#M26081

NORTHSTAR RESORT ENTERPRISES

AMENDMENT TO LAND USE DISTRICT MAP

Additional Info Added to File #M26081

End of Additional Information File #M26081

VIA HAND DELIVERY

The Craig Company
Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

Mailing address: P. O. Box 970
Key West, FL 33041-0970

Office location: 600 White St.
Key West, FL 33040

Phone: 305/294-1515
Fax: 305/292-1525
E-mail: don@craigcompany.com

March 23, 2006

Aref Joulani
Planning Director
Monroe County Planning Department
2798 Overseas Highway
Marathon, Florida 33050

RE: Affordable Homes – 106003 Overseas Highway, Key Largo, Florida - Zoning Map Amendment and Amendment to Major Conditional Use

Dear Aref:

On behalf of our client, Northstar Resort Enterprises, Inc., enclosed please find a Map Amendment Application for Zoning Map and an Amendment to Major Conditional Use Application for a proposed affordable housing project for property currently known as Florida Keys RV Resort. The property is located at 106003 Overseas Highway, MM 106, RE# 00083970-000000.

The Zoning Map Amendment Application is being made for a single consistent Mixed Use zoning designation for the property in keeping with the mixed use character of the area. The redevelopment plan for the site pursuant to the Amendment to Major Conditional Use is a two-phased plan. Phase I includes 13 market rate residential units, 47 affordable housing units and 30 recreational vehicle (RV) sites, including pools, tiki hut, beach area and sewer treatment plant. Phase II replaces the 30 RV sites with 16 affordable housing units. After completion of Phase II, the project will contain 13 market rate units, 63 affordable housing units, pool, tiki hut, beach area and sewer treatment plant. The enclosed are companion applications to the Northstar Resort Amendment to Major Conditional Use Application, as the affordable housing units required for the Northstar Resort will be located at the affordable housing project.

Enclosed are 16 sets of plans (which include 2 signed and sealed sets), filing fee checks for $3,764.00 (Zoning Map Amendment) and $6,894.00 (Amendment to Major Conditional Use), 12 sets of color photographs and a set of mailing labels.

As we have discussed with your staff planner, Julianne Thomas,
please schedule the project to come before the Development Review Committee on May 23rd and the Planning Commission on May 24th, contemporaneously with the consideration of the Northstar Resort Amendment to Major Conditional Use Application.

Please contact me with any questions.

Very truly yours,

Donald L. Craig, AICP

DLC/jr
Enclosures

cc: Constantine Zaharia

RECEIVED
MAR 23 2006
MONROE CO. PLANNING DEPT.

AFFORDABLE HOMES
KEY LARGO, FLORIDA

MAP AMENDMENT APPLICATION FOR ZONING MAP AMENDMENT TO MAJOR CONDITIONAL USE APPLICATION

RECEIVED
MAR 23 2006
MONROE CO. PLANNING DEPT.

RECEIVED
MAR 28 2006
MONROE CO. PLANNING DEPT.

Prepared by
The Craig Company
March 2006

Table of Contents

Map Amendment for Zoning Map Application

Amendment to Minor Conditional Use Application

Project Overview.....1

Application History.....3

Approvals Required & Received.....4

Zoning Map.....5

Aerial Photo.....6

Site Photos.....7

Request & Background Information.....10

Consistency Statements.....12

Construction Management and Phasing Plan.....25

Environmental Designation Survey Requirements.....28

Appendices

Valid Development Orders Relating to Northstar Resort and Florida Keys RV Resort.....A

- Planning Commission Resolution P47-03, September 10, 2003
- Minor Conditional Use Development Order #4-04, June 29, 2004 – Establishes 47 ROGO Units at Northstar Eligible for Transfer
- Minor Conditional Use Development Order #5-04, June 29, 2004 – Approving Transfer of 47 Mobile Home TREs to Florida Keys RV Park
- Planning Commission Resolution P55-03, October 22, 2003 – Approving Transfer of 126 TREs in the Form of Recreational Vehicle Spaces From Florida Keys RV Park
- Planning Commission Resolution P56-03, October 22, 2003 – Approving Reception of 77 TREs in the Form of Recreational Vehicle Spaces to Develop 89 Unit Hotel at Northstar Resort Property

Authorization Letter.....B

Proof of Ownership (Deed and Property Record Card).....C

List of Adjacent Property Owners.....D

Letters of Coordination.....E

Submitted Plans.....F

- Field survey prepared by Hal Thomas – Professional Land Surveying, dated 5-25-00
- Site Plan, dated 03/02/06, and Floor Plans, dated 01/09/06 by Robert Barnes & Associates
- Landscape Plan, Sheet L-2, by Brown & Crebbin Design Studio, Inc., dated 03/14/06
- Drainage Plan, Sheets C-1 and C-2, by Allen E. Perez, Perez Engineering & Development, Inc., dated 3/3/06

Traffic Generation Letter/Report by Transport Analysis Professionals dated December 21, 2005.....G

Pertinent Correspondence.....H

- January 5, 2004, K. Marlene Conaway, Director of Planning, to The Craig Company re: Letter of Understanding for the Transfer of 47 TREs
- September 20, 2002, K. Marlene Conaway, Director of Planning to Mr. Don Craig, AICP, re: Conditional Use Review for proposed Northstar without the need for TREs/TDRs
- March 18,2002, K. Marlene Conaway, Director of Planning, to Donald Craig, AICP, re: Corrections to letter dated January 25, 2002
- January 25, 2002, K. Marlene Conaway, Director of Planning, to Donald Craig, AICP re: Pre-Applicantion Conference for Northstar
- March 6, 2001, Edward Koconis, Island Planning Team Director, to Donald Craig, AICP re: Pre-Application Conference for Blue Lagoon

Vegetation Survey for Florida Keys RV Resort by Environmental Consulting Systems, Inc.....I

Opinion by Judge Luis M Garcia in Jeff Osborn v Monroe County Planning Commission and Northstar Resort Enterprises Corporation, Case No. 44-2004-CA-564-P, L.T. Case No. 03-4720.....J

MONROE COUNTY PLANNING DEPARTMENT
MAP AMENDMENT APPLICATION
For Future Land Use Map and Zoning Map

Note: The applicant must complete the following information for an application: to be accepted for review Please type or print all requested information on this form. Attach additional sheets when necessary. All information, including the application and all other materials, excluding the original photographs, must be submitted on 81/2" x 11, paper. It is the applicant's responsibility to notice the Planning Department of any changes that may occur to the application as it is being processed.

A) Name(s) of Property Owner(s): _Northstar Resort Enterprises Corp._____

Mailing Address: Street_9251 SW 140th Street_____

City_Miami_____ State____FL_____ Zip Code_33176_____

Telephone: Office_(786) 293-8919_____ Home_____

B) Applicant/Agent's Name (Circle One): Donald L. Craig, Barbara Mitchell, Tom Williams
Firm:___The Craig Company_____

Mailing Address: Street___P.O. Box 970_____

City_Key West_____ State____FL_____ Zip Code__33041_____

Telephone: Office (305) 294-1515_____Fax_(305) 292-1525____ Home_____

C) Legal Description of Property: Real Estate Number_____00083970-000000_____

Key_Key Largo_____Street___106003 Overseas Highway_____

Mile Marker 106_ Section__6___ Township____61 South_____ Range__40 East____

Subdivision_____

Lot(s)_____ Block_____ Lot(s)_____ Block_____

Metes and Bounds description if not in a subdivision (attach additional sheet if necessary): Refer to attached legal description.

Applicant's Initials_____

D) Current Future Land Use Map Designation___Mixed Use/Commercial (MC)_____

Proposed Future Land Use Map Designation__Mixed Use/Commercial_(MC)_____

E) Current Land Use District Designation_ Suburban Commercial (SC), Native Area (NA), Suburban Residential (SC)

Proposed Land Use District Designation_____Mixed Use (MU)_____

F) Size of Parcel____10.24 acres upland & 1.443 acres water (lake)_____

G) Existing Use: If the property is developed, describe, in general terms, the existing use of the property such as the type of use, number of residential units, or the gross floor area of the commercial development. (If the property contains structures, submit a site plan in addition to your verbal description).

The property is currently known as Florida Keys RV Resort with 126 RV units and 13 mobile home licenses. An Amendment to Major Conditional Use Application is being filed contemporaneously herewith to redevelop the property with 63 affordable homes and 13 market rate homes. Please refer to the attached site plan.

H) It is the applicant's burden to justify overturning existing land use designations previously set by the Board of County Commissioners. Below are the factors that the Board may consider in order to approve a proposed change, as prescribed by Section 9.5-511 *(d)(5)(b)* of the Monroe County Code. However, the Code prohibits any change, which would negatively, impact community character. If you need assistance in preparing a response, please call to schedule a pre-application conference with the planning department. You must submit all supporting information, documentation or exhibits for future public hearings at the time you submit this application so that the Planning Department may use it in preparing its recommendation. Information provided at a later date may not be considered by the Planning Department, Planning Commission or Board of County Commissioners.

Background and Basis for Rezoning Property

Florida Keys RV Resort is surrounded by a variety of mixed uses, with Native Area to the southeast and south, Suburban Residential to the northeast and Suburban Commercial to the west and northwest. The proposed redevelopment of the lot is also of a mixed character with a mixed community of affordable housing and market rate homes.

The County Comprehensive Plan encourages the rational zoning designation of lands such that pre-existing parcels, not containing environmental sensitive lands, have consistent and single zoning classifications.

Further, the Future Land Use Map designates this parcel as "Mixed Use Commercial" which supports an MU designation.

1. Changed projections (e.g., regarding public service needs) from those on which the text or boundary was based. N/A

2. Changed assumptions (e.g., regarding demographic trends). The character of the area in which the lot is located is clearly mixed use, with Native Area to the southeast and south, Suburban Residential to the northeast and Suburban Commercial to the west and northwest. The proposed redevelopment of the lot is also of a mixed character with a mixed community of affordable housing and market rate homes.

3. Data errors, including errors in mapping, vegetative types and natural features described in any section of the

Applicant's Initials_____

comprehensive plan. N/A

4. New issues. N/A

5. Recognition of a need for additional detail or comprehensiveness; or, N/|A

6. Data updates. N/A

I) Include 2 different photographs of the subject parcel(s)-12 copies of each. Only original photos or color copies will be accepted. Aerial photos may not be used to meet this requirement but may be used for support information.

J) Include a survey with a site plan if structures exist on the property.

K) Include a copy of the zoning map, clearly marking the boundaries of the property being considered. The Planning Department will be able to assist you in obtaining a copy of the zoning map.

L) Attach proof of ownership (i.e. copy of deed or tax bill).

M) Include a copy of the property record card from the property appraiser's office.

N) Attach a notarized letter from the owner authorizing the applicant or agent to seek the amendment(s) and to represent the owner. All correspondence from Monroe County on this issue will be addressed to agent and not property owner(s), unless otherwise specified.

(O) TYPED NAME AND ADDRESS **MAILING LABELS** of property owners within a 200 feet radius of the subject property(s). This list should be compiled from the current tax rolls located in the Property Appraiser's Office. **Also**, please provide the listing of the names, subdivision name, lot and block # and the RE #'s for each address and note those that are adjoining the property. Adjoining lots are not disrupted by a canal or street. When a condominium is adjoining the property within the two-hundred (200) feet, each unit owner must be included.

P) The application must be accompanied by the appropriate fee. The fee schedule is as follows:

***Please Note: Higher fees are applied for any changes into Non-Residential.**
Subject to additional fees; $245 for newspaper advertisement and $3 per property owner notice
Subject to technology fee of $20.00 for records conversion, storage, and retrieval

Amendment to the Future Land Use Map and Land Use District Map

*(Non-Residential)	(Residential)
$4,950.00	$3,940.00

Amendment to the Future Land Use Map Only

*(Non-Residential)	(Residential)
$4,020.00	$3,010.00

Amendment to Land Use District Map Only

*(Non-Residential)	(Residential)
$3,970.00	$2,940.00

Applicant's Initials _____

I certify I am familiar with the information contained in this application, and, to the best of my knowledge such information is true, complete, and accurate. I also certify I possess the authority to undertake the proposed amendment(s). I understand the submission of false information may lead to denial or revocation of the requested amendment(s).

Applicant: _____ 3.17.06 _____ Donald Craig
Signature Date Print Name

Notary

STATE OF Florida COUNTY OF Monroe
BEFORE ME this day personally appeared Donald C. Craig
who, is personally known to me or has produced _____
as identification.
Sworn to and subscribed before me this 17 day of March, A.D. 20 06.

NOTARY PUBLIC:

Print: _____
State of _____
My Commission Expires

Jodell Roberts
MY COMMISSION # DD271574 EXPIRES
January 31, 2008
BONDED THRU TROY FAIN INSURANCE, INC.

Applicant's Initials DCS

DESCRIPTION

All that part of Lots 5, 12 and 13, in Section 6, Township 61 South, Range 40 East, which is West of a line beginning at a point on the center of the South boundary of Lot 13, and extending straight through the center of Lots 13 and 12, and through Lot 5 to the Southeast side of the Monroe County Road; all of said land being on the South side of the Florida East Coast Railroad Right of Way, according to the Plat thereof, recorded in Plat Book 1 at Page 68 of the public records of Monroe County, Florida.

MONROE COUNTY PLANNING DEPARTMENT

APPLICATION FOR DEVELOPMENT APPROVAL

Application Fee: Major Conditional Use $6,020.00 Minor Conditional Use $4,570.00
Please note: These fees also apply to any Amendments to a Conditional Use

$50.00 Fire Marshal Fee
$245.00 for each newspaper advertisement x 3
$3.00 for each property owner noticed
$20.00 technology fee for records conversion, storage, and retrieval

ALL APPLICATIONS MUST BE **DEEMED COMPLETE AND IN COMPLIANCE** WITH THE MONROE COUNTY CODE BY THE PLANNING STAFF **PRIOR** TO THE ITEM BEING SCHEDULED (SEE PAGE FOUR.)

1) Applicant Name: Northstar Resort Enterprises Corp

MailingAddress: 9261 SW 140th Street, Miami, Florida 33176

Phone Number:(Home)_____(Work) (786) 293-8919 (Fax) (786) 293-4952

2) Agent Name/Title: Donald L. Craig, AICP, Barbara Mitchell, Tom Williams, The Craig Company

Mailing Address: P.O. Box 970, Key West, Florida 33041

Phone Number:(Home)_____(Work) (305) 294-1515 (Fax) (305) 292-1525

3) Property Owner(s): Northstar Resort Enterprises Corp.

Mailing Address: 9261 SW 140th Street, Miami, Florida 33176

Phone Number:(Home)_____(Work) (786) 293-8919 (Fax) (786) 293-4952

4) Legal Description of Property:

Street Address: 106003 Overseas Highway, Key Largo, Florida

Lot: _____ Block: _____Subdivision:_____

If in metes and bounds, attach legal description on separate sheet. Please refer to the attached legal description

Key: Largo _____MM: 106
Real Estate (RE) Number(s): 00083970-000000

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

6) Present use of the property: Florida Keys RV Resort of 126 recreational vehicle sites, 13 mobile home units, pool and clubhouse.

7) Proposed use of the property: Two phase project as shown on attached site plan. Phase I includes 13 market rate residential units, 47 affordable housing units and 30 recreational vehicle (RV) sites, including pools, tiki hut, beach area and sewer treatment plants. Phase II replaces the 30 RV sites with 16 affordable housing units. After completion of Phase II, the project will contain 13 market rate units, 63 affordable housing units, pool, tiki hut, beach area and sewer treatment plant.

8) Gross floor area in square feet (Non-residential uses): Phase I – 1,334 sq. ft. This commercial FAR may be transferred to another site in the future. Phase II – none.

9) Number of residential units to be built: 13 market rate residential units

10) Number of affordable or employee housing units to be built: 63 deed restricted affordable single family units.

11) Number of hotel-motel, recreational vehicle, institutional residential or campground units to be built per type: 30 recreational vehicle sites in Phase I of the project. Upon completion of Phase II, the 30 recreational vehicle sites will be replaced by 16 affordable housing units.

12) Has an application been submitted for this site within the past two years? yes

13) If yes, name of the applicant and date of application: Northstar Resort Enterprises Corp. – Major Conditional Use Development Order #04-04 which established the eligibility to transfer mobile home Units to the Florida Keys RV Park at MM 106. Minor Conditional Use Development Order #05-04 allowed the transfer of the 47 mobile home units to the Florida Keys RV Resort. Planning Commission Resolution P56-03 established that there were 126 recreational vehicle spaces (RVs) that could be transferred to the Northstar Resort at MM 99.5 and elsewhere at a future date. Resolution #56-03 approved the transfer of 77 of the RV spaces to Northstar Resort.

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

Signature of Applicant or Agent

3.16.06
Date

Sworn before me this 16 day of March, 20 06 A.D.

Jodell Roberts
MY COMMISSION # DD271574 EXPIRES
January 31, 2008
BONDED THRU TROY FAIN INSURANCE, INC.

Notary Public
My Commission Expires

ATTACHMENT A

The following is a list of required documents for conditional use approval. To determine whether an item is appropriate to a particular application, please contact the Planner and Biologist reviewing your application.

__X_ PROOF OF OWNERSHIP: deed, lease or pending sale contract.

__X_ LOCATION MAP showing where the project is located on the Key. This enables people to easily find the project

__X_ PHOTOGRAPHS of site from the main adjacent road. A recent aerial photograph with property boundaries delineated may be substituted.

__X_ SEALED AND SIGNED SURVEY by a Florida registered surveyor. The survey should include elevations and location of all existing structures, paved areas, location of all utility structures, bodies of water, docks, piers, mean high water line, acreage by Land Use District and acreage by habitat.

__X_ VEGETATION SURVEY or Habitat Evaluation Index, if applicable, prepared by a biologist qualified by the Monroe County Environmental Resources Department.

_NA__ ENVIRONMENTAL DESIGNATION SURVEY and COMMUNITY IMPACT STATEMENT (Major Conditional Uses only).

__X__ SITE PLAN prepared by a Florida registered architect, engineer or landscaped architect at a standard engineering scale as appropriate for the size and shape of the project **INCLUDING BUT NOT LIMITED TO:**

____ Property lines and mean high-water shoreline and outside dimensions of the entire parcel;
____ All areas and dimensions of existing and proposed structures;
____ Adjacent roadways and uses of adjacent property;
____ Setbacks as required by the Land Development Regulations;
____ Parking (including handicap parking) and loading zone locations and dimensions;
____ Calculations for open space ratios, floor area ratios, density and parking;
____ Outdoor lighting location, type, power and height;
____ Extent and area of wetlands, open space areas and landscape areas;
____ Location of solid waste separation, storage and removal;
____ Type of ground cover such as asphalt, grass, pea rock;
____ Sewage treatment facilities;
____ Existing and proposed fire hydrants or fire wells;
____ Location of bike racks (if required);
____ Flood zones pursuant to the Flood Insurance Rate Map (FIRM);
____ Adjacent Land Use Districts.

__X_ FLOOR PLANS at an appropriate standard architectural scale including handicap accessibility features;

__X__ LANDSCAPE PLANS at the same scale as the site plan. May be on a separate plan or shown on the site plan. **INCLUDING BUT NOT LIMITED TO**:

Building footprints, driveways, parking areas and other structures;
Open space preservation areas;

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;
Existing natural features;
Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced;
Transplantation plan (if required).

_X__ CONCEPTUAL DRAINAGE PLAN with drainage calculations prepared by a registered engineer at the same scale as the site plan: The plan must show existing and proposed topography, all drainage structures, retention areas and drainage swales, and existing and proposed permeable and impermeable areas.

_X_ ELEVATION DRAWINGS of all proposed structures with the elevations of the following features referenced to NGVD: Existing grade, finshed grade, finished floor elevations (lowest supporting beam for V-zone development), roofline and highest point of the structure.

__X_ TRAFFIC STUDY prepared by a licensed traffic engineer.

__X_ CONSTRUCTION MANAGEMENT PLAN (State how impacts on nearshore water and surrounding property will be managed - i.e. construction barrier, hay bales, flagging, etc.).

__X_ CONSTRUCTION PHASING PLAN.

__X_ TYPED NAME AND ADDRESS **MAILING LABELS** of property owners within a 300 feet radius of the subject property. This list should be compiled from the current tax rolls located in the Property Appraiser's Office. **Also**, please provide the listing of the names, subdivision name, lot and block # and the RE #'s for each address and note those that are adjoining the property. Adjoining lots are not disrupted by a canal or street. When a condominium is adjoining the property within the three hundred (300) feet, each unit owner must be included.

All Applications require sixteen (16) copies of all blueprints.

LETTERS OF COORDINATION MAY BE REQUIRED FOR YOUR PROJECT. The applicant must check with the Planning Department to identify other agencies expected to review the project. If the supporting data such as blueprints or surveys are larger than 8 1/2 x 14 inches, the applicant shall submit sixteen (16) copies of each.

These may include:

____ Florida Keys Aqueduct Authority (FKAA)
____ Florida Department of Health and Rehabilitative Services (HRS)
____ Florida Keys Electric Cooperative (FKEC) / City Electric System (CES)
____ Monroe County Fire Marshall
____ South Florida Water Management District (SFWMD)
____ 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)
____ Monroe County Recycling Department
____ Florida Department of Transportation (FDOT)

DESCRIPTION

All that part of Lots 5, 12 and 13, in Section 6, Township 61 South, Range 40 East, which is West of a line beginning at a point on the center of the South boundary of Lot 13, and extending straight through the center of Lots 13 and 12, and through Lot 5 to the Southeast side of the Monroe County Road; all of said land being on the South side of the Florida East Coast Railroad Right of Way, according to the Plat thereof, recorded in Plat Book 1 at Page 68 of the public records of Monroe County, Florida.

Project Overview

This is an affordable housing project proposed for property known as Florida Keys RV Resort located at 106003 Overseas Highway, Key Largo, Florida.

The project will have affordable housing and market rate housing components planned for two phases. Recreational vehicle (RV) sites will remain on the property as part of Phase I until construction of Phase II is begun. Phase I will contain 13 market rate homes, 47 affordable homes and 30 RV sites, with existing manmade lake, beach area, pool and clubhouse and proposed additional pool, tiki hut and sewer treatment plant. Phase II will replace the 30 RV sites, pool, and clubhouse with 16 affordable housing units. After completion of Phase II, the project will contain 13 market rate homes, 63 affordable housing units, pool, tiki hut, beach area and sewer treatment plant. Please refer to the Site Plan, Appendix F hereto. Once constructed, the project will be submitted to the condominium form of ownership. The owner will retain ownership of the affordable homes and will, for a 99 year period of time, lease the affordable homes to individuals.

The Florida Keys RV Resort has 126 recreational vehicle spaces eligible as Transferable ROGO Exemptions (TREs) that, pursuant to Resolution No. P-55-03 (attached as part of Appendix A hereto), were permitted to be transferred off-site to property, leaving 13 mobile home units at the site. Northstar Resort in Key Largo will receive 77 of the TREs. The Florida Keys RV Resort site is permitted to receive 47 TRE units from the Northstar Resort site pursuant to Minor Conditional Use Development Orders #4-04 and #5-04. The TREs have been purchased and authorized by Monroe County. Please refer to the Resolutions attached as part of Appendix A hereto. The transfer of 126 TREs from Florida Keys RV Resort off site, with 77 of the TREs to Northstar Resort, and the transfer of 47 TREs from Northstar Resort to the Florida Keys RV Resort will occur simultaneously.

This application is an Amendment to a Major Conditional Use to develop affordable housing as permitted by Code Section 9.5-235(c)(10). Further, this application is being made as a Major Conditional Use pursuant to Minor Conditional Use Order #5-04 to implement the development of the site as Phase I with 47 TREs as affordable homes and the existing 13 mobile home units as market rate homes, with 30 RV sites reconfigured on the portion of Phase I to be developed as Phase II. Sixteen (16) ROGO units will be applied for the 16 affordable homes to be constructed on Phase II.

This application is also a Map Amendment Rezoning application to change the current Suburban Commercial (SC), Native (NA) and Suburban Residential (SR) zoning to the Mixed Use (MU) zoning district, with application form and appendices relating thereto attached.

Lastly, this is an application for a variance to a 20 foot district buffer at the south end of the property to allow asphalt paving and part of a market rate home in the buffer and a variance to the 20 foot shoreline setback to allow a portion of the pool that serves the

units on the property to be within 10 feet of the shoreline of the lake.

Application History

This project does not have a history of applications and permitting with Monroe County other than applications for building permits for existing improvements on the site.

Approvals Required & Received

The development orders received by owner are included in Appendix A. Several letters of understanding were issued for the Northstar Resort project and are included herein due to their relevance to this affordable housing project and the transfer of ROGO exemptions. The first was issued on March 6, 2001, with a subsequent letter being issued on January 25, 2002. Subsequently, letters clarifying the pre-application conference findings were issued March 18, 2002 and September 20, 2002. Copies of these letters are to be found in the Appendix H to this application.

Planning Commission Resolution P47-03 provided the approval for the development of Northstar Resort. Resolution No. P55-03 permitted the transfer of 126 TRE's in the form of RV spaces from the Florida Keys RV Resort to the Northstar Resort. The owner has obtained approval for the transfer of 47 TRE's from Northstar Resort to the Florida Keys RV Park to provide the associated affordable housing for Northstar Resort and to provide for 47 affordable housing units at the affordable housing site (former Florida Keys RV Resort) which is the subject of this application. Please refer to Appendix A hereto for Development Orders and Resolutions relating to this project.

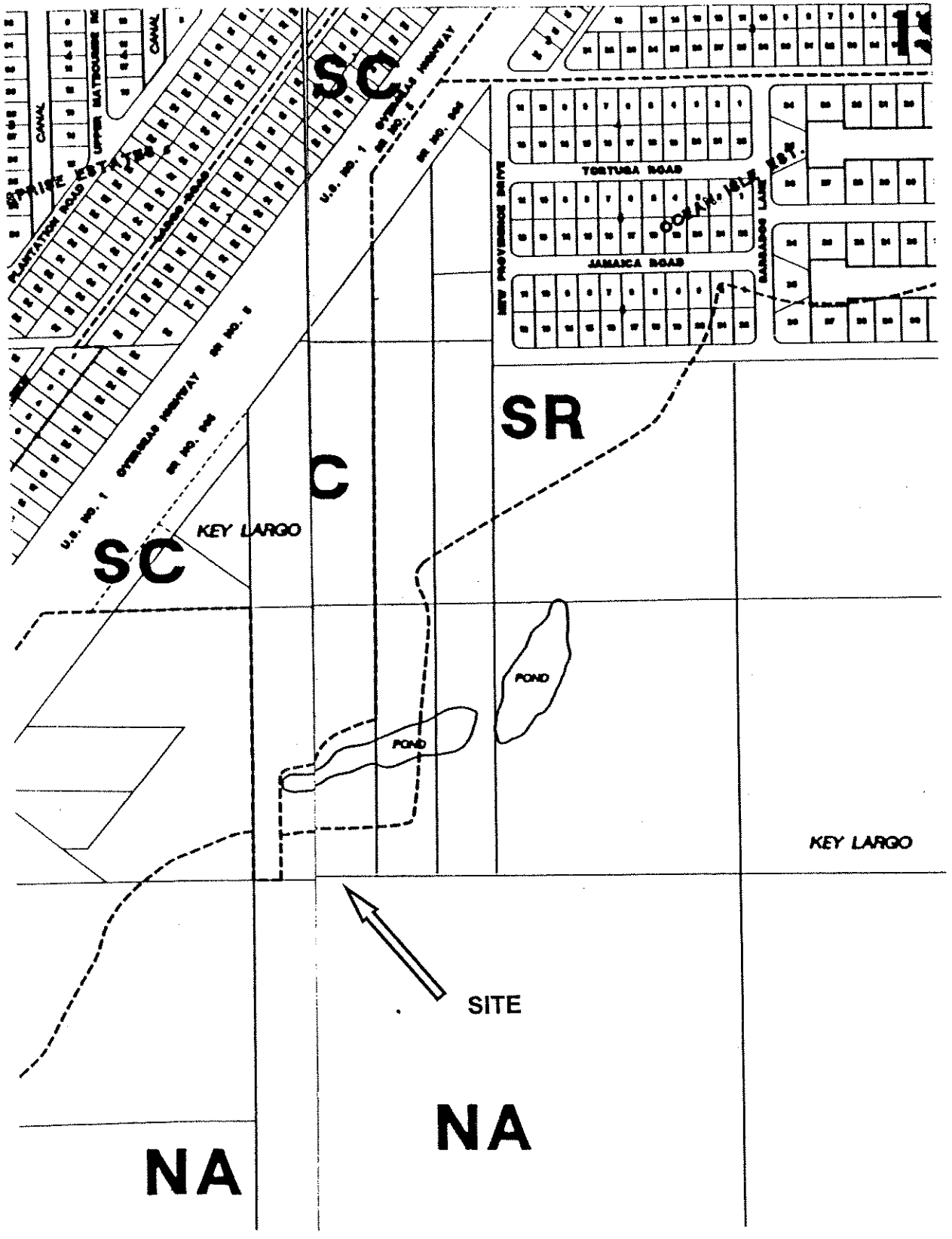
The next approvals required will be the Amendment to the Major Conditional Use, Map Amendment (Rezoning) and variance to the 20 foot rear setback for the property issued by the Planning Commission based upon the information contained within this application. Following approval by the Planning Commission, the applicant will apply for building permits for the infrastructure of the site to construct units and improvements.

Once Phase I is complete, the owner will apply for 16 ROGO units in order to construct the 16 affordable homes in Phase II.

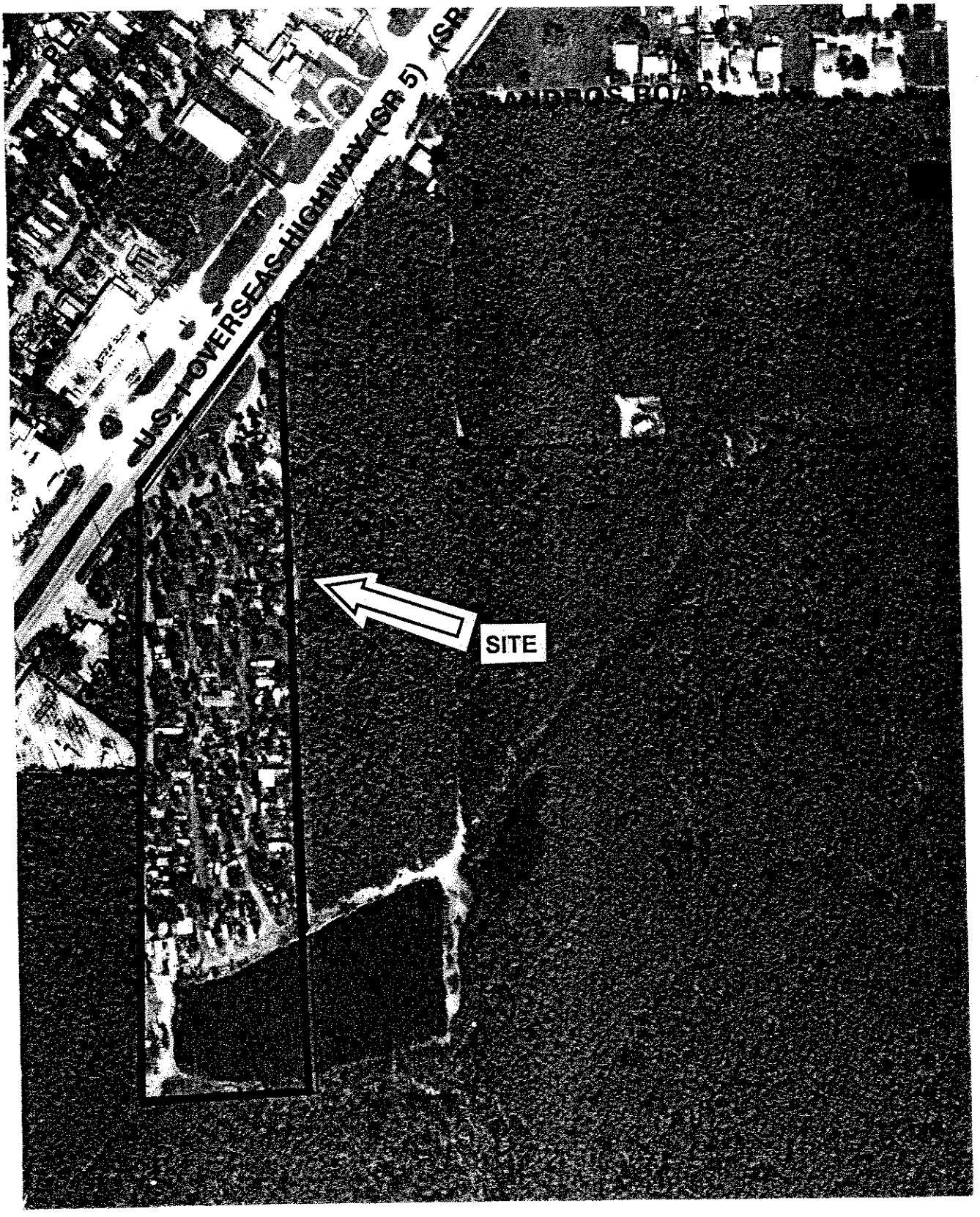
The South Florida Water Management District and Department of Environmental Protection, in their letters of coordination attached as part of Appendix E may require an Environmental Resource Permit and have asked that a Joint Application for Environmental Resource Permit be filed.

The affordable homes on the property will be submitted to the condominium form of ownership. The form of condominium documents will need to be approved by the State of Florida and Monroe County. In addition, once the project is complete, approval to subdivide the 13 market rate homes from the affordable homes and create a separate project or condominium may be necessary.

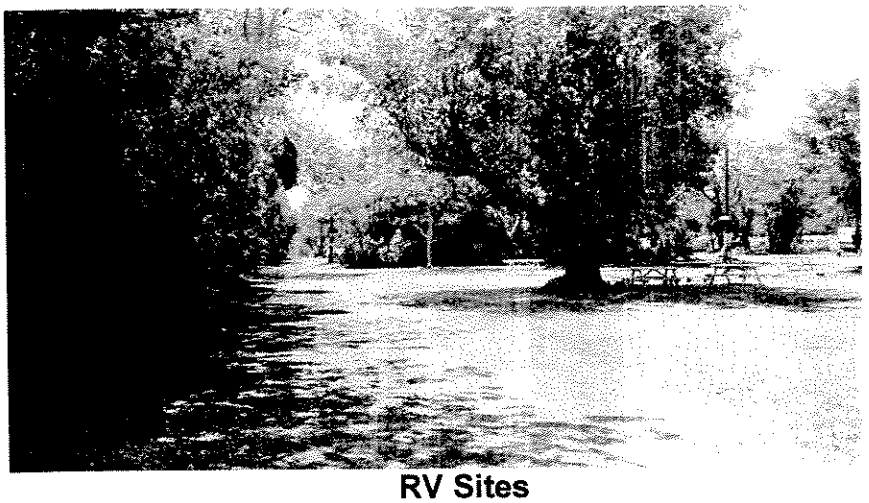
Zoning Map


SC
SR
C
SC
KEY LARGO
POND
POND
KEY LARGO
SITE
NA
NA
TORTUGA ROAD
JAMAICA ROAD
CANAL
CANAL

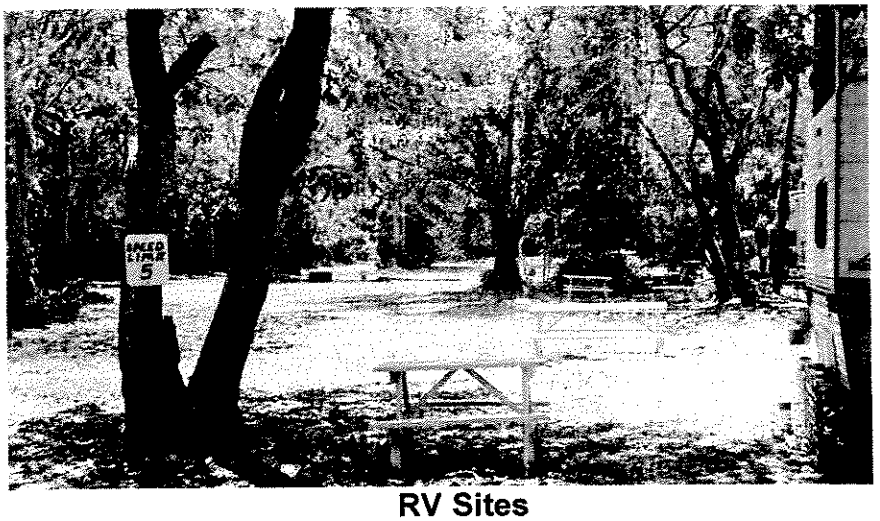
Aerial Photo



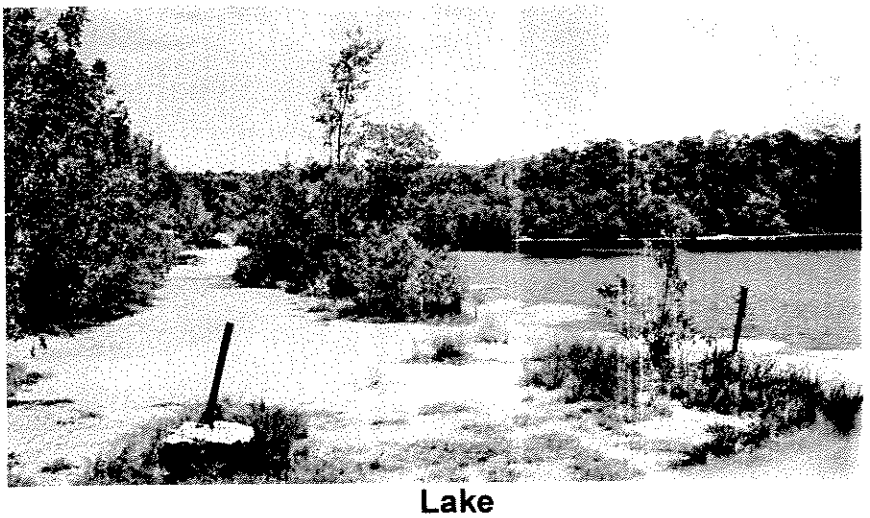
Site Photos



RV Sites



RV Sites



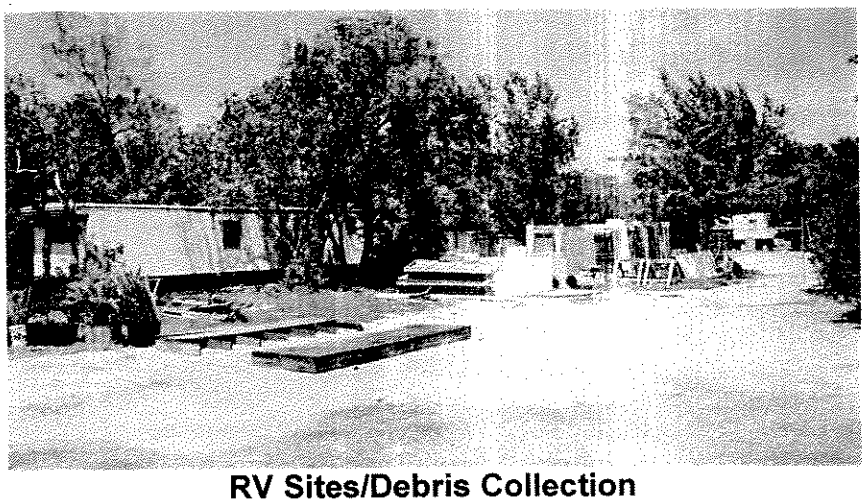
Lake

Site Photos

Lake/Circular Drive

Rear of Property

Site Photos



RV Sites/Debris Collection

Back of Property/Debris Collection

Request & Background Information

REQUEST:

1. Applicant:

The applicant is Northstar Resort Enterprises Corp. Donald L. Craig, AICP, and Barbara Mitchell of The Craig Company are the agents representing Northstar Resort Enterprises Corp.

2. Proposed Use & Size:

Northstar Resort Enterprises Corp. proposes, within a 2 to 5 year period, to redevelop the once 126 unit Florida Keys RV Resort as a mixed income housing project consisting of 13 market rate homes, 63 affordable housing units, a swimming pool, beach area with Tiki and sewer treatment plant. The site consists of 445,938.4 square feet or approximately 10.24 acres of upland area. The approximately 1.443 acre lake on the site will be maintained. There is an existing swimming pool and clubhouse in the Phase I stage of the project which will be maintained until the construction of Phase II, at which time, along with 30 RV sites, will be replaced with 13 affordable homes. Landscaping will be provided as indicated on the Landscape Plan, a part of Appendix F hereto.

3. Location:

The property is located in Section 6, Township 61 South, Range 40 East, on the south side of the Florida East Coast Railroad Right of Way in Key Largo, Monroe County, Florida. The property is located at approximately mile marker 106. The RE number for the property is 00083970-000000.

4. Plans Provided:

- Field survey prepared by Hal Thomas, Professional Land Surveying, dated 5-25-00
- Site Plan, dated 03/02/06, and Floor Plans, dated 01/09/06 by Robert Barnes & Associates
- Landscape Plan, Sheet L-2, by Brown & Crebbin Design Studio, Inc., dated 03/14/06
- Drainage Plan, Sheets C-1 and C-2, by Allen E. Perez, Perez Engineering & Development, Inc., dated 3/3/06

BACKGROUND INFORMATION:

1. Land Use District:

The property is currently zoned as Suburban Commercial (SC), Native Area (NA) and Suburban Commercial (SC). The owner is applying for an amendment to zoning district to change the SC, NA and SC zoning for the property to Mixed Use. Refer to the Map Amendment Application for Zoning Map preceding this narrative.

2. Future Land Use Map Designation:

Mixed Use Commercial (M/C)

3. Size of Site:

The upland area of the site is 445,938.4 square feet or approximately 10.24 acres. The portion of the lake on the site is approximately 1.443 acres.

1. Existing Vegetation:

The entire site is generally disturbed but contains mature native trees, including mahogany and mastic trees. Sparce vegetation exists along the man-made lake. The significant sized trees on the site will be protected to the maximum extent possible and integrated into the Landscaping Plan included in Appendix F. Please refer to the Vegetation Survey attached as Appendix I hereto and the Letter of Understanding dated January 5, 2004.

2. Community Character of the Immediate Vicinity:

The community character of the immediate area can best be described as mixed, with wetlands to the east, south and southwest of the site. An electric substation is near the northwest part of the site. A mobile home park is located across US 1 from the site to the northwest and beyond is commercial development, which continues northeast along US Highway 1.

Consistency Statements

Standards Applicable to All Conditional Uses:

The proposed affordable housing project is required to be consistent with all applicable portions of the Land Development Regulations and the Comprehensive Plan. These regulations require all major conditional uses to be consistent with Section 9.5-65. The following narrative and references to attached plans and documents indicate how the proposed redevelopment meets these requirements.

Section 9.5-65(a)
"The conditional use is consistent with the purposes, goals, objectives and standards of the plan and this chapter."

1. Compliance with Chapter 9.5, Monroe County Land Development Regulations:

a. Purpose of the Mixed Use (MU) Land Use District, Sections 9.5-201 and 219

Section 9.5-201 of the Monroe County Code states that "All development within each land use district shall be consistent with the purposes stated for that land use district."

Section 9.5-219 states that the purpose of the Mixed Use land use district is "...to establish or conserve areas of mixed uses, including commercial fishing, resorts, residential, institutional, and commercial uses, and preserve these as areas representative of the character, economy and cultural history of the Florida Keys."

b. Permitted Uses, Section 9.5-248(a)(1) and (c)(13)

Detached residential dwellings are permitted as of right in the Mixed Use district.

Attached and unattached residential dwellings involving more than eighteen (18) units, designated as employee housing as provided for in Section 9.5-266.

Applicant's Response: This application proposes the redevelopment of the Florida Keys RV Resort with an affordable housing project ultimately consisting of 13 market rate homes, 63 affordable housing units, pool, tiki hut, beach area and sewer treatment plant. The redevelopment will serve the needs the Mixed Use area by providing affordable housing for workers and families in the area. The 13 market rate homes are permitted as of right and the 63 detached

affordable/employee homes are permitted as a major conditional use. The project is consistent with Sections 9.5-201, 219, and 248(A)(1) and (c)(13).

c. <u>Affordable and Employee Housing; administration, Section 9.5-266(c)</u>

(c) Linkage of projects. Two (2) or more development projects which are required to provide affordable housing may be linked to allow the affordable housing requirement of one development project to be built at the site of another project, as long as the affordable housing requirement of the latter development is fulfilled as well. The project containing the affordable units must be built either before or simultaneously with the project without, or with fewer than, the required affordable units.

Applicant's Response: This affordable housing development is linked to the development known as Northstar Resort in order to provide affordable housing units from Northstar Resort to be located at the affordable housing site. Pursuant to Resolution P47-03 (refer to Appendix A hereto), the original resolution approving the Northstar Resort development, since Northstar Resort had proposed to utilize maximum net density for its site, the affordable housing requirement could not be met at the site. Therefore, the Planning Commission concluded that not less than 10 nor more than 20 newly constructed affordable employee housing units would be constructed off-site. The off-site location is the Florida Keys RV Resort, the affordable housing project which is the subject of this application. The affordable housing project and Northstar Resort are both located in Monroe County and will be constructed simultaneously. The proposed development is consistent provisions of Section 9.5-266(c).

d. <u>Density/Intensity, Section 9.5-262; Section 9.5- 266(a)(1)a</u>

Section 9.5-262 for the Mixed Use district the allocated density for dwelling units per acre is 1.0; maximum net density is 12 dwelling units per acre of buildable area; and open space ratio is 20%. For the Mixed Use District the allocated density for affordable housing is 1.0 dwelling units per acre; maximum net density is 18 dwelling units per acre of buildable area; and the open space ratio is 20%.

Section 9.5-266(a)(1)a
Notwithstanding the density limitations in section 9.5-262, the owner of a parcel of land shall be entitled to:

(a) Develop affordable and employee housing as defined in section 9.5-4(A-5)... on parcels of land classified as Mixed Use (MU) at an intensity up to a maximum net residential density of eighteen (18) dwelling units per acre.

Applicant's Response: The following chart summarizes the density for the entire project application for affordable housing, market rate housing and open space for the parcel upon completion of Phase II. The 30 RV spaces located on Phase

I are from the existing 126 RV spaces at the site, which will be transferred offsite, and have been reconfigured in Phase I to the portion of the property that will become Phase II. Thirteen (13) market rate homes are existing by virtue of 13 mobile home credits currently on the property and are permitted to remain on the parcel. The chart calculates the market rate density consistent with Section 9.5-266 which allows up to 20% of a mixed market rate and affordable project to be constructed at the same density (max net) as the affordable component.

DENSITY ANALYSIS

	Site Size	Allocated Density Factor	Allocated Density	Open Space Ratio	Buildable Area	Max. Net Density Factor	Max. Net Density	Proposed for Site
Affordable Housing	10.24 ac.	1.0 DU acre	10 DU	20%	8.19 acres	18 DU acre	197 DU	63
Market Rate Housing	10.24 ac.	1.0 DU acre	10 DU	20%	8.19 acres	12 DU acre	98.28 DU	13
Site Utility & TRE Analysis	Proposed Development for 100% Site Utility • 63 affordable units = 31.98% • 13 market rate homes = 13.23% TOTAL PROPOSED UTILITY 45.21 % Open space required is 2.05 acres or 89,298 sq. ft. Open space provided per site plan is 266,157.7 sq. ft (59% of upland area) , which exceeds the 20% requirement. TREs Required • 47 TREs will be transferred from Northstar Resort to complete Phase I • 16 TRE's will be applied for to complete Phase II							

e. <u>Open Space and Environmental Criteria, Section 9.5-262</u>

The open space requirement Mixed Use land district is 0.2.

Applicant's Response: The environmental open space provided for the site upon completion of both phases is 266,157.7 square feet. This is an open space ratio of .596 which exceeds the 0.2 requirement of this section. As previously decided by County Staff, no environmental designation survey is required. The site is not on the County's Special Protection Area Maps. The proposed development is consistent with Section 9.5-262.

f. <u>Minimum Yards and Shoreline Setback, Section 9.5-281 and Section 9.5-349(b)(1) and (c)</u>

The minimum yard requirements for detached residential in the Mixed Use district are as follows: a front yard setback of 25 feet; a rear yard setback of 20 feet; and side yard setbacks such that one side yard must be 10 feet and the combined total of both side yards is 15 feet. Principal structures shall be set back twenty (20) feet from lawfully altered shorelines. Accessory structures within the shoreline setback shall be constructed at a foundation height not to exceed eighteen (18) inches above existing grade and in no event shall the total, combined area of all structures occupy more than 60% of the upland area of the shoreline setback. Pools shall be set back a minimum of ten (10) feet, as measured from the mean high water line.

Applicant's Response: The proposed site meets the minimum yard requirements as shown on the attached site plan, except asphalt paving at the southern end of the site and the home located on lot 1 which are located within the 20 foot rear yard setback as shown on the site plan. The home on lot 1 is set back 20 feet from the lake shoreline and 10 feet from the rear boundary of the property. The applicant requests that the Planning Commission grant a waiver and allow the asphalt paving and market rate home located on Lot 1 to be constructed within the rear yard setback area. Further, a portion of the pool in the southwest of the site is located within 10 feet of the shoreline. The applicant requests that the Planning Commission grant a waiver and allow the portion of the pool to remain within 10 feet of the shoreline. In all other respects, the accessory uses within the shoreline setback will conform to requirements. With the exception of the aforementioned, the proposed development is consistent with Sections 9.5-281 and 9.5-349(b)(1) and (c).

g. Height, Section 9.5-283

No structure or building shall be developed that exceeds a maximum height of thirty-five (35) feet.

Applicant's Response: The maximum height for the two-story affordable homes is 35'-0" from the existing grade elevation of the site. The market rates homes will be individually designed, with a maximum height of 35 feet. The project is consistent with Section 9.5-283.

h. Scenic Corridors and Bufferyards, Section 9.5-375-381 (Street Trees 9.5-366)

Section 9.5-376(b). All other development of land, which fronts on U.S. 1, 905 or 904, shall provide a major street buffer in accordance with section 9.5-378. Pursuant to Section 9.5-378 the following bufferyards are required. This project will require a Class B buffer yard the entire length of its Highway One frontage.

Applicant's Response: A major street Class B buffer is required for MU district property located along US 1. As shown on the Site Plan, a 25 foot Class C buffer yard the entire length of the highway frontage will be provided, which exceeds the requirement. The abutting land use district to the west of the MU proposed site is SC and no district boundary is required. However, there is a portion of the property on the southwest that is bounded by the NA district that requires a Class B buffer. A 5 foot Class B buffer has been provided. To the south, the adjacent land is NA which requires a Class B buffer and a 5 foot Class B buffer is provided. To the east a Class D buffer yard is required for the portion of the site adjacent to the SR district and a Class B buffer yard is required for the portion of the site adjacent to the NA district. A 20 foot Class D buffer has been provided along the eastern side of the property which meets and exceeds the requirements of this section. The project is consistent with the requirements of these sections. Please see the landscape plan attached as part of Appendix F to this application.

i. Parking and Loading Standards, Section 9.5-351-354

The parking requirements for the site are 2 parking spaces for a single-family dwelling unit and 1 parking space per RV pad.

Applicants response: Each affordable home and each market rate home is located on a lot which will contain 2 parking spaces. A model affordable home floor plan provides for 2 parking spaces in a garage. The RV lots contain one parking space per lot.

j. Parking Lot Landscaping, Section 9.5-361-362

All off-street parking areas containing more than six (6) spaces shall be landscaped in accordance with the standards set out in section 9.5-362.

Applicant's Response: This section is not applicable, as the parking spaces are configured for 2 parking spaces per lot or one space per RV lot.

k. Surface Water Management, Section 9.5-293

Applicant's Response: A Storm Water Management Plan has been provided. The plan has been designed by a registered Florida engineer and is consistent with Section 9.5-293. All surface water will be managed on site as shown in the attached drainage plan, which is consistent with Section 9.5-293.

l. Wastewater Treatment Criteria, Section 9.5-294

Applicant's Response: There is an existing sewage treatment plant to serve the project located in the southwestern corner of the site.

m. Flood Plain Management Criteria, Section 9.5-317

New construction or substantial improvement of any residential structure shall have the lowest floor for zones A1-30, AE and AH or bottom of the lowest supporting member for zones V1-30, VE or V elevated at or above the base floor elevation level.

Applicant's Response: The property is in the AE flood zone. The lowest floor of the residential structures at the project shall be at or above the base flood elevation level and consistent with Section 9.5-317.

n. Environmental Performance Standards, Section 9.5-335

Applicant's Response: The County biologist has determined that the site is disturbed with some scattered native trees and that there is no hammock located on the property. Please refer to the Letter of Understanding from the County dated January 5, 2004 which is part of Appendix H hereto. A Vegetation Survey has been performed for the property and is attached as Appendix I hereto. Mature native trees will be incorporated into the landscape plan for the project and used where located or transplanted if possible. The requirements for this section requiring a habitat analysis do not apply. The proposed development is consistent with Section 9.5-335.

o. Transplantation Plan, Section 9.5-344

Applicant's Response: Not applicable.

p. Energy and Conservation Standards, Section 9.5-326

Applicant's Response: The proposed development provides for energy conservation in the following ways: (1) provision of bicycle racks, (2) installation of native plants that reduce requirements for water and maintenance, and (3) provision for structural shading using roof overhangs. The proposed development is consistent with Section 9.5-326.

q. Outdoor Lighting, Section 9.5-391-393

All outdoor lighting shall be designed, located and mounted at heights no greater than: (a) eighteen feet above grade for non-cutoff lights and (b) thirty-five feet above grade for cutoff lights. All outdoor lighting shall be designed and located such that the maximum illumination measured in footcandles at the property line shall not exceed 0.3 footcandle for non-cutoff lights and 1.5 footcandles for cutoff lights.

Applicant's Response: All site lighting will be designed so as not to exceed the requirements of this section.

r. Access Standards, Section 9.5-421

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

Applicant's Response: Access to the site will be by the existing access point to US 1 at the northern end of the site.

s. Traffic Study, Section 9.5-426

Any development generating more than 500 trips per day shall submit a report from a licensed traffic engineer indicated that the configuration of the access to US 1 or County Road 905 will maintain a safe traffic flow, or provide a design for a new configuration to be constructed by the developer. In addition, the development shall conduct a sturdy of traffic flows within one (1) mile of their access to US 1 or County Road 905. The study shall make recommendations regarding improvements required to maintain an annual average level of service D within six (6) miles.

Applicant's Response: A Traffic Report has been completed by Transportation Analysis Professionals attached as Appendix G hereto.

t. <u>Clear Site Triangles, Section 9.5-427</u>

All entrance drives and street intersections shall provide clear site triangles in both directions as indicated in this section.

Applicant's Response: Clear site triangles are shown on the attached site plan, which are consistent with Section 9.5-427.

u. <u>Handicap Accessibility, Chapter 533, F.S.</u>

Applicant's Response: Not applicable.

2. Consistency with Goals, Objectives and Policies of the Year 2010 Comprehensive Plan:

The proposed development is consistent with the goals, objectives and policies set forth in Chapter 3 of the Comprehensive Plan. The following objectives and policies apply to the proposed development.

3.1 Future Land Use

<u>Objective 101.4</u>

Monroe County shall regulate future development to maintain the character of the community and to protect the natural resources by providing for the compatible distribution of land uses consistent with the designations shown on the Future Land Use Map.

Applicant's Response: The proposed redevelopment is consistent with the Comprehensive Plan as it is in keeping with community character of the area. The new housing proposed will expand the type of housing available and providing for a broadened mixed-use residential community.

<u>Policy 101.4.5</u>

The principal purpose of the Mixed Use/Commercial land use category is to provide for the establishment of commercial zoning districts where various types of commercial retail and office may be permitted at intensities which are consistent with the community character and the natural environment. Employee housing and commercial apartments are also permitted.

Applicant's Response: The proposed redevelopment is consistent with the Comprehensive Plan because it meets with the character of the surrounding area and is consistent with the purpose of the mixed use zoning district to permit affordable/employee housing.

Objective 101.9

Monroe County shall provide for drainage and stormwater management so as to protect real and personal property and to protect and improve water quality.

Applicant's Response: The proposed redevelopment is consistent with the Comprehensive Plan as shown on the attached drainage plan.

Objective 101.11

Monroe County shall implement measures to direct future growth away from environmentally sensitive land and towards established development areas served by existing public facilities.

Applicant's Response: The proposed redevelopment is consistent with the Comprehensive Plan because it will utilize a site that is already developed, is served by existing public facilities, and is in a developed area.

Goal 102

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

Applicant's Response: The proposed redevelopment is consistent with the Comprehensive Plan because it utilizes property that is not environmentally sensitive, which is already disturbed and developed, and is most suitable for redevelopment.

3.3 Traffic Circulation

Goal 301

To provide a safe, convenient, efficient, and environmentally-compatible motorized and non-motorized transportation system for the movement of people and goods in Monroe County.

Applicant's Response: Access to the site will be via U.S. Highway 1, which is a major street corridor providing direct vehicular access and that will link the residents to the existing public transit system.

3.6 Housing

Goal 701

Monroe County shall adopt programs and policies to facilitate access by all current and future residents to adequate and affordable housing that is safe,

decent, and structurally sound, and that meets the needs of the population based upon type, tenure characteristics, unit size and individual preferences.

Applicant's Response: The proposed development contains affordable and market rate housing. There are 63 units of affordable housing at moderate income levels and there will be 13 units for market rate families. This project will provide needed affordable housing with a mixture of unit sizes that meets the needs of individuals and families in Monroe County.

3.7 Potable Water

Goal 701

Monroe County shall support FKAA in the fulfillment of their statutory obligation and authority to provide for a safe, high quality and adequate supply, treatment, distribution, and conservation of potable water to meet the needs of present and future residents.

Applicant's Response: The Florida Keys Aqueduct Authority's existing consumptive use permit authorizes the withdrawal of sufficient quantities to meet the demand anticipated for 2006.

3.8 Solid Waste

Goal 801

Monroe County shall provide for the adequate collection, disposal and resource recovery of solid waste in an environmentally sound and economically feasible manner to meet the needs of present and future County residents.

Applicant's Response: The existing solid waste haul-out contract provides the county with approximately seven years of guaranteed capacity.

3.9 Sanitary Sewer

Goal 901

Monroe County shall provide for the adequate, economically sound collection, treatment, and disposal of sewage which meets the needs of the present and future residents while ensuring the protection of public health, and the maintenance and protection of ground, nearshore, and offshore water quality.

Applicant's Response: Wastewater will be treated via the sewage treatment facility located on the property.

3.10 Drainage

Goal 1001

Monroe County shall provide a stormwater management system which protects real and personal properties, and which promotes and protects ground and nearshore water quality.

Applicant's Response: The proposed development will provide a stormwater management system as shown on the attached drainage plan.

Section 9.5-65 (b)

The conditional use is consistent with the community character of the immediate vicinity of the parcel proposed for development.

Applicant's Response: The community character of the immediate area can best be described as mixed, with wetlands to the east, south and southwest of the site. An electric substation is near the northwest part of the site. A mobile home park is located across US 1 from the site to the northwest and beyond is commercial development, which continues northeast along US Highway 1. The proposed redevelopment is consistent with the community character of the area.

Section 9.5-65 (c)

The design of the proposed development minimizes adverse effects, including visual impacts, or the proposed use on adjacent properties.

Applicant's Response: Currently the site is generally disturbed with RV lots. The redevelopment of the site with detached affordable and market rate homes, the planting of landscaping, and new lighting will improve the overall appearance of the site.

Section 9.5-65 (d)

The proposed use will have an adverse effect on the value of the surrounding properties.

Response: The proposed redevelopment will have a positive effect on the value of surrounding properties. The redevelopment of the site with detached affordable and market rate homes, the planting of s landscaping, and new lighting will improve the overall appearance of the site.

Section 9.5-65 (e)

The adequacy of public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and Medicare services, disaster preparedness program, drainage systems, refuse disposal, water and sewers, judged according to standards from and specifically modified by the public facilities capital improvements adopted in the annual report required by this chapter.

Applicant's Response: According to the attached traffic study (Appendix E), the proposed development will actually reduce the current level of service.

Section 9.5-65 (f)

The applicant for conditional use approval has the financial and technical capacity to complete the development as proposed and has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.

Applicant's Response: Northstar Resort Enterprises Corp. has the financial and technical capacity to complete the development as proposed.

Section 9.5-65 (g)

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

Applicant's Response: There are no known archaeological, historical or cultural resources on this site.

Section 9.5-65 (h)

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

Applicant's Response: The redevelopment will not affect public access to any beaches or waterfront areas.

Section 9.5-65 (i)

The proposed use complies with all additional standards imposed on it by the particular provision of this chapter authorizing such use and by all other applicable requirements of the Monroe County Code.

Applicant's Response: The proposed redevelopment of the site complies with all standards per the Monroe County Code.

Construction Management & Phasing Plan

Licensed Monroe County contractors will conduct all work, with direct supervision and project management by Northstar Resort Enterprises Corp. Local contractors will be used, whenever possible, as to limit the amount of additional traffic and to support the local economy.

Phasing Schedule

The construction of the project will proceed as follows:

1. The site will be cleared of any vegetation, with the exception of native trees and other significant trees to be left in place to augment landscaping.
2. Temporary erosion control devices will be put in place on site.
3. Temporary signage will be placed on site for the public safety and notification.
4. Construction debris containers will be located on site.
5. Recycling containers will be located on site.
6. The construction of the buildings will be completed in 2 phases.
7. Complete drainage and landscape.

Waste Generation

(I) Construction Disposal and Recycling Plan

Construction and Clearing Debris

The project involves some demolition of existing buildings. Any trees or shrubs to be transplanted will be added to landscape areas on site. All other clearing debris will be mulched on site. All construction debris will be removed via commercial dumpsters rented from a local company to be named later.

Recycling of Clearing and Construction Debris

Clearing debris will be mulched on site. Any construction debris may be removed from the site and stored for other jobs by the contractor.

Method and location of disposal

See section III Disposal below.

(II) Recycling Plan

a. **Source Separation**

All recyclable containers, glass, aluminum and cardboard will be separated either within the building or at the outdoor recycling area. From there the materials will be removed to local recycling containers provided by the locally contracted company serving Key Largo.

b. **Site Plan Location.** Please see attached site plan.

c. **Quantities.** Please see table below. In summary, the total annual recyclable waste created is 42,432 lbs. The total annual yard waste is estimated at 3,500 lbs.

(III) Disposal Plan

a. Quantities. Please see Recycling Plan below.

b. At present, there is not a capacity problem at the Upper Keys Disposal Site, as all waste in the County is incinerated and the ashes are removed from the County to a remote location on the mainland.

Recycling Plan

Waste Generation

According to Monroe County Recycling Assistant Director Mike Lawn, a 20 unit multi-family housing development will generate two-yard dumpsters twice a week. A dumpster holds 142 lbs. per cubic yard. A 20-unit development generates 568 lbs. of waste per week. Therefore, this 76-unit development will generate 2,158 lbs. of waste per week, and a total of 112,216 lbs. per year.

Use	Size	Total	
		Week	Year
Units	76	2,158 lbs	112,216 lbs

Quantity By Composition

Item	Percentage	Quantity	
		Week	Year
Paper	35%	755 lbs	39,260 lbs
Cardboard	10%	216 lbs	11,232 lbs
Plastic	8%	173 lbs	8,996 lbs
Metals	1%	22 lbs	1,144 lbs
Other	16%	345 lbs	17,940 lbs

Yard Waste

Estimated @ 3,500 lbs per year

Recyclables

Assume that 70% of all paper, cardboard, plastic and metals can be recycled. The total recyclables expected are: weekly 816 lbs and annually 42,432 lbs.

Recycling Plan Assumptions

Density Conversion Figures

Use these approximate conversion figures to convert weight to volume:

News	500 lbs/cu.yd.	Mixed Glass & Cans	330 lbs/cu.yd.
Glass	600 lbs/cu.yd.	(2:1 Ratio)	
Steel Cans	160 lbs/cu.yd.	OCC Uncompacted	250 lbs/cu.yd.
Aluminum Cans	60 lbs/cu.yd.	OCC Compacted	400-600 lbs/cu.yd.
Pet Bottles	30 lbs/cu.yd.	White Ledger Flat	300-450 lbs/cu.yd.
HDPK Bottles	25 lbs/cu.yd.	Crumpled Ledger	110-200 lbs/cu.yd.

Weekly Waste Generation By Occupied Square Foot

Waste Product in Pounds Per

Generator Segment	Occupied Sq.Ft.	Per Week	Per Year
Office		0.05	2.6
Industrial		0.06	3.12
Transportation, Communication & Utilities		0.10	5.2
Retail		0.22	11.44
Wholesale/Warehouse & Distribution (WWA)		0.06	3.12
Public & Institutional (Public)		0.04	2.08

Commercial Waste Quantity and Composition

Generator	Paper	Cardboard	Plastic	Metals	Others
Office	65%	15%	6%	2%	12%
Industrial	35%	20%	25%	6%	14%
Transport, Communication & Utilities	20%	15%	15%	5%	45%
Retail	35%	40%	8%	1%	16%
Wholesale/Warehouse & Distribution (WWA)	25%	32%	25%	7%	11%
Public	45%	10%	5%	6%	34%

*Source: Tables from Westchester County's Solid Waste Management Plan, August 1989

Environmental Designation Survey Requirements

An environmental designation survey was not required with the Northstar Resort original redevelopment application. The Director of Planning determined that due to the fact that all parcels were previously disturbed and contained no significant environmental resources, an environmental designation survey was neither needed for the Northstar Resort parcel nor for the Florida Keys RV Resort parcel as well. This position was further upheld by the administrative hearing results and Judge Garcia's ruling, which is attached as Appendix J hereto.

APPENDIX A

RESOLUTION P47-03

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION APPROVING A MAJOR CONDITIONAL USE REQUESTED BY NORTHSTAR RESORT ENTERPRISES CORPORATION FOR THE CONSTRUCTION OF A RESORT HOTEL WITH EIGHTY-NINE (89) UNITS, 8,158 SQUARE FEET OF COMMERCIAL USE AND OTHER AMENITIES ON PROPERTY DESCRIBED AS SECTION 32, TOWNSHIP 61 SOUTH, RANGE 39 EAST IN LEITNER'S SUBDIVISION AND EL DORADO HEIGHTS SUBDIVISION, KEY LARGO, MONROE COUNTY, FLORIDA WITH THE REAL ESTATE NUMBERS 00087940.000100, 00087970.000100, 00088020.000000, 00088030.000000, AND 00088040.000000

WHEREAS, Northstar Resort Enterprises Corporation is the owner of real property described as Section 32, Township 61 South, Range 39 East in Leitner's Subdivision and El Dorado Subdivision, Key Largo, Monroe County, Florida with the Real Estate numbers 00087940.000000, 00087970.000100, 00088020.000000, 00088030.000000, and 00088040.000000; and

WHEREAS, the above described property is located in the Suburban Commercial (SC) land use (zoning) district; and

WHEREAS, the Planning Commission of Monroe County, Florida, in accordance with the provisions of Sections 9.5-24 and 9.5-69 of the Monroe County Land Development Regulations, met at a regular scheduled meeting on June 25, 2003 to review the request of Northstar Resort Enterprises Corporation for approval of a Major Conditional Use for the construction of an eighty-nine (89) unit hotel with 8,158 square feet of commercial use and other amenities; and

WHEREAS, the Planning Commission reviewed the following information relevant to the request for a Major Conditional Use:

- The application for a Major Conditional Use dated 11/20/02; and
- Field survey prepared by Barrow Survey and Mapping, drawing #22557h-3, updated 9/21/01; and
- Site plan, Sheet A-1, signed and sealed by Robert Barnes & Associates, dated 4/02/02; and
- Landscape plan, Sheet L-2, by Brown and Crebbin Design Studio, Inc., dated 5/17/02; and
- Staff Report dated May 9, 2003; and
- Drainage plan, Sheet C-1, by Allen Perez, Perez Engineering and Development, Inc., dated 10/23/02; and
- Level III Traffic Study prepared by Transport Analysis Professionals, dated 6/19/02; and

DCR

- The following letters of coordination:
  Department of Environmental Protection, dated 12/02/02
  Department of Environmental Protection, dated 1/09/01
  Department of Community Affairs, dated 12/28/00
  South Florida Water Management District, dated 12/16/02
  Florida Department of Health, dated 11/27/02
  Monroe County Solid Waste Management, dated 11/26/02
  Florida Keys Electric Cooperative, dated 12/03/02
  Florida Keys Aqueduct Authority, dated 12/03/02
- Sworn testimony of staff
- Comments of John Wolfe, Planning Commission Counsel; and
- Sworn testimony by members of the public

WHEREAS, the Planning Commission adopted the following findings of fact and conclusions of law:

1. Based on the materials submitted, to develop an eighty-nine-unit hotel with 8,158 square feet of commercial use the applicant will need to document the existence of the twelve-unit motel formerly on-site via a valid Florida license. If documented, then seventy-seven (77) Transferable ROGO Exemptions (TRE) will be required to achieve the total of eighty-nine units. In lieu of said documentation 89 TRE will be required. Additionally fifteen (15) Transferable Development Rights (TDR) will be required to qualify the proposed development to use the maximum net density for the site per Section 9.5-4(D-4) of the Monroe County Land Development Regulations. Therefore, we conclude the appropriate licensing documentation in combination with 77 TRE and 15 TDR must be obtained or a total of 89 TRE in combination with 15 TDR must be obtained prior to the issuance of a building permit.

2. Based on the materials submitted for review the project will require an Environmental Resources Permit from the South Florida Water Management District (SFWMD). Therefore, we conclude that said permit must be obtained prior to the issuance of a building permit.

3. Based on the plans submitted a surface water management/conceptual drainage plan is represented on Sheet C-1. Therefore, we conclude that the County Engineer must review and approve the surface water management/conceptual drainage plan prior to the issuance of a building permit.

4. Based on the material submitted, Florida Department of Transportation (FDOT) permits will be required for any reconfiguration of existing access ways as well as any other appropriate permits identified through the FDOT pre-application process. Therefore, we conclude that the applicant must receive approval from FDOT via a letter of intent prior to the issuance of a building permit.

DCR

5. Based on the plans submitted and the comments of the Monroe County Traffic Consultant, the right turn lane (deceleration lane) does not meet FDOT design standards. Therefore, we conclude that the right turn lane must meet the FDOT design standards and be approved by the County Traffic Consultant.

6. Based on the material submitted the proposed development must coordinate with the Florida Department of Health if wastewater flows are less than or equal to 10,000 gallons per day or with the Florida Department of Environmental Protection if wastewater flows exceed 10,000 gallons per day. Therefore, we conclude that a complete plan review to determine compliance with the provisions of Chapter 64E-6 of the Florida Administrative Code, and Chapter 381 of the Florida Statutes by the appropriate agency is required prior to the issuance of a building permit.

7. Based on the plans submitted a transplantation plan has not yet been submitted for review. Therefore, we conclude that a transplantation plan must be reviewed and approved by the County Biologist prior to the issuance of a building permit.

8. Based on the plans submitted the proposed development will include renovation of the existing docking facilities, however no expansion of the docking facility is allowed. Therefore, we conclude that all aspects of the proposed development that are proposed in jurisdictional wetlands or submerged lands will be subject to review and approval by both the U.S. Army Corps of Engineers and the Florida Department of Environmental Protection.

9. Based on the material submitted all amenities associated with the Northstar hotel are for patron use only including the restaurant, docking facilities, boat ramp, swimming pool, etc.. Therefore, we conclude that the Northstar hotel and its amenities will not be open to the public. Furthermore, any departure from this "gated" concept will require an Amendment to a Major Conditional Use.

10. Based on the plans submitted and the comments of the Planning Commission the proposed development will utilize the maximum net density for the site. The development will also create a need for affordable employee housing that cannot be met on-site. Therefore, we conclude, based on the sworn testimony of the applicant's representative that not less than ten (10) and not more than twenty (20) newly constructed affordable employee housing units consistent with Sections 9.5-4(A-5) and (E-1) will be constructed off-site.

11. Based on the statements of the applicant's agent, the signage for the hotel shall be "limited and appropriate." Therefore, we conclude that one, non-electrified, but lighted, sign may be placed in the property's frontage on U.S.1 to indicate the location of the Northstar hotel.

DCR

12. Based on the agreement of the applicant's agent, no motorized personal water craft, including but not limited to jet skis and wave runners, will be rented or allowed to be used from the Northstar's docking facility or boat ramp.

13. Based on the agreement of the applicant's agent, the existing docking facility will remain at sixteen slips. Therefore, we conclude that two slips will be appropriated for the hotel's two boats described as a sunset cruise boat and a charter boat respectively while the remaining fourteen (14) slips will be for patron use only.

14. Based on the agreement of the applicant's agent, any vehicular traffic utilizing Thurmond Street is restricted to automobiles. Therefore, we conclude that there shall be no commercial deliveries, no tractor-trailer or bus usage of Thurmond Street for the purpose of entering or exiting the Northstar hotel.

15. Based on Section 9.5-61 of the Monroe County Land Development Regulations the required parking shall be one hundred-twenty (120) spaces. Therefore, we conclude that the surplus land resulting from the reduction of parking spaces from 238 to 120 shall remain as open space via a grant of conservation easement (GOCEA).

16. Based on the agreement of the applicant's agent, one of the two existing boat ramps shall be removed. Therefore, we conclude that there shall be only one boat ramp available for patron use.

17. Based on the plans submitted, all outdoor lighting for the proposed development must meet the criteria of sections 9.5-391- 395 with regard to cut-off lights and lighting in close proximity to the waterfront.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA, that: the preceding findings of fact and conclusions of law support its decision to **APPROVE** the request of Northstar Resort Enterprises, Inc. for a Major Conditional Use for the construction of a resort hotel with eighty-nine (89) units, 8,158 square feet of commercial use and other amenities on property described as Section 32, Township 61 South, Range 39 East in Leitner's Subdivision and El Dorado Heights Subdivision, Key Largo, Monroe County, Florida, with the following conditions:

1. The applicant shall document the existence of the twelve-unit motel formerly on-site via a valid Florida license. If documented, then the applicant shall need 77 Transferable ROGO Exemptions (TRE) to construct eighty-nine (89) hotel units; if not documented then the applicant shall utilize 89 TRE to construct eighty-nine (89) units prior to the issuance of a building permit.

2. The applicant shall obtain an Environmental Resources Permit from the South Florida Water Management District prior to the issuance of a building permit.

DCR

3. The County Engineer shall review and approve the surface water management/conceptual drainage plan prior to the issuance of a building permit.

4. The applicant shall obtain Florida Department of Transportation (FDOT) permits for any reconfiguration of access ways and any other appropriate permits identified through the FDOT pre-application process prior to the issuance of a building permit.

5. The proposed right turn, deceleration lane shall meet FDOT design criteria and be approved by the Monroe County Traffic Consultant prior to the issuance of a building permit.

6. A complete plan review to determine compliance with the provisions of Chapter 64E-6 of the Florida Administrative Code and Chapter 381 of the Florida Statutes for on-site wastewater treatment by the appropriate agency (Florida Department of Health, if flow is less than 10,000 gallons a day or Florida Department of Environmental Protection, if flow is more than 10,000 gallons a day) prior to the issuance of a building permit.

7. The transplantation plan must be submitted and approved by the County Biologist prior to the issuance of a building permit.

8. All aspects of the proposed development that are in jurisdictional wetlands or submerged lands, including the renovation of the existing sixteen slip docking facility must be reviewed and approved by both the U.S. Army Corps of Engineers and the Florida Department of Environmental Protection prior to the issuance of a building permit.

9. The Northstar hotel and its amenities shall not be open to "the public" and any departure from this "gated" concept shall require an Amendment to a Major Conditional Use.

10. Not less than ten (10) and not more than twenty (20) newly constructed affordable housing employee housing units consistent with Sections 9.5-4(A-5) and 9.5-4(E-1) shall be constructed off-site. The employee units shall be completed prior to the issuance of a Certificate of Occupancy for the Northstar hotel.

11. One non-electrified, but lighted, sign shall be placed in the property's frontage on U.S.1 to indicate the location of the Northstar hotel.

12. No motorized personal water craft, including but not limited to, jet skis and wave runners will be rented from or allowed to be used from the Northstar's docking facility.

DCR

13. The existing docking facility will remain at sixteen (16) slips with two slips being appropriated for the hotel's sunset cruise boat and charter boat while the remaining fourteen (14) slips will be for patron use only.

14. Vehicular traffic associated with the Northstar hotel utilizing Thurmond Street shall be restricted to automobiles and there shall be no commercial deliveries, no tractor trailer or bus usage of Thurmond Street.

15. Pursuant to Section 9.5-61 of the Monroe County Land Development Regulations the required parking shall be one-hundred twenty (120) spaces. The surplus land resulting from the reduction of parking spaces from two-hundred thirty-eight (238) to one-hundred twenty (120) shall remain as open space via a Grant of Conservation Easement (GOCEA).

16. One of the two existing boat ramps shall be removed leaving one boat ramp for patron use.

17. All outdoor lighting for the proposed development must meet the criteria of Sections 9.5-391-395 with regard to cut-off lights and lighting in close proximity to the waterfront.

PASSED AND ADOPTED by the Planning Commission of Monroe County, Florida,

Chair Ritz	YES
Commissioner Coleman	YES
Commissioner Margalli	YES
Commissioner Putney	YES
Commissioner Werling	YES

PLANNING COMMISSION OF
MONROE COUNTY, FLORIDA

By _____
David Ritz, Chair

Signed this 10th day of September, 2003

Initial _____

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY _____
Attorney's Office

MONROE COUNTY FLORIDA
MINOR CONDITIONAL USE DEVELOPMENT ORDER # 4-04

A DEVELOPMENT ORDER ESTABLISHING THAT 47 ROGO EXEMPTIONS FROM NORTHSTAR RESORT ENTERPRISES, INC. ARE ELIGIBLE FOR TRANSFERENCE

WHEREAS, Northstar Resort Enterprises, Inc. is the owner of property legally described as Parts of Lots 4, 8, 9, 11 and 12, Section 32, Township 161, Range 39, Island of Key Largo, Monroe County, Florida and is addressed as: 99500 Overseas Highway with Real Estate Numbers: 00087940.000100, 00087970.000100, 00088020.000000, 00088030.000000, and 00088040.000000; and

WHEREAS, the above described property is located in the Suburban Commercial (SC) land use district, and the future land use map designation (FLUM) is Mixed Use/Commercial (MC); and

WHEREAS, the applicant is seeking development approval to establish 47 residential ROGO exemption units (TREs) for off-site relocation; and

WHEREAS, the Biologist has determined that the habitat is disturbed with some scattered native trees and no hammock on-site; and

WHEREAS, the Development Review Committee (DRC) of Monroe County, Florida, in accordance with the provisions of Sections 9.5-24 and 9.5-68 of the Monroe County Land Development Regulations, met to review the request of Northstar Resort Enterprises for approval of the application for transfer of 47 ROGO exemptions on May 18, 2004; and

WHEREAS, the Development Review Committee reviewed the following documents and other information relevant to the request for approval of a Minor Conditional Use:

1. A completed application for development approval for transfer of ROGO exemptions (Sender Site) which included all documents required by the application dated March 25, 2004; and

2. A sender site staff report prepared by by Jason King, Planner and Niko Reisinger, Biologist dated May 11, 2004; and

WHEREAS, based upon the information and documentary evidence submitted, the Development Review Committee adopted the following findings of fact and conclusions of law:

1. The Northstar Resort Enterprises, Inc. had a valid operating permit from the Department of Health and Rehabilitative Services for 45 mobile homes, which were accounted for in the 1988 Monroe County Mobile Home and RV Study; and

2. There is also a one-story concrete residence and a two-story residence on the premises recognized as established in the Letter of Understanding dated January 5, 2004; and

WHEREAS, the Development Review Committee, based on its findings of fact and conclusions of law, recommended **approval** with conditions of the application for development approval of transfer of 47 ROGO exemptions; and

WHEREAS, the Director of Planning has duly considered the recommendation of the Development Review Committee; and

WHEREAS, the record established, the testimonies, offered, and the evidence submitted, support the findings of fact adopted by the Development Review Committee:

NOW THEREFORE, BE IT RESOLVED BY THE DIRECTOR OF PLANNING OF MONROE COUNTY, FLORIDA, that the request by Northstar Resort Enterprises Inc. to approve for transfer of ROGO exemptions of 47 Non-transient TREs is hereby **APPROVED** with the following conditions:

1. The sender units have been assigned unique identifier numbers that shall be used for tracking and monitoring by the Planning Department. The unique identifier numbers listed below shall be itemized in the conditional use orders and building permits required for both the sender and receiver sites.

   The unique identifier numbers for eligible transferable residential units are identified in Development Order # 4-04 as Nos. A-0153 through A-0200.

2. No building permit shall be issued for the new unit on the receiver site until one (1) of the following conditions are met:

   a. The units are demolished as per an issued demolition permit and a final inspection for the demolished units or spaces have been completed by the Building Department are for the sender site; or

   b. The units are removed pursuant to a development approval, development order, or development permit and a final inspection for the removed unit is completed by the Building Department for the sender site.

3. The applicant Northstar Resort Enterprises Inc., shall have three (3) years from the date of the approval of the Minor Conditional Use to utilize the 47 TREs and to complete construction of all structures for which the TREs were granted, or the Minor Conditional User shall become void and Northstar Resort Enterprises Inc., shall be required to apply for and secure a new Minor Conditional Use for the transfer of TREs to the site.

6/29/04
Date

K. Marlene Conaway
K. Marlene Conaway
Director of Planning and Environmental Resources

HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared K. Marlene Conaway, to me known to be the persona described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of JUNE, 2004.

NICOLE M. PETRICK
Notary Public - State of Florida
My Commission Expires Jun 28, 2005
Commission # DD037854

Nicole M. Petrick
NOTARY PUBLIC, STATE OF FLORIDA

REFERENCE: In the event that this development order constitutes an amendment, extension, variation, or alteration of a previous conditional use permit, that document may be referenced by the following N/A "NONE"

NOTICE

If this development order is appealed under the Monroe County code or by the Department of Community Affairs, the above time limits shall be tolled until the appeals are resolved.

This instrument shall not take effect for thirty (30) working days following the date of memorialization thereof, and during that time, the permit shall be subject to appeal as provided in Section 9.5-521(c) of the Monroe County land development regulations. An appeal shall stay the effectiveness of this instrument until resolved.

In addition, please be advised that pursuant to Chapter 9J-1, Florida Administrative Code (FAC), this instrument shall not take effect for forty-five (45) days following the rendition to the Florida Department of Community Affairs. Pursuant to FAC Section 9J-1.003(2), "Development orders shall not be rendered until the time within which to file any local administrative appeals pursuant to local ordinances has expired." During that forty-five days, the Florida Department of Community Affairs may appeal this instrument to the Florida Land and Water Adjudicatory Commission, and that such an appeal stays the effectiveness of this instrument until the appeal is resolved by agreement or order.

MONROE COUNTY
OFFICIAL RECORDS

FILE #1463439
BK#2035 PG#240

RCD Aug 17 2004 09:31AM
DANNY L KOLHAGE, CLERK

MONROE COUNTY FLORIDA
MINOR CONDITIONAL USE DEVELOPMENT ORDER # 5-04

A MINOR CONDITIONAL USE DEVELOPMENT ORDER ESTABLISHING THAT 47 ROGO EXEMPTIONS MAY BE RECEIVED AT THE FLORIDA KEYS RV PARK

WHEREAS, Northstar Resort Enterprises, Inc. is the owner of Florida Keys R.V. Resort property and is described as Parts of Lots 5, 12, and 13, Section 6, Township 61, Range 40, Island of Key Largo, Monroe County, Florida. [6-61-40 ISLAND OF KEY LARGO PT LOTS 5-12-13 OR463-879 OR 735-585 OR 735-586-589 OR 1014-2340(DCP) OR 1175-2027 / 30AMFJ(CW) OR 1180-1670/71(CW)]; and

WHEREAS, the above described property is located in the Suburban Commercial (SC) land use district, with the future land use map designation (FLUM) of Mixed Use/ Commercial (MC); and

WHEREAS, the applicant is requesting development approval for transfer of 47 ROGO exemption units (TREs) to the above described property henceforth referred to as the receiver site; and

WHEREAS, the Biologist has determined the site to be disturbed with some scattered native trees and that there is no hammock on the property; and

WHEREAS, the current request to transfer 47 residential ROGO exempt (TRE) units from Northstar Resort Enterprises, Inc. to the Florida Keys R.V. Resort is being made in lieu of condition number ten of Resolution P47-03, which states, *"Not less than ten (10) and not more than twenty (20) newly constructed affordable housing employee housing units consistent with Sections 9.5-4(A-5) and 9.5-4(E-1) shall be constructed off-site. The employee units shall be completed prior to the issuance of a Certificate of Occupancy for the Northstar Hotel."*; and

WHEREAS, the Development Review Committee (DRC) of Monroe County, Florida, in accordance with the provisions of Sections 9.5-24 and 9.5-68 of the Monroe County Land Development Regulations, met to review the request of Northstar Resort Enterprises, Inc. for approval of the application for development approval of transfer of 47 ROGO exemptions; and

WHEREAS, the Development Review Committee reviewed the following documents and other information relevant to the request:

1. A completed application for development approval for transfer of ROGO exemptions (Receiver Site) which included all documents required by the application dated March 25, 2004; and

2. A receiver site staff report prepared by Jason King, Planner and Niko Reisinger, Biologist dated May 11, 2004; and

WHEREAS, based upon the information and documentary evidence submitted, the Development Review Committee adopted the following findings of fact and conclusions of law:

1. Based upon the information and documentary evidence submitted, the site in question complies with the criteria under Section 9.5-120.4 through 9.5-120.5. Therefore, we find that the Florida Keys RV Park is an appropriate receiver site for 47 TREs from Northstar Resort Enterprises, Inc.; and

WHEREAS, the Development Review Committee, based on its findings of fact and conclusions of law, recommended **approval** with conditions of the application for development approval of transfer of ROGO exemption; and

WHEREAS, the Director of Planning has duly considered the recommendation of the Development Review Committee; and

WHEREAS, the record established, the testimonies, offered, and the evidence submitted, support the findings of fact adopted by the Development Review Committee:

NOW THEREFORE, BE IT RESOLVED BY THE DIRECTOR OF PLANNING OF MONROE COUNTY, FLORIDA that the request by Northstar Resort Enterprises Inc. to receive 47 Non-transient TREs is hereby **APPROVED** subject to the following conditions:

1. A building permit will be required for the development of units at the receiver site. A major conditional use application will also be required for the development of those units at the receiver site. The major conditional use development will require a Pre-Application Conference in which the following shall be required in the form of a Letter of Understanding:

a) The receiver units must be attached dwelling units pursuant to Section 9.5-120.4 (B) (i); and

b) The receiver units meet the criteria for affordable housing pursuant to Sections 9.5 -4 (A-5) and 9.5-266; and

c) Any development application must demonstrate with a traffic study acceptable to Monroe County traffic engineers that their proposed development will not impact hurricane evacuation times; and

d) The development conforms to all other Land Development Regulations.

2. The unique identifier numbers assigned to Northstar Development for eligible TREs are identified as A-0153 through A-0200.

3. The applicant Northstar Resort Enterprises Inc., shall have three (3) years from the date of the approval of the Minor Conditional Use to utilize the 47 TREs and to complete construction of all structures for which the TREs were granted, or the Minor Conditional User shall become void and Northstar Resort Enterprises Inc., shall be required to apply for and secure a new Minor Conditional Use for the transfer of TREs to the site.

6/29/04
Date

K. Marlene Conaway
K. Marlene Conaway
Director of Planning and Environmental Resources

HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared K. Marlene Conaway, to me known to be the persona described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of JUNE, 2004.

NICOLE M. PETRICK
Notary Public - State of Florida
My Commission Expires Jun 28, 2005
Commission # DD037854

Nicole M. Petrick
NOTARY PUBLIC, STATE OF FLORIDA

REFERENCE: In the event that this development order constitutes an amendment, extension, variation, or alteration of a previous conditional use permit, that document may be referenced by the following N/A "NONE"

NOTICE

If this development order is appealed under the Monroe County code or by the Department of Community Affairs, the above time limits shall be tolled until the appeals are resolved.

This instrument shall not take effect for thirty (30) working days following the date of memorialization thereof, and during that time, the permit shall be subject to appeal as provided in Section 9.5-521(c) of the Monroe County land development regulations. An appeal shall stay the effectiveness of this instrument until resolved.

In addition, please be advised that pursuant to Chapter 9J-1, Florida Administrative Code (FAC), this instrument shall not take effect for forty-five (45) days following the rendition to the Florida Department of Community Affairs. Pursuant to FAC Section 9J-1.003(2), "Development orders shall not be rendered until the time within which to file any local administrative appeals pursuant to local ordinances has expired." During that forty-five days, the Florida Department of Community Affairs may appeal this instrument to the Florida Land and Water Adjudicatory Commission, and that such an appeal stays the effectiveness of this instrument until the appeal is resolved by agreement or order.

MONROE COUNTY
OFFICIAL RECORDS

RESOLUTION NO. P55-03

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION **APPROVING** THE REQUEST FILED BY THE NORTHSTAR RESORT ENTERPRISES CORPORATION TO TRANSFER ONE HUNDRED TWENTY-SIX (126) TRANSFERABLE ROGO EXEMPTIONS IN THE FORM OF RECREATIONAL VEHICLE SPACES OFF-SITE FROM PROPERTY IN KEY LARGO, FLORIDA, DESCRIBED AS SECTION 6, TOWNSHIP 61, RANGE 40, PART OF LOTS 5, 12, AND 13 WITH THE REAL ESTATE NUMBER 00083970.000000

WHEREAS, Northstar Resort Enterprises Corporation is the owner of real property described as Section 6, Township 61, Range 40, Parts of lots 5, 12, and 13 with the Real Estate Number 00083970.000000; and

WHEREAS, the above described property is located in the Suburban Commercial (SC) land use (zoning) district; and

WHEREAS, Northstar Resort Enterprises Corporation applied for a Minor Conditional Use approval for the transfer of one hundred twenty-six (126) Transferable ROGO Exemptions (TRE) off-site from the property described above; and

WHEREAS, the Planning Commission of Monroe County, Florida, in accordance with the provisions of Sections 9.5-24 and 9.5-68 of the Monroe County Land Development Regulations, met at a regular scheduled meeting on September 24, 2003 to review the request of Northstar Resort Enterprises Corporation for approval of a Minor Conditional Use; and

WHEREAS, the proposed request meets the requirements of a Minor Conditional Use as delineated in Section 9.5-68 of the Monroe County Code; and

WHEREAS, the Planning Commission reviewed the following documents and other information relevant to the request for approval of a Minor Conditional Use:

1. The application for a Minor Conditional Use dated, April 21, 2003; and
2. Site survey, signed but not sealed, prepared by Hal Thomas, Professional Land Surveying, dated 5/25/00; and
3. Contractual agreement between the buyer, Northstar Resort Enterprises Corp. and the seller, SH3, LTD for the aforesaid property described by Real Estate Number 00083970.000000; and

JC

4. Property record card from the Monroe County Property Appraiser's office; and
5. State of Florida, Department of Health and Rehabilitative Services permit #44-54-00037; and
6. Site map; and
7. Staff report prepared by J.G. Buckley, Planner, and Niko Reisinger, Biologist, dated August 26, 2003; and
8. Comments by members of the Planning Commission; and
9. Sworn testimony and exhibits by members of the general public; and
10. Sworn testimony of Growth Management Division staff; and
11. Advice from John Wolfe, Esq., Planning Commission Counsel; and
12. Sworn testimony made by Don Craig, AICP, on behalf of the applicant; and
13. Comments from Tim Thomes, Esq., on behalf of the applicant; and

WHEREAS, based upon the information and empirical evidence submitted, the Planning Commission adopted the following Analysis of Compliance, Findings of Fact and Conclusions of Law:

1. Based on the plans submitted, the transfer off site is consistent with Section 9.5-120.4(b). Therefore, we conclude that the transfer off site shall consist of the demolition of a unit or **space** from a sender site and the development of a new unit(s) on a receiver site.

2. Based on the plans submitted and the testimony heard, the sender spaces meet the eligibility requirements of Section 9.5-120(4):
   - In existence as of January 4, 1996; and
   - Accounted for in the hurricane evacuation model which forms the basis of ROGO; and
   - Lawfully established;

   Therefore, we conclude that one hundred twenty-six (126) recreational vehicle spaces are eligible and will be transferred off-site.

3. Based on the plans submitted, we conclude that thirteen (13) mobile home spaces will remain on site.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA, THAT: the preceding Findings of Fact and Conclusions of Law support its decision to **APPROVE**, the request by Northstar Resort Enterprises Corporation for the transfer of one hundred twenty-six (126) Transferable ROGO Exemptions from the sender site.

PASSED AND ADOPTED by the Planning Commission of Monroe County, Florida, at a regular scheduled meeting held on the 24th day of September 2003.

JC

Chair Coleman	Yes
Vice Chair Werling	Yes
Commissioner Mapes	Yes
Commissioner Margalli	Yes
Commissioner Ritz	Yes

PLANNING COMMISSION OF MONROE COUNTY

By _____
Jerry Coleman, Chair

Signed this 22ND day of October, 2003

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
BY _____
Attorney's Office

RESOLUTION NO. P56-03

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION **APPROVING** THE REQUEST FILED BY THE NORTHSTAR RESORT ENTERPRISES CORPORATION TO RECEIVE SEVENTY-SEVEN (77) TRANSFERABLE ROGO EXEMPTIONS IN THE FORM OF RECREATIONAL VEHICLE SPACES TO DEVELOP AN EIGHTY-NINE UNIT HOTEL WITH RESTAURANT, 8,158 SQUARE FEET OF COMMERCIAL USE AND OTHER AMENITIES ON PROPERTY DESCRIBED AS SECTION 32, TOWNSHIP 61 SOUTH, RANGE 39 EAST IN LEITNER'S SUBDIVISION AND EL DORADO HEIGHTS SUBDIVISION, KEY LARGO, MONROE COUNTY, FLORIDA WITH THE REAL ESTATE NUMBERS 00087940.000100, 00087970.000100, 00088020.000000, 00088030.000000, AND 00088040.000000.

WHEREAS, Northstar Resort Enterprises Corporation is the owner of real property described as Section 32, Township 61 South, Range 39 East in Leitner's Subdivision and El Dorado Subdivision, Key Largo, Monroe County, Florida with the Real Estate Numbers 00087940.000100, 00087970.000100, 00088020.000000, 00088030.000000, and 00088040.000000; and

WHEREAS, the above described property is located in the Suburban Commercial (SC) land use (zoning) district; and

WHEREAS, Northstar Resort Enterprises Corporation applied for a Minor Conditional Use approval for the receivership of seventy-seven (77)Transferable ROGO Exemptions (TRE) on the property described above; and

WHEREAS, the Planning Commission of Monroe County, Florida, in accordance with the provisions of Sections 9.5-24 and 9.5-68 of the Monroe County Land Development Regulations, met at a regular scheduled meeting on September 24, 2003 to review the request of Northstar Resort Enterprises Corporation for approval of a Minor Conditional Use; and

WHEREAS, the proposed request meets the requirements of a Minor Conditional Use as delineated in Section 9.5-68 of the Monroe County Code; and

WHEREAS, the Planning Commission reviewed the following documents and other information relevant to the request for approval of a Minor Conditional Use:

JC

1. The application for a Minor Conditional Use dated, April 21, 2003; and
2. Field survey prepared by Barrow Survey and Mapping, drawing #22557h-3, updated 9/21/01; and
3. Site plan, signed and sealed by Robert Barnes & Associates, dated 5/02/02; and
4. Landscape plan, by Brown and Crebbin Design Studio, Inc., dated 5/17/02; and
5. Drainage plan, prepared by Allen Perez, Perez Engineering & Development, Inc., dated 10/23/02; and
6. Level III Traffic Study, prepared by Transport Analysis Professionals, dated 6/19/02; and
7. Restaurant floor plan, prepared by Robert Barnes & Associates, dated 5/16/02; and
8. Elevation drawings, prepared by Robert Barnes & Associates, dated 4/24/02; and
9. Staff Report prepared by J.G. Buckley, Planner, and Julie Cheon, Biologist, dated August 26, 2003; and
10. Comments by members of the Planning Commission; and
11. Sworn Testimony and exhibits by the general public; and
12. Sworn testimony by Growth Management Division staff; and
13. Sworn testimony by Don Craig, AICP, on behalf of the applicant; and
14. Comments by TimThomes, Esq., Counsel for the applicant; and
15. Advice from John Wolfe, Esq., Counsel for the Planning Commission

WHEREAS, based upon the information and empirical evidence submitted, the Planning Commission adopted the following Analysis of Compliance, Findings of Fact and Conclusions of Law:

1. Based on the plans submitted, the transfer off site is consistent with Section 9.5-120.4(b). Therefore, we conclude that the transfer off site shall consist of the demolition of a unit or **space** from a sender site and the development of a new unit(s) on a receiver site.

2. Based on the plans submitted and the criteria delineated in Section 9.5-120.4(a) the transfer shall be to develop a hotel. Therefore, we conclude that the sender site or **space** is eligible and has been used as a recreational vehicle space(s).

3. Based on the plans submitted, the receiver site is located in the same ROGO sub-area. Therefore, we conclude that the sub-area criteria is being met.

4. Based on the plans and material submitted the receiver site shall not garner any negative points when evaluated pursuant to Section 9.5-122.3(a)(7) or (8) or (9). Therefore, we conclude that the receiver site contains (7) no

hammock, (8) no threatened or endangered species, and (9) no critical habitat areas.

5. Based on the plans submitted, the receiver site (location of the hotel) is not in a V zone. The property is located in a split flood zone including V, AE, and X zones; the new hotel units will be located in the AE zone. Therefore, we conclude that the receiver site is consistent with Section 9.5-122.3(a)(11) which prohibits transfer to a V zone.

6. Based on the plans submitted, the site is not located in a Coastal Barrier Resource System. Therefore, we conclude that the site is consistent with Section 9.5-122.3(a)(12) that prohibits transfer to a Coastal Barrier Resource System area.

7. Based on the plans submitted, the receiver site is not located on an offshore island/conservation land protection area. Therefore, we conclude that the receiver site is consistent with Section 9.5-122.3(a)(13) that prohibits transfer to an offshore island or a conservation land protection area.

8. Based on the plans submitted, the receiver site is eligible for infrastructure availability points pursuant to Section 9.5-122.3(a)(2). Therefore, we conclude that the receiver site is served by existing infrastructure which includes at a minimum, potable water, electricity and roadways which are paved.

9. Based on the plans submitted, we conclude that the receiver site has an overall ROGO score that is equal to or greater than the sender site.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA, THAT: the preceding Findings of Fact and Conclusions of Law support its decision to **APPROVE**, the request by Northstar Resort Enterprises Corporation for the receivership of seventy-seven (77) Transferable ROGO Exemptions on the receiver site.

PASSED AND ADOPTED by the Planning Commission of Monroe County, Florida, at a regular scheduled meeting held on the 24th day of September 2003.

Chair Coleman	Yes
Vice Chair Werling	Yes
Commissioner Mapes	Yes
Commissioner Margalli	Yes
Commissioner Ritz	Yes

PLANNING COMMISSION OF MONROE COUNTY

By _____
Jerry Coleman, Chair

Signed this 22ND day of October, 2003

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY _____
Attorney's Office

C:\TEMP\P56-03.doc

APPENDIX B

Monroe County Planning Department
Growth Management Division
Suite 410
2798 Overseas Highway
Marathon, Florida 33050-2227

AUTHORIZATION FORM

To Whom It May Concern:

Northstar Resort Enterprises Corp. does hereby authorize The Craig Company to act on its behalf in all matters pertaining to an Amendment to Major Conditional Use Application and Map Amendment Application for Zoning Map for an Affordable Housing project located at 106003 Overseas Highway, Key Largo, Monroe County, Florida.

Constantine Zaharia, PRES. of
Northstar Resort Enterprises Corp.

3.10.06
Date

NOTARY REPUBLIC

State of FLORIDA
County of MIAMI-DADE

Subscribed and sworn to (or affirmed) before me on 3/10/06 (date) by Constantine Zaharia the PRES. of Northstar Resort Enterprises Corp. He is personally known to me or has presented FL DL as identification.

Nick Callesis
Commission #DD516108
Expires: FEB. 08, 2010
www.AaronNotary.com

Notary's Signature and Seal

_____ Name of Acknowledger typed, printed or stamped

_____ Title or Rank

_____ Commission Number, if any

APPENDIX C

MONROE COUNTY
OFFICIAL RECORDS

FILE #1373136
BK#1892 PG#1784

PREPARED BY:
John M. Spottswood, Jr.
Spottswood, Spottswood and Spottswood
500 Fleming Street
Key West, FL 33040

Please Return to: FRANK X. CASTORO, ESQ.
2100 Hollywood Blvd.
Hollywood, FL 33020

RCD May 30 2003 03:55PM
DANNY L KOLHAGE, CLERK

Parcel ID Number:
Grantee #1 TIN:
Grantee #2 TIN:

DEED DOC STAMPS 31500.00
05/30/2003 DEP CLK

Warranty Deed

This Indenture, Made this 29th day of May, 2003 A.D., **Between** SH 3, LTD., a Florida limited partnership

of the County of Monroe, State of Florida, **grantor,** and NORTHSTAR RESORT ENTERPRISES CORP., a corporation existing under the laws of the State of Florida
whose address is: 9261 S.W. 140th Street, Miami, FL 33176

of the County of Miami-Dade, State of Florida, **grantee.**

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

All that part of Lots 5, 12 and 13, in Section 6, Township 61 South, Range 40 East, which is West of a line beginning at a point on the center of the South boundary of Lot 13, and extending straight through the center of Lots 13 and 12 and through Lot 5 of the southeast side of Monroe County Road; all said land being on the South side of the Florida East Coast Railroad Right-of-Way, according to the Plat thereof as recorded in Plat Book 1, at Page 68, of the Public Records of Monroe County, Florida.

AND ALSO:

A portion of Lots 12 and 13, Section 6, Township 61 South, Range 40 East, according to survey made by P.F. Jenkins and recorded in Plat Book 1, Page 68 of the Public Records of Monroe County, Florida and being more partiuclarly described as follows:
Commence at the Southeast corner of said Lot 13; thence in a Westerly direction along the South boundary line of said Lot 13, South 89 degrees 04'38" West, a distance of 331.48 feet; thence North 00 degrees 40'47" West, a distance of 381.69 feet to a point of

(Continued on Attached)

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

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

Signed, sealed and delivered in our presence:

SH 3, LTD., a Florida limited partnership
By: SH 3, INC., a Florida corporation, GENERAL PARTNER

By: _____ (Seal)
ROBERT A. SPOTTSWOOD, President
P.O. Address: 506 Fleming Street, Key West, FL 33040

Printed Name: Shelley F. Polcher
Witness

Printed Name: ROBIN R. GEDMIN
Witness

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 29th day of May, 2003 by ROBERT A. SPOTTSWOOD, President of SH 3, INC., a Florida corporation and a general partner of SH 3, LTD., a Florida limited partnership, on behalf of the corporation and the partnership
he is personally known to me or he has produced his Florida driver's license as identification.

Printed Name:
Notary Public
My Commission Expires:

Robin R. Gedmin
MY COMMISSION # DD178891 EXPIRES
April 1, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

Parcel ID Number:

FILE #1373136
BK#1892 PG#1785

beginning; thence continue North 00 degrees 40'47" West, a distance of 1033.82 feet; thence North 89 degrees 19'13" East, a distance of 17.00 feet; thence South 00 degrees 40'47" East, a distance of 901.27 feet; thence North 89 degrees 19'13" East, a distance of 8.00 feet; thence South 00 degrees 40'47" East, a distance of 132.55 feet; thence South 89 degrees 19'13" West, a distance of 25.00 feet to the Point of Beginning.

Subject to conditions, limitations, restrictions and easements of record and taxes for the year 2003 and subsequent years.

MONROE COUNTY
OFFICIAL RECORDS

Monroe County Property Record Card (115)

Alternate Key: 1092631
Effective Date: 3/3/2006 8:14:48 AM

Roll Year 2006
Run: 03/03/2006 08:15 AM

NORTHSTAR RESORT ENTERPRISES CORP

9261 SW 140TH STREET
MIAMI FL 33176

Parcel 00083970-000000-06-61-40
Alt Key 1092631
Affordable Housing No
Inspect Date
Business Name FLORIDA KEYS RV RESORT
Physical Addr 139 , 106003 OVERSEAS HWY, KEY LARGO

Nbhd 1956
Mill Group 500K
PC 36
Next Review

Associated Names

Name	DBA	Role
NORTHSTAR RESORT ENTERPRISES CORP,	FLORIDA KEYS RV RESORT	Owner

Legal Description

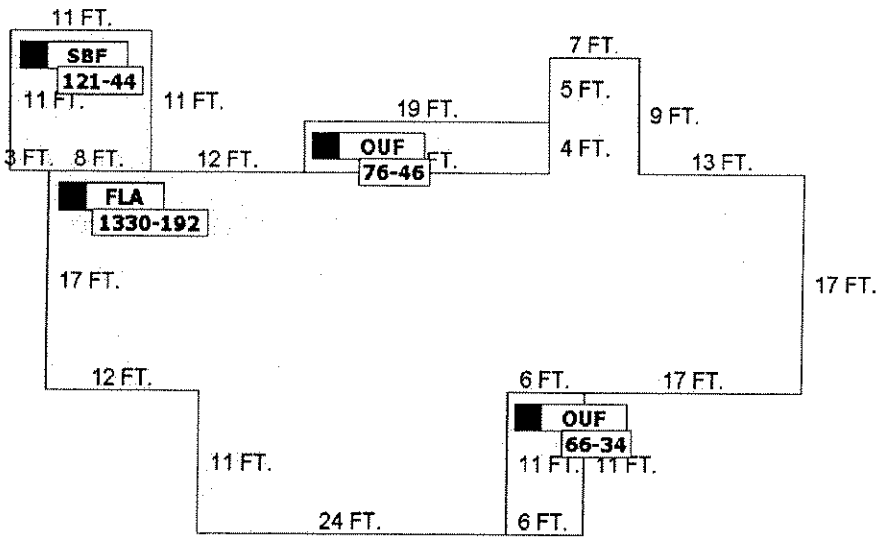
6-61-40 ISLAND OF KEY LARGO PT LOTS 5-12-13 OR463-879 OR735-585 OR735-586-589 OR1014-2340(DCP) OR1175-2027/30AMFJ(CW) OR1180-1670/71CT(CW) OR1220-952/53(CSP) OR1328-935/36(CW) OR1330-833(CW) OR1479-961/62(CW) OR1635-1522(CW) OR1892-1784/85(CW)

Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Just Value
9685	3600	0		Yes	10.05	AC		0.00	0.00	1.00	1.00		N	
9686	000X	0	0	No	1.25	AC		1.00	1.00	1.00	1.00		N	

Total Just Value

Building Sketch 40630



Building Characteristics

Building Nbr	1	**Building Type**	0	**Perimeter**	192	**Grnd Floor Area**	1329
Effective Age	11	**Condition**	A	**Depreciation %**	0.13	**Functional Obs**	0.00
Appraiser ID	080	**Quality Grade**	350	**Year Built**	1973	**Economic Obs**	0.00

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

Sections

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID
FLA	1	8	1	1972		1,329	000
OUF	2	0	1	1972		76	001
OUF	3	0	1	1972		66	002
SBF	4	0	1	1994		121	003

Interior Finish

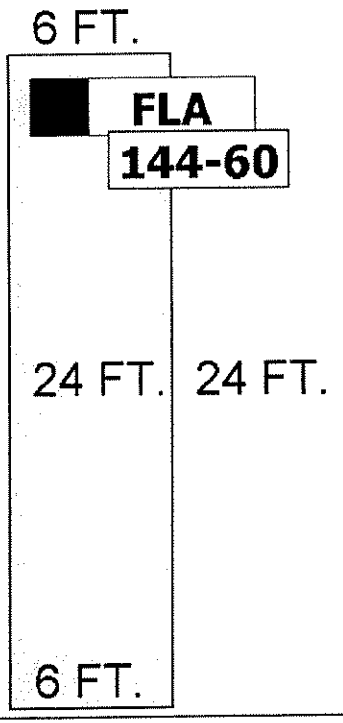
Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A\C	Total RCN

Exterior Finish

Ext Nbr	Wall Type	Area %	Wall Rate	RCN

187629	6534	OFF BLDG-1 STY-B	100.00	N	Y	1808	C.B.S.	100.00
187630	6535		100.00	N	N			
187631	6536		100.00	N	N			
187632	6537		100.00	N	N			

Building Sketch 6513



Building Characteristics

Building Nbr	10	**Building Type**	R1	**Perimeter**	60	**Grnd Floor Area**	144	**Special Arch**	0
Effective Age	51	**Condition**	P	**Depreciation %**	0.53	**Functional Obs**	0.00		
Appraiser ID	080	**Quality Grade**	250	**Year Built**	1955	**Economic Obs**	0.00		

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

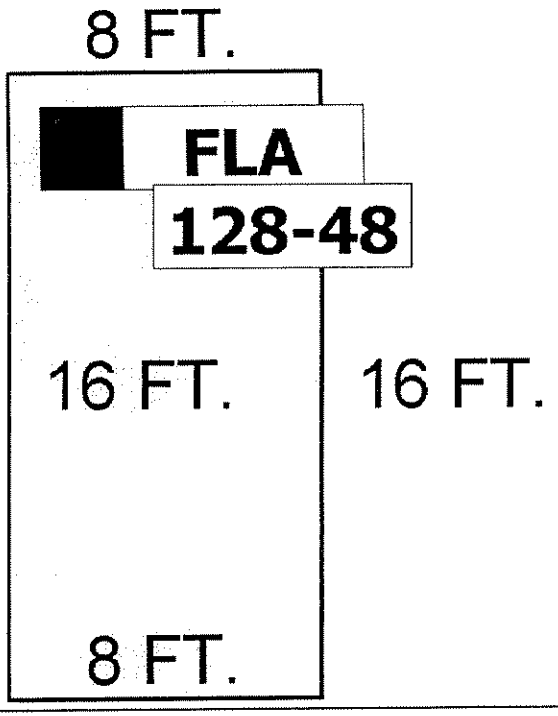
Roof Type	1	**Roof Cover**	2	**Heat 1**	0	**Heat 2**	0	**Heat Src 1**	0	**Heat Src 2**	0	**Foundation**	3	**Bedrooms**	1
Extra Features:		**2 Fix Bath**	0	**4 Fix Bath**	0	**6 Fix Bath**	0	**Extra Fix**	0	**Vacuum**	0	**Security**	0	**Garbage Disposal**	0
		3 Fix Bath	0	**5 Fix Bath**	0	**7 Fix Bath**	0	**Dishwasher**	0	**Intercom**	0	**Fireplaces**	0	**Compactor**	0

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID

FLA	1	8:METAL/ALUM	1	2002	N	N	0.00	0.00	144	013

Building Sketch 6514



Building Characteristics

Building Nbr	11	**Building Type**	R1	**Perimeter**	48	**Grnd Floor Area**	128	**Special Arch**	0
Effective Age	8	**Condition**	G	**Depreciation %**	0.11	**Functional Obs**	0.00		
Appraiser ID	080	**Quality Grade**	200	**Year Built**	1993	**Economic Obs**	0.00		

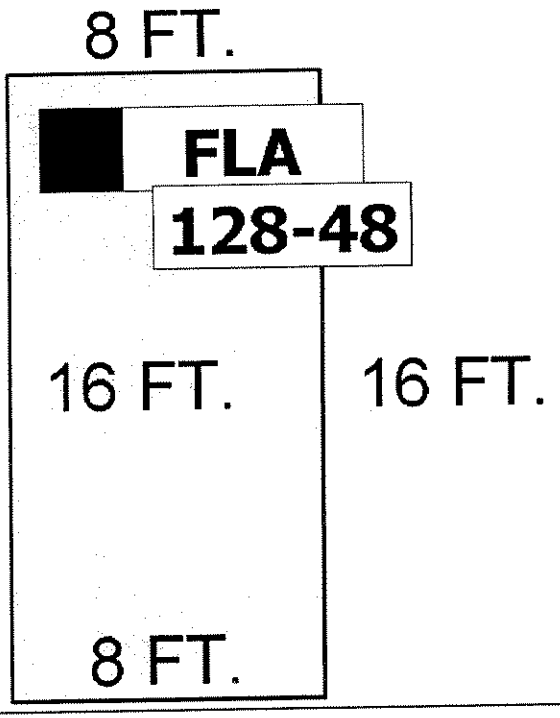
Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type	1	**Roof Cover**	2	**Heat 1**	0	**Heat 2**	0	**Heat Src 1**	0	**Heat Src 2**	0	**Foundation**	3	**Bedrooms**	1
Extra Features:		**2 Fix Bath**	0	**4 Fix Bath**	0	**6 Fix Bath**	0	**Extra Fix**	0	**Vacuum**	0	**Security**	0	**Garbage Disposal**	0
		3 Fix Bath	0	**5 Fix Bath**	0	**7 Fix Bath**	0	**Dishwasher**	0	**Intercom**	0	**Fireplaces**	0	**Compactor**	0

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID
FLA	1	8:METAL/ALUM	1	2002	N	N	0.00	0.00	128	014

Building Sketch 6515



Building Characteristics

Building Nbr	12	Building Type	R1	Perimeter	48	Grnd Floor Area	128	Special Arch	0
Effective Age	8	Condition	G	Depreciation %	0.11	Functional Obs	0.00		
Appraiser ID	080	Quality Grade	200	Year Built	1993	Economic Obs	0.00		

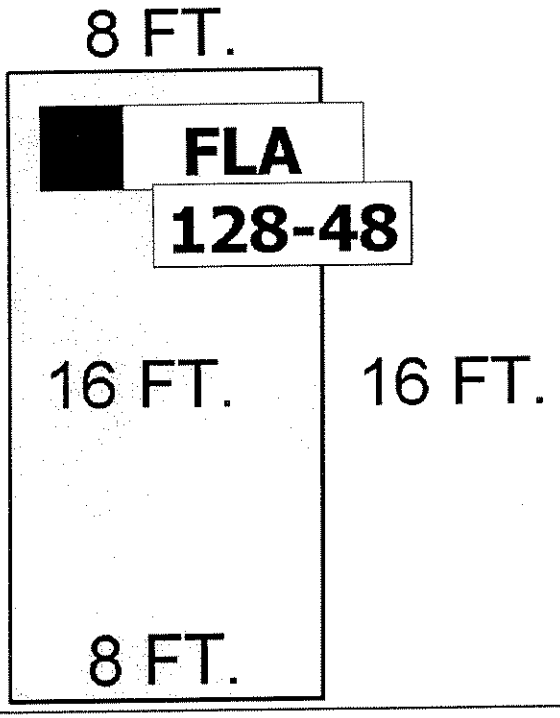
Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type	1	Roof Cover	2	Heat 1	0	Heat 2	0	Heat Src 1	0	Heat Src 2	0	Foundation	3	Bedrooms	1
Extra Features:		2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0	Vacuum	0	Security	0	Garbage Disposal	0
		3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0	Dishwasher	0	Intercom	0	Fireplaces	0	Compactor	0

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID
FLA	1	8:METAL/ALUM	1	2002	N	N	0.00	0.00	128	015

Building Sketch 6516



Building Characteristics

Building Nbr	13	Building Type	R1	Perimeter	48	Grnd Floor Area	128	Special Arch	0
Effective Age	16	Condition	G	Depreciation %	0.25	Functional Obs	0.00		
Appraiser ID	080	Quality Grade	200	Year Built	1990	Economic Obs	0.00		

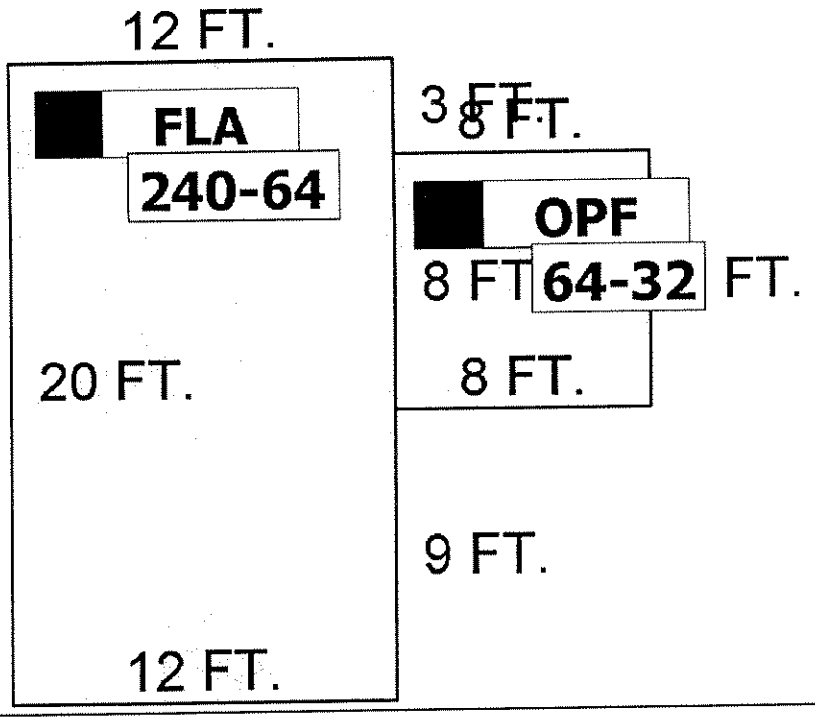
Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type	1	Roof Cover	2	Heat 1	0	Heat 2	0	Heat Src 1	0	Heat Src 2	0	Foundation	3	Bedrooms	1
Extra Features:		2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0	Vacuum	0	Security	0	Garbage Disposal	0
		3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0	Dishwasher	0	Intercom	0	Fireplaces	0	Compactor	0

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID
FLA	1	8:METAL/ALUM	1	2002	N	N	0.00	0.00	128	016

Building Sketch 6517



Building Characteristics

Building Nbr	14	Building Type	R1	Perimeter	64	Grnd Floor Area	240	Special Arch	0
Effective Age	25	Condition	G	Depreciation %	0.33	Functional Obs	0.00		
Appraiser ID	080	Quality Grade	250	Year Built	1970	Economic Obs	0.00		

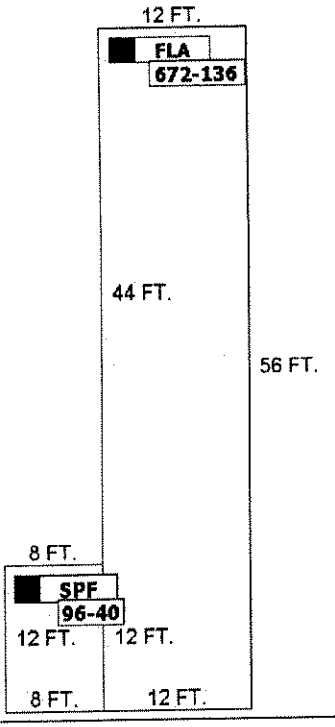
Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type	1	Roof Cover	2	Heat 1	0	Heat 2	0	Heat Src 1	0	Heat Src 2	0	Foundation	3	Bedrooms	1
Extra Features:		2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0	Vacuum	0	Security	0	Garbage Disposal	0
		3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0	Dishwasher	0	Intercom	0	Fireplaces	0	Compactor	0

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID
FLA	1	8:METAL/ALUM	1	2002	N	N	0.00	0.00	240	017
OPF	2	0:	1	2002	N	N	0.00	0.00	64	018

Building Sketch 6518



Building Characteristics

Building Nbr	15	Building Type	R1	Perimeter	136	Grnd Floor Area	672	Special Arch	0
Effective Age	18	Condition	A	Depreciation %	0.25	Functional Obs	0.00		
Appraiser ID	080	Quality Grade	250	Year Built	1984	Economic Obs	0.00		

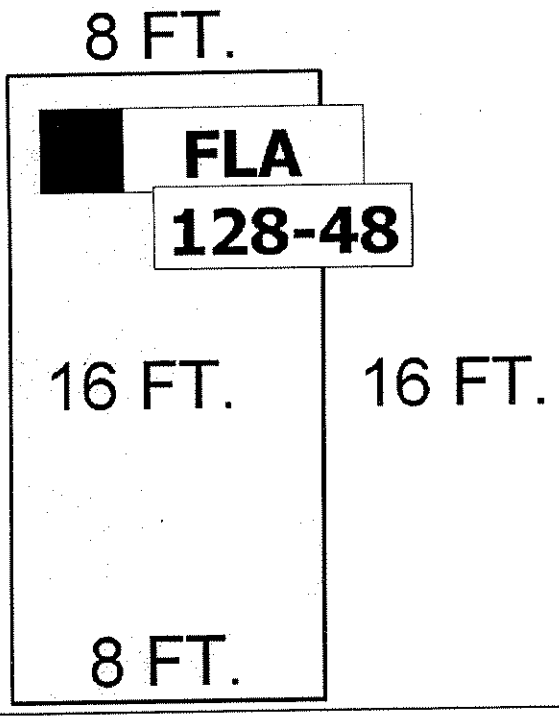
Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type	0	Roof Cover	0	Heat 1	0	Heat 2	0	Heat Src 1	0	Heat Src 2	0	Foundation	0	Bedrooms	0
Extra Features:		2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0	Vacuum	0	Security	0	Garbage Disposal	0
		3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0	Dishwasher	0	Intercom	0	Fireplaces	0	Compactor	0

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID
FLA	1	8:METAL/ALUM	1	2002	N	N	0.00	0.00	672	019
SPF	2	8:METAL/ALUM	1	2002	N	N	0.00	0.00	96	020

Building Sketch 6519



Building Characteristics

Building Nbr	16	Building Type	R1	Perimeter	48	Grnd Floor Area	128	Special Arch	0
Effective Age	16	Condition	G	Depreciation %	0.25	Functional Obs	0.00		
Appraiser ID	080	Quality Grade	200	Year Built	1987	Economic Obs	0.00		

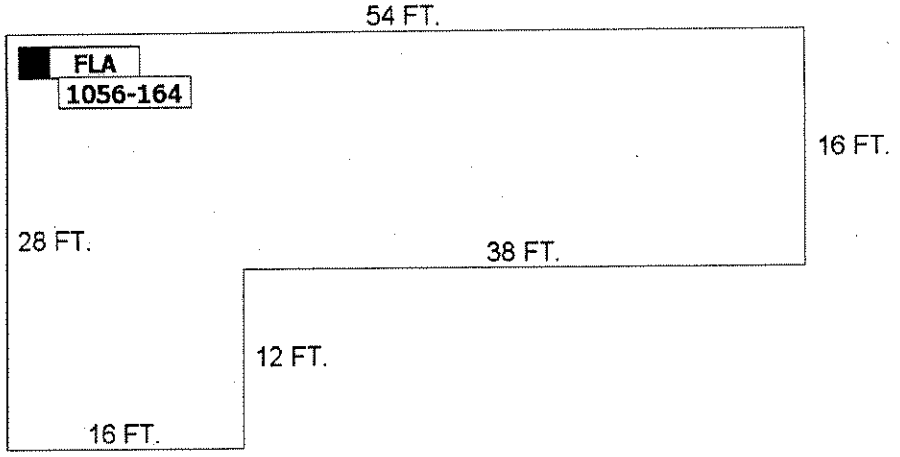
Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type	0	Roof Cover	0	Heat 1	0	Heat 2	0	Heat Src 1	0	Heat Src 2	0	Foundation	0	Bedrooms	0
Extra Features:		2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0	Vacuum	0	Security	0	Garbage Disposal	0
		3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0	Dishwasher	0	Intercom	0	Fireplaces	0	Compactor	0

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID
FLA	1	8:METAL/ALUM	1	2002	N	N	0.00	0.00	128	021

Building Sketch 40631

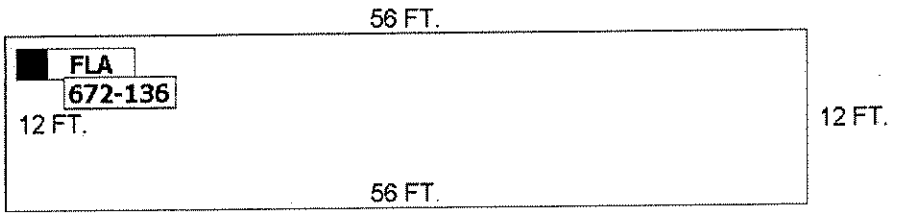


Building Characteristics

Building Nbr	2	Building Type	0	Perimeter	164	Grnd Floor Area	1056
Effective Age	11	Condition	A	Depreciation %	0.13	Functional Obs	0.00
Appraiser ID	080	Quality Grade	350	Year Built	1973	Economic Obs	0.00

Fireplaces	0	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0
2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	23

Building Sketch 6507



Building Characteristics

Building Nbr	3	Building Type	R1	Perimeter	136	Grnd Floor Area	672	Special Arch	0
Effective Age	40	Condition	P	Depreciation %	0.40	Functional Obs	0.00		
Appraiser ID	080	Quality Grade	250	Year Built	1964	Economic Obs	0.00		

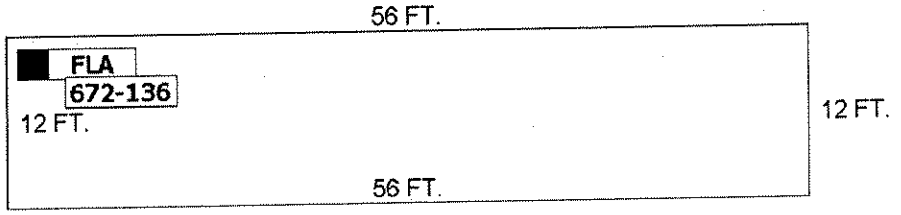
Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type	2	Roof Cover	2	Heat 1	0	Heat 2	0	Heat Src 1	0	Heat Src 2	0	Foundation	2	Bedrooms	2
Extra Features:		2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0	Vacuum	0	Security	0	Garbage Disposal	0
		3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0	Dishwasher	0	Intercom	0	Fireplaces	0	Compactor	0

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID
FLA	1	8:METAL/ALUM	1	2000	N	Y	0.00	0.00	672	005

Building Sketch 6508



Building Characteristics

Building Nbr	4	Building Type	R1	Perimeter	136	Grnd Floor Area	672	Special Arch	0
Effective Age	40	Condition	P	Depreciation %	0.40	Functional Obs	0.00		
Appraiser ID	080	Quality Grade	250	Year Built	1964	Economic Obs	0.00		

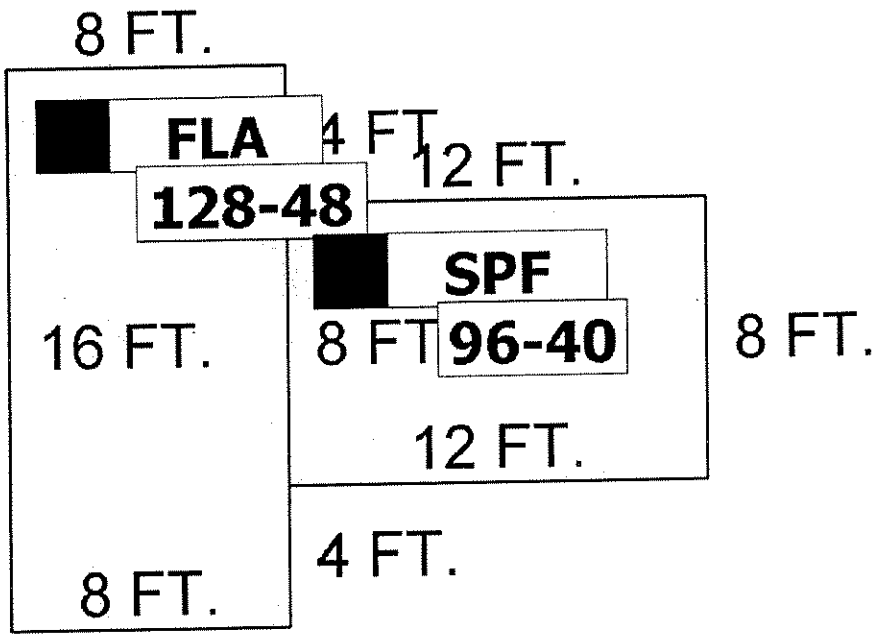
Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type	2	Roof Cover	2	Heat 1	0	Heat 2	0	Heat Src 1	0	Heat Src 2	0	Foundation	2	Bedrooms	2
Extra Features:		2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0	Vacuum	0	Security	0	Garbage Disposal	0
		3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0	Dishwasher	0	Intercom	0	Fireplaces	0	Compactor	0

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID
FLA	1	8:METAL/ALUM	1	2000	N	Y	0.00	0.00	672	006

Building Sketch 6509



Building Characteristics

Building Nbr	5	Building Type	R1	Perimeter	48	Grnd Floor Area	128	Special Arch	0
Effective Age	10	Condition	A	Depreciation %	0.11	Functional Obs	0.00		
Appraiser ID	080	Quality Grade	250	Year Built	1993	Economic Obs	0.00		

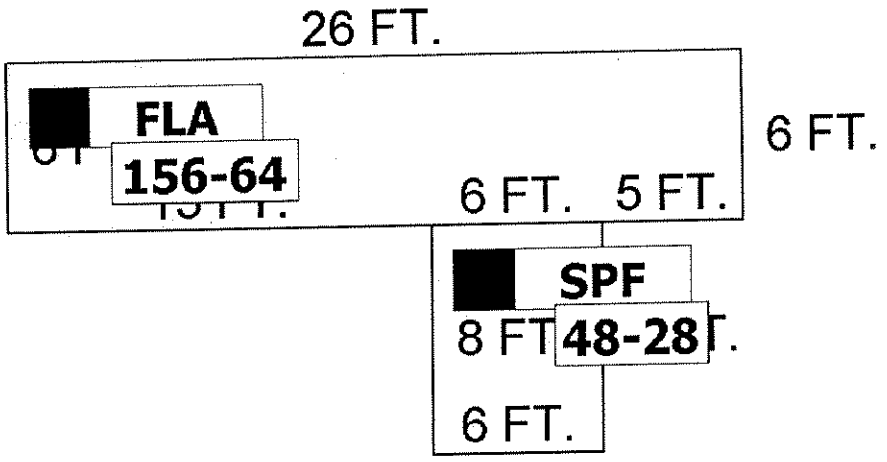
Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type	1	Roof Cover	2	Heat 1	0	Heat 2	0	Heat Src 1	0	Heat Src 2	0	Foundation	0	Bedrooms	1
Extra Features:		2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0	Vacuum	0	Security	0	Garbage Disposal	0
		3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0	Dishwasher	0	Intercom	0	Fireplaces	0	Compactor	0

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID
FLA	1	8:METAL/ALUM	1	1992	N	N	0.00	0.00	128	007
SPF	2	8:METAL/ALUM	1	1992	N	N	0.00	0.00	96	008

Building Sketch 6510



Building Characteristics

Building Nbr	6	Building Type	R1	Perimeter	64	Grnd Floor Area	156	Special Arch	0
Effective Age	16	Condition	G	Depreciation %	0.25	Functional Obs	0.00		
Appraiser ID	080	Quality Grade	250	Year Built	1981	Economic Obs	0.00		

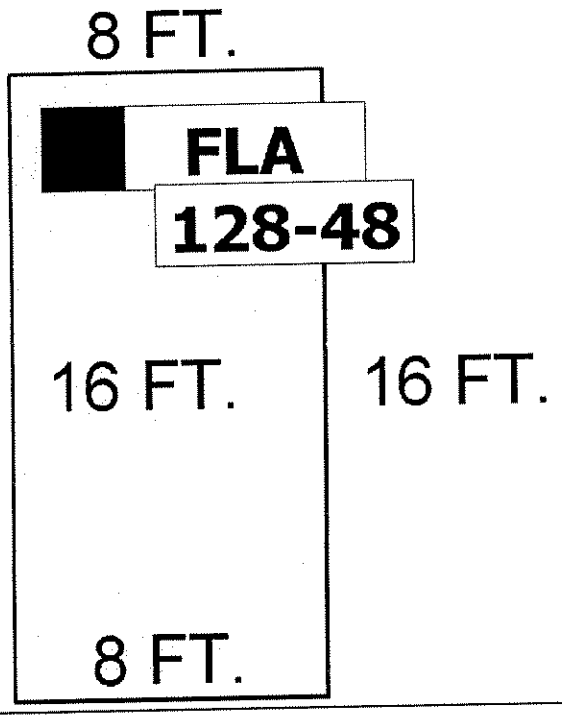
Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type	1	Roof Cover	2	Heat 1	0	Heat 2	0	Heat Src 1	0	Heat Src 2	0	Foundation	0	Bedrooms	1
Extra Features:		2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0	Vacuum	0	Security	0	Garbage Disposal	0
		3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0	Dishwasher	0	Intercom	0	Fireplaces	0	Compactor	0

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID
FLA	1	8:METAL/ALUM	1	1980	N	N	0.00	0.00	156	009
SPF	2	8:METAL/ALUM	1	1980	N	N	0.00	0.00	48	010

Building Sketch 6511



Building Characteristics

Building Nbr	8	Building Type	R1	Perimeter	48	Grnd Floor Area	128	Special Arch	0
Effective Age	18	Condition	A	Depreciation %	0.25	Functional Obs	0.00		
Appraiser ID	080	Quality Grade	200	Year Built	1987	Economic Obs	0.00		

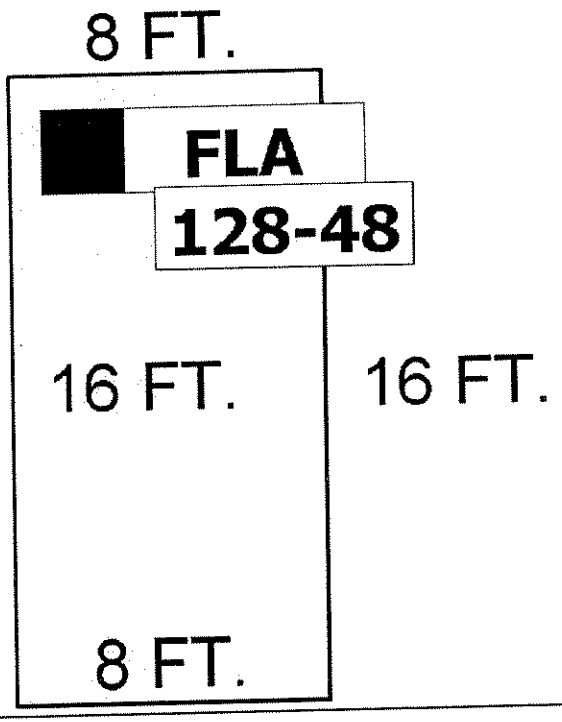
Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type	1	Roof Cover	2	Heat 1	0	Heat 2	0	Heat Src 1	0	Heat Src 2	0	Foundation	3	Bedrooms	1
Extra Features:		2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0	Vacuum	0	Security	0	Garbage Disposal	0
		3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0	Dishwasher	0	Intercom	0	Fireplaces	0	Compactor	0

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID
FLA	1	8:METAL/ALUM	1	2002	N	N	0.00	0.00	128	011

Building Sketch 6512



Building Characteristics

Building Nbr	9	Building Type	R1	Perimeter	48	Grnd Floor Area	128	Special Arch	0
Effective Age	32	Condition	A	Depreciation %	0.37	Functional Obs	0.00		
Appraiser ID	080	Quality Grade	200	Year Built	1974	Economic Obs	0.00		

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type	0	Roof Cover	0	Heat 1	0	Heat 2	0	Heat Src 1	0	Heat Src 2	0	Foundation	0	Bedrooms	0
Extra Features:		2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0	Vacuum	0	Security	0	Garbage Disposal	0
		3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0	Dishwasher	0	Intercom	0	Fireplaces	0	Compactor	0

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID
FLA	1	8:METAL/ALUM	1	2002	N	N	0.00	0.00	128	012

Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
1	PO6:COMM POOL	800	SF	0	0	1973	1974	3	50		
10	WD2:WOOD DECK	96	SF	8	12	1992	1993	2	40		
11	AC2:WALL AIR COND	3	UT	0	0	1984	1985	2	20		
12	CC2:COM CANOPY	144	SF	24	6	1997	1998	2	40		
13	WD2:WOOD DECK	144	SF	0	0	1995	1996	2	40		
14	WD2:WOOD DECK	144	SF	12	12	1995	1996	2	40		
15	MH3:TRAILER PORCH	240	SF	20	12	1989	1990	2	50		
16	FN2:FENCES	282	SF	47	6	1979	1980	2	30		
17	WD2:WOOD DECK	200	SF	10	20	1979	1980	2	40		
18	WD2:WOOD DECK	48	SF	8	6	1979	1980	2	40		
19	WD2:WOOD DECK	64	SF	0	0	1986	1987	2	40		
2	PT3:PATIO	312	SF	0	0	1973	1974	3	50		
20	WD2:WOOD DECK	64	SF	0	0	1979	1980	2	40		
21	WD2:WOOD DECK	64	SF	0	0	1979	1980	3	40		
22	AC2:WALL AIR COND	5	UT	0	0	1979	1980	2	20		
23	UB2:UTILITY BLDG	80	SF	8	10	1979	1980	3	50		
24	WD2:WOOD DECK	192	SF	12	16	1979	1980	3	40		
25	UB2:UTILITY BLDG	672	SF	12	56	1972	1973	3	50		
3	PT3:PATIO	1,288	SF	0	0	1973	1974	2	50		
4	CL2:CH LINK FENCE	800	SF	200	4	1973	1974	2	30		
5	FN2:FENCES	2,784	SF	464	6	1986	1987	2	30		
6	AP2:ASPHALT PAVING	8,400	SF	0	0	1992	1993	2	25		
7	PT3:PATIO	400	SF	20	20	1992	1993	2	50		
8	HT2:HOT TUB	1	UT	0	0	1992	1993	5	50		
9	WF2:WATER FEATURE	1	UT	0	0	1992	1993	2	20		
									Total Depreciated Value		

Appraiser Notes

2003/02/04 FLORIDA KEYS R.V. RESORT MM106 139 R.V. SITES . BA 8865996 - FL KEYS RV RESORT (LETTERS B-L IDENTIFY PHOTOS) BLDG 1 - OFFICE 1973 BLDG 2 - CAMP BUILDING 1973 BLDG 3 - MEDAL MOBILE HOME 1972 BLDG 4 - INTL MOBILE HOME 1964 BLDG 5- LAYT MOBILE HOME 1993 (PHOTO F) BLDG 6 - LAYTON MOBILE HOME 1981, BELONGS TO OWNER (PHOTO K) BLDG 7 - 1973, 12 X 56, (MOBILE HOME USED AS STORAGE, LISTED IN MISC IMPROVEMENTS UB2 GRADE 3) BLDG 8 - PROWLER MOBILE HOME, 1987, 8 X 16 (PHOTO B) BLDG 9 - LASA MOBILE HOME, 1974, 8 X 16 (PHOTO C) BLDG 10 - ANDE MOBILE HOME, 1955, 6 X 24 (PHOTO D) BLDG 11 - SPORT MOBILE HOME, 1993 8 X 16 (PHOTO E) BLDG 12 - WILD MOBILE HOME, 1993, 8 X 16 (PHOTO G) BLDG 13 - COACH MOBILE HOME, 1990, 8 X 16 (PHOTO H) BLDG 14 - ROYA MOBILE HOME, 1970, 12 X 20 (PHOTO I) BLDG 15 - INTL MOBILE HOME, 1984, 12 X 56 (PHOTO J) BLDG 16 - PROWLER MOBILE HOME, 1987, 8 X 16 (PHOTO L)

INCORRECT LAND VALUE KEYED FOR 2005 ROLL. DOR AUDIT PARCEL . CORRECTION TO TAX ROLL FOR 2005 ROLL.

Value History

Tax Year	Val Method	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Tax Value
2005F	C	4,221,125	0	360,178	78,571	4,659,874	4,659,874	0	4,659,874
2004F	C	3,641,994		362,412	80,729	4,085,135	4,085,135	0	4,085,135
2003F	O	1,859,375		1,322,546	84,579	3,266,500	3,266,500	0	3,266,500
2002F	O	1,859,375		162,203	79,212	2,100,790	2,100,790	0	2,100,790
2001F	O	1,859,375		158,686	82,729	2,100,790	2,100,790	0	2,100,790
2000F	I	784,025		512,818	37,658	1,334,501	1,334,501	0	1,334,501
1999F	I	784,025		511,269	39,207	1,334,501	1,334,501	0	1,334,501
1998F	I	784,025		509,712	40,764	1,334,501	1,334,501	0	1,334,501
1997F	I	784,025		244,977	42,351	1,071,353	1,071,353	0	1,071,353
1996F	I	784,025		243,422	43,906	1,071,353	1,071,353	0	1,071,353
1995F	I	784,025		503,177	45,457	1,332,659	1,332,659	0	1,332,659
1994F	I	784,025		126,161	35,741	945,927	945,927	0	945,927
1993F	I	653,375		500,675	29,023	1,183,073	1,183,073	0	1,183,073
1992F	I	653,375		499,744	29,954	1,183,073	1,183,073	0	1,183,073
1991F	I	653,375		498,755	30,943	1,183,073	1,183,073	0	1,183,073
1990F	I	653,375		497,796	31,902	1,183,073	1,183,073	0	1,183,073
1989F	I	653,375		496,843	32,855	1,183,073	1,183,073	0	1,183,073
1988F	C	653,263		84,434	26,270	763,967	763,967	0	763,967
1987F	C	512,925		82,505	24,514	619,944	619,944	0	619,944
1986F	O	452,000		120,243	25,181	597,424	597,424	0	597,424
1985F	O	347,950		128,555	25,849	502,354	502,354	0	502,354
1984F	C	347,950		76,293	26,523	450,766	450,766	0	450,766
1983F	C	347,950		76,293	27,190	451,433	451,433	0	451,433
1982F	C	347,950		62,852	24,950	435,752	435,752	0	435,752

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
735	586	10/1/1977	Conversion Code	0	Q	I	225,000
1014	2340	6/1/1987	Warranty Deed	0	U	I	800,000
1220	952	6/1/1992	Warranty Deed	0	U	I	776,000
1328	0935	10/1/1994	Warranty Deed	0	Q	I	1,600,000
1479	0961	10/1/1997	Warranty Deed	0	Q	I	1,800,000
1635	1522	5/30/2000	Warranty Deed	0	Q	I	2,600,000
1892	1784	5/29/2003	Warranty Deed	0	Q	I	4,500,000

APPENDIX D

Monroe County Property Appraiser - Radius Report

AK: 1092827 Parcel ID: 00084160-000000 Physical Location: KEY LARGO
Legal Description: 1 61 39 ISLAND OF KEY LARGO PART LOTS 15-16 S OF R R E2-174 H2-319 PROBATE #10-196
Owners Name: PEREZ JOSE TRUST UNDER AG DT 1-1-01
Address:: 8906 W FLAGLER ST UNIT 107 MIAMI, FL 33144

AK: 1092851 Parcel ID: 00084180-000100 Physical Location: 105675 OVERSEAS HWY KEY LARGO
Legal Description: ISLAND OF KEY LARGO PT LOTS 15 & 16 S OF RR PB1- 68 & ADJ R-O-W E-486 CASE #10-19
Owners Name: KRAUS GEROGE JR AND MELISSA C
Address:: 214 CORSAIR RD DUCK KEY, FL 33050

AK: 1651842 Parcel ID: 00532670-000000 Physical Location: KEY LARGO
Legal Description: BK 5 LT 9 B C MORENO SUB PB1-138 KEY LARGO OR597-7 41 OR1481-1866(JB)
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
Address:: 3706 N ROOSEVELT BLVD SUITE 1 KEY WEST, FL 33040

AK: 1092819 Parcel ID: 00084150-000000 Physical Location: KEY LARGO
Legal Description: 1 61 39 ISLAND OF KEY LARGO PART LOT 9 SE'LY OF R R PB1-68 OR369-149/50 OR1480-150
Owners Name: FLORIDA KEYS ELECTRIC COOPERATIVE ASSOC INC
Address:: PO BOX 377 TAVERNIER, FL 33070-0377

AK: 1659703 Parcel ID: 00536200-000000 Physical Location: KEY LARGO
Legal Description: BK 7 LT 43 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR227-531-532 OR1136-825QC(JB)
Owners Name: OUTDOOR SYSTEMS INC
Address:: 6904 CYPRESS PARK DR KEY WEST, FL 33634

AK: 1656470 Parcel ID: 00532950-000000 Physical Location: 105910 OVERSEAS HWY KEY LARGO
Legal Description: LARGO HI-LANDS PB4-89 KEY LARGO LOTS 17 THRU 23 BLK 1 & ADJ R O W OR547-1056 OR
Owners Name: KRAUS COMMERCIAL PROPERTY GROUP LLC
Address:: 214 CORSAIR RD DUCK KEY, FL 33050

AK: 1651851 Parcel ID: 00532680-000000 Physical Location: KEY LARGO
Legal Description: BK 5 LT 10 B C MORENO SUB PB1-138 KEY LARGO OR597- 742 OR1122-1443 OR1898-1963/64Q/
Owners Name: TOMEY WILLIAM TANNER
Address:: 115 PECAN ORCHARD LN AMORY, MS 38821

AK: 8655428 Parcel ID: 00083950-000200 Physical Location: KEY LARGO
Legal Description: 6-61-40 A61006-12.2 ISLAND OF KEY LARGO PT LTS 5 & 12 (2.01AC) AKA PARCEL 1 & 2 C
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
Address:: 1200 TRUMAN AVENUE SUITE 207 KEY WEST, FL 33040

AK: 1659711 Parcel ID: 00536210-000000 Physical Location: KEY LARGO
Legal Description: BK 7 LT 44 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR360-566 OR840-1525 OR882-753/
Owners Name: OUTDOOR ADVERTISING OF THE KEYS LTD
Address:: 1928 TYLER ST HOLLYWOOD, FL 33020

AK: 1092622 Parcel ID: 00083960-000000 Physical Location: KEY LARGO
Legal Description: 6 61 40 ISLAND OF KEY LARGO PB1-68 PT LOTS 5-12-13 OR211-216/217 OR212-522/523 OR4
Owners Name: BD OF TRS OF THE INT IMP TR FUND OF THE ST OF FL - % DEP OF ENVIRO - DIV OF ST LANDS
Address:: 3900 COMMONWEALTH BLVD - MAIL STA 115 TALLAHASSEE, FL 32399-3000

AK: 1659622 Parcel ID: 00536120-000000 Physical Location: KEY LARGO
Legal Description: LAKE SURPRISE ESTATES PB4-162 KEY LARGO NELY 15 FT LOT 33 & ALL LOTS 34-39 BK 7 &
Owners Name: MANDALAY BAY TRADING COMPANY INC
Address:: P O BOX 2506 KEY LARGO, FL 33037

AK: 1659606 Parcel ID: 00536100-000000 Physical Location: KEY LARGO
Legal Description: LAKE SURPRISE ESTATES KEY LARGO PB4-162 LOT 33 LES S NE'LY 15' BK 7 OR542-717 OR686-
Owners Name: NO NAME DIVERS INC
Address:: 603 SCHOOL AVE SARASOTA, FL 34237

AK: 1659690 Parcel ID: 00536190-000000 Physical Location: KEY LARGO
Legal Description: BK 7 LT 42 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR549-840 OR795-958 OR984-1671
Owners Name: OUTDOOR SYSTEMS INC
Address:: 6904 CYPRESS PARK DR TAMPA, FL 33634

AK: 1092801 Parcel ID: 00084140-000000 Physical Location: OVERSEAS HWY KEY LARGO
Legal Description: 1 61 39 A61901-02 ISLAND OF KEY LARGO PART LOT 9 S OF R R PB1-68 OR561-620
Owners Name: MONROE COUNTY
Address:: 500 WHITEHEAD STREET KEY WEST, FL 33040

AK: 1651648 Parcel ID: 00532470-000000 Physical Location: KEY LARGO
Legal Description: BK 4 LT 13 B C MORENO SUB PB1-138 KEY LARGO G41-39 -40 OR740-342 OR774-1558-1559 OR
Owners Name: LUENGO GERMAN & CARIDAD
Address:: 7125 SUNSET DRIVE MIAMI, FL 33143

AK: 1651656 Parcel ID: 00532480-000000 Physical Location: KEY LARGO
Legal Description: BK 4 LT 14 B C MORENO SUB PB1-138 KEY LARGO G41-39 -40 OR740-342 OR774-1558-1559 OR
Owners Name: VELEZ JULIA M
Address:: 5500 SW 89TH AVENUE MIAMI, FL 33165

AK: 1651869 Parcel ID: 00532690-000000 Physical Location: KEY LARGO
Legal Description: BK 5 LT 11 B C MORENO SUB PB1-138 KEY LARGO G36-27 5/276 OR1105-482PR(JB) OR1106-35
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
Address:: 3706 N ROOSEVELT BLVD SUITE 1 KEY WEST, FL 33040

AK: 1092843 Parcel ID: 00084180-000000 Physical Location: KEY LARGO
Legal Description: 1 61 39 ISLAND OF KEY LARGO PART LOT 16 S OF R R P B1-68 E2-174 E2-486 PROB #10-196 (
Owners Name: GILL JOSE J PEREZ
Address:: 6900 SW 72 ST MIAMI, FL 33143

AK: 1659681 Parcel ID: 00536180-000000 Physical Location: KEY LARGO
Legal Description: LAKE SURPRISE ESTATES PB4-162 KEY LARGO LOT 41 BK 7 & ADJ R-O-W OR549-735 PROBAT
Owners Name: MANDALAY BAY TRADING COMPANY INC
Address:: P O BOX 2503 KEY LARGO, FL 33037

AK: 8869410 Parcel ID: 00532950-000100 Physical Location: KEY LARGO
Legal Description: LARGO HI-LANDS PB4-89 KEY LARGO LOTS 24-25 BK 1 & ADJ R O W OR547-1061 OR895-2046
Owners Name: KEY LARGO CHAMBER OF COMMERCE INC
Address:: 106000 OVERSEAS HIGHWAY KEY LARGO, FL 33037

AK: 1651826 Parcel ID: 00532650-000000 Physical Location: KEY LARGO
Legal Description: BK 5 LT 7 B C MORENO SUB PB1-138 KEY LARGO OR597-7 39 OR1483-304(JB)
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
Address:: 3706 N ROOSEVELT BLVD SUITE 1 KEY WEST, FL 33040

AK: 1659673 Parcel ID: 00536170-000000 Physical Location: KEY LARGO
Legal Description: LAKE SURPRISE ESTATES PB4-162 KEY LARGO LOT 40 B K 7 & ADJ R-O-W OR417-524 OR820
Owners Name: MANDALAY BAY TRADING COMPANY INC
Address:: P O BOX 2506 KEY LARGO, FL 33037

AK: 1651877 Parcel ID: 00532700-000000 Physical Location: KEY LARGO
Legal Description: BK 5 LT 12 B C MORENO SUB PB1-138 KEY LARGO G36-27 5/276 OR1105-482PR(JB) OR1106-35
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
Address:: 3706 N ROOSEVELT BLVD SUITE 1 KEY WEST, FL 33040

AK: 1651834 Parcel ID: 00532660-000000 Physical Location: KEY LARGO
Legal Description: BK 5 LT 8 B C MORENO SUB PB1-138 KEY LARGO OR597-7 40 OR2102-2230/31
Owners Name: BOARD OF TRS OF THE INT MP TRUST FD OF FLA C/O FLA DEPT OF ENV PRO - DIV OF STATE LANDS
Address:: 3900 COMMONWEALTH BLVD MLSTN 115 TALLAHASSEE, FL 32399-3000

AK: 1092631 Parcel ID: 00083970-000000 Physical Location: 106003 OVERSEAS HWY 139 KEY LARGO
Legal Description: 6-61-40 ISLAND OF KEY LARGO PT LOTS 5-12-13 OR 463-879 OR735-585 OR735-586-589 (
Owners Name: NORTHSTAR RESORT ENTERPRISES CORP
Address:: 9261 SW 140TH STREET MIAMI, FL 33176

AK: 1092584 Parcel ID: 00083930-000000 Physical Location: KEY LARGO
Legal Description: 6 61 40 ISLAND OF KEY LARGO PB1-68 PT LOTS 3-5 G6-42
Owners Name: DOT/ST.OF FL (STATE ROAD DEPARTMENT)
Address:: TALLAHASSEE, FL 32399

AK: 1659428 Parcel ID: 00535920-000000 Physical Location: 106130 OVERSEAS HWY KEY LARGO
Legal Description: LAKE SURPRISE ESTATES PB4-162 KEY LARGO LOTS 15-18 & LOTS 45-48 BK 7 OR438-179 OR47
Owners Name: PHANTOM OF KEY LARGO INC
Address:: 555 MARTIN LUTHER KING BLVD YOUNGSTOWN, OH 44502

AK: 1651664 Parcel ID: 00532490-000000 Physical Location: KEY LARGO
Legal Description: BK 4 LT 15 B C MORENO SUB PB1-138 KEY LARGO OR77-2 99 OR617-21/22Q OR866-880D/C OR
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
Address:: 3706 N ROOSEVELT BLVD SUITE 1 KEY WEST, FL 33040

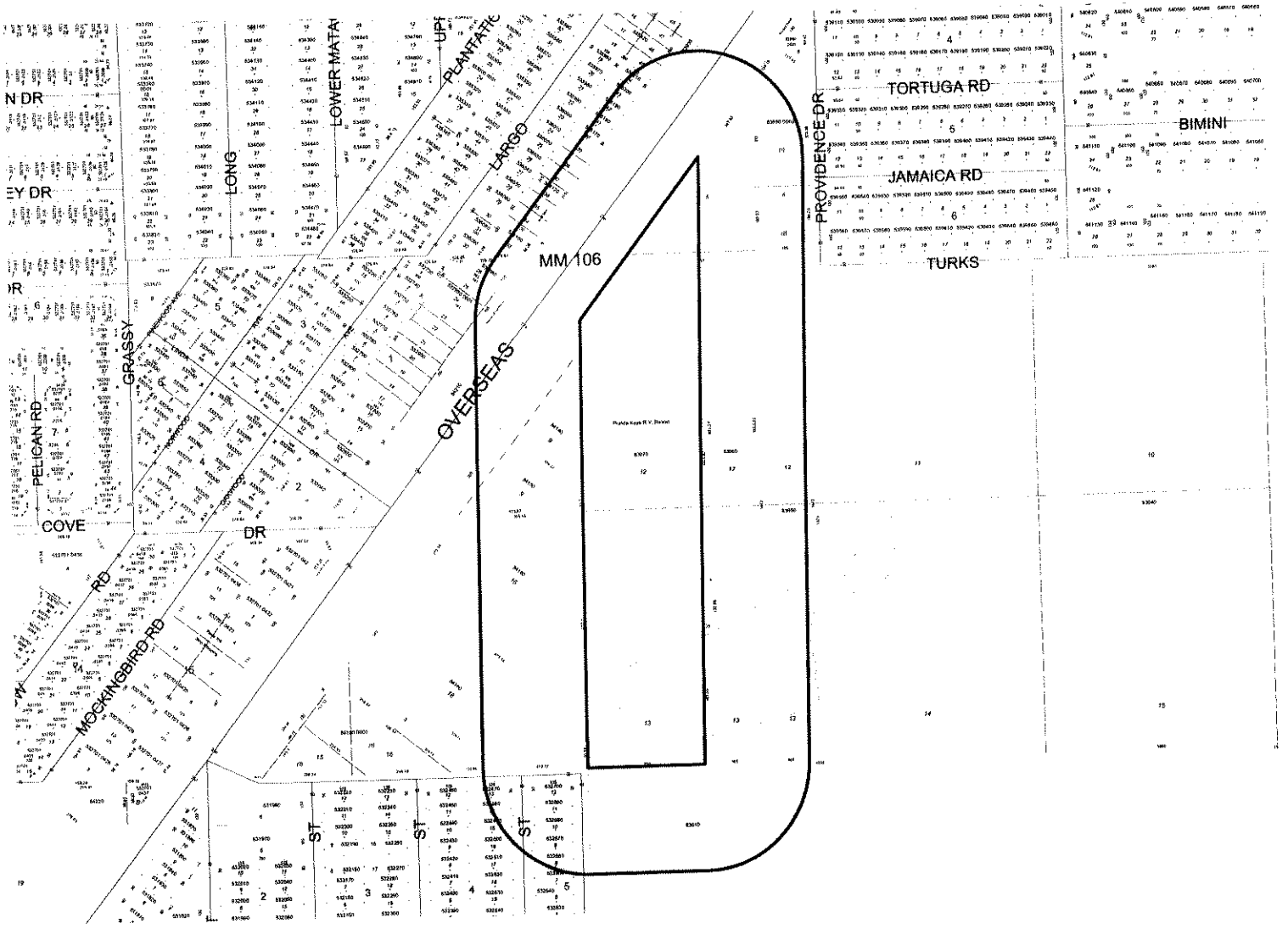
AK: 1656500 Parcel ID: 00532980-000000 Physical Location: 106010 OVERSEAS HWY KEY LARGO
Legal Description: BK 1 LT 26 LARGO HI-LANDS PB4-89 KEY LARGO OR510-4 32 OR791-1700 OR1031-1141/42WILL
Owners Name: NO NAME DIVERS INC
Address:: 603 SCHOOL AVE SARASOTA, FL 34237

AK: 1651672 Parcel ID: 00532500-000000 Physical Location: KEY LARGO
Legal Description: BK 4 LT 16 B C MORENO SUB PB1-138 KEY LARGO OR77-2 99 OR617-21/22Q OR8866-880D/C OI
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
Address:: 3706 N ROOSEVELT BLVD SUITE 1 KEY WEST, FL 33040

AK: 1092568 Parcel ID: 00083910-000000 Physical Location: KEY LARGO
Legal Description: 6 61 40 A61006-08 ISLAND OF KEY LARGO PB 4-130 NW1 /4 OF SW1/4 OR TR 8 OR283-100-10
Owners Name: TIITF/DNR - DIV REC & PARKS JOHN PENNEKAMP CORAL REEF (FL PARKS & MEMORIALS)
Address:: %DNR DOUGLAS BLDG TALLAHASSEE, FL 32399-3000

AK: 1092606 Parcel ID: 00083950-000000 Physical Location: KEY LARGO
Legal Description: 6 61 40 ISLAND OF KEY LARGO PT LTS 12 & 13 (5.56AC) OR407-1047 OR1306-744D/C(LG) O
Owners Name: ADAMS DELFINA P & GILL JOSE J PEREZ CO-TRS (REV TR AG 8-8-98)
Address:: 6900 SW 72 STREET MIAMI, FL 33143

AK: 1092860 Parcel ID: 00084210-000000 Physical Location: KEY LARGO
Legal Description: 1 61 39 A61901-08 ISLAND OF KEY LARGO PT LOTS 8-9- 10-21-28 PB 1-68 G6-42
Owners Name: DOT/ST.OF FL (STATE ROAD DEPARTMENT)
Address:: TALLAHASSEE, FL 32399


N DR
EY DR
DR
LONG
LOWER MATA
UPP
PLANTATIC
LARGO
GRASSY
PELICAN RD
COVE
DR
RD
MOCKINGBIRD RD
OVERSEAS
MM 106
PROVIDENCE DR
TORTUGA RD
JAMAICA RD
TURKS
BIMINI
ST
ST
ST

APPENDIX E

Florida Department of Transportation

JEB BUSH
GOVERNOR

District 6 Permit Office
1000 N.W. 111 Avenue, Room 6207
Miami, Florida 33172-5800
Telephone (305) 470-5367
Fax (305) 470-5443

DENVER J. STUTLER, JR.
SECRETARY

March 3, 2006

Director Upper Keys Planning Team
Monroe County Planning Department
Plantation Key Government Center
88800 Overseas Highway
Tavernier, FL 33070

RECEIVED
THE CRAIG COMPANY
KEY WEST, FL

SUBJECT: Affordable Housing (Florida Keys RV)
106003 Overseas Highway, MM 106

Dear Sir:

The Department has reviewed the information recently submitted for the above referenced project. The proposed site **will require an access permit and a drainage permit from the Department.**

The Department no longer performs conceptual reviews since Florida Administrative Codes Rule Chapter 14-96 was amended. Non-binding pre application meeting are held weekly in which staff are available to meet with you to give preliminary comments and provide guidance in the permit application process; such meeting is recommended.

Please submit the required permit application or schedule a pre-application meeting at your earliest convenience. If you have any further questions, please call me or Mr. Samael Estevez, Permits Engineer at (305) 470-5367.

Sincerely,

Ali Al-Said, P.E.
District Permits Engineer

cc: Walter McDowell
File

RECEIVED
MAR 10 2006
THE CRAIG COMPANY
KEY WEST, FL

FLORIDA KEYS ELECTRIC COOPERATIVE ASSOCIATION, INC. – FKEC

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

February 20, 2006

RECEIVED
FEB 2 2 2006
THE CRAIG COMPANY
KEY WEST, FL

Director of Upper Keys Planning Team
Monroe County Planning Department
Plantation Key Government Center
88800 Overseas Highway
Tavernier, FL 33070

Re: Letter of Coordination – Affordable Housing (Florida Keys RV)

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

If three-phase service is required, this may result in extra costs to be borne by the developer. Easements may be required.

Provide three sets of plans including complete electrical load calculations for the proposed project. We can then execute a meter location.

FKEC policy dictates that the property owner for us to serve must obtain all necessary governmental permits.

Sincerely,

Keith Kropf
System Engineer

rjb

cc: John M. Burch
Scott Newberry
Donald L. Craig, The Craig Company

Department of Environmental Protection

Jeb Bush
Governor

South District, Marathon Branch Office
2796 Overseas Highway, Suite 221
Marathon, Florida 33050-4276
Telephone 305/289-2310

Colleen M. Castille
Secretary

February 16, 2006

RECEIVED
FEB 21 2006
THE CRAIG COMPANY
KEY WEST, FL

Director Upper Keys Planning Team
Monroe County Planning Department
Plantation Government Center
88800 Overseas Hwy.
Tavernier , FL 33070

Re: Monroe County - ERP
Florida Keys EMA
Florida Keys RV, Key Largo

Dear Sir/Madam:

This letter is in response to a request for a letter of coordination by The Craig Company dated January 13, 2006 , received by the Department January 24, 2006. A review of their submittal indicates that the proposed construction activities may require permits from the South Florida Water Management District (SFWMD).

The Department and the Water Management districts have executed Operating Agreements that divide responsibilities for processing environmental resource permit applications in accordance with the type of activity involved. This division of responsibilities is summarized in Attachment 1 of the "*Joint Application for Environmental Resource Permit/Authorization to use Sovereign Submerged State Lands/Federal Dredge and Fill Permit*" packet.

From initial review of the submitted plans, it appears that the project involves a larger plan of development (over four upland living units) and should be processed by the South Florida Water Management District. Enclosed is a Joint Application for Environmental Resource Permit/Authorization to use Sovereign Submerged State Lands/Federal Dredge and Fill Permit packet. Please submit the application to the following address:

South Florida Management District
P. O. Box 24680
West Palm Beach, Florida 33416-4680

If you have any questions regarding the application you may contact Ron Peekstock of the SFWMD at (561) 686-8800. If you have any additional questions you may contact me at the letterhead address or by telephone at (305) 289-2310 or via E-mail at Darla.Jean.Williams@dep.state.fl.us.

Sincerely,

Darla Williams

Darla Williams
Environmental Specialist II
Submerged Lands and
Environmental Resources Program

GK/dw

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045 • TDD (561) 697-2574
Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680 • www.sfwmd.gov

CON 24-06

RECEIVED
FEB 09 2006
THE CRAIG COMPANY
KEY WEST, FL

Environmental Resource Regulation Department
February 7, 2006

Director, Upper Keys Planning Team
Monroe County Planning Department
Plantation Key Government Center
88800 Overseas Highway
Tavernier, FL 33070

Dear Director:

Subject: Affordable Housing (Florida Keys RV), Mile Marker 106, Monroe County

District staff has reviewed the information submitted on January 23, 2006 regarding the above referenced project. Based on the submitted information, it appears that an Environmental Resource Permit will be required. This determination was based upon the total site acreage and proposed impervious area. If you wish to schedule a pre-application meeting to discuss the project and permitting requirements, please contact this office.

Sincerely,

Carlos de Rojas, P.E.
Senior Supervising Engineer
Surface Water Management Division

CDR

c: Monroe County Engineer
Ed Koconis – Monroe County Planning Department
The Craig Company – Mr. Don Craig

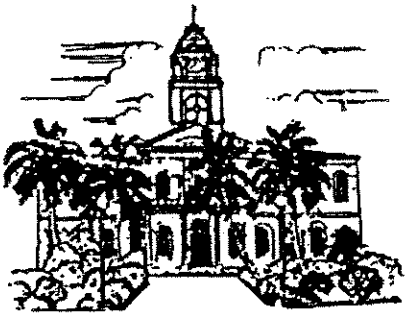
GOVERNING BOARD

Kevin McCarty, *Chair*
Irela M. Bagué, *Vice-Chair*
Pamela Brooks-Thomas
Alice J. Carlson
Michael Collins
Nicolás J. Gutiérrez, Jr., Esq.
Lennart E. Lindahl, P.E.
Harkley R. Thornton
Malcolm S. Wade, Jr.

EXECUTIVE OFFICE

Carol Ann Wehle, *Executive Director*

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



BOARD OF COUNTY COMMISSIONERS
Mayor Charles "Sonny" McCoy, District 3
Mayor Pro Tem Murray E. Nelson, District 5
George Neugent, District 2
Dixie M. Spehar, District 1
David P. Rice, District 4

Solid Waste Management
1100 Simonton Street, Room 2-231
Key West, Fl. 33040

RECEIVED
FEB 06 2006
THE CRAIG COMPANY
KEY WEST, FL

February 2, 2006

Mr. Donald L. Craig, AICP
The Craig Company
Post Office Box 970
Key West, FL 33041

Re: Affordable Housing (Florida Keys RV) - Coordination

Dear Mr. Craig:

The proposed plan for your project; including demolition waste, waste reduction, and recycling; shows adequate provision for solid waste and recycling management.

Keys Sanitary is available to assist in the set up of any additional recycling services. Please call (305) 451-2025 for assistance.

Sincerely,

Carol A. Cobb

Carol A. Cobb, CPM, Sr. Administrator
Solid Waste Management

CAC/mg

cc: Nicole Petrick, Planning Commission Coordinator
via fax (x2536)

Jeb Bush
Governor

FLORIDA DEPARTMENT OF HEALTH

M. Rony François, M.D., M.S.P.H., Ph.D.
Secretary

RECEIVED
JAN 31 2006
THE CRAIG COMPANY
KEY WEST, FL

January 26, 2006

Donald L. Craig, AICP
The Craig Company
P.O. Box 970
Key West, Florida 33041-0970

Re: Northstar Resort Enterprises
Letter of Coordination

Dear Mr. Craig,

This letter will acknowledge receipt of your recent request for a letter of coordination for the proposed project that amends a major conditional use granted for the Florida Keys RV Park located at 106003 Overseas Highway. We provide these comments.

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

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

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

Yours truly,

William Brookman MPH
Environmental Specialist III

CC: Director Upper Keys Planning Team

MONROE COUNTY HEALTH DEPARTMENT
Environmental Health Services
85960 Overseas Highway Suite 5
Islamorada, Florida 33036
Phone: (305) 853-1900 FAX: (305) 853-1909

DIVISION OF Environmental Health

Florida Keys Aqueduct Authority

Post Office Box 1239
1100 Kennedy Drive
Key West, Florida 33041-1239
Telephone (305) 296-2454
www.fkaa.com

Mary L. Rice
Chairman
Marathon

J. Robert Dean
Vice-Chairman
Key West

Elena Z. Herrera
Secretary/Treasurer
Rockland Key

Rose M. Dell
Big Pine Key

David C. Ritz
Key Largo

James C. Reynolds
Executive Director

RECEIVED
JAN 25 2006
THE CRAIG COMPANY
KEY WEST, FL

January 23, 2006

Donald Craig
The Craig Company
P.O. Box 970
Key West, FL 33041-0970

RE: FKAA Account # 020714 -Florida Keys RV Park
Proposed Northstar Development 106003 Overseas Hwy., Key Largo, FL

Dear Mr. Craig:

This letter will serve as proof that a preliminary coordination process has begun.

Our records indicate that there is a 6" water main located in front of the above referenced site on US - 1 and it appears adequate to serve this project. Should Fire hydrants be required a tap upgrade may be necessary. However a final determination cannot made until a complete set of Architectural and Civil plans have been reviewed.

Your project will involve some demolition work Please contact Ms. Kip Waite at 305-296-2454 ext. 6106 in order to receive credit for the existing water using fixtures.

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

Sincerely Yours,

FLORIDA KEYS AQUEDUCT AUTHORITY

Edgar F. Nicolle, Jr.
Distribution Design Manager

EFN/cma

cc: Margaret Gil, Customer Service Manager KW
Kip Waite, Administrative Assistant/SDF

Z103

January 13, 2006

The Craig Company

Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

Mailing address: P. O. Box 970
Key West, FL 33041-0970

Office location: 600 White St.
Key West, FL 33040

Phone: 305/294-1515
Fax: 305/292-1525
E-mail: don@craigcompany.com

Mr. Winston Hobgood
US Fish & Wildlife Service
1339 20th Street
Vero Beach, FL 32960

Subject: Affordable Housing (Florida Keys RV)
- Coordination

Dear Mr. Hobgood:

On behalf of our client, Northstar Resort Enterprises Corp., we are submitting an application to Monroe County for an Amendment to Major Conditional Use to amend the existing development of the site as shown on the attached site plan. Pursuant to Monroe County's development approval process we are requesting a letter of coordination regarding the Amendment.

Florida Keys RV is located at 106003 Overseas Highway, MM 106, RE# 00083970-000000. Enclosed are a survey of the property, location map and aerial photograph of the site, other photographs of the site and the US Fish and Wildlife Request for Coordination form.

The site will be modified to include a two phase project as shown on the enclosed site plan. Phase I includes 13 market rate residential units, 47 affordable housing units and 31 recreational vehicle (RV) sites, including pools, tiki hut, beach area, sewer treatment plants and an existing clubhouse. Phase II replaces the 31 RV sites with sixteen (16) affordable housing units. After completion of Phase II, the project is planned to contain 13 market rate residential units, 63 affordable housing units, pool, tiki hut, beach area and sewer treatment plants.

Please review the enclosed documentation with reference to your area of expertise and send your approval/comments to:

Director Upper Keys Planning Team
Monroe County Planning Department
Plantation Key Government Center
88800 Overseas Highway
Tavernier, FL 33070

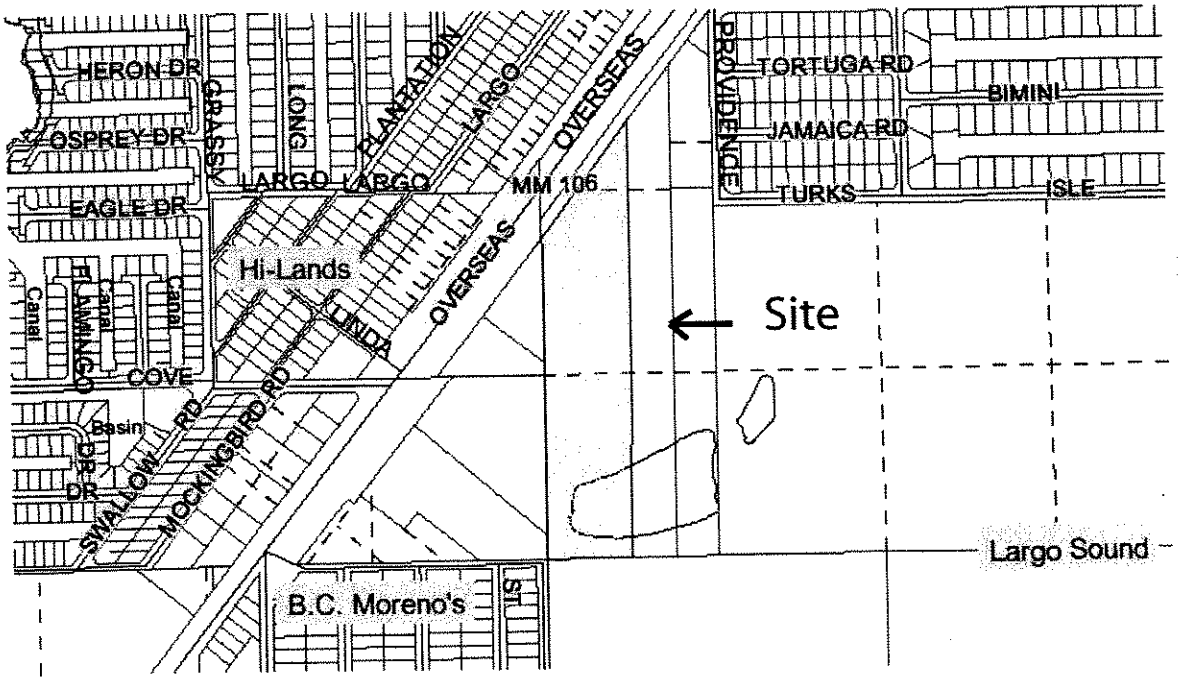
Please send me a copy of your letter in the attached self-addressed envelope. If you have any questions, please feel free to call. Thank you.

Very truly yours,

Donald L. Craig, AICP
DLC/jr

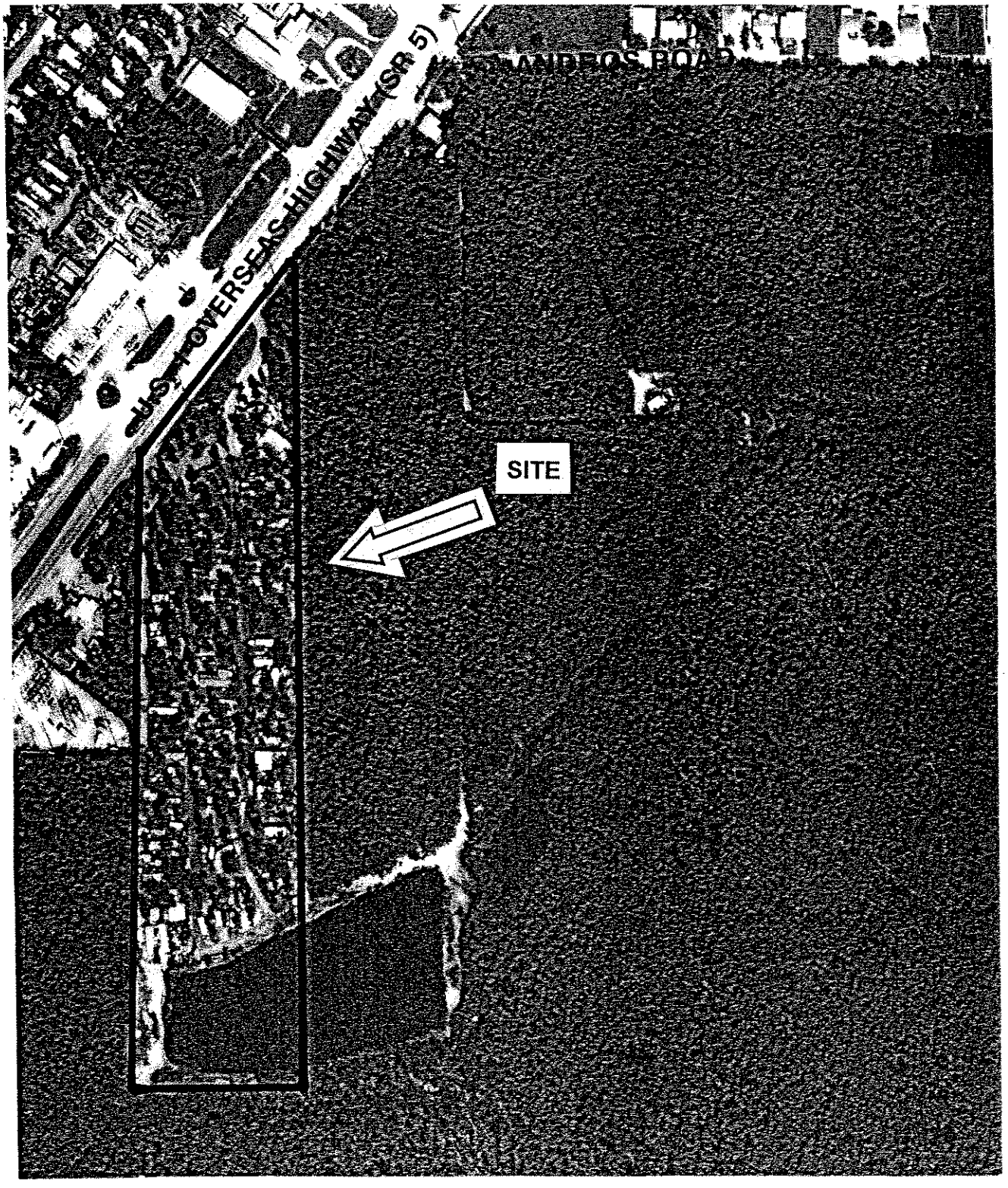
Enclosures

Site Map - Florida Keys RV Resort



N

AERIAL PHOTO



Request For
U. S. Fish and Wildlife Service Technical Assistance in Coordination with the Federal Emergency Management Agency (FEMA) Monroe County Growth Management Program

THE FOLLOWING INFORMATION SHOULD BE SUBMITTED TO ALLOW A TIMELY REVIEW OF YOUR PROJECT PROPOSAL. PLEASE ALLOW **30 DAYS** FOR A WRITTEN RESPONSE FROM OUR OFFICE.

Form Must Be MAILED TO:	**Winston Hobgood** FWS, South Florida Ecological Services Office, 1339 20th Street, Vero Beach, FL 32960-3559

PLEASE PRINT CLEARLY OR TYPE; USE ADDITIONAL SHEETS IF NECESSARY.

1. **Property Owner Name:** Northstar Resort Enterprises Corp

Address: 9261 SW 140th Street, Miami, Florida 33176

Phone Number: (786) 293-8919 Fax Number: (786) 293-4952

2. **Agent Name (if applicable:** The Craig Company, Donald L. Craig, Barbara Mitchell, Tom Williams

Address: Physical: 600 White Street, Key West, FL 33040 Mailing: P.O. Box 970, Key West, FL 33041-0970

Phone Number: (305) 294-1515 Fax Number: (305) 292-1525

3. **Property Location** Street (w/number if known): 106003 Overseas Highway, Key Largo

Lot: Block: Subdivision: Refer to attached legal description.

Key: Key Largo Mile Marker: 106 RE Number (*Required*): 00083970-000000

4 **Detailed directions to the site.** Submit a legible map. Refer to attached location map and aerial photo.

5. **Description of project**: (for example: single-family residence, swimming pool, fence etc . . .) The proposed use of the site is two phased. Phase 1 includes 13 market rate residential units, 47 affordable housing units, 31 recreational vehicle (RV) sites, pools, tiki hut, beach area, sewer treatment plants and an existing clubhouse. Phase II replaces the 31 RV sites with 16 affordable housing units. After completion of Phase II, the project is planned to contain 13 market rate residential units, 63 affordable housing units, pool, tiki hut, beach area and sewer treatment plants. Please refer to the attached site plan.

6. **Description of site conditions**: *REQUIRED*: include a formal biological assessment or "Current Site Conditions" letter from municipality). The site is developed and disturbed.

7. **Submit a site plan that accurately depicts the final design of the project.** Plans can be engineered or clearly/accurately hand-drawn. Information submitted will not be returned. Refer to attached site plan.

8. **Additional information**: If land is vegetated, please provide a vegetation survey (from consulting biologist) and photographs, if available. If not vegetated, photographs of the property will suffice. The site is developed and disturbed. Enclosed are photographs of the site.

SITE PHOTOGRAPHS – Florida Keys RV Resort

RV Sites

RV Sites

Lake

SITE PHOTOGRAPHS – Florida Keys RV Resort

Lake/Circular Drive

Rear of Property

SITE PHOTOGRAPHS – Florida Keys RV Resort

RV Sites/Debris Collection

Back of Property/Debris Collection

Z103

The Craig Company

Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

Mailing address: P. O. Box 970
Key West, FL 33041-0970

Office location: 600 White St.
Key West, FL 33040

Phone: 305/294-1515
Fax: 305/292-1525
E-mail: don@craigcompany.com

January 13, 2006

Mr. Paul Kruger
Field Biologist
US Army Corps of Engineers
Suite 234
2796 Overseas Hwy.
Marathon, Florida 33050

Subject: Affordable Housing (Florida Keys RV) - Coordination

Dear Mr. Kruger:

On behalf of our client, Northstar Resort Enterprises Corp., we are submitting an application to Monroe County for an Amendment to Major Conditional Use to amend the existing development of the site as shown on the attached site plan. Pursuant to Monroe County's development approval process we are requesting a letter of coordination regarding the Amendment.

Florida Keys RV is located at 106003 Overseas Highway, MM 106, RE# 00083970-000000. Enclosed are a survey of the property, location map and aerial photograph of the site.

The site will be modified to include a two phase project as shown on the enclosed site plan. Phase I includes 13 market rate residential units, 47 affordable housing units and 31 recreational vehicle (RV) sites, including pools, tiki hut, beach area, sewer treatment plants and an existing clubhouse. Phase II replaces the 31 RV sites with sixteen (16) affordable housing units. After completion of Phase II, the project is planned to contain 13 market rate residential units, 63 affordable housing units, pool, tiki hut, beach area and sewer treatment plants.

Please review the enclosed documentation with reference to your area of expertise and send your approval/comments to:

Director Upper Keys Planning Team
Monroe County Planning Department
Plantation Key Government Center
88800 Overseas Highway
Tavernier, FL 33070

Please send me a copy of your letter in the attached self-addressed envelope. If you have any questions, please feel free to call. Thank you.

Very truly yours,

Donald L. Craig, AICP
DLC/jr

Enclosures

Z103

January 13, 2006

The Craig Company

Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

Mailing address: P. O. Box 970
Key West, FL 33041-0970

Office location: 600 White St.
Key West, FL 33040

Phone: 305/294-1515
Fax: 305/292-1525
E-mail: jodell@craigcompany.com

Mr. Wally Romero
Monroe County Fire Marshal
390 63rd Street
Marathon, FL 33050

Subject: Affordable Housing (Florida Keys RV) - Coordination

Dear Mr. Romero:

On behalf of our client, Northstar Resort Enterprises Corp., we are submitting an application to Monroe County for an Amendment to Major Conditional Use to amend the existing development of the site as shown on the attached site plan. Pursuant to Monroe County's development approval process we are requesting a letter of coordination regarding the Amendment.

Florida Keys RV is located at 106003 Overseas Highway, MM 106, RE# 00083970-000000. Enclosed are a survey of the property, location map and aerial photograph of the site.

The site will be modified to include a two phase project as shown on the enclosed site plan. Phase I includes 13 market rate residential units, 47 affordable housing units and 31 recreational vehicle (RV) sites, including pools, tiki hut, beach area, sewer treatment plants and an existing clubhouse. Phase II replaces the 31 RV sites with sixteen (16) affordable housing units. After completion of Phase II, the project is planned to contain 13 market rate residential units, 63 affordable housing units, pool, tiki hut, beach area and sewer treatment plants.

Please review the enclosed documentation with reference to your area of expertise and send your approval/comments to:

Director Upper Keys Planning Team
Monroe County Planning Department
Plantation Key Government Center
88800 Overseas Highway
Tavernier, FL 33070

Please send me a copy of your letter in the attached self-addressed envelope. If you have any questions, please feel free to call. Thank you.

Very truly yours,

Donald L. Craig, AICP
DLC/jr

Enclosures

APPENDIX F

PLEASE REFER TO THE ATTACHED LARGE SCALE PLANS

APPENDIX G

TAP TRANSPORT ANALYSIS PROFESSIONALS, INC.
8701 S.W. 137th AVENUE • SUITE 210 • MIAMI, FL 33183-4498 • TEL 305/385-0777 • FAX 305/385-9997

RECEIVED
DEC 2 2 2005
THE CRAIG COMPANY
KEY WEST, FL

FEDEX

December 21, 2005

Mr. Donald L. Craig
The Craig Company
The Key West Armory
600 White Street
Key West, Florida 33041

RE: Northstar Resort and Northstar Homes – Key Largo
Traffic Generation Letter/Report

Dear Mr. Craig:

Per your request, we have reviewed the information you recently sent us regarding the Northstar Resort and the Northstar Homes. We understand the following:

The Northstar Resort Enterprises, Corporation (the developer) is proposing to redevelop property located along the bayside of US 1 near Mile Marker 99 in Key Largo. The new resort will include a tennis court, pool, boat slips, a gym, and a restaurant/lounge, to name a few of the ancillary uses. The development had been previously approved by the County under Resolution No. P47-03 as an 89-room resort/hotel. The developer now wants to increase the site by adding 49 units, which brings the total to 138 condo/hotel rooms (resort hotel).

A companion application involves the transfer of mobile home sites from property the developer owns near Mile Marker 106 (currently known as The Florida Keys RV Resort) to another parcel. A Major Conditional Use Development Order No. 04-04 established the eligibility to transfer mobile home units to the RV park at MM 106. A Minor Conditional Use Development Order No. 05-04 allowed the transfer of 47 mobile home units to the RV park at MM 106. Planning Commission Resolution P56-03 established that there were/are 126 RV sites at the MM 106 site, which could be transferred to the proposed resort at MM 99 and elsewhere at a future date. Resolution No. 56-03 allowed the transfer of 77 RV spaces to the Resort at MM 99. It is understood that the RV park was in full operation during the County's annual travel time runs in 2005 by URS.

TRIP GENERATION

For trip generation purposes, new trips will occur from the addition of the 49 condo/hotel units at MM 99 and a decrease in trips by removing 126 RV sites at MM 106. However, 76 single family homes of which, 63 are affordable units, will be constructed at the RV site at MM 106, which leaves a reduction of 50 units at MM 106 (126-76 = 50) and a net loss of 1 unit (50-49 = 1) total between the two sites.

MM 99 Site:

- Original application approved 89 units
- New application is for 138 new units of which 89 have been approved
- Net gain of units is **49** (138-89 = 49)

MM 106 Site:

- Existing and acknowledged RV (mobile home) spaces = 126
- New development to put in 76 single family homes
- Net loss of units is **50** (126-76 = 50)

Summary of units:

- Units gained is 49 at MM 99
- Units lost is 50 at MM 106
- **Net loss between both sites is one unit**

The average ITE daily rate (from a weekly average) for a resort hotel is 4.89 trips per unit per day (240 tpd/49 = 4.89. The average daily rate (from a weekly average) for an RV (mobile home) unit is 4.9 trips per day 245 tpd/50 = 4.9) and coincidentally almost identical to the resort hotel rate (the ITE data are attached). Hence, there should be no new daily trips associated with the proposed Northstar Resort Hotel at MM 99 along with the exchange of units from the Northstar Homes' site at MM 106.

If additional information is needed, please contact me at your convenience,

Sincerely,

TRANSPORT ANALYSIS PROFESSIONALS, INC.

Richard P. Eichinger
Senior Traffic Engineer

RPE/ja/5788
Enclosures

Summary of Trip Generation Calculation
For 49 Rooms of Resort Hotel
December 21, 2005

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	0.00	0.00	1.00	0 ← 10 X PM peak
7-9 AM Peak Hour Enter	0.22	0.00	1.00	11
7-9 AM Peak Hour Exit	0.09	0.00	1.00	4
7-9 AM Peak Hour Total	0.31	0.57	1.00	15
4-6 PM Peak Hour Enter	0.18	0.00	1.00	9
4-6 PM Peak Hour Exit	0.24	0.00	1.00	12
4-6 PM Peak Hour Total	0.42	0.65	1.00	21
AM Pk Hr, Generator, Enter	0.26	0.00	1.00	13
AM Pk Hr, Generator, Exit	0.15	0.00	1.00	7
AM Pk Hr, Generator, Total	0.41	0.64	1.00	20
PM Pk Hr, Generator, Enter	0.26	0.00	1.00	13
PM Pk Hr, Generator, Exit	0.26	0.00	1.00	13
PM Pk Hr, Generator, Total	0.51	0.72	1.00	25
Saturday 2-Way Volume	0.00	0.00	1.00	0
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.00	0.00	1.00	0
Sunday 2-Way Volume	0.00	0.00	1.00	0
Sunday Peak Hour Enter	0.00	0.00	1.00	0
Sunday Peak Hour Exit	0.00	0.00	1.00	0
Sunday Peak Hour Total	0.00	0.00	1.00	0

210 tpd

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

Summary of Trip Generation Calculation
For 50 Vehicles of Mobile Home Park
December 21, 2005

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	3.38	1.91	1.00	169
7-9 AM Peak Hour Enter	0.04	0.00	1.00	2
7-9 AM Peak Hour Exit	0.23	0.00	1.00	12
7-9 AM Peak Hour Total	0.27	0.54	1.00	14
4-6 PM Peak Hour Enter	0.23	0.00	1.00	12
4-6 PM Peak Hour Exit	0.13	0.00	1.00	7
4-6 PM Peak Hour Total	0.36	0.61	1.00	~~18~~ 19
AM Pk Hr, Generator, Enter	0.07	0.00	1.00	4
AM Pk Hr, Generator, Exit	0.21	0.00	1.00	11
AM Pk Hr, Generator, Total	0.28	0.54	1.00	14
PM Pk Hr, Generator, Enter	0.23	0.00	1.00	12
PM Pk Hr, Generator, Exit	0.14	0.00	1.00	7
PM Pk Hr, Generator, Total	0.37	0.62	1.00	19
Saturday 2-Way Volume	3.43	1.94	1.00	172
Saturday Peak Hour Enter	0.17	0.00	1.00	9
Saturday Peak Hour Exit	0.15	0.00	1.00	8
Saturday Peak Hour Total	0.32	0.57	1.00	16
Sunday 2-Way Volume	2.94	1.79	1.00	147
Sunday Peak Hour Enter	0.15	0.00	1.00	8
Sunday Peak Hour Exit	0.14	0.00	1.00	7
Sunday Peak Hour Total	0.29	0.54	1.00	14

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

Weekly Average

$$\frac{169(5)+172+147}{7} = 166 \text{ tpd}$$

APPENDIX H

RECEIVED
2/2/04

Growth Management Division
2798 Overseas Highway
Suite 400
Marathon, Florida 33050
Voice: (305) 289-2500
FAX: (305) 289-2536

Board of County Commissioners
Mayor Murray E. Nelson, Dist. 5
Mayor Pro Tem David P. Rice, Dist.4
Commissioner Dixie Spehar, Dist. 1
Commissioner George Neugent, Dist. 2
Commissioner Charles "Sonny" McCoy, Dist. 3

January 5, 2004

Owen Trepanier
The Craig Company
PO Box 372
Key West, FL 33041-0372

SUBJECT: PRE-APPLICATION CONFERENCE FOR THE TRANSFER OF 47 TREs FROM NORTHSTAR RESORT, LOCATED AT 99500 OVERSEAS HIGHWAY, RE# 0008794.000100, 00087970.000100, 00088020.000000, 00088030.000000, AND 00088040.000000 TO FLORIDA KEYS RV PARK LOCATED AT 106003 OVERSEAS HIGHWAY, RE# 00083970.000000.

Pursuant to Monroe County Code Section 9.5-43, this document shall constitute a letter of understanding. On December 10, 2003, a pre-application conference regarding the subject was held at the Monroe County Planning Department offices in Plantation Key. Attendees of the meeting included Owen Trepanier, a consultant representing Northstar Resort Enterprises Corporation (hereafter referred to as "the Applicant"); and Heather Cotton, Planner and Jerry Buckley, Senior Planner (hereafter referred to as "Staff").

Materials presented for review prior to the meeting included:

A) A Pre Application Conference Request Form
B) Description of proposed transfer of ROGO exempt units
C) Land Use District Map (sender and reciever sites)
D) Ariel photographs (sender and reciever sites)
E) A series of preexisting controling documents (sender and reciever sites)
F) Property record cards and legal descriptions (sender and reciever sites)
G) Documentation of operational permits and licenses (sender and reciever sites)
H) Photographs of Florida Keys R.V. Resort (reciever site)
I) Vegetation survey and site plan for Florida Keys R.V. Resort (reciever site)
J) Survey (sender and reciever sites)

At the meeting the following items were discussed:

1. The applicant expressed an interest in transferring 47 residential ROGO exemption units (TREs) off-site from the future location of Northstar Resort Hotel to Florida Keys R.V. Resort. The Northstar site is comprised of five contiguous properties, hereafter known as the sender site. Florida Keys R.V. Resort is comprised of one parcel, and is hereafter referred to as the receiver site. The two sites, encompassing all six parcels, are currently

under the ownership of Northstar Resort Enterprises Corporation.

2. Northstar consists of five aggregated parcels, which collectively amount to 8.2 acres. Parcel "A" (formerly Pugliese Parcel) is vacant. Parcel "B" (formerly Legris Parcel) had a boat rental and RV storage business, as well as a two-story residence and a 1,630 sq. ft. storage shed. Parcel "C" (Blue Lagoon Parcel) contained the Blue Lagoon Resort. The Blue Lagoon Resort had a valid operating permit (documentation provided) from the Department of Health and Rehabilitative Services for 45 mobile homes, which were accounted for in the 1988 Monroe County Mobile Home and RV Study, as well as a hotel license for a 12-unit motel. There are several commercial structures on the parcel as well: a 775 sq. ft. building used as a used car sales office and car wash; the vacant Blue Moon Café consisting of 1,080 square feet and the Blue Lagoon office containing 1,453 square feet. The forth parcel, is a 4,308 sq. ft. commercial building currently operated as the Big Fish Grill restaurant (formerly Mary and Stan's restaurant) and a one-story concrete residence.

3. The receiver site is the location of the former Florida Keys R.V. Resort, a 9.8 acre parcel, located at mile marker 106 in Key Largo. On September 26th 2003, Monroe County Planning Commission approved, as indicated in Resolution P55-03 (currently under appeal), the transfer of 126 RV spaces off-site. The site also contains a license for thirteen mobile homes that were not part of the transfer.

4. The current request is part of an ongoing project, which was approved by the Monroe County Planning Commission, as indicated in Resolution P47-03 (currently under appeal), to permit the development of an 89 unit resort hotel on the Northstar property. As mentioned above, the site contains a combination of commercial and residential uses, including a 12 unit motel. In order to develop the total number of hotel units, seventy-seven transient (TRE) units were transferred on-site from Florida Keys RV Resort. On September 24th 2003, as indicated in Resolution P55-03 and P56-03 (currently under appeal), the Monroe County Planning Commission granted approval for the transfer off-site of 126 transient units from Florida Keys R.V. Resort of which Northstar Resort received 77 of those units. The other 49 transient units are being held in reserve until a suitable receiver site is located.

5. The current request to transfer 47 residential ROGO exempt (TRE) units from Northstar to the Florida Keys R.V. Resort is being made in lieu of condition number ten of Resolution P47-03, which states, *"Not less than ten (10) and not more than twenty (20) newly constructed affordable housing employee housing units consistent with Sections 9.5-4(A-5) and 9.5-4(E-1) shall be constructed off-site. The employee units shall be completed prior to the issuance of a Certificate of Occupancy for the Northstar Hotel."*

6. An application for development approval for the transfer of ROGO exemption units as a minor conditional use shall be required for both the sender and receiver sites. The fee for each application is $700.00

7. The current Monroe County land use district map indicates both properties are located within Sub Urban Commercial (SC) land use districts and the future land use map (FLUM) shows the both properties to be Mixed Use/Commercial (MC). In addition, both

the receiver site and the sender site are located within the same ROGO sub-area.

8. Current Monroe County Code Section 9.5-235 permits employee housing within a Sub Urban Commercial (SC) land use district. It is the applicant's intent to provide affordable employee housing. Therefore, as stated in Section 9.5-266(a)1(b), employee housing developed within a Sub Urban Commercial (SC) land use district permits a maximum of fifteen dwelling units per acre. It should be noted that in addition to the application required for the transfer and receivership of residential units, a major conditional use application will be required for the development of those units at the receiver site.

9. The biologist has determined that the receiver site is disturbed with some scattered native trees and is considered equivalent to the sender site in terms of environmental sensitivity. There is no hammock located on the property. Furthermore, based on the plans and material submitted, the receiver site shall not garner any negative points when evaluated pursuant to Section 9.5-122.3(a)(7), (8),and (9).

Pursuant to Section 9.5-43 of the Monroe County Code, you are to rely upon the representations set forth in this letter of understanding as accurate under the regulations currently in effect. However, the Planning Department acknowledges that all items required as part of the application for development approval may not have been addressed at the December 10th 2003 meeting, and consequently reserves the right for additional department comment.

We trust that this information is of assistance. If you have any questions regarding the content of this letter, or if we may be able to further assist you with your project, please feel free to contact our office at (305) 289-2500.

Sincerely,

K. Marlene Conaway

K. Marlene Conaway
Director of Planning and Environmental Resources

Cc: Tim McGarry, Director Growth Management
Ervin Higgs, Property Appraiser
Donald Craig, AICP
David Dacquisto, Upper Keys Island Planning Team Director
Aref Joulani, Senior Administrator
Niko Reisinger, Biologist
Heather Cotton, Planner

FAXED 9/23/02 to Don

Growth Management Division
2798 Overseas Highway
Suite #400
Marathon, Florida 33050
Voice: (305) 289-2500
FAX: (305) 289-2536

Board of County Commissioners
Mayor Charles "Sonny" McCoy, Dist. 3
Mayor Pro Tem Dixie Spehar, Dist. 1
Comm. Murray Nelson, Dist. 5
Comm. George Neugent, Dist. 2
Comm. Bert Jimenez, Dist. 4

September 20, 2002

Mr. Don Craig, AICP
The Craig Company
P.O. Box 372
Key West, FL 33041-0372

RE: Conditional Use Review for proposed Northstar Development
RE # 00088030.000000

Dear Don,

This letter is in response to your query concerning the Conditional Use review for the proposed Northstar project at the above referenced property. Due to the complex nature of the proposed development with regard to the use of both Transferable Development Rights (TDR) and Transferable ROGO Exemptions (TRE), the Department is willing to review the Major Conditional Use with the understanding that the project, if approved, will be contingent upon the acquisition of the TDR and TRE's.

A thorough review for completeness and compliance with all other aspects, must be signed off on by the Director of Planning prior to scheduling for a Planning Commission meeting date. If found to be complete, then a staff report will be prepared pursuant to Monroe County Code Section 9.5-69. If the proposed project is found in compliance and approved by the Planning Commission then prior to a Development Order being issued, complete documentation must be submitted to staff concerning all TDR's and TRE's required. It should be noted that a minor conditional use is required for both the sender and receiver sites for TRE(s).

Should you have any further questions feel free to contact planning staff in their Plantation Key office at (305)-852-7100.

Sincerely,

K. Marlene Conaway

K. Marlene Conaway
Director of Planning

received
3/20/02

Growth Management Division
2798 Overseas Highway
Suite 400
Marathon, Florida 33050
Voice: (305) 289-2500
FAX: (305) 289-2536

Board of County Commissioners
Mayor Charles "Sonny" McCoy, Dist. 3
Mayor Pro Tem Dixie Spehar, Dist. 1
Comm. Murray Nelson, Dist. 5
Comm. George Neugent, Dist. 2
Comm. Nora Williams, Dist. 4

March 18, 2002

Donald Craig, AICP
The Craig Company
P.O. Box 372
Key West, FL 33041-0372

SUBJECT: CORRECTIONS TO LETTER DATED JANUARY 25, 2002 CONCERNING PRE-APPLICATION CONFERENCE FOR NORTHSTAR RESORT BAYSIDE KEY LARGO (REAL ESTATE NUMBER 00088030.000000)

Dear Don:

Following a staff review of the methodology used to calculate the Transfer of Development Rights (TDRs), we have determined that an error was made in the calculations for TDRs for the proposed redevelopment of North Resort.

Item 6 from my letter dated January 25, 2002 to you is reproduced below, with the corrections in bold type.

6. Staff has determined that the following proposed uses as depicted on the preliminary area calculations submitted by the applicant must be considered as commercial floor area:

   Restaurant – 4,752 s.f.
   Rest walkway/Porch – 2,131 s.f.
   Tiki Bar – 1,283.50 s.f.
   Retail – 114.60 s.f.
   Gymnasium – 1,117.40 s.f.

   Total – 9,398.5 s.f.

   Any commercial floor area in excess of the existing 9,250 s.f. would require **competition in the Non-residential Rate of Growth Ordinance (NROGO) for the excess once the NROGO is effective.**

   The maximum development potential of the site if 9,250 square feet of commercial floor area is utilized would be **87** rooms based on the following formula:

Total acreage – upland
8.17 acres = 355,885.2 sq. ft.

Allocated density = 10 rooms per acre
8.17 X 10 = 81.7 allocated rooms **(gross)**

Maximum net density = 15 rooms per buildable acre
Environmental open Space requirement = .20
Buildable area = 1.0 - .20 = .80, or 80% of gross.
8.17 X .20 = 1.63 acres
8.17 – 1.63 = 6.54 buildable acres.
6.54 X 15 = 98 rooms; therefore this represents 100% density

Existing commercial = 9,250 sq. ft.
8.17 X 43,560 s.f. X .25**(FAR) = 88,971.3** s.f. maximum commercial floor area at medium intensity use.
9,250/**88,971.3 = 10.4%**; thus, the existing commercial floor area is **10.4%** of the total development potential of the site.
100% - **10.4% = 89.6%** of gross **area** remaining for hotel rooms.
98 rms X **.896 = 87.8** rooms

Therefore, the maximum development potential for the combination of uses is **87** rooms and 9,250 square feet of commercial floor area. If more hotel rooms are desired, a reduction in commercial floor area would be needed and conversely, if more commercial area is desired a reduction in hotel rooms must occur. *This methodology was endorsed by the applicant.

To determine the number of rooms available without the transfer of TDRs to the proposed development, the gross allocated density (81.7) must be multiplied by the applicable room percentage of total development, which is 89.6%.
81.7 X .896 = 73.2

Any hotel rooms in excess of **73** will require the utilization of TDRs. **If the developer wishes to develop 86 hotel rooms, 13 TDRs will need to be brought to this site (86 – 73 = 13).**

Since 87.8 rooms are capable of being developed on this site, 1.8 rooms are available for proportionate theoretical commercial development.

Proportionate commercial square-footage is calculated as follows:

To calculate the necessary "gross acres" needed to support a "buildable acre", one must take into consideration the open space requirement for the site being developed. In this case, the open space requirement is 20 percent. The question, then, is "how

much land would I have to start with using a 20 percent open space requirement to end up with 43,560 sq. ft. (one acre)?"

Y - .2Y = 43560
.8Y = 43560
Y = 54450

So, 54,450 sq. ft. are needed to create one acre (43,560 sq. ft.) of buildable land with an open space requirement of 20 percent.

With a maximum net density of 15 rooms per buildable acre, each room would require 3,630 sq. ft. of gross area. 54,450/15 = 3,630 sq. ft.

Multiply by rooms available – 1.8 X 3,630 = 6,534 sq. ft.

Multiply by FAR – 6,534 X .25 = 1633.5 sq. ft.

9,250(existing) + 1,633(available) = 10,883 sq. ft. total allowable commercial (theoretical limit, not approved) with 86 hotel rooms.

Once you have reviewed the methodology, I'm sure you will agree with the numbers as calculated.

If you have any questions regarding the content of this letter, or if we may assist you with your project in any way, please feel free to contact Jerry Buckley or Jeff Stuncard at 305/852-7100.

Very truly yours,

K. Marlene Conaway

K. Marlene Conaway
Director of Planning

cc: Irvin Higgs
Ed McGee

Planning & Environmental Resources Department
88800 Overseas Highway
Tavernier, Florida 33070
Voice: (305) 852-7100
FAX: (305) 852-7103

Board of County Commissioners
Mayor Charles "Sonny McCoy, Dist. 3
Mayor Pro Tem Dixie Spehar, Dist. 1
Comm. George Neugent, Dist. 2
Comm. Murray Nelson, Dist. 5
Comm. Nora Williams, Dist. 4

received
1/28/02

January 25, 2002

Donald Craig, AICP
The Craig Company
P.O. Box 372
Key West, FL 33041-0372

SUBJECT: PRE-APPLICATION CONFERENCE FOR NORTHSTAR RESORT BAYSIDE KEY LARGO REAL ESTATE NUMBER 00088030.000000

Dear Don,

Pursuant to Monroe County Code Section 9.5-43, this document shall constitute a letter of understanding. On January 3, 2002, a pre-application conference regarding the subject property was held in the Plantation Key office of the Monroe County Planning Department.

Attendees of the meeting included Donald Craig agent for Constantine Zaharia, Robert Barnes, and Richard Brown (hereafter referred to as "the applicant") for the applicant; and Marlene Conaway, Planning Director, Jeff Stuncard, Senior Planner, Maureen Lackey, Planner, Jerry Buckley, Planner and Niko Reisinger, County Biologist (hereafter referred to as "the Planning staff") for the Planning and Environmental Resources Department.

Materials presented for review prior to the meeting included:

1. A letter requesting the pre-application conference by Donald Craig;
2. Survey of property by Barrow Surveying dated 9-21-01, Drawing No. 22557h-3;
3. Survey of property by Hal Thomas, Surveyor, dated 3-08-00, Drawing No.15350;
4. Preliminary Site Plan by Robert Barnes & Associates, dated 06-06-01;
5. Letter from Monroe County to Donald Craig, dated 9-27-01, re: Florida Keys RV Park
6. Pre-application letters from Monroe County, dated April 19,1999, May 15, 2000 and March 6, 2001 re: Blue Lagoon Property and other parcels.

At the meeting, the following items were discussed and/or agreed upon:

1. The applicant is interested in combining and redeveloping four parcels, zoned Suburban Commercial, into one 8.17 acre parcel that would consist of a hotel resort with restaurant, accessory uses, associated commercial floor area, and twenty existing wet slips. The

applicant wishes to transfer transient residential credits (TRE) from recreational vehicle spaces located at Florida Keys RV Park at Mile Marker 106 to provide the necessary number of rooms for the proposed hotel. Uses such as restaurants, commercial retail shops, *gymnasiums* and other similar uses not absolutely necessary to a hotel shall be considered as commercial floor area.

2. The current Monroe County land use district map indicates the property is located in the Suburban Commercial (SC) zoning district. The future land use map (FLUM) indicates the property to be Mixed Use/Commercial (MC). The allocated density in SC is 10 rooms per acre or an allocated density of 81.7 rooms on this site. The maximum net density is 15 rooms per buildable acre which results in 98 rooms at max net density on this site. Any number of rooms in excess of the allocated density of 81.7 rooms will require the utilization of Transfer of Development Rights (TDR). The site contains multiple commercial uses with a combined total of 9,250 square feet. The survey appears to show four residences. The survey, dated 9/21/01 lists parcels "A, B, and C" from west to east, westward of parcel "A" a portion of Lots 9 & 11 and a portion of Eldorado Heights Block 3, Lot 3 for a total of 8.17 acres. There was a hotel license for a 12-unit motel on the Blue Lagoon resort site (Parcel C) that was valid in 1994-1995. It is not clear where these motel units were located on the site. These transient units may be credited toward the proposed project. Residential housing units in the SC zoning district other than commercial apartments are nonconforming uses. Some of the existing residential units may be legal non-conforming uses. Those dwellings on site, that are principal dwelling units and can pass the "Lawfully-established Principal Dwelling" test as may be counted as legal non-conforming residences. Principal dwellings can not be credited toward hotel units. These units would be eligible as a Transfer of ROGO Exempt (TRE) units to be utilized on a qualified receiver site(s) if documented to be legally nonconforming.

3. The applicant was informed that the purpose of the SC district per Monroe County Code Section 9.5-206 is to *provide for commercial uses designed and intended primarily to serve the needs of the immediate planning area in which they are located.* (Emphasis added)

4. The applicant is interested in developing the maximum number of hotel rooms and commercial floor area that the property will support. The applicant indicated that this maximization of use would be 92 hotel rooms with 9,250 square feet of associated commercial floor area. Staff indicated to the applicant that this combination would require not only the Transfer of ROGO Exemptions (TREs) but also a Transfer of Development Rights (TDRs) up to but not above the maximum net density for hotel rooms.

5. The applicant indicated that due to the "gated" nature of the proposed development the commercial uses associated with the development should be deemed "low-intensity" for purposes of calculating the floor area ratio requirements of the commercial uses. Without a deed restriction indicating that the proposed development would not be open to the public in perpetuity, staff is unable to agree and must assign a medium intensity to the commercial uses for purposes of calculating density and floor area ratio.

6. Staff has determined that the following proposed uses as depicted on the preliminary area calculations submitted by the applicant must be considered as commercial floor area:
Restaurant – 4,752 s.f.
Rest walkway/Porch – 2,131 s.f.
Tiki Bar – 1,283.50 s.f.
Retail – 114.60 s.f.
Gymnasium – 1,117.40 s.f.

Total – 9,398.5 s.f.

Any commercial floor area in excess of the existing 9,250 would require a transfer of floor area from a qualified sender site as provided for by the Non-residential Rate of Growth Ordinance (NROGO) currently under appeal, or compete in the NROGO for the excess once the NROGO is effective.

The maximum residential development potential of the site, if 9,250 square feet of commercial floor area is utilized, would be 86 rooms based on the following formula:

Total acreage – upland
8.17 acres = 355,885.2 sq, ft.

Allocated density = 10 rooms per acre
8.17 X 10 = 81.7 allocated rooms

Maximum net density = 15 rooms per buildable acre
Environmental Open Space requirement = .20
Buildable area = 1.0 - .20 = .80, or 80% of gross.
8.17 X .20 = 1.63 acres
8.17 – 1.63 = 6.54 buildable acres.
6.54 X 15 = 98 rooms; therefore this represents 100% density

Existing commercial = 9,250 sq. ft.
6.54 X 43,560 s.f. X .25 = 71,220 s.f.; maximum commercial floor area at medium intensity use.
9,250/71,220 = 12.9%; thus the existing commercial floor area is 12.9% of the total development potential of the site.
100% - 12.9% = 88.1% of gross remaining for hotel rooms.
98 rms X .881 = 86.3 rooms = 88.1%
Therefore, the maximum development potential for the combination of uses is 86 rooms and 9,250 square feet of commercial floor area. If more hotel rooms are desired, a reduction in commercial floor area would be needed and conversely, if more commercial area is desired a reduction in hotel rooms must occur. *This methodology was endorsed by the applicant.

Any hotel rooms in excess of the allocated density (81.7) will require the utilization of TDRs. Any commercial floor area in excess of 9,250 will require an off-site transfer from a qualified sender site, or competition in the NROGO once it is effective, as well as a reduction in the maximum number of rooms allowed on the site.

7. The applicant is proposing to transfer transient, ROGO-exempt dwelling units from Florida Keys RV Park at mile marker 106 to this site. Based on the fact that Policy 101.2.6 of the Monroe County Year 2010 Comprehensive Plan prohibits new transient rental units until December 31, 2006, the sending sites would remove existing, legal RV sites. Staff has determined that the site is currently over density. A letter issued by Monroe County dated 9-27-01 indicated that 13 mobile homes spaces and 126 RV spaces were on site. The site is 10.05 acres of upland area zoned SC with a 20% open space requirement. The max net density for RVs is 10 per buildable acre. 10.05 X .20 = 2.01; 10.05 – 2.01 = 8.04 buildable acres. The maximum development potential for the site if the only use is RVs would be 8.04 X 10 = 80.4. However, there are 13 mobile home spaces with a maximum net density of six (6) units per buildable acre. The maximum development potential for the site if only mobile homes are present is 8.04 X 6 = 48.24. To determine the maximum number of each units, RVs and mobile homes that would be allowed at density:

   13/48.24 = 26.9%;
   100% - 26.9% = 73.1% remaining for RVs;
   7.04 X .731 = 58.77 RVs;

   Therefore, at max density a mix of 13 mobile home spaces and 58.77 RVs would be allowed. Currently the site is 67.3 RVs over density.

8. Policy 101.5.10 of the Monroe County Year 2010 Comprehensive Plan addresses the transfer off-site of dwelling units. A Transfer of ROGO Exemption only transfers a unit and pursuant to MCC Section 9.5-120.4(b) exempts the transferred unit from the requirements of ROGO. However, neither the Comprehensive Plan nor the Land Development Regulations authorizes TREs to increase allocated density. To increase allocated density TDRs must be utilized per MCC Section 9.5-265; the TDR must be allocated density and the receiver site must have an allocated density greater than or equal to the sender site from which the TDR is severed. A restrictive covenant is placed on the sender site to prohibit further development. Transferable Development Right is a method for protecting land by transferring the right to develop from one area to another to maintain the environmental quality of the sender site. Therefore, you may not under current regulations consider TREs, which never served to preserve sensitive areas as TDRs for the purpose of increasing density above the allocated density of the receiver site. The proposed redevelopment will require 4.3 TDRs if 86 rooms are proposed.

9. A Level III Traffic Study will be required as part of the major conditional use review. There are multiple existing driveways on the site and any new curb cuts will require a Florida Department of Transportation access permit.

10. Major street Bufferyards are required along US1, for property zoned SC, a Class "C" buffer is required with a minimum width of 10 feet. A minimum of 70% of the plant material

used to satisfy the bufferyard requirements must be Florida Keys native, non-palm plantings. Plantings in excess of those required for the bufferyard may be native or non-invasive exotics.

11. Since abutting tracts are also zoned SC, there is no requirement for district boundary bufferyards.

12. Parking lot landscaping Class A is required if more than six (6) parking spaces are required by planning staff. Plants used to satisfy the required planting must also be at least 70% Keys native, non-palm. All required bufferyards and parking lot landscape areas must be either mulched or may be planted with ground covers, no sod or pearock is allowed in required landscape areas. Both bufferyards and parking lot landscape areas may be swaled to help fulfill the requirements for stormwater retention on-site, and help provide water for the plants.

13. The shoreline is assumed by planning staff to be altered but this must be verified by the County Biologist. The shoreline setback is 20 feet on altered shorelines and 50 feet on unaltered shorelines. Any shoreline/beach work below mean high water, or in any areas that may be considered "Jurisdictional Wetlands" by either Florida Department of Environmental Protection or the US Army Corps of Engineers, will require permits from both those agencies. Monroe County permits can be applied for to bring in sand for areas above the mean high water line or jurisdictional wetlands (a "perched sand beach",) provided that all other land development regulations are followed. The development as a whole must conform to the required setbacks for the SC zoning district.

14. The site is in a split flood zone ranging from VE 14 to X as shown on map panel 1004G (revised 6-16-1995).

15. Off-street parking will be required for all uses proposed on the property. Hotels require one parking space per room. Commercial retail and office uses, including the gym, require three spaces per 1,000 square feet of floor area. The restaurant, including outside decking, require 15 spaces per 1,000 square feet of floor area. Marinas require 0.67 parking spaces per wet slip and one space per boat ramp. Attached residential uses such as the suggested employee housing units require 1.5 spaces per dwelling unit. Shared parking may be utilized per Monroe County Code Section 9.5-351(h).

16. Any employee housing requested by staff, will result in either a lesser number of hotel rooms and/or commercial retail square footage allowed. A potential "intensity" bonus may be provided quid pro quo for the total number of employee units; excluding a portion of the projects non-residential floor area from the calculations for total gross development.

17. The applicant was asked to provide information concerning the gallons-per-day water consumption of the proposed development. The applicant was also informed that a Stormwater Management Plan would be required, see item #12 above for discussion of combined swale and landscape areas.

18. The Overseas Heritage Trail is proposed to be placed on both sides of US1 at this location. The proposed plan must take this into consideration.

19. The applicant was informed that all outdoor lighting associated with the proposed development would have to meet MCC Sections 9.5-391 through 395.

20. The height of any structures associated with the development must not exceed 35 feet from the pre-construction grade on the site.

21. The project will require a Major Conditional Use. The fee is $3,850. The applicant will be required to submit a community impact statement provided the conditional use is sought.

Pursuant to Section 9.5-43 of the Monroe County Land Development Regulations, you are entitled to rely upon the representations set forth in this letter of understanding as accurate under the regulations currently in effect. However, the Planning Department acknowledges that all items required as part of the application for development approval may not have been addressed at the January 3, 2002 meeting, and consequently reserves the right for additional comment.

We trust that this information is of assistance. If you have any questions regarding the content of this letter, or if we may further assist you with your project, please feel free to contact Jerry Buckley or Jeff Stuncard at 305-852-7100.

Very truly yours,

K. Marlene Conaway

K. Marlene Conaway,
Director of Planning

Cc: Timothy J. McGarry, AICP, Director of Growth Management
Jeff Stuncard, Senior Planner
J.G. Buckley, Planner
Maureen Lackey, Planner
Niko Reisinger, County Biologist

County of Monroe

Planning & Environmental Resources Department
88800 Overseas Highway
Tavernier, Florida 33070
Voice: (305) 852-7100
FAX: (305) 852-7103

Board of County Commissioners
Mayor George Neugent, Dist. 2
Mayor Pro Tem Nora Williams, Dist. 4
Comm. Charles "Sonny" McCoy, Dist. 3
Comm. Murray Nelson, Dist. 5
Comm. Dixie Spehar, Dist. 1

March 6, 2001

received 3/12/01

Donald Craig, AICP
The Craig Company
P.O. Box 372
Key West, FL 33041-0372

SUBJECT: PRE-APPLICATION CONFERENCE FOR BLUE LAGOON KEY LARGO
REAL ESTATE NUMBER 00088030.000000 (AND OTHERS)

Dear Don,

Pursuant to a recent meeting at the Plantation Key Planning office, this letter will discuss the density questions you presented about the subject property.

1. The applicant is interested in combining and redeveloping five (or more) parcels into one 13.6, derived from Monroe County property record cards (or possibly 15) acre parcel.

2. The current Monroe County land use district map indicates the property is located in the Suburban Commercial (SC) land use district. The future land use map shows the property to be Mixed Use/Commercial (MC). The allocated density in SC is 10 rooms per acre and the maximum net density is 15 rooms per buildable acre.

3. The site contains multiple commercial structures with a combined total of square footage that may be replaced on site. The surveys appear to show about 28 residences. The 12/23/98 survey lists parcels as "A, B, C, and D" from west to east. Additionally, a parcel containing Mary & Stan's restaurant is included along with Tract 1, revised plat of Sunset Cove, however no structures are shown on Tract 1.

   - Parcel "A" is vacant with no current uses.

   - Parcel "B" has a boat rental and RV storage business, as well as a two-story residence and a 1,630 square foot accessory storage shed.

   - Parcel "C" contains Blue Lagoon Resorts. The survey provided shows 21 mobile homes and possibly five additional CBS or frame residences. No RVs were located on the survey, though 12 were present on April 7, 1999. Additionally, there appears to be three commercial buildings on the site.

     One commercial building totaling 775 square feet is currently used as a used car dealer and car wash. It consists of a 323 square foot building with approximately 450 square feet of additional covered (floor) area.

Another commercial building is the vacant Blue Moon Cafe. It has approximately 1,080 square feet of floor area.

The vacant Blue Lagoon Resort management office represents approximately 1,453 square feet of floor area.

Also visible on the survey is a structure that appears to be a small CBS storage building. These structures can be credited toward commercial square footage for redevelopment.

- Parcel "D" has a 2,365 square foot commercial building housing the American Legion Hall and a 578 square foot commercial building with a 200 square foot attached shed. One mobile home is present on this tract. The Palm Bay Yacht Club business operates out of the boat basin on the site. On April 7, 1999 there were five RV units occupied on parcel "D" associated with the marina. These are not authorized and may not be credited toward the proposed RV park.

- The westernmost parcel containing Mary & Stan's restaurant appears to contain a restaurant of about 4,308 square feet and a one-story CBS residence.

- Tract 1 has several structures not shown on the survey. The applicant may credit any of these structures, commercial or residential, provided that were legally permitted

4. Blue Lagoon Resorts had (and may continue to have although the license provided expired September 30, 2000) an operating permit from the Department of Health (DOH) for 45 authorized spaces as a mobile home park. This is a non-conforming use in the SC land use district, and as such, may only have non-substantial improvements made.

   The DOH may allow transferring the operating permit for the 45 spaces from mobile home park to RV park. The Planning Department considers RV spaces as transient rentals and mobile homes as dwelling units. Park models are considered mobile homes because they require special permits to transport them and they are not road-ready. The Planning Department can not credit mobile homes removed from the site toward hotel units for this project.

5. Twenty mobile homes were demolished under permit #96-3-2207 and replaced with park models, which are considered dwelling units, not RVs. Only 12 park models were legally placed with the benefit of a permit. Neither the additional eight units removed under permit #96-3-2207 nor any additional units that are removed will be permitted to be replaced due to the fact that both RVs and mobile homes are non-conforming uses in the SC land use district.

6. There was a hotel license for a 12-unit hotel on the Blue Lagoon Resort site that was valid in 1994-1995. It is not clear where these motel units were located on the site. These transient units may be credited provided that the motel was permitted and the hotel license has been maintained.

7. As of April 7, 1999 there were 12 RVs present. No RVs have been permitted and therefore can not be credited toward the proposed project.

8. Residential housing units in the SC land use district other than commercial apartments are non-conforming uses. Some of the residential units on this parcel may be legal non-conforming uses. Those dwellings that are principal dwelling units and can pass the "Lawfully-established Principal Dwellings"

test as outlined in Policy #98-1 (enclosed) may be counted as legal non-conforming residences. Principal dwellings can not be credited toward hotel units.

If you have any questions regarding the content of this letter, please feel free to contact me at 305-852-7100.

Sincerely,

Edward Koconis

Edward Koconis, AICP
Island Planning Team Director

Cc: Timothy J. McGarry, AICP, Director of Growth Management
K. Marlene Conaway, Director of Planning and Environmental Resources
Martin Schultz, Senior Planner

APPENDIX I

ENVIRONMENTAL CONSULTING SYSTEMS, INC.
102 Mohawk Street, Tavernier, FL 33070
tel 305.852.1920 • fax 305.852.7327

28 April 2003

Mr. Don Craig
The Craig Company
600 White Street, Suite 2
Key West, Florida 33040

RE: Vegetation Survey for
Florida Keys R.V. Resort
106003 Overseas Highway
Ocean-side ≈Mile Marker 106
Key Largo Key, Florida

Dear Mr. Craig:

Enclosed please find the completed Vegetation Survey for R.V. Resort and the invoice for the work completed to date.

Please call me anytime if you have questions or require additional information.

Thank you for the opportunity to continue to be of service.

Sincerely,

Susan V. Sprunt
President

Enclosures

VEGETATION SURVEY

Survey For: 28 April 2003
Northstar Resort Enterprise Corp.
c/o The Craig Company
600 White Street, Suite 2
Key West, Florida 33040
Legal Description:
See Boundary Survey
Location:
Existing Florida Keys R.V. Resort
106003 Overseas Highway
Ocean-side ≈Mile Marker 106
Key Largo Key, Florida

Dear Sirs:

The following report is the completed vegetation survey for the above referenced property. This report includes a species list of all plants found on the site. Any plant species found on the property considered threatened and/or endangered by the State of Florida or regionally important by Monroe County were tagged in the field and labeled using pink flagging tape. Any of the plant species listed with special status (as stated above) must be relocated onto the site or replaced if it lies within the area to be cleared. Consult with the County Biologist for requirements.

SITE DESCRIPTION

The site consisted of an operating recreational vehicle (R.V.) resort with several buildings, a pool, as well as roadways throughout the property. Many of the "R.V. sites" were vacant at the time of the field investigation. Also, there was a man-made lake in the rear of the site with sparse vegetation along the shoreline (see Plant Species List). There were many mature native "specimen trees" found throughout the property.

PLANT SPECIES DISCUSSION

There was one species found listed as endangered by the State of Florida: velvet passion vine (*Passiflora multiflora*), and one species listed as threatened with the State of Florida: mahogany (*Swietenia mahagoni*). In addition, there were six species found listed as regionally important by Monroe Count, Florida: (1) black mangrove (*Avicennia germinans*), (2) red

mangrove (*Rhizophora mangle*), (3) white mangrove (*Laguncularia racemosa*), (4) mastic (*Sideroxylon foetidissimum*), (5) milkbark (*Drypetes diversifolia*), and (6) paradise tree (*Simarouba glauca*). I would like to briefly discuss these species.

One velvet passion vine was found within an existing "tree island" near the front of the property directly under a large mastic tree (see Vegetation Site Plan). If this "tree island" is to remain in place, the vine should be free of damage or removal.

Many mature specimen size mahogany trees were found throughout the property. The trees have been located on the Vegetation Site Plan. However, these locations are estimations only and should not be considered as exact locations. This species generally does not relocate with good success; especially at this large size. Therefore, every effort should be made to ensure these trees remain in their current locations.

All three species of mangrove were found along the shoreline of the man-made lake in the rear of the property. The State of Florida currently protects all three species of mangrove. Trimming of this species would likely be possible on this property. Consult with the local office of the Florida Department of Environmental Protection (305) 289-2310 for trimming and/or permit requirements.

Several specimen size mastic trees were found near the front half of the site (see Vegetation Site Plan). As with the mahogany species, this tree generally does not relocate with good success at this large size. Therefore, every effort should be made to incorporate these trees into the proposed landscape plan.

Several milkbark trees were found throughout the property. The majority of the trees were found within one of the small "pockets" of mature specimen trees that are scattered throughout the site. This species will likely not transplant at this larger size and should be incorporated into the proposed landscape plan.

Three paradise trees were found on the property. The largest of the trees identified was approximately 9.2 inches in diameter at breast height (D.B.H.) and was a "lone" specimen near an R.V. camp site. This tree was approximately fifteen feet in overall height and appeared to be in healthy condition. The remaining trees were along the perimeter of the site and likely will be free of damage or removal.

If you have any questions or comments regarding this survey, or require additional information, please do not hesitate to contact us. Thank you for the opportunity to be involved with this very important project.

Sincerely,

Susan V. Sprunt
President
Environmental Consulting Systems, Inc.
102 Mohawk Street
Tavernier, Florida 33070
(305) 852-1920 tel
(305) 852-7262 fax

PLANT SPECIES LIST

Common Name	Botanical Name	Status
Aloe	Aloe spp.	EX
African Ground Orchid	Oecoclades maculata	EX
Asparagus fern	Asparagus densiflorus	EX
Cactus, Night blooming	Hylocereus undatus	EX
Cord grass **	Spartina bakeri	
Bag flower	Clerodendrum thomsoniae	EX
Banana	Musa spp.	EX
Batis **	Batis maritima	
Beach Carpet **	Caraxeron vermicularis	
Beggarweed	Desmodium tortuosum	
Black bead	Pithecellobium guadalupense	
Bladder Mallow	Herissantia crispa	
Blolly	Guapira discolor	
Blechum	Blechum brownei	
Blue Porterweed	Stachytarpheta jamaicensis	
Bottlebrush	Callistemon rigidus	EX
Bougainvillea	Bougainvillea spp.	EX
Brazilian Pepper **	Schinus terebinthifolius	PEST
Buttonwood, Green	Conocarpus erectus	
Buttonwood, Silver	Conocarpus erectus var. sericeus	
Caper, Limber	Capparis flexuosa	
Chaff Flower	Alternanthera ramosissima	
Chew Stick	Gouania lupuloides	
Citrus	Citrus spp.	EX
Coffee, Wild	Psychotria nervosa	
Copperleaf	Acalypha wilkesiana	EX
Crabwood	Ateramnus lucidus	
Creeping Charlie	Phyla nodiflora	
Croton	Codiaeum variegatum	EX
Cynanchum**	Cynanchum angustifolium	

Common Name	Botanical Name	Status
Day Lily	Hemerocallis X	EX
Devil's Backbone	Pedilanthus tithymaloides	EX
Dogwood, Jamaica	Piscidia piscipula	
Dracaena	Dracaena marginata	EX
False mallow	Sida spinosa	
Fig, Benjamina	Ficus benjamina	EX
Fig, Rubber	Ficus elastica	EX
Fig, Shortleaf	Ficus citrifolia	
Fig, Strangler	Ficus aurea	
Fire Bush	Hamelia patens	
Firecracker bush	Russelia equisetiformis	EX
Frangipani	Plumeria rubra	EX
Galactia	Galactia spp.	
Goatweed	Capraria biflora	
Grass, Crows foot	Dactyloctenium aegyptium	
Grass, Finger	Eustachys petraea	
Grass, Natal	Rhynchelytium repens	EX
Grass, Pitted Bluestem	Bothriochloa pertusa	
Grass, Sandspur	Cenchrus echinatus	
Grass, St. Augustine	Stenotaphrum secundatum	
Gumbo Limbo	Bursera simaruba	
Hibiscus	Hibiscus spp.	EX
Horseweed	Conyza canadense	
Ixora	Ixora coccinea	EX
Kalanchoe	Kalanchoe spp.	EX
Lancewood	Nectandra coriacea	
Leadwood	Leucaena leucocephala	PEST
Loquat Tree	Eriobotrya japonica	EX
Mangrove, Black **	Avicennia germinans	RI
Mangrove, Red **	Rhizophora mangle	RI

Common Name	Botanical Name	Status
Mangrove, White **	Laguncularia racemosa	RI
Marlberry	Ardisia escallonioides	
Mahogany	Swietenia mahagoni	T
Mastic	Sideroxylon foetidissimum	RI
Melanthera	Melanthera deltoidea	
Milk bark	Drypetes diversifolia	RI
Mondo Grass	Liriope muscari	EX
Morning glory vine	Ipomoea purpurea	
Norfolk Island Pine	Araucaria heterophylla	EX
Oleander	Nerium oleander	EX
Oyster Plant	Rhoeo spathacea	PEST
Palm, Chinese Fan	Livistona chinensis	EX
Palm, Christmas	Veitchia merrillii	EX
Palm, Coconut	Cocos nucifera	
Palm, Parlor	Chamaedorea elegans	EX
Palm, Queen	Arecastrum romanzoffianum	EX
Papaya	Carica papaya	EX
Paradise Tree	Simarouba glauca	RI
Passion Vine	Passiflora suberosa	
Passion Vine, Velvet	Passiflora multiflora	E
Pencil Flower	Stylosanthes hamata	
Periwinkle	Catharanthus roseus	EX
Pigeon Plum	Coccoloba diversifolia	
Poisonwood	Metopium toxiferum	
Pothos vine	Epipremnum aureum	EX
Royal Poinciana	Delonix regia	EX
Saffron Plum	Bumelia celastrina	
Salicornia **	Salicornia spp.	
Sansevieria	Sansevieria trifasciata	PEST
Scorpion tail	Heliotropium angiospermum	
Sea Oxeye Daisy **	Borrichia arborescens	

Common Name	Botanical Name	Status
Sea Oxeye Daisy **	Borrichia frutescens	
Seaside Heliotrope	Heliotropium curassavicum	
Sesuvium**	Sesuvium portulacastrum	
Seagrape	Coccoloba diversifolia	
Sida	Sida spinosa	
Spanish Needles	Bidens bipinnata	
Spathiphyllum	Spathiphyllum clevelandii	EX
Spineless Yucca	Yucca elephantipes	EX
Spurge	Chamaesyce hyssopifolia	
Stopper, Spanish	Eugenia foetida	
Strong bark	Borreria ovata	
Suaeda **	Suaeda spp.	
Syngonium	Syngonium podophyllum	EX
Ti Plant	Cordyline terminalis	EX
Tridax	Tridax procumbens	
Tropical Almond	Terminalia catappa	EX
Umbrella Plant	Schefflera actinophylla	EX
Umbrella Plant, Dwarf	Schefflera arboricola	EX
Velvetseed, Everglades	Guettarda elliptica	
~~Virgina Creeper~~	~~Parthenocissus quinquefolia~~	
Waltheria	Waltheria indica	
Wild Ponsettia	Euphorbia heterophylla	
Willow Bustic	Bumelia salicifolia	
Yellow root	Morinda royoc	
Yucca	Yucca aloifolia	EX
Zebrina	Zebrina pendula	EX

**: Plants found ONLY along existing lake shore edge; either adjacent to or approximately fifteen feet from the man-made lake edge.

KEY: T = Listed as Threatened with the State of Florida
E = Listed as Endangered with the State of Florida
RI = Listed as Regionally Important by Monroe County, Florida
PEST = Non-native species, must be removed from the site
EX = Exotic, Non-native species

SHEET 3 OF 3

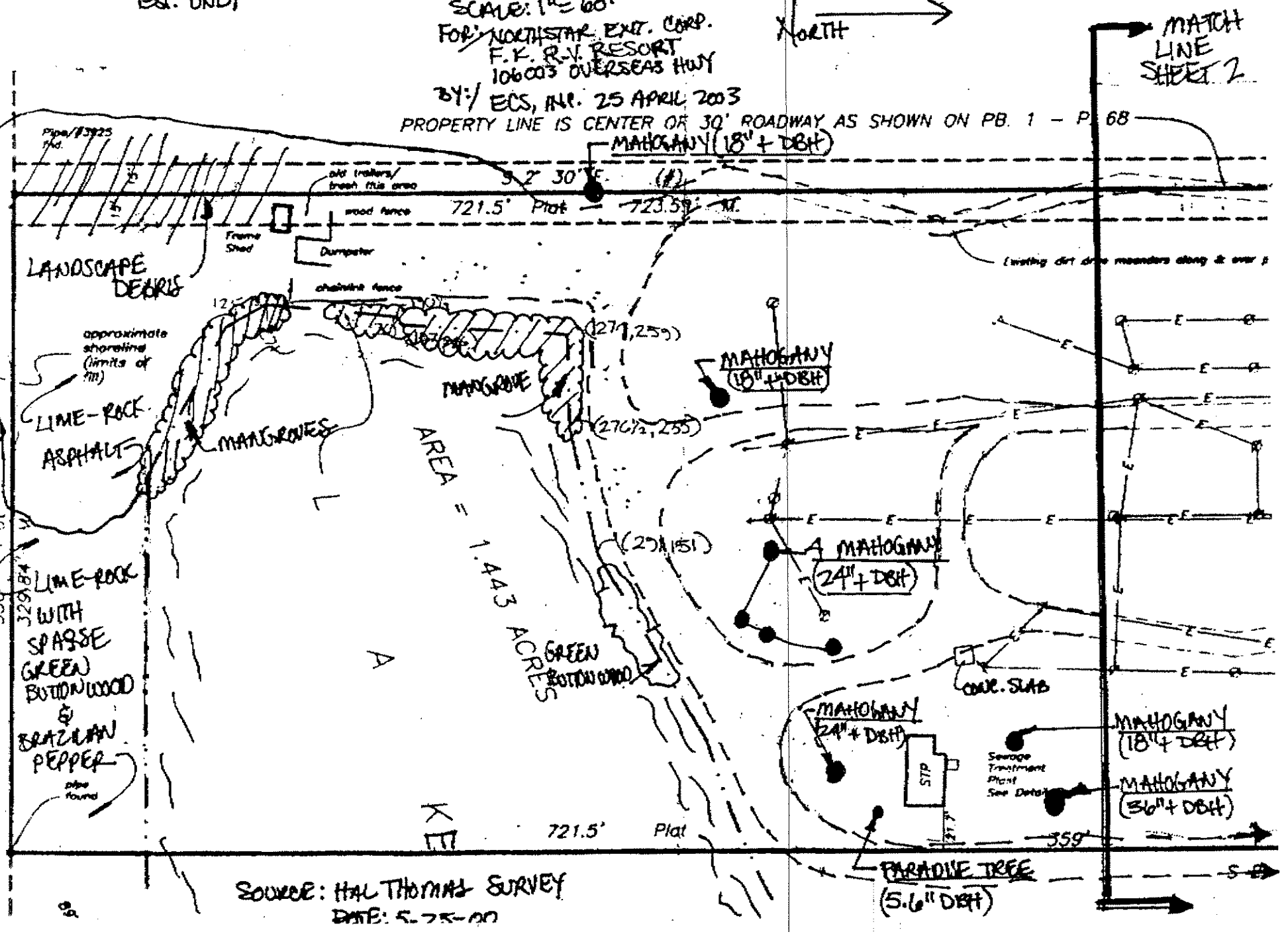
NOTE: - LOCATIONS ARE EST. ONLY

VEGETATION SITE PLAN

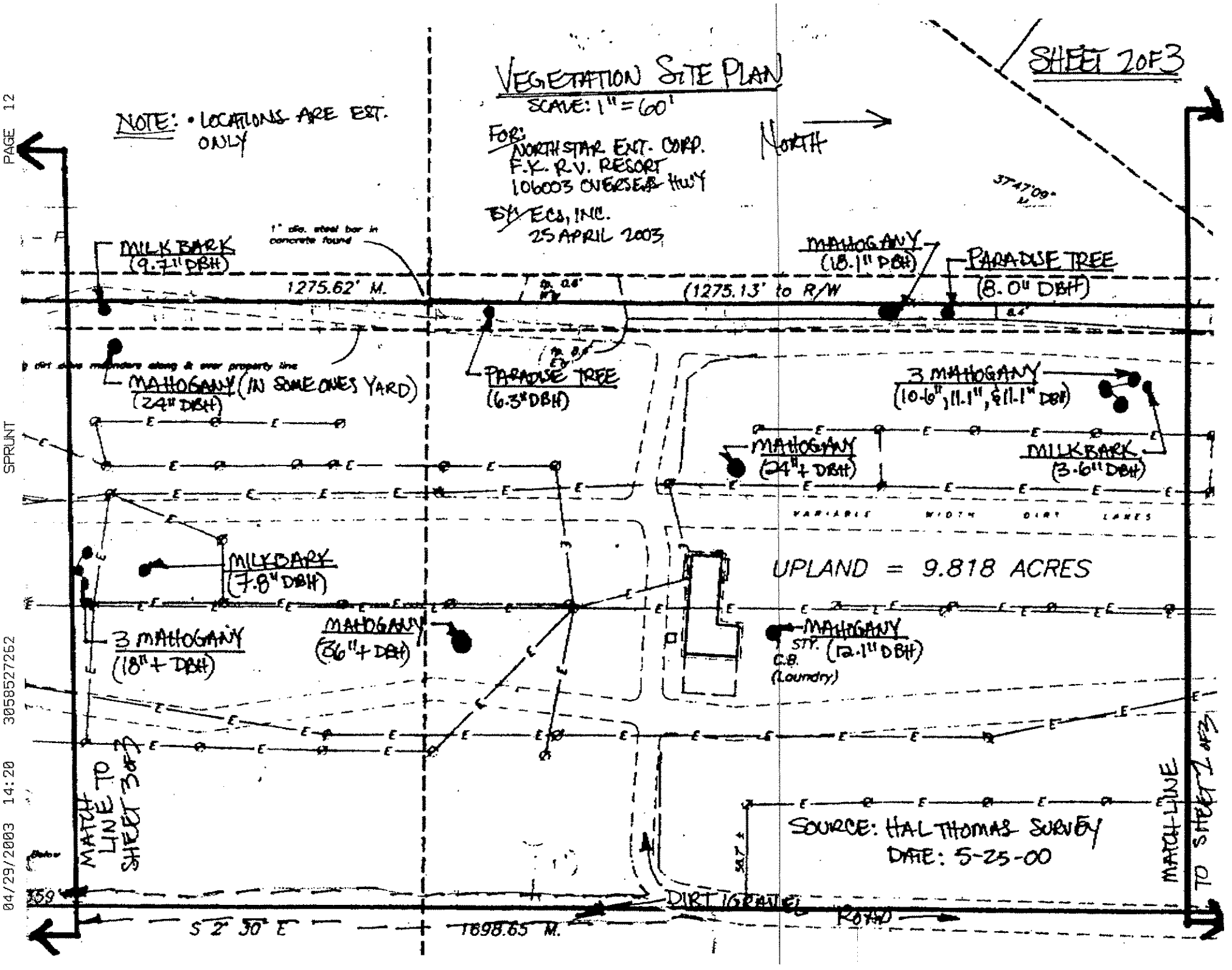
SCALE: 1" = 60'

FOR: NORTHSTAR EXT. CORP.
F.K. R.V. RESORT
106003 OVERSEAS HWY

BY: ECS, INC. 25 APRIL 2003



SOURCE: HAL THOMAS SURVEY
DATE: 5-25-00


SHEET 2 OF 3
VEGETATION SITE PLAN
SCALE: 1" = 60'
FOR: NORTHSTAR ENT. CORP.
F.K. R.V. RESORT
106003 OVERSEAS HWY
BY: ECS, INC.
25 APRIL 2003
NOTE: • LOCATIONS ARE EST. ONLY
NORTH
37°47'09" N
1" dia. steel bar in concrete found
MILK BARK (9.7" DBH)
1275.62' M.
(1275.13' to R/W
MAHOGANY (18.1" DBH)
PARADISE TREE (8.0" DBH)
MAHOGANY (IN SOME ONES YARD) (24" DBH)
PARADISE TREE (6.3" DBH)
3 MAHOGANY (10.6", 11.1", & 11.1" DBH)
MAHOGANY (24"+ DBH)
MILKBARK (3.6" DBH)
VARIABLE WIDTH DIRT LANES
MILKBARK (7.8" DBH)
UPLAND = 9.818 ACRES
3 MAHOGANY (18"+ DBH)
MAHOGANY (36"+ DBH)
MAHOGANY (12.1" DBH)
STY.
C.B. (Laundry)
MATCH LINE TO SHEET 3 OF 3
MATCH LINE TO SHEET 2 OF 3
SOURCE: HAL THOMAS SURVEY
DATE: 5-25-00
DIRT/GRAVEL ROAD
S 2° 30' E
1698.65' M.

04/29/2003 14:20 3058527752 SPRINT

SHEET 1 of 3

VEGETATION SITE PLAN

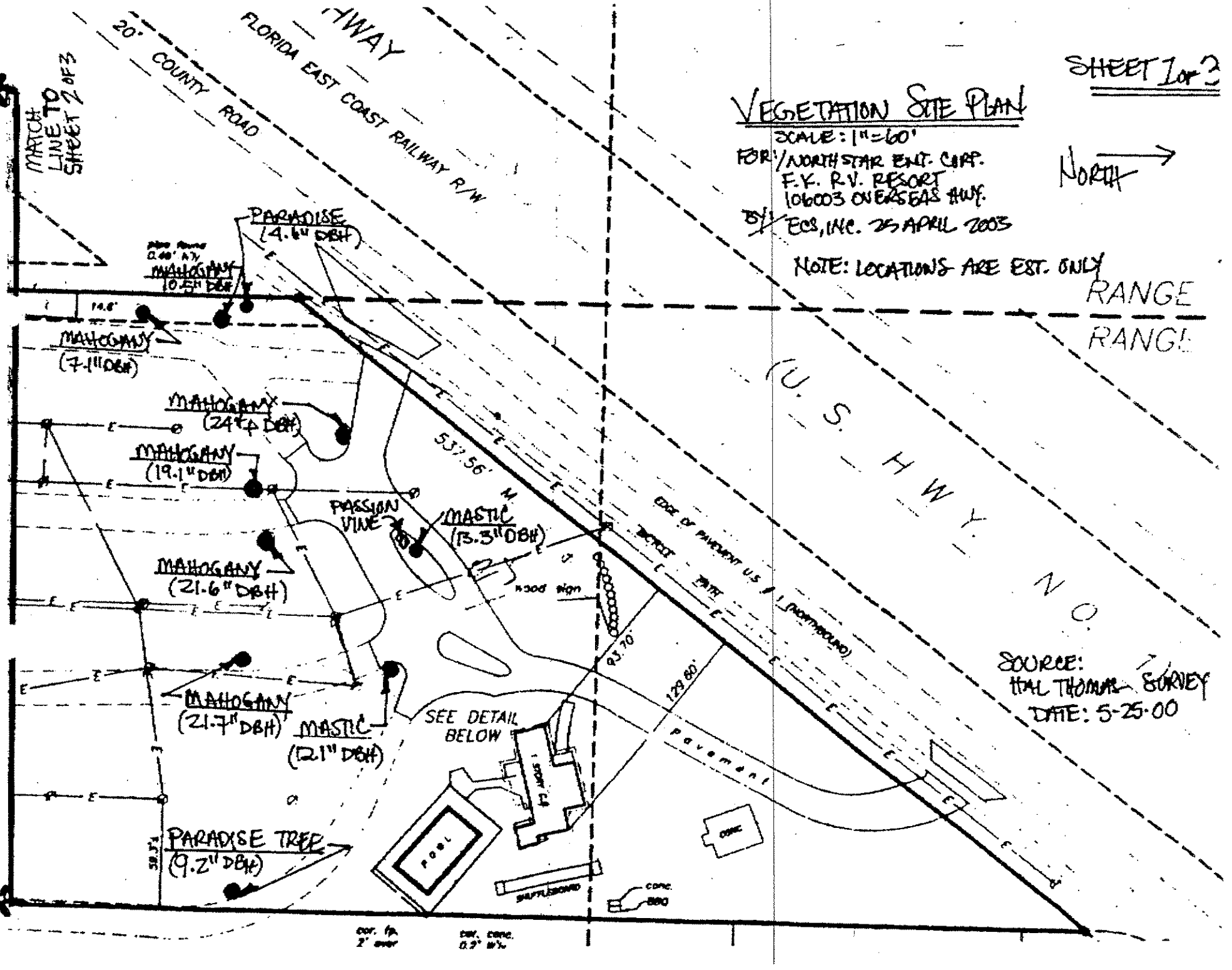
SCALE: 1" = 60'

FOR: NORTHSTAR ENT. CORP.
F.K. R.V. RESORT
106003 OVERSEAS HWY.

BY: ECS, INC. 25 APRIL 2003

NOTE: LOCATIONS ARE EST. ONLY

NORTH →



APPENDIX J

IN THE CIRCUIT COURT OF THE 16TH JUDICIAL CIRCUIT
IN AND FOR MONROE COUNTY, FLORIDA

Jeff Osborn,

Petitioner,

v.

Monroe County Planning Commission and
Northstar Resort Enterprises Corporation,

Respondents.
_____/

APPELLATE DIVISION

Case No.: 44-2004-CA-564-P

L.T. Case No.: 03-4720

OPINION

Opinion filed December 12, 2005

A petition for certiorari review of the final order affirming Resolution No. P47–03 of the Monroe County Planning Commission Resolution entered by Charles A. Stampelos, Administrative Law Judge, Division of Administrative Hearings.

Andrew M. Tobin, Attorney for Petitioner.

Kerry L Willis, Vernis and Bowling of the Florida Keys, P.A., Attorney for Respondent, Monroe County Planning Commission, and Timothy Nicholas Thomes of Timothy Nicholas Thomes, P.A., attorney for Respondent – intervenor below – Northstar Resort Enterprises Corporation.

Before Luis M. Garcia, Circuit Judge.

Petitioner, Jeffrey Osborn, (hereafter, "Osborn"), seeks certiorari review of the final administrative action of Respondent, the Monroe County Planning Commission, (hereafter, the "Commission").[1]

---

[1] References to the transcript will be cited as "PC.T." in the format, "PC.T. page#, starting line# – ending page # and/or ending line#". References to the Final Order will be cited as "F.O." in the format, "F.O. starting page #, description and, if necessary, ending page # and/or description, *e.g.*, F.O. 1, first par.

On or about November 20, 2002, Respondent – intervenor below – Northstar Resort Enterprises Corporation, (hereafter, "Northstar" or, with the Commission, the "Respondents," when appropriate), filed its application for a major conditional use. It sought to build an 89-room hotel, together with amenities, on a parcel of land located in a Suburban Commercial zoning district on Key Largo.

On June 25, 2003, the Planning Commission held a public hearing on the application. Following a rather extended session at which a number of persons spoke – some in opposition and some in support – of the application, the Commission unanimously passed Planning Commission Resolution No. P47-03, (the "Resolution"), approving Northstar's application.

Osborn appealed the Resolution to a hearing officer pursuant to § 9.5-535 *et seq.*, Monroe County Code, ("MCC"). In fact, by contract with the Division of Administrative Hearings, the hearing officer was an administrative law judge, ("ALJ"). Osborn's appeal to the ALJ was a kind of super plenary appeal because he could still dispute factual issues. On November 1, 2004, the ALJ issued his Final Order affirming the action of the Commission. The proceeding constituted Monroe County's final administrative action. In this case, the complete Resolution was effectively subsumed within the Final Order.

Osborn timely filed a petition for certiorari. The parties submitted their briefs and the Court granted oral arguments. These were held on September 29, 2005.

The Court is to provide the "first-tier" review of the Order issued by the ALJ. This review is a matter of right and has been described as "akin in many respects to a plenary appeal." [2] But, it is not one in fact.

> "Where a party is entitled as a matter of right to seek review in the circuit court from administrative action, the circuit court must determine whether procedural due process is accorded, whether the essential requirements of the law have been observed, and whether the administrative findings and judgment are supported by competent substantial evidence."

City of Deerfield Beach v. Vaillant, 419 So.2d 624, 626 (Fla. 1982).

Osborn asserts that he was denied procedural due process. Specifically, he claims that he should have been allowed to cross-examine the witnesses who appeared on behalf of Northstar.[3] However, procedural due process is not a rigid, static concept.

> "As the United States Supreme Court explained, the notice must be reasonably calculated, under all the circumstances, to apprise interested parties of the pendency of the action and afford them an opportunity to present their objections. The notice must be of such nature as reasonably to convey the required information, and it must afford a reasonable time for those interested to make their appearance. Further the opportunity to be heard must be at a meaningful time and in a meaningful manner.
>
> The specific parameters of the notice and the opportunity to be heard required by procedural due process are not evaluated by fixed rules of law, but rather by the requirements of the particular proceeding. As the Supreme Court has explained, due process, unlike some legal rules, is not a technical concept with a fixed content unrelated to time, place and circumstances. Instead, due

---

[2] Florida Power and Light v. City of Dania, 761 So.2d 1089, 1092 (Fla. 2000).

[3] Osborn also alleges that there were ex parte communications between Northstar and the Commission. The communications he complains of may be those that might arise out of the mutual consultation between Northstar and staff necessary to draft a resolution for the Commission. As an initial matter, the Court would observe that that is the nature of the beast. Once an application has been approved, the parties to the proceeding – the agency and the applicant – must ensure that the resolution produced contains the all of the findings of fact made and all of the conclusions of law reached by the agency. The preceding sentence also identifies two problems with Osborn's assertion: (1) Osborn was not a party to the proceeding, *see e.g.,* PC.T. 21,1 – 5; and (2) Osborn did not identify any portion of the Resolution or the Final Order that was not explicitly or implicitly found in and grounded on the record.

process is flexible and calls for such procedural protections as the particular situation demands."

Keys Citizens for Responsible Government, Inc. v. Florida Keys Aqueduct Authority, 795 So.2d 940, 948 (Fla. 2001) (all internal citations and quotation marks omitted).

Quite obviously, the procedure appropriate for a trial court is not necessarily appropriate for a zoning commission. The persons who appear as witnesses at a trial are selected for the relevance of the testimony they have to offer. That is not the case for those wishing to speak at an agency meeting concerning a proposed zoning change.

In general, the only qualifications for a person to speak with respect to a zoning matter are to be an adult resident of the political subdivision contemplating the zoning change and to have an opinion. Before he or she rises to speak, no one is vetted to determine the relevance of the opinion or the person's expertise to offer it. And, as Counsel for the Commission opined, if cross-examination were a matter of right for those appearing before the Commission, each of the multitude of interested persons appearing would have the right to cross-examine each of the others. (PC.T. 7, 2 – 5).[4]

Osborn was given procedural due process appropriate to the nature of the proceeding. He obviously had notice. He was there with his attorney. And, he was given a meaningful opportunity to be heard. He testified against Northstar's application. In addition, as noted above, although Osborn was not a proper party to the application approval process, his Counsel was permitted to call witnesses, to

[4] By the Court's count, 18 expert and lay witnesses testified before the Commission.

introduce evidence, and to put questions to Northstar's witnesses by submitting them in writing to the Commission's chairman.[5, 6]

Osborn also asserts eight different instances wherein the Commission's findings and the Resolution did "not comport with the essential requirements of law." The first such example is Osborn's claim that by not requiring the submission of formal documentation constituting a Community Impact Statement, ("CIS"), and an Environmental Designation Survey, ("EDS"), the Commission failed to "comport with the essential requirements of law."

Clearly, Osborn misconceives the legal standard being applied.

> "*Failure to observe the essential requirements of law means failure to accord due process of law within the contemplation of the Constitution, or the commission of an error so fundamental in character as to fatally infect the judgment and render it void.*"

Haines City Community Development v. Heggs, 658 So.2d 523, 527 (Fla. 1995) (emphasis in the original), *quoting State v. Smith*, 118 So.2d 792, 795 (Fla. 1st DCA 1960).

The *Haines City* Court went on to observe,

> "In 1985, Chief Justice Boyd also captured the essence of the standard:
>
> "The required 'departure from the essential requirements of law' means something far beyond legal error. It means an inherent illegality or irregularity, an abuse of judicial power, an act of judicial tyranny perpetrated with disregard of procedural requirements, resulting in a gross miscarriage of

---

[5] There was another entity, Smart Planning and Grown Coalition, Inc., that also appeared with its attorney in opposition to Northstar's application. That entity, not a party to this review, had, with its attorney, the same rights and opportunities as were given to Osborn.

[6] There was no indication in the record that the attorneys for Osborn or Smart Planning submitted any written questions to the Chairperson for any of the witnesses.

justice. The writ of certiorari properly issues to correct essential illegality but not legal error."

Id. quoting from Jones v. State, 477 So.2d 566, 569 (Fla. 1985) (Boyd, C.J., concurring specially).

The ALJ discussed the CIS/EDS issue at length in the Final Order. F.O. 39, last full par. – 42, 2d full par. The ALJ found that the Commission had determined that Northstar's application contained all of the information required by the CIS and the EDS. At bottom, Osborn's position is simply that he does not like the ALJ's conclusion:

"The Commission did not depart from the essential requirements of law in approving the project, notwithstanding the lack of a *formalized* EDS or CIS. "

Id. (emphasis added).

The Court finds that this example and the other arguments made by Osborn do not amount to "the commission of an error so fundamental in character as to fatally infect the judgment and render it void." *Haines City, supra*, at 527.

The procedure followed by the Commission and by the ALJ accorded Osborn procedural due process. At the same time, the Court finds that the Commission and the ALJ observed the essential requirements of law. Thus, it remains only for this Court to determine whether the administrative findings and the Final Order are supported by competent substantial evidence.

Osborn asserts that that the Resolution is legally flawed because the Planning Commission (ex. rel. Northstar) did not carry its burden of proof. As authority for that proposition, he relies on *Irvine v. Duval County Planning Commission*, 495 So.2d 167 (Fla. 1986), which, in pertinent part, holds:

"On the facts and circumstances of the case, we agree with Judge Zehmer (dissenting) that once the petitioner met the initial burden of showing that his application met the statutory criteria for granting such exceptions, 'the burden was upon the Planning Commission to demonstrate, by competent substantial evidence presented at the hearing and made a part of the record, that the [special] exception requested by petitioner did not meet such standards and was, in fact, adverse to the public interest.'"

Id. quoting from Irvine v. Duval County Planning Commission, 466 So.2d 357, 364 (Fla. 1st DCA 1985) (Zehmer, J., dissenting).

However, an *Irvine* argument could have, and would have properly, been made to the Commission and/or to the ALJ. The argument is out of place, and the case is inapposite, here. There is no "shifting burden of proof" when the Court is conducting a first-tier certiorari review. It is not the function of this Court to receive evidence, to entertain arguments related to factual matters, or to concern itself with the burden of proof.

"The court must review the record and determine *inter alia* whether the agency decision is supported by competent substantial evidence. Competent substantial evidence is tantamount to legally sufficient evidence. In contrast to the *Irvine* [*supra*] 'competent substantial evidence' standard of proof, which the agency must apply at the fact-finding level, this first-tier 'competent substantial evidence' standard is a standard of *review*, which the reviewing court must apply."

Florida Power & Light Company v. City of Dania, 761 So.2d 1089, 1092 (Fla. 2000) (emphasis in the original, alteration added).

Osborn has confused the standard of proof before the finder of fact with the standard of review to be applied by this Court.

"'The term 'competent substantial evidence' has different meanings depending on the context in which it is used. *See Florida Power & Light Co. v. City of Dania,* 761 So.2d 1089 (Fla. 2000); *Florida Bd. of Med. v. Florida Acad. of Cosmetic Surgery, Inc.,* 808 So.2d 243 (Fla. 1st DCA 2002). When used in the context of fact-finding by an agency or ALJ, the term refers to a standard of proof. When used in the context of appellate review, as it is here, the term

> 'substantial competent evidence' refers to a standard of review and equates to 'legally sufficient evidence,' which in essence means evidence that is 'sufficiently relevant and material that a reasonable mind would accept it as adequate to support the conclusion reached.' *Florida Bd. of Med.,* 808 So.2d at 257 (quoting *DeGroot v. Sheffield,* 95 So.2d 912, 916 (Fla. 1957)). 'Pursuant to this standard, the reviewing body may not reweigh the evidence, make determinations regarding credibility or substitute its judgment for that of the agency, even if the record contains some evidence supporting a contrary view.' *Id.* (citing *Dunham v. Highlands County Sch. Bd.,* 652 So.2d 894, 896 (Fla. 2d DCA 1995); *Panama City Hous. Auth. v. Sowby,* 587 So.2d 494, 497 (Fla. 1st DCA 1991))."

Adventist Health System/Sunbelt, Inc. v. Florida Birth-Related Neurological Injury, 865 So.2d 561, 573 (Fla. 5th DCA 2004) (Sawaya, C.J., specially concurring).

Applying the correct law, the correct standard of review to the instant record, there can be no doubt that the Resolution/Final Order is fully supported by substantial competent evidence.

> "[T]his standard requires the reviewing court to defer to the agency's superior technical expertise and special vantage point in such matters. The issue before the court is not whether the agency's decision is the 'best' decision or the 'right' decision or even a 'wise' decision, for these are technical and policy-based determinations properly within the purview of the agency. The circuit court has no training or experience – and is inherently unsuited – to sit as a roving 'super agency' with plenary oversight in such matters.
>
> The sole issue before the court on first-tier certiorari review is whether the agency's decision is lawful. The court's task vis-a-vis the third prong of *Vaillant* [*supra*] is simple: The court must review the record to assess the evidentiary support for the agency's decision. Evidence contrary to the agency's decision is outside the scope of the inquiry at this point, for the reviewing court above all cannot reweigh the 'pros and cons' of conflicting evidence. *While contrary evidence may be relevant to the wisdom of the decision, it is irrelevant to the lawfulness of the decision.* As long as the record contains competent substantial evidence to support the agency's decision, the decision is presumed lawful and the court's job is ended."

Dusseau v. Metropolitan Dade County Board of County Commissioners, 794 So.2d 1270, 1276 (Fla. 2001) (emphasis and alteration added).

After reviewing the record in detail, the Court finds that the ALJ properly accepted the Commission's findings of fact and conclusions of law as set out in the Resolution. The ALJ's citations to the substantial competent evidence contained in the record supporting the Commission's findings and conclusions were both abundant and precise. As result, the Court finds that the findings, analyses, and conclusions contained in the Final Order cannot be improved upon. Therefore, inasmuch as the Final Order is necessarily a part of the record, the Court incorporates the Final Order by reference and adopts it as its own.

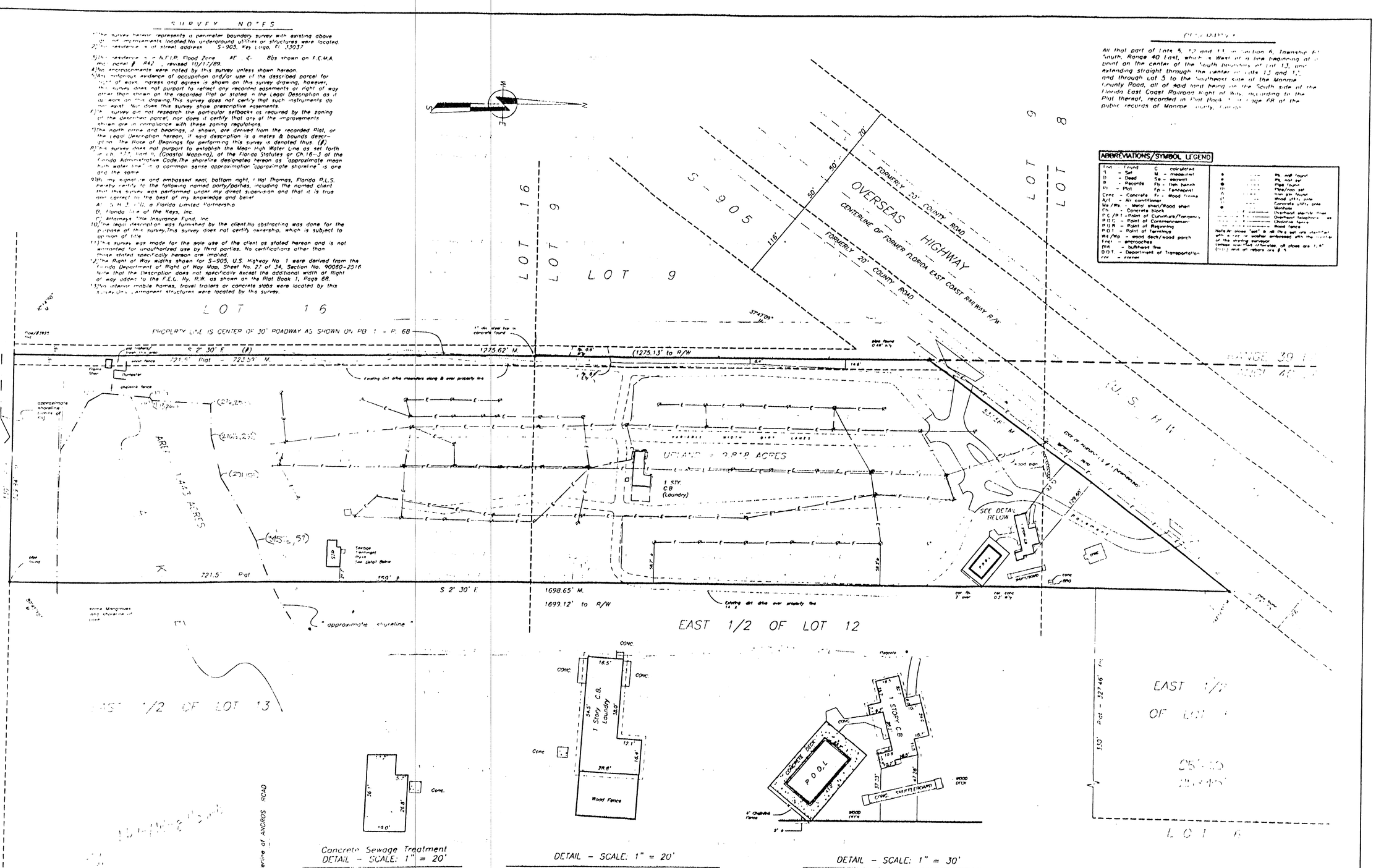
For the reasons stated, the decision below is affirmed.

SURVEY NOTES

1) The survey hereon represents a perimeter boundary survey with existing above ground improvements located.No underground utilities or structures were located.
2) The residence is at street address S-905, Key Largo, Fl. 33037
3) The residence is in N.F.I.P. Flood Zone AE - EL 8(as shown on F.E.M.A. map panel # 142 - revised 10/17/89
4) No encroachments were noted by this survey unless shown hereon.
5) Any indicious evidence of occupation and/or use of the described parcel for right of ways, ingress and egress is shown on this survey drawing, however, this survey does not purport to reflect any recorded easements or right of way other than shown on the recorded Plat or stated in the Legal Description as it appears on this drawing.This survey does not certify that such instruments do not exist. Nor does this survey show prescriptive easements.
6) The survey did not research the particular setbacks as required by the zoning of the described parcel, nor does it certify that any of the improvements shown are in compliance with these zoning regulations.
7) The north arrow and bearings, if shown, are derived from the recorded Plat, or the Legal Description hereon, if said description is a metes & bounds description. The Base of Bearings for performing this survey is denoted thus: (#)
8) This survey does not purport to establish the Mean High Water Line as set forth in Ch. 177, Part II, (Coastal Mapping), of the Florida Statutes or Ch.16-3 of the Florida Administrative Code.The shoreline designated hereon as "approximate mean high water line" is a common sense approximation "approximate shoreline" is one and the same
9) With my signature and embossed seal, bottom right, I Hal Thomas, Florida P.L.S. hereby certify to the following named party/parties, including the named client, that this survey was performed under my direct supervision and that it is true and correct to the best of my knowledge and belief.
A) S H 3, Ltd., a Florida Limited Partnership
B) Florida Keys of the Keys, Inc
C) Attorneys Title Insurance Fund, Inc
10) The legal description was furnished by the client.No abstracting was done for the purpose of this survey.This survey does not certify ownership, which is subject to opinion of title
11) This survey was made for the sole use of the client as stated hereon and is not warranted for unauthorized use by third parties. No certifications other than those stated specifically hereon are implied.
12) The Right of Way widths shown for S-905, U.S. Highway No. 1 were derived from the Florida Department of Right of Way Map, Sheet No. 27 of 34, Section No. 90060-2516. Note that the description does not specifically except the additional width of Right of way added to the F.E.C. Hy. R.W. as shown on the Plat Book 1, Page 68.
13) No interior mobile homes, travel trailers or concrete slabs were located by this survey.Only permanent structures were located by this survey.

LEGAL DESCRIPTION

All that part of Lots 5, 12 and 13 in Section 6, Township 61 South, Range 40 East, which is West of a line beginning at a point on the center of the South boundary of Lot 13, and extending straight through the center of Lots 13 and 12, and through Lot 5 to the southeast side of the Monroe County Road, all of said land being on the South side of the Florida East Coast Railroad Right of Way, according to the Plat thereof, recorded in Plat Book 1 at Page 68 of the public records of Monroe County, Florida.



ABBREVIATIONS/SYMBOL LEGEND

Fnd	- Found	C	- calculated
S	- Set	M	- measured
D	- Deed	Sp	- spanish
R	- Records	Fh	- fish branch
Pl	- Plat	Fp	- fencepost
Conc	- Concrete	Fr	- Wood frame
A/C	- Air conditioner		
Ms/Ws	- Metal shed/Wood shed		
Cb	- Concrete block		
P.C./P.T.	- Point of Curvature/Tangency		
P.O.C.	- Point of Commencement		
P.O.B.	- Point of Beginning		
P.O.T.	- Point of Terminus		
Wd/Wp	- wood deck/wood porch		
Encr	- encroaches		
Bfl	- bulkhead line		
D.O.T.	- Department of Transportation		
cor	- corner		

●	- Pk nail found
●	- Pk nail set
●	- Pipe found
●	- Pipe/rod set
●	- Iron pin found
●	- Wood utility pole
●	- Concrete utility pole
	- Manhole
	- Overhead electric line
	- Overhead telephone line
	- Chainlink fence
	- Wood fence

Note: All lines "set" & all Pk's set are identified with a cut or washer embossed with the number of the signing surveyor.
Unless specified otherwise all lines are 1/2" and all corners are 5/8".

ABBREVIATIONS

C	- calculated data	A/C	- Air conditioner
M	- measured data	Ms/Ws	- Metal shed/Wood shed
Sp	- spanish	Cb	- Concrete block
Fp	- Fish branch/fp fence	P.C./P.T.	- Point of Curvature/Tangency
Fp	- Fence post	P.O.C.	- Point of Commencement
Fr	- Wood frame	P.O.B.	- Point of Beginning
Fnd	- Found	N,S,E,W	- North,South,East, West
S	- Set	Wd/Wp	- wood deck/wood porch
D	- Deed/Description	Encr	- encroaches
R	- Records	Bfl	- bulkhead line
Pk	- Plat data	cor	- corner of
Conc	- Concrete	C.B.S.	- Concrete block structure
R/W	- Right of way		

Note: For unlisted abbreviations call (305) 852-5529

LEGEND

●	- Pk nail found
●	- Pk nail set
●	- Pipe found
●	- Pipe/rod set
●	- Iron pin found
●	- Wood utility pole
●	- Concrete utility pole
	- Manhole
	- Overhead electric line
	- Overhead telephone line
	- Chainlink fence
	- Wood fence

Note: All lines "set" & all Pk's set are identified with a cut or washer embossed with the number of the signing surveyor.
Unless specified otherwise all lines are 1/2" and all corners are 5/8".
Bold and all capitals are 5/8".

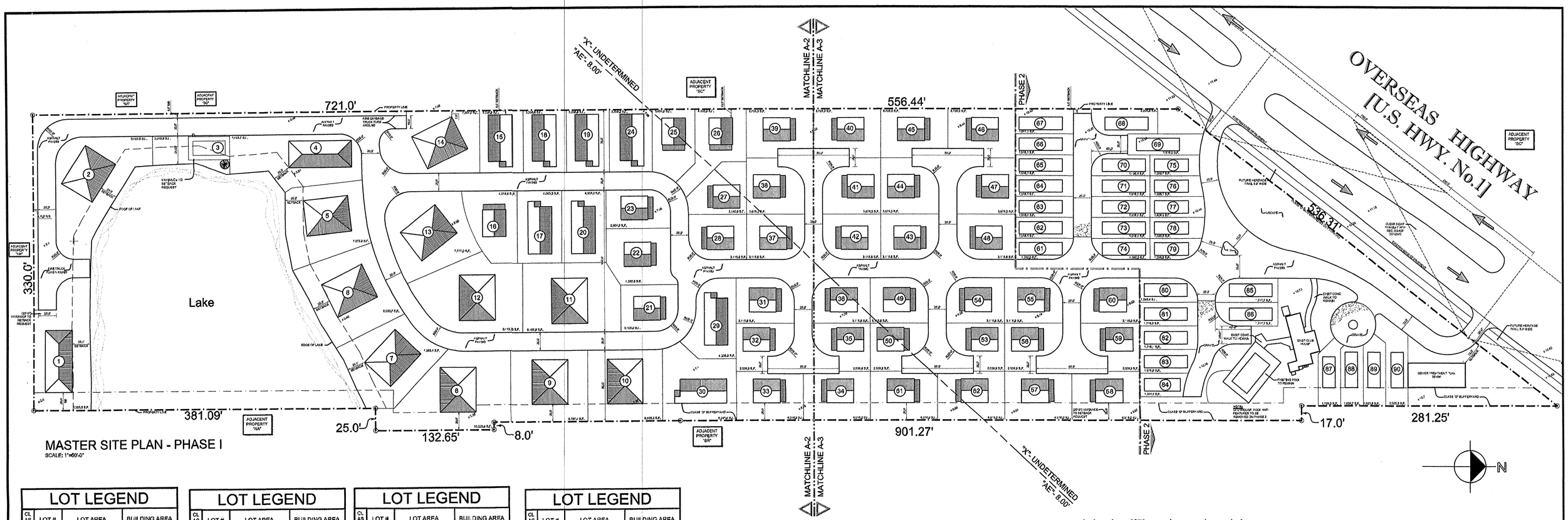
HAL THOMAS - PROFESSIONAL LAND SURVEYING

P.O. Box 279 / 91790 Overseas Highway, Tavernier, Florida, 33070
Phone: (305) 852-5529 / Fax: (305) 852-9064

Client: S H 3, Ltd., A Florida Limited Partnership		Field Survey hereon completed on: 5-25-00	
Drawn by: H.T.	Fieldbook 267	Scale: 1"=60'	Parcel located on: Key Largo, Monroe County, Florida
Section 6	Township 61 South	Range 40 East	AutoCAD Drawing No. 15507
Computer: A	Directory: C:\DWG	Revision date:	Description:

Hal Thomas
Florida Registered Surveyor and Mapper No. 3925

Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper



MASTER SITE PLAN - PHASE I
SCALE: 1"=60'-0"

LOT LEGEND

CLASS	LOT #	LOT AREA	BUILDING AREA
MARKET	1	8,383.8	2,100.0
	2	9,423.5	2,000.0
	3	3,016.9	POOL, TIKI AND BEACH AREA
	4	7,485.7	2,100.0
	5	7,272.2	2,000.0
	6	8,030.2	2,000.0
	7	7,383.4	2,000.0
	8	10,029.9	2,000.0
	9	8,797.4	2,000.0
	10	8,685.3	2,000.0
	11	8,169.9	2,000.0
	12	8,443.3	2,000.0
	13	7,777.0	2,000.0
	14	7,007.4	2,000.0
AFFORDABLE	15	3,358.8	1,470.8
	16	4,014.4	938.1
	17	4,003.3	1,470.8
	18	3,358.8	1,470.8
	19	3,358.8	1,470.8
	20	4,003.3	1,470.8
	21	3,188.2	938.1
	22	4,350.8	938.1
	23	2,964.8	938.1
	24	3,359.2	1,470.8
	25	3,497.0	938.1
	26	4,302.0	938.1
	27	3,140.9	938.1
	28	3,115.8	938.1
	29	4,238.8	1,470.8
	30	6,241.4	1,470.8
	31	3,115.8	938.1
	32	2,839.9	938.1
	33	4,016.0	938.1
	34	4,016.0	938.1
	35	2,839.9	938.1
	36	3,118.8	938.1
	37	3,118.8	938.1
	38	3,878.5	938.1
	39	3,725.0	938.1

LOT LEGEND

CLASS	LOT #	LOT AREA	BUILDING AREA
AFFORDABLE	39	3,725.0	938.1
	40	3,725.0	938.1
	41	3,878.5	938.1
	42	3,115.8	938.1
	43	3,115.8	938.1
	44	3,878.5	938.1
	45	3,725.0	938.1
	46	3,725.0	938.1
	47	3,878.5	938.1
	48	3,115.8	938.1
	49	3,115.8	938.1
	50	2,839.9	938.1
	51	4,016.0	938.1
	52	4,016.0	938.1
	53	2,839.9	938.1
	54	3,115.8	938.1
	55	3,115.8	938.1
	56	2,839.9	938.1
	57	4,016.0	938.1
	58	4,016.0	938.1
	59	2,839.9	938.1
	60	3,115.8	938.1

LOT LEGEND

CLASS	LOT #	LOT AREA	BUILDING AREA
RECREATIONAL VEHICLE	61	1,382.0	672
	62	1,518.1	672
	63	1,518.1	672
	64	1,518.1	672
	65	1,518.1	672
	66	1,518.1	672
	67	1,841.1	672
	68	2,066.8	672
	69	1,918.0	672
	70	1,496.4	672
	71	1,518.1	672
	72	1,518.1	672
	73	1,518.1	672
	74	1,385.0	672
	75	1,292.7	532
	76	1,355.1	532
	77	1,426.5	532
	78	1,399.8	532
	79	1,208.5	532
	80	1,585.4	672
	81	1,719.5	672
	82	1,719.5	672
	83	1,578.9	672
	84	1,344.4	560
	85	1,717.7	672
	86	1,717.7	672
	87	1,729.3	490
	88	1,659.7	560
	89	1,863.8	560
	90	2,555.3	560

LOT LEGEND

CLASS	LOT #	LOT AREA	BUILDING AREA
AFFORDABLE - PHASE II	61	3,115.8	938.1
	62	3,878.5	938.1
	63	3,725.0	938.1
	64	3,725.0	938.1
	65	3,878.5	938.1
	66	3,115.8	938.1
	67	4,870.2	1,470.8
	68	3,115.8	938.1
	69	2,839.9	938.1
	70	4,016.0	938.1
	71	4,016.0	938.1
	72	2,839.9	938.1
	73	3,115.8	938.1
	74	4,838.3	1,470.8
	75	5,039.1	938.1
	76	4,310.0	938.1

SITE & ZONING DATA

PHASE I

LANDUSE: (MU) PROPOSED MIXED USE
LOT GROSS AREA: 446,938.4 S.F. = 10.24 ACRES = 100.0%

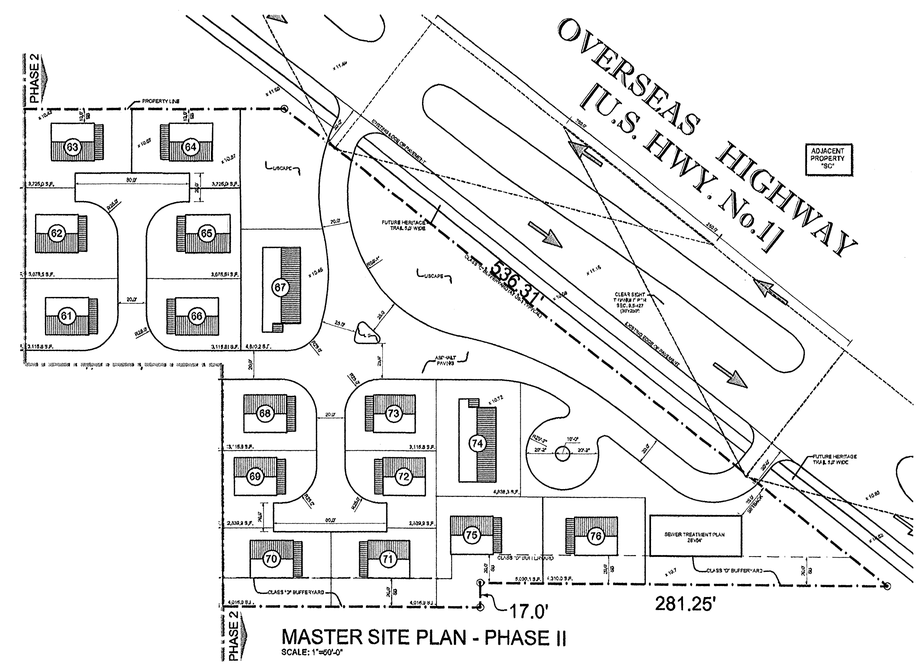
SITE	AREA	%
ASPHALT PAVING:	78,651.4 S.F.	17.65%
GRAVEL PAVING:	8,661.1 S.F.	1.95%
LANDSCAPING:	257,382.2 S.F.	57.72%
POOL:	1,196.0 S.F.	0.27%
BLDG FOOTPRINT AREA TOTAL	93,848.5 S.F.	21.04%
SEWER PLANT	1,792.0 S.F.	0.40%
EXISTING CLUBHOUSE		
BUILDING	1,334.4 S.F.	
CONC WALK	726.8 S.F.	
POOL	2,148.0 S.F.	
EXIST TOTAL	4,207.2 S.F.	0.94%

SITE & ZONING DATA

UPON COMPLETION OF PHASE I AND PHASE II

LANDUSE: (MU) PROPOSED MIXED USE
LOT GROSS AREA: 446,938.4 S.F. = 10.24 ACRES = 100.0%

SITE	AREA	%
ASPHALT PAVING:	87,103.3 S.F.	19.53%
LANDSCAPING:	266,157.7 S.F.	59.68%
POOL:	1,196.0 S.F.	0.27%
BLDG FOOTPRINT AREA TOTAL	89,889.4 S.F.	20.12%
SEWER PLANT	1,792.0 S.F.	0.40%



MASTER SITE PLAN - PHASE II
SCALE: 1"=60'-0"

THESE DRAWINGS, THE IDEAS, CONCEPTS, AND DESIGNS EXPRESSED HEREIN ARE THE SOLE PROPERTY OF THE ARCHITECT, NO USE, REPRODUCTION, OR DISSEMINATION MAY BE MADE OF THIS DOCUMENT AND THE CONCEPTS SET FORTH THEREON FOR ANY PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ROBERT BARNES ARCHITECT, ROBERT BARNES & ASSOCIATES. © 2004

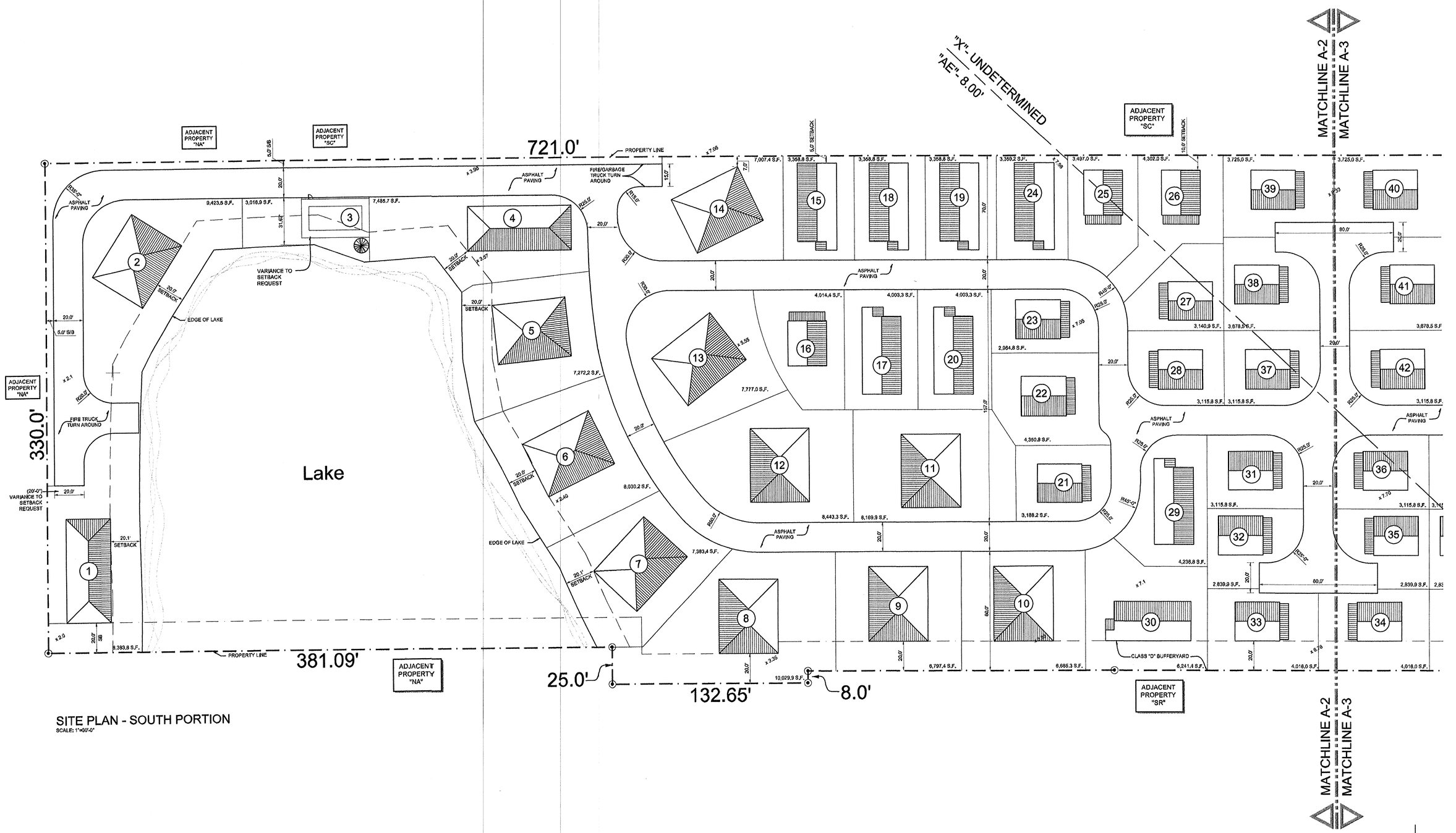
NUMBER	REVISIONS / SUBMISSIONS	DATE
A	REVISED FOR BZ ISLAMORADA	5/25/2005

North Star Resorts - Affordable Homes
Overseas Highway, Key Largo, Florida

ROBERT BARNES & ASSOCIATES
Architecture And Planning
REG NO. AR0010526
221 N. Krome Avenue
Homestead, FL 33030
(305)247-6150
(305)853-0008

SEAL

DESIGNED JRB	PROJECT NO 2004-085	CADD NO	
DRAWN S.C.	SCALE AS SHOWN		
CHECKED JRB	DRAWING NUMBER		
REVIEWED J.R.B.	A-1		
DATE 03/02/06			



SITE PLAN - SOUTH PORTION
SCALE: 1"=30'-0"

THESE DRAWINGS, THE IDEAS, CONCEPTS, AND DESIGNS EXPRESSED HEREIN ARE THE SOLE PROPERTY OF THE ARCHITECT, NO USE, REPRODUCTION, OR DISSEMINATION MAY BE MADE OF THIS DOCUMENT AND THE CONCEPTS SET FORTH THEREON FOR ANY PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ROBERT BARNES ARCHITECT, ROBERT BARNES & ASSOCIATES. © 2004

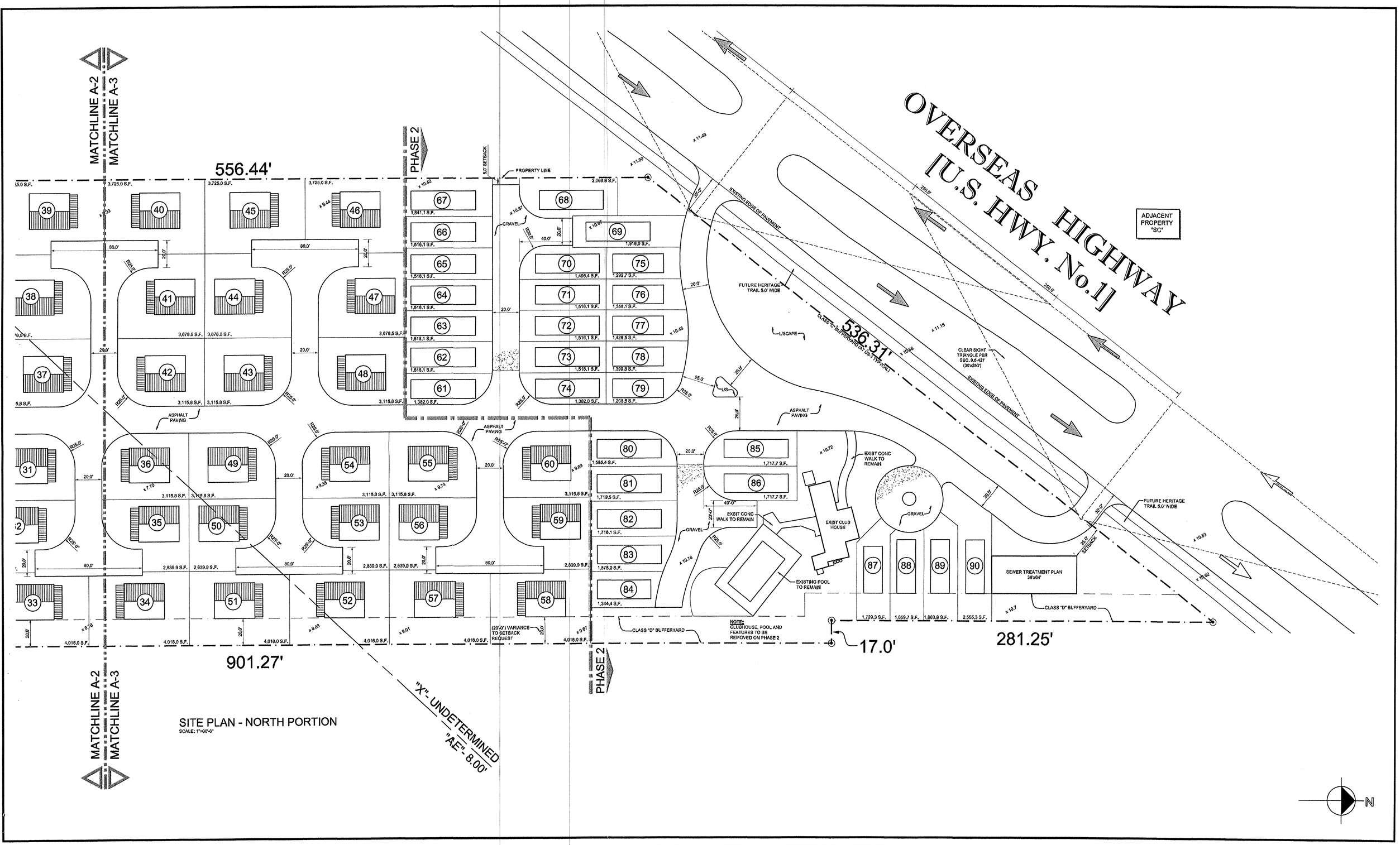
NUMBER	REVISIONS / SUBMISSIONS	DATE
A	REVISED FOR BZ ISLAMORADA	5/25/2005

North Star Resorts - Affordable Homes
Overseas Highway, Key Largo, Florida

ROBERT & BARNES ASSOCIATES
Architecture And Planning
REG NO. AR0010526
221 N. Krome Avenue
Homestead, FL 33030
(305)247-6150
(305)853-0008

SEAL

DESIGNED JRB	PROJECT NO 2004-085	CADD NO	
DRAWN S.C	SCALE AS SHOWN		
CHECKED JRB	DRAWING NUMBER A-2		
REVIEWED J.R.B.			
DATE 03/02/06			



SITE PLAN - NORTH PORTION
SCALE: 1"=60'-0"

THESE DRAWINGS, THE IDEAS, CONCEPTS, AND DESIGNS EXPRESSED HEREIN ARE THE SOLE PROPERTY OF THE ARCHITECT, NO USE, REPRODUCTION, OR DISSEMINATION MAY BE MADE OF THIS DOCUMENT AND THE CONCEPTS SET FORTH THEREON FOR ANY PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ROBERT BARNES ARCHITECT, ROBERT BARNES & ASSOCIATES. © 2004

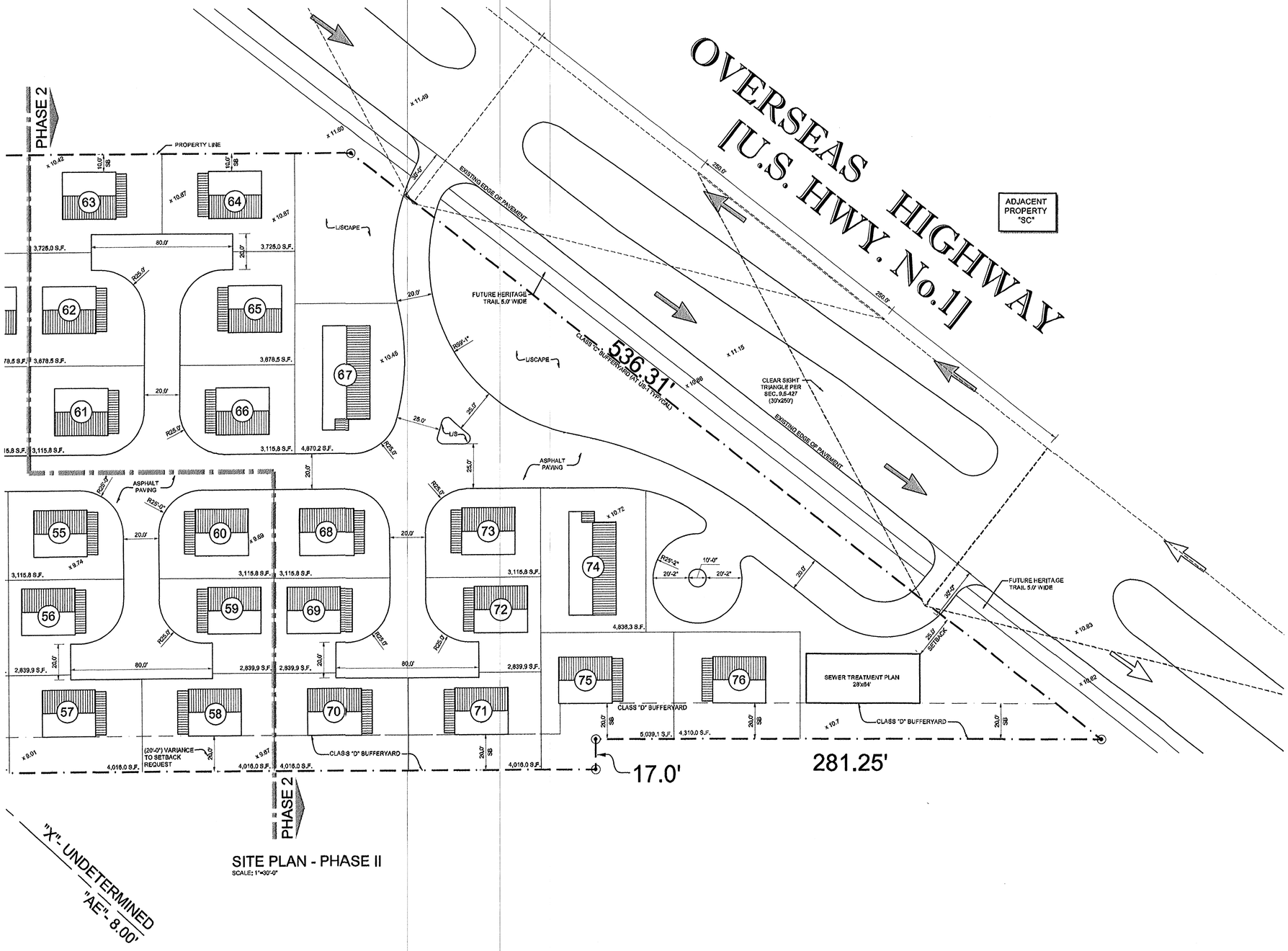
NUMBER	REVISIONS / SUBMISSIONS	DATE
A	REVISED FOR BZ ISLAMORADA	5/25/2005

North Star Resorts - Affordable Homes
Overseas Highway, Islamorada, Florida

ROBERT & BARNES ASSOCIATES
Architecture And Planning
REG NO. AR0010526
221 N. Krome Avenue
Homestead, FL 33030
(305)247-6150
(305)853-0008

SEAL

DESIGNED	JRB
DRAWN	S.C
CHECKED	JRB
REVIEWED	J.R.B.
DATE	03/02/06
PROJECT NO	2004-085
CADD NO	
SCALE	AS SHOWN
DRAWING NUMBER	A-3



SITE PLAN - PHASE II
SCALE: 1"=30'-0"

THESE DRAWINGS, THE IDEAS, CONCEPTS, AND DESIGNS EXPRESSED HEREIN ARE THE SOLE PROPERTY OF THE ARCHITECT, NO USE, REPRODUCTION, OR DISSEMINATION MAY BE MADE OF THIS DOCUMENT AND THE CONCEPTS SET FORTH THEREON FOR ANY PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ROBERT BARNES ARCHITECT, ROBERT BARNES & ASSOCIATES. © 2004

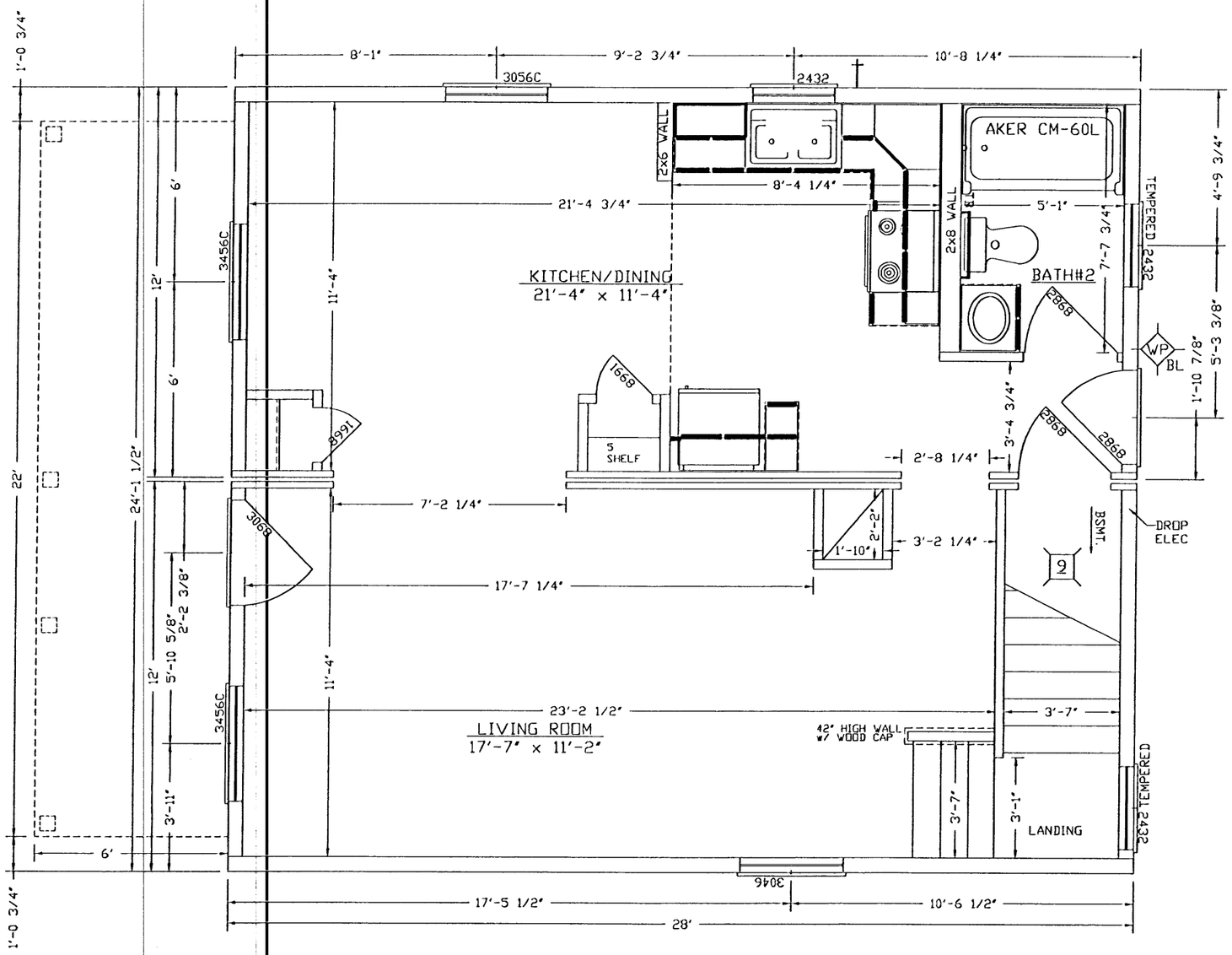
NUMBER	REVISIONS / SUBMISSIONS	DATE
A	REVISED FOR BZ ISLAMORADA	5/25/2005

North Star Resorts - Affordable Homes
Overseas Highway, Islamorada, Florida

ROBERT & BARNES ASSOCIATES
Architecture And Planning
REG. NO. AR0010526
221 N. Krome Avenue
Homestead, FL 33030
(305)247-6150
(305)853-0008

SEAL

DESIGNED JRB	PROJECT NO 2004-085	CADD NO	
DRAWN S.C	SCALE AS SHOWN		
CHECKED JRB	DRAWING NUMBER		
REVIEWED J.R.B.	A-4		
DATE 03/02/06			



FIRST FLOOR PLAN

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

ROBERT & BARNES ASSOCIATES
ARCHITECTURE AND PLANNING
ROBERT BARNES
AR0010526
©2006
221 NORTH KROME AVENUE
HOMESTEAD, FLORIDA 33030
(305)247-6150 (305)853-0008

AFFORDABLE HOUSING - ROCKPORT MODEL

THESE DRAWINGS, THE IDEAS, CONCEPTS, AND DESIGNS EXPRESSED HEREIN ARE THE SOLE PROPERTY OF THE ARCHITECT, NO USE, REPRODUCTION, OR DISSEMINATION MAY BE MADE OF THIS DOCUMENT AND THE CONCEPTS SET FORTH THEREON FOR ANY PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ROBERT BARNES ARCHITECT, ROBERT BARNES & ASSOCIATES. ©2006

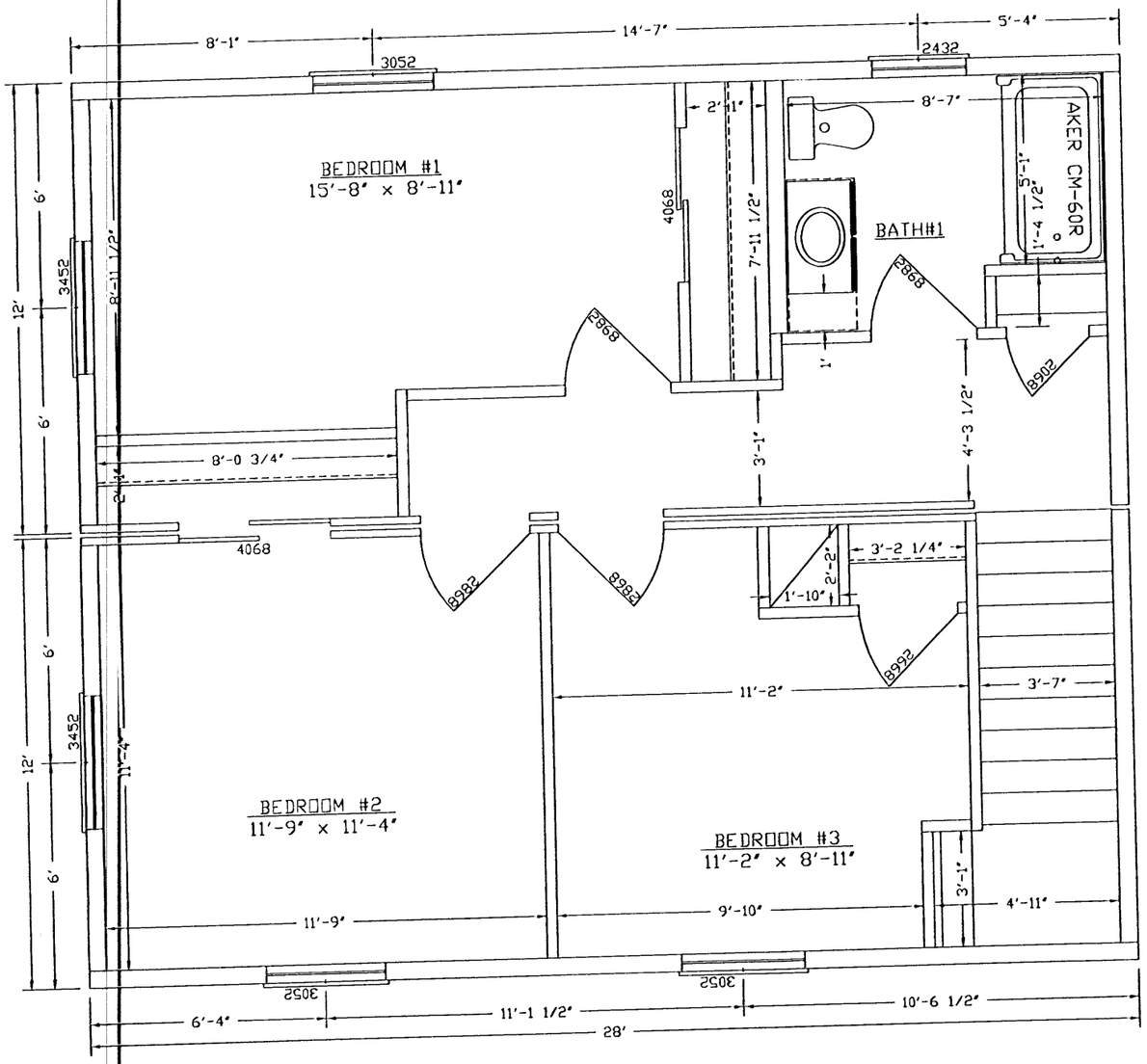
NOTES

DESIGNED	DRAWN	CHECKED	REVIEWED
JRB	SC	SM	JRB
DATE 01/09/06		SCALE AS SHOWN	

PROJECT N° 2004-085

DRAWING NUMBER A-2

S:\Affordable Homes - 2004-085\Models\2004-085 - Rockport Model.dwg, A-2, 1/9/2006 3:19:07 PM, Siddhartha



SECOND FLOOR PLAN

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

AFFORDABLE HOUSING - ROCKPORT MODEL

ROBERT & BARNES ASSOCIATES
ARCHITECTURE AND PLANNING
ROBERT BARNES
AR0010526
221 NORTH KROME AVENUE
HOMESTEAD, FLORIDA 33030
(305)247-6150 (305)853-0008

©2006
THESE DRAWINGS, THE IDEAS, CONCEPTS, AND DESIGNS EXPRESSED HEREIN ARE THE SOLE PROPERTY OF THE ARCHITECT, NO USE, REPRODUCTION, OR DISSEMINATION MAY BE MADE OF THIS DOCUMENT AND THE CONCEPTS SET FORTH THEREON FOR ANY PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ROBERT BARNES ARCHITECT, ROBERT BARNES & ASSOCIATES. ©2006

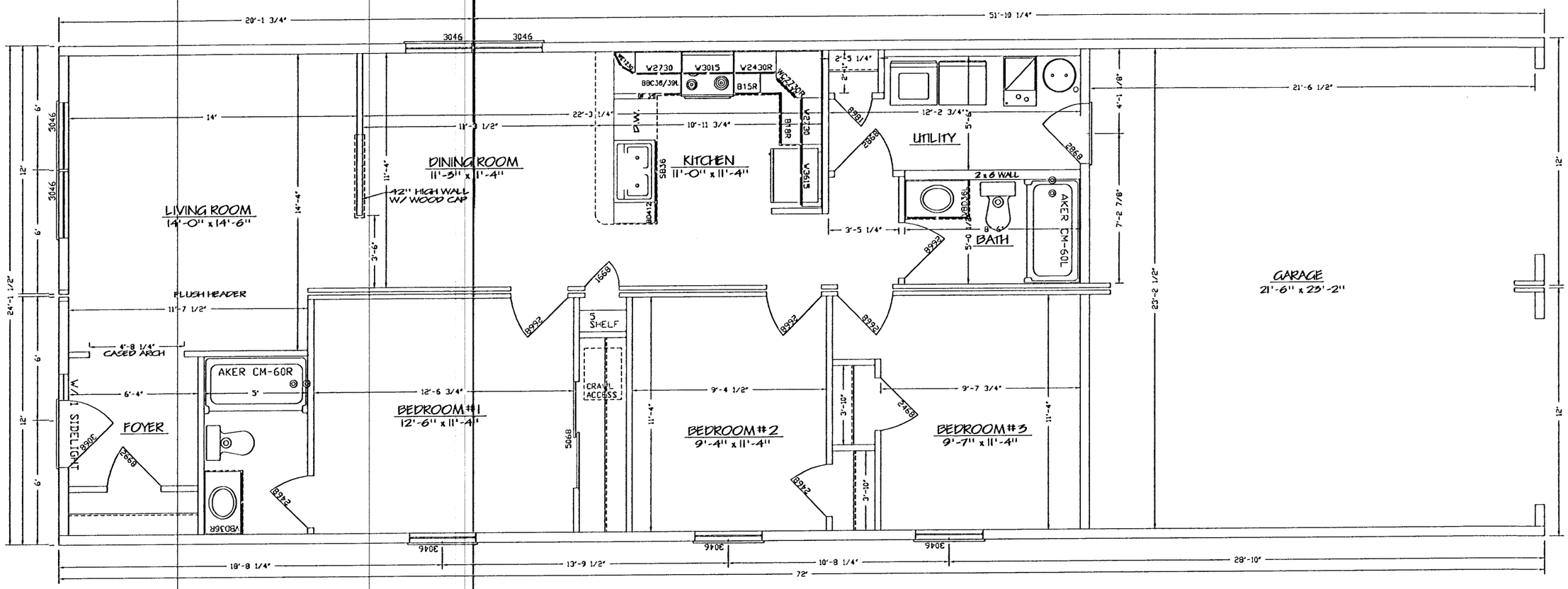
NOTES

DESIGNED	DRAWN	CHECKED	REVIEWED
JRB	SC	SM	JRB
DATE 01/09/06		SCALE AS SHOWN	

PROJECT N° 2004-085

DRAWING NUMBER A-2

S:\Affordable Homes - 2004-085\Models\2004-085 - Rockport Model.dwg, A-3, 1/9/2006 3:19:11 PM, Siddhartha



FLOOR PLAN WITH GARAGE

SCALE: 3/16"=1'-0"

ROBERT & BARNES ASSOCIATES
ARCHITECTURE AND PLANNING
ROBERT BARNES
AR0010526
©2006
221 NORTH KROME AVENUE
HOMESTEAD, FLORIDA 33030
(305)247-6150 (305)852-0008

AFFORDABLE HOUSING - DEERFIELD MODEL

THESE DRAWINGS, THE IDEAS, CONCEPTS, AND DESIGNS EXPRESSED HEREIN ARE THE SOLE PROPERTY OF THE ARCHITECT, NO USE, REPRODUCTION, OR DISSEMINATION MAY BE MADE OF THIS DOCUMENT AND THE CONCEPTS SET FORTH THEREON FOR ANY PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ROBERT BARNES ARCHITECT, ROBERT BARNES & ASSOCIATES. ©2006

NOTES

DESIGNED	DRAWN	CHECKED	REVIEWED
JRB	SC	SM	JRB
DATE 01/09/06		SCALE AS SHOWN	

PROJECT Nº 2004-085

DRAWING NUMBER A-2

S:\Affordable Homes ~ 2004-085\Models\5004-085 - Deerfield Model.dwg, A-2, 1/9/2006 3:19:24 PM, Siddhartha

FRONT ELEVATION

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

ROBERT BARNES & ASSOCIATES
ARCHITECTURE AND PLANNING
ROBERT BARNES
AR0010528
©2006
221 NORTH KROME AVENUE
HOMESTEAD, FLORIDA 33030
(305)247-6150 (305)853-0008

AFFORDABLE HOUSING - DEERFIELD MODEL

THESE DRAWINGS, THE IDEAS, CONCEPTS, AND DESIGNS EXPRESSED HEREIN ARE THE SOLE PROPERTY OF THE ARCHITECT, NO USE, REPRODUCTION, OR DISSEMINATION MAY BE MADE OF THIS DOCUMENT AND THE CONCEPTS SET FORTH THEREON FOR ANY PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ROBERT BARNES ARCHITECT, ROBERT BARNES & ASSOCIATES. ©2006

NOTES

DESIGNED	DRAWN	CHECKED	REVIEWED
JRB	SC	SM	JRB
DATE 01/09/06		SCALE AS SHOWN	

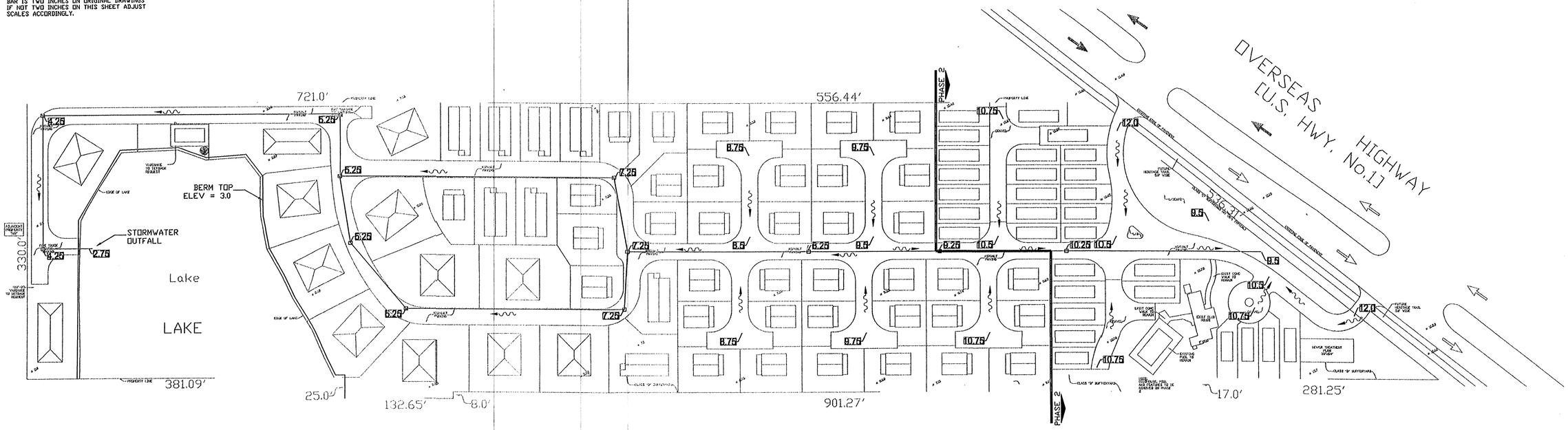
PROJECT Nº 2004-085

DRAWING NUMBER A-4

NORTH

60' 0 60'

BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY.



PHASE I DRAINAGE CALCULATIONS

WATER QUANTITY – PRE DEVELOPMENT

PROJECT AREA =	11.71 AC
LAKE AREA =	1.47 AC
UPLAND AREA =	10.24 AC
PERVIOUS AREA =	8.36 AC
IMPERVIOUS AREA =	1.88 AC
% IMPERVIOUS =	18.4%
RAINFALL FOR 25yr/ 3 DAY EVENT (P) =	12.23 IN
DEPTH TO WATER TABLE =	4 FT
DEVELOPED AVAILABLE STORAGE =	8.18 IN
SOIL STORAGE (S) = (8.18 IN)(1– 0.184) =	6.67 IN

$$Q_{pre} = \frac{(P-0.2S)^2}{(P+0.8S)} = \frac{(12.23-(0.2)(6.67))^2}{(12.23+(0.8)(6.67))} = 6.76 \text{ IN}$$

WATER QUANTITY – POST DEVELOPMENT

PROJECT AREA =	11.71 AC
LAKE AREA =	1.47 AC
UPLAND AREA =	10.24 AC
PERVIOUS AREA =	6.18 AC
IMPERVIOUS AREA =	4.05 AC
% IMPERVIOUS =	39.6%
RAINFALL FOR 25yr/ 3 DAY EVENT (P) =	12.23 IN
DEPTH TO WATER TABLE =	4 FT
DEVELOPED AVAILABLE STORAGE =	8.18 IN
SOIL STORAGE (S) = (8.18 IN)(1–0.396) =	4.94 IN

$$Q_{post} = \frac{(P-0.2S)^2}{(P+0.8S)} = \frac{(12.23-(0.2)(4.94))^2}{(12.23+(0.8)(4.94))} = 7.81 \text{ IN}$$

POST DEVELOPMENT – PRE DEVELOPMENT

(Qpost)(A) – (Qpre)(A) = 79.97 AC–IN – 69.22 AC–IN

WATER QUANTITY TREATMENT VOLUME = 9.93 AC–IN

WATER QUALITY

DRAINAGE BASIN AREA =	10.24 AC
A) ONE INCH RUNOFF FROM DRAINAGE BASIN =	10.24 AC–IN
ROOF + POOL AREA =	2.23 AC
SITE AREA (EXCLUDING ROOF & POOL) =	8.01 AC
PERVIOUS AREA =	6.18 AC
IMPERVIOUS AREA (EXCLUDING ROOF POOL) =	1.82 AC
% IMPERVIOUS (EXCLUDING ROOF AREA) =	22.8%
2.5" TIMES % IMPERVIOUS =	0.57 IN
B) 2.5 INCHES TIMES PERCENT IMPERVIOUS =	5.83 AC–IN

WATER QUANTITY ~vs~ WATER QUALITY

9.93 AC–IN < 10.24 AC–IN

NO CREDIT FOR WET DETENTION

RETENTION VOLUME REQUIRED = (10.24)(3630) = 37,171 CF

UTILIZING THE LAKE FOR STORMWATER RETENTION;
SEASONAL HIGH WATER TABLE ELEVATION = 2.0
LAKE TOP OF BANK BERM ELEVATION = 3.0

LAKE RETENTION PROVIDED = ±64,007 CF (17.6 AC–IN)

17.6 AC–IN > 10.24 AC–IN

PHASE I

General Notes:

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE UNDERGROUND UTILITIES NOTIFICATION CENTER

P E & D , Inc.
Certificate of Authorization #8579
Perez Engineering & Development, Inc.
1010 KENNEDY DRIVE, SUITE 400
Key West, FL 33040
ph: (305) 293-9440 • fax: (305) 296-0243

No.	Revision/Issue	Date
1.	REVISED TURN-AROUND	3/3/06

Designed By: EFI	Project: FLRV_DRAINAGE.dwg
Checked By: AEP	Date: 06/29/05
Drawn By: EFI	Scale: 1" : 60'

NORTH STAR RESORTS
AFFORDABLE HOMES
M.M. 106 OCEAN SIDE, KEY LARGO

CONCEPTUAL DRAINAGE PLAN

COPY

ALLEN E. PEREZ P.E.#51468

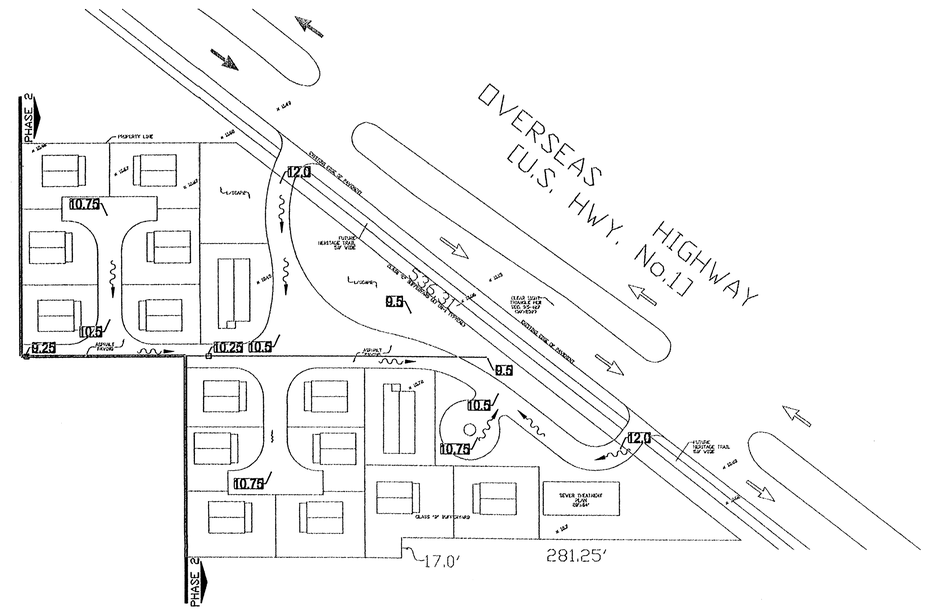
NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK

Sheet C-1

NORTH

60' 0 60'

BAR IS TWO INCHES ON ORIGINAL DRAWINGS
IF NOT TWO INCHES ON THIS SHEET ADJUST
SCALES ACCORDINGLY.



PHASE II DRAINAGE CALCULATIONS

WATER QUANTITY – PRE DEVELOPMENT

PROJECT AREA =	11.71 AC
LAKE AREA =	1.47 AC
UPLAND AREA =	10.24 AC
PERVIOUS AREA =	8.36 AC
IMPERVIOUS AREA =	1.88 AC
% IMPERVIOUS =	18.4%
RAINFALL FOR 25yr/ 3 DAY EVENT (P) =	12.23 IN
DEPTH TO WATER TABLE =	4 FT
DEVELOPED AVAILABLE STORAGE =	8.18 IN
SOIL STORAGE (S) = (8.18 IN)(1– 0.184) =	6.67 IN

$$Q_{pre} = \frac{(P-0.2S)^2}{(P+0.8S)} = \frac{(12.23-(0.2)(6.67))^2}{(12.23+(0.8)(6.67))} = 6.76 \text{ IN}$$

WATER QUANTITY – POST DEVELOPMENT

PROJECT AREA =	11.71 AC
LAKE AREA =	1.47 AC
UPLAND AREA =	10.24 AC
PERVIOUS AREA =	6.15 AC
IMPERVIOUS AREA =	4.09 AC
% IMPERVIOUS =	39.9%
RAINFALL FOR 25yr/ 3 DAY EVENT (P) =	12.23 IN
DEPTH TO WATER TABLE =	4 FT
DEVELOPED AVAILABLE STORAGE =	8.18 IN
SOIL STORAGE (S) = (8.18 IN)(1–0.399) =	4.92 IN

$$Q_{post} = \frac{(P-0.2S)^2}{(P+0.8S)} = \frac{(12.23-(0.2)(4.92))^2}{(12.23+(0.8)(4.92))} = 7.83 \text{ IN}$$

POST DEVELOPMENT – PRE DEVELOPMENT

(Qpost)(A) – (Qpre)(A) = 80.18 AC–IN – 69.22 AC–IN

WATER QUANTITY TREATMENT VOLUME = 10.96 AC–IN

WATER QUALITY

DRAINAGE BASIN AREA =	10.24 AC
A) ONE INCH RUNOFF FROM DRAINAGE BASIN =	10.24 AC–IN
ROOF + POOL AREA =	2.09 AC
SITE AREA (EXCLUDING ROOF & POOL) =	8.15 AC
PERVIOUS AREA =	6.15 AC
IMPERVIOUS AREA (EXCLUDING ROOF POOL) =	2.00 AC
% IMPERVIOUS (EXCLUDING ROOF AREA) =	24.5%
2.5" TIMES % IMPERVIOUS =	0.61 IN
B) 2.5 INCHES TIMES PERCENT IMPERVIOUS =	6.28 AC–IN

WATER QUANTITY ~vs~ WATER QUALITY

10.96 AC–IN > 10.24 AC–IN

NO CREDIT FOR WET DETENTION

RETENTION VOLUME REQUIRED = (10.29)(3630) = 37,353 CF

UTILIZING THE LAKE FOR STORMWATER RETENTION;
SEASONAL HIGH WATER TABLE ELEVATION = 2.0
LAKE TOP OF BANK BERM ELEVATION = 3.0

LAKE RETENTION PROVIDED = ±64,007 CF (17.6 AC–IN)

17.6 AC–IN > 10.96 AC–IN

PHASE II

General Notes:

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE UNDERGROUND
UTILITIES NOTIFICATION CENTER

P E & D , Inc.
Certificate of Authorization #8579
Perez Engineering
& Development, Inc.
1010 KENNEDY DRIVE, SUITE 400
Key West, FL 33040
ph: (305) 293-9440 * fax: (305) 296-0243

No.	Revision/Issue	Date
1.	REVISED TURN-AROUND	3/3/06

Designed By: EFI	Project: FLRV_DRAINAGE.dwg
Checked By: AEP	Date: 06/29/05
Drawn By: EFI	Scale: 1" : 60'

NORTH STAR RESORTS
AFFORDABLE HOMES
M.M. 106 OCEAN SIDE, KEY LARGO

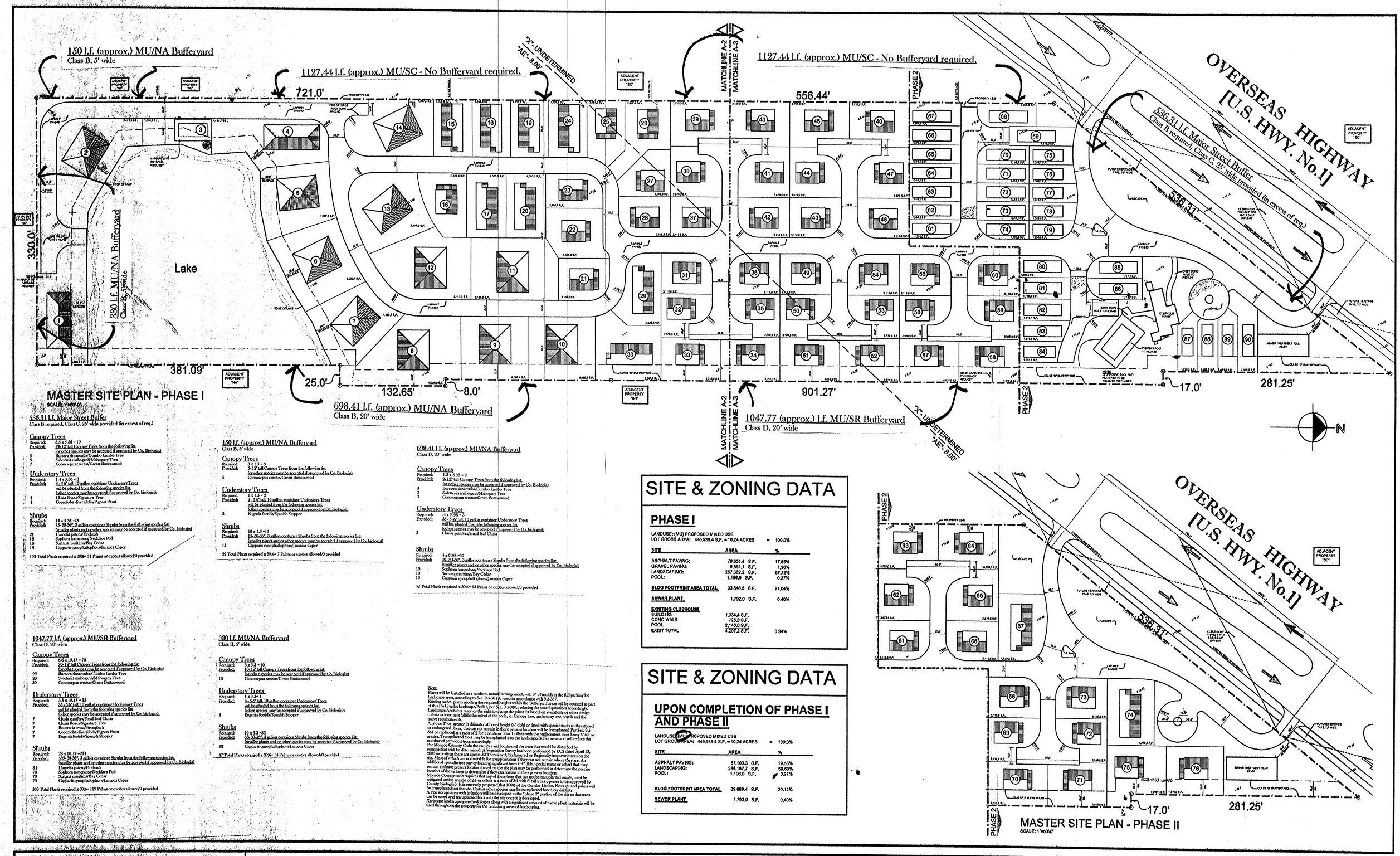
CONCEPTUAL DRAINAGE PLAN

COPY

ALLEN E. PEREZ P.E.#51468

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK

Sheet C-2



SITE & ZONING DATA

PHASE I

LANDUSE: (MU) PROPOSED MIXED USE
LOT GROSS AREA: 446,938.4 S.F. = 10.24 ACRES = 100.0%

SITE	AREA	%
ASPHALT PAVING:	78,651.4 S.F.	17.65%
GRAVEL PAVING:	8,661.1 S.F.	1.98%
LANDSCAPING:	257,382.2 S.F.	57.72%
POOL	1,196.0 S.F.	0.27%
BLDG FOOTPRINT AREA TOTAL	93,848.5 S.F.	21.04%
SEWER PLANT	1,792.0 S.F.	0.40%
EXISTING CLUBHOUSE		
BUILDING	1,334.4 S.F.	
CONC WALK	728.8 S.F.	
POOL	2,148.0 S.F.	
EXIST TOTAL	4,207.2 S.F.	0.94%

SITE & ZONING DATA

UPON COMPLETION OF PHASE I AND PHASE II

LANDUSE: (MU) PROPOSED MIXED USE
LOT GROSS AREA: 446,938.4 S.F. = 10.24 ACRES = 100.0%

SITE	AREA	%
ASPHALT PAVING:	87,103.3 S.F.	19.53%
LANDSCAPING:	266,157.7 S.F.	59.63%
POOL:	1,196.0 S.F.	0.27%
BLDG FOOTPRINT AREA TOTAL	89,669.4 S.F.	20.12%
SEWER PLANT	1,792.0 S.F.	0.40%

THESE DRAWINGS, THE IDEAS, CONCEPTS, AND DESIGNS EXPRESSED HEREIN ARE THE SOLE PROPERTY OF THE ARCHITECT. NO USE, REPRODUCTION, OR DISSEMINATION MAY BE MADE OF THIS DOCUMENT AND THE CONCEPTS SET FORTH THEREON FOR ANY PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ROBERT BARNES ARCHITECT, ROBERT BARNES & ASSOCIATES, © 2004

NUMBER	REVISIONS / SUBMISSIONS	DATE
	LANDSCAPE PLAN	JHHG
A	REVISED FOR BZ SLAMORADA	5/25/2005

REQUIRED LANDSCAPE PLAN

North Star Resorts - Affordable Homes

Overseas Highway, Key Largo, Florida

ROBERT & BARNES ASSOCIATES
Architecture And Planning
REG NO. AR0010528
221 N. Krome Avenue
Homestead, FL 33030
(305)247-6150
(305)853-0006

SEAL

DESIGNED JRB	PROJECT NO 2004-065	CADD NO	
DRAWN	SCALE AS SHOWN		
CHECKED	DRAWING NUMBER		
REVIEWED	L-1		
DATE 03/02/06			