BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: December 17, 2003 Division: Growth Management

Bulk Item: Yes ___ No X Department: Planning

AGENDA ITEM WORDING:
A public hearing to consider the request of Hawk's Cay Resort (MM61) to amend a Development of Regional Impact (DRI) and modify a Major Development to relocate two (2) previously approved units from Corridor 5 to the Commercial Development Area adjacent to Tom's Harbor. (One public hearing required)

ITEM BACKGROUND:
On February 12, 2002 the Board of County Commissioners approved Resolution #037-2002, which created Development Corridor 5 consisting of 28 hotel suites and 18 affordable employee housing units. The modifications have been reviewed pursuant to Chapter 380.06, Florida Statutes and the Monroe County Code in effect immediately prior to September 15, 1986. The Planning Commission is scheduled to consider this request at its December 3, 2003, meeting.

PREVIOUS REVELANT BOCC ACTION:
On September 18, 1996; February 23, 1998; December 8, 1999; September 19, 2001; and February 12, 2002; the BOCC approved amendments to the DRI and Major Development in Resolution Nos. 335A-1996, 086-1998, 616-1999, 354-2001 and 037-2002 respectively.

CONTRACT/AGREEMENT CHANGES:
N/A

STAFF RECOMMENDATIONS:
Approval.

TOTAL COST: N/A **BUDGETED:** Yes ___ No ___

COST TO COUNTY: N/A **SOURCE OF FUNDS:** N/A

REVENUE PRODUCING: Yes ___ No X **AMOUNT PER MONTH** ___ **Year** ___

APPROVED BY: County Atty X OMB/Purchasing N/A Risk Management N/A

DIVISION DIRECTOR APPROVAL: _____
Timothy J. McGarry, AICP

DOCUMENTATION: Included X To Follow ___ Not Required ___

DISPOSITION: _____ **AGENDA ITEM #** T8

Revised 1/03

AGENDA ITEM WITH LATE DOCUMENTATION

DIVISION Growth Management

DEPARTMENT Planning

SUBJECT Public Hearing to consider Hawk's Cay request to amend DRI

DATE ITEM WILL BE AVAILABLE 12-5-03

AGENDA ITEM NUMBER_____

Hawk's Cay Investors, LTD./ Hawk's Cay Developers, LTD/ Village at Hawk's Cay

MODIFICATION OF A MAJOR DEVELOPMENT APPROVAL AND DEVELOPMENT OF REGIONAL IMPACT (DRI)

BOARD OF COUNTY COMMISSIONERS
MARATHON GOVERNMENT CENTER
DECEMBER 17, 2003

BOCC RESOLUTION

RESOLUTION NO. _____-2003

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY FLORIDA, APPROVING AMENDMENTS TO THE DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDER, RESOLUTION NO. 365-1986, AND MODIFICATIONS TO THE MAJOR DEVELOPMENT APPROVAL FOR THE HAWK'S CAY EXPANSION DRI; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on December 5, 1986, after a public hearing, the Monroe County Board of County Commissioners (Board), adopted Resolution No. 365-1986, a Development Order issued under Chapter 380, Florida Statutes (F.S.), for a Development of Regional Impact (DRI) known as the Hawk's Cay Expansion DRI; and

WHEREAS, on September 24, 1986, the Monroe County Zoning Board recommended that the Board approve the amendments to the DRI and Major Development for the Hawk's Cay Resort; and

WHEREAS, on September 18, 1996; February 23, 1998; December 8, 1999, September 19, 2001, February 12, 2002, and June 19, 2002; the Monroe County Board of County Commissioners approved amendments to the DRI and Major Development in Resolution Nos. 335A-1996, 086-1998, 616-1999, 354-2001, 037-2002, and 266-2002, respectively; and

WHEREAS, on October 9, 2003, Hawk's Cay Investors, Limited, and Hawk's Cay Developers, Limited (hereinafter Applicant), proposed a non-substantial change pursuant to Section 380.06(19)(e) 2., F.S. to the 1986 DRI Development Order, as amended, by filing a Notice with Monroe County, the South Florida Regional Planning Council, and the Department of Community Affairs in accordance with Section 380.06(19), F.S.; and

WHEREAS, on October 24, 2003, the Applicant also filed an application for modifications to the 1986 Major Development (hereinafter modifications), as previously amended; and

WHEREAS, the Applicant proposes to revise the DRI master plan for the DRI as approved to relocate two (2) previously approved resort residential units from Development Corridor 5 to the existing Commercial Development Area adjacent to Tom's Harbor; and

WHEREAS, during the review process, the Monroe County Planning Commission, after due notice and public participation in the hearing process, reviewed the proposed amendments and modifications to the DRI and Major Development; and

WHEREAS, on December 3, 2003 the Planning Commission recommended approval of the proposed changes and modifications to the DRI and Major Development; and

WHEREAS, the Monroe County Board of County Commissioners (Board) is the local government body having jurisdiction over the review and approval of the DRI, in accordance with Section 380.06, F.S. (2003); and

WHEREAS, the public notice requirements of Monroe County for consideration of the proposed change have been made; and

WHEREAS, the public was afforded an opportunity to participate in the public hearing and all parties were afforded the opportunity to present evidence and argument on all issues: and

WHEREAS, the Board has reviewed the above referenced documents, including the revised Master Development Plan also labeled Exhibit One dated October 24, 2003, the related recommendations of the Planning Commission, as well as all related testimony and evidence submitted by the parties and members of the general public;

NOW, THEREFORE, BE IT RESOLVED BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS, MONROE COUNTY, FLORIDA:

Section 1. The changes proposed by the Applicant in its DRI notification do not constitute a substantial deviation pursuant to Section 380.06(19), F.S.

Section 2. The Major Development modifications, including the revised Master Development Plan dated October 24, 2003, as proposed by the Applicant on October 24, 2003, are also approved.

Section 3. Those provisions of the DRI Development Order, Resolution No. 365-1986, as amended, and the Major Development approval, as amended, which are not further amended by this Resolution shall remain in full force and effect.

Section 4. A certified copy of this Resolution, with all exhibits, shall be furnished by the County by certified mail, return receipt requested, to the Applicant, the South Florida Regional Planning Council, and the Florida Department of Community Affairs within 10 days of its adoption by the Board.

Section 6. The Applicant shall record a notice of this Resolution pursuant to Section 380.06(15), F.S. (2000).

Section 7. This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida, at a regular meeting held on the 17th day of December, 2003.

Mayor Murray Nelson _____
Mayor Pro Tem David P. Rice _____
Commissioner Charles "Sonny" McCoy _____
Commissioner George Neugent _____
Commissioner Dixie Spehar _____

(SEAL)
Attest: DANNY L.KOLHAGE, Clerk

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

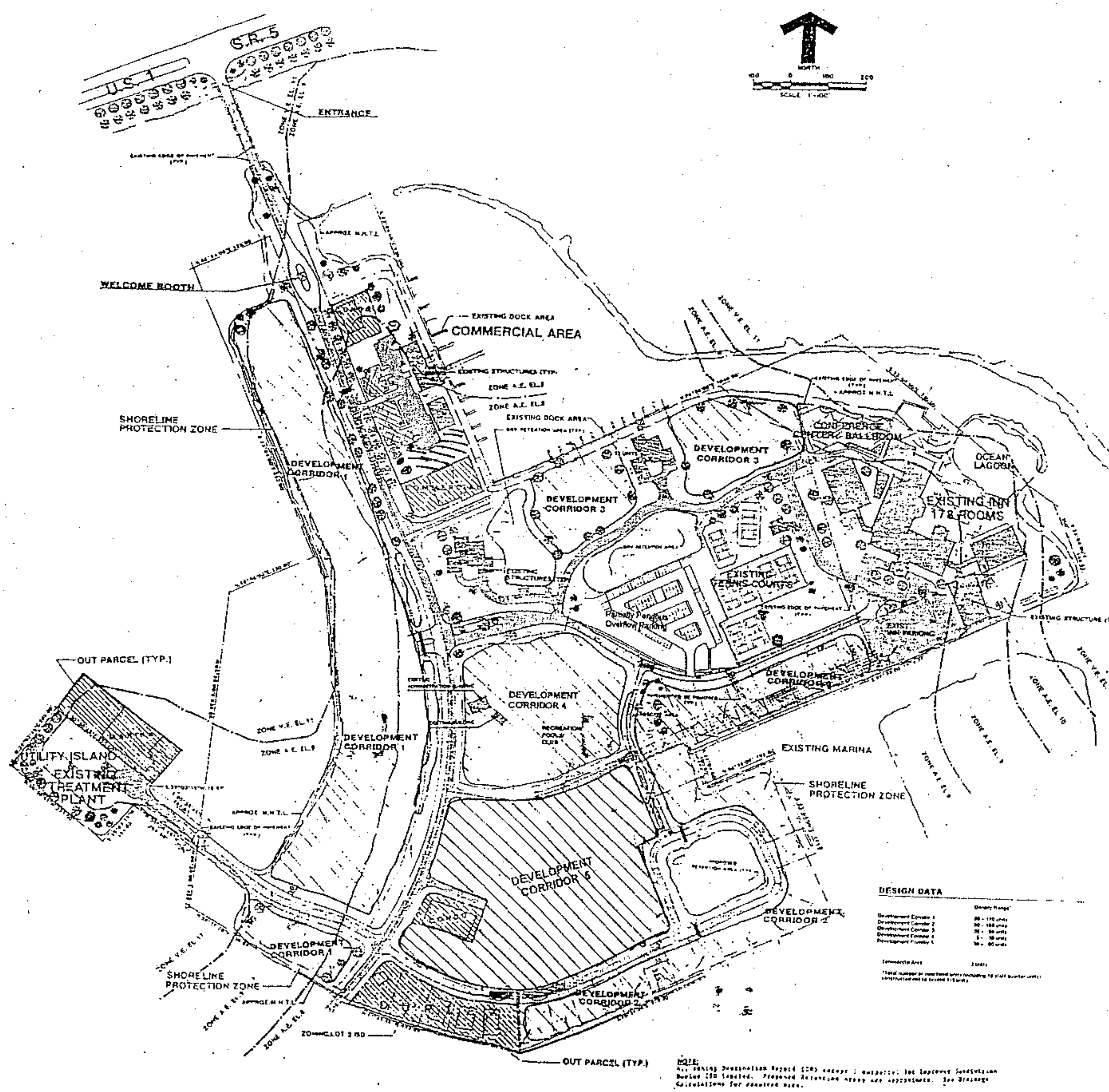
By _____
Deputy Clerk

By _____
Mayor/Chairperson

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM:
JOHN R. COLLINS
COUNTY ATTORNEY
Date 12/09/03

11/24/03

Initials _____



RESORT EXPANSION AT

Hawk's Cay

REVISED December 1, 1997
REVISED August 18, 1999
REVISED June 12, 2001
REVISED September 18, 2001
REVISED December 14, 2001
REVISED: October 24, 2005

MASTER DEVELOPMENT PLAN

ATTACHMENT F

SITE PLAN & CONCEPTUAL DRAINAGE PLAN

PREPARED FOR
HAWK'S CAY INVESTORS LIMITED,
A FLORIDA LIMITED PARTNERSHIP

PRESENTED BY
HAWK'S CAY MANAGEMENT, INC.
A FLORDIA CORPORATION, GENERAL PARTNER
POMPANO BEACH, FLORIDA

PREPARED BY
H·J· ROSS ASSOCIATES, INC.
ENGINEERS
3770 S.W. 8TH STREET, SUITE 200
CORAL GABLES, FLORIDA 33134

REVISED December 1, 1997
REVISED August 18, 1999
REVISED June 12, 2001
REVISED September 18, 2001
REVISED December 14, 2001
REVISED: October 24, 2005

LAND USE SUMMARY

DESIGN DATA

LEGEND

NOTE:

EXHIBIT ONE

ATTACHMENT "F"

BOCC STAFF REPORT

Memorandum

TO: Monroe County Board of County Commissioners

FROM: Timothy J. McGarry, AICP

Director, Growth Management Division

DATE: November 21, 2003

SUBJECT: Modification to a Major Development and Amendment to a Development of Regional Impact (DRI) pursuant to Section 19-79 of the Monroe County Code in effect immediately prior to September 15, 1986.

Applicant: Hawk's Cay Investors, Ltd./ Hawk's Cay Developers, Ltd./ Village at Hawk's Cay, Inc.

MEETING DATE: December 17, 2003

I. Request:

A. Applicant & Owner: The property owners are listed as Hawk's Cay Investors, Ltd., Hawk's Cay Developers, Ltd., and Village at Hawk's Cay, Inc. The agent representing the property owners is Michelle Koby, Owner Agent.

B. Location: The Property is described as being a portion of the plat of Duck Key, as recorded in Plat Book 5 on page 82 of the public records of Monroe County, Sections 16 and 21, Township 65 South, Range 34 East, Tallahassee Meridian, Duck Key, Monroe County, Florida. The property is located at approximately Mile Marker 61 on Indies Island.

C. Summary Description of Requested Modification: The applicant is requesting a modification to a Major Development and Development of Regional Impact (DRI) to relocate two (2) hotel units from Corridor 5 to the existing Commercial Development Area adjacent to Tom's Harbor.

II. Background Information:

A. Land Use District: The property is designated as Destination Resort (DR) on the current land use district maps and Mixed Use Commercial (MC) on the future land use maps. The pre-1986 zoning of the property was RU-3, RU-4, and BU-2; however, because the Hawk's Cay Resort was in existence prior to County Ordinance #1-1973 pursuant to Section 19-202

of the Monroe County Code (MCC), the subject parcel was considered to be within the RU-7 land use district.

B. Surrounding Uses and Neighborhood Character: The subject property is contained within the Indies Island portion of Duck Key and is separated from the residentially zoned portion of the island by a canal and Lake Lucille. The residential area to the south consists entirely of single-family lots within the IS-M land use district. The waterfront lots, including those bordering the subject property are nearly built out, while the non-waterfront lots are largely vacant. Located on Indies Island, near the proposed development is an existing hotel with a variety of commercial uses, including restaurants, and a marina.

C. Miscellaneous: The proposed development was reviewed by the staff for compliance with the regulations in effect immediately prior to September 15, 1986. Therefore, this request shall be considered in light of the criteria listed in Section 19-79 of the pre-1986 MCC.

III. Previous Relevant Zoning Board/Planning Commission Action:

- On December 3, 1985, the Monroe County Zoning Board granted preliminary approval, with conditions, of the expansion of the Hawk's Cay Resort. (Resolution MD14-85)

- On September 24, 1986, the Zoning Board granted approval of the final community impact statement and the final major development plan. (Resolution #36-86)

- On July 1, 1993, the Planning Commission, sitting as the former Zoning Board, granted approval for a modification to the Major Development to eliminate one of the hotel buildings, reposition another building, and to relocate the drainage retention area. (Resolution #P25-93)

- On February 1, 1996, the Planning Commission, sitting as the former Zoning Board, recommended approval to the Board of County Commissioners (BOCC) of a reconfiguration of the resort project and recommended denial of the BOCC of the extension of the completion date of the development of regional impact (DRI). (Resolution #P6-96)

- On September 5, 1996, the Planning Commission, sitting as the former Board of Adjustment, recommended approval to the Board of County Commissioners (BOCC) expanding the existing marina/retail area by 10,000 square feet, expanding the existing conference center by 15,000 square feet, and extending the date that construction must be completed from January 25, 1997 to January 20, 2004. (Resolution P42A-96)

- On February 4, 1998, the Planning Commission, sitting as the former Board of Adjustment, recommended approval to the Board of County Commissioners (BOCC) the reconfiguration of the hotel units and the addition of Development Corridor 4, which included 5-10 hotel units and recreational facilities (2 swimming pools, volleyball and basketball courts, a playground, and a recreation club) and accessory uses with the condition that no new boat slips are to be allowed at the Village at Hawk's Cay. (Resolution P-22-98)

- On August 8, 2001, the Planning Commission, sitting as the former Board of Adjustment, recommended approval to the Board of County Commissioners the amendment of the Development of Regional Impact (DRI) master plan for the DRI to remove certain "Commercial Expansion" building footprints shown on the plan. (Resolution P53-01)

- On February 6, 2002, the Planning Commission, sitting as the former Board of Adjustment, recommended approval to the Board of County Commissioners the amendment of the Development of Regional Impact (DRI) master plan for the DRI to create Corridor 5, which consists of 28 hotel units and 18 affordable employee housing units.

IV. Previous Relevant BOCC Action:

- On December 5, 1986, by Resolution #365-1986, the BOCC granted approval of the Development of Regional Impact (DRI). Pursuant to condition #1.3(b) of the development order, the termination of the date for completing the development order was January 25, 1997.

- On September 18, 1996, by Resolution #335A-1996, the Board of County Commissioners (BOCC) granted approval of amendments to the Development of Regional Impact (DRI) development order (Resolution 365-1986), and modification to the major development approval for the Hawk's Cay expansion DRI, which included expanding the existing marina/retail area by 10,000 square feet, expanding the existing conference center by 15,000 square feet, and extending the date that construction must be completed from January 25,1997 to January 20, 2004. The number of potential units was reduced from 444 to 269.

- On February 23, 1998, by Resolution #086-1998, the BOCC granted approval of amendments to the Development of Regional Impact (DRI) development order (Resolution 365-1986) and modifications to the major development approval for the Hawk's Cay expansion DRI, which included reconfiguration of hotel units and addition of Development Corridor 4, 5-10 hotel units, and recreational facilities.

- On September 19, 2001, by Resolution #354-2001, the BOCC granted approval of amendments to the development of regional impact and modification to the Major Development approval for the Hawk's Cay expansion Development of Regional Impact (DRI).

- On February 12, 2002, the Board of County Commissioners approved an amendment of the Development of Regional Impact (DRI) master plan for the DRI to create Corridor 5, which consists of 28 hotel units and 18 affordable employee housing units.

V. Staff Analysis:

The proposed change was initiated during the permitting stage of Development Corridor 5. BOCC Resolution # 335A-1996 states that all construction on Duck Key Drive must be setback 50 feet from the property line adjacent to Duck Key Drive. The proposed buildings (#1 and #28) were located within the required 50 foot setback. After considering different options, Growth Management Staff and the applicant agreed upon relocating the two units to the existing Commercial Development Area adjacent to Tom's Harbor. This area will provide the least amount of impact on the residential portion of Duck Key.

The construction of the two (2) units in the Commercial Development Area will meet or exceed all of the current Monroe County Development Regulations. The applicant has provided four (4) parking spaces, two (2) spaces per unit, landscaping, and all other required bulk regulations.

Staff would like to note that pursuant to Section 380.06(19) F.S., the proposed change does not constitute a substantial deviation, therefore does not require a public hearing, due the fact that the development is also a Major Development pursuant to Section 19-79 of the Monroe County Code in effect immediately prior to September 15, 1985, any modifications to the site plan do require a pubic hearing.

In addition, a memorandum of understanding (MOU) is to be entered into between the Department of Community Affairs, Monroe County, and the applicant for the 'Built-Out Agreement'. This agreement is to be entered into prior to the expiration of the Hawk's Cay DRI. The DRI is scheduled to expire January 20, 2004. The agreement will outline the conditions to complete any development as previously approved after January 20, 2003. Pursuant to Chapter 380 F.S., no public hearing is required to enter into the built-out agreement.

VI. Findings of Fact:

1. Based on the project's approval as a Development of Regional Impact (DRI), allowing the reconfiguration of units while not increasing the total number of bedrooms and bathrooms, Staff finds that the request is consistent with the existing conditions that apply to the property.

2. Based on the fact that the proposed relocation of units will not increase the total hotel units or bedrooms and bathrooms that have been approved by the DRI, Staff finds that the total number of bedrooms and bathrooms shall remain in compliance with BOCC Resolution #037-2002.

3. Based on the fact that the relocation of the two (2) units to the commercial area will not change the amount of open space, Staff finds that the open space shall remain in compliance with BOCC Resolution #037-2002.

4. Based on the fact that the two (2) units being relocated were originally planned to be constructed in the required fifty (50) foot setback on Duck Key Drive, Staff finds that the relocation of the two units will be in compliance with BOCC Resolution #335A-1996.

5. Based on the Master Development Plan dated October 24, 2003 and requested changes, Staff finds that the proposed changes do not represent a substantial deviation pursuant to Chapter 380.06 (19)(e)2, F.S.

VIII. Recommended Action:

Based on the above findings of fact and conclusions of law, the Planning and Environmental Resources Department Staff recommends **APPROVAL** of Hawk's Cay Investors, Ltd./Hawk's Cay Developers Ltd., and the Village at Hawk's Cay Request for a modification of a Major Development approval and an amendment to a Development of Regional Impact approval to relocate two (2) hotel units from Corridor 5 to the existing Commercial Development Area adjacent to Tom's Harbor.

APPLICATION

MONROE COUNTY PLANNING DEPARTMENT

APPLICATION FOR AN AMENDMENT TO A ~~CONDITIONAL USE APPROVAL~~ MAJOR DEVELOP.

Change in intensity and/or less than 1000 square feet: $1850.00

Application Fee: $2,590.00
+ $50.00 Fire Marshal Fee
+ $245.00 for each newspaper advertisement
+ $3.00 for each property owner noticed

All information must be completed in full before the application can be processed by the Planning Department. If you have any questions, please contact the Planning Department office closest to you.

1) PROPERTY OWNER(S): HAWK'S CAY INVESTORS LTD + HAWK'S CAY DEVELOPERS, LTD.

Mailing Address: 61 HAWK'S CAY BLVD., MARATHON

Phone Number: (Home) _____ (Work) 305-743-3000 (Fax) 305-743-2090

2) AGENT NAME/TITLE: Michelle Koby, OWNER AGENT

Firm: _____

Address: 800 Duck Key Dr., MARATHON, FL 33050

Phone Number: (Home) 305-289-8843 (Work) 305-743-3000 (Fax) 305-743-2090

3) Development Order or Resolution being Amended: # 037-2002

Date Recorded: MARCH 4, 2002 (please attach copy)

4) LEGAL DESCRIPTION OF THE PROPERTY:

Lot: _____ Block: _____ Subdivision: Indies Island

Key: Duck Key Mile Marker: 61

If in metes and bounds, attach a legal description on separate sheet.

5) Land Use Designation: DR

6) Real Estate Number(s): # 00378390

7) Street address of property if applicable, and general location description: _____

8) PROPOSED CHANGE: Relocate Unit #1 + #28 to .3 acre commercial parcel

A) Is a time extension being requested? (Yes)_____ (No) ✓

If Yes, from_____ to_____

B) Is the Site Plan being revised? (Yes) ✓ (No)_____

If yes, attach the approved site plan, a revised site plan, and list below all proposed changes. Please give a reason for each change:

SEE ATTACHED EXHIBIT "A"

C) Other: *(Describe)*_____

9) Please attach the necessary documents per **Attachment "A"**.

10) 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.

11) Photograph of subject property.

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.

Michelle Kobey
Signature of Applicant or Agent

10/24/03
Date

Sworn before me this 24TH day of October, 2003 A.D.

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

Nicole M. Petrick
Notary Public
My Commission Expires

ATTACHMENT A

The following documents may be required to be submitted with your application; please consult with a Planner. Photographs of the site will be necessary in all cases.

I. GENERAL

a) Photographs of site; looking N, E, S & W from perimeters of property and from road;
b) A copy of the official plat, if the proposed development is in a platted subdivision;
c) A survey prepared by an engineer or surveyor currently registered in Florida, containing his/her seal and signature. Indicate all existing structures, paved areas, location of all utility structures, bodies of water, docks, piers, existing grade and mean high water line;
d) A vegetation survey or habitat analysis, if applicable;
e) A landscape plan:
   1. A scale of 1 inch = 20 feet, one acre or more 1" = 40 feet;
   2. Property lines;
   3. Dimensions;
   4. Structures;
   5. Existing natural features;

NOPC

K.J. Ross

f) Drainage plan showing final site grading with existing proposed topography prepared by a registered engineer, currently licensed in Florida, in accordance with the drainage ordinance;
g) Elevation drawings of all structures (existing and proposed) with elevation referenced to USGS datum of the following features: existing ground surfaces finished grades, top of foundation, floor elevation, roofline and highest point of the structure;
h) Traffic study (if applicable) in accordance with the Traffic Study Handbook;
i) Phasing schedule (if applicable).

II. SITE PLAN w/NOPC

a) A scaled site plan (at a minimum scale of 1" = 20 feet for projects of less than one acre; 1" = 40 feet for projects of one acre or more) including, but not limited to, the following requirements:
   1. Dimensions of the property and of all existing and proposed structures. Include all adjacent property and roadways on site plan and outside dimensions of entire parcel;
   2. Setbacks;
   3. Parking and loading zone locations and dimensions;
   4. Landscape plan and any open space preservation areas;
   5. Improvements for the handicapped according to the state requirements;
   6. Calculations for open space ratios, floor area ratios, density and parking;
   7. Outdoor lighting location and type;
   8. Mean high-water line and shoreline;
   9. Square footage and location of wetlands, including mangroves;
   10. Provisions for solid waste separation, storage and removal.

III. Conceptual Floor Plans - scale 1/4" = 1'.

IV. Section Drawing of the Building from N, S, E & W.

V. 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.

VI. Letters of Coordination with local, regional, state and federal agencies may be required for development; some or all of the agencies listed below may be included in the development review. *(A list of contact people, phone numbers and addresses is available on request at each Planning Department office.)* Please consult with a Planner to determine which coordination is needed for your proposal.

a) Florida Keys Aqueduct Authority (FKAA)
b) Florida Department of Health and Rehabilitative Services (HRS)
c) Florida Keys Electric Cooperative (FKEC)
d) Fire Marshall
e) Florida Department of Transportation (FDOT)
f) South Florida Water Management District (SFWMD)
g) Florida Department of Environmental Protection (FDEP)
h) Florida Game and Freshwater Fish Commission (FGFWC)
i) U.S. Army Corps of Engineers (ACOE)
j) U.S. Fish and Wildlife Services (USFW)

MONROE COUNTY ***LIVE***

MISCELLANEOUS RECEIPT

RECEIPT # : 52641
RECEIPT DATE : 11/05/2003

PRINT DATE : 11/04/2003
PRINT TIME : 16:58:12
OPERATOR : petrickn
COPY # : 1

RECEIVED BY : petrickn
REC'D. FROM : VILLAGE AT HAWKS CAY
UDF 106.1 :
UDF 106.2 :

CASH DRAWER: 2

NOTES : AM/MAJOR & DRI AMENDMENT APP FEE

FEE ID	AMOUNT	THIS RCPT	BALANCE
ZONING-011	4060.00	4060.00	0.00
TOTALS:	4060.00	4060.00	0.00

METHOD OF PAYMENT	AMOUNT	NUMBER
CHECK	4060.00	6105
TOTAL RECEIPT :	4060.00	

VILLAGE AT HAWKS CAY, INC.
P.O. BOX 5886
KEY WEST, FL 33045

Check Number: 6105

REPUBLIC BANK
CLEARWATER, FLORIDA 33761
63-886/631

6105

DATE
Oct 23, 2003

AMOUNT
$ 4060.00

Memo:

PAY TO THE ORDER OF: Four Thousand Sixty and 00/100 Dollars

Monroe County

VOID AFTER 60 DAYS

AUTHORIZED SIGNATURE

⑈006105⑈ ⑆063108868⑆ 7500022533⑈

October 24, 2003

Application for Modification to Hawk's Cay Major Development

ATTACHMENTS

(Includes only attachments involving changes to project as currently approved)

Attachment A	Photographs of site N. E. S. W.
Attachment B	Survey
Attachment C	Landscape Plan
Attachment D	Floor Plans and Elevation Drawings
Attachment E	Amended Master Site Plan NOPC Exhibit A
Attachment F	Revised Master Development Plan
Attachment G	Adjacent Property Owners Within 300 feet from the borders of the project
Attachment H	Amended Site Plan Sanctuary Units NOPC Exhibit B
Attachment I	Site Plan Units 1 and 28 Relocation NOPC Exhibit C
Attachment J	Monroe County Board of County Commissioners Resolution No. 037-2002
Attachment K	Monroe County Board of County Commissioners Resolution No. 038-2002
Attachment L	Hawks Cay Expansion DRI Notice of Proposed Change (NOPC) to a Previously Approved Development of Regional Impact (DRI) Subsection 38.06 (19), Florida Statutes

*Vegetation survey Not Applicable or previously addressed Resolution 037-2002, 038-2002
* Traffic Study previously addressed Resolution 037-2002, 038-2002
* Phasing Not Applicable
* Site Plan Most Criteria previously addressed Resolution 037–2002, 038-2002
* Letters of Coordination previously addressed Resolution 037-2002, 038-2002.