

**File #:** **2016-129**

**Owner's Name:** Mortgage Automation Corporation

**Applicant:** Mortgage Automation Corporation

**Agent:** Barton W Smith, Esq

**Type of Application:** Minor

**Key:** Big Coppitt Key

**RE:** 00149380.000000  
00149390.000000

**Additional Information added to File 2016-129**

I hereby authorize Barton W. Smith and Bryan Hawks of Smith Oropeza Hawks be listed as authorized agent  
(Name of Agent)

for Delmar J. Lewis for the application/submittal for  
(Name of Property Owner(s) the Applicant(s))

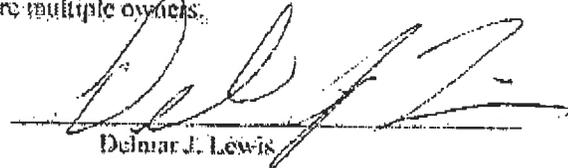
Minor Conditional Use Application Submittal for Monroe County for Real Estate Nos. 00149380-000000  
and 00149390-000000.

Key (Island): Big Coppit Key

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

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

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

  
Delmar J. Lewis

STATE OF MARYLAND  
COUNTY OF WORCESTER

This instrument was acknowledged before me on this 4th day of JANUARY, 2017,  
by Delmar J. Lewis. He is personally known to me or  has produced a  
FLORIDA DRIVERS LICENSE as identification.

(NOTARY PUBLIC SEAL)

  
Notary Public

(Printed, Typed or Stamped Name of Notary Public)  
Commission No.:

**Debra C. Banashak**  
**NOTARY PUBLIC**  
**Worcester County, Maryland**  
**My Commission Expires**  
**September 23, 2019**

I hereby authorize Barton W. Smith and Bryan Hawks of Smith Oropeza Hawks be listed as authorized agent  
(Name of Agent)

for Wayne D. Hehe for the application submittal for  
(Name of Property Owner(s) the Applicant(s))

Minor Conditional Use Application Submittal for Monroe County for Real Estate Nos. 00149380-000000  
and 00149390-000000.

Key (island): Big Coppit Key

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**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.

Wayne D. Hehe  
Wayne D. Hehe

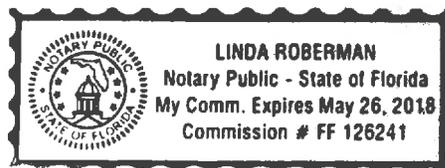
STATE OF FLORIDA  
COUNTY OF MONROE

This instrument was acknowledged before me me this 4th day of January, 2017,  
by Wayne D. Hehe. He is  personally known to me or  has produced a  
\_\_\_\_\_ as identification.

Linda Roberman  
Notary Public

(NOTARY PUBLIC SEAL)

(Printed, Typed or Stamped Name of Notary Public)  
Commission No.: \_\_\_\_\_



SMITH | OROPEZA | HAWKS  
ATTORNEYS AT LAW



VIA HAND DELIVERY

December 13, 2016

Mr. Devin Rains  
Principal Planner  
Monroe County Planning and Environmental Resources Department  
Marathon Government Center  
2798 Overseas Highway, Suite 410  
Marathon, Florida 33050

Re: Response to Determination of Completeness-Minor Conditional Use-File #2016-129 Letter dated August 19, 2016 ("Completeness Letter") regarding Minor Conditional Use Application Submittal for Monroe County RE Nos. 00149380-000000 and 00149390-000000 / Automotive Repair / Mechanic Facility

Dear Devin,

As you know, we submitted an Application for Minor Conditional Use Approval dated August 1, 2016 (the "Application") requesting a Minor Conditional Use for real property bearing Monroe County RE Numbers 00149380-000000 and 00149390-000000 and located on Big Coppitt Key, Monroe County, Florida ("Property") for Mortgage Automation Corporation. Please note that the applicant under the Application is now Delmar J. Lewis and Wayne D. Hehe ("Owner") as the Property was conveyed to Owner from its affiliate, Mortgage Automation Corporation, pursuant to Quit Claim Deed dated September 14, 2016 and recording at Book 2816, Page 180 of the Public Records of Monroe County (copy enclosed as Exhibit A). In response, you provided the Completeness Letter with several requests for additional documentation needed in order to continue your review of the Application, all of which are addressed below. In connection with this letter, I have also enclosed (i) two (2) sets of the revised site plans and associated plans for the proposed minor conditional use prepared by Perez Engineering ("Revised Plans") and two (2) surveys prepared by Island Surveying Inc. ("Survey"); please date stamp and return one set of the Revised Plans, one survey and a copy of this transmittal letter to my attention.

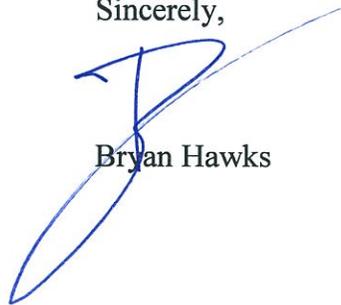
The following items from the Completeness Letter are address below:

- A. *In Item I, you requested a signed a sealed boundary survey.* Please find the Survey enclosed.

- B. *Items 2-6 contained multiple request regarding the Site Plan. The enclosed Revised Plans should adequately address these items.*
- C. *As noted in Item 3, no traffic study was included with the Application. Please find enclosed at Exhibit B a Traffic Study prepared by KBP Consulting, Inc. dated November, 2016.*
- D. *The Completeness Letter Item 8 requested proof of coordination from FKAA, KES, Monroe County Office of Fire Marshall and Solid Waste Management. Please find requested letters of coordination enclosed at Exhibit C.*
- E. *Item 9 requested coordination letters from wastewater treatment district, FDEP and U.S. Army Corps of Engineers. Pursuant to our previous correspondence with Michael Roberts, coordination letters from DEP and the Corps are not necessary. The FKAA*
- F. *Item 10 requested a disclosure for interest for Owner. As the Owner is 2 individuals, disclosure of interests is not applicable.*

Please do not hesitate to contact me with any questions so that we may move as efficiently as possible toward the approval of the minor deviation to major conditional use.

Sincerely,



Bryan Hawks

Enclosures

EXHIBIT A

PREPARED BY & RETURN TO:  
Marci L. Rose, Esquire  
810 Thomas Street  
Key West, Florida 33040

Doc# 2091940  
Bk# 2816 Pg# 180

Parcel ID: 00149380-000000 and 00149390-000000

## Quitclaim Deed

THIS INDENTURE, made this 14<sup>th</sup> day of September, 2016, A.D. between **MORTGAGE AUTOMATION CORPORATION**, a Florida Corporation, whose address is 79 Seaside North Ct, Key West, Fl 33040, **GRANTOR**, and **DELMAR J. LEWIS, A Single Man**, whose address is 79 Seaside North Ct., Key West, Fl 33040 and **WAYNE D. HEHE, A Married Man**, whose address is 1704 Jamaica Drive, Key West, Fl 33040, as **JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, GRANTEES**,

WITNESSETH that the GRANTORS for and in consideration of the sum of TEN & NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs and assigns forever, the following described land, situated, lying and being in the County of Monroe, State of FLORIDA to wit:

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

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

***This Document was prepared without benefit of Title Search or Abstract Examination and is based solely on the facts provided by either of the parties or their agents.***

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

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals this day and year first above written.

Signed, sealed and delivered in our presence:

**MORTGAGE AUTOMATION CORPORATION**

Bob E. Myers  
Printed Name: Bob E. Myers

By: Delmar J. Lewis, President  
Delmar J. Lewis, Its President

Witness Marci L. Rose  
Printed Name: MARCI L. ROSE  
Witness

STATE OF FLORIDA        )  
  )ss:  
COUNTY OF MONROE     )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of September, 2016 by Mortgage Automation Corporation, A Florida Corporation, by Delmar J. Lewis, its' President, Grantor, who is personally known to me or who has/have produced as identification and who did take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Key West, Monroe County, Florida, this 14<sup>th</sup> day of September, 2016.



Marci L. Rose  
Notary Public, State of Florida – Signature  
MARCI L. ROSE  
Notary Public, State of Florida – Printed Name

Official Seal:

Lot 1, Block 1, Amended Plat of Coppitt Subdivision, a resubdivision of Plat Book 3, Page 116 located in Government Lot 5, Section 22, Township 67 South, Range 26 East, Big Coppitt Key, according to the plat thereof recorded in Plat Book 4, Page 50, of the Public Records of Monroe County, Florida.

AND

Lot 2, Block 1, Amended Plat of Coppitt Subdivision, a resubdivision of Plat Book 3, Page 116 located in Government Lot 5, Section 22, Township 67 South, Range 26 East, Big Coppitt Key, according to the plat thereof recorded in Plat Book 4, Page 50, of the Public Records of Monroe County, Florida.

Exhibit "A"

MONROE COUNTY  
OFFICIAL RECORDS

EXHIBIT B

# Big Coppitt Auto Repair Center

US 1 / Overseas Highway & 1<sup>st</sup> Street  
Big Coppitt Key, Florida

## TRAFFIC STUDY

prepared for:  
**Wayne's Auto**

**KBP** CONSULTING, INC.

November 2016

# Big Coppitt Auto Repair Center

US 1 / Overseas Highway & 1<sup>st</sup> Street

Big Coppitt Key, Florida

## Traffic Study

November 2016

*Prepared for:*  
Wayne's Auto

*Prepared by:*  
KBP Consulting, Inc.  
8400 N. University Drive, Suite 309  
Tamarac, Florida 33321  
Phone: (954) 560-7103



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Karl B. Peterson, P.E.  
Florida Registration Number 49897  
KBP Consulting, Inc.  
8400 N. University Drive, Suite 309  
Tamarac, Florida 33321  
CA # 29939

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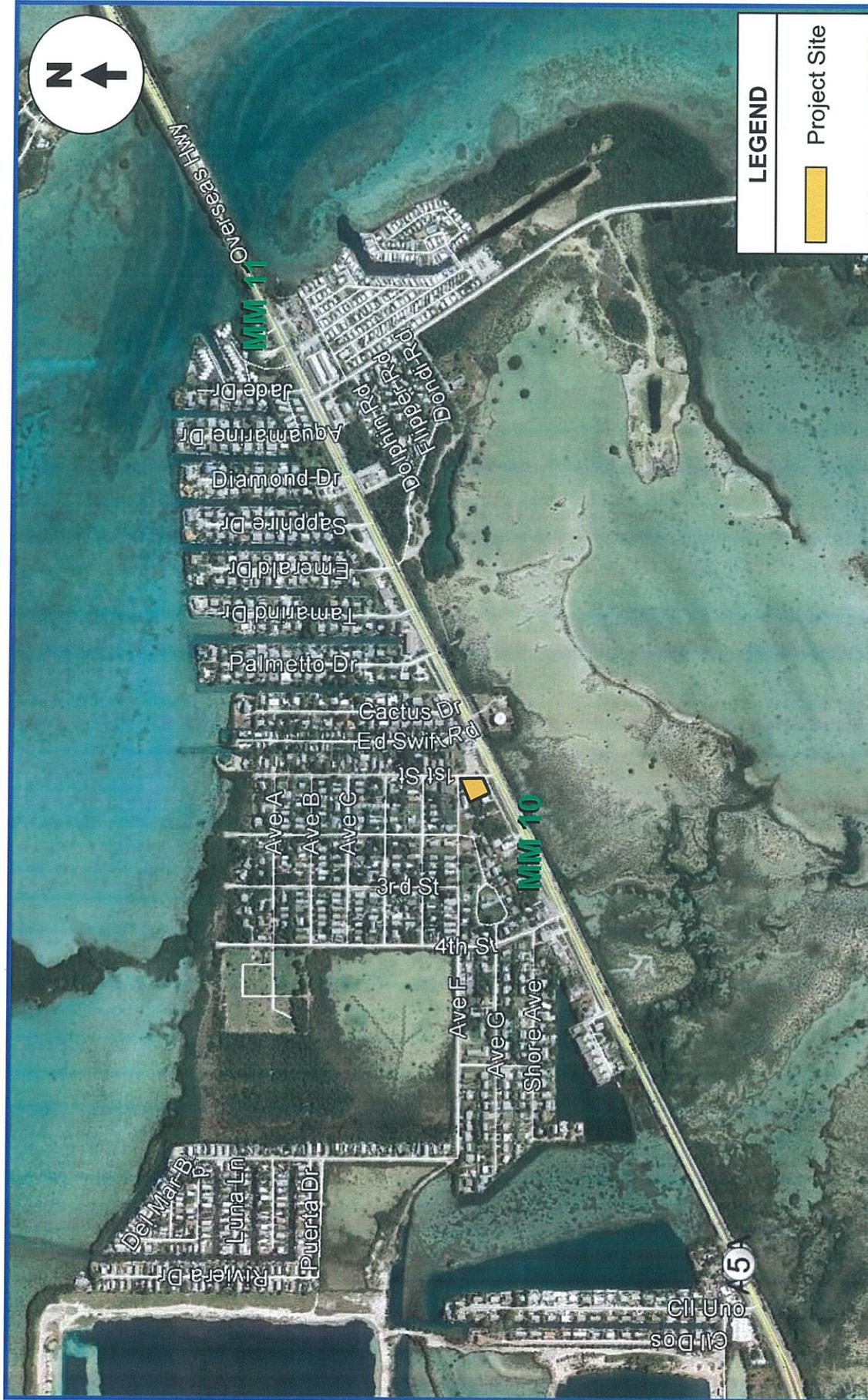
## INTRODUCTION

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There is a vacant parcel of land located in the northwest quadrant of the intersection at Overseas Highway / US 1 and 1<sup>st</sup> Street on Big Coppitt Key, Monroe County, Florida. The subject site consists of approximately 0.46 acres and is located near Mile Marker 10. A Project Location Map is presented in Figure 1 on the following page.

The Big Coppitt Auto Repair Center is a proposed automobile care center to be located on the subject site. A preliminary site plan for this project is included in Appendix A of this report.

KBP Consulting, Inc. has been retained by Wayne's Auto to conduct a traffic impact study for this project. This study addresses the anticipated trip generation characteristics of the project, the current operating conditions of the surrounding roadway network, the anticipated project traffic impacts along Overseas Highway / US 1 by mile marker, and site access.



**FIGURE 1**  
 Big Coppitt Auto Repair Center  
 Big Coppitt Key, Florida

## Project Location Map

## INVENTORY

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### **Existing Land Use and Access**

As mentioned previously, the subject site is approximately 0.46 acres and is currently vacant. There is no formal vehicular access to this site.

### **Proposed Land Use and Access**

The subject site is proposed to be developed with a 4,250 square foot automobile repair / care center building. Vehicular access to this site will be provided via one (1) full access driveway on 1<sup>st</sup> Street. And, for the purposes of performing this traffic impact analysis, the project is planned to be completed by the year 2018.

## EXISTING CONDITIONS

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This section of the report addresses the existing roadway network in the study area and existing traffic conditions.

### Existing Roadway Network

In the immediate area of the site, Overseas Highway / US 1 is a three-lane principal arterial roadway (i.e. one eastbound lane, one westbound lane, and left turn lanes at most intersections).

### Existing Traffic Conditions

The Florida Department of Transportation (FDOT) maintains one (1) traffic count station within the immediate proximity of the project site. FDOT Count Station #900010 is located on Overseas Highway / US 1 approximately 200 feet north of the Rockland Channel Bridge near Mile Marker 9.6. Traffic volumes recorded over the last (published) five (5) year period at this station are summarized in Table 1. The data collected at this station indicates that volumes have been increasing slightly during the previous five (5) years. Appendix B contains the historical traffic data obtained from FDOT.

| <b>Table 1</b>  |                        |
|---|------------------------|
| <b>Big Coppitt Auto Repair Center</b>                     |                        |
| <b>Average Annual Daily Traffic (AADT)</b>                |                        |
| <b>Overseas Highway / US 1 - Big Coppitt Key, Florida</b> |                        |
| <b>Year</b>   | <b>AADT</b>            |
|   | <b>Station #900010</b> |
| 2015  | 22,500                 |
| 2014  | 21,000                 |
| 2013  | 21,000                 |
| 2012  | 21,500                 |
| 2011  | 21,000                 |
| 2010  | 20,500                 |

*Station #900010 - 200' North of the Rockland Channel Bridge  
Compiled by: KBP Consulting, Inc. (November 2016)*



## TRIP DISTRIBUTION

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A trip distribution analysis was performed based on the nearby population areas (as documented in the Monroe County Traffic Report Guidelines Manual), the existing transportation network, and the location of the subject project. All of the project-related trips are anticipated to ultimately access Overseas Highway / US 1. Table 3 below summarizes the anticipated trip distribution for the proposed Big Coppitt Auto Repair Center.

| <b>Table 3</b>  |                  |
|---|------------------|
| <b>Big Coppitt Auto Repair Center</b>                     |                  |
| <b>Project Trip Distribution</b>                          |                  |
| <b>Overseas Highway / US 1 - Big Coppitt Key, Florida</b> |                  |
| Direction   | Distribution (%) |
| North   | 0%               |
| South   | 0%               |
| East (US 1 North)   | 40%              |
| West (US 1 South)   | 60%              |

*Source: KBP Consulting, Inc. (November 2016).*

## **TRAFFIC IMPACT ANALYSES**

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This section of the report is divided into two parts: 1) link analysis, and 2) Overseas Highway / US 1 impacts by mile marker.

### **Link Analysis**

The link analysis compares the maximum number of reserve trips on Overseas Highway / US 1 through Big Coppitt Key (per Monroe County's Level of Service and Reserve Capacity Table) with the project's traffic impacts. Based upon a 60% / 40% trip distribution, the project will add a maximum of 48 daily trips (60% of additional daily trips) to Segment Number 3 (Big Coppitt). According to Monroe County's Level of Service and Reserve Capacity Table (see Appendix C), Segment Number 3 has 1,292 trips of reserve capacity. Therefore, Overseas Highway / US 1 through Big Coppitt Key has excess capacity to absorb the maximum impacts to be generated by the Big Coppitt Auto Repair Center project.

### **US 1 Impacts by Mile Marker**

For this project, it was assumed that the maximum trip length will be approximately 40 miles to the east and 10 miles to the west. The average trip length to the east was assumed to be half of the maximum trip length; or 20 miles. The trip length to the west was assumed to encompass segments 1 and 2 (Boca Chica and Stock Island). Based upon these trip length assumptions, the Overseas Highway / US 1 segments identified in Monroe County's Traffic Report Guidelines, and the traffic assignment discussed previously, an estimate of the number of primary trips by segment on Overseas Highway / US 1 was performed. Table 4 summarizes the number of primary trips by segment on Overseas Highway / US 1 (Arterial Trip Assignment). As indicated in this table, this project will add approximately 80 daily trips.

**Table 4**  
**Big Coppitt Auto Repair Center**  
**Arterial Trip Assignment Summary (Overseas Highway / US 1)**  
**Overseas Highway / US 1 - Big Coppitt Key, Florida**

|                             |                                |   |
|-----------------------------|--------------------------------|---|
| <b>Project:</b>             | Big Coppitt Auto Repair Center | <b>US 1</b>                                 |
|                             |                                | <b>Mile Marker:</b> 10                      |
| <b>Location:</b>            | Big Coppitt Key                | <b>ITE</b>                                  |
|                             |                                | <b>Land Use</b>                             |
|                             |                                | <b>Category:</b> 942                        |
| <b>Type of Development:</b> | Automobile Care Center         | <b>Daily Trip</b>                           |
|                             |                                | <b>Generation</b>                           |
|                             |                                | <b>Rate / Formula:</b> 18.93 trips/1,000 SF |
| <b>Project Size:</b>        | 4,250 Square Feet              |   |
| <b>Average Trip Length:</b> | 20 Miles East / 10 Miles West  |   |

| Total Daily Trips | Percent Primary Trips | US 1 Segment Number | Percent Directional Split | % Impact Based On Trip Length | Project Generated Daily Trips | 2015 Reserve Capacity |
|-------------------|-----------------------|---------------------|---------------------------|-------------------------------|-------------------------------|-----------------------|
|                   |                       | 1                   | 60%                       | 70%                           | 34                            | 1,986                 |
|                   |                       | 2                   | 60%                       | 90%                           | 43                            | 5,167                 |
| 80                | 100%                  | 3                   | 60% / 40%                 | 100%                          | 48                            | 1,292                 |
|                   |                       | 4                   | 40%                       | 85%                           | 27                            | 2,497                 |
|                   |                       | 5                   | 40%                       | 75%                           | 24                            | 7,363                 |
|                   |                       | 6                   | 40%                       | 65%                           | 21                            | 2,650                 |
|                   |                       | 7                   | 40%                       | 55%                           | 18                            | 1,312                 |
|                   |                       | 8                   | 40%                       | 45%                           | 14                            | 2,323                 |
|                   |                       | 9                   | 40%                       | 40%                           | 13                            | 2,434                 |
|                   |                       | 10                  | 40%                       | 30%                           | 10                            | 394                   |
|                   |                       | 11                  | 40%                       | 0%                            | 0                             | 5,448                 |

Source: Monroe County.  
 Compiled by: KBP Consulting, Inc. (November 2016).

## **SUMMARY & CONCLUSIONS**

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Based upon the results of the traffic analyses performed for the Big Coppitt Auto Repair Center project to be located near Mile Marker 10 on Big Coppitt Key, the proposed development will not have an adverse impact on the operating characteristics of Overseas Highway / US 1 on Big Coppitt Key, nor will it inhibit the safe flow of traffic traveling through the area.

# **APPENDIX A**

**Big Coppitt Auto Repair Center**

**Preliminary Site Plan**



# **APPENDIX B**

## **FDOT Historic Traffic Data**

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2015 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 0010 - SR 5/US-1, 200' N OF ROCKLAND CHANNEL BRIDGE (MM 9.6)

| YEAR | AADT  | DIRECTION 1 | DIRECTION 2 | *K FACTOR | D FACTOR | T FACTOR |
|------|-------|-------------|-------------|-----------|----------|----------|
| 2015 | 22500 | C           | S           | 11500     | 9.50     | 54.30    |
| 2014 | 21000 | C           | S           | 10500     | 9.50     | 55.20    |
| 2013 | 21000 | C           | S           | 10500     | 9.50     | 54.80    |
| 2012 | 21500 | C           | S           | 10500     | 9.50     | 55.00    |
| 2011 | 21000 | C           | S           | 10500     | 9.50     | 55.10    |
| 2010 | 20500 | C           | S           | 10500     | 10.26    | 56.84    |
| 2009 | 21500 | C           | S           | 11000     | 10.23    | 56.56    |
| 2008 | 20000 | C           | S           | 10000     | 10.45    | 54.98    |
| 2007 | 21500 | C           | S           | 10500     | 10.00    | 55.10    |
| 2006 | 23500 | C           | S           | 12500     | 10.08    | 55.69    |
| 2005 | 23000 | C           | S           | 11500     | 10.40    | 55.70    |
| 2004 | 24000 | C           | S           | 12000     | 10.00    | 56.00    |
| 2003 | 22500 | C           | S           | 10000     | 10.10    | 56.30    |
| 2002 | 20500 | C           | S           | 10500     | 10.00    | 54.20    |
| 2001 | 22500 | C           | S           | 10000     | 10.00    | 55.90    |
| 2000 | 21500 | C           | S           | 10500     | 9.90     | 54.80    |

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; F = FOURTH YEAR ESTIMATE  
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
 \*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

# **APPENDIX C**

## **Monroe County Level of Service and Reserve Capacity Table**

**2015 LEVEL OF SERVICE AND RESERVE CAPACITY**

| SEGMENT                       | LENGTH (miles) | FACILITY TYPE              | POSTED SPEED |               | ADJ. FOR SIGNAL (mph) | ADJUSTED LOS C CRITERIA (mph) | MEDIAN TRAVEL SPEED (mph) | LOS | RESERVE SPEED (mph) | 2015                           |                                   | 2013                           |                                   |
|-------------------------------|----------------|----------------------------|--------------|---------------|-----------------------|-------------------------------|---------------------------|-----|---------------------|--------------------------------|-----------------------------------|--------------------------------|-----------------------------------|
|                               |                |                            | Limits (mph) | Average (mph) |                       |                               |                           |     |                     | MAXIMUM RESERVE VOLUME (trips) | 5% ALLOCATION BELOW LOS C (trips) | MAXIMUM RESERVE VOLUME (trips) | 5% ALLOCATION BELOW LOS C (trips) |
| 1 Stock Island (4.0- 5.0)     | 1.10           | 4-L/D                      | 30/45        | 39.3          | N/A                   | 22.0                          | 32.9                      | B   | 10.9                | 1,986                          | N/A                               | 2,022                          | N/A                               |
| 2 Boca Chica (5.0-9.0)        | 3.9            | 4-L/D                      | 45/55        | 54.6          | N/A                   | 50.1                          | 58.1                      | A   | 8.0                 | 5,167                          | N/A                               | 4,521                          | N/A                               |
| 3 Big Coppitt (9.0- 10.5)     | 1.5            | 2-L/U                      | 45/55        | 46.4          | N/A                   | 41.9                          | 47.2                      | B   | 5.2                 | 1,292                          | N/A                               | 1,118                          | N/A                               |
| 4 Saddlebunch (10.5- 16.5)    | 5.8            | 2-L/U                      | 45/55        | 53.6          | N/A                   | 49.1                          | 51.7                      | C   | 2.6                 | 2,497                          | N/A                               | 2,017                          | N/A                               |
| 5 Sugarloaf (16.5- 20.5)      | 3.9            | 2-L/U                      | 45           | 45.0          | 4.4                   | 36.1                          | 47.5                      | A   | 11.4                | 7,363                          | N/A                               | 7,298                          | N/A                               |
| 6 Cudjoe (20.5- 23.0)         | 2.5            | 2-L/U                      | 45           | 45.0          | N/A                   | 40.5                          | 46.9                      | A   | 6.4                 | 2,650                          | N/A                               | 3,105                          | N/A                               |
| 7 Summerland (23.0- 25.0)     | 2.2            | 2-L/U                      | 45           | 45.0          | N/A                   | 40.5                          | 44.1                      | B   | 3.6                 | 1,312                          | N/A                               | 1,603                          | N/A                               |
| 8 Ramrod (25.0- 27.5)         | 2.3            | 2-L/U                      | 45           | 45.0          | N/A                   | 40.5                          | 46.6                      | A   | 6.1                 | 2,323                          | N/A                               | 2,019                          | N/A                               |
| 9 Torch (27.5- 29.5)          | 2.1            | 2-L/U                      | 45           | 45.0          | N/A                   | 40.5                          | 47.5                      | A   | 7.0                 | 2,434                          | N/A                               | 2,573                          | N/A                               |
| 10 Big Pine (29.5- 33.0)      | 3.4            | 2-L/U                      | 45           | 45.0          | 3.2                   | 37.3                          | 38.0                      | C   | 0.7                 | 394                            | N/A                               | 1,802                          | N/A                               |
| 11 Bahia Honda (33.0- 40.0)   | 7.0            | 2-L/U (70%)<br>4-L/D (30%) | 45/50/55     | 51.9          | N/A                   | 47.4                          | 52.1                      | B   | 4.7                 | 5,448                          | N/A                               | 6,723                          | N/A                               |
| 12 7-Mile Bridge (40.0- 47.0) | 6.8            | 2-L/U                      | 45/50/55     | 54.7          | N/A                   | 50.2                          | 52.6                      | C   | 2.4                 | 2,703                          | N/A                               | 5,518                          | N/A                               |
| 13 Marathon (47.0- 54.0)      | 7.3            | 2-L/U (13%)<br>4-L/D (87%) | 35/45        | 42.1          | N/A                   | 22.0                          | 37.9                      | A   | 15.9                | 19,221                         | N/A                               | 16,683                         | N/A                               |
| 14 Grassy (54.0- 60.5)        | 6.4            | 2-L/U                      | 45/55        | 54.4          | 1.5                   | 48.4                          | 51.5                      | C   | 3.1                 | 3,286                          | N/A                               | 2,650                          | N/A                               |
| 15 Duck (60.5- 63.0)          | 2.7            | 2-L/U                      | 45/55        | 50.6          | N/A                   | 46.1                          | 50.1                      | B   | 4.0                 | 1,788                          | N/A                               | (1,207)                        | 4                                 |
| 16 Long (63.0- 73.0)          | 9.9            | 2-L/U                      | 40/45/50/55  | 49.7          | N/A                   | 45.2                          | 48.8                      | B   | 3.6                 | 5,902                          | N/A                               | 3,771                          | N/A                               |
| 17 L Matecumbe (73.0- 77.5)   | 4.5            | 2-L/U                      | 50/55        | 54.1          | N/A                   | 49.6                          | 48.4                      | D   | -1.2                | (894)                          | 967                               | (447)                          | 4                                 |
| 18 Tea Table (77.5- 79.5)     | 2.2            | 2-L/U                      | 45/55        | 51.3          | N/A                   | 46.8                          | 45.7                      | D   | -1.1                | (401)                          | 459                               | (1,129)                        | 4                                 |
| 19 U Matecumbe (79.5- 84.0)   | 4.1            | 2-L/U                      | 30/40/45     | 40.8          | N/A                   | 36.3                          | 38.5                      | C   | 2.2                 | 1,494                          | N/A                               | (1,154)                        | 3                                 |
| 20 Windley (84.0- 86.0)       | 1.9            | 2-L/U                      | 30/40/45     | 41.2          | N/A                   | 36.7                          | 37.9                      | C   | 1.2                 | 378                            | N/A                               | 220                            | N/A                               |
| 21 Plantation (86.0- 91.5)    | 5.8            | 2-L/U                      | 45           | 45.0          | 3.1                   | 37.4                          | 38.5                      | C   | 1.1                 | 1,057                          | N/A                               | 4,226                          | N/A                               |
| 22 Tavernier (91.5- 99.5)     | 8.0            | 4-L/D                      | 45/50        | 47.2          | 2.1                   | 40.6                          | 48.5                      | A   | 7.9                 | 10,466                         | N/A                               | 8,214                          | N/A                               |
| 23 Key Largo (99.5- 106.0)    | 6.8            | 4-L/D                      | 45           | 45.0          | 3.3                   | 37.2                          | 44.8                      | A   | 7.6                 | 8,558                          | N/A                               | 7,432                          | N/A                               |
| 24 Cross (106.0- 112.5)       | 6.2            | 2-L/U                      | 45/55        | 51.8          | N/A                   | 47.3                          | 52.0                      | B   | 4.6                 | 4,723                          | N/A                               | 6,058                          | N/A                               |
| Overall                       | 108.3          |                            |              |               |                       | 45.0                          | 45.1                      | C   | 0.1                 | 1,855                          |                                   |                                |                                   |

EXHIBIT C

**MONROE COUNTY FIRE RESCUE  
OFFICE OF THE FIRE MARSHAL  
DEVELOPMENT PLANS REVIEW**

|                 |  |
|-----------------|--|
| <b>DATE:</b>    | 3 August, 2016   |
| <b>TO:</b>      | Nick Batty, Esq. Smith, Oropeza, Hawks, P.L.                               |
| <b>FROM:</b>    | Craig Marston, Deputy Fire Marshal   |
| <b>SUBJECT:</b> | Development Review File: Lots 1 & 2 1 <sup>st</sup> Street Big Coppitt Key |

**BUSINESS NAME:** New Auto Repair Center

**BUSINESS ADDRESS:** 30250 Overseas Highway, Big Pine Key

**APPLICANT:** Wayne & Teresa Hehe

**ADDRESS:** Lots 1 & 2, 1<sup>st</sup> Street Big Coppitt Key

**AGENT:** Smith, Oropeza, Hawks Attorneys at Law

**ADDRESS:** 138 – 142 Simonton St. Key West, FL

**PHONE:** 305.296.7227

**AGENT:** Nick Batty

**ARCHITECT / ENGINEER:** Perez Engineering

**ADDRESS:** 1010 Kennedy Dr. Suite 201 Key West

**PHONE:** 305.293.0440

The submitted Development Plans plan(s) were reviewed on 3 August, 2016.

- I) Scope of Work
  - a. Commercial
    - i. Development of new Auto Repair Center
  
- II) Occupancy Classification FFPC Chapter 3 - FBC Section 306
  - a. Florida Fire Prevention Code – Life Safety Chapter 3
    - i. Industrial Occupancy
      - 1. 2,880 sq. ft.
      - a. .3.188.8\* Industrial Occupancy. An occupancy in which products are manufactured or in which processing, assembling, mixing, packaging, finishing, decorating, or repair operations are conducted.
    - ii. Business Occupancy
      - 1. 520 sq. ft.
  - b. Florida Building Code – Section 306
    - i. Factory – Group F
      - 1. 2,880 sq. ft.
    - ii. Business – Group B
      - 1. 520 sq. ft.
  - c. Residential – Group R-3 (noted page S-3 Design Data)
    - i. Residential occupancies where occupants are primarily permanent in nature; buildings do not contain more than two (2) dwelling units.
  
- III) Type of Construction
  - a. General building limitations
    - i. Type V

1. Non Sprinklered

IV) Water Supply. FBC Chapter 18 Fire Department Access and Water Supply

- a. FKAA Water Flow Summary
  - i. Not included
  - ii. Existing potable water supply; hydrant
    - 1. Corner of 1<sup>st</sup> St. and Overseas Highway
    - 2. Corner of Ed Swift Dr. and Overseas Highway
  - iii. Existing static supply; fire well
    - 1. Ave. D and 1<sup>st</sup> St.
- b. Water – Required Water / Fire Flow [ISO Guide for Determination of Needed Fire Flow, © 2008]
  - i. Construction Class 1 – 3 [FBC Type V]
    - 1. 12" masonry walls
    - 2. Open steel bar joist – unprotected
    - 3. Group "F"
      - a. 2,880 sq. ft.
    - 4. Group "B"
      - a. 520 sq. ft.
    - 5. Group "R-3"
      - a. Area not indicated
  - ii. Needed Fire Flow – Appendix A

| <b>Class</b>      |                       |                 |                       |                 |
|-------------------|-----------------------|-----------------|-----------------------|-----------------|
| <b>Factor (F)</b> | <b>1.5</b>            |                 | <b>0.8</b>            |                 |
|                   | <b>Effective Area</b> |                 | <b>Effective Area</b> |                 |
| <b>(Ci)</b>       | <b>At Least</b>       | <b>Not Over</b> | <b>At Least</b>       | <b>Not Over</b> |
| <b>750</b>        | N/A                   | N/A             | 1,884                 | 3,692           |
| <b>1,500</b>      | 2,594                 | 3,622           | N/A                   | N/A             |

V) Protection.

- a. Auto fire sprinkler
  - i. NFPA 13 / NFPA 13R
    - 1. Installation of automatic fire sprinkler system will be determined by:
      - a. Mixed occupancy of Group F / B and Group R-3
        - i. Group F / B at grade with Group R-3 above requires automatic fire protection.
    - ii. Review of FDC connection, standpipes, and hydrant locations need to be approved prior to permit review (requires separate submittal of hydraulic calculations and shop drawings by E.O.R.)
      - 1. 2 remote FDC located at opposite and remote locations

VI) Detection.

- a. Smoke detectors – HVAC
  - i. Hardwired with battery backup

VII) Initiation.

- a. Auto
  - i. Smoke detectors

VIII) Notification.

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  - i. Fire Alarm Control Panel (FACP)

1. To be located in supervised location
- ii. Remote Fire Annunciation Panel
  1. Two (2) are required
    - a. Nearest FDC / Siamese, location to be determined prior to permit review
- b. Audible
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IX) Minimum Fire Resistance.

- a. Maintain fire rated assembly
  - i. Requires separation – Fire Wall
  - ii. Designed to meet Florida Building Code, NFPA 220, *Standard on Building Construction*, and NFPA 222, *Standard for High Challenge Fire Walls, Fire Walls, and Fire Barriers*

X) Fire Department Access. FBC Chapter 18 Fire Department Access and Water Supply

- a. Fire Access Road – Fire Lane / Fire Apparatus Access
  - i. MCFR Apparatus –general notes
    1. GVW 68,500 lbs.
    2. Turning Radius
      - a. Inside: 25'
      - b. Outside: 50'
    3. Clearance: 13.5'
    4. Driving width: 8'
    5. Operating width
      - a. Engine: 12'
      - b. Tanker: 12'
      - c. Ladder: 14.5'

**NOTES:**

- Water Flow Summary report for item IV. b. Existing potable water supply,
  - Supplied by FCAA when requested by developer
- Locations of underground fire mains, FDCs, standpipe, fire hydrants, and fire wells require approval by Monroe County Fire Rescue, Fire Marshal's Office prior to work commencement.
  - Contractor is required to provide current and valid certificate State License Class V as provided by FAC 69A-46.
- Automatic fire sprinkler, fire alarm, and propane tank permits to be applied for with official plans review by the Monroe County Fire Rescue, Fire Marshal's Office.
  - Each contractor licensed to perform installation of features pertaining to Fire Code and Life Safety and shall submit separate plans for review and permitting.
- All material & installation shall be in accordance with FBC (2014), FFPC (2014), applicable NFPA codes, AHJ, local codes, manufactures specifications, and as per plans.

**Mission:**

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



**Rick Scott**  
Governor

**Celeste Philip, MD, MPH**  
Surgeon General and Secretary

**Vision:** To be the Healthiest State in the Nation

---

August 9, 2016

Nick Batty, Esq.  
SMITH OROPEZA HAWKS, P.L.  
138 - 142 Simonton Street  
Key West, FL 33040

Dear Mr. Batty:

This letter will acknowledge receipt of your recent request for a Letter of Coordination for the proposed action to construct a new auto repair center on Lots 1 & 2, 1<sup>st</sup> Street, Big Coppitt Key, Florida. (RE NO: 00149380-000000 and 00149390-000000)

The Florida Department of Health in Monroe County is part of the permitting process for new establishments that plan to construct a public swimming pool, produce biohazardous waste, or create a mobile home or recreational vehicle park. Some food establishments are within our jurisdiction.

If the property is in an area that will not be served by central sewers, the following applies.

The Florida Department of Health in Monroe County is the permitting authority for new establishments that produce domestic wastewater flows less than or equal to 10,000 gallons per day, and new establishments producing commercial wastewater sewage flows of less than or equal to 5,000 gallons per day. (Florida Administrative Code 64E-6) Establishments that exceed these estimated flows are regulated by the Florida Department of Environmental Protection. If sewers are available to this property, you are not within our jurisdiction.

A complete plan review to determine compliance with applicable sections of the Florida Administrative Code, and Florida Statutes under our jurisdiction is required when a completed application with all required documents is submitted to this department. The proposed project must comply with the minimum specifications in effect at the time the application is submitted.

If you have any questions concerning this matter, please contact this office at any time. Your cooperation with the public health programs of the Florida Department of Health is greatly appreciated.

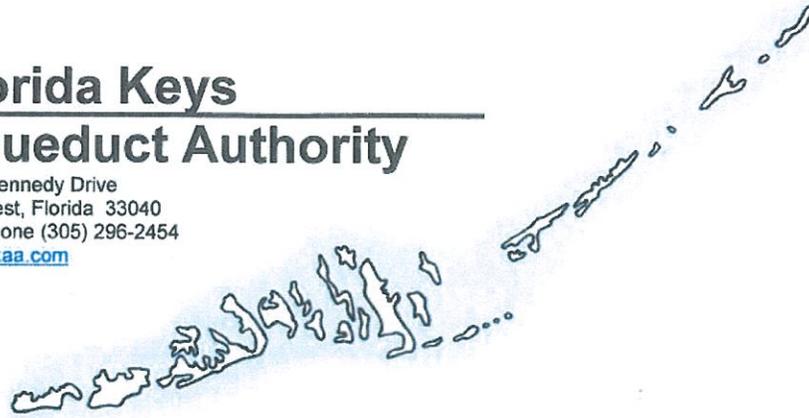
Sincerely,

William G. Brookman M.P.H.  
Director  
Community Health Programs



## Florida Keys Aqueduct Authority

1100 Kennedy Drive  
Key West, Florida 33040  
Telephone (305) 296-2454  
[www.fkaa.com](http://www.fkaa.com)



J. Robert Dean  
Chairman  
District 3

Antoinette M. Appell  
Vice-Chairman  
District 4

Cara Higgins  
District 1

David C. Ritz  
District 5

Richard J. Toppino  
District 2

Kirk C. Zuelch  
Executive Director

August 8, 2016

Nick Batty, Esq.  
SMITH OROPEZA HAWKS, P.L.  
138 - 142 Simonton Street  
Key West, FL 33040

RE: Big Coppitt Auto-Wayne and Teresa Hehe  
Lots 1 & 2 1<sup>st</sup> Street, Big Coppitt Key, Florida  
RE # 00149380-000000 & 00149390-000000

Dear Mr. Batty;

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

There is a 6-inch water main on 1<sup>st</sup> Street and Overseas Highway adjacent to proposed property.

There is an 8" sewer main with clean out connection on Overseas Highway.

A complete set of Civil and Architectural 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

# County of Monroe

The Florida Keys



## BOARD OF COUNTY COMMISSIONERS

Mayor Heather Carruthers, District 3  
Mayor Pro Tem George Neugent, District 2  
Danny L. Kolhage, District 1  
David Rice, District 4  
Sylvia J. Murphy, District 5

Mr. Nick Batty  
138 – 142 Simonton Street  
Key West, Florida  
August 3, 2016

Mr. Batty

I have reviewed your plans for lots 1 and 2, 1<sup>st</sup> Street, Big Coppit Key, and have no objections to this project.

Will Thompson  
Director, Solid Waste  
Monroe County Florida



(305) 295-1000  
1001 James Street  
PO Box 6100  
Key West, FL 33040-6100  
[www.KeysEnergy.com](http://www.KeysEnergy.com)

---

UTILITY BOARD OF THE CITY OF KEY WEST

---

August 15<sup>th</sup>, 2016

Nick Batty, Esq.  
SMITH OROPEZA HAWKS, P.L.  
138 - 142 Simonton Street  
Key West, FL 33040

RE: Wayne & Teresa Hehe  
New Auto Repair Center  
Lots 1 & 2, First Street  
Big Coppitt Key, FL

Dear Mr. Batty:

Keys Energy Services (KEYS) has reviewed the site layout for the above-reference project. It has been determined that power is available for this project and KEYS has no objection as per our review.

Should you have any questions, please feel free to contact me at 305.295.1055.

Respectfully,

A handwritten signature in blue ink that reads "Matthew Alfonso".

Matthew Alfonso  
Engineering Supervisor  
[Matthew.Alfonso@KeysEnergy.com](mailto:Matthew.Alfonso@KeysEnergy.com)

MA/mpa

Copied via electronic mail:  
Lynne Tejada, General Manager & CEO  
Jack Wetzler, Assistant General Manager & CFO  
Dale Finigan, Director of Engineering & Control

SMITH | OROPEZA | HAWKS  
ATTORNEYS AT LAW



VIA FEDERAL EXPRESS

August 16, 2016

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

Re: Minor Conditional Use Application Submittal for  
Monroe County RE Nos. 00149380-000000 and 00149390-000000 / Automotive  
Repair / Mechanic Facility

Dear Mayte:

Please find enclosed supplemental submittals in support of Mortgage Automation Corporation's ("Owner") Application for Minor Conditional Use Approval dated August 1, 2016 (the "Application") requesting a Minor Conditional Use for real property bearing Monroe County RE Numbers 00149380-000000 and 00149390-000000 and located on Big Coppitt Key, Monroe County, Florida.

The supplemental submittals consist of letters of coordination from: (1) Florida Keys Aqueduct Authority; (2) Keys Energy Services; (3) Monroe County Office of the Fire Marshal; (4) Monroe County Solid Waste Management; and (4) Florida Department of Health.

I have also enclosed a copy package of the supplemental submittals and this letter, as well as a pre-stamped, self-addressed FedEx envelope, and I request that you please date stamp the supplemental submittals and this letter and return same via the FedEx envelope.

With Monroe County's receipt of the supplemental submittals, the Application should be complete (pending waiver of items as set forth in the Application and cover letter therefor. Please do not hesitate to contact me with any questions.

Sincerely,

Barton W. Smith, Esq.  
For the Firm

BWS/llr  
Enclosures  
Cover Letter  
Supplemental Submittals (5)



## Florida Keys Aqueduct Authority

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August 8, 2016

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Lots 1 & 2 1<sup>st</sup> Street, Big Coppitt Key, Florida  
RE # 00149380-000000 & 00149390-000000

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A complete set of Civil and Architectural 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

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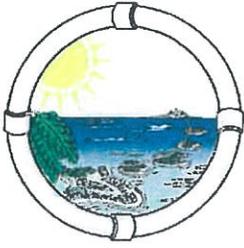
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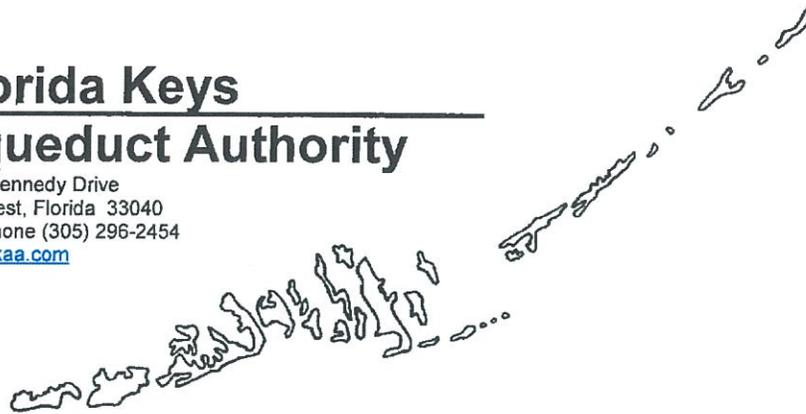
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**MONROE COUNTY FIRE RESCUE  
OFFICE OF THE FIRE MARSHAL  
DEVELOPMENT PLANS REVIEW**

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| <b>FROM:</b>    | Craig Marston, Deputy Fire Marshal   |
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  - Supplied by FKAA when requested by developer
- Locations of underground fire mains, FDCs, standpipe, fire hydrants, and fire wells require approval by Monroe County Fire Rescue, Fire Marshal's Office prior to work commencement.
  - Contractor is required to provide current and valid certificate State License Class V as provided by FAC 69A-46.
- Automatic fire sprinkler, fire alarm, and propane tank permits to be applied for with official plans review by the Monroe County Fire Rescue, Fire Marshal's Office.
  - Each contractor licensed to perform installation of features pertaining to Fire Code and Life Safety and shall submit separate plans for review and permitting.
- All material & installation shall be in accordance with FBC (2014), FFPC (2014), applicable NFPA codes, AHJ, local codes, manufactures specifications, and as per plans.

# County of Monroe

The Florida Keys



## BOARD OF COUNTY COMMISSIONERS

Mayor Heather Carruthers, District 3  
Mayor Pro Tem George Neugent, District 2  
Danny L. Kolhage, District 1  
David Rice, District 4  
Sylvia J. Murphy, District 5

Mr. Nick Batty  
138 – 142 Simonton Street  
Key West, Florida  
August 3, 2016

Mr. Batty

I have reviewed your plans for lots 1 and 2, 1<sup>st</sup> Street, Big Coppit Key, and have no objections to this project.

Will Thompson  
Director, Solid Waste  
Monroe County Florida

# County of Monroe

**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 Heather Carruthers, Dist. 3

Mayor Pro Tem George Neugent, Dist. 2

Danny L. Kollhage, Dist. 1

David Rice, Dist. 4

Sylvia Murphy, Dist. 5

*We strive to be caring, professional, and fair.*

Date: 8.01.16

Time: \_\_\_\_\_

Dear Applicant:

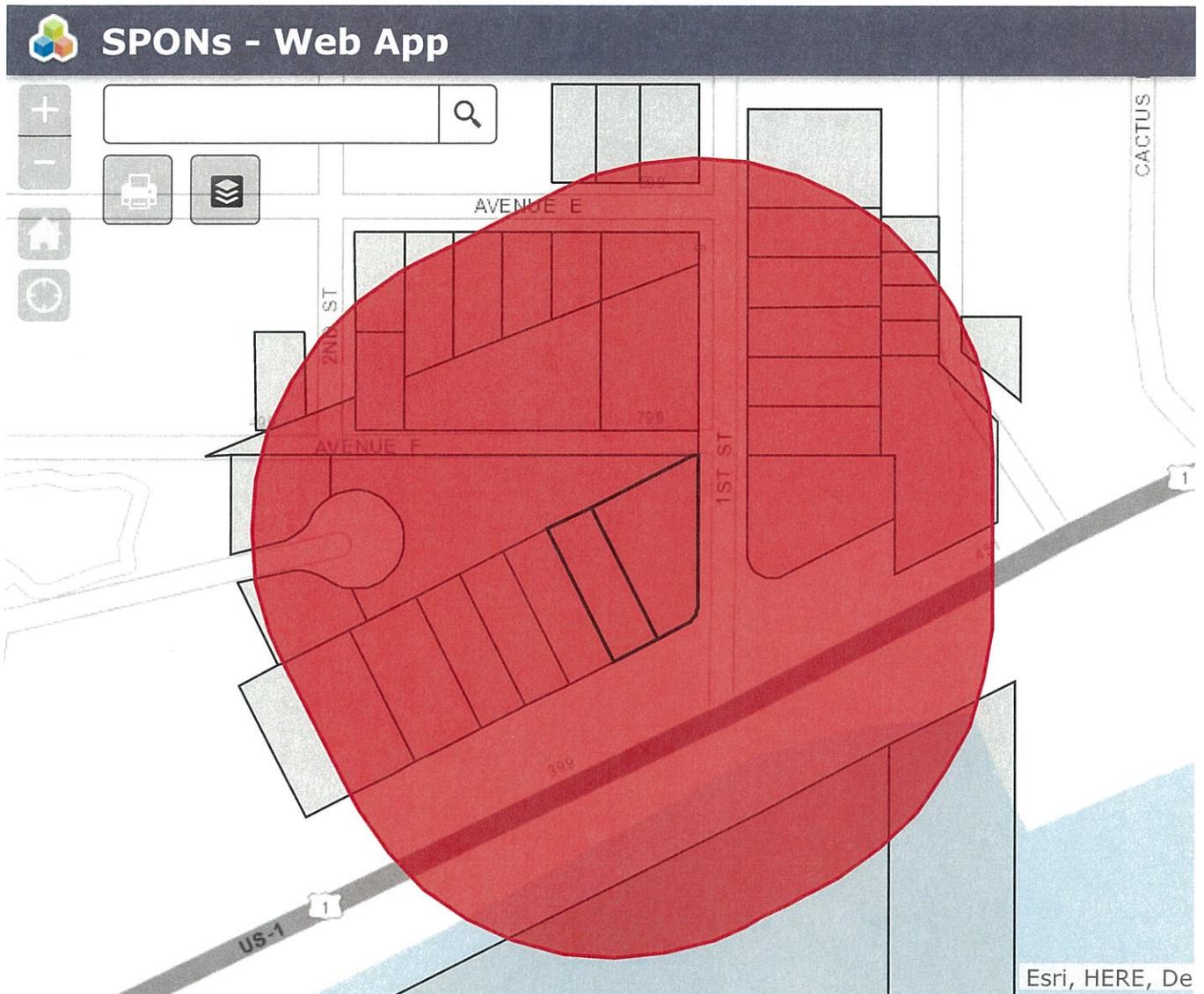
This is to acknowledge submittal of your application for Minor CU  
Type of application

Mortgage Automation Corp to the Monroe County Planning Department.  
Project/Name

Thank you.

A handwritten signature in blue ink that reads 'Gail Creech'.

Planning Staff



Verified GC

200ft  
24.596 -81.659 Degrees

✓ 678 US 1 LLC  
728 PRADO CIR  
KEY WEST, FL 33040-7601

✓ AGIN EDWARD AND LINDA  
1520 CATHERINE ST  
KEY WEST, FL 33040-3530

✓ ANDERSON STEVEN AND MARY  
535 AVENUE E  
KEY WEST, FL 33040-5550

✓ CAFFREY JOSEPH F AND WENDELIN H  
GLEASON  
17367 E ALLAMANDA DR  
SUGARLOAF KEY, FL 33042

✓ CLEMENTS JOSEPH P  
728 PRADO CIR  
KEY WEST, FL 33040-7601

✓ COBAS FRANCISCA CRUZ  
3 ED SWIFT RD  
KEY WEST, FL 33040-5638

★ DION COMMERCIAL PROPERTIES LLC  
638 UNITED ST  
KEY WEST, FL 33040-3250

✓ FERRER ONEIDA L/E  
321 OVERSEAS HWY APT A  
KEY WEST, FL 33040-4312

✓ FLORIDA KEYS FUNERAL SERVICES LLC  
328 TRUMAN AVE  
KEY WEST, FL 33040-7343

✓ FLORIDA RESIDENTIAL INVESTMENTS INC  
PO BOX 208  
LARGO, FL 33779-0208

✓ FREE GAYLEN R AND KIMBERLY A  
33A PALMETTO DR  
KEY WEST, FL 33040-5641

✓ MONGELLI DAVID E AND KIMBERLY ANN  
504 AVENUE E  
KEY WEST, FL 33040-5508

✓ MONROE COUNTY  
500 WHITEHEAD ST  
KEY WEST, FL 33040

✓ MUSARRA FRANK P AND DEBORAH  
115 NE NARANJA AVE  
PORT SAINT LUCIE, FL 34983-8448

✓ RAINER GREGORY J AND MONA LISA  
545 AVENUE E  
KEY WEST, FL 33040-5550

✓ RODRIGUEZ JULIE ANN  
22817 PRIVATEER DR  
CUDJOE KEY, FL 33042

✓ RUIZ MANUEL AND CHRISTINA  
1 W CYPRESS TER  
KEY WEST, FL 33040-6234

✓ SCOTTISH RITE TEMPLE ASSOC OF KW FL INC  
PO BOX 1247  
KEY WEST, FL 33041-1247

✓ SMITH CHARLES CASEY AND SARAH  
732 PRADO CIR  
KEY WEST, FL 33040-7601

✓ SMITH LEONARDA A  
16 1ST ST  
KEY WEST, FL 33040-5612

✓ SNYDER MICHAEL B  
508 AVENUE E  
KEY WEST, FL 33040-5508

✓ STOVER GLENN G  
10 1ST ST  
KEY WEST, FL 33040-5612

✓ SUHL JAMES D  
2 ED SWIFT RD  
KEY WEST, FL 33040-5639

✓ UNITED PENTECOSTAL OF THE KEYS INC  
PO BOX 2755  
KEY WEST, FL 33045-2755

★ UNITED STATES OF AMERICA  
PO BOX 10068  
CHARLESTON, SC 29411-0068

✓ VALDEZ WENDY LYNN  
67 AVENUE F UNIT A  
KEY WEST, FL 33040-5570

✓ VAZQUEZ RAYMOND  
22 DRIFTWOOD DR  
KEY WEST, FL 33040-6216

Labels GC 1 of 1  
★ = added to applicant labels

**End of Additional File 2016-129**

# SMITH | OROPEZA | HAWKS

ATTORNEYS AT LAW



VIA HAND DELIVERY

August 1, 2016

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

Re: Minor Conditional Use Application Submittal for  
Monroe County RE Nos. 00149380-000000 and 00149390-000000 / Automotive  
Repair / Mechanic Facility

Dear Mayte:

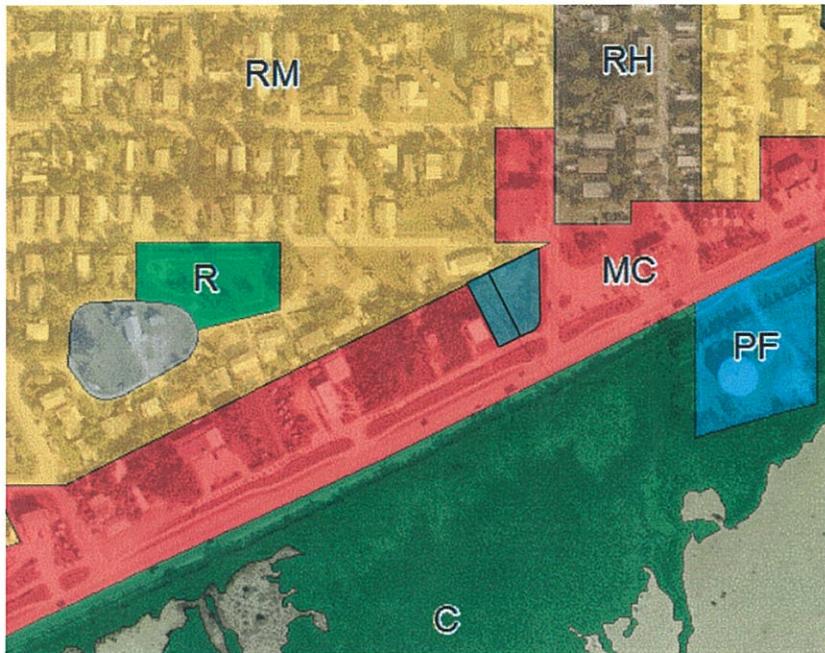
Please find enclosed an Application for Minor Conditional Use Approval (the "Application") requesting a Minor Conditional Use for Mortgage Automation Corporation's ("Owner") real property bearing Monroe County RE Numbers 00149380-000000 and 00149390-000000 and located on Big Coppitt Key, along with a check in the amount of \$13,852.00.

In connection with the Application, I have enclosed the site plans and associated plans prepared by Perez Engineering & Development, Inc. ("Plans"). I have also enclosed a copy package of the Application and this letter, and I request that you please date stamp the Application, this letter, and the Plans and return the copy package to the individual who hand delivered it.

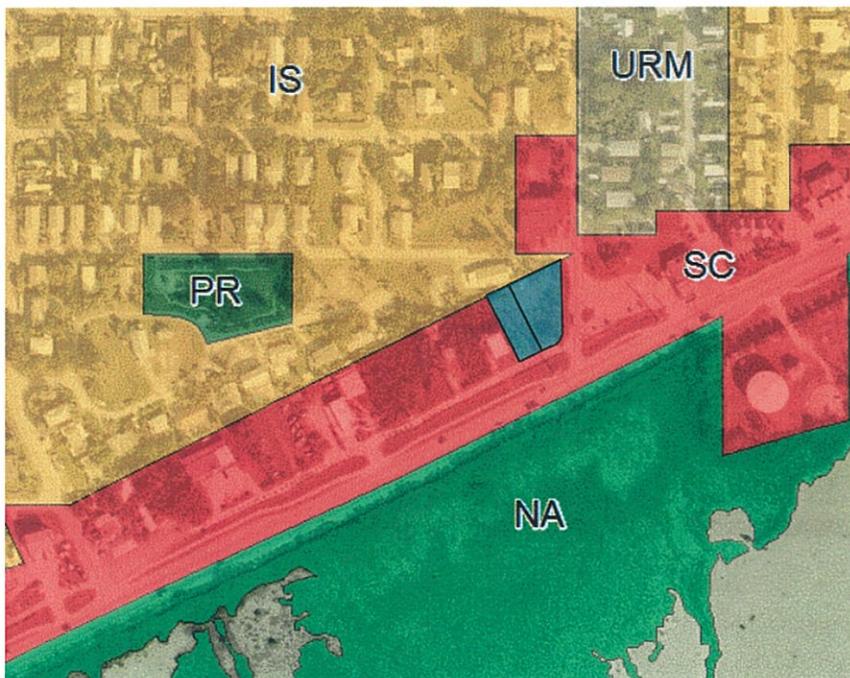
## I. THE PROPERTIES

The Properties consist of RE No. 00149380-000000 (the "East Property"), a vacant parcel having a total land area of 12,572 square feet, and RE No. 00149390-000000 (the "West Property" and collectively, the "Properties"), a vacant parcel having a total land area of 7,500 square feet. Both Properties have a Mixed Use/Commercial (MC) Future Land Use Designation, a Suburban Commercial (SC) Land Use (Zoning) Designation, and are designated Tier III. The Properties are composed of Exotic Habitat. Depictions of the FLUM, LUD, Tier Map and Habitat Map for the Properties are reproduced on the following pages for ease of reference (Properties shown in blue).

**Future Land Use Map:**



**Land Use District Map:**



**Tier Map:**



**Habitat Map:**



## II. DEVELOPMENT REQUESTED

Monroe County Code (“Code”) Section 101-1 defines Industrial Use as “a use devoted to the manufacture, warehousing, assembly, packaging, processing, fabrication, storage or distribution of goods and materials whether new or used or the substantial refinishing, repair and/or rebuilding of vehicles or boats.” Heavy Industrial Uses have greater than average potential impacts on the environment, and are characterized by significant impacts on adjacent uses in terms of noise, hazards, and odors with a significant external use component. Junkyards, marine railways and dry docks, and bulk petroleum storage are examples of heavy industrial uses. Light industrial uses include any industrial uses which are not Heavy Industrial Uses. As such, the proposed automotive repair/mechanic facility qualifies as a Light Industrial Use under Section 101-1.

Pursuant to Code Section 130-42, the Suburban Commercial (SC) Land Use (Zoning) District was implemented to establish areas for commercial uses designed and intended primarily to serve the needs of the immediate planning area in which they are located. In the SC District, Light Industrial Uses are permissible as minor conditional uses, provided that: (1) the developed parcel does not have an area greater than two acres; (2) the use is separated from any established residential use by at least a class C bufferyard; and (3) all outside storage areas are screened from adjacent uses by a solid fence, wall, or hedge at least six feet in height. *See* Code Section 130-93.

The Properties contain a total square footage of 20,072 square feet, or 0.46 acres, and as such are a suitable size for the light industrial use. There are no residential uses immediately abutting the Properties, and therefore no class C bufferyard is required. A Minor Conditional Use to allow the light industrial use is therefore appropriate.

Owner seeks to develop a 4,281 square foot, single story automotive repair building on the Properties, together with attendant parking, as well as paving and landscaping.

## III. DEVELOPMENT STANDARDS

The following represent relevant development standards for the Property:

**Parking:**

Repair and Service of Vehicles: 3.0 parking spaces per service/repair bay or 3.0 spaces per 1,000 square feet of non-residential floor area within building, whichever is greater. Service/repair bays do not count as parking spaces. Sec. 114-67(c). The Plans are in compliance.

**Loading Spaces:**

All nonresidential uses: 1 11x55 foot loading space for development between 2,500 and 19,999 square feet. Sec. 114-69. The Plans depict a loading space of adequate size and are in compliance.

**Parking Landscaping:** Class "A". Sec. 114-99. Landscaping as depicted on the Plans is in compliance.

**Bufferyards:**

Where adjoining IS District (rear of property): Class "D" Bufferyard. Sec. 114-126(a).

Where adjoining SC District: No Bufferyard required. Sec. 114-126(a).

U.S.1 frontage: Major Street Buffer Class "C"; Scenic Corridor Class "E".

The required bufferyards are depicted on the Plans and are in compliance.

**IV. SUBMITTAL AND REQUESTED WAIVERS**

The Owner requests a waiver of the submission of a traffic study for the development. Pursuant to the 9<sup>th</sup> Edition, Florida Department of Transportation Trip Generation Spreadsheet, Automotive Care Centers generate 15.86 trips per 1,000 square feet per day, and 3.38 trips per 1,000 square feet PM peak period rate (per hour).

The Owner requests a waiver of the submission of a Construction Phasing Plan, as the single building to be developed will be developed in one continuous phase.

The Owner has not included (1) a Construction Management Plan; or (2) proof of coordination from the relevant governmental entities. These documents will be forthcoming in the form of a supplemental submittal. All other documents are included.

Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'BWS', with a long horizontal flourish extending to the right.

Barton W. Smith, Esq.  
For the Firm

BWS/llr  
Enclosures  
Application  
Check  
Cover Letter  
Copy Package of Same

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



**Request for a Minor Conditional Use Permit**

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

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

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

Advertising Costs: \$245.00

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

Traffic Study Review: \$5,000.00

**Date of Submittal:** 08 / 01 / 2016  
Month Day Year

**Applicant/Agent Authorized to Act for the Property Owner:**

|   |   |
|---|---|
| <u>Smith Oropeza Hawks, PL / Barton W. Smith, Esq.</u>              | <u>Barton W. Smith, Esq.</u>                              |
| <small>Applicant (Name of Person, Business or Organization)</small> | <small>Name of Person Submitting this Application</small> |

|   |
|---|
| <u>138 Simonton Street, Key West, FL 33040</u>                    |
| <small>Mailing Address (Street, City, State and Zip Code)</small> |

|                              |                              |
|------------------------------|------------------------------|
| <u>305-296-7227</u>          | <u>bart@smithoropeza.com</u> |
| <small>Daytime Phone</small> | <small>Email Address</small> |

**Property Owner:**

|  |                               |
|--|-------------------------------|
| <u>Mortgage Automation Corporation</u> | <u>Teresa Hehe</u>            |
| <small>(Name/Entity)</small>           | <small>Contact Person</small> |

|   |
|---|
| <u>79 Seaside N Court, Key West, FL 33040</u>                     |
| <small>Mailing Address (Street, City, State and Zip Code)</small> |

|                              |                              |
|------------------------------|------------------------------|
| <u>See Agent</u>             | <u>See Agent</u>             |
| <small>Daytime Phone</small> | <small>Email Address</small> |

**Legal Description of Property:**

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

|   |                    |  |                        |
|---|--------------------|--|------------------------|
| <u>1</u>  | <u>1, 2</u>        | <u>Coppitt Sub Amended</u>             | <u>Big Coppitt Key</u> |
| <small>Block</small>  | <small>Lot</small> | <small>Subdivision</small>             | <small>Key</small>     |
| <u>00149380-000000/00149390-000000</u>                        |                    | <u>1194506/1194514</u>                 |                        |
| <small>Real Estate (RE) Number</small>                        |                    | <small>Alternate Key Number</small>    |                        |
| <u>Vacant Land/Overseas Highway, Big Coppitt, FL 33040</u>    |                    | <u>Aprx. MM 10</u>                     |                        |
| <small>Street Address (Street, City, State, Zip Code)</small> |                    | <small>Approximate Mile Marker</small> |                        |

APPLICATION

Land Use District Designation of Property: Suburban Commercial

Present Land Use of Property: Vacant

Proposed Land Use of Property: Automotive Repair /Mechanic Facility

Total Area of Property: 20,072 sf

Total Upland Area within Property: 20,072 sf

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

1 Total number of non-residential buildings

4,281 Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

\_\_\_\_\_ Total number of residential buildings

\_\_\_\_\_ Total number of permanent, market-rate units

\_\_\_\_\_ Total number of permanent, affordable units

\_\_\_\_\_ 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 x

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

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

- 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 – 6 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)
- Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 6 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
  - Land Use (Zoning) District designation(s) of site
  - Tier designation(s) of the site
  - Flood zones pursuant to the Flood Insurance Rate Map

## APPLICATION

- 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 – 6 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 – 6 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 – 6 sets (drawn at an appropriate standard architectural scale)
- Building Elevations for all proposed structures and for any existing structures to be modified – 6 sets (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure)
- Traffic Study, prepared by a licensed traffic engineer      Waiver requested; See Cover Letter
- 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)      To be included with Supplemental Submittals
- Typed name and address mailing labels of all property owners within a 300 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included

APPLICATION

- Radius report from Monroe County Property Appraiser supporting the required labels
- Proof of Coordination are required from the following: To be included with Supplemental Submittals
  - 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 Waiver Requested
- 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)

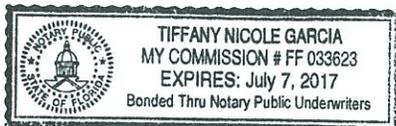
If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

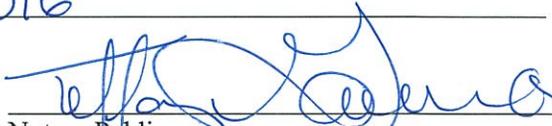
\* \* \* \* \*

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:  Date: 8-1-2016

Sworn before me this 1 day of August 2016



  
Notary Public  
My Commission Expires

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

## **Agent Authorization**

08/01/2016

(Date)

I hereby authorize Smith Oropeza Hawks, PL / Barton W. Smith be listed as authorized agent  
(Name of Agent)

for Mortgage Automation Corporation for the application submittal for  
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: 1,2, Block 1,

Subdivision: Coppitt Sub Amd, Key (island): Big Coppitt Key

and Real Estate number: AK 1194514/1194506.

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.

Teresa Hehe

Property Owner(s) Signature

Teresa Hehe / CEO and Director

Printed Name of Owner(s)

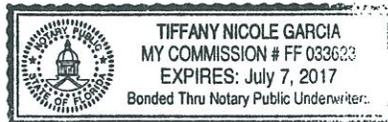
NOTARY:  
STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 1 day of August, 2016.

Teresa Hehe is \_\_\_\_\_ personally known X produced identification

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

Tiffany Garcia  
Notary



## **Proof of Ownership**

Prepared by and return to: THE CLOSING DEPT., INC.  
Address: 3432 DUCK AVENUE  
KEY WEST, FL. 33040

11/03/2015 11:15AM  
DEED DOC STAMP CL: Krys \$2,177.00

\$311,000.00

Doc# 2051757  
Bk# 2767 Pg# 2180

# Warranty Deed

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 2nd day of NOVEMBER A. D. 2015,

Between, **UNITED PENTECOSTAL CHURCH OF THE KEYS, INC. a Florida Non Profit Corporation**

Whose address is PO Box 2755, Key West, FL 33045-2755  
of the County of Monroe, in the State of Florida, party of the first part, and

**MORTGAGE AUTOMATION CORPORATION, a Florida Corporation**

Whose address is 79 Seaside North Court, Key West, FL 33040  
of the County of Monroe, in the State of Florida, party of the second part,

**Witnesseth**, that the said party of the first part, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** ----- Dollars to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe State of Florida, to wit:

**Lot 1, Block 1, Amended Plat of Coppitt Subdivision, a resubdivision of Plat Book 3, Page 116 located in Government Lot 5, Section 22, Township 67 South, Range 26 East, Big Coppitt Key, according to the plat thereof recorded in Plat Book 4, Page 50, of the Public Records of Monroe County, Florida.**

**AND**

**Lot 2, Block 1, Amended Plat of Coppitt Subdivision, a resubdivision of Plat Book 3, Page 116 located in Government Lot 5, Section 22, Township 67 South, Range 26 East, Big Coppitt Key, according to the plat thereof recorded in Plat Book 4, Page 50, of the Public Records of Monroe County, Florida.**

**SUBJECT TO** taxes for the year 2016 and subsequent years.

**SUBJECT TO** easements, restrictions and reservations of record, but this reference thereto shall not operate to reimpose same.

**Property Appraiser's Parcel Identification No: 00149380-000000 and 00149390-000000  
Alternate Key No. 1194506 and 1194514**

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

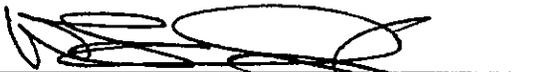
**In Witness Whereof**, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witnesses:

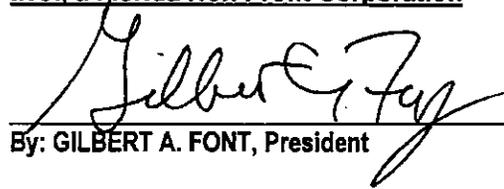
**UNITED PENTECOSTAL CHURCH OF THE KEYS, INC., a Florida Non Profit Corporation**

#1

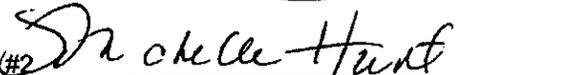


Printed Name:

Wendy S. Gonzalez

  
By: GILBERT A. FONT, President

#2



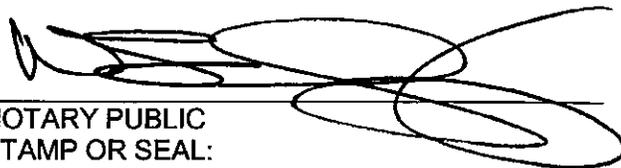
Printed Name

Michelle Hunt

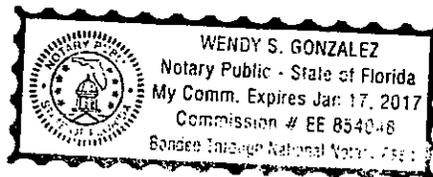
State of Florida

County of Monroe

The foregoing instrument was acknowledged before me this <sup>Nov.</sup> 2, 2015 by GILBERT A. FONT as President of UNITED PENTECOSTAL CHURCH OF THE KEYS, INC., a Florida Non Profit Corporation, who is/are personally known to me or who have produced N/A as identification and who did (did not) take an oath.

  
NOTARY PUBLIC  
STAMP OR SEAL:

CD-5357



MONROE COUNTY  
OFFICIAL RECORDS

## **Current PR Cards**



**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: 1194506 Parcel ID: 00149380-000000**

### Ownership Details

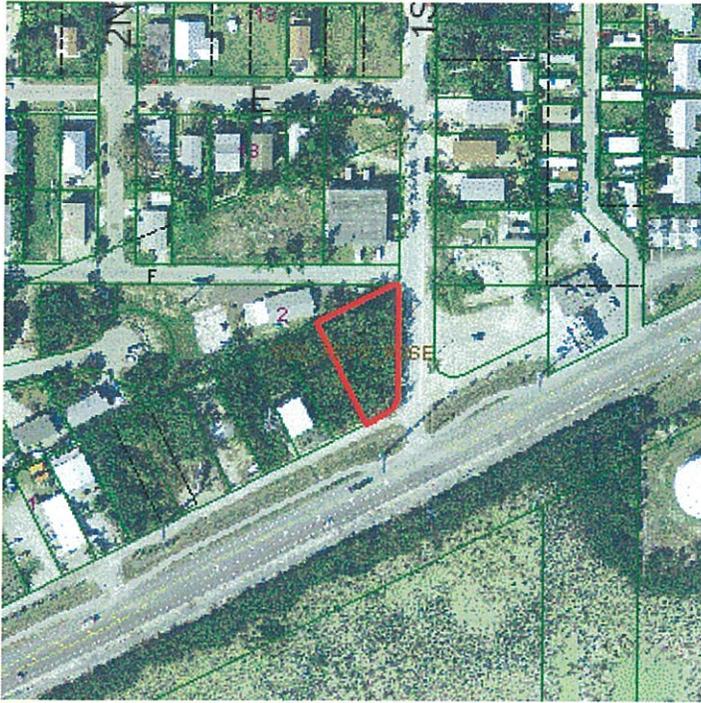
**Mailing Address:**  
MORTGAGE AUTOMATION CORPORATION  
79 SEASIDE NORTH CT  
KEY WEST, FL 33040-5292

### Property Details

**PC Code:** 10 - VACANT COMMERCIAL  
**Millage Group:** 100B  
**Affordable Housing:** No  
**Section-Township-Range:** 22-67-26  
**Property Location:** OVERSEAS HWY BIG COPPITT KEY  
**Subdivision:** COPPITT SUBD AMD  
**Legal Description:** BK 1 LT 1 COPPITT SUB AMENDED PLAT BIG COPPITT KEY PB4-50 OR504-940 OR942-1738 OR1224-151/52 OR1388-1799CT OR2565-1074/75 OR2767-2180/81

**Click Map Image to open interactive viewer**





## Land Details

| Land Use Code             | Frontage | Depth | Land Area    |
|---------------------------|----------|-------|--------------|
| 1M0H - COMMERCIAL HIGHWAY | 0        | 0     | 12,572.00 SF |

## Appraiser Notes

THIS PARCEL IS NOT BEING USED AND IS VEGETATED.LEAVE THE VALUE OVERRIDE. 005/039

11/24/2015 BEN. SALE REVIEW.

## 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 |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2015      | 0                | 2,454                        | 90,945           | 93,399                    | 93,399               | 93,399              | 0                    |
| 2014      | 0                | 2,226                        | 90,945           | 93,171                    | 89,149               | 93,171              | 0                    |
| 2013      | 0                | 2,226                        | 78,819           | 81,045                    | 81,045               | 81,045              | 0                    |
| 2012      | 0                | 2,226                        | 31,528           | 33,754                    | 33,754               | 0                   | 33,754               |
| 2011      | 0                | 2,226                        | 31,528           | 33,754                    | 33,754               | 0                   | 33,754               |
| 2010      | 0                | 2,226                        | 38,803           | 41,029                    | 41,029               | 0                   | 41,029               |
| 2009      | 0                | 2,226                        | 83,669           | 85,895                    | 85,895               | 0                   | 85,895               |
| 2008      | 0                | 2,226                        | 98,221           | 100,447                   | 100,447              | 0                   | 100,447              |
| 2007      | 0                | 2,030                        | 303,150          | 45,000                    | 45,000               | 0                   | 45,000               |
| 2006      | 0                | 2,030                        | 303,150          | 45,000                    | 45,000               | 0                   | 45,000               |
| 2005      | 0                | 2,030                        | 242,520          | 38,408                    | 38,408               | 0                   | 38,408               |
| 2004      | 0                | 2,030                        | 72,756           | 38,408                    | 38,408               | 0                   | 38,408               |
| 2003      | 0                | 2,030                        | 72,756           | 38,408                    | 38,408               | 0                   | 38,408               |

|      |   |       |        |        |        |   |        |
|------|---|-------|--------|--------|--------|---|--------|
| 2002 | 0 | 2,030 | 72,756 | 38,408 | 38,408 | 0 | 38,408 |
| 2001 | 0 | 2,030 | 60,630 | 38,408 | 38,408 | 0 | 38,408 |
| 2000 | 0 | 1,136 | 60,630 | 37,514 | 37,514 | 0 | 37,514 |
| 1999 | 0 | 1,136 | 60,630 | 37,514 | 37,514 | 0 | 37,514 |
| 1998 | 0 | 4,317 | 48,504 | 33,672 | 33,672 | 0 | 33,672 |
| 1997 | 0 | 4,570 | 48,504 | 33,672 | 33,672 | 0 | 33,672 |
| 1996 | 0 | 3,515 | 48,504 | 32,617 | 32,617 | 0 | 32,617 |
| 1995 | 0 | 3,739 | 48,504 | 52,243 | 52,243 | 0 | 52,243 |
| 1994 | 0 | 3,906 | 48,504 | 52,410 | 52,410 | 0 | 52,410 |
| 1993 | 0 | 4,073 | 48,504 | 52,577 | 52,577 | 0 | 52,577 |
| 1992 | 0 | 4,297 | 48,504 | 52,801 | 52,801 | 0 | 52,801 |
| 1991 | 0 | 4,464 | 48,504 | 52,968 | 52,968 | 0 | 52,968 |
| 1990 | 0 | 4,631 | 36,378 | 41,009 | 41,009 | 0 | 41,009 |
| 1989 | 0 | 4,855 | 34,559 | 39,414 | 39,414 | 0 | 39,414 |
| 1988 | 0 | 3,515 | 27,284 | 30,799 | 30,799 | 0 | 30,799 |
| 1987 | 0 | 3,633 | 21,221 | 24,854 | 24,854 | 0 | 24,854 |
| 1986 | 0 | 3,789 | 21,221 | 25,010 | 25,010 | 0 | 25,010 |
| 1985 | 0 | 0     | 19,320 | 19,320 | 19,320 | 0 | 19,320 |
| 1984 | 0 | 0     | 19,320 | 19,320 | 19,320 | 0 | 19,320 |
| 1983 | 0 | 0     | 19,320 | 19,320 | 19,320 | 0 | 19,320 |
| 1982 | 0 | 0     | 12,053 | 12,053 | 12,053 | 0 | 12,053 |

## 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 |
|-----------|----------------------------|---------|------------|---------------|
| 11/2/2015 | 2767 / 2180                | 311,000 | WD         | 05            |
| 4/13/2012 | 2565 / 1074                | 105,000 | WD         | 17            |
| 2/1/1996  | 1388 / 1799                | 35,000  | CT         | M             |
| 5/1/1985  | 942 / 1738                 | 43,500  | WD         | M             |

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Monroe County Property Appraiser  
Scott P. Russell, CFA  
P.O. Box 1176 Key West, FL 33041-1176



**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: 1194514 Parcel ID: 00149390-000000**

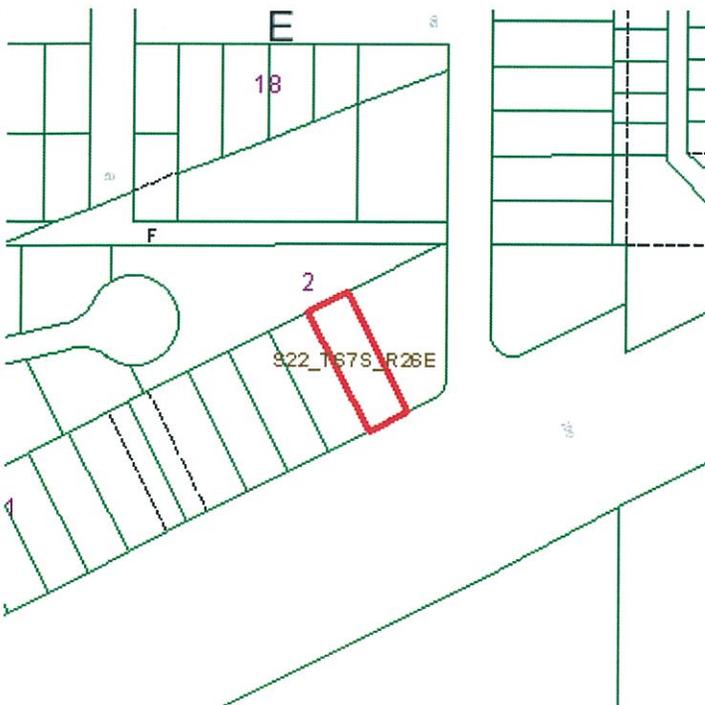
### Ownership Details

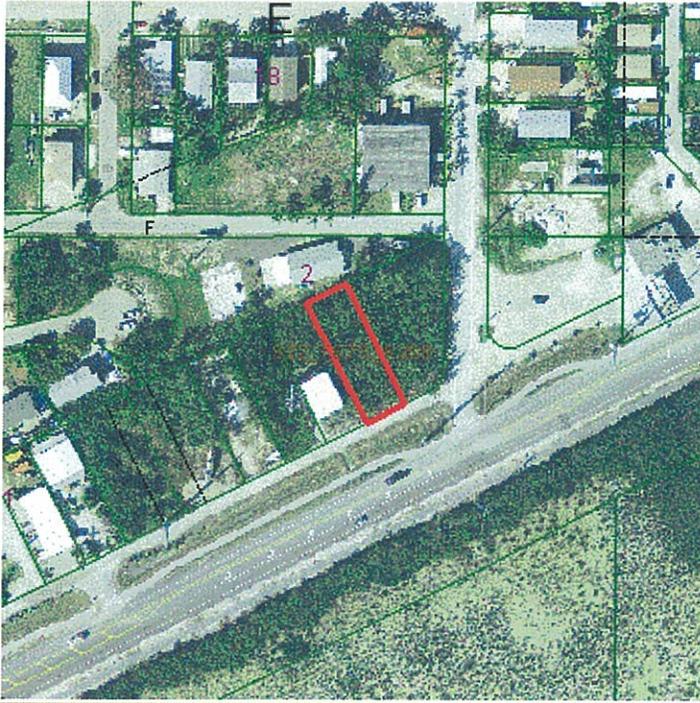
**Mailing Address:**  
MORTGAGE AUTOMATION CORPORATION  
79 SEASIDE NORTH CT  
KEY WEST, FL 33040-5292

### Property Details

**PC Code:** 10 - VACANT COMMERCIAL  
**Millage Group:** 100B  
**Affordable Housing:** No  
**Section-Township-Range:** 22-67-26  
**Property Location:** OVERSEAS HWY BIG COPPITT KEY  
**Subdivision:** COPPITT SUBD AMD  
**Legal Description:** BK 1 LT 2 COPPITT SUB AMENDED PLAT BIG COPPITT KEY PB4-50 OR504-940 OR942-1738 OR1124-151/52 OR1388-1799CT OR2565-1076/77 OR2767-2180/81

**Click Map Image to open interactive viewer**





## Land Details

| Land Use Code             | Frontage | Depth | Land Area   |
|---------------------------|----------|-------|-------------|
| 1M0H - COMMERCIAL HIGHWAY | 0        | 0     | 7,500.00 SF |

## Appraiser Notes

11/24/2015 BEN. SALE REVIEW.

## 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 |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2015      | 0                | 0                            | 37,500           | 37,500                    | 37,500               | 37,500              | 0                    |
| 2014      | 0                | 0                            | 37,500           | 37,500                    | 37,500               | 37,500              | 0                    |
| 2013      | 0                | 0                            | 37,500           | 37,500                    | 37,500               | 37,500              | 0                    |
| 2012      | 0                | 0                            | 15,000           | 15,000                    | 15,000               | 0                   | 15,000               |
| 2011      | 0                | 0                            | 15,000           | 15,000                    | 15,000               | 0                   | 15,000               |
| 2010      | 0                | 0                            | 15,000           | 15,000                    | 15,000               | 0                   | 15,000               |
| 2009      | 0                | 0                            | 31,500           | 31,500                    | 31,500               | 0                   | 31,500               |
| 2008      | 0                | 0                            | 36,000           | 36,000                    | 36,000               | 0                   | 36,000               |
| 2007      | 0                | 0                            | 90,000           | 90,000                    | 90,000               | 0                   | 90,000               |
| 2006      | 0                | 0                            | 90,000           | 90,000                    | 90,000               | 0                   | 90,000               |
| 2005      | 0                | 0                            | 67,500           | 67,500                    | 67,500               | 0                   | 67,500               |
| 2004      | 0                | 0                            | 45,000           | 27,000                    | 27,000               | 0                   | 27,000               |
| 2003      | 0                | 0                            | 30,000           | 18,000                    | 18,000               | 0                   | 18,000               |
| 2002      | 0                | 0                            | 30,000           | 18,000                    | 18,000               | 0                   | 18,000               |

|      |   |   |        |        |        |   |        |
|------|---|---|--------|--------|--------|---|--------|
| 2001 | 0 | 0 | 30,000 | 18,000 | 18,000 | 0 | 18,000 |
| 2000 | 0 | 0 | 30,000 | 18,000 | 18,000 | 0 | 18,000 |
| 1999 | 0 | 0 | 30,000 | 18,000 | 18,000 | 0 | 18,000 |
| 1998 | 0 | 0 | 30,000 | 18,000 | 18,000 | 0 | 18,000 |
| 1997 | 0 | 0 | 30,000 | 18,000 | 18,000 | 0 | 18,000 |
| 1996 | 0 | 0 | 30,000 | 18,000 | 18,000 | 0 | 18,000 |
| 1995 | 0 | 0 | 30,000 | 30,000 | 30,000 | 0 | 30,000 |
| 1994 | 0 | 0 | 30,000 | 30,000 | 30,000 | 0 | 30,000 |
| 1993 | 0 | 0 | 30,000 | 30,000 | 30,000 | 0 | 30,000 |
| 1992 | 0 | 0 | 30,000 | 30,000 | 30,000 | 0 | 30,000 |
| 1991 | 0 | 0 | 30,000 | 30,000 | 30,000 | 0 | 30,000 |
| 1990 | 0 | 0 | 33,750 | 33,750 | 33,750 | 0 | 33,750 |
| 1989 | 0 | 0 | 33,750 | 33,750 | 33,750 | 0 | 33,750 |
| 1988 | 0 | 0 | 16,875 | 16,875 | 16,875 | 0 | 16,875 |
| 1987 | 0 | 0 | 13,125 | 13,125 | 13,125 | 0 | 13,125 |
| 1986 | 0 | 0 | 13,125 | 13,125 | 13,125 | 0 | 13,125 |
| 1985 | 0 | 0 | 12,000 | 12,000 | 12,000 | 0 | 12,000 |
| 1984 | 0 | 0 | 12,000 | 12,000 | 12,000 | 0 | 12,000 |
| 1983 | 0 | 0 | 12,000 | 12,000 | 12,000 | 0 | 12,000 |
| 1982 | 0 | 0 | 9,000  | 9,000  | 9,000  | 0 | 9,000  |

## 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 |
|-----------|----------------------------|---------|------------|---------------|
| 11/2/2015 | 2767 / 2180                | 311,000 | <u>WD</u>  | <u>05</u>     |
| 4/13/2012 | 2565 / 1076                | 0       | <u>WD</u>  | <u>17</u>     |
| 2/1/1996  | 1388 / 1799                | 1       | <u>CT</u>  | <u>M</u>      |
| 5/1/1985  | 942 / 1738                 | 1       | <u>WD</u>  | <u>M</u>      |

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Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176

# Photographs of Site

Photograph from U.S. Highway 1



Photograph from 1<sup>st</sup> Street



## **Written Description of Project**

**Written Description of Project**

The project consists of the development of a 4,281 square foot, single story building to be utilized as an automotive repair facility, together with attendant parking, as well as paving and landscaping. Please see attached Plans. All construction will be completed in one phase.

## **Mailing Labels and Radius Report**

USA DEPARTMENT OF FISH AND  
WILDLIFE  
1875 CENTURY BLVD NE STE 420  
ATLANTA, GA 30345-3390

~~USA DEPARTMENT OF FISH AND  
WILDLIFE  
1875 CENTURY BLVD NE STE 420  
ATLANTA, GA 30345-3390~~

✓ MONGELLI DAVID E AND KIMBERLY  
ANN  
504 AVENUE E  
KEY WEST, FL 33040-5508

✓ COBAS FRANCISCA CRUZ  
3 ED SWIFT RD  
KEY WEST, FL 33040-5638

✓ FERRER ONEIDA L/E  
321 OVERSEAS HWY APT A  
KEY WEST, FL 33040-4312

~~CONFIDENTIAL DATA F.S. 119.07~~

✓ RUIZ MANUEL AND CHRISTINA  
1 W CYPRESS TER  
KEY WEST, FL 33040-6234

✓ RAINER GREGORY J AND MONA LISA  
545 AVENUE E  
KEY WEST, FL 33040-5550

✓ UNITED PENTECOSTAL OF THE KEYS INC  
C/O FONT GILBERT JR

PO BOX 2755  
KEY WEST, FL 33045-2755

✓ 678 US 1 LLC  
728 PRADO CIR  
KEY WEST, FL 33040-7601

✓ FLORIDA RESIDENTIAL INVESTMENTS  
INC  
PO BOX 208  
LARGO, FL 33779-0208

✓ MONROE COUNTY  
500 WHITEHEAD ST  
KEY WEST, FL 33040

LAND 10031 LLC  
4900 W HUNDRED RD  
CHESTER, VA 23831-1623

✓ FREE GAYLEN R AND KIMBERLY A  
33A PALMETTO DR  
KEY WEST, FL 33040-5641

✓ CLEMENTS JOSEPH P  
728 PRADO CIR  
KEY WEST, FL 33040-7601

✓ SMITH LEONARDA A  
16 1ST ST  
KEY WEST, FL 33040-5612

~~678 US 1 LLC  
728 PRADO CIR  
KEY WEST, FL 33040-7601~~

~~LAND 10031 LLC  
4900 W HUNDRED RD  
CHESTER, VA 23831-1623~~

~~LAND 10031 LLC  
4900 W HUNDRED RD  
CHESTER, VA 23831-1623~~

✓ FLORIDA KEYS FUNERAL SERVICES LLC  
328 TRUMAN AVE  
KEY WEST, FL 33040-7343

✓ AGIN EDWARD AND LINDA  
1520 CATHERINE ST  
KEY WEST, FL 33040-3530

✓ RODRIGUEZ JULIE ANN  
22817 PRIVATEER DR  
CUDJOE KEY, FL 33042

~~MORTGAGE AUTOMATION  
CORPORATION  
79 SEASIDE NORTH CT  
KEY WEST, FL 33040-5292~~

✓ VAZQUEZ RAYMOND  
22 DRIFTWOOD DR  
KEY WEST, FL 33040-6216

✓ STOVER GLENN G  
10 1ST ST  
KEY WEST, FL 33040-5612

✓ SMITH CHARLES CASEY AND SARAH  
732 PRADO CIR  
KEY WEST, FL 33040-7601

~~CONFIDENTIAL DATA F.S. 119.07~~

~~MORTGAGE AUTOMATION  
CORPORATION  
79 SEASIDE NORTH CT  
KEY WEST, FL 33040-5292~~

~~LAND 10031 LLC  
4900 W HUNDRED RD  
CHESTER, VA 23831-1623~~

✓ SNYDER MICHAEL B  
508 AVENUE E  
KEY WEST, FL 33040-5508

✓ MUSARRA FRANK P AND DEBORAH  
115 NE NARANJA AVE  
PORT SAINT LUCIE, FL 34983-8448

✓ SCOTTISH RITE TEMPLE ASSOC OF KW  
FL INC  
PO BOX 1247  
KEY WEST, FL 33041-1247

✓ VALDEZ WENDY LYNN  
67 AVENUE F UNIT A  
KEY WEST, FL 33040-5570

~~CONFIDENTIAL DATA F.S. 119.07~~

~~SCOTTISH RITE TEMPLE ASSOC OF KW  
FL INC  
PO BOX 1247  
KEY WEST, FL 33041-1247~~

✓ CAFFREY JOSEPH F AND WENDELIN H  
GLEASON  
17367 ALLAMANDA DR  
SUMMERLAND KEY, FL 33042-3710

~~FLORIDA RESIDENTIAL INVESTMENTS  
INC  
PO BOX 208  
LARGO, FL 33779-0208~~

✓ SUHL JAMES D  
2 ED SWIFT RD  
KEY WEST, FL 33040-5639

✓ ANDERSON STEVEN AND MARY  
535 AVENUE E  
KEY WEST, FL 33040-5550

~~CONFIDENTIAL DATA F.S. 119.07~~

~~DOT/STATE OF FLORIDA  
TALLAHASSEE, FL 32399~~

# Monroe County Property Appraiser - Radius Report

|  |                                   |   |                 |
|--|-----------------------------------|---|-----------------|
| <b>AK:</b> 1155551   | <b>Parcel ID:</b> 00121720-000000 | <b>Physical Location</b> VACANT LAND      | BIG COPPITT KEY |
| <b>Legal Description:</b> 22 67 26 BIG COPPITT KEY PT LOT 5 OR534-935/950 O R602-753D/C OR635-534/548 OR808-382D/C OR835-    |                                   |   |                 |
| <b>Owners Name:</b> USA DEPARTMENT OF FISH AND WILDLIFE  |                                   |   |                 |
| <b>Address:</b> 1875 CENTURY BLVD NE STE 420   |                                   | ATLANTA                                   | GA 30345-3390   |
| <b>AK:</b> 1154750   | <b>Parcel ID:</b> 00121080-000100 | <b>Physical Location</b> VACANT LAND      | BIG COPPITT KEY |
| <b>Legal Description:</b> 22 67 26 BIG COPPITT KEY PT WLY 5AC GOV LOT 2 SOU TH OF H/W OR438-431/3 OR715-384/5Q OR929-1636    |                                   |   |                 |
| <b>Owners Name:</b> USA DEPARTMENT OF FISH AND WILDLIFE  |                                   |   |                 |
| <b>Address:</b> 1875 CENTURY BLVD NE STE 420   |                                   | ATLANTA                                   | GA 30345-3390   |
| <b>AK:</b> 1198781   | <b>Parcel ID:</b> 00153280-000000 | <b>Physical Location</b> 504 AVENUE E     | BIG COPPITT KEY |
| <b>Legal Description:</b> BK 18 LT 5 JOHNSONVILLE PB-1-53 BIG COPPITT OR153- 571/72 OR366-1009/10 OR729-708/09 OR1417-489/90 |                                   |   |                 |
| <b>Owners Name:</b> MONGELLI DAVID E AND KIMBERLY ANN  |                                   |   |                 |
| <b>Address:</b> 504 AVENUE E   |                                   | KEY WEST                                  | FL 33040-5508   |
| <b>AK:</b> 1155161   | <b>Parcel ID:</b> 00121380-000400 | <b>Physical Location</b> 3 ED SWIFT RD    | BIG COPPITT KEY |
| <b>Legal Description:</b> 22 67 26 BIG COPPITT KEY PT LTS 2 AND 3 (LT 3) OR 425-493/501 OR700-586/587 OR896-2153 OR1058-106  |                                   |   |                 |
| <b>Owners Name:</b> COBAS FRANCISCA CRUZ   |                                   |   |                 |
| <b>Address:</b> 3 ED SWIFT RD  |                                   | KEY WEST                                  | FL 33040-5638   |
| <b>AK:</b> 1194581   | <b>Parcel ID:</b> 00149460-000000 | <b>Physical Location</b> 321 OVERSEAS HWY | BIG COPPITT KEY |
| <b>Legal Description:</b> BK 1 LT 9 COPPITT SUB AMENDED PLAT BIG COPPITT KEY PB4-50 OR354-498/99 OR949-1205 OR969-1107/1108  |                                   |   |                 |
| <b>Owners Name:</b> FERRER ONEIDA L/E  |                                   |   |                 |
| <b>Address:</b> 321 OVERSEAS HWY APT A   |                                   | KEY WEST                                  | FL 33040-4312   |
| <b>AK:</b> 1198846   | <b>Parcel ID:</b> 00153350-000000 | <b>Physical Location</b> 8 1ST ST         | BIG COPPITT KEY |
| <b>Legal Description:</b> LOT 3 GULF VIEW BIG COPPITT KEY PB3-17 OR465-844/4 5 OR1379-887/89L/E OR1610-21D/C OR1610-22 OR2   |                                   |   |                 |
| <b>Owners Name:</b> CONFIDENTIAL DATA F.S. 119.07  |                                   |   |                 |
| <b>Address:</b>  |                                   |   |                 |
| <b>AK:</b> 1198633   | <b>Parcel ID:</b> 00153120-000000 | <b>Physical Location</b> 491 AVENUE F     | BIG COPPITT KEY |
| <b>Legal Description:</b> BK 17 LT 1 JOHNSONVILLE PB-1-53 BIG COPPITT OR388- 516-E OR474-220 OR743-216 OR1092-309 OR1094-51  |                                   |   |                 |
| <b>Owners Name:</b> RUIZ MANUEL AND CHRISTINA  |                                   |   |                 |
| <b>Address:</b> 1 W CYPRESS TER  |                                   | KEY WEST                                  | FL 33040-6234   |
| <b>AK:</b> 9087629   | <b>Parcel ID:</b> 00152610-000100 | <b>Physical Location</b> 545 AVENUE E     | BIG COPPITT KEY |
| <b>Legal Description:</b> BK 13 WEST 40FT LT 2 AND E 5FT LT 3 JOHNSONVILLE S UB PB1-53 BIG COPPITT OR514-48 OR521-1083 OR    |                                   |   |                 |
| <b>Owners Name:</b> RAINER GREGORY J AND MONA LISA   |                                   |   |                 |
| <b>Address:</b> 545 AVENUE E   |                                   | KEY WEST                                  | FL 33040-5550   |
| <b>AK:</b> 1194701   | <b>Parcel ID:</b> 00149580-000000 | <b>Physical Location</b> 550 AVENUE F     | BIG COPPITT KEY |
| <b>Legal Description:</b> BK 2 LT 1 COPPITT SUB AMENDED PLAT BIG COPPITT KEY PB4-50 OR137-371/72 OR2434-2415 OR2438-1144/46  |                                   |   |                 |
| <b>Owners Name:</b> UNITED PENTECOSTAL OF THE KEYS INC C/O FONT GILBERT JR   |                                   |   |                 |
| <b>Address:</b> PO BOX 2755  |                                   | KEY WEST                                  | FL 33045-2755   |
| <b>AK:</b> 1194573   | <b>Parcel ID:</b> 00149450-000000 | <b>Physical Location</b> 323 OVERSEAS HWY | BIG COPPITT KEY |
| <b>Legal Description:</b> BK 1 WLY 1/2 LT 7 & ALL LT 8 COPPITT SUB AMENDED PLAT BIG COPPITT KEY PB4-50 OR564-756/759 OR      |                                   |   |                 |
| <b>Owners Name:</b> 678 US 1 LLC   |                                   |   |                 |
| <b>Address:</b> 728 PRADO CIR  |                                   | KEY WEST                                  | FL 33040-7601   |
| <b>AK:</b> 1194522   | <b>Parcel ID:</b> 00149400-000000 | <b>Physical Location</b> 333 OVERSEAS HWY | BIG COPPITT KEY |
| <b>Legal Description:</b> BK 1 LT 3 COPPITT SUB AMENDED PLAT BIG COPPITT KEY PB4-50 OR502-947 OR504-942 OR831-498Q/C OR10    |                                   |   |                 |
| <b>Owners Name:</b> FLORIDA RESIDENTIAL INVESTMENTS INC  |                                   |   |                 |
| <b>Address:</b> PO BOX 208   |                                   | LARGO                                     | FL 33779-0208   |

|  |                                   |   |                 |
|--|-----------------------------------|---|-----------------|
| <b>AK:</b> 1155489   | <b>Parcel ID:</b> 00121650-000000 | <b>Physical Location</b> VACANT LAND      | BIG COPPITT KEY |
| <b>Legal Description:</b> 22 67 26 BIG COPPITT KEY PT GOV LT 3 (A/K/A PT RD) G-6-42/43 G10-423/424(JMH) OR7-323/324 OR22-35: |                                   |   |                 |
| <b>Owners Name:</b> MONROE COUNTY  |                                   |   |                 |
| <b>Address:</b> 500 WHITEHEAD ST   | KEY WEST                          | FL  | 33040           |
| <b>AK:</b> 1155250   | <b>Parcel ID:</b> 00121470-000000 | <b>Physical Location</b> 451 OVERSEAS HWY | BIG COPPITT KEY |
| <b>Legal Description:</b> 22 67 26 BIG COPPITT KEY PT LOTS 2-3 OR499-326 OR1 868-1584/86 OR1913-1670/72 OR2781-1779/90       |                                   |   |                 |
| <b>Owners Name:</b> LAND 10031 LLC   |                                   |   |                 |
| <b>Address:</b> 4900 W HUNDRED RD  | CHESTER                           | VA  | 23831-1623      |
| <b>AK:</b> 8906960   | <b>Parcel ID:</b> 00121650-000100 | <b>Physical Location</b> 535 AVENUE F     | BIG COPPITT KEY |
| <b>Legal Description:</b> 22 67 26 BIG COPPITT KEY PT GOV LT 3 OR1460-773/77 4   |                                   |   |                 |
| <b>Owners Name:</b> FREE GAYLEN R AND KIMBERLY A   |                                   |   |                 |
| <b>Address:</b> 33A PALMETTO DR  | KEY WEST                          | FL  | 33040-5641      |
| <b>AK:</b> 1194921   | <b>Parcel ID:</b> 00149800-000000 | <b>Physical Location</b> 728 PRADO CIR    | BIG COPPITT KEY |
| <b>Legal Description:</b> BK 2 LT 23 COPPITT SUB AMD PLAT BIG COPPITT KEY PB 4-50 OR537-413 OR1179-1748 OR1305-1523 OR145:   |                                   |   |                 |
| <b>Owners Name:</b> CLEMENTS JOSEPH P  |                                   |   |                 |
| <b>Address:</b> 728 PRADO CIR  | KEY WEST                          | FL  | 33040-7601      |
| <b>AK:</b> 1198871   | <b>Parcel ID:</b> 00153380-000000 | <b>Physical Location</b> 16 FIRST ST      | BIG COPPITT KEY |
| <b>Legal Description:</b> LTS 6 AND 7 GULF VIEW PB3-17 BIG COPPITT KEY OR294 -426/27 OR783-557M/L OR903-367 OR903-366D/C OI  |                                   |   |                 |
| <b>Owners Name:</b> SMITH LEONARDA A   |                                   |   |                 |
| <b>Address:</b> 16 1ST ST  | KEY WEST                          | FL  | 33040-5612      |
| <b>AK:</b> 1194557   | <b>Parcel ID:</b> 00149430-000000 | <b>Physical Location</b> 327 OVERSEAS HWY | BIG COPPITT KEY |
| <b>Legal Description:</b> BK 1 ALL LT 6 AND ELY 1/2 LT 7 COPPITT SUB AMENDED PLAT BIG COPPITT KEY PB4-50 OR603-208 OR60:     |                                   |   |                 |
| <b>Owners Name:</b> 678 US 1 LLC   |                                   |   |                 |
| <b>Address:</b> 728 PRADO CIR  | KEY WEST                          | FL  | 33040-7601      |
| <b>AK:</b> 1198838   | <b>Parcel ID:</b> 00153340-000000 | <b>Physical Location</b> VACANT LAND      | BIG COPPITT KEY |
| <b>Legal Description:</b> LOT 2 GULF VIEW PB-3-17 BIG COPPITT KEY OR94-198 O R159-401 OR281-13/14 OR1223-2482 OR1303- 2353D  |                                   |   |                 |
| <b>Owners Name:</b> LAND 10031 LLC   |                                   |   |                 |
| <b>Address:</b> 4900 W HUNDRED RD  | CHESTER                           | VA  | 23831-1623      |
| <b>AK:</b> 1198820   | <b>Parcel ID:</b> 00153330-000000 | <b>Physical Location</b> VACANT LAND      | BIG COPPITT KEY |
| <b>Legal Description:</b> LOT 1 GULF VIEW PB-3-17 BIG COPPITT KEY OR94-198 O R159-401 OR281-13/14 OR1223-2482 OR1303-2353D   |                                   |   |                 |
| <b>Owners Name:</b> LAND 10031 LLC   |                                   |   |                 |
| <b>Address:</b> 4900 W HUNDRED RD  | CHESTER                           | VA  | 23831-1623      |
| <b>AK:</b> 1194549   | <b>Parcel ID:</b> 00149420-000000 | <b>Physical Location</b> 329 OVERSEAS HWY | BIG COPPITT KEY |
| <b>Legal Description:</b> BK 1 LT 5 COPPITT SUB AMENDED PLAT BIG COPPITT KEY PB4-50 OR603-208 OR606-509C OR831-499Q/C OR5    |                                   |   |                 |
| <b>Owners Name:</b> FLORIDA KEYS FUNERAL SERVICES LLC  |                                   |   |                 |
| <b>Address:</b> 328 TRUMAN AVE   | KEY WEST                          | FL  | 33040-7343      |
| <b>AK:</b> 1155152   | <b>Parcel ID:</b> 00121380-000300 | <b>Physical Location</b> 1 ED SWIFT RD    | BIG COPPITT KEY |
| <b>Legal Description:</b> 22 67 26 BIG COPPITT KEY PT GOV LOTS 2 & 3 (LT 1) OR423-179/187 OR457-759E OR700-586/587 OR896-:   |                                   |   |                 |
| <b>Owners Name:</b> AGIN EDWARD AND LINDA  |                                   |   |                 |
| <b>Address:</b> 1520 CATHERINE ST  | KEY WEST                          | FL  | 33040-3530      |
| <b>AK:</b> 1198129   | <b>Parcel ID:</b> 00152610-000000 | <b>Physical Location</b> 545-555 AVENUE E | BIG COPPITT KEY |
| <b>Legal Description:</b> BLK 13 LT 1 & EAST 10' OF LT 2 JOHNSONVILLE SUB P B1-53 BIG COPPITT OR514-48 OR521-1083 OR828-:    |                                   |   |                 |
| <b>Owners Name:</b> RODRIGUEZ JULIE ANN  |                                   |   |                 |
| <b>Address:</b> 22817 PRIVATEER DR   | CUDJOE KEY                        | FL  | 33042           |
| <b>AK:</b> 1194506   | <b>Parcel ID:</b> 00149380-000000 | <b>Physical Location</b> OVERSEAS HWY     | BIG COPPITT KEY |
| <b>Legal Description:</b> BK 1 LT 1 COPPITT SUB AMENDED PLAT BIG COPPITT KEY PB4-50 OR504-940 OR942-1738 OR1224-151/52 OR1   |                                   |   |                 |
| <b>Owners Name:</b> MORTGAGE AUTOMATION CORPORATION  |                                   |   |                 |
| <b>Address:</b> 79 SEASIDE NORTH CT  | KEY WEST                          | FL  | 33040-5292      |

|  |                                   |   |                 |
|--|-----------------------------------|---|-----------------|
| <b>AK:</b> 1154792   | <b>Parcel ID:</b> 00121100-000000 | <b>Physical Location</b> 7 ED SWIFT RD          | BIG COPPITT KEY |
| <b>Legal Description:</b> 22 67 26 BIG COPPITT KEY PT LOT 2 (LOT 7) OR280-1 00 OR282-571 OR531-149 OR1016-2473/74 OR1136-1   |                                   |   |                 |
| <b>Owners Name:</b> VAZQUEZ RAYMOND  |                                   |   |                 |
| <b>Address:</b> 22 DRIFTWOOD DR  |                                   | KEY WEST  | FL 33040-6216   |
| <b>AK:</b> 9098509   | <b>Parcel ID:</b> 00153350-000200 | <b>Physical Location</b> 10 1ST ST              | BIG COPPITT KEY |
| <b>Legal Description:</b> LT 4 GULFVIEW PB3-17 BIG COPPITT KEY OR465-844/45 OR1379-887/89L/E OR1610-21D/C OR1610-22 OR230    |                                   |   |                 |
| <b>Owners Name:</b> STOVER GLENN G   |                                   |   |                 |
| <b>Address:</b> 10 1ST ST  |                                   | KEY WEST  | FL 33040-5612   |
| <b>AK:</b> 1194719   | <b>Parcel ID:</b> 00149590-000000 | <b>Physical Location</b> 732 PRADO CIR          | BIG COPPITT KEY |
| <b>Legal Description:</b> BK 2 LT 2 COPPITT SUB AMENDED PLAT BIG COPPITT KEY PB-4-50 OR574-694/95 OR1787-317/19 OR1900-987/1 |                                   |   |                 |
| <b>Owners Name:</b> SMITH CHARLES CASEY AND SARAH  |                                   |   |                 |
| <b>Address:</b> 732 PRADO CIR  |                                   | KEY WEST  | FL 33040-7601   |
| <b>AK:</b> 1154890   | <b>Parcel ID:</b> 00121200-000000 | <b>Physical Location</b> 5 ED SWIFT RD          | BIG COPPITT KEY |
| <b>Legal Description:</b> 22 67 26 BIG COPPITT KEY PT LOT 2 (LOT 5) OR309-59 4-597/602-605 OR708-353/55 OR966-1610 OR1582-42 |                                   |   |                 |
| <b>Owners Name:</b> CONFIDENTIAL DATA F.S. 119.07  |                                   |   |                 |
| <b>Address:</b>  |                                   |   |                 |
| <b>AK:</b> 1194514   | <b>Parcel ID:</b> 00149390-000000 | <b>Physical Location</b> OVERSEAS HWY           | BIG COPPITT KEY |
| <b>Legal Description:</b> BK 1 LT 2 COPPITT SUB AMENDED PLAT BIG COPPITT KEY PB4-50 OR504-940 OR942-1738 OR1124-151/52 OR1   |                                   |   |                 |
| <b>Owners Name:</b> MORTGAGE AUTOMATION CORPORATION  |                                   |   |                 |
| <b>Address:</b> 79 SEASIDE NORTH CT  |                                   | KEY WEST  | FL 33040-5292   |
| <b>AK:</b> 1196525   | <b>Parcel ID:</b> 00151010-000000 | <b>Physical Location</b> OVERSEAS HWY           | BIG COPPITT KEY |
| <b>Legal Description:</b> COPPITT SUB AMENDED PLAT BIG COPPITT KEY PB-4-50 T RACT A OR298-317 OR749-255/56 OR845-463/464P/1  |                                   |   |                 |
| <b>Owners Name:</b> LAND 10031 LLC   |                                   |   |                 |
| <b>Address:</b> 4900 W HUNDRED RD  |                                   | CHESTER   | VA 23831-1623   |
| <b>AK:</b> 1198773   | <b>Parcel ID:</b> 00153270-000000 | <b>Physical Location</b> 508 AVENUE E           | BIG COPPITT KEY |
| <b>Legal Description:</b> BK 18 LT 4 JOHNSONVILLE PB1-53 BIG COPPITT OR302 -72/73 OR729-708/09 OR845-304 OR1117-1374 OR14    |                                   |   |                 |
| <b>Owners Name:</b> SNYDER MICHAEL B   |                                   |   |                 |
| <b>Address:</b> 508 AVENUE E   |                                   | KEY WEST  | FL 33040-5508   |
| <b>AK:</b> 1198757   | <b>Parcel ID:</b> 00153250-000000 | <b>Physical Location</b> 558 AVENUE E UNIT B    | BIG COPPITT KEY |
| <b>Legal Description:</b> BK 18 LT 2 JOHNSONVILLE PB-1-53 BIG COPPITT OR145- 334/35 OR588-980 OR823-2457/58 OR854-1357 OR92  |                                   |   |                 |
| <b>Owners Name:</b> MUSARRA FRANK P AND DEBORAH  |                                   |   |                 |
| <b>Address:</b> 115 NE NARANJA AVE   |                                   | PORT SAINT LUCIE                                | FL 34983-8448   |
| <b>AK:</b> 1155497   | <b>Parcel ID:</b> 00121660-000000 | <b>Physical Location</b> 7 FIRST ST             | BIG COPPITT KEY |
| <b>Legal Description:</b> 22 67 26 BIG COPPITT KEY PT LOT 3 OR196-123/24 OR 811-168 OR936-1651/52 OR959-95/96 OR1022-1038/3  |                                   |   |                 |
| <b>Owners Name:</b> SCOTTISH RITE TEMPLE ASSOC OF KW FL INC  |                                   |   |                 |
| <b>Address:</b> PO BOX 1247  |                                   | KEY WEST  | FL 33041-1247   |
| <b>AK:</b> 1198790   | <b>Parcel ID:</b> 00153290-000000 | <b>Physical Location</b> 67 AVENUE F UNIT A-B-C | BIG COPPITT KEY |
| <b>Legal Description:</b> JOHNSONVILLE PB-1-53 BIG COPPITT LOT 6 LESS N100' SQR 18 & PT GOV'T LT 3 OR166-452/53 OR166-454/   |                                   |   |                 |
| <b>Owners Name:</b> VALDEZ WENDY LYNN  |                                   |   |                 |
| <b>Address:</b> 67 AVENUE F UNIT A   |                                   | KEY WEST  | FL 33040-5570   |
| <b>AK:</b> 1198765   | <b>Parcel ID:</b> 00153260-000000 | <b>Physical Location</b> 518 AVENUE E           | BIG COPPITT KEY |
| <b>Legal Description:</b> BK 18 LT 3 JOHNSONVILLE PB-1-53 BIG COPPITT OR145- 334/335 OR588-980 OR823-2457/2458 OR849-2009 O  |                                   |   |                 |
| <b>Owners Name:</b> CONFIDENTIAL DATA F.S. 119.07  |                                   |   |                 |
| <b>Address:</b>  |                                   |   |                 |
| <b>AK:</b> 1198749   | <b>Parcel ID:</b> 00153240-000000 | <b>Physical Location</b> 568 AVENUE E           | BIG COPPITT KEY |
| <b>Legal Description:</b> BK 18 LT 1 JOHNSONVILLE PB-1-53 BIG COPPITT LOT 1 BLOCK 18 OR196-123/24 OR757-513 OR811-168 OR     |                                   |   |                 |
| <b>Owners Name:</b> SCOTTISH RITE TEMPLE ASSOC OF KW FL INC  |                                   |   |                 |
| <b>Address:</b> PO BOX 1247  |                                   | KEY WEST  | FL 33041-1247   |

|   |                                   |  |                 |
|---|-----------------------------------|--|-----------------|
| <b>AK:</b> 1198803  | <b>Parcel ID:</b> 00153300-000000 | <b>Physical Location</b> 500 AVENUE E UNIT 1 | BIG COPPITT KEY |
| <b>Legal Description:</b> JOHNSONVILLE PB1-53 BIG COPPITT N 100 FT LOT 6 SQR 18 OR428-984 OR654-42 OR828-2323 OR865-1893/1  |                                   |  |                 |
| <b>Owners Name:</b> CAFFREY JOSEPH F AND WENDELIN H GLEASON   |                                   |  |                 |
| <b>Address:</b> 17367 ALLAMANDA DR  |                                   | SUMMERLAND KEY                               | FL 33042-3710   |
| <b>AK:</b> 1194531  | <b>Parcel ID:</b> 00149410-000000 | <b>Physical Location</b> 331 OVERSEAS HWY    | BIG COPPITT KEY |
| <b>Legal Description:</b> BK 1 LT 4 COPPITT SUB AMENDED PLAT BIG COPPITT KEY PB4-50 OR603-208 OR606-509C OR831-499Q/C OR8   |                                   |  |                 |
| <b>Owners Name:</b> FLORIDA RESIDENTIAL INVESTMENTS INC   |                                   |  |                 |
| <b>Address:</b> PO BOX 208  |                                   | LARGO  | FL 33779-0208   |
| <b>AK:</b> 1155179  | <b>Parcel ID:</b> 00121380-000500 | <b>Physical Location</b> 2 ED SWIFT RD       | BIG COPPITT KEY |
| <b>Legal Description:</b> BIG COPPITT KEY PT LOT 2 (LOT 2 & TRIANGULAR PIECE ) OR281-576 OR282-561 OR436-856/858 OR809-1148 |                                   |  |                 |
| <b>Owners Name:</b> SUHL JAMES D  |                                   |  |                 |
| <b>Address:</b> 2 ED SWIFT RD   |                                   | KEY WEST                                     | FL 33040-5639   |
| <b>AK:</b> 9087630  | <b>Parcel ID:</b> 00152610-000200 | <b>Physical Location</b> 535 AVENUE E        | BIG COPPITT KEY |
| <b>Legal Description:</b> BK 13 W 45FT LT 3 JOHNSONVILLE SUB PB1-53 BIG COPP ITT OR514-48 OR521-1083 OR828-505 OR2114-2122  |                                   |  |                 |
| <b>Owners Name:</b> ANDERSON STEVEN AND MARY  |                                   |  |                 |
| <b>Address:</b> 535 AVENUE E  |                                   | KEY WEST                                     | FL 33040-5550   |
| <b>AK:</b> 9096610  | <b>Parcel ID:</b> 00153350-000100 | <b>Physical Location</b> 12 1ST ST           | BIG COPPITT KEY |
| <b>Legal Description:</b> LT 5 GULFVIEW PB3-17 BIG COPPITT KEY OR465-844/45 OR1379-887/89L/E OR1610-21D/C OR1610-22 OR230   |                                   |  |                 |
| <b>Owners Name:</b> CONFIDENTIAL DATA F.S. 119.07   |                                   |  |                 |
| <b>Address:</b>   |                                   |  |                 |
| <b>AK:</b> 1155535  | <b>Parcel ID:</b> 00121700-000000 | <b>Physical Location</b> VACANT LAND         | BIG COPPITT KEY |
| <b>Legal Description:</b> 22 67 26 BIG COPPITT KEY PT LOT 4 OR300-300   |                                   |  |                 |
| <b>Owners Name:</b> DOT/STATE OF FLORIDA  |                                   |  |                 |
| <b>Address:</b>   |                                   | TALLAHASSEE                                  | FL 32399        |



LOT 1 & 2 FIRST STREET  
 BIG COPITT KEY, FL.  
 WAYNE AND TERESA HEHE

NEW AUTO REPAIR CENTER  
 PERMITS  
 ZONING  
 CONDITIONAL USE SUBMITTAL



PEREZ ENGINEERING & DEVELOPMENT, INC.  
 10000 W. BAYVIEW BLVD. SUITE 200  
 MIAMI BEACH, FL 33154  
 TEL: (305) 232-0400 FAX: (305) 232-0423

DATE: AUG - 1 1988  
 2010-12.9  
 15000 W. BAYVIEW BLVD.

SCALE: 1" = 20'-0"  
 0' 10' 20' 30' 40' 50'

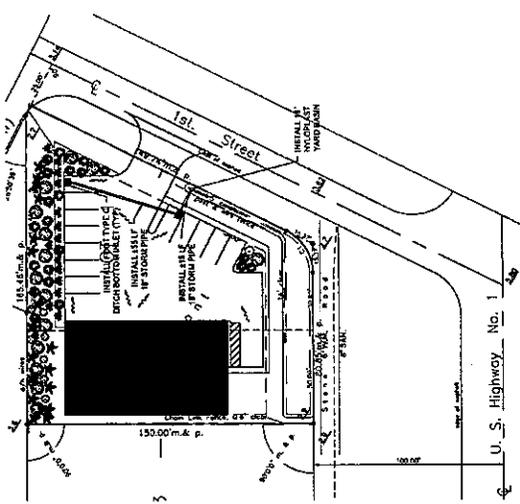


**LEGEND**

- PRODUCT LINES
- ROOF AREA
- APPROXIMATE RETENTION AREA
- STORMWATER RUNOFF

**PERMITS**

| NO. | DATE   | DESCRIPTION               | STATUS |
|-----|--------|---------------------------|--------|
| 1   | 8/1/88 | PERMITS                   | ISSUED |
| 2   | 8/1/88 | ZONING                    | ISSUED |
| 3   | 8/1/88 | CONDITIONAL USE SUBMITTAL | ISSUED |



**Water Quality Calculations - Storm Drain Design Storm**

|   |       |       |        |    |
|---|-------|-------|--------|----|
| Project Area                            | 4.00  | ac    | 20,077 | sq |
| Impervious Area                         | 0.000 | ac    | 0      | sq |
| % Impervious                            | 0.00% |       |        |    |
| Runoff Coefficient (C <sub>p</sub> )    | 0.25  |       |        |    |
| Design Rainfall (R)                     | 1.0   | in    |        |    |
| Design Storm Duration (S)               | 0.50  | hr    |        |    |
| Design Storm Intensity (I)              | 11.84 | in/hr |        |    |
| Design Storm Volume (V <sub>100</sub> ) | 0.32  | ac-ft |        |    |
| Design Storm Volume (V <sub>100</sub> ) | 0.48  | ac-ft | 20,077 | sq |
| Design Storm Volume (V <sub>100</sub> ) | 0.32  | ac-ft | 11,200 | sq |
| Design Storm Volume (V <sub>100</sub> ) | 0.32  | ac-ft | 11,200 | sq |

**Water Quality Calculations - Storm Drain Design Storm**

|   |       |       |        |    |
|---|-------|-------|--------|----|
| Project Area                            | 4.00  | ac    | 20,077 | sq |
| Impervious Area                         | 0.000 | ac    | 0      | sq |
| % Impervious                            | 0.00% |       |        |    |
| Runoff Coefficient (C <sub>p</sub> )    | 0.25  |       |        |    |
| Design Rainfall (R)                     | 1.0   | in    |        |    |
| Design Storm Duration (S)               | 0.50  | hr    |        |    |
| Design Storm Intensity (I)              | 11.84 | in/hr |        |    |
| Design Storm Volume (V <sub>100</sub> ) | 0.32  | ac-ft |        |    |
| Design Storm Volume (V <sub>100</sub> ) | 0.48  | ac-ft | 20,077 | sq |
| Design Storm Volume (V <sub>100</sub> ) | 0.32  | ac-ft | 11,200 | sq |
| Design Storm Volume (V <sub>100</sub> ) | 0.32  | ac-ft | 11,200 | sq |

NOTE: CONTRACTOR TO COORDINATE WITH ALL OTHER PERMITS AND UTILITIES.



PEREZ ENGINEERING & DEVELOPMENT, INC.  
 2100 East Colonial Parkway, Suite 201  
 Fort Worth, Texas 76106  
 TEL: 817-335-1111 FAX: 817-335-1112  
 WWW.PEREZENGINEERING.COM



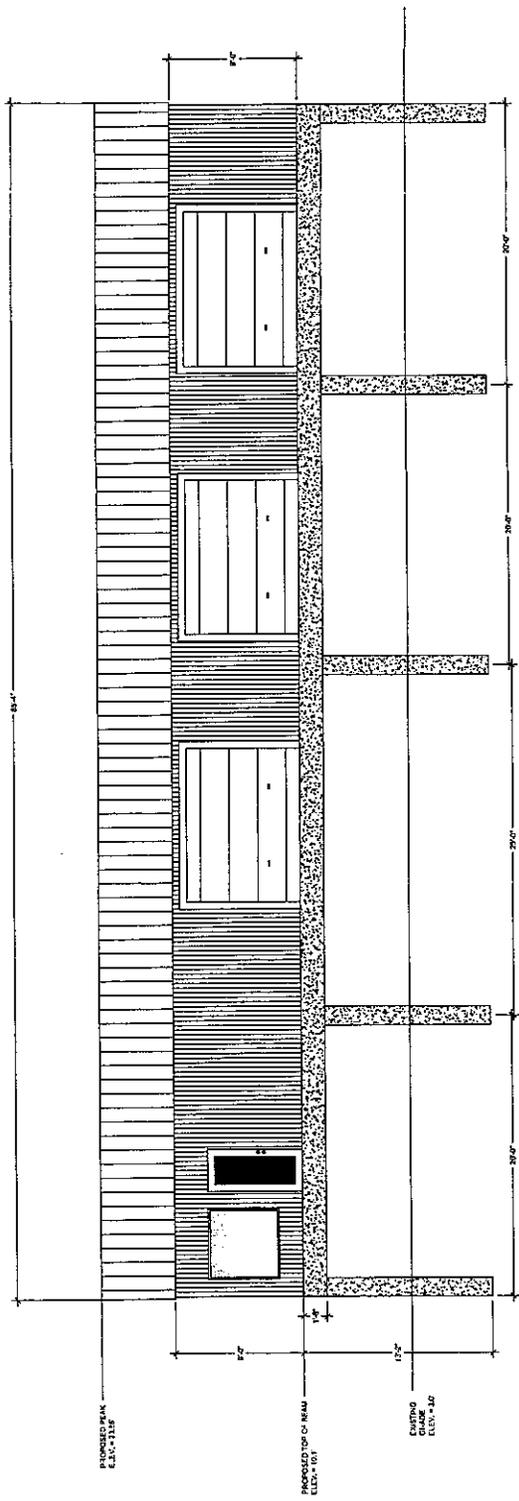
ORIGINAL, AUGUST 2018  
 REVISIONS:

NEW AUTO REPAIR CENTER  
 CONDITIONAL USE SUBMITTAL  
 BUILDING ELEVATIONS

WAYNE AND TERESA HEHE  
 LOTS 1 & 2 FIRST STREET  
 BIG CANYON KEY, FL.

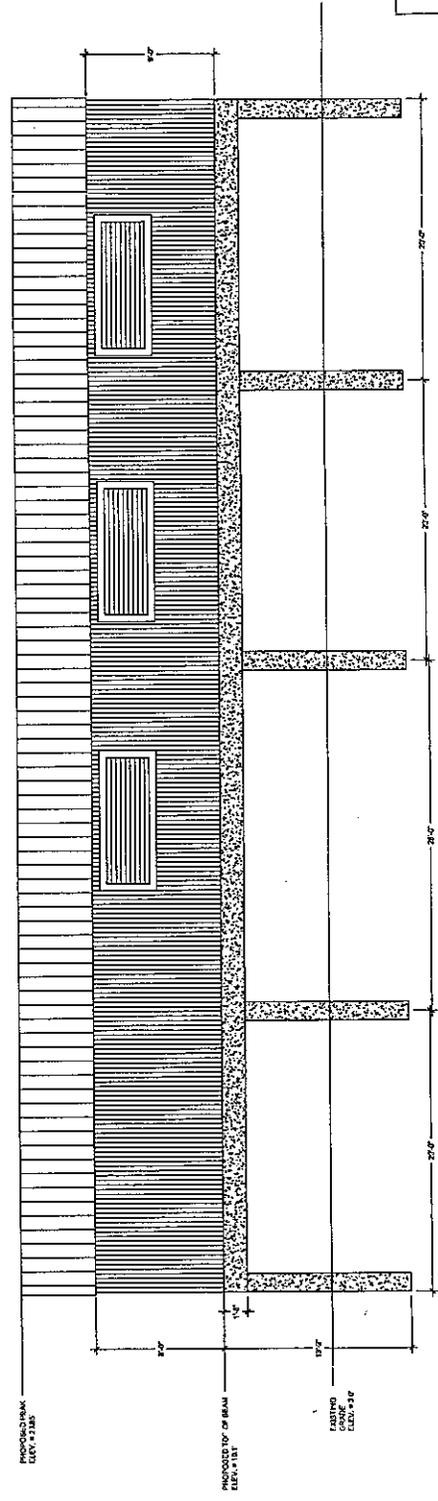
JOB NO. 1808  
 DRAWN BY: JES  
 DESIGNED BY: JES  
 CHECKED BY: JES  
 SCALE: 1/8" = 1'-0"  
 SHEET 5-2

FOUNDATION  
 AUG - 1 818  
 2016 - 1 21  
 MULTICITY PLANNING & ARCHITECTURE



FRONT ELEVATION

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



BACK ELEVATION

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

ONE ENGINEERING • REGULATION FROM FINDING • CONSTRUCTION MANAGEMENT  
 1010 EAST FLORIDA AVENUE  
 SUITE 200, TAMPA, FL 33602  
 TEL: (813) 289-4433 FAX: (813) 289-0244  
**Perez Engineering**  
 B DEVELOPMENT, INC.  
 DIVISION OF ARCHITECTURE No. 8978



|            |       |     |
|------------|-------|-----|
| REVISIONS: | DATE: | BY: |
|            |       |     |
|            |       |     |
|            |       |     |
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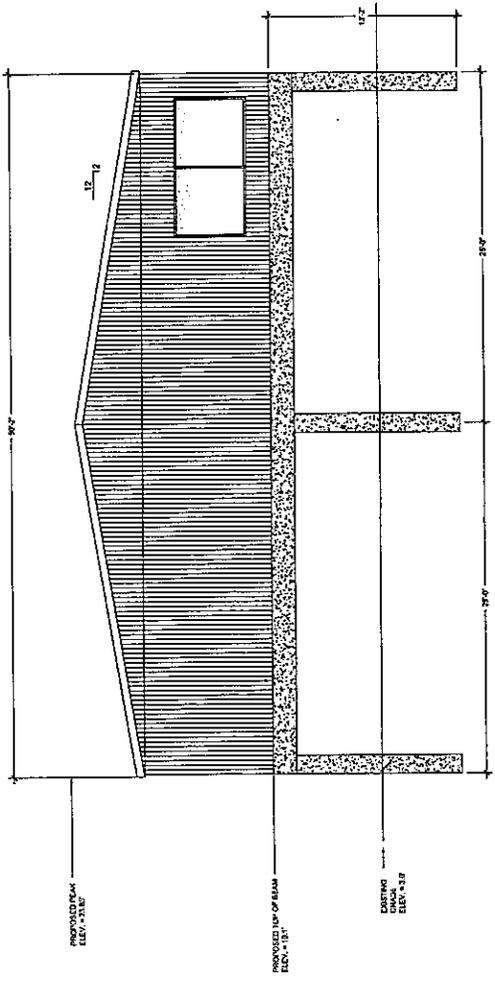
NEW AUTO REPAIR CENTER  
 CONDITIONAL USE SUBMITTAL  
 BUILDING ELEVATIONS

WAYNE AND TERESA HEHE  
 LOTS 1 & 2 FIRST STREET  
 BIG COPPIN KEY, FL

|          |        |
|----------|--------|
| JOB NO.  | 07/037 |
| DATE     | 07/037 |
| DESIGNED | ASP    |
| DRAWN    | ASP    |
| CHECKED  | ASP    |
| DATE     |        |

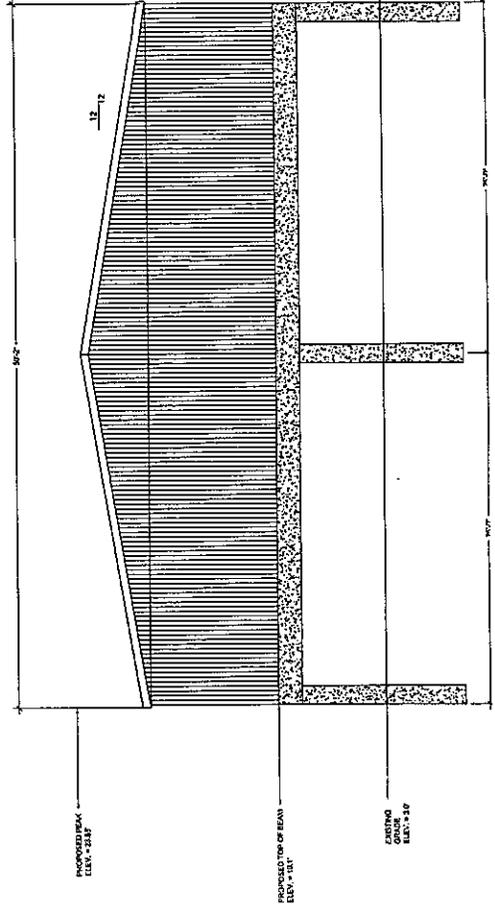
SHEET S-3

RECEIVED  
 AUG - 1 2016  
 2016-129  
 COUNTY OF HAVFLORIDA



LEFT ELEVATION

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



RIGHT ELEVATION

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