 CALUSA ST	LOT 393	KEY LARGO
Legal Description: UNIT 393 CALUSA CAMPGROUND A CONDOMINIUM 28R/S OR2415-1696 OR2676-1722/24				
Owners Name: VALIDO JULIO				
Address: 17338 NW 74TH AVE		HIALEAH	FL	33015-7183
AK: 8956960	Parcel ID: 00541810-000235	Physical Location 325 CALUSA ST	LOT 246	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 246 & COMMON ELEMENTS OR1616-1091				
Owners Name: VICIEDO HERIBERTO J AND RAMONA				
Address: 10841 SW 63RD ST		MIAMI	FL	33173-1210
AK: 8958698	Parcel ID: 00541810-000387	Physical Location 325 CALUSA ST	LOT 448	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 448 & COMMON ELEMENTS OR1641-1123R/S OR2050-81				
Owners Name: MOREJON NANCY				
Address: 511 EAST 44 ST		HIALEAH	FL	33013
AK: 8956564	Parcel ID: 00541810-000199	Physical Location 325 CALUSA ST	LOT 200	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 200 & COMMON ELEMENTS OR1657-545 OR1938-721				
Owners Name: ALONSO PEDRO P AND AURORA M				
Address: 14227 SW 12TH ST		MIAMI	FL	33184-3206
AK: 8958632	Parcel ID: 00541810-000381	Physical Location 325 CALUSA ST	LOT 442	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 442 & COMMON ELEMENTS OR1678-523 OR1714-1318				
Owners Name: RODRIGUEZ ANTONIO AND ROSA M				
Address: 15300 SW 307TH RD		HOMESTEAD	FL	33033-4356
AK: 8959039	Parcel ID: 00541810-000418	Physical Location 325 CALUSA ST	LOT 481	KEY LARGO
Legal Description: UNIT 481 CALUSA CAMPGROUND A CONDOMINIUM 26 OR1940-1499 OR2615-651				
Owners Name: GARCIA IRIS M				
Address: 7315 SW 39TH ST		MIAMI	FL	33155-6617
AK: 8954595	Parcel ID: 00541810-000149	Physical Location 325 CALUSA ST	LOT 63	KEY LARGO
Legal Description: UNIT 63 CALUSA CAMPGROUND A CONDOMINIUM 5 OR1665-1205 OR2105-1855/56 OR2337-52L/P OR2:				
Owners Name: IJC KEY LARGO CORP				
Address: 3126 CORAL WAY		CORAL GABLES	FL	33145-3210
AK: 8958313	Parcel ID: 00541810-000352	Physical Location 325 CALUSA ST	LOT 413	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 413 & COMMON ELEMENTS OR1661-31				
Owners Name: QUINTERO JORGE LUIS AND MONICA O				
Address: 1214 W 76TH ST		HIALEAH	FL	33014-3423
AK: 8958049	Parcel ID: 00541810-000328	Physical Location 325 CALUSA ST	LOT 381	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 381 & COMMON ELEMENTS OR1696-759				
Owners Name: GONZALEZ ABDEL K				
Address: 9040 SW 48TH ST		MIAMI	FL	33165-5956
AK: 8954034	Parcel ID: 00541810-000101	Physical Location 325 CALUSA ST	LOT 1	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 1 Q/C OR2427-713/14 OR2719-1677/78				
Owners Name: CALUSA ONE LLC				
Address: 9 ISLAND AVE APT 1006		MIAMI BEACH	FL	33139-1358
AK: 8957543	Parcel ID: 00541810-000285	Physical Location 325 CALUSA ST	LOT 340	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 340 & COMMON ELEMENTS OR1628-980 OR1633-387-C				
Owners Name: WILLIAMS KURT A & SORAYA C				
Address: 30710 S W 196TH AVE		HOMESTEAD	FL	33030

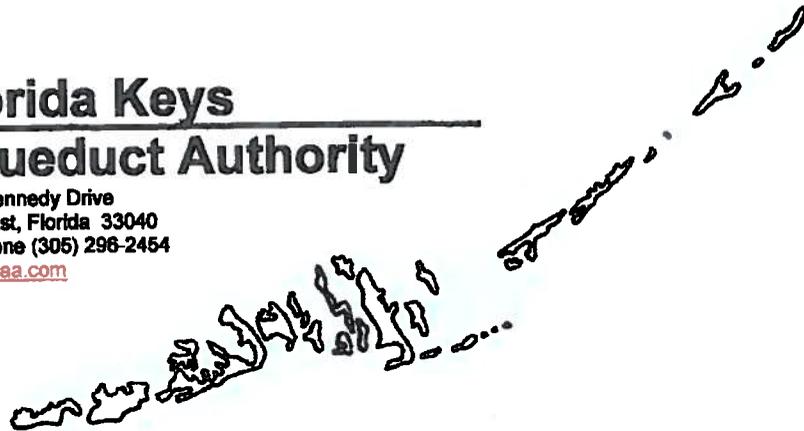
AK: 8954518	Parcel ID: 00541810-000142	Physical Location 325 CALUSA ST	LOT 56	KEY LARGO
Legal Description: UNIT 56 CALUSA CAMPGROUND A CONDOMINIUM		OR1839-347AFF OR2502-866 OR2613-1747 OR2715		
Owners Name: NOGUEIRA REYCIEL				
Address: 8972 SW 209TH TER		CUTLER BAY	FL	33189-3415
AK: 8955002	Parcel ID: 00541810-000185	Physical Location 325 CALUSA ST	LOT 99	KEY LARGO
Legal Description: UNIT 99 CALUSA CAMPGROUND A CONDOMINIUM		OR1859-2021 OR2599-1173 OR2678-199/200		
Owners Name: FRANÇO JOSÉ A				
Address: 325 CALUSA ST LT 99		KEY LARGO	FL	33037-2699
AK: 8954408	Parcel ID: 00541810-000135	Physical Location 325 CALUSA ST	LOT 49	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 49 &		COMMON ELEMENTS OR1683-2136 OR1821-1794		
Owners Name: GONZÁLEZ JOSE D AND MARITZA				
Address: 7901 SW 20TH ST		MIAMI	FL	33155-6505
AK: 8956454	Parcel ID: 00541810-000192	Physical Location 325 CALUSA ST	LOT 120	KEY LARGO
Legal Description: UNIT 120 CALUSA CAMPGROUND A CONDOMINIUM		81 OR2557-2206/07 OR2727-438/39		
Owners Name: TORRES SÉRGIO				
Address: 10530 SW 48TH ST		MIAMI	FL	33165-5650
AK: 8957620	Parcel ID: 00541810-000292	Physical Location 325 CALUSA ST	LOT 347	KEY LARGO
Legal Description: UNIT 347 CALUSA CAMPGROUND A CONDOMINIUM		14 OR1800-732 OR1806-59 OR1806-60/61R/S		
Owners Name: GONZÁLEZ RAYMOND				
Address: 3250 NW 16TH TER		MIAMI	FL	33125-1818
AK: 8957048	Parcel ID: 00541810-000242	Physical Location 325 CALUSA ST	LOT 253	KEY LARGO
Legal Description: UNIT 253 CALUSA CAMPGROUND A CONDO		OR1614-2249 2029-17 OR2411-1390R/S OR2450-1992R/S		
Owners Name: NADÁL JONATHAN				
Address: 325 CALUSA		LOT 253	KEY LARGO	FL 33037
AK: 8958126	Parcel ID: 00541810-000335	Physical Location 325 CALUSA ST	LOT 392	KEY LARGO
Legal Description: UNIT 392 CALUSA CAMPGROUND A CONDOMINIUM		69 OR1851-1187 OR1851-1188AFF OR1851-1189D/C		
Owners Name: MAÑKO ROBERT AND MARIANNE				
Address: 1830 NE 42ND ST		POMPANO BEACH	FL	33064-6033
AK: 8959501	Parcel ID: 00541810-000460	Physical Location 325 CALUSA ST	LOT 523	KEY LARGO
Legal Description: UNIT 523 CALUSA CAMPGROUND A CONDOMINIUM		OR2472-1922/23		
Owners Name: FUNDORA WILLIAM				
Address: 1230 NORTH DR		MIAMI	FL	33179-3543
AK: 8958588	Parcel ID: 00541810-000377	Physical Location 325 CALUSA ST	LOT 438	KEY LARGO
Legal Description: UNIT 438 CALUSA CAMPGROUND A CONDOMINIUM		9 OR2125-1098R/S OR2631-1984		
Owners Name: HERNÁNDEZ GUSTAVO				
Address: 7738 NW 201ST TER		HIALEAH	FL	33015-6643
AK: 8959127	Parcel ID: 00541810-000426	Physical Location 325 CALUSA ST	LOT 489	KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 489 &		COMMON ELEMENTS OR1644-560		
Owners Name: SÁNCHEZ WILFREDO AND ILEANA L				
Address: 325 CALUSA ST UNIT 489		KEY LARGO	FL	33037-2699
AK: 8958291	Parcel ID: 00541810-000350	Physical Location 325 CALUSA ST	LOT 411	KEY LARGO
Legal Description: UNIT 411 CALUSA CAMPGROUND A CONDOMINIUM		97R/S		
Owners Name: HAWKINS ALBERT E				
Address: 325 CALUSA ST LT 411		KEY LARGO	FL	33037-2699
AK: 8958335	Parcel ID: 00541810-000354	Physical Location 325 CALUSA ST	LOT 415	KEY LARGO
Legal Description: UNIT 415 CALUSA CAMPGROUND A CONDOMINIUM		21 OR2451-805/06		
Owners Name: SÁNCHEZ CARLOS J				
Address: 11252 SW 129TH CT		MIAMI	FL	33186-4747

AK: 1095915	Parcel ID: 00087330-000000	Physical Location 100961 OVERSEAS	KEY LARGO
Legal Description: 28 61 39 KEY LARGO PT LOT 8 MODEL LAND CO PB1-68 O R28-1/2 OR34-377/78 OR1157-547R/S OR1810-160D/			
Owners Name: CLARK DORIS L/E			
Address: PO BOX 370064		KEY LARGO	FL 33037-0064
AK: 1095885	Parcel ID: 00087310-000000	Physical Location VACANT LAND	KEY LARGO
Legal Description: 28 61 39 KEY LARGO PT LOT 8 MODEL LAND CO. PB1-68 D4-452 OR1402-1966CT			
Owners Name: MONROE COUNTY			
Address: 500 WHITEHEAD ST		KEY WEST	FL 33040-6581
AK: 1095907	Parcel ID: 00087320-000100	Physical Location VACANT LAND	KEY LARGO
Legal Description: 28 61 39 ISLAND OF KEY LARGO PT LOT 8 OR28-1/2 OR 259-539 OR271-54 OR1052-1187 OR481-993 OR484-5			
Owners Name: RILEY ANTHONY W			
Address: 2989 ARMSTRONG DR		LAKE ORION	MI 48360
AK: 1095893	Parcel ID: 00087320-000000	Physical Location 101000 OVERSEAS	KEY LARGO
Legal Description: 28 61 39 KEY LARGO PT LT 8 OR28-1/2 OR259-539 OR2 71-54 OR481-993/94 OR484-327/28 OR1052-1187 OR			
Owners Name: PRICE ESTELLA			
Address: PO BOX 371916		KEY LARGO	FL 33037-1916
AK: 1095923	Parcel ID: 00087340-000000	Physical Location 100971 OVERSEAS	KEY LARGO
Legal Description: 28 61 39 KEY LARGO PT LOT 8 MODEL LAND CO. PB1-68 OR28-1/2 OR34-379/380 OR867-1982Q/C OR1405-21			
Owners Name: ATALA FARESH MIGUEL			
Address: 103100 OVERSEAS HWY APT 52		KEY LARGO	FL 33037-2852
AK: 1095974	Parcel ID: 00087420-000000	Physical Location 1 HARRY DAVIS CIR	KEY LARGO
Legal Description: 28 61 39 ISLAND OF KEY LARGO PT LOTS 9 & 10 & 19 MODEL LAND CO PB1-68 G64-242-243 OR3-213 O			
Owners Name: MONROE COUNTY HOUSING AUTHORITY			
Address: 1400 KENNEDY DR		KEY WEST	FL 33040



Florida Keys Aqueduct Authority

1100 Kennedy Drive
Key West, Florida 33040
Telephone (305) 296-2454
www.fkaa.com



J. Robert Dean
Chairman
District 3

Antoinette M. Appe
Vice-Chairman
District 4

Melva G. Wagner
Secretary/Treasurer
District 2

Cara Higgins
District 1

David C. Ritz
District 5

Kirk C. Zuelch
Executive Director

May 6, 2015

Angel Figueroa, EI
CPH, Inc.
1992 SW 1st St
Miami, FL 33135

RE: IMC Commercial Center-
101000 Overseas Highway
RE # 00087350-000000
Location #024708-1" Domestic Meter & #047633-6" Fire Meter

Dear Mr. Figueroa,

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

There is an 8" water main on Overseas Highway in front of proposed property. There is an existing 1" domestic meter & 5/8" meter on 6" fire line that currently feeds property.

A complete set of and Architectural and civil plans will be required to determine meter requirements and system development charges.

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

Sincerely,
Florida Keys Aqueduct Authority

Marnie L. Walterson
Distribution Design Supervisor

CC Christie Martin, Customer Service Manager-Key West
Yusi Bonachea, Customer Service Manager-Marathon
Sue Reich, Customer Service Manager-Tavernier



**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

May 5, 2015

Angel Figueroa, EI
CPH, Inc.
1992 SW 1st Street
Miami, FL 33135

afigueroa@cphcorp.com

**Re: Letter of Coordination – Proposing an 18,600 sf commercial development located at
101000 Overseas Hwy, RE 00087350-000000.**

Dear Angel,

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

Easements may be required.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter Amendola".

Peter Amendola, PE
Sr System Engineer/GIS Supervisor

FDEP

Figueroa, Angel

From: Ahmadi, Abdul <Abdul.Ahmadi@dep.state.fl.us>
Sent: Wednesday, May 13, 2015 1:30 PM
To: Figueroa, Angel
Subject: FW: Requirements for Major Conditional Use Permit
Attachments: collection system permit application.pdf; General Permit application Drinking Water.pdf

Angel:

Per your request, please find attached the application forms for a domestic wastewater collection system permit and potable water General Permit.

If you have any questions, please call James Oni at 239344 5679.

Regards,

Abdul B. Ahmadi, P.E.
Administrator
South District, FDEP

239 344 5614

As the Department is going paperless please send all correspondence to southdistrict@dep.state.fl.us.

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

From: Oni, James
Sent: Monday, May 11, 2015 4:37 PM
To: Beltran, Maria
Subject: FW: Requirements for Major Conditional Use Permit

Can you please send Angel the application forms for both the water line (general permit- \$650) and wastewater collection.

Thanks,
James

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

From: Figueroa, Angel [<mailto:afigueroa@cphcorp.com>]
Sent: Monday, May 11, 2015 4:21 PM
To: Oni, James
Subject: RE: Requirements for Major Conditional Use Permit

Greetings Mr. Oni,

Thanks again for your help. Can you specify the names of the applications of potable water distribution and wastewater collection system construction permits that would be required from the Department for the expansion? It is just that there are a number of different forms for each section. Thanks!

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

From: Oni, James [<mailto:James.Oni@dep.state.fl.us>]
Sent: Fri 5/8/2015 9:27 AM
To: Figueroa, Angel
Subject: RE: Requirements for Major Conditional Use Permit

Angel,

Thank you for the information below. Since this is a major expansion requiring more buildings, a potable water distribution and wastewater collection system construction permits would be required from the Department for the expansion. Services of a professional engineering company would be required to submit the necessary construction applications to the Department for review and approval of the systems. Do not hesitate to contact us for any assistance.

Thank you,
James Oni, P.E.

From: Figueroa, Angel [<mailto:afigueroa@cphcorp.com>]
Sent: Thursday, May 07, 2015 1:28 PM
To: Oni, James
Subject: Requirements for Major Conditional Use Permit

Greetings,

I am Angel Figueroa from CH. I just contacted you earlier regarding a commercial/retail project we are working on. As part of a "Request for a Major Conditional Use Permit" Application for Monroe County we are asked to provide proof of coordination with FDEP. Mr. Ahmadi (FDEP) referred me to you to see if any permits for potable water distribution and domestic wastewater collection are required for this particular project; he also mentioned the possibility of being exempt from obtaining a permit. Attached are the property card and the conceptual site plan in case you need them, and below is the information you requested.

Property Information:

The property is located at 101000 Overseas Highway (US 1), Key Largo, FL 33037. It is currently located within a Suburban Commercial (SC) Land Use (zoning) District and designated within a Mixed Use/Commercial (MC) Future Land Use Map (FLUM) category. The property consists of 3.31 acres (144,155 sf) of land area and is currently developed with a single non residential building and outdoor retail sales. We are proposing to demolish part of the existing nonresidential building and construct additional non residential buildings. The existing use of the subject property is commercial retail, in form of retail, and proposed uses are commercial retail, in the form of retail and restaurant, and light industrial, in the form of storage.

Details of the Property Development:

Current commercial retail area (approved as low/medium intensity commercial retail use):

- * Commercial Retail Building and outdoor retail sales - 20,033 sf
Total high intensity commercial retail floor area proposed: 18,116 sf
- * "Existing Dollar Tree" - 10,000 sf ("Existing Dollar Tree" is the existing 20,033 sf building following a partial demolition of 10,033 sf)
- * "Proposed Retail A" - 5,000 sf

* "Proposed Fast Food Restaurant W/Drive-Thru" - 3,116 sf
Proposed Parking: 94 off-street parking spaces

Please let me know if you need any additional information. I appreciate your help! Thanks!

Sincerely,

Angel Figueroa, EI
Engineer/Architect Intern
CPH, Inc.
1992 SW 1st St
Miami, FL 33135
(305)274-4805

[Dep Customer Survey]<<http://survey.dep.state.fl.us/?refemail=James.Oni@dep.state.fl.us>>

[Dep Customer Survey]<<http://survey.dep.state.fl.us/?refemail=Abdul.Ahmadi@dep.state.fl.us>>

FDOT

Figueroa, Angel

From: Michelle Lee <mlee@ica-onramp.com>
Sent: Thursday, May 14, 2015 9:39 AM
To: Figueroa, Angel
Subject: RE: FDOT Commercial Access and Drainage Permit

Hi Angel,

Our only fees are for the Access Permit, and they are based on trips-per-day. Have a great day.

Michelle Lee
Permit Coordinator
FDOT Operations Center - Marathon

HDR | ICA
3100 Overseas Highway, Marathon, FL 33050 O 305.289.4360 M 305.906.0772 mlee@ica-onramp.com | www.ica-onramp.com www.hdrinc.com/follow-us

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

From: Figueroa, Angel [<mailto:afigueroa@cphcorp.com>]
Sent: Thursday, May 14, 2015 9:35 AM
To: Michelle Lee
Subject: RE: FDOT Commercial Access and Drainage Permit

Greetings Ms. Lee,

I had a couple of questions in regard to the permit fees. You sent me two forms for driveway connection. One is for the application and the other is for the permit. I guess that the fee applicable is the one on the table for Access Connections by category. Just that fee for both forms, right? And for the Drainage Connection Permit, is there a fee? I found a fee schedule for drainage connections for Collier County, that says that for large (more than 2 acres) non residential sites discharging to the State System the fee is \$1,500. Does that also apply for Monroe County?

I appreciate your help! Thanks!

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

From: Michelle Lee [<mailto:mlee@ica-onramp.com>]
Sent: Thu 5/7/2015 11:10 AM
To: Figueroa, Angel
Subject: FW: FDOT Commercial Access and Drainage Permit

Michelle Lee

Permit Coordinator

FDOT Operations Center - Marathon

HDR | ICA

3100 Overseas Highway, Marathon, FL 33050

O 305.289.4360 M 305.906.0772

mlee@ica-onramp.com | www.ica-onramp.com <<http://www.ica-onramp.com/>>

www.hdrinc.com/follow-us

From: Michelle Lee
Sent: Wednesday, May 06, 2015 11:05 AM
To: 'afigueroa@chpcorp.com'
Subject: FDOT Commercial Access and Drainage Permit

Per your request for the Key Largo project.

Michelle Lee

Permit Coordinator

FDOT Operations Center - Marathon

HDR | ICA

3100 Overseas Highway, Marathon, FL 33050

O 305.289.4360 M 305.906.0772

mlee@ica-onramp.com | www.ica-onramp.com <<http://www.ica-onramp.com/>>

www.hdrinc.com/follow-us

Figueroa, Angel

From: Michelle Lee <mlee@ica-onramp.com>
Sent: Thursday, May 07, 2015 11:10 AM
To: Figueroa, Angel
Subject: FW: FDOT Commercial Access and Drainage Permit
Attachments: 850-040-15 Commercial Driveway Connection Application.pdf; 850-040-18 BOTH PERMITS Driveway Connection ALL Application.pdf; CHECKLIST - Access Commercial.pdf; Drainage Connection Permit Application Checklist.pdf

Michelle Lee
Permit Coordinator
FDOT Operations Center – Marathon

HDR | ICA

3100 Overseas Highway, Marathon, FL 33050
O 305.289.4360 M 305.906.0772
mlee@ica-onramp.com | www.ica-onramp.com
www.hdrinc.com/follow-us



From: Michelle Lee
Sent: Wednesday, May 06, 2015 11:05 AM
To: 'afigueroa@chpcorp.com'
Subject: FDOT Commercial Access and Drainage Permit

Per your request for the Key Largo project.

Michelle Lee
Permit Coordinator
FDOT Operations Center – Marathon

HDR | ICA

3100 Overseas Highway, Marathon, FL 33050
O 305.289.4360 M 305.906.0772
mlee@ica-onramp.com | www.ica-onramp.com
www.hdrinc.com/follow-us



Figueroa, Angel

From: Marnie Walterson <mwalterson@fkaa.com>
Sent: Tuesday, May 05, 2015 11:39 AM
To: Figueroa, Angel
Subject: RE: Service Availability Letter request

Thank you for this...do you have a proposed plan? Thanks

Marnie Walterson

Distribution Design Supervisor
Florida Keys Aqueduct Authority
 1100 Kennedy Dr.
 Key West, FL 33040
 Phone: (305) 295-2154
 Fax: (305) 295-2223
 Email: mwalterson@fkaa.com
 Learn more about the *Florida Keys Aqueduct Authority* at: www.fkaa.com



From: Figueroa, Angel [<mailto:afigueroa@cphcorp.com>]
Sent: Tuesday, May 05, 2015 11:35 AM
To: Marnie Walterson
Subject: RE: Service Availability Letter request

Here is a more detailed information about the proposed development.

The property is located at 101000 Overseas Highway (US 1), Key Largo, FL 33037. It is currently located within a Suburban Commercial (SC) Land Use (zoning) District and designated within a Mixed Use/Commercial (MC) Future Land Use Map (FLUM) category. The property consists of 3.31 acres (144,155 sf) of land area and is currently developed with a single non residential building and outdoor retail sales. We are proposing to demolish part of the existing nonresidential building and construct additional non residential buildings. The existing use of the subject property is commercial retail, in form of retail, and proposed uses are commercial retail, in the form of retail and restaurant, and light industrial, in the form of storage.

Details of the Property Development:

Current commercial retail area (approved as low/medium intensity commercial retail use):

- Commercial Retail Building and outdoor retail sales – 20,033 sf

Total high intensity commercial retail floor area proposed: 18,615 sf

- "Existing Dollar Tree" – 10,000 sf ("Existing Dollar Tree" is the existing 20,033 sf building following a partial demolition of 10,033 sf)
- "Proposed Retail A" – 5,000 sf
- "Proposed Fast Food Restaurant W/Drive-Thru" – 3,615 sf

Total light industrial floor area (mini warehouses/self-storage centers) proposed: 4,400 sf

- Proposed Storage Space (mini warehouse/self-storage center)– 1,660 sf
- Proposed Storage Space (mini warehouse/self-storage center)– 2,740 sf

Total Proposed Area: 23,015 sf

Proposed Parking: 94 off-street parking spaces

Please let me know if you need any additional information. Thanks!

From: Marnie Walterson [<mailto:mwalterson@fkaa.com>]

Sent: Tuesday, May 05, 2015 10:09 AM

To: Figueroa, Angel

Subject: FW: Service Availability Letter request

Angel- can you please forward a proposed plan of work? Thanks

Marnie Walterson

Distribution Design Supervisor

Florida Keys Aqueduct Authority

1100 Kennedy Dr.

Key West, FL 33040

Phone: (305) 295-2154

Fax: (305) 295-2223

Email: mwalterson@fkaa.com

Learn more about the *Florida Keys Aqueduct Authority* at: www.fkaa.com

Florida Keys Water

It's Worth Saving

From: Anna Fernandez

Sent: Tuesday, May 05, 2015 9:19 AM

To: Marnie Walterson

Subject: FW: Service Availability Letter request

Marnie,

I got this email yesterday, Sue said I should forward it to you.

Thanks,

Anna Fernandez

Florida Keys Aqueduct Authority

Sr. Clerical Assistant

Phone: 305-295-2272

Fax: 305-295-2285

Email: afernandez@fkaa.com

From: Figueroa, Angel [<mailto:afigueroa@cphcorp.com>]

Sent: Monday, May 04, 2015 4:47 PM

To: Anna Fernandez

Subject: Service Availability Letter request

Greetings,

I would like to request a Letter of Service Availability for the property located at 101000 Overseas Highway (US 1), Key Largo, FL 33037. We are proposing an 18,600 commercial development. Attached is the Property Card. Please let me know if you need further information. I appreciate your help. Thanks!

Sincerely,

Angel Figueroa, EI
Engineer/Architect Intern
CPH, Inc.
1992 SW 1st St
Miami, FL 33135
(305)274-4805

Figueroa, Angel

From: Marnie Walterson <mwalterson@fkaa.com>
Sent: Tuesday, May 05, 2015 12:16 PM
To: Figueroa, Angel
Subject: RE: Service Availabilty Letter request

This will work thank you.

Marnie Walterson

Distribution Design Supervisor
Florida Keys Aqueduct Authority
1100 Kennedy Dr.
Key West, FL 33040
Phone: (305) 295-2154
Fax: (305) 295-2223
Email: mwalterson@fkaa.com
Learn more about the *Florida Keys Aqueduct Authority* at: www.fkaa.com



From: Figueroa, Angel [<mailto:afigueroa@cphcorp.com>]
Sent: Tuesday, May 05, 2015 12:13 PM
To: Marnie Walterson
Subject: RE: Service Availabilty Letter request

Attached is the proposed site plan. Now, if you are referring to a formal written plan of work, we have a letter of understanding concerning the proposed redevelopment of the site from the Monroe County. Would that work? Please let me know. Thanks!

From: Marnie Walterson [<mailto:mwalterson@fkaa.com>]
Sent: Tuesday, May 05, 2015 11:39 AM
To: Figueroa, Angel
Subject: RE: Service Availabilty Letter request

Thank you for this...do you have a proposed plan? Thanks

Marnie Walterson

Distribution Design Supervisor
Florida Keys Aqueduct Authority
1100 Kennedy Dr.
Key West, FL 33040
Phone: (305) 295-2154
Fax: (305) 295-2223
Email: mwalterson@fkaa.com
Learn more about the *Florida Keys Aqueduct Authority* at: www.fkaa.com

Florida Keys Water

It's Worth Saving

From: Figueroa, Angel [<mailto:afigueroa@cphcorp.com>]

Sent: Tuesday, May 05, 2015 11:35 AM

To: Marnie Walterson

Subject: RE: Service Availability Letter request

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Details of the Property Development:

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Total high intensity commercial retail floor area proposed: 18,615 sf

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Total light industrial floor area (mini warehouses/self-storage centers) proposed: 4,400 sf

- Proposed Storage Space (mini warehouse/self-storage center)– 1,660 sf
- Proposed Storage Space (mini warehouse/self-storage center)– 2,740 sf

Total Proposed Area: 23,015 sf

Proposed Parking: 94 off-street parking spaces

Please let me know if you need any additional information. Thanks!

From: Marnie Walterson [<mailto:mwalterson@fkaa.com>]

Sent: Tuesday, May 05, 2015 10:09 AM

To: Figueroa, Angel

Subject: FW: Service Availability Letter request

Angel- can you please forward a proposed plan of work? Thanks

Marnie Walterson

Distribution Design Supervisor

Florida Keys Aqueduct Authority

1100 Kennedy Dr.

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Phone: (305) 295-2154

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Email: mwalterson@fkaa.com

Learn more about the *Florida Keys Aqueduct Authority* at: www.fkaa.com

Florida Keys Water

It's Worth Saving

From: Anna Fernandez

Sent: Tuesday, May 05, 2015 9:19 AM

To: Marnie Walterson

Subject: FW: Service Availability Letter request

Marnie,

I got this email yesterday, Sue said I should forward it to you.

Thanks,

Anna Fernandez

Florida Keys Aqueduct Authority

Sr. Clerical Assistant

Phone: 305-295-2272

Fax: 305-295-2285

Email: afernandez@fkaa.com

From: Figueroa, Angel [<mailto:afigueroa@cphcorp.com>]

Sent: Monday, May 04, 2015 4:47 PM

To: Anna Fernandez

Subject: Service Availability Letter request

Greetings,

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Sincerely,

Angel Figueroa, EI

Engineer/Architect Intern

CPH, Inc.

1992 SW 1st St

Miami, FL 33135

(305)274-4805

FKEC

Figueroa, Angel

From: Robyn Jordan <robyn.jordan@fkec.com>
Sent: Tuesday, May 05, 2015 1:27 PM
To: Figueroa, Angel
Subject: RE: Letter of Service Availability
Attachments: 101000 Overseas Hwy-Angel Figueroa.pdf

Attached is a scanned copy of the letter that is going in the mail today.

ROBYN J. JORDAN

Administrative Assistant to Directors of Engineering and Transmission
Florida Keys Electric Cooperative
91630 Overseas Hwy (P. O. Box 377)
Tavernier, FL 33070-0377
Direct Line 305-852-1035
robyn.jordan@fkec.com

From: Figueroa, Angel [<mailto:afigueroa@cphcorp.com>]
Sent: Tuesday, May 05, 2015 1:12 PM
To: Robyn Jordan
Subject: RE: Letter of Service Availability

Thank you so much!

From: Robyn Jordan [<mailto:robyn.jordan@fkec.com>]
Sent: Tuesday, May 05, 2015 1:04 PM
To: Figueroa, Angel
Subject: RE: Letter of Service Availability

Angel,

I am working on the Coordination Letter now. Thanks for the detailed breakdown as to what is proposed at 101000 Overseas Hwy. I'll email a signed letter on letterhead and send a hardcopy in the mail to the Miami address shown on the email. Thank you.

ROBYN J. JORDAN

Administrative Assistant to Directors of Engineering and Transmission
Florida Keys Electric Cooperative
91630 Overseas Hwy (P. O. Box 377)
Tavernier, FL 33070-0377
Direct Line 305-852-1035
robyn.jordan@fkec.com

From: Figueroa, Angel [<mailto:afigueroa@cphcorp.com>]
Sent: Tuesday, May 05, 2015 12:54 PM
To: Keith Kropf; Robyn Jordan
Subject: Letter of Service Availability

Greetings,

I would like to request a Letter of Service Availability for the property located at 101000 Overseas Highway (US 1), Key Largo, FL 33037. We are proposing an 18,600 commercial development. Attached are the Property Card and the proposed Site Plan.

Proposed Property Development Description:

The property is located at 101000 Overseas Highway (US 1), Key Largo, FL 33037. It is currently located within a Suburban Commercial (SC) Land Use (zoning) District and designated within a Mixed Use/Commercial (MC) Future Land Use Map (FLUM) category. The property consists of 3.31 acres (144,155 sf) of land area and is currently developed with a single non residential building and outdoor retail sales. We are proposing to demolish part of the existing nonresidential building and construct additional non residential buildings. The existing use of the subject property is commercial retail, in form of retail, and proposed uses are commercial retail, in the form of retail and restaurant, and light industrial, in the form of storage.

Development Details:

Current commercial retail area (approved as low/medium intensity commercial retail use):

- Commercial Retail Building and outdoor retail sales – 20,033 sf

Total high intensity commercial retail floor area proposed: 18,615 sf

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- “Proposed Retail A” – 5,000 sf
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Total light industrial floor area (mini warehouses/self-storage centers) proposed: 4,400 sf

- Proposed Storage Space (mini warehouse/self-storage center)– 1,660 sf
- Proposed Storage Space (mini warehouse/self-storage center)– 2,740 sf

Total Proposed Area: 23,015 sf

Proposed Parking: 94 off-street parking spaces

Please let me know if you need any additional information. I appreciate your help greatly! Thanks!

Sincerely,

Sincerely,

Angel Figueroa, EI
Engineer/Architect Intern
CPH, Inc.
1992 SW 1st St
Miami, FL 33135
(305)274-4805

KLWTD

Figueroa, Angel

From: Suzi Rubio <suzi.rubio@klwtd.com>
Sent: Wednesday, May 06, 2015 2:38 PM
To: Figueroa, Angel
Subject: Re: KLWTD coordination requirements for "Major Conditional Use Permit"

Good afternoon Angel,

KLWTD will be happy to coordinate the modification of the sewer collection for 101000 Overseas Hwy. According to my records, the building that houses the Dollar Tree is currently connected to the vacuum system with a gravity connection.

Once final determination of the site plan is made, send us a copy of the plans along with flow calculations. We will determine if the existing infrastructure is enough to handle the new buildings or if modifications to the KLWTD system will be required. There is no special permitting for KLWTD, however a FDEP permit may be required.

If you have any further questions or comments, do not hesitate to contact me.

We look forward to working with you on this new project.

Regards,

Suzi Rubio,
Construction/Project Administrator
Key Largo Wastewater Treatment District
98880 Overseas Hwy; P.O. Box 491
Key Largo, FL 33037
Office: 305-451-4019 ext. 221
Fax: 305-647-2604

On Tue, May 5, 2015 at 11:09 AM, Figueroa, Angel <afigueroa@cphcorp.com> wrote:

Greetings,

I am Angel Figueroa from CPH Inc., I just contacted you earlier regarding a commercial/retail project we are working on. As part of a "Request for a Major Conditional Use Permit" Application for Monroe County we are asked to provide proof of coordination with KLWTD.

Are there any permits or applications that we need to apply for, from your Department? Or you just need to review the signed and sealed site plan and wastewater calculations? If so, can you please provide me with more detailed requirements? Below, is a summary of the proposed buildings information. Also, attached is the proposed Conceptual Site Plan. I appreciate your help greatly. Thanks!

Proposed Development Data:

The property is located at 101000 Overseas Highway (US 1), Key Largo, FL 33037. It is currently located within a Suburban Commercial (SC) Land Use (zoning) District and designated within a Mixed Use/Commercial (MC) Future Land Use Map (FLUM) category. The property consists of 3.31 acres (144,155 sf) of land area and is currently developed with a single non residential building and outdoor retail sales. We are proposing to demolish part of the existing nonresidential building and construct additional non residential buildings. The existing use of the subject property is commercial retail, in form of retail, and proposed uses are commercial retail, in the form of retail and restaurant, and light industrial, in the form of storage.

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- Proposed Storage Space (mini warehouse/self-storage center)– 2,740 sf

Total Proposed Area: 23,015 sf

Proposed Parking: 94 off-street parking spaces

Sincerely,

Angel Figueroa, EI

Engineer/Architect Intern

CPH, Inc.

1992 SW 1st St

Miami, FL 33135

[\(305\)274-4805](tel:(305)274-4805)

Figueroa, Angel

From: Zavalney-Steve <Zavalney-Steve@MonroeCounty-FL.Gov>
Sent: Monday, May 11, 2015 8:53 AM
To: Figueroa, Angel
Subject: RE: Request for Letter of Coordination
Attachments: Document (5).pdf

Attached is the letter you requested.

Steven M. Zavalney

**Captain, Monroe County Fire Rescue, Fire Prevention
(305) 453-8726 (Key Largo Satellite Office)
(305) 289-6368 (Fire Rescue main Office)**

Privacy Statement: This e-mail and any files transmitted with it are intended only for the person or entity to which it is addressed and may contain confidential material and / or material protected by law. Any retransmission or use of this information may be a violation of that law. If you received this in error, please contact the sender and delete the material from any computer.

Please Note: Florida has a very broad public records law. Most written communications to or from the County regarding County business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure if the privacy statement above does not apply.

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

From: Figueroa, Angel [<mailto:afigueroa@cphcorp.com>]
Sent: Monday, May 11, 2015 8:37 AM
To: Zavalney-Steve; Zavalney-Steve
Subject: RE: Request for Letter of Coordination

Greetings Steve,

Just following up on the request of the Letter of Coordination for the property located at 101000 Overseas Highway, Key Largo, FL 33037.

Thanks!

Sincerely,

>
> Angel Figueroa, EI
> Engineer/Architect Intern
> CPH, Inc.

> 1992 SW 1st St
> Miami, FL 33135
> (305)274-4805

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

From: Zavalney-Steve [mailto:Zavalney-Steve@MonroeCounty-FL.Gov]
Sent: Tue 5/5/2015 2:33 PM
To: Figueroa, Angel
Subject: Re: Request for Letter of Coordination

It will be my pleasure to assist you. I will get the letter to you by the end of the week !

Please let me know if you need any further assistance .

Steven Zavalney
Deputy Fire Marshal

Sent from my iPhone

> On May 5, 2015, at 14:30, "Figueroa, Angel" <afigueroa@cphcorp.com> wrote:

>

>

> Greetings,

>

> I am Angel Figueroa from CPH Inc., I just contacted you regarding a commercial/retail project we are working on. I would like to request a Letter of Coordination (required as part of a " Major Conditional Use Permit" Application for Monroe County). Attached is the proposed Site Plan.

>

> Proposed Development Data:

>

> The property is located at 101000 Overseas Highway (US 1), Key Largo, FL 33037. It is currently located within a Suburban Commercial (SC) Land Use (zoning) District and designated within a Mixed Use/Commercial (MC) Future Land Use Map (FLUM) category. The property consists of 3.31 acres (144,155 sf) of land area and is currently developed with a single non residential building and outdoor retail sales. We are proposing to demolish part of the existing nonresidential building and construct additional non residential buildings. The existing use of the subject property is commercial retail, in form of retail, and proposed uses are commercial retail, in the form of retail and restaurant, and light industrial, in the form of storage.

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> Details of the Property Development:

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>

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>

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>
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>
> . Proposed Storage Space (mini warehouse/self-storage center)- 2,740 sf
> Total Proposed Area: 23,015 sf
>
> Proposed Parking: 94 off-street parking spaces
>
> I appreciate your help! Thanks!
>
>
> Sincerely,
>
> Angel Figueroa, EI
> Engineer/Architect Intern
> CPH, Inc.
> 1992 SW 1st St
> Miami, FL 33135
> (305)274-4805
>
> <Key Largo - Site Plan.pdf>



BOARD OF COUNTY COMMISSIONERS

Mayor Sylvia J. Murphy, District 5
Mayor Pro Tem, Danny L. Kolhage, District 1
George Neugent, District 2
Heather Carruthers, District 3
David Rice, District 4

OFFICE of
the FIRE MARSHAL
490 63rd Street
Marathon, FL 33050
PHONE: (305) 289-6368
FAX: (305) 289-6369



Angel Figueroa
Engineer/Architect Intern
CPH, Inc.
1992 SW 1st St
Miami, FL 33135

May 11, 2015

RE: Letter of Coordination 101000 Overseas Highway (US 1), Key Largo, FL

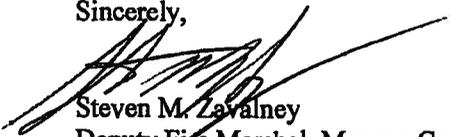
Dear Mr. Figueroa,

Pursuant to the requirements of the Monroe County Planning Department Development Permit Application, this shall serve as the letter of coordination between the Monroe County Fire Marshal's Office and the agent and/or property owner for the project owner of 101000 Overseas Highway (US 1), Key Largo, FL.

1. The Fire Marshal's Office enforces the Florida Fire Prevention Code (5th Edition), The Florida Building Code (5th Edition), National Fire Protection Code (NFPA 1), Life Safety Code (NFPA 101) and related NFPA standards as applicable and adopted by the State of Florida.
2. All fire rated penetrations shall be caulked with a UL approved product per manufacturer's specifications. A detail sheet shall be included with the final set of approved and sealed plans on each method used the fire stop system. A single manufacturer of Fire Penetration sealant shall be used throughout the structure. Expanding "foam" products shall not be permitted anywhere in the structure.
3. Approved fire hydrants shall be provided for building to meet necessary fire flow requirements as determined by the NFPA 1, Ch.18, and approved by the Florida Keys Aqueduct Authority (FKAA).
4. Fire Department access shall comply with NFPA 1, Ch.18.
5. The Fire Department Connection and back flow currently in place shall be brought into compliance with current codes and properly protected from physical damage by vehicular traffic.

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

Sincerely,


Steven M. Zavalney
Deputy Fire Marshal, Monroe County Fire Rescue

Figueroa, Angel

From: Keys Sanitary Service <kss@terranova.net>
Sent: Thursday, May 07, 2015 1:45 PM
To: Figueroa, Angel
Subject: Emailing: NEW COMM SERV PACKET 2014 to 2015
Attachments: NEW COMM SERV PACKET 2014 to 2015.pdf

Your message is ready to be sent with the following file or link attachments:

NEW COMM SERV PACKET 2014 to 2015

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

SFWMD

Figueroa, Angel

From: de Rojas, Carlos <cderojas@sfwmd.gov>
Sent: Wednesday, May 13, 2015 4:06 PM
To: Figueroa, Angel
Subject: RE: "Major Conditional Use Permit" requirements

You would then need to get an Individual Environmental Resource Permit from the District. Our website has links to ERP permitting forms and information.

Carlos de Rojas, P.E.
Section Leader - SWM Section
Environmental Resource Permitting Bureau South Florida Water Management District
561-682-6505

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

From: Figueroa, Angel [<mailto:afigueroa@cphcorp.com>]
Sent: Wednesday, May 13, 2015 3:50 PM
To: de Rojas, Carlos
Subject: RE: "Major Conditional Use Permit" requirements

Greetings Mr. de Rojas,

I am trying to determine what type of ERP is required for our Key Largo project, if any, but when I was trying to fill the 10-2 Self Certification form that you suggested, I realized that it didn't apply because the impervious surface area for our project is actually greater than 2 acres. Exactly what information about the project do I need, to determine if an ERP is required or not? And if indeed it is required, what information would I need to determine the type of ERP? Thanks!

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

From: de Rojas, Carlos [<mailto:cderojas@sfwmd.gov>]
Sent: Mon 5/11/2015 12:56 PM
To: Figueroa, Angel
Subject: RE: "Major Conditional Use Permit" requirements

Hi Angel,

An Environmental Resource Permit may be required for the proposed project. If you have any questions, please call.

Carlos

Carlos de Rojas, P.E.
Section Leader - SWM Section
Environmental Resource Permitting Bureau South Florida Water Management District
561-682-6505

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

From: Figueroa, Angel [<mailto:afigueroa@cphcorp.com>]

Sent: Monday, May 11, 2015 11:58 AM
To: de Rojas, Carlos
Subject: "Major Conditional Use Permit" requirements

Greetings Mr. De Rojas

I am Angel Figueroa from CPH. I just contacted you regarding a commercial/retail project in Key Largo that we are proposing. As part of a "Major Conditional Use Permit" that we are applying for, we are asked to provide proof of coordination with the South Florida Water Management District. I just want to know the requirements from your agency (if an ERP is needed or not). Here is the proposed project and site information:

- >
- > Proposed Development Data:
- >
- > The property is located at 101000 Overseas Highway (US 1), Key Largo, FL 33037. It is currently located within a Suburban Commercial (SC) Land Use (zoning) District and designated within a Mixed Use/Commercial (MC) Future Land Use Map (FLUM) category. The property consists of 3.31 acres (144,155 sf) of land area and is currently developed with a single non residential building and outdoor retail sales. We are proposing to demolish part of the existing nonresidential building and construct additional non residential buildings. The existing use of the subject property is commercial retail, in form of retail, and the proposed uses are commercial retail, in the form of retail and restaurant.
- >
- > Details of the Property Development:
- >
- > Current commercial retail area (approved as low/medium intensity commercial retail use):
- >
- > * Commercial Retail Building and outdoor retail sales - 20,033 sf
- >
- > Total high intensity commercial retail floor area proposed: 18,116 sf
- >
- > * "Existing Dollar Tree" - 10,000 sf ("Existing Dollar Tree" is the
- > existing 20,033 sf building following a partial demolition of 10,033
- > sf)
- >
- > * "Proposed Retail A" - 5,000 sf
- >
- > * "Proposed Fast Food Restaurant W/Drive-Thru" - 3,116 sf
- >
- >
- > Proposed Parking: 94 off-street parking spaces
- >
- > I appreciate your help! Thanks!
- >
- >
- > Sincerely,
- >
- > Angel Figueroa, EI
- > Engineer/Architect Intern
- > CPH, Inc.
- > 1992 SW 1st St
- > Miami, FL 33135
- > (305)274-4805

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking on this link<http://my.sfwmd.gov/portal/page/portal/pg_grp_surveysystem/survey%20ext?pid=1653>.

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking on this link<http://my.sfwmd.gov/portal/page/portal/pg_grp_surveysystem/survey%20ext?pid=1653>.

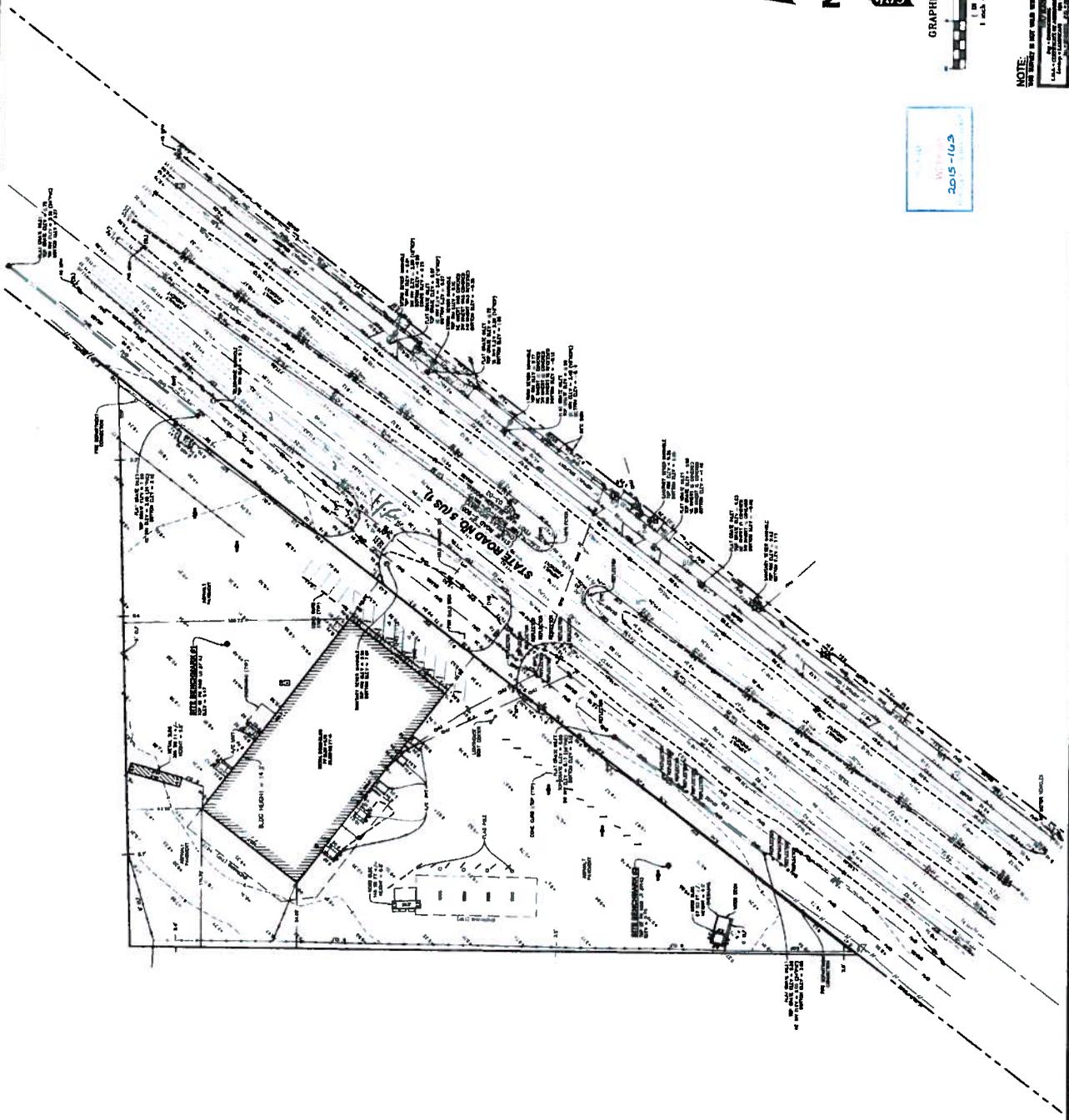
BOUNDARY & TOPOGRAPHIC SURVEY
(ALTAZEM LAND TITLE SURVEY)
IMC PROPERTY MANAGEMENT
(OVERSEAS HIGHWAY - KEY LAROO)
 SECTION 28, TOWNSHIP 18 SOUTH, RANGE 18 EAST
 MONROE COUNTY, FLORIDA

Field Crew:	L.E.
Drawn by:	J.A.B.
Checked by:	R.L.R.
Approved by:	J.A.B.
Scale:	1"=40'
Date:	12/20/15
Job No.:	2015-103
File Number:	2015

By	Revision

NOTE:
 THIS SURVEY IS FOR THE PROPERTY SHOWN IN PARAGRAPHS 1 & 2 OF A
 CERTAIN INSTRUMENT RECORDED IN PUBLIC RECORDS OF MONROE COUNTY, FLORIDA
 UNDER THE TITLE NUMBER 2015-103.

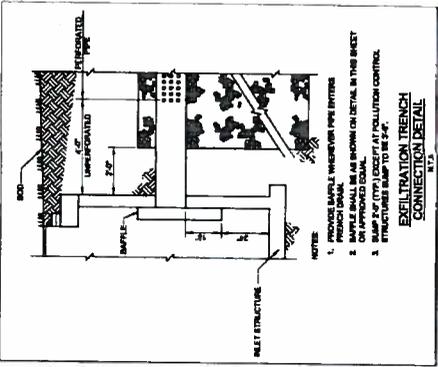
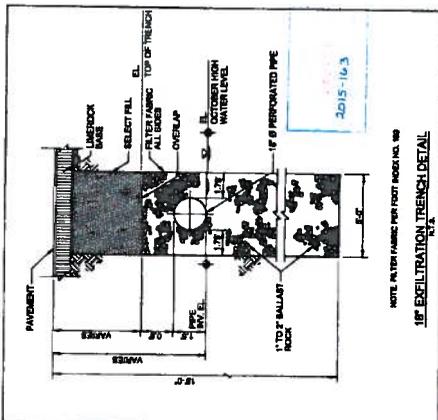
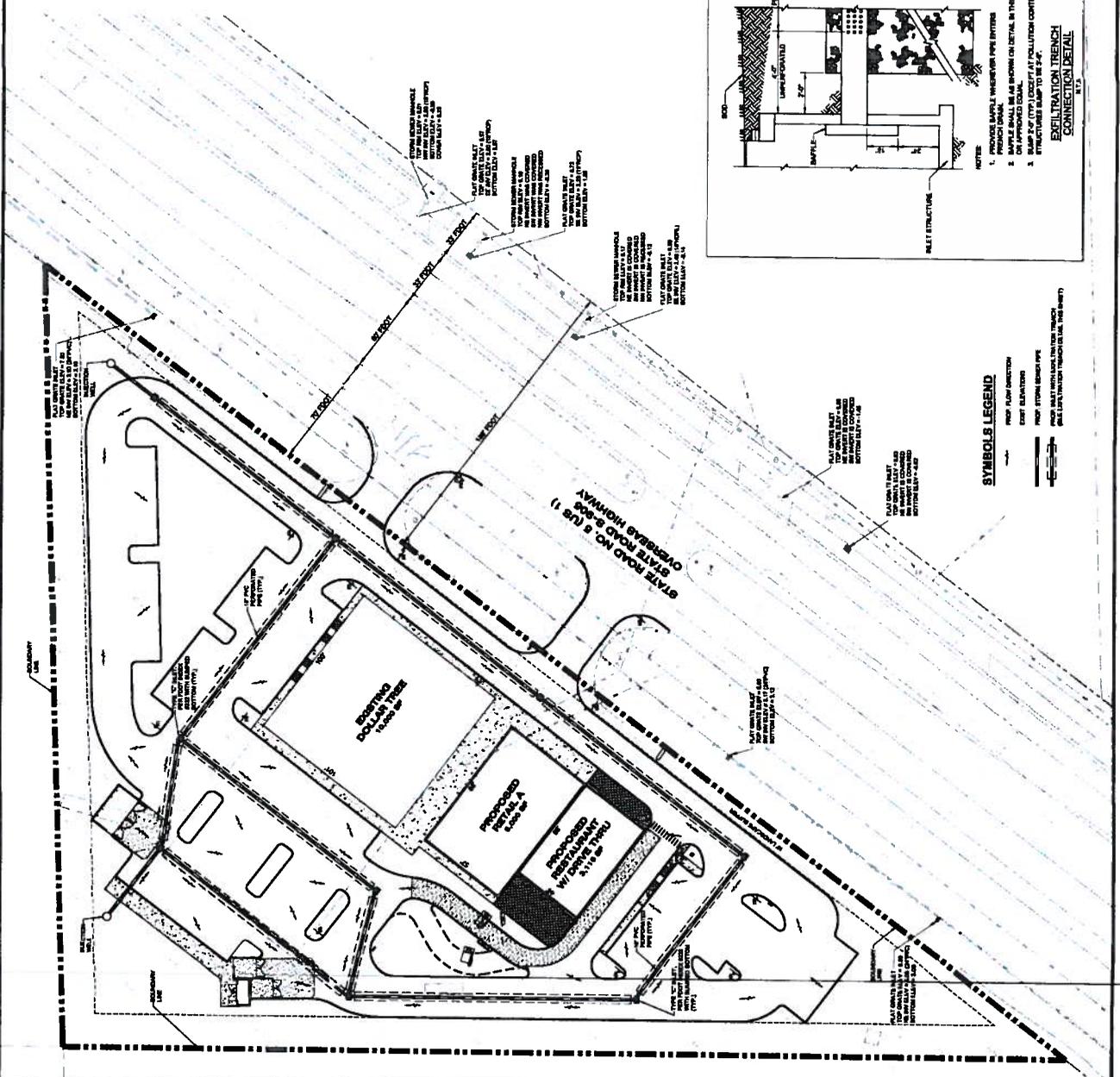
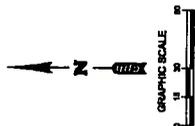
2015-103



Rev.	Desc.	Date
1	Issue for Review	12/31/18
2	Revised	01/15/19
3	Final	02/28/19

Project Name: IMC - KEY LARGO
10100 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

STORMWATER/SURFACE WATER MANAGEMENT PLAN
IMC - KEY LARGO
COMMERCIAL CENTER
MONROE COUNTY / FLORIDA



SYMBOLS LEGEND
 FLOW DIRECTION
 STORM ELEVATION
 STORM STRUCTURE PIPE
 MANHOLE WITH INLET
 MANHOLE WITHOUT INLET

IF EXFILTRATION TRENCH DETAIL

EXFILTRATION TRENCH CONNECTION DETAIL

