File #: **2014-045**

Owner's Name: Coconut Cove Land LLC

Applicant: Mosquito Control

Agent: Barbara Mitchell

Type of Application: Minor

Key: Big Coppitt Key

RE: 00155830-000000

Additional Information added to File 2014-045

MCPA GIS Public Portal
Scott P. Russell, CFA

- Pan
- Legend
- Zoom In
- Full
- Zoom Out
- Address
- Find
- Identify
- Select
- Buffer
- Measure
- Print

MCPA GIS Public Portal
Major Road

Monroe Outline

Subdivisions

Section Lines

SECTION TEXT

Parcels

Shoreline

Lot Lines

Hooks Leads

Help
Check out our Getting Started tutorial!

Easements

2014 Condo
Expand All
2013 Condo
2012 Condo
2011 Condo
2010 Condo
2009 Condo
2008 Condo

- MCPA GIS Public Portal
  - Monroe Overlay
  - Subdivisions
  - Section Lines
  - Parcels
  - Shoreline
  - Lot Lines
  - Hooks Leads
  - Easements
  - Text Displays
  - Qualified Condo Sales
  - Qualified Sales
  - Transportation

2014 Sales
2013 Sales
2012 Sales
2011 Sales
2010 Sales
2009 Sales
2008 Sales

Road Centerline

Road Block Name

Right of Way

Zoom-inZoom-in to a defined extent...
Zoom-outZoom-out to a defined extent...
Full ExtentZoom to the full extent tool was clicked!
Scale: 1:9027
Address: 34.60137, city, zip code: 81.66053 Clear

Basemap | Select a basemap | by 300 | feet | Buffer | Remove buffer graphicClear

Search:

OBJECTID	SDE.DBO.W_PARCELS.ID	SDE.DBO.W_PARCELS.RECHAR	SDE.DBO.W_PARCELS.GEO_FEAT	
9759	155820.0011	00155820-001100	6969	2267 26 (
14051	155820.0016	00155820-001600	6969	2267 26 (
81899	155820.0007	00155820-000700	6969	2267 26 (

Verified GC

16 AQUAMARINE DRIVE LLC
4 GIBB LN
ISLIP, NY 11751-4504

AGUILAR NATALIE ANN
3 OPAL DR
KEY WEST, FL 33040-5653

ALLEN JEFFREY E AND MONICA R
819 PEACOCK PLZ STE 809
KEY WEST, FL 33040-4293

ATTIS STEPHEN E JR AND CATHERINE M
1279 SW 4 TER
POMPANO BEACH, FL 33060

BETHEL HARRY L JR AND GLADYS C
2100 HARRIS AVE
KEY WEST, FL 33040-3725

BONTO ARLENE C
1 OPAL DR
KEY WEST, FL 33040-5653

BRAUCH STEVEN ALLAN AND CHARLOTTE ANNYCE
18 DIAMOND DR
KEY WEST, FL 33040-5633

BRINGLE ROBERT AARON AND KALINA TSVETANOVA
11 OPAL DR
KEY WEST, FL 33040-5654

BUDDE BERT J AND JOSETTE M
17 AQUAMARINE DR
KEY WEST, FL 33040-5601

CATON JESSICA
2 OPAL DR
KEY WEST, FL 33040-5653

CIRCLE K PROPERTIES INC
PO BOX 52085 DC-17
PHOENIX, AZ 85072-2085

CIRCLE K STORES INC
12911 N TELECOM PKWY
TEMPLE TERRACE, FL 33637-0907

COCONUT COVE LAND LLC
10 EVERGREEN AVE
KEY WEST, FL 33040

COLUMBO JAMES R
6 DOLPHIN RD
KEY WEST, FL 33040-5634

DIGIOVANNI STEPHEN
16 DIAMOND DR
KEY WEST, FL 33040-5633

DOT STATE OF FLORIDA
TALLAHASSEE, FL 32399

ESTEVEZ RICHARD P AND TRINA L
7 OPAL DR
KEY WEST, FL 33040-5653

GAITAN MARTIN J AND MAYRA DEL CARMEN
12 OPAL DR
KEY WEST, FL 33040-5654

GARRIDO HUMBERTO J AND OFELIA E
2 DIAMOND DR
KEY WEST, FL 33040-5633

GARRIDO HUMBERTO J AND OFELIA E
818 CAROLINE ST
KEY WEST, FL 33040

GILBERT ROBERTA LYNN
9 OPAL DR
KEY WEST, FL 33040-5654

GRAYSON THOMAS N AND DARLENE E
11145 3RD ST E
TREASURE ISLAND, FL 33706-4603

HABITAT FOR HUMANITY OF KW AND LOW FLA KEYS INC
30320 OVERSEAS HWY
BIG PINE KEY, FL 33043-3347

KARCHER DANNY LAURENCE AND DORIS DIANN
12108 LAGOON LN
TREASURE ISLAND, FL 33706-5132

KATZ ALLISON M
6 OPAL DR
KEY WEST, FL 33040-5653

LANG ROBERT A
5601 FLOTILLA DR
HOLMES BEACH, FL 34217-1536

LEOPARD LARRY
15 AQUAMARINE DR
KEY WEST, FL 33040-5601

LEWIS GLEN ROY
8 OPAL DR
KEY WEST, FL 33040-5653

MLM PROPERTIES II LLC
38327 JOHN MOSBY HWY
MIDDLEBURG, VA 20117

MORALES EDUARDO MORFFI
13 OPAL DR
KEY WEST, FL 33040-5654

Verified GC pg 1 of 2

MORSE ROGER AND MARTHA
4 AQUAMARINE DR
KEY WEST, FL 33040

MULLEN NICHELLE S
16 OPAL DR
KEY WEST, FL 33040-5654

MURPHY JASON ALAN AND CASSIE
5 OPAL DR
KEY WEST, FL 33040-5653

O'CONNELL TIFFANY M SILVERS
3 DOLPHIN RD
KEY WEST, FL 33040

OFF LEASE INC
35 DIAMOND DR
KEY WEST, FL 33040-5633

OWENS MARISSA L
17 OPAL DR
KEY WEST, FL 33040-5654

PATRICK JUDY
15 OPAL DR
KEY WEST, FL 33040-5654

PHELPS JAMES A
4 SAPPHIRE DR
KEY WEST, FL 33040-5642

PIERCE DAVID M AND PATRICIA C
4 DOLPHIN RD
KEY WEST, FL 33040-5634

QUINN EILEEN M
4 OPAL DR
KEY WEST, FL 33040-5653

RODRIGUEZ JORGE
10 OPAL DR
KEY WEST, FL 33040-5654

ROHATY STEPHEN
PO BOX 371447
KEY LARGO, FL 33037-1447

SAUNDERS WILLIAM
15 DIAMOND DR
KEY WEST, FL 33040-5633

TARA ENTERPRISES LLC
81 TARRAGON LN
EDGEWATER, MD 21037-1110

TEATE LORI ANNE
14 OPAL DR
KEY WEST, FL 33040-5654

THE UTILITY BOARD OF THE CITY OF KEY WEST
1001 JAMES ST
KEY WEST, FL 33040-6935

VAUGHN ROBERT C AND HARRIETTE G
5 DOLPHIN RD
KEY WEST, FL 33040-5634

VEACH CHARLES
3 SAPPHIRE DR
KEY WEST, FL 33040

WATLER RANDEL L
PO BOX 2563
KEY WEST, FL 33045-2563

~~WELSH JOHN J AND LINDA D~~
~~2 SAPPHIRE DR~~
~~KEY WEST, FL 33040-5642~~

WELSH JOHN J AND LINDA D
2 SAPPHIRE DR
KEY WEST, FL 33040

WHITE TERENCE SCOTT AND ABIGAIL SUSANNA
18 OPAL DR
KEY WEST, FL 33040-5654

Verified GC pg 2 of 2

County of Monroe
Growth Management Division

Planning & Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536

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

Date: 7.07.14
Time: _____

Dear Applicant:

This is to acknowledge submittal of your application for Minor Conditional Use
Type of application

Mosquito Control to the Monroe County Planning Department.
Project / Name

Thank you.

Planning Staff

End of Additional File 2014-045

Mitchell Planning and Design, Inc.
15450 SE 103rd Place Road
Ocklawaha, Florida 32179
352.288.0401
mitchellplanningdesign@gmail.com

April 5, 2014

Mr. Townsley Schwab
Director of Planning and Environmental Resources
Monroe County Department of Growth Management
2798 Overseas Highway, Suite 401
Marathon, Florida 33050

RECEIVED
APR 7 2014
MONROE CO. PLANNING DEPT

Re: Florida Key Mosquito Control Facility
Big Coppitt Key

Dear Townsley,

On behalf of my client, Florida Keys Mosquito Control District, I am happy to submit a Minor Conditional Use application for the proposed facility on Big Coppitt Key. As you will see, the proposed development is comprised of two buildings, parking, and storage for Mosquito Control vehicles and boats. This facility will replace the current facility located on Stock Island. This location is centrally located for the Mosquito Control District and should help alleviate some of the existing traffic on Stock Island.

Enclosed in this application material you will find the following:

- Application Form
- Narratives Demonstrating Compliance with Monroe County Land Development Regulations (Two bound and One unbound original)
- Six sets of signed and sealed Surveys & Engineering Plans
- Six sets of Elevations, Floor Plans and Landscape Plans
- Mailing Labels (one set w/master copy)
- Signed and Sealed Traffic Study (2 copies)
- Fees – (Checks: $8,891.00 Application & $5,000 Transportation Fee)

We look forward to reviewing this project at the Development Review Committee's earliest opportunity. Once all permit approvals are obtained, my client wishes to commence construction as soon as possible. We appreciate your consideration of our request and please feel free to contact me with any questions.

Sincerely,

Barbara Mitchell

Cc: Michael Doyle, Mosquito Control District
William P. Horn, Architect PA
File

4/7/14
Hand deliver to:

Subj: **Re: Mosquito Control- DRC Package**
Date: 4/4/2014 12:27:55 P.M. Eastern Daylight Time
From: mitchellplanningdesign@gmail.com
To: WPHORN@aol.com

Bill,
The package goes to Joe Haberman's attention-
2798 Overseas Highway - suite 400
Marathon, FL

If you're thinking you may need to FEDEX the plans, let me know and I'll send my package directly ~~to them~~ in Marathon (not the Landscape drawing but the other stuff).
Barb

Barbara Mitchell, LEED AP

Mitchell Planning and Design, Inc.
15450 SE 103rd Place Road
Ocklawaha, Florida 32179

Phone: 352.288.0401
Cell: 305.509.0966
Email: mitchellplanningdesign@gmail.com

On Apr 4, 2014, at 12:11 PM. W

Barb,
Can you let me know
Thanks, Bill

OWNERS Copy

William P. Horn, L
<bills%20aol%20signat

From: mdoyle@keysmo
To: WPHORN@aol.com
CC: jdavis@keysmosquit
Sent: 4/4/2014 11:59:29 A
Subj: RE: Mosquito Contro

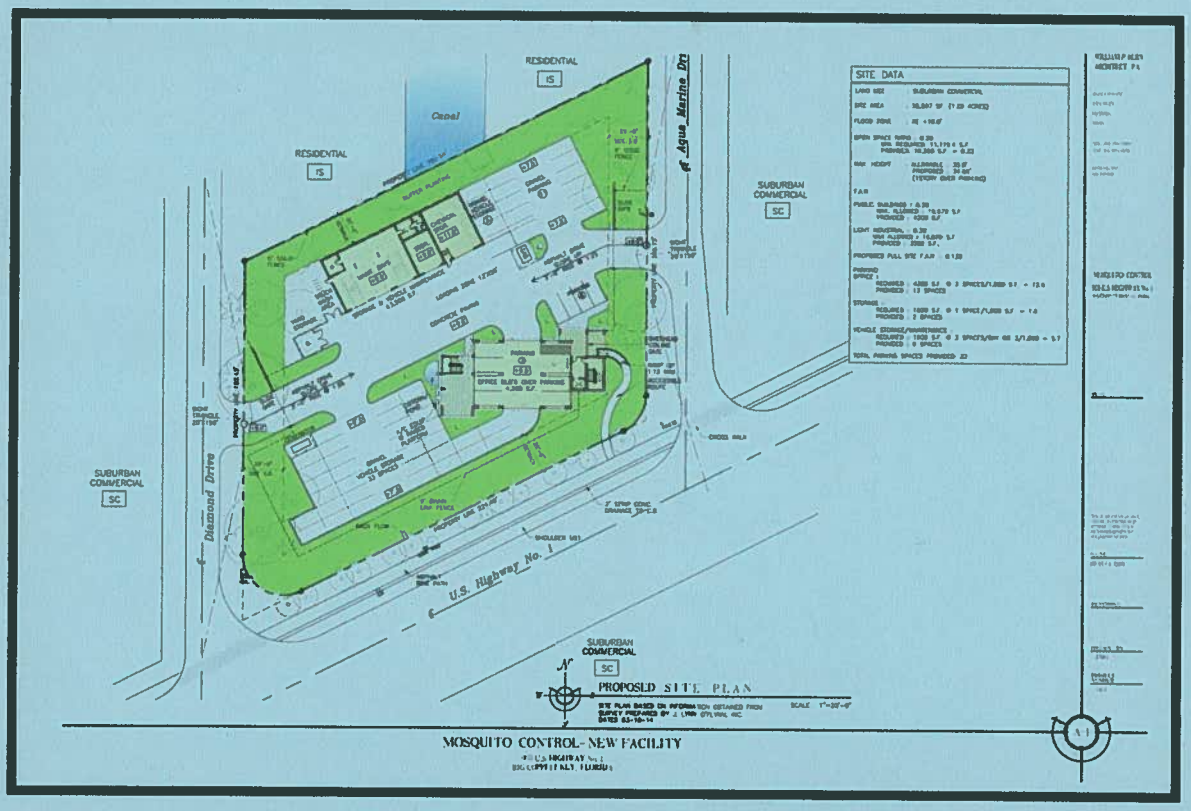
osquito.org

Bill,
No courier. We will deliver it.
I copied Tammy, and Jody of our Marathon office. Jody will take the lead to get the package from Key West to the appropriate person in the County Bldg department in Marathon.

Please drop it off, with a destination on the outside, to Tammy at our Stock Island building.

Sent from my Android phone using TouchDown (www.nitrodesk.com)

FLORIDA KEYS
MOSQUITO CONTROL DISTRICT



MINOR CONDITIONAL USE APPLICATION FOR MONROE COUNTY

APRIL 2014

MITCHELL PLANNING & DESIGN INC.
AND
WILLIAM P. HORN ARCHITECT PA

Table of Contents

Application, Project Overview, Consistency Statements, Construction Management Plan

Appendix

A. Monroe County Letter of Understanding, December 31, 2014

B. Existing Conditions and Mitigation Plan

C. Photographs from Adjacent Roadway

D. Warranty Deed & Agent Authorization

E. Letters Of Coordination

Responses:

- Florida Keys Aqueduct Authority Sewer Capacity Email
- Keys Energy Services)

Letters Requested:

- Florida Keys Aqueduct Authority (FKAA)
- Monroe County Solid Waste Department
- Monroe County Fire Marshal
- Florida Department of Environmental Protection

F. Additional Information

- Surrounding Property Owner Information
- Monroe County Property Record Card

Attachments

1. Level One Traffic Study

2. Conceptual Plans
   - Survey
   - Site Plan
   - Civil Plans
   - Landscape Plan
   - Elevations & Floor Plans

APPLICATION

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
APR 7 2014
MONROE CO. PLANNING DEPT

Request for a Minor Conditional Use Permit

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

Minor Conditional Use Permit Application Fee: $8,484.00

In addition to the application fee, the following fees also apply:
Advertising Costs: $245.00
Surrounding Property Owner Notification: $3.00 for each property owner required to be noticed
Traffic Study Review: $5,000.00

Date of Submittal: 4 / 8 / 2014
Month Day Year

Applicant/Agent Authorized to Act for the Property Owner:

Barbara Mitchell c/ Bill Horn
Applicant (Name of Person, Business or Organization) — Name of Person Submitting this Application

15450 SE 103 Rd Pl. Rd
Ocklawaha, FL 32179 — 915 Eaton St. Key West, FL. 33040
Mailing Address (Street, City, State and Zip Code)

305.505.0966 / 305.296.8302 — mitchellplanningdesign@gmail.com WPHORN@bellsouth.net
Daytime Phone — Email Address

Property Owner:

Coconut Cove Land LLC
(Name/Entity) — Contact Person

10 Evergreen Ave Key West. FL 33040
Mailing Address (Street, City, State and Zip Code)

N/A — N/A
Daytime Phone — Email Address

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

– Tract D Porpoise Point Sec. 4 Big Coppitt
Block Lot Subdivision Key

00155830-000000 — 1201260
Real Estate (RE) Number — Alternate Key Number

905 o/s Highway — 10
Street Address (Street, City, State, Zip Code) — Approximate Mile Marker

Big Coppitt Key, FL

Land Use District Designation of Property: SC

Present Land Use of Property: VACANT

Proposed Land Use of Property: Mosquito Control Facility

Total Area of Property: 1.28 acres

Total Upland Area within Property: 1.28 acres

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

2 Total number of non-residential buildings

7,700 Total non-residential floor area in square feet - Public Buildings

If residential dwelling units are proposed, please provide:

0 Total number of residential buildings

0 Total number of permanent, market-rate units

0 Total number of permanent, affordable units

0 Total number of transient units (hotel, recreational vehicle and/or campground)

Has a previous application been submitted for this site within the past two years? Yes ___ No X

All of the following must be submitted in order to have a complete application submittal:
(Please check as you attach each required item to the application)

- ☑ Completed application form
- ☑ Correct fee (check or money order to Monroe County Planning & Environmental Resources)
- ☑ Proof of ownership (i.e. Warranty Deed)
- ☑ Current property record card(s) from the Monroe County Property Appraiser
- ☑ Photograph(s) of site from adjacent roadway
- ☑ Written description of project
- ☑ Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 6 sets (at a minimum, survey should include elevations; all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage; and total acreage by habitat)
- ☑ Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 6 sets (drawn to a scale of 1:10 or 1:20). At a minimum, the site plan should include the following:

  - ☐ Date, north point and graphic scale
  - ☐ Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
  - ☐ All attributes from the boundary survey
  - ☐ Future Land Use Map (FLUM) designation(s) of the site
  - ☐ Land Use (Zoning) District designation(s) of site
  - ☐ Tier designation(s) of the site
  - ☐ Flood zones pursuant to the Flood Insurance Rate Map

- ☐ Setback lines as required by the Land Development Code
- ☐ Locations and dimensions of all existing and proposed structures, including all paved areas and clear site triangles
- ☐ Size and type of buffer yards and parking lot landscaping areas, including the species and number of plants (*unless a separate landscape plan showing such is submitted*)
- ☐ Extent and area of wetlands, open space preservation areas and conservation easements
- ☐ Delineation of habitat types to demonstrate buildable area on the site, including any heritage trees identified and any potential species that may use the site (certified by an approved biologist and based on the most current professionally-recognized mapping by the U.S. Fish and Wildlife Service) (unless a separate landscape plan showing such is submitted)
- ☐ Location of fire hydrants or fire wells
- ☐ The location of public utilities, including location of the closest available water supply system or collection lines and the closest available wastewater collection system or collection lines (with wastewater system provider) or on-site system proposed to meet required County and State of Florida wastewater treatment standards
- ☐ A table providing the total land area of the site, the total buildable area of the site, the type and square footage of all nonresidential land uses, the type and number of all residential dwelling units, the amounts of impervious and pervious areas, and calculations for land use intensity, open space ratio, and off-street parking

☑ Landscape Plan by a Florida registered landscape architect – 6 sets (may be shown on the site plan; however, if a separate plan, drawn to a scale of 1:10 or 1:20). At a minimum, the landscaping plan should include the following:

- ☐ Date, north point and graphic scale
- ☐ Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
- ☐ Locations and dimensions of all existing and proposed structures, including all paved areas
- ☐ Open space preservation areas
- ☐ Existing natural features
- ☐ Size and type of buffer yards including the species, size and number of plants
- ☐ Parking lot landscaping including the species, size and number of plants
- ☐ Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced
- ☐ Transplantation plan (if required)

☑ Stormwater/ Surface Water Management Plan – 6 sets (including existing and proposed topography, all drainage structures, retention areas, drainage swales and existing and proposed permeable and impermeable areas)

☑ Building Floor Plans for all proposed structures and for any existing structures to be redeveloped – 6 sets (drawn at an appropriate standard architectural scale)

☑ Building Elevations for all proposed structures and for any existing structures to be modified – 6 sets (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure)

☑ Traffic Study, prepared by a licensed traffic engineer

☑ Transportation fee of $5,000 to cover the cost of experts hired by the Growth Management Division to review the traffic study (any unused funds deposited will be returned upon permit approval)

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

☑ Typed name and address mailing labels of all property owners within a 300 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included

- [x] Radius report from Monroe County Property Appraiser supporting the required labels
- [x] Proof of Coordination are required from the following:
  - [x] Florida Keys Aqueduct Authority (FKAA)
  - [x] Florida Keys Electric Cooperative (FKEC) or Keys Energy Services
  - [x] Monroe County Office of the Fire Marshal
  - [x] Monroe County Solid Waste Management
  - [x] Florida Department of Health if wastewater flows are less than or equal to 5,000 gallons per day or Florida Department of Environmental Protection if wastewater flows exceed 5,000 gallons per day

If applicable, the following must be submitted in order to have a complete application submittal:

- [x] Notarized Agent Authorization
- [x] Vegetation Survey or Habitat Evaluation Index
- [x] Construction Phasing Plan
- [x] Additional Proof of Coordination may be required for your project, please contact with the Planning & Environmental Resources Department to identify other agencies expected to review the project. Other agencies may include, but are not limited to:
  - [ ] Key West Resort Utilities
  - [ ] Key Largo Wastewater Treatment District (KLWTD)
  - [ ] South Florida Water Management District (SFWMD)
  - [ ] Florida Department of Transportation (FDOT)
  - [ ] Florida Department of Environmental Protection (FDEP)
  - [ ] Florida Department of State, Division of Historic Resources
  - [ ] Florida Game and Freshwater Fish Commission (FGFFC)
  - [ ] U.S. Army Corps of Engineers (ACOE)
  - [ ] U.S. Fish and Wildlife Service (USFW)

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

* * * * * * *

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

Signature of Applicant: Barbara Mitchell Date: 4.2.14

Sworn before me this 2 day of April 2014

THOMAS B. PARADISO
MY COMMISSION # EE 874587
EXPIRES: February 13, 2017
Bonded Through CNA SURETY

Thomas B Paradiso
Notary Public
My Commission Expires

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

Project Overview

The Mosquito Control District is pleased to submit the application for Minor Conditional Use approval for the construction of a new facility on a vacant parcel of land in the Lower Keys. The development proposed for this site will replace the current leased facility located on Stock Island. The facility employs approximately thirty-four staff although only the Administrative Department (13 employees) and the Fleet Maintenance Department (2 employees) shall be on site full-time.

The property is located on Big Coppitt Key at approximately Mile Marker 10. The address is 905 US Highway One and it is situated between Diamond Drive and Aqua Marine Drive. The legal description is Tract D, Porpoise Point Section Four. The Monroe County Property Appraiser's Real Estate number is 00155830-000000. The zoning designation is Suburban Commercial and the Comprehensive Plan designation is Mixed Use Commercial.

This site is vacant. It has been used in the past as a retail plant nursery; however, no permanent structures exist on the property with the exception of a chain link fence and small wooden dock.

As the Site Plan illustrates, the proposed development consists of two buildings. The building adjacent to US Highway One and Aqua Marine Drive shall be a new office building for Mosquito Control District staff. The second building will contain maintenance bays for the District's vehicles as well as a storage facility for the pesticides. In addition, there are parking spaces provided for staff use as well as for the trucks used by Mosquito Control during their fogging and general activities. As part of the daily operations, staff arrives in their personal vehicle and uses the District's vehicles during their shift. The District's vehicles will remain on site overnight in the proposed vehicle parking overflow areas. The boats/trailers used by Mosquito Control will be located on the upland portion of the site. These boats are used to monitor off shore islands located near Big Pine Key. The standard practice is to transport the boats via trailer to Big Pine where they are launched. Use of the canal adjacent to this site for boat docking shall not occur due to logistics and impact to the adjacent neighbors. The second building contains a storage area for the pesticides needed to control the mosquito population and provides an area for the maintenance of fleet vehicles; given these requirements, the proposed storage areas of the facility have been designated as a light industrial use as explained in the Letter of Understanding issued by the Planning Department on December 31, 2013. A copy of this letter is provided in Appendix A.

A new parking area and landscaping are proposed in addition to the new storm water management structures, and utilities. The site shall be designed with the infrastructure as required to join the Big Coppitt Regional Wastewater System.

Environmentally, the parcel is scarified and is designated Tier III. An Existing Conditions Report included as Appendix B notes the native trees that will be impacted by the development. Due to the size and status of these trees, it will not be possible to relocate them on site. As an

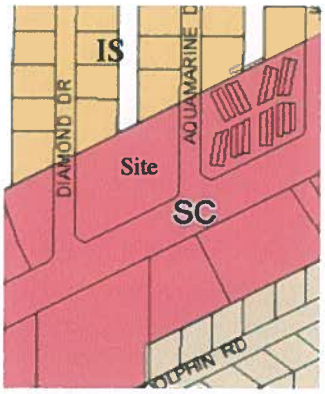
alternative, the report indicates a mitigation plan for review. However, of the existing native trees and palms on site, fifteen of those shall remain and are not impacted. The Site and Landscape Plans indicate a 20' wide buffer planting adjacent to the residential uses and a 25' buffer along US Highway 1 in accordance with County Code.

Access to the site will be from Diamond Drive and Aqua Marine Drive. There will be no access directly onto US Highway 1. Currently there are two driveways that exist from these streets onto the property. The proposed access is generally in the same location. A Level One Traffic Study has been provided as an Attachment to this application. The conclusions in this study indicate the surrounding roadways have sufficient capacity to accommodate the proposed use.

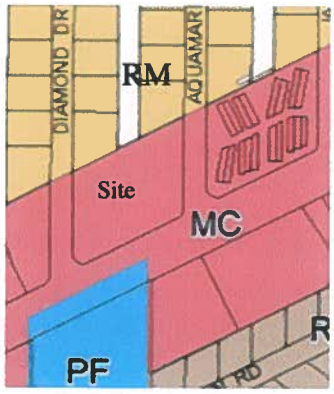
Application History

On December 19, 2013, a pre-application meeting was held at the offices of the Monroe County Planning and Environmental Resources Department. Subsequently, on December 31, 2013 the Department of Planning and Environmental Resources issued a Letter of Understanding. A copy is included in Appendix A.

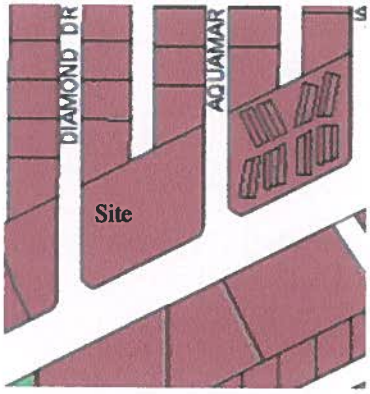
Maps



Zoning Map: SC



Future Land Use Map: MC



Tier Map: Tier III

Map Source:
Monroe County Growth Management Web
Map Application
August 24, 2012

Aerial Photo

Request and Background Information

REQUEST:

1. Applicant:

   The applicant is Mosquito Control District. Barbara Mitchell of Mitchell Planning Design Inc. and Bill Horn of William Horn Architect, PA are the agents representing the applicant.

2. Proposed Use & Size:

   The Mosquito Control District is proposing to relocate their Lower Keys facility from Stock Island. Proposed development includes one elevated office building (4,200 s.f.), one Maintenance/Chemical Storage Building (3,500 s.f.), Parking Areas (22 spaces), and Vehicle/Boat Storage Area (33 spaces). A fueling station is requested for the District vehicles. New infrastructure, storm water components, and landscaping are proposed as shown on plans.

3. Location:

   The property is located on Tract D, Porpoise Point Section Four Subdivision, Big Coppitt Key, Monroe County, Florida. The property is described in the enclosed survey and is located at approximately mile marker 10. The RE number is 001558300.000000.

4. Plans Provided:

   - Site Plan prepared by William Horn, Architect, PA dated March 11, 2014.
   - Conceptual Stormwater Plans prepared by Perez Engineering, Inc. dated March 2014.
   - Landscape Plan prepared by Mitchell Planning and Design Inc. dated April 1, 2014.
   - Floor Plans and Elevation Drawings by William Horn, Architect, PA dated March 11, 2013.
   - Survey prepared by J. Lynn O'Flynn, PSM and dated March 10, 2014

BACKGROUND INFORMATION:

1. Land Use District:
   Suburban Commercial

2. Future Land Use Map Designation:
   Mixed Use Commercial

3. Size of Site:

The entire site is 55,597square feet or approximately 1.28 acres.

4. Existing Vegetation:

The site is disturbed. There are several native trees on site. Some of these trees shall remain, others shall be mitigated pursuant to Appendix B, The Existing Conditions Report and Mitigation Plan. The shoreline is a developed canal.

5. Community Character of the Immediate Vicinity:

The community character of the immediate area can be best described as "mixed". There is a convenience store (Circle K) across US 1 to the south as well as the FKAA facility. The zoning designation is Suburban Commercial and Public. On the east is the Habitat for Humanity affordable residential community (Suburban Commercial) as well as single-family homes (Improved Subdivision). To the north is an Improved Subdivision with single-family homes. On the west side is a commercial car sales business (Suburban Commercial) as well as single-family homes.

The Overseas Heritage Bike Trail is located between the subject parcel the travel lanes for US Highway 1. The site does border on the residential canal; however, the facilities plan does not intend to access this canal. Instead, the northern boundary of the site shall be buffered to minimize the impact of this facility on the adjacent residential neighborhood.

Consistency Statements

Standards Applicable to All Conditional Uses:

The Florida Keys Mosquito Control District is required to be consistent with all applicable portions of the Land Development Regulations and the Comprehensive Plan. These regulations require all minor conditional uses to be consistent with Sections 110-67 and 110-69. The following narrative demonstrates compliance with those aspects of the code as required.

Section 110-67(1)
"The conditional use is consistent with the purposes, goals, objective and standards of the plan and this chapter."

1. Compliance with Monroe County Land Development Regulations Chapters 101 through 146, as applicable:

a. Purpose of the Suburban Commercial (SC), Sections 103-43

Section 130-1 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 130-43 states "the purpose is to establish areas for commercial uses designed and intended primarily to serve the needs of the immediate planning area."

Applicant's Response: The proposed development is to relocate the existing Mosquito Control Lower Keys office and facility from Stock Island (a leased site) to Big Coppitt Key (under contract for purchase). The Mosquito Control District is part of the local government pursuant to Florida Statue, Chapter 388. As public use, the Florida Keys Mosquito Control District is responsible for maintaining and controlling the mosquito populations in an environmentally sound and sustainable manner. This facility is responsible for mosquito control in the Lower Keys. The proposed use will serve the immediate planning area.

b. Permitted Uses

Section 130-93 (a)(6), (b)(1) &(b)(7): The following uses are permitted as Minor Conditional Uses

Applicant's Response: The proposed office building is 4,200 square feet and is permitted as a minor conditional use provided access to US 1 is provided by an existing curb cut,

signalized intersection or a new curb cut that is separated from any exiting curb cuts by at least 400 square feet. As shown on the submitted Site Plan, the access to US 1 is from two existing right-of-ways, Diamond Drive and Aqua Marine Drive. No new curb cuts to US 1 are needed or requested. However, the office portion of this facility, as a unit of local government, is considered a public building and is allowed as-of-right pursuant to Section 130-93(a)(6).

The proposed pesticide storage building and vehicle maintenance area as well as the area proposed for the overnight/weekend storage of the Districts vehicles are permitted as light industrial uses.

The parking areas required for the office building as well as the fueling station are considered accessory uses and are permitted as-of-right.

c. Density/Intensity, Section 130-164

The maximum nonresidential land use intensities for a Public Building is 0.30 and for Light Industrial Uses is 0.30.

Applicant's Response: The site contains 55,597 square feet or 1.28 upland acres. There are two types of uses proposed, public buildings and light industrial. Please see the density calculation table blow:

Summary Table:

Use	FAR	Proposed Size	Maximum Allowed	% Site Utility
Public Building	0.30	4,200 s.f.	16,679 s.f.	25.18%
Light Industrial_	0.30	3,500 s.f.	16,679 s.f.	20.98 %
			SITE UTILITY USED:	46.16%

The proposed Site Utility does not exceed 100% and is therefore compliant with the density/intensity requirements of the County Code.

d. Open Space and Environmental Criteria, Section 130-164 & 118-1

The purpose of this section is to provide for the conservation and protection of the environmental resources of the Florida Keys by ensuring that the functional integrity of natural areas is protected when land is developed.

Applicant's Response: The required open space in the SC districts is 20%. The proposed opens space of 18,350 square feet or 33% exceeds this requirement.

Please see Appendix B for the Existing Conditions Report. This report verifies there is no significant environmental habitat that will be impacted on the site.

e. Minimum Yards and Shoreline Setback, Section 130-186 and 118-12

The minimum yard requirements residential uses within the Suburban Commercial District are as follows: a front yard setback of 25 feet, a rear yard setback of 10 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. All development shall be set back twenty (20) feet from altered shorelines.

Applicant's Response: This site design maintains the required setbacks as shown on the submitted plans. Due to the fact the property is surrounded by three right-of-ways the setbacks adjacent to each of these streets is 25'. The rear (or northern property line) setback is 20'

f. Height, Section 130-187

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

Applicant's Response: The height of the existing structures is less than thirty-five (35) feet. The new office building is one story over parking and will be approximately thirty-four feet eight inches or (34'8") feet high. The maintenance and storage building is designed to be 23'4" high. This is measured from the crown of the road at the intersection of Aqua Marine Drive and US Highway 1.

g. Scenic Corridors and Bufferyards, Section 114-124 to 128

Section 114-125(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 114-127.

Pursuant to Section 114-126 the following bufferyards are required: along US Highway 1, a Class C major street buffer; north property line (SC/IS) Class D district buffer; Aqua Marine Drive (SC/SC) Class D district boundary buffer required due to the adjacent residential use.

Applicant's Response: The required buffers are shown on the Conceptual Planting Plan included with this application. The standards have been met utilizing native plant material for the majority of the proposed plantings. However, along the western side of the northern property line a series of established coconut palms are located. These palms are intended to remain as they provide extensive buffering. In accordance with the Section 114-102(f) the non-native palms are used to provide 25% of the required buffer plantings.

h. Parking and Loading Standards, Section 114-66 to 114-70

The parking requirements for office buildings is 3 spaces per 1,000 square feet of floor area, the Storage Building for pesticides is 1 spaces per 1,000 square feet and the Vehicle Maintenance area is 3 spaces per bay or 3 spaces per 1,000 square feet whichever is greater.

Applicant's Response: A total of twenty-one (21) standard and one (1) handicap accessible parking space for a total of twenty two (22) spaces have been provided to accommodate the various uses on site. This requirement has been calculated as follows:

Office Use	4,200 s.f. @ 3 spaces per 1,000 s.f. = 12.6 or 13
Storage	1,600 s.f. @ 1 space per 1,000 s.f. = 1.6 or 2
Maintenance	1,900 s.f. @ 3 spaces /bay or 3/1,000 s.f. = 5.7 or 6

In addition, one 12' x 55' loading zone has been provided.

i. Parking Lot Landscaping, Section 114-99 to 114-100

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 Suburban Commercial land use districts require a Landscape Standard "A", which includes 1500 square feet of planting area including 5 canopy trees and 1 understory tree and 12 shrubs per 24 parking spaces.

Applicant's Response: The proposed parking lot landscaping as presented on the Landscape Plan demonstrates compliance the requirements of the LDRs.

j. Surface Water Management, Section 114-3

Applicant's Response: A Storm Water Management Plan has been provided with this application.

k. Wastewater Treatment Criteria, Section 114-5

Applicant's Response: Pursuant to a coordination email received from the Florida Keys Aqueduct Authority, as evidenced in Appendix C, Letters of Coordination, the Big Coppitt Sewage Treatment system is available for connection. As part of the development of construction documents, coordination with FKAA shall occur to facilitate this connection.

l. Flood Plain Management Criteria, Section 122-2

New construction or cumulative substantial improvements of any commercial, industrial or non-residential structures within zones A1-30, AE and AH on the community's flood

insurance rating map (FIRM) shall have the lowest floor elevated to or above the base flood level.

Applicant's Response: The property is located in flood zone "AE" with elevation ten (10). As shown on the plans submitted the first floor elevations shall comply or exceed the standards of ordinance.

m. Environmental Performance Standards, Section 9118-10(4)g

Applicant's Response: The development area is primarily scarified as documents in the Existing Conditions Report. This report proposes a Mitigation Plan to compensate for the loss of native trees due to the proposed construction and elevation of the site.

n. Transplantation Plan, Section 118-8

Applicant's Response: Is not required.

o. Energy and Conservation Standards, Section 114-45

Applicant's Response: The proposed development provides for energy conservation in the following ways: (1) installation of native plants that reduce requirements for water and maintenance, (2) the windows in the office building will be operable (3) the building has been oriented to a southern exposure to afford an opportunity for potential solar arrary, (4) the office building includes a series of exhaust louvers and glazed opening to allow natural light as shown on the submitted elevation drawings and (5) the vegetation adjacent to the parking areas will provide shade for automobiles in the parking areas.

p. Outdoor Lighting, Section 114-159 to 163

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: The site lighting has not been designed although locations for lights are shown on the Site Plan. Final design will comply with the requirements of this section.

q. Access Standards, Section 114-195

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 spaces 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 is from Diamond Drive and Aqua Marine Drive, existing streets that intersect with US Highway 1.

r. Traffic Study, Section 114-200(1)

Any development generating from 250 to 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.

Applicant's Response: The submitted traffic study indicates there will be 160 new daily trips associated with this development. Please see the Attached Traffic Study prepared by KBP Consulting Inc.

s. Clear Site Triangles, Section 114-201

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 and Landscape Plan. Proposed landscaping and development will not interfere as required by this section. However, there is one existing mature coconut palm tree that is located within one of the site triangles.

Construction Management Plan

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

The Project Engineer shall specify erosion controls measures. Specifically silt fence barriers shall be maintained around all construction lines. In addition, the general contractor will be required to submit a proposed Erosion Control Plan for approval by the Engineer prior to commencement.

Other components of the Construction Management Plan shall be developed as part of the Construction and Permitting documents.

Appendix A:

Monroe County Letter of Understanding

December 31, 2013

County of Monroe
Growth Management Division

Planning & Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536

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

December 31, 2013

Andrea L. Leal
Operations Director
Florida Keys Mosquito Control District
5224 College Road
Key West, FL 33040

SUBJECT: LETTER OF UNDERSTANDING CONCERNING A PROPOSED FLORIDA KEYS MOSQUITO CONTROL DISTRICT FACILITY, TO BE LOCATED AT APPROXIMATE MILE MARKER 10 OF THE OVERSEAS HIGHWAY (US 1), BIG COPPITT, ON PROPERTY HAVING REAL ESTATE NUMBER 00155830.000000

Ms. Leal,

Pursuant to §110-3 of the Monroe County Code (MCC), this document shall constitute a Letter of Understanding (LOU). On December 19, 2013, a Pre-Application Conference regarding the above-referenced property was held at the office of the Monroe County Planning & Environmental Resources Department in Marathon. Attendees of the meeting included Andrea Leal and Michael Doyle (hereafter referred to as "the Applicant") and Joseph Haberman, Planning & Development Review Manager, and Townsley Schwab, Senior Director of Planning & Environmental Resources (hereafter referred to as "Staff").

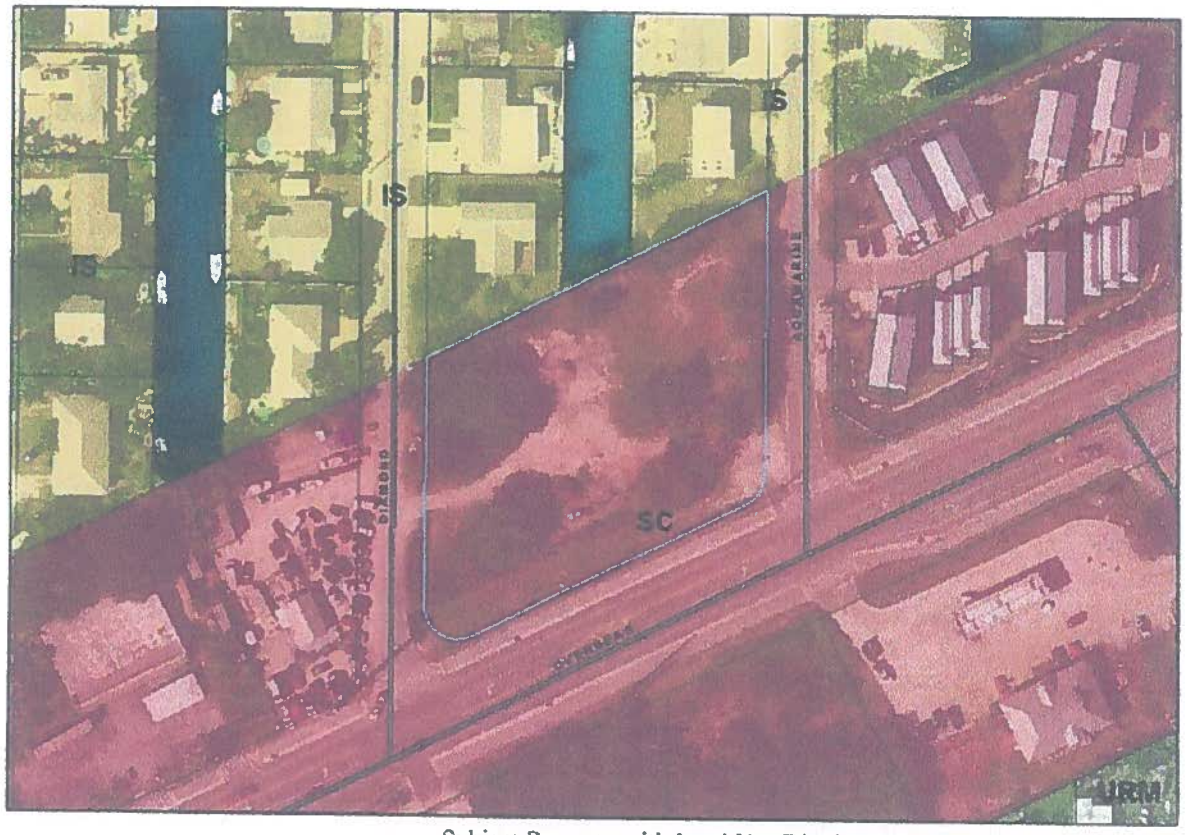
Materials presented for review included:

(a) Pre-Application Conference Request Form;
(b) Monroe County Property Record Card;
(c) Monroe County Land Use District Map and Future Land Use Map; and
(d) Letter from Andrea L. Leal dated December 5, 2013.

I. APPLICANT PROPOSAL

The subject property is currently vacant. The Applicant is proposing to redevelop the site by constructing a 2,300 SF to 4,300 SF building for offices, a 1,200 SF building for storing pesticides, a 2,200 SF building/carport for storing and maintaining vehicles (may or may not

be enclosed), outdoor storage areas for storing equipment, a fueling station, and a parking area. A site plan was not provided for review.



Subject Property with Land Use Districts Overlaid (Aerial dated 2012)

II. SUBJECT PROPERTY DESCRIPTION

1. The subject property is located approximately at mile marker 10 of the Overseas Highway (US 1) on Big Coppitt Key, on the Gulf of Mexico side of US 1.

2. The property is assessed under the real estate # (RE) 00155830.000000 and is legally described as Tract D, Porpoise Point Section Four (Plat Book 5, Page 118), Monroe County, Florida.

3. According to the Monroe County GIS database, the property consists of 1.28 acres (55,597 SF) of land area. All calculations included in this letter are based on this figure. A sealed survey shall be required at the time of application submittal for any development approval for new development adversely affecting open space or land use intensity. If the amount of upland provided on the sealed boundary survey differs, then calculations provided in this letter are subject to change.

III. RELEVANT PRIOR COUNTY ACTIONS

1. Several building permits have been issued for minor improvements to the property, including fencing and signage to facilitate outdoor retail sales and storage areas associated with a nursery.

IV. REVIEW

The following regulations directly affect the proposal; however, please note that there may be other regulations not referred to nor described in this letter, which may govern development.

1. The subject property is currently located within a Suburban Commercial (SC) Land Use (Zoning) District and designated within a Mixed Use / Commercial (MC) Future Land Use Map (FLUM) category.

2. The subject property has a tier designation of Tier III.

3. The proposed redevelopment would be consistent with the purpose of the SC district, which is to establish areas for commercial uses designed and intended primarily to serve the needs of the immediate planning area in which they are located.

   Further, the proposed redevelopment would be consistent with the purpose of the MC FLUM category. As set forth in Comprehensive Plan (CP) Policy 101.4.5, the purpose of the MC FLUM category is to provide for the establishment of commercial land use (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. In addition, Mixed Use/Commercial land use districts are to establish and conserve areas of mixed uses, which may include maritime industry, light industrial uses, commercial fishing, transient and permanent residential, institutional, public, and commercial retail uses.

4. According to the documentation in the application, development on the property would include the following:

   - 2,300 SF to 4,300 SF building for offices of the Florida Keys Mosquito Control District (public building)
   - 1,200 SF building for storing pesticides (light industrial)
   - 2,200 SF building/carport for storing and maintaining vehicles (light industrial/public building)
   - Outdoor storage areas for storing equipment (storage area/light industrial)
   - Fueling station (accessory)
   - Parking lot/area for 55 to 60 vehicles (accessory)

5. In accordance with Chapter 388, Florida Statutes, the Florida Keys Mosquito Control District is a unit of local government. As such, the proposed building consisting of offices and laboratories for the District is classified as a public building use.

As defined in MCC §101-1, *public buildings* means office and service buildings, uses or facilities owned or operated by a governmental agency, including publicly and privately owned utilities, which are compatible with or provide services to the immediate vicinity in which the building is located.

6. The proposed building for pesticide storage and the proposed building/carport for vehicle storage/maintenance are classified as light industrial uses. Further, outdoor storage areas (not including parking lots/areas for operable vehicles) are also classified as light industrial uses.

   As defined in MCC §101-1, *light industrial use* is an industrial use that is not a heavy industrial use. *Industrial use* means a use devoted to the manufacture, warehousing, assembly, packaging, processing, fabrication, storage or distribution of goods and materials whether new or used or the substantial refinishing, repair and/or rebuilding of vehicles or boats. *Heavy industrial use* means an industrial use with greater than average potential impacts on the environment and that is characterized by significant impacts on adjacent uses in terms of noise, hazards and odors, such as junkyards, marine railways and dry docks, bulk petroleum storage, and resource extraction where more than 20 percent of the use takes place outside of an enclosed building or where exterior storage equals or exceeds building floor area.

7. Pursuant to MCC §130-93(a)(6), public building uses may be permitted as-of-right with building permit approval.

   Pursuant to MCC §130-93(a)(8), storage areas may be permitted as-of-right with building permit approval, provided that the area does not exceed 25% of the gross area of the parcel proposed for development; if such areas exceed 25%, then approval must be obtained pursuant to MCC §130-93(b)(7).

   Pursuant to MCC §130-93(a)(7), accessory uses may be permitted as-of-right with building permit approval.

   Pursuant to MCC §130-93(b)(7), light industrial uses (not including storage areas not exceeding 25% of the gross areas of the property) may be permitted with building permit approval following the issuance of a minor conditional use permit, provided a) the parcel proposed for development does not have an area of greater than two acres; b) the parcel proposed for development is separated from any established residential use by at least a class "C" bufferyard; and c) all outside storage areas are screened from adjacent use by a solid fence, wall or hedge at least 6' in height.

   If the proposed site plan/development plan is developed to address the issues addressed in this letter, prior to building permit approval for the proposed development, minor conditional use permit approval will be required prior to the issuance of any building permits related to the development. Minor conditional use permit applications are approved,

approved with conditions, or denied by the Senior Director of Planning & Environmental Resources following a public meeting of the Development Review Committee.

Pursuant to MCC §110-67, when considering applications for a minor conditional use permit, the Planning & Environmental Resources Department shall consider the extent to which 1) the conditional use is consistent with the purposes, goals, objectives and standards of the Comprehensive Plan and the MCC; 2) the conditional use is consistent with the community character of the immediate vicinity of the parcel proposed for development; 3) the design of the proposed development minimizes adverse effects, including visual impacts, or the proposed use on adjacent properties; 4) the proposed use will have an adverse effect on the value of surrounding properties; 5) 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 the Land Development Code; 6) 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; 7) the development will adversely affect a known archaeological, historical or cultural resource; 8) public access to public beaches and other waterfront areas is preserved as a part of the proposed development; and 9) the proposed use complies with all additional standards imposed on it by the particular provision of the Land Development Code authorizing such use and by all other applicable requirements of the MCC.

8. Pursuant to MCC §134-48, concerning the Non-Residential Rate of Growth Ordinance (NROGO), no building permit shall be issued after January 4, 1996, that results in additional nonresidential floor area on a site unless that nonresidential development has received a nonresidential allocation award or is determined to be exempt as provided in MCC §138-50.

   As proposed, the development includes 3,500 SF to 7,700 SF of nonresidential floor area. As the Florida Keys Mosquito Control District is a unit of local government, this floor area would not be required to be allocated through the NROGO permit allocation system. Pursuant to MCC §138-50(3), public/governmental uses, including but not limited to public building uses, are not subject to the NROGO.

9. In the SC district, the following land use intensities apply (MCC §130-164):

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Public Buildings	0.30	55,597 SF	16,679 SF	4,300 SF	25.8%
Light Industrial	0.30	[illegible]	16,679 SF	3,400 SF	20.4%
				Cumulative Total	46.2%

The proposed development would be in compliance with the maximum land use intensity regulations.

10. In the SC district, there is a required open space ratio of 0.20 or 20%. In addition, in the shoreline setback area adjacent to the canal, there is a required open space ratio of 0.40 or 40%. As defined in MCC §101-1, *open space* means that portion of any parcel or area of land or water that is required to be maintained such that the area within its boundaries is open and unobstructed from the ground to the sky.

    A proposed site plan was not submitted for review.

11. The required non-shoreline setbacks in the SC district are as follows: Front yard – 25'; Rear yard – 10'; and Side yard – 10'/15' (where 10' is required for one side and 15' is the minimum combined total of both sides). The required shoreline setback along a lawfully altered manmade canal is 20' (for principal structures). Accessory structures, as defined in MCC §101-1, may be constructed within the shoreline setback if foundation height does not exceed 18" above existing grade and defined design criteria are met.

    The triple-frontage property has front yard setback requirements of 25' along the eastern property line / Aquamarine Drive right-of-way, along the southern property line / US 1 right-of-way and along the western property line / Diamond Drive right-of-way. As defined in MCC §101-1, *yard, front*, means a required open space on a lot that extends across the front of a lot and is generally adjacent the public right-of-way, the depth of which is measured perpendicularly to the front lot line. On corner lots or double frontage lots, each yard frontage on a street shall be a front yard.

    The property has a rear yard setback of 10' along the non-shoreline segments of the northern property line and a shoreline setback of 20' along the shoreline segment of the northern property line.

    A proposed site plan was not submitted for review.

12. The proposed development is subject to the following off-street parking requirements (MCC §114-67):

Specific Use		Max Proposed	Required Spaces
Office Building (Offices)	3 spaces / 1,000 SF	4,300 SF	12.9
Pesticide Storage Building (Warehousing)	1 space / 1,000 SF	1,200 SF	1.2
Vehicle Storage/ Maintenance Building (Repair and or servicing of vehicles)	3 spaces per service/repair bay or 3 spaces / 1,000 SF, whichever is greater	2,200 SF	6.6
		Cumulative Total	20.7

As proposed, a minimum of 21 parking spaces would be required. The Applicant is proposing a parking lot/area for 55 to 60 vehicles.

In general, at least one accessible parking space is required for each 25 parking spaces. Such spaces shall be designed and marked for exclusive use of those individuals who have a severe physical disability and have permanent or temporary mobility problems who have been issued either a disabled parking permit or a license plate. In addition, parking access aisles must be part of an accessible route to the building entrance. The access aisle shall be striped diagonally to designate it as a no-parking zone. Curb ramps must be located outside of the disabled parking spaces and access aisles.

All regular parking spaces, with the exception of parallel, must be at least 8'6" in width by 18' in length. Parallel parking spaces must be 8'6" in width by 25' in length. Handicap-accessible parking spaces must be at least 12' in width with an access aisle of 5' in width. Further, each required parking space shall have direct and unrestricted access to an aisle of the following minimum width:

Parking Pattern	One Way Aisle Width	Two Way Aisle Width
0 degrees	12'	24'
30/45 degrees	15'	24'
60 degrees	18'	24'
75 degrees	22'	24'
90 degrees	24'	24'

A proposed site plan was not submitted for review.

13. All non-residential uses with 2,500 SF to 49,000 SF of floor area are required to have a loading/unloading space, measuring 11' by 55'.

    A proposed site plan was not submitted for review.

14. Since the parking area contains six or more spaces and is within a SC district, a class "A" landscaping standard is required. Class "A" landscaping is described/illustrated in MCC §114-100.

    A landscape plan was not submitted for review.

15. A major street bufferyard is required. Along the US 1 right-of-way, a class "C" district boundary bufferyard is required. A class "C" bufferyard has a minimum width of 10' and its planting requirements are described/illustrated in MCC §114-128.

    A landscape plan was not submitted for review.

16. A land use district bufferyard is required. To the north is an Improved Subdivision (IS) district. Along the SC/IS boundary line, a class "D" district boundary bufferyard is required. A class "D" bufferyard has a minimum width of 20' and its planting requirements are described/illustrated in MCC §114-128.

As a note, pursuant to MCC §130-93, a required component of a light industrial use is that the parcel proposed for development is separated from any established residential use by at least a class "C" bufferyard. The IS area is developed with established residential uses. A class "D" bufferyard requires more plantings than a class "C" bufferyard and as such the more restrictive class "D" bufferyard shall be required.

A landscape plan was not submitted for review.

17. In accordance with MCC §118-7(1), to the maximum extent practicable, development shall be sited so as to preserve all listed threatened, endangered, commercially exploited, and regionally important native plant species and all native trees with a diameter at breast height (DBH) of greater than 4". This requirement applies to all plants. If the proposed improvements require the removal of native trees with a DBH of greater than 4" mitigation will be required.

    A landscape plan was not submitted for review.

18. There is one existing access drive to the site, to/from Diamond Drive. There is not an existing access drive along US 1.

    A proposed site plan was not submitted for review. As direct US 1 access is usually desired, the Applicant should note that a new US 1 access drive cannot be permitted without a variance and approval from the Florida Department of Transportation. Pursuant to MCC §114-195, no structure or land shall be developed, used or occupied unless direct access to US 1 is by way of a curb cut that is spaced at least 400' 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. Lots that cannot meet the major road access standard in MCC §114-195 shall take access from platted side streets, parallel streets or frontage roads.

19. A stormwater management plan shall be required as a part of any building permit application that involves modifications to the site. This plan shall detail pre and post development water flow and storage on site with supporting calculations. Pursuant to MCC §114-3(e), water management areas shall be legally reserved to and maintained by the operational entity and be dedicated on the plat, deed restriction, or easements. Any change in the use of the property must comply with this regulation and any other requirements of the Comprehensive Plan and the Land Development Code. Stormwater management areas shall be connected to a public road or other location from which operation and maintenance means of access are legally and physically available to the operational entity, in accordance with county land development regulations governing subdivision of land. As provided in MCC §114-3 (g), it is the responsibility of the applicant to provide a stormwater management plan for the development that contains sufficient information for the planning director to evaluate the environmental and stormwater discharge characteristics of the affected areas, the potential and predicted impacts of the proposed activity on community waters, and the effectiveness and acceptability of those measures proposed by the applicant for reducing adverse impacts. The stormwater management plan shall contain maps, charts, graphs, tables, photographs, narrative descriptions, calculations, explanations, and citations

to supporting references, and any additional information deemed necessary by the planning director. The stormwater management plan must be sealed by an engineer registered in the state with experience in stormwater management and drainage design.

20. No structure or building shall be developed that exceeds a maximum height of 35'. *Height* means the vertical distance between grade and the highest part of any structure, including mechanical equipment, but excluding chimneys; spires and/or steeples on structures used for institutional and/or public uses only; radio and/or television antenna, flagpoles; solar apparatus; utility poles and/or transmission towers; and certain antenna supporting structures with attached antenna and/or collocations as permitted in MCC Chapter 146. However, in no event shall any of the exclusions enumerated in this section be construed to permit any habitable or usable space to exceed the applicable height limitations. *Grade* means the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure, or the crown or curb of the nearest road directly adjacent to the structure, whichever is higher.

    Building plans/elevations were not submitted for review.

21. The projected trip generation and level of service of US 1 directly affect whether or not the redevelopment may be permitted or prohibited. According to the 2013 US 1 Arterial Travel Time and Delay Study, Segment 3 of US 1 had a "B" level of service. *

22. No building permit shall be issued by the County for impact-producing development unless the applicant has paid the applicable impact fees.

V. OTHER ISSUES CONCERNING THE PROPOSAL

1. Prior to the issuance of any building permit, if such review is required, all proposed development shall be found in compliance by the Monroe County Building Department and the Monroe County Office of the Fire Marshal. Staff recommends that the Applicant coordinate with these offices prior to application submittal. The Planning & Environmental Resources Department does not review for compliance with the Florida Building Code.

2. All new structures must be built to floodplain management standards that meet those for flood protection.

3. All development shall be required to meet all standards and requirements of the Americans with Disabilities Act (ADA).

* * * * * * *

Pursuant to MCC §110-3, you are entitled to rely upon the representations set forth in this letter as accurate under the regulations currently in effect. This letter does not provide any vesting to the existing regulations. If the Monroe County Code or Comprehensive Plan is amended, the project will be required to be consistent with all regulations and policies at the time of development approval. The Department acknowledges that all items required as a part of the

application for development approval may not have been addressed at the meeting, and consequently reserves the right for additional comment.

You may appeal decisions made in this letter. The appeal must be filed with the County Administrator, 1100 Simonton Street, Gato Building, Key West, FL 33040, within thirty (30) calendar days from the date of this letter. In addition, please submit a copy of your application to Planning Commission Coordinator, Monroe County Planning & Environmental Resources Department, 2798 Overseas Highway, Suite 410, Marathon, FL 33050.

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

Sincerely yours,

Townsley Schwab,
Senior Director Planning & Environmental Resources

CC: Mayte Santamaria, Assistant Director of Planning
Joseph Haberman, Planning & Development Review Manager
Michael Roberts, Senior Administrator of Environmental Resources

Appendix B:

Existing Conditions Report

Terramar Environmental Services, Inc.

Existing Conditions Report / Tree Impact Assessment and Mitigation Plan

Monroe County Planning and Environmental Resources Department

Subject Property: Tract D, Porpoise Point Subdivision
Big Coppitt Key, Monroe County
Parcel ID 00155830-000000

Property Owner: Monroe County Mosquito Control District
5224 College Road
Key West, Florida 33040

Date of Report: March 28, 2014

Date of Site Visit: March 28, 2014

Prepared by:

Philip A. Frank, Ph.D.
Terramar Environmental Services, Inc.
1241 Crane Boulevard
Sugarloaf Key, Florida 33042
(305) 393-4200
terramar@bellsouth.net

Background

Terramar Environmental Services, Inc. conducted vegetation survey and protected tree impact assessment at the location of the proposed Monroe County Mosquito Control District facility on Big Coppitt Key. The property is a vacant, fenced parcel described as Tract D, Porpoise Point Subdivision, Big Coppitt Key, Monroe County (Parcel ID 00155830-000000). The property is vacant (undeveloped) and is located adjacent to US 1 on the bay side (north) of the highway between Aquamarine Drive and Diamond Drive. The property abuts a 50' wide man-made canal and totals approximately 1.30 acres (56,580.00 sf) based on the Monroe County Property Appraiser.

Protected plants are defined by the Monroe County Land Development Regulations (LDR's) as native plants listed as threatened, endangered, commercially exploited, or regionally important, and all native trees with a diameter at breast height (DBH) greater than four inches. In order to determine the number of protected plants impacted by the proposed development, a vegetation survey was conducted to document the distribution and abundance of protected trees on the property. The survey was conducted on March 28 2014 and consisted of a complete accounting of all protected trees on the property. The approximate location of these trees was plotted on a recent aerial photograph for impact assessment. The determination of impacts was based on a site plan prepared by William P Horn Architects (Attachment 1).

Site Conditions

The parcel is a disturbed, maintained, fenced commercial property located adjacent to U.S. 1 on Big Coppitt Key. There are scattered trees and shrubs throughout the property including native, protected trees as well as ornamental and exotic plants. The entire site is upland and the property abuts a man made canal.

Site Plan

A site plan has been prepared by William P Horn Architects and is attached to this report.

Plant Species List

A general list of the native plant species observed within the proposed development area is provided in Table 1. Invasive exotic plants listed as Category 1 & 2 by the Florida Exotic Pest Plant Council (FLEPPC) are common throughout the property (Table 2).

Table 1. Native plant species observed on the property.

Species	Common Name	Status
Thrinax radiata	Florida Thatch Palm	State E

Table 1. Native plant species observed on the property.		
Metopium toxiferum	Poisonwood	Native
Conocarpus erectus	Buttonwood (BW)	Native
Bursera simaruba	Gumbo limbo (GL)	Native
Coccoloba uvifera	Seagrape (SG)	Native
Bursera simaruba	Gumbo limbo	Native
Ficus citrifolia	Short-leaved fig	Native
Piscidia piscipula	Jamaican dogwood	Native
Swietenia mahagoni	West Indian Mahogany	Native
Guapira discolor	Blolly	Native

Table 2. Plants listed as Category 1 and 2 by the Florida Exotic Pest Plant Council (FLEPPC) located on the property.		
Exotic Plants	**Trade Name**	**FLEPPC Status**
Schinus terebinthifolius	Brazilian pepper	Category 1
Casuarina equisetifolia	Australian-pine	Category 1
Thespesia populnea	seaside mahoe	Category 1
Schinus terebinthifolius	Brazilian pepper	Category 1
Schefflera actinophylla	schefflera, Queensland umbrella tree	Category 1
Scaevola taccada	scaevola, beach naupaka	Category 1
Washingtonia robusta	Washington fan palm	Category 2

Animal Species List

No wildlife was observed on the property during the site visit. The small area, the fencing, and the disturbed nature of the parcel largely precludes this site as habitat for native wildlife. However, several large Short-leaf fig (*Ficus citrifiloa*) trees are present on the property, and are known to be important forage resources for the State -threatened White-crowned pigeon. It is highly likely that the White-crowned pigeon would use the property, and especially the large Short-leaf fig trees, for foraging on a seasonal basis. Numerous Green Iguana (Iguana iguana) were observed throughout the property.

Vegetation Impacts

Monroe County requires that the removal of any listed threatened, endangered, commercially exploited, and regionally important native plant species and all native trees with a diameter at breast height (DBH) of greater than four inches shall require payment to the county environmental land management and restoration fund in an amount sufficient to replace each removed plant or tree on a 2:1 basis (Attachment 2 - Monroe County Code, Sec. 118-8 (a)). Plant sizes as measured in the field are converted to commercial pot sized using the following:

Tree size and corresponding nursery pot size to determine mitigation requirements.				
Tree DBH	< 1"	2'-3'	3' - 4'	> 4"
Pot Size	3 Gallon	7 Gallon	10 Gallon	25 Gallon
Palm Clear Trunk	< 1	1' - 2'	3' - 4'	> 4'
Pot Size	3 Gallon	7 Gallon	10 Gallon	25 Gallon

A Vegetation Map was prepared based that identifies all plants within and immediately adjacent to the limits of development and establishes vegetation impacts (Figure 1). Table 1 provides a summary of protected plants impacted by the proposed project and using the most current plant cost replacement list provided by Monroe County Planning and Environmental Resources, calculates the mitigation fee associated with project impacts. Protected vegetation impacted by development requires mitigated to be provided at a 2:1 ratio.

Table 1. Protected vegetation on the site that will be impacted by the project and mitigation calculation.

Latin Name	Trade Name	Protected Status	Replacement Size Class	Total Removed	Plant Cost Each	Total Cost	Mitigation Fee (X 2)
Bursera simaruba	Gumbo limbo	NA	25 gallon	3	$136.25	$408.75	$817.50
Short-leaved fig	Ficus citrifolia	NA	25 gallon	3	$150.00	$450.00	$900.00
Jamaican dogwood	Piscidia piscipula	NA	25 gallon	8	$187.50	$1,500.00	$3,000.00
Seagrape	Cocoloba uvifera	NA	25 gallon	2	$141.67	$295.34	$590.68
Totals				**16**			**$5,308.18**

Mitigation Requirements

Mitigation for removal of protected plants is required per Sec. 118-8 of the Monroe County Code: "The removal of any listed threatened, endangered, commercially exploited, and regionally important native plant species and all native trees with a diameter at breast height (DBH) of greater

than four inches shall require payment to the county environmental land management and restoration fund in an amount sufficient to replace each removed plant or tree on a **2:1** basis. The number, species, and sizes of trees and plants to be mitigated shall be identified in an existing conditions report..."

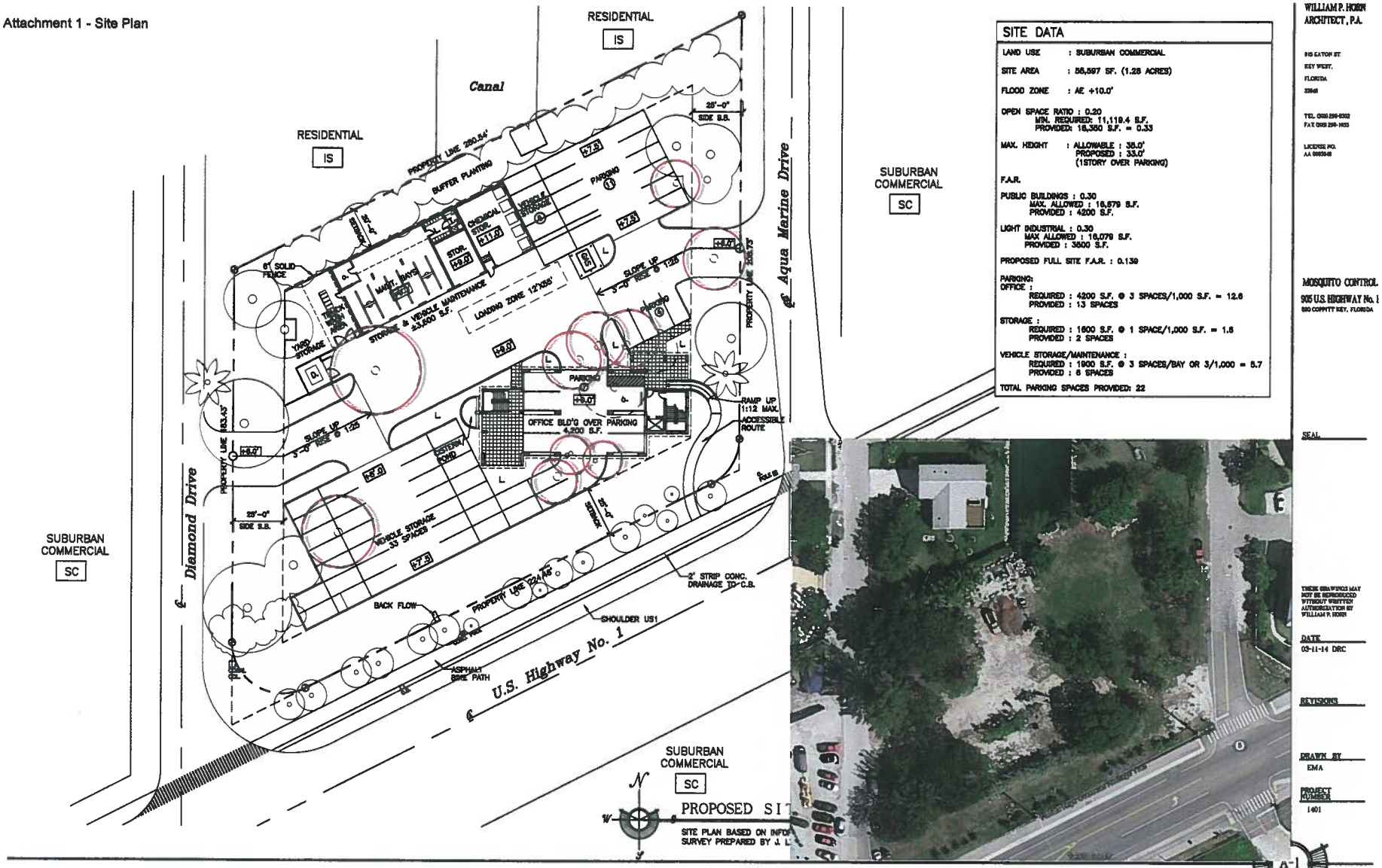
A total of 15 protected trees will be removed as a result of the proposed project with an estimated mitigation fee of $5,308.18 (Table 1).

Figure 1. Limits of vegetation survey and location of impacted and non-impacted protected plants on the proposed Monroe County Mosquito Control facility, Big Coppitt Key.

Photo of the central portion of the property showing several Jamaica dogwood and Gumbo limbo proposed for removal (to right of center).

Photo of one of the large Short-leaf figs trees proposed for removal. Tree is in the center of the photo growing on a soil mound.

Attachment 1 - Site Plan



SITE DATA

LAND USE : SUBURBAN COMMERCIAL

SITE AREA : 56,597 SF. (1.28 ACRES)

FLOOD ZONE : AE +10.0'

OPEN SPACE RATIO : 0.20
MIN. REQUIRED: 11,119.4 S.F.
PROVIDED: 18,350 S.F. = 0.33

MAX. HEIGHT : ALLOWABLE : 35.0'
PROPOSED : 33.0'
(1STORY OVER PARKING)

F.A.R.

PUBLIC BUILDINGS : 0.30
MAX. ALLOWED : 16,879 S.F.
PROVIDED : 4200 S.F.

LIGHT INDUSTRIAL : 0.30
MAX ALLOWED : 16,079 S.F.
PROVIDED : 3600 S.F.

PROPOSED FULL SITE F.A.R. : 0.139

PARKING:
OFFICE :
REQUIRED : 4200 S.F. @ 3 SPACES/1,000 S.F. = 12.6
PROVIDED : 13 SPACES

STORAGE :
REQUIRED : 1600 S.F. @ 1 SPACE/1,000 S.F. = 1.6
PROVIDED : 2 SPACES

VEHICLE STORAGE/MAINTENANCE :
REQUIRED : 1900 S.F. @ 3 SPACES/BAY OR 3/1,000 = 5.7
PROVIDED : 6 SPACES

TOTAL PARKING SPACES PROVIDED: 22

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-0302
FAX (305) 296-1633

LICENSE NO.
AA 0003048

MOSQUITO CONTROL
905 U.S. HIGHWAY No. 1
BIG COPPITT KEY, FLORIDA

SEAL

THESE DRAWINGS MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION BY WILLIAM P. HORN

DATE
03-11-14 DRC

REVISIONS

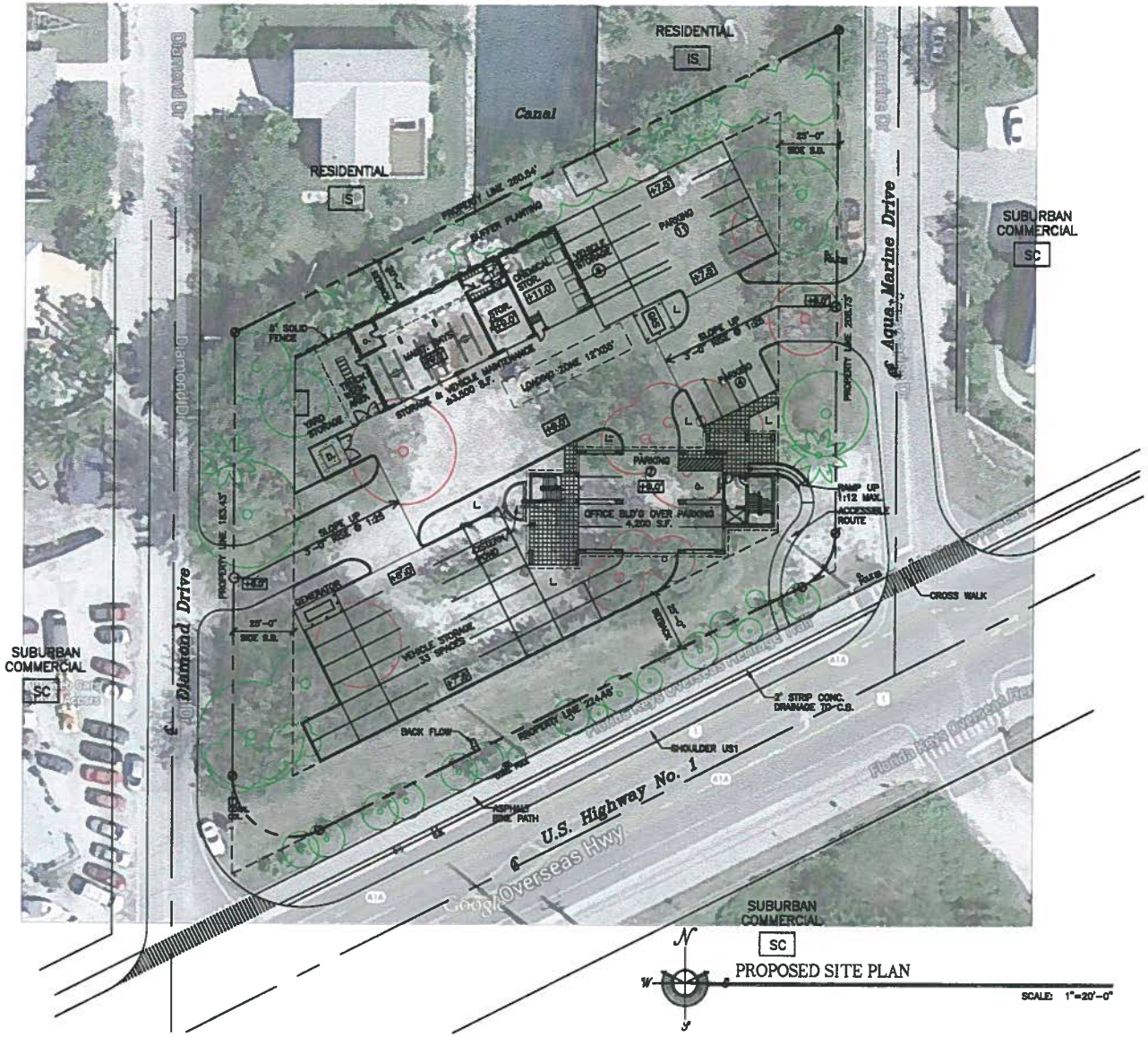
DRAWN BY
EMA

PROJECT NUMBER
1401

A-1

MOSQUITO CONTROL- NEW FACILITY
905 U.S. HIGHWAY No. 1
BIG COPPITT KEY, FLORIDA

Attachment 1 - Site Plan



PROPOSED SITE PLAN

SCALE: 1"=20'-0"

WILLIAM P. HORN
ARCHITECT, P.A.

919 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-0202
FAX (305) 296-1033

LICENSE NO.
AA 0003040

MOSQUITO CONTROL
905 U.S. HIGHWAY No. 1
BIG COPPITT KEY, FLORIDA

SEAL

THESE DRAWINGS MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION BY WILLIAM P. HORN

DATE
02-25-14

REVISIONS

DRAWN BY
EMA

PROJECT NUMBER
1401

EX-1

MOSQUITO CONTROL - NEW FACILITY
905 U.S. HIGHWAY No. 1
BIG COPPITT KEY, FLORIDA

Attachment 2 - Monroe County Regulations for Existing Conditions Reports and Mitigation Standards.

Sec. 118-2. - Existing conditions report.

As part of an application for approval on lands containing upland native vegetation communities, the applicant shall prepare and submit an existing conditions report, including a survey that identifies the distribution and quality of native habitats and any observed endangered/threatened or protected species within the parcel or lot proposed to be developed in accordance with the standards of this chapter. The existing conditions report will be prepared by a biologist qualified under section 102-25 in a form approved by the director of planning and contain, at a minimum, the following:

(1) Cover page. The cover page shall contain the following:

a. Legal description of parcel, including the real estate number.

b. Property owner's name and address.

c. Date of report and site visits.

d. Consultant's name, agency and contact information.

e. Consultant's signature.

(2) Summary. A general description of the site, including discussion of habitat type, important features and presence and location of any disturbed areas.

(3) Plant species list. A list of species found in the survey provided in a matrix of the following five columns:

a. Column 1, Removed: estimates the number of that plant will be removed.

b. Column 2, Retained: indicates that one or more of that plant will remain.

c. Column 3, Common plant name.

d. Column 4, Scientific name.

e. Column 5, Status: threatened, endangered, or regionally important and other native species four inches or greater in diameter at four feet in height and exotic or pest plant status.

(4) Animal species list. A list of the endangered, threatened, or protected animal species observed during the site survey.

(5) Site plan. A site plan at a scale of one inch equals 20 feet or greater showing the location of all native plant species that are threatened, endangered, or regionally important and areas of disturbance and exotic species.

Sec. 118-8. - Mitigation standards and county environmental land management and restoration fund.

(a) Mitigation Standards - The removal of any listed threatened, endangered, commercially exploited, and regionally important native plant species and all native trees with a diameter at breast height (DBH) of greater than four inches shall require payment to the county environmental land management and restoration fund in an amount sufficient to replace each removed plant or tree on a 2:1 basis. The number, species, and sizes of trees and plants to be mitigated shall be identified in an existing conditions report approved by the county biologist in accordance with the minimum size requirements set forth in section 114-101.

(b) Mitigation Fees determination - The mitigation fee shall be based on the replacement cost of the specific plants and trees. The costs for replacement plants and trees shall be based upon a price schedule maintained and updated annually by the county biologist. This schedule shall be based on price quotes by at least three private plant nurseries within the county or Miami-Dade County.

(c) County Environmental land Management and Restoration Fund - The board of county commissioners may establish a special revenue fund called the Monroe County Environmental Land Management and Restoration Fund. Revenues and fees deposited in this fund shall be used for restoration and management activities of public resource protection and conservation lands, as specifically detailed by resolution of the board of county commissioners.

Appendix C:

Site Photographs

SITE PHOTOGRAPHS:

US 1 FRONTAGE

DIAMOND DRIVE

Appendix D:

Warranty Deed

Agent Authorization

4/3/14
(Date)

I hereby authorize Barbara Mitchell dba Mitchell Planning and Design Inc and/or Bill Horn dba William P. Horn Architect, PA be listed as authorized agent
(Name of Agent)

for Mosquito Control (Applicant) for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: Tract D, Block Section Four

Subdivision: Porpoise Point, Key (island): Big Coppitt

and Real Estate number: 00155830-000000.

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

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

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

Frederick B Sellers Jr
Property Owner(s) Signature

Fredrick B Sellers JR.
Printed Name of Owner(s)

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 3 **day of** April, **20** 14.

Frederick Sellers **is** ____ **personally known** ✓ **produced identification**

(FLDL S462 247 604 670 **Type of Identification), did / did not take an oath.**

Laura Spencer
Notary

LAURA SPENCER
Notary Public - State of Florida
My Comm. Expires Aug 30, 2014
Commission # EE 22224
Bonded Through National Notary Assn.

This Document Prepared By and Return to:
Douglas L. Rankin, Esq.
2335 Tamiami Trail North
Suite 308
Naples, Florida 34103
(941) 262-0061

MONROE COUNTY
OFFICIAL RECORDS

FILE #1169891
BK#1622 PG#2230

RCD Mar 16 2000 09:09AM
DANNY L KOLHAGE, CLERK

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

DEED DOC STAMPS 1750.00
03/16/2000 DEP CLK

Personal Representative's Deed

This Indenture, is made this 8 day of March, 2000, by and between Fredda Jo Christian

as Personal Representative of the Estate of Fred B. Sellers, deceased, **Grantor,** and Fred B. Sellers, Jr., a married man

whose post office address is: 59 Palmetto Drive, BCK, Key West, FL 33040

of the County of Monroe, State of Florida, **Grantee.**

Witnesseth: Grantor, pursuant to the power of sale contained in the Last Will and Testament of Fred B. Sellers, deceased, and in consideration of the sum of One Dollar ($1.00) paid to Grantor by Grantee, receipt of which is acknowledged, grants, bargains and sells to Grantee, and Grantee's heirs, successors and assigns forever, the real property in Monroe County, Florida, described as:

Tract "D" of PORPOISE POINT SECTION 4, Big Coppitt Key, according to the Plat thereof, as recorded in Plat Book 5, at Page 118, of the Public Records of Monroe County, Florida.

AND:

Part of Tract A of PORPOISE POINT, Section 5, according to plat thereof recorded in Plat Book 5, at Page 119, in the office of the Clerk of the Circuit Court, in and for Monroe County, Florida, said part of portion being described on the attached Exhibit "A".

(Continued on Attached)

Together with all and singular the tenements, hereditaments, and appurtenances belonging or in anywise appertaining to the real property.

To Have And To Hold the same to Grantee, and Grantee's heirs, successors and assigns, in fee simple forever.

And Grantor does covenant to and with the Grantee, and Grantee's heirs, successors and assigns, that in all things preliminary to and in and about this conveyance, the power of sale contained in the Last Will and Testament of Fred B. Sellers, deceased, and the laws of the State of Florida have been followed and complied with in all respects.

In Witness Whereof, the undersigned, as personal representative of the estate of said decedent, has executed this instrument under seal on the date aforesaid.

Signed, sealed and delivered in our presence:

Randy Wheeler
Printed Name: Randy Wheeler
Witness

Diane Allen
Printed Name: Diane Allen
Witness

Fredda Jo Christian (Seal)
Fredda Jo Christian as Personal Representative
P.O. Address:

STATE OF
COUNTY OF HARDIN

The foregoing instrument was acknowledged before me this 8th day of March, 2000 by Fredda Jo Christian

as personal representative of the estate of Fred B. Sellers, deceased.
She is personally known to me or she has produced her U.S. driver's license as identification.

Gail Fondren
Printed Name: GAIL FONDREN
Notary Public
My Commission Expires: 7/28/2002

SELLERS

Laser Generated by © Display Systems, Inc., 1998 (941) 763-5555 Form FLPRD-5

Personal Representative's Deed - Page 2

Parcel ID Number:

FILE #1169891
BK#1622 PG#2231

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor or the decedent as the Grantor resides in Tennessee and the decedent resided in the back of his rented furniture store in Naples, Florida, at the time of his death.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 1999.

EXHIBIT "A"

Part of Tract A of Porpoise Point Section Five, recorded in plat thereof recorded in Plat Book 5, Page 119, in the office of the Clerk of the Circuit Court, in and for Monroe county, Florida, said part or portion being described as follows:
Beginning at the intersection of the centerline of U.S. Highway No. 1 and the centerline of Sapphire Drive as depicted upon said plat of subdivision and proceeding thence in a Northerly direction and parallel with the centerline of Sapphire Drive a distance of 56.02 feet; thence proceeding in a Northeasterly direction and parallel with the centerline of U.S. Highway No. 1 a distance of 28.01 feet to the Point of Beginning, which point is the Southwesterly corner of said Tract A; thence in a Northerly direction and parallel with the centerline of Sapphire Drive 224.09 feet to a point, which is the Northwest corner of said Tract A; thence in a Northeasterly direction and parallel with the centerline of U.S. Highway No. 1 89.50 feet; thence at right angles to said last mentioned course and in a Southeasterly direction 200 feet to the Northwesterly right-of-way line of U.S. Highway No. 1; thence at right angles in a Southwesterly direction along the Northwesterly right-of--way line of U.S. Highway No. 1, 190.60 feet to the point or place of beginning.

AND ALSO:

Part of Tract A of Porpoise Point, Section 5, according to the plat thereof recorded in Plat Book 5, at page 119, in the office of the Clerk of the Circuit Court, in and for Monroe County, Florida, said part or portion being described as follows:
Beginning at the intersection of the centerline of U.S. Highway No. 1 and the centerline of Sapphire Drive as depicted upon said plat of subdivision and proceeding thence in a Northerly direction and parallel with the centerline of Sapphire Drive a distance of 56.02 feet; thence proceeding in a Northeasterly direction and parallel with the centerline of U.S. Highway No. 1 a distance of 218.61 feet to the point of beginning; thence proceed in a Northeasterly direction and parallel with the centerline of U.S. Highway No. 1 a distance of 89.50 feet to a point, which is the Southeast corner of said Tract A; thence proceed in a Northerly direction and parallel to the centerline of Diamond Drive, a distance of 224.09 feet to a point which is the Northeast corner of said Tract A; thence in a Southwesterly direction and parallel with the centerline of U.S. Highway No. 1 a distance of 190.60 feet to a point; thence at right angles proceed in a Southeasterly direction a distance of 220 feet to the point or place of beginning.

LESS:

A parcel of land being a portion of Tract A as shown on the Plat of Porpoise Point Section Five, recorded in Plat Book 5, Page 119, Public Records of Monroe County, Florida and being more particularly described as follows:
Beginning at Northeast corner of Tract A of the above mentioned Plat; thence South 0 degrees, 01 minutes, 25 seconds West along the West right-of-way line of Diamond Drive 208.80 feet to the beginning of a curve, concave to the Northwest having a radius of 25.00 feet and a central angle of 63 degrees 10 minutes, 00 seconds; thence Southwesterly along the arc of said curve 27.56 feet to a Point on the Northerly right-of-way line of U.S. Highway No. 1; thence South 63 degrees, 11 minutes, 25 seconds West along said right-of-way line 43.24 feet; thence North 26 degrees, 48 minutes, 35 seconds West 78.00 feet; thence North 18 degrees 21 minutes 11 seconds West 118.83 feet; thence North 0 degrees, 01 minutes, 25 seconds East 5.04 feet to a Point on the Southerly right-of-way line of a 50 feet wide canal, said Point also being on the centerline of said canal; thence North 63 degrees 11 minutes, 25 seconds East 140.05 feet to the Point of Beginning of the herein described parcel.

MONROE COUNTY
OFFICIAL RECORDS

Appendix E:

Letters Of Coordination Response:

Florida Keys Aqueduct Authority (FKAA) Sewer Capacity Email
Dated: April 4, 2014

Keys Energy Services
Dated: April 3, 2014

Letter of Coordination
Sent Via Email to the following:

Florida Keys Aqueduct Authority (FKAA)

Monroe County Solid Waste Department

Monroe County Fire Marshal

Florida Department of Environmental Protection

From: Julie Cheon <jcheon@fkaa.com>
Subject: **RE: Mosquito Control on Big Coppitt**
Date: April 3, 2014 3:48:51 PM EDT
To: Barbara Mitchell <mitchellplanningdesign@gmail.com>

Hello Barbara,

Central Wastewater is available in Big Coppitt. I will have to check the as-builts to confirm that a wastewater lateral was installed for that specific property. I will be out of town tomorrow and may not be able to confirm until next week. If you need the specifics on the lateral installation please let me know and I will see if the information can be tracked down by others while I am out.

Thanks,

Julie Cheon
Water Quality and Environmental Manager
Florida Keys Aqueduct Authority

Ph: (305) 295-2150
Fx: (305) 809-2748

From: Barbara Mitchell [mailto:mitchellplanningdesign@gmail.com]
Sent: Thursday, April 03, 2014 3:39 PM
To: Julie Cheon
Subject: Mosquito Control on Big Coppitt

Hi Julie,

Thanks so much for the voice mail. As I mentioned, Mosquito Control is pursuing a site on Big Coppitt to relocate their facility from Stock Island. Attached is the proposed site plan.

If I could trouble you to respond by email, confirming the central sewer is up and running in Big Coppitt and their is availability for this project -- that would be wonderful. Of course, I have to put this application to bed by COB Friday…. if you have a minute today to respond -- would be eternally grateful.

Thanks so much,
Barb

Barbara Mitchell, LEED AP

Mitchell Planning and Design, Inc.
15450 SE 103rd Place Road
Ocklawaha, Florida 32179

Phone: 352.288.0401
Cell: 305.509.0966

(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33041-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

April 3, 2014

Ms. Barbara Mitchell
Mitchell Planning and Design, Inc.
15450 SE 103rd Place Road
Ocklawaha, FL 32179

RE: Mosquito Control District Facility
905 US Highway 1, Big Coppitt Key, Florida

Dear Ms. Mitchell:

This is to acknowledge that the above mentioned party has begun a coordination process with Keys Energy Services (Keys).

KEYS' Engineering Section requests that they be provided with a ***full set of plans and a Project Review Form*** (separate form for each new meter) for the referenced project.

These *plans* are necessary in order for us to ensure that there is adequate service for your project, as well as our existing, surrounding customers.

Please return the *full set of plans and the Project Review Form* to one of our Customer Accounts Representatives.

Should you have any questions, please contact me at (305) 295-1078.

Sincerely,

Kevin Hawthorne
Senior Customer Accounts Representative

KH/am

Enclosures
c:
M. Alfonso, Supervisor of Engineering
File: CUS-200

Date Received: _____
Drawing Submitted: YES___ NO_____
Panel Breakdown: YES ___ NO_____
Accepted By: _____

PROJECT REVIEW FORM

TO BE PROCESSED FOR NEW SERVICE
AND WHEN AN INCREASE IN LOAD WILL OCCUR

CUSTOMER INFORMATION

Project Name:_____

Project Location:_____

Type of Project:_____

Construction Start Date:_____Completion Date:_____Electric Connection Date:_____

Owner:_____Phone:_____

Mailing Address: _____

Architect/Engineer:_____Phone:_____

General Contractor:_____Phone:_____

Electrical Contractor:_____Phone:_____Beeper/Cell:_____

CONNECTED LOAD

Panel Size:_____Amps Voltage:_____Phase:_____Type:_____
(Wye or Delta)

Service: 3-Wire Size:_____ 4-Wire Size:_____

Load Type	1-Phase--kW	3 -Phase--kW
Exterior lighting		
Interior lighting		
Cooking		
Water heating		
Air Conditioning --Compressor		
--Air handler		
--Heat strips		
Refrigeration		
Pool Pump Motor loads		
Elevator Motor loads		
Fire Pump Motor loads		
Motor loads (other then above)		
MISCELLANEOUS (EXPLAIN TYPE)		
Miscellaneous		
Miscellaneous		
Miscellaneous		
TOTAL		

Total Connected kW Load _____ Expected Demand _____ per NEC Calculation
(1 Phase plus 3 Phase)

Square Footage of Project:_____ or # of Units_____

☐ Commercial ☐ Residential

Type of Electric Services Requested:

☐ Overhead Secondary ☐ Underground Primary ☐ Underground Secondary

Other information that owner/developer wants KEYS to consider as we develop the projected Maximum KW demand impact:

_____

_____

_____

_____

TO BE COMPLETED BY KEYS

Total Connected Load _____kW _____ ____/____/____
Supervisor of Engineering

% of Diversity _____% _____ ____/____/____
Director of Engineering

Total Max Demand _____kW

Comments:_____

_____

Walk Thru Required: Yes No

Review #: _____
Date: _____

Mitchell Planning and Design, Inc.
15450 SE 103rd Place Road
Ocklawaha, Florida 32179
352.288.0401
mitchellplanningdesign@gmail.com

SENT VIA EMAIL: mwalterson@fkaa.com

April 2, 2014

Ms. Marnie Walterson
FKAA
110 Kennedy Drive
Key West, Florida 33040

Re: Mosquito Control District Facility – New Site on Big Coppitt Key
Letter of Coordination

Dear Ms. Walterson,

My client, Mosquito Control, has entered into a sales contract to purchase the property known as Tract D, Porpoise Point Subdivision, Section Four on Big Coppitt Key Key. The address is 905 US Highway One, Big Coppitt Key. The Mosquito Control District intends to construct an office building (4,200 square feet +/-), as well as a storage facility for pesticides and vehicle maintenance (3,500 square feet +/-). In addition, the vehicles used by the District will be stored overnight on site and a fueling station is proposed. Although the property is adjacent to a canal, use of this canal by the District is not anticipated. As shown on the Site Plan, access to the site will be from the adjacent the two side streets (Diamond Drive and Aquamarine Drive). Direct access from/to US 1 is not anticipated. Currently the site is vacant.

The project is now moving through the development approval phase. The project team is preparing the application materials required for Minor Conditional Use approval. As part of the Conditional Use process the County requires Letters of Coordination from applicable agencies.

Enclosed for your review is a Site Plan that outlines the proposed location of the new development. I have included the current Boundary Survey for your use as well.

Would you please review the attached plan with respect to your area of expertise? Please provide any comments you may have at this time to the following email address: mitchellplanningdesign@gmail.com or send a letter to the address shown above. We appreciate your assistance with this matter and understand this is a preliminary request for coordination. Should you have any questions, please contact me at 352.288.0401.

Sincerely,

Barbara Mitchell
Barbara Mitchell

Mitchell Planning & Design, Inc.

Cc: Monroe County Department of Planning and Environmental Resources
File

Mitchell Planning and Design, Inc.
15450 SE 103rd Place Road
Ocklawaha, Florida 32179
352.288.0401
mitchellplanningdesign@gmail.com

SENT VIA EMAIL: Washington-rosa@monroecouty-fl.gov

April 2, 2014

Ms. Rosa Washington
Senior Administrator
Monroe County Solid Waste Management
1100 Simonton Street, Suite 2-231
Key West, Florida 33040

Re: Mosquito Control District Facility – New Site on Big Coppitt Key
Letter of Coordination

Dear Ms. Washington,

My client, Mosquito Control, has entered into a sales contract to purchase the property known as Tract D, Porpoise Point Subdivision, Section Four on Big Coppitt Key Key. The address is 905 US Highway One, Big Coppitt Key. The Mosquito Control District intends to construct an office building (4,200 square feet +/-), as well as a storage facility for pesticides and vehicle maintenance (3,500 square feet +/-). In addition, the vehicles used by the District will be stored overnight on site and a fueling station is proposed. Although the property is adjacent to a canal, use of this canal by the District is not anticipated. As shown on the Site Plan, access to the site will be from the adjacent the two side streets (Diamond Drive and Aquamarine Drive). Direct access from/to US 1 is not anticipated. Currently the site is vacant.

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File

Mitchell Planning and Design, Inc.
15450 SE 103rd Place Road
Ocklawaha, Florida 32179
352.288.0401
mitchellplanningdesign@gmail.com

SENT VIA EMAIL: Leonard-Timmy@monroecouty-fl.gov

April 2, 2014

Mr. Timmy Leonard
Monroe County Fire Marshal
390 63rd Street
Key West, Florida 33040

Re: Mosquito Control District Facility – New Site on Big Coppitt Key
Letter of Coordination

Dear Mr. Leonard,

My client, Mosquito Control, has entered into a sales contract to purchase the property known as Tract D, Porpoise Point Subdivision, Section Four on Big Coppitt Key Key. The address is 905 US Highway One, Big Coppitt Key. The Mosquito Control District intends to construct an office building (4,200 square feet +/-), as well as a storage facility for pesticides and vehicle maintenance (3,500 square feet +/-). In addition, the vehicles used by the District will be stored overnight on site and a fueling station is proposed. Although the property is adjacent to a canal, use of this canal by the District is not anticipated. As shown on the Site Plan, access to the site will be from the adjacent the two side streets (Diamond Drive and Aquamarine Drive). Direct access from/to US 1 is not anticipated. Currently the site is vacant.

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Sincerely,

Barbara Mitchell

Barbara Mitchell
Mitchell Planning & Design, Inc.

Cc: Monroe County Department of Planning and Environmental Resources
File

Mitchell Planning and Design, Inc.
15450 SE 103rd Place Road
Ocklawaha, Florida 32179
352.288.0401
mitchellplanningdesign@gmail.com

SENT VIA EMAIL: bruce.franck@dep.state.fl.us

April 2, 2014

Mr. Bruce Franck
Environmental Manager Department of Environmental Protection
South District Marathon Branch Office
Suite 221, 2796 Overseas Highway
Marathon, FL 33050

Re: Mosquito Control District Facility – New Site on Big Coppitt Key
Letter of Coordination

Dear Mr. Franck,

My client, Mosquito Control, has entered into a sales contract to purchase the property known as Tract D, Porpoise Point Subdivision, Section Four on Big Coppitt Key Key. The address is 905 US Highway One, Big Coppitt Key. The Mosquito Control District intends to construct an office building (4,200 square feet +/-), as well as a storage facility for pesticides and vehicle maintenance (3,500 square feet +/-). In addition, the vehicles used by the District will be stored overnight on site and a fueling station is proposed. Although the property is adjacent to a canal, use of this canal by the District is not anticipated. As shown on the Site Plan, access to the site will be from the adjacent the two side streets (Diamond Drive and Aquamarine Drive). Direct access from/to US 1 is not anticipated. Currently the site is vacant.

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Would you please review the attached plan with respect to your area of expertise? Please provide any comments you may have at this time to the following email address: mitchellplanningdesign@gmail.com or send a letter to the address shown above. We appreciate your assistance with this matter and understand this is a preliminary request for coordination. Should you have any questions, please contact me at 352.288.0401.

Sincerely,

Barbara Mitchell

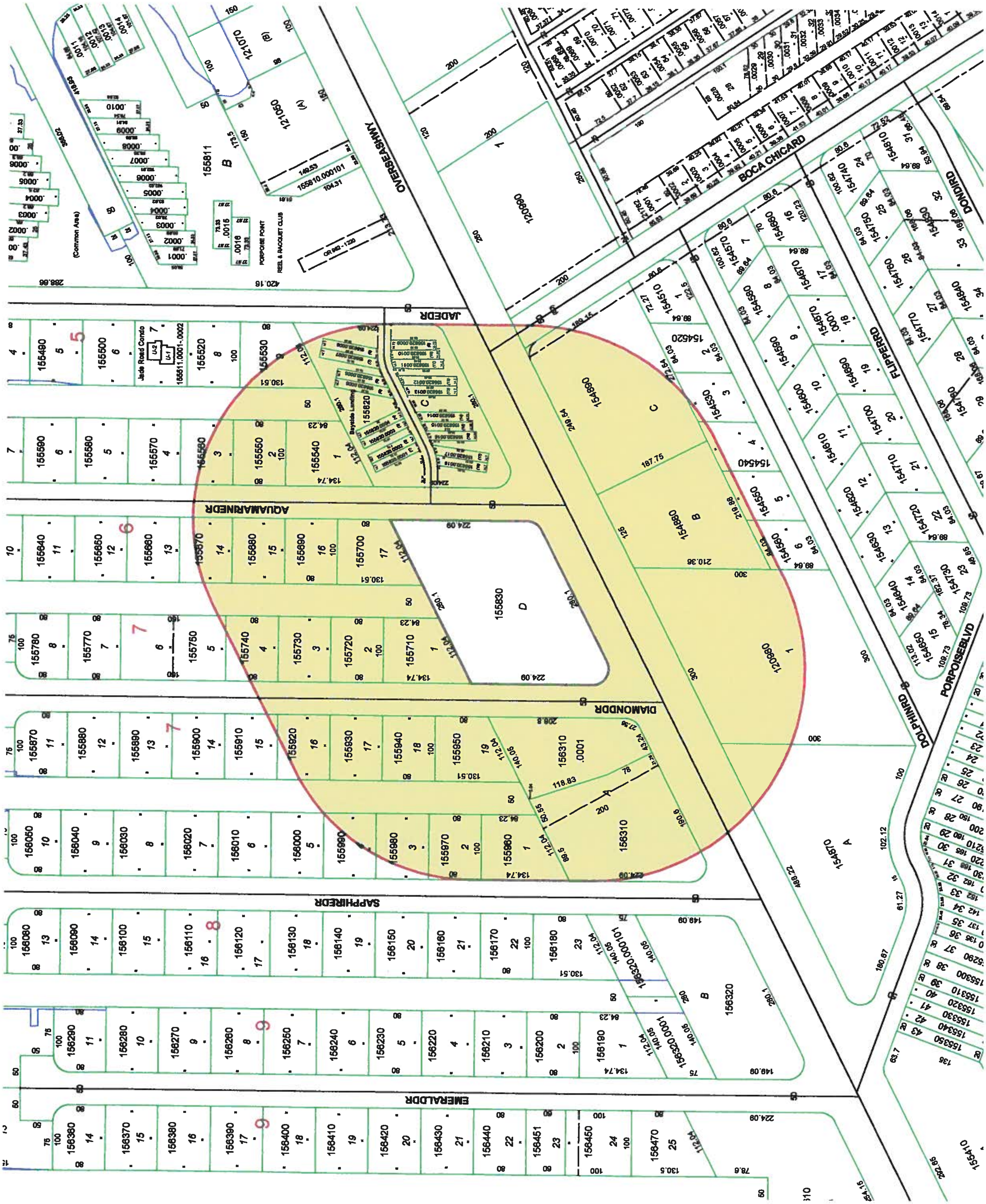
Barbara Mitchell
Mitchell Planning & Design, Inc.

Cc: Monroe County Department of Planning and Environmental Resources
File

Appendix F:

Surrounding Property Owner Information

Monroe County Property Record Card


OVERSEAS HWY
BOCA CHICA RD
DONDI RD
FLIPPER RD
DOLPHIN RD
PORPOISE BLVD
JADE DR
AQUAMARINE DR
DIAMOND DR
SAPPHIRE DR
EMERALD DR
Jade Road Condo
Bayside Landing
PORPOISE POINT REEF & RACQUET CLUB
(Common Area)

Monroe County Property Appraiser - Radius Report

AK: 1200336 **Parcel ID:** 00154880-000000 **Physical Location** VACANT LAND TR B BIG COPPITT KEY
Legal Description: PORPOISE POINT SECTION 2 BIG COPPITT KEY PB5-111 T RACT B OR545-538 OR810-174 OR962-60 OR963-11:
Owners Name: CIRCLE K PROPERTIES INC
Address: PO BOX 52085 DC-17 PHOENIX AZ 85072-2085

AK: 9097819 **Parcel ID:** 00155820-001300 **Physical Location** 13 OPAL DR BIG COPPITT KEY
Legal Description: PT TR C PORPOISE POINT SECTION 4 PB5-118 (A/K/A P ARCEL 13 BAYSIDE LANDING) OR2473-2477/79 O
Owners Name: MORALES EDUARDO MORFFI
Address: 13 OPAL DR KEY WEST FL 33040-5654

AK: 9097824 **Parcel ID:** 00155820-001500 **Physical Location** 15 OPAL DR BIG COPPITT KEY
Legal Description: PT TR C PORPOISE POINT SECTION 4 PB5-118 (A/K/A P ARCEL 15 BAYSIDE LANDING) OR2486-606/607A (
Owners Name: PATRICK JUDY
Address: 15 OPAL DR KEY WEST FL 33040-5654

AK: 1200981 **Parcel ID:** 00155550-000000 **Physical Location** 2 AQUAMARINE DR BIG COPPITT KEY
Legal Description: BK 6 LT 2 PORPOISE POINT SECTION 4 BIG COPPITT KEY PB5-118 OR490-345-346 OR774-17-Q OR833-1656 O
Owners Name: LANG ROBERT A
Address: 5601 FLOTILLA DR HOLMES BEACH FL 34217-1536

AK: 9097816 **Parcel ID:** 00155820-001000 **Physical Location** 10 OPAL DR BIG COPPITT KEY
Legal Description: PT TR C PORPOISE POINT SECTION 4 PB5-118 (A/K/A P ARCEL 10 BAYSIDE LANDING) OR2482-1861/88R/
Owners Name: RODRIGUEZ JORGE
Address: 10 OPAL DR KEY WEST FL 33040-5654

AK: 9097817 **Parcel ID:** 00155820-001100 **Physical Location** 11 OPAL DR BIG COPPITT KEY
Legal Description: PT TR C PORPOISE POINT SECTION 4 PB5-118 (A/K/A P ARCEL 11 BAYSIDE LANDING) OR2473-2389/91 O
Owners Name: BRINGLE ROBERT AARON AND KALINA TSVETANOVA
Address: 11 OPAL DR KEY WEST FL 33040-5654

AK: 1200964 **Parcel ID:** 00155530-000000 **Physical Location** 9 JADE DR BIG COPPITT KEY
Legal Description: BK 5 LT 9 PORPOISE POINT SECTION 4 BIG COPPITT KEY PB5-118 OR490-345-346 OR876-156 OR880-1944 O
Owners Name: MLM PROPERTIES II LLC
Address: 38327 JOHN MOSBY HWY MIDDLEBURG VA 20117

AK: 1201391 **Parcel ID:** 00155970-000000 **Physical Location** 2 SAPPHIRE DR BIG COPPITT KEY
Legal Description: BK 8 LT 2 PORPOISE POINT SECTION 5 BIG COPPITT KEY PB5-119 OR475-616/17 OR793-565 OR963-114 OR9
Owners Name: WELSH JOHN J AND LINDA D
Address: 2 SAPPHIRE DR KEY WEST FL 33040-5642

AK: 1200000 **Parcel ID:** 00154540-000000 **Physical Location** 4 DOLPHIN RD BIG COPPITT KEY
Legal Description: LOT 4 PORPOISE POINT SECTION 2 BIG COPPITT KEY PB5 -111 OR387-664 OR784-1044 OR946-832AFF OR946-
Owners Name: PIERCE DAVID M AND PATRICIA C
Address: 4 DOLPHIN RD KEY WEST FL 33040-5634

AK: 1201138 **Parcel ID:** 00155700-000000 **Physical Location** 17 AQUAMARINE DF BIG COPPITT KEY
Legal Description: BK 6 LT 17 PORPOISE POINT SECTION 4 BIG COPPITT KE Y PB5-188 OR445-649/50 OR808-447 OR856-1625 OI
Owners Name: BUDDE BERT J AND JOSETTE M
Address: 17 AQUAMARINE DR KEY WEST FL 33040-5601

AK: 9097794 **Parcel ID:** 00155820-000900 **Physical Location** 9 OPAL DR BIG COPPITT KEY
Legal Description: PT TR C PORPOISE POINT SECTION 4 PB5-118 (A/K/A P ARCEL 9 BAYSIDE LANDING) OR2483-155/57 OR2
Owners Name: GILBERT ROBERTA LYNN
Address: 9 OPAL DR KEY WEST FL 33040-5654

AK: 1201405 **Parcel ID:** 00155980-000000 **Physical Location** 3 SAPPHIRE DR BIG COPPITT KEY
Legal Description: BK 8 LT 3 PORPOISE POINT SECTION 5 BIG COPPITT KEY PB5-119 OR494-511 OR844-1450/1451 OR912-1938 (
Owners Name: VEACH CHARLES
Address: 3 SAPPHIRE DR KEY WEST FL 33040

AK: 9097792 **Parcel ID:** 00155820-000800 **Physical Location** 8 OPAL DR BIG COPPITT KEY
Legal Description: PT TR C PORPOISE POINT SECTION 4 PB5-118 (A/K/A P ARCEL 8 BAYSIDE LANDING) OR2482-208/210 OR
Owners Name: LEWIS GLEN ROY
Address: 8 OPAL DR KEY WEST FL 33040-5653

AK: 1201251 **Parcel ID:** 00155820-000000 **Physical Location** COMMON AREA BIG COPPITT KEY
Legal Description: PT TR C PORPOISE POINT SECTION 4 PB5-118 (A/K/A C OMMON AREA FOR BAYSIDE LANDING) OR503-
Owners Name: HABITAT FOR HUMANITY OF KW AND LOW FLA KEYS INC
Address: 30320 OVERSEAS HWY BIG PINE KEY FL 33043-3347

AK: 1201146 **Parcel ID:** 00155710-000000 **Physical Location** 1 DIAMOND DR BIG COPPITT KEY
Legal Description: BK 7 LT 1 PORPOISE POINT SECTION 4 BIG COPPITT PB5 -118 OR445-649-650-Q OR497-488-E OR594-297 OR1
Owners Name: WATLER RANDEL L
Address: PO BOX 2563 KEY WEST FL 33045-2563

AK: 1201740 **Parcel ID:** 00156310-000100 **Physical Location** 35 DIAMOND DR BIG COPPITT KEY
Legal Description: PORPOISE POINT SECTION FIVE PB5-119 BIG COPPITT KE Y PT TRACT A OR581-282 OR630-700/01 OR760-56(
Owners Name: OFF LEASE INC
Address: 35 DIAMOND DR KEY WEST FL 33040-5633

AK: 1201383 **Parcel ID:** 00155960-000000 **Physical Location** 1 SAPPHIRE DR BIG COPPITT KEY
Legal Description: BK 8 LT 1 PORPOISE POINT SECTION 5 BIG COPPITT KEY PB-5-119 OR475-616-617 OR765-278
Owners Name: WELSH JOHN J AND LINDA D
Address: 2 SAPPHIRE DR KEY WEST FL 33040

AK: 9097826 **Parcel ID:** 00155820-001800 **Physical Location** 18 OPAL DR BIG COPPITT KEY
Legal Description: PT TR C PORPOISE POINT SECTION 4 PB5-118 (A/K/A P ARCEL 18 BAYSIDE LANDING) OR2474-1/3 OR247
Owners Name: WHITE TERENCE SCOTT AND ABIGAIL SUSANNA
Address: 18 OPAL DR KEY WEST FL 33040-5654

AK: 1201171 **Parcel ID:** 00155740-000000 **Physical Location** 4 DIAMOND DR BIG COPPITT KEY
Legal Description: BK 7 LT 4 PORPOISE POINT SECTION 4 BIG COPPITT KEY PB5-118 OR445-649-650-Q OR794-1554-1555
Owners Name: ATTIS STEPHEN E JR AND CATHERINE M
Address: 1279 SW 4 TER POMPANO BEACH FL 33060

AK: 1200972 **Parcel ID:** 00155540-000000 **Physical Location** 1 AQUAMARINE DR BIG COPPITT KEY
Legal Description: BK 6 LT 1 PORPOISE POINT SECTION 4 BIG COPPITT KEY PB5-118 OR490-345-346 OR772-1465-1466 OR1698-
Owners Name: KARCHER DANNY LAURENCE AND DORIS DIANN
Address: 12108 LAGOON LN TREASURE ISLAND FL 33706-5132

AK: 1201120 **Parcel ID:** 00155690-000000 **Physical Location** 16 AQUAMARINE DF BIG COPPITT KEY
Legal Description: BK 6 LT 16 PORPOISE POINT SECTION 4 BIG COPPITT KE Y PB5-18 OR445-649/50 OR665-475 OR759-1521/22 (
Owners Name: 16 AQUAMARINE DRIVE LLC
Address: 4 GIBB LN ISLIP NY 11751-4504

AK: 1201260 **Parcel ID:** 00155830-000000 **Physical Location** VACANT LAND BIG COPPITT KEY
Legal Description: PORPOISE POINT SECTION 4 BIG COPPITT KEY PB5-118 T RACT D OR476-894/895 OR840-2345 OR925-1118/11
Owners Name: COCONUT COVE LAND LLC
Address: 10 EVERGREEN AVE KEY WEST FL 33040

AK: 1201341 **Parcel ID:** 00155920-000000 **Physical Location** 16 DIAMOND DR BIG COPPITT KEY
Legal Description: BK 7 LT 16 PORPOISE POINT SECTION 5 BIG COPPITT KE Y PB5-119 OR511-818 OR937-1252 OR1167-52 OR12
Owners Name: DIGIOVANNI STEPHEN
Address: 16 DIAMOND DR KEY WEST FL 33040-5633

AK: 1201375 **Parcel ID:** 00155950-000000 **Physical Location** 19 DIAMOND DR BIG COPPITT KEY
Legal Description: BK 7 LT 19 PORPOISE POINT SECTION 5 BIG COPPITT KE Y PB5-119 OR445-647/48 OR851-2270/71 OR871-842
Owners Name: BETHEL HARRY L JR AND GLADYS C
Address: 2100 HARRIS AVE KEY WEST FL 33040-3725

AK: 1201731 **Parcel ID:** 00156310-000000 **Physical Location** 905 OVERSEAS HWY BIG COPPITT KEY
Legal Description: PORPOISE POINT SECTION FIVE PB5-119 BIG COPPITT KE Y PT TRACT A OR445-649-659Q/C OR760-560 OR91
Owners Name: SOUTHERN FURNITURE LAND LLC
Address: 10 EVERGREEN AVE KEY WEST FL 33040

AK: 1199991 **Parcel ID:** 00154530-000000 **Physical Location** 3 DOLPHIN RD BIG COPPITT KEY
Legal Description: LT 3 PORPOISE POINT SECTION 2 BIG COPPITT KEY PB-5 -111 OR516-154 OR760-117-Q OR1221-895/96 OR12
Owners Name: O'CONNELL TIFFANY M SILVERS
Address: 3 DOLPHIN RD KEY WEST FL 33040

AK: 1200999 **Parcel ID:** 00155560-000000 **Physical Location** 3 AQUAMARINE DR BIG COPPITT KEY
Legal Description: BK 6 LT 3 PORPOISE POINT SECTION 4 BIG COPPITT KEY PB5-118 OR445-647-648-Q OR848-288/289 OR1014-'
Owners Name: MORSE ROGER AND MARTHA
Address: 4 AQUAMARINE DR KEY WEST FL 33040

AK: 1200018 **Parcel ID:** 00154550-000000 **Physical Location** 5 DOLPHIN RD BIG COPPITT KEY
Legal Description: LOT 5 PORPOISE POINT SECTION 2 BIG COPPITT KEY PB5 -111 OR450-840/41 OR996-707D/C OR1027-616 OR1(
Owners Name: VAUGHN ROBERT C AND HARRIETTE G
Address: 5 DOLPHIN RD KEY WEST FL 33040-5634

AK: 1201359 **Parcel ID:** 00155930-000000 **Physical Location** 17 DIAMOND DR BIG COPPITT KEY
Legal Description: BK 7 LT 17 PORPOISE POINT SECTION 5 BIG COPPITT KE Y PB5-119 OR447-389/390 OR855-246 OR1330-177/7
Owners Name: ALLEN JEFFREY E AND MONICA R
Address: 819 PEACOCK PLZ STE 809 KEY WEST FL 33040-4293

AK: 1201367 **Parcel ID:** 00155940-000000 **Physical Location** 18 DIAMOND DR BIG COPPITT KEY
Legal Description: BK 7 LT 18 PORPOISE POINT SECTION 5 BIG COPPITT KE Y PB5-119 OR575-495 OR704-376 OR2212-1332/33 C
Owners Name: BRAUCH STEVEN ALLAN AND CHARLOTTE ANNYCE
Address: 18 DIAMOND DR KEY WEST FL 33040-5633

AK: 1201103 **Parcel ID:** 00155670-000000 **Physical Location** 14 AQUAMARINE DI BIG COPPITT KEY
Legal Description: BK 6 LT 14 PORPOISE POINT SECTION 4 BIG COPPITT KE Y PB5-118 OR445-649/50 OR831-158 OR831-160 OR
Owners Name: GRAYSON THOMAS N AND DARLENE E
Address: 11145 3RD ST E TREASURE ISLAND FL 33706-4603

AK: 1201154 **Parcel ID:** 00155720-000000 **Physical Location** 2 DIAMOND DR BIG COPPITT KEY
Legal Description: BK 7 LOT 2 PORPOISE POINT SECTION 4 BIG COPPITT KE Y PB5-118 OR508-611
Owners Name: GARRIDO HUMBERTO J AND OFELIA E
Address: 2 DIAMOND DR KEY WEST FL 33040-5633

AK: 9097818 **Parcel ID:** 00155820-001200 **Physical Location** 12 OPAL DR BIG COPPITT KEY
Legal Description: PT TR C PORPOISE POINT SECTION 4 PB5-118 (A/K/A P ARCEL 12 BAYSIDE LANDING) OR2486-682/84 OR
Owners Name: GAITAN MARTIN J AND MAYRA DEL CARMEN
Address: 12 OPAL DR KEY WEST FL 33040-5654

AK: 1201189 **Parcel ID:** 00155750-000000 **Physical Location** 5 DIAMOND DR BIG COPPITT KEY
Legal Description: BK 7 LT 5 AND 6 PORPOISE POINT SECTION 4 PB5-118 B IG COPPITT KEY OR449-778/79 OR600-864 OR990-
Owners Name: TARA ENTERPRISES LLC
Address: 81 TARRAGON LN EDGEWATER MD 21037-1110

AK: 9097825 **Parcel ID:** 00155820-001700 **Physical Location** 17 OPAL DR BIG COPPITT KEY
Legal Description: PT TR C PORPOISE POINT SECTION 4 PB5-118 (A/K/A P ARCEL 17 BAYSIDE LANDING) OR2473-2433/2435
Owners Name: OWENS MARISSA L
Address: 17 OPAL DR KEY WEST FL 33040-5654

AK: 9096757 **Parcel ID:** 00155820-000100 **Physical Location** 1 OPAL DR BIG COPPITT KEY
Legal Description: PT TR C PORPOISE POINT SECTION 4 PB5-118 (A/K/A P ARCEL 1 BAYSIDE LANDING) OR2473-2411/13 OR
Owners Name: BONTO ARLENE C
Address: 1 OPAL DR KEY WEST FL 33040-5653

AK: 1201162 **Parcel ID:** 00155730-000000 **Physical Location** 3 DIAMOND DR BIG COPPITT KEY
Legal Description: BK 7 LT 3 PORPOISE POINT SECTION 4 PB5-118 BIG COP PITT KEY OR445-649/650Q OR650-367Q/C OR739-1
Owners Name: GARRIDO HUMBERTO J AND OFELIA E
Address: 818 CAROLINE ST KEY WEST FL 33040

AK: 1201421 **Parcel ID:** 00156000-000000 **Physical Location** 5 SAPPHIRE DR BIG COPPITT KEY
Legal Description: BK 8 LT 5 PORPOISE POINT SECTION 5 BIG COPPITT KEY PB5-119 OR494-511 OR720-415/16 OR1137-971 OR1
Owners Name: HILLER EDWARD AND MERCY
Address: 5 SAPPHIRE DR KEY WEST FL 33040-5642

AK: 9097863 **Parcel ID:** 00155820-001600 **Physical Location** 16 OPAL DR BIG COPPITT KEY
Legal Description: PT TR C PORPOISE POINT SECTION 4 PB5-118 (A/K/A P ARCEL 16 BAYSIDE LANDING) OR2497-2175/2177
Owners Name: MULLEN NICHELLE S
Address: 16 OPAL DR KEY WEST FL 33040-5654

AK: 1201111 **Parcel ID:** 00155680-000000 **Physical Location** 15 AQUAMARINE DI BIG COPPITT KEY
Legal Description: BK 6 LT 15 PORPOISE POINT SECTION 4 BIG COPPITT KE Y PB5-118 OR445-649-650-Q OR694-735-736 OR757-
Owners Name: LEOPARD LARRY
Address: 15 AQUAMARINE DR KEY WEST FL 33040-5601

AK: 1201332 **Parcel ID:** 00155910-000000 **Physical Location** 15 DIAMOND DR BIG COPPITT KEY
Legal Description: BK 7 LT 15 PORPOISE POINT SECTION 5 BIG COPPITT KE Y PB5-119 OR490-345/46 OR796-1937 OR801-319C
Owners Name: SAUNDERS WILLIAM
Address: 15 DIAMOND DR KEY WEST FL 33040-5633

AK: 1201413 **Parcel ID:** 00155990-000000 **Physical Location** 4 SAPPHIRE DR BIG COPPITT KEY
Legal Description: BK 8 LT 4 PORPOISE POINT SECTION 5 BIG COPPITT KEY PB5-119 OR636-190/91 OR659-197-198 OR789-1475
Owners Name: PHELPS JAMES A
Address: 4 SAPPHIRE DR KEY WEST FL 33040-5642

AK: 1154628 **Parcel ID:** 00120980-000000 **Physical Location** OVERSEAS HWY BIG COPPITT KEY
Legal Description: 22 67 26 BIG COPPITT KEY PT LOT 1 OR371-793/94 OR 1428-1157/75F/J OR2571-2253/75 OR2592-2258/80C
Owners Name: THE UTILITY BOARD OF THE CITY OF KEY WEST
Address: 1001 JAMES ST KEY WEST FL 33040-6935

AK: 1200344 **Parcel ID:** 00154890-000000 **Physical Location** 1109 OVERSEAS BIG COPPITT KEY
Legal Description: PORPOISE POINT SECTION 2 BIG COPPITT KEY PB-5-111 TRACT C OR545-538 OR995-621/22 OR1006-2497/98
Owners Name: CIRCLE K STORES INC
Address: 12911 N TELECOM PKWY TEMPLE TERRACE FL 33637-0907

AK: 1200328 **Parcel ID:** 00154870-000000 **Physical Location** VACANT LAND BIG COPPITT KEY
Legal Description: PORPOISE POINT SECTION 2 BIG COPPITT KEY TRACT A P B5-111 OR445-349/350 OR902-736 OR946-1580/81 O
Owners Name: ROHATY STEPHEN
Address: PO BOX 371447 KEY LARGO FL 33037-1447

AK: 1200026 **Parcel ID:** 00154560-000000 **Physical Location** 6 DOLPHIN RD BIG COPPITT KEY
Legal Description: LT 6 PORPOISE POINT SECTION 2 BIG COPPITT KEY PB5- 111 OR424-808-809 OR972-2298 OR1634-862Q/C OR
Owners Name: COLUMBO JAMES R
Address: 6 DOLPHIN RD KEY WEST FL 33040-5634

AK: 1154652 **Parcel ID:** 00121010-000000 **Physical Location** VACANT LAND BIG COPPITT KEY
Legal Description: 22 67 26 BIG COPPITT KEY PT LOT 1 OR74-258-259
Owners Name: DOT STATE OF FLORIDA
Address: TALLAHASSEE FL 32399

AK: 9097823 **Parcel ID:** 00155820-001400 **Physical Location** 14 OPAL DR BIG COPPITT KEY
Legal Description: PT TR C PORPOISE POINT SECTION 4 PB5-118 (A/K/A P ARCEL 14 BAYSIDE LANDING) OR2483-1808/1810
Owners Name: TEATE LORI ANNE
Address: 14 OPAL DR KEY WEST FL 33040-5654

AK: 9097790 **Parcel ID:** 00155820-000600 **Physical Location** 6 OPAL DR BIG COPPITT KEY
Legal Description: PT TR C PORPOISE POINT SECTION 4 PB5-118 (A/K/A P ARCEL 6 BAYSIDE LANDING) OR2474-23/25 OR24
Owners Name: KATZ ALLISON M
Address: 6 OPAL DR KEY WEST FL 33040-5653

AK: 9097861 **Parcel ID:** 00155820-000200 **Physical Location** 2 OPAL DR BIG COPPITT KEY
Legal Description: PT TR C PORPOISE POINT SECTION 4 PB5-118 (A/K/A P ARCEL 2 BAYSIDE LANDING) OR2519-1561/1563
Owners Name: CATON JESSICA
Address: 2 OPAL DR KEY WEST FL 33040-5653

AK: 9097786 **Parcel ID:** 00155820-000400 **Physical Location** 4 OPAL DR BIG COPPITT KEY
Legal Description: PT TR C PORPOISE POINT SECTION 4 PB5-118 (A/K/A P ARCEL 4 BAYSIDE LANDING) OR2473-2455/2457 (
Owners Name: QUINN EILEEN M
Address: 4 OPAL DR KEY WEST FL 33040-5653

AK: 9097789 **Parcel ID:** 00155820-000500 **Physical Location** 5 OPAL DR BIG COPPITT KEY
Legal Description: PT TR C PORPOISE POINT SECTION 4 PB5-118 (A/K/A P ARCEL 5 BAYSIDE LANDING) OR2483-200/202 OR
Owners Name: MURPHY JASON ALAN AND CASSIE
Address: 5 OPAL DR KEY WEST FL 33040-5653

AK: 9097783 **Parcel ID:** 00155820-000300 **Physical Location** 3 OPAL DR BIG COPPITT KEY
Legal Description: PT TR C PORPOISE POINT SECTION 4 PB5-118 (A/K/A P ARCEL 3 BAYSIDE LANDING) OR2483-178/180R/S
Owners Name: AGUILAR NATALIE ANN
Address: 3 OPAL DR KEY WEST FL 33040-5653

AK: 9097862 **Parcel ID:** 00155820-000700 **Physical Location** 7 OPAL DR BIG COPPITT KEY
Legal Description: PT TR C PORPOISE POINT SECTION 4 PB5-118 (A/K/A P ARCEL 7 BAYSIDE LANDING) OR2521-1858/1862(I
Owners Name: ESTEVEZ RICHARD P AND TRINA L
Address: 7 OPAL DR KEY WEST FL 33040-5653

CIRCLE K PROPERTIES INC
PO BOX 52085 DC-17,
PHOENIX, AZ 85072-2085

LANG ROBERT A
5601 FLOTILLA DR,
HOLMES BEACH, FL 34217-1536

MLM PROPERTIES II LLC
38327 JOHN MOSBY HWY,
MIDDLEBURG, VA 20117

BUDDE BERT J AND JOSETTE M
17 AQUAMARINE DR,
KEY WEST, FL 33040-5601

LEWIS GLEN ROY
8 OPAL DR,
KEY WEST, FL 33040-5653

OFF LEASE INC
35 DIAMOND DR,
KEY WEST, FL 33040-5633

ATTIS STEPHEN E JR AND
CATHERINE M
1279 SW 4 TER,
POMPANO BEACH, FL 33060

COCONUT COVE LAND LLC
10 EVERGREEN AVE,
KEY WEST, FL 33040

SOUTHERN FURNITURE LAND
LLC
10 EVERGREEN AVE,
KEY WEST, FL 33040

VAUGHN ROBERT C AND
HARRIETTE G
5 DOLPHIN RD,
KEY WEST, FL 33040-5634

MORALES EDUARDO MORFFI
13 OPAL DR,
KEY WEST, FL 33040-5654

RODRIGUEZ JORGE
10 OPAL DR,
KEY WEST, FL 33040-5654

WELSH JOHN J AND LINDA D
2 SAPPHIRE DR,
KEY WEST, FL 33040-5642

GILBERT ROBERTA LYNN
9 OPAL DR,
KEY WEST, FL 33040-5654

HABITAT FOR HUMANITY OF
KW AND LOW FLA KEYS INC
30320 OVERSEAS HWY,
BIG PINE KEY, FL 33043-3347

~~WELSH JOHN J AND LINDA D~~
~~2 SAPPHIRE DR,~~
~~KEY WEST, FL 33040~~

KARCHER DANNY LAURENCE
AND DORIS DIANN
12108 LAGOON LN,
TREASURE ISLAND, FL 33706-5132

DIGIOVANNI STEPHEN
16 DIAMOND DR,
KEY WEST, FL 33040-5633

O'CONNELL TIFFANY M
SILVERS
3 DOLPHIN RD,
KEY WEST, FL 33040

ALLEN JEFFREY E AND
MONICA R
819 PEACOCK PLZ STE 809,
KEY WEST, FL 33040-4293

PATRICK JUDY
15 OPAL DR,
KEY WEST, FL 33040-5654

BRINGLE ROBERT AARON AND
KALINA TSVETANOVA
11 OPAL DR,
KEY WEST, FL 33040-5654

PIERCE DAVID M AND
PATRICIA C
4 DOLPHIN RD,
KEY WEST, FL 33040-5634

VEACH CHARLES
3 SAPPHIRE DR,
KEY WEST, FL 33040

WATLER RANDEL L
PO BOX 2563,
KEY WEST, FL 33045-2563

WHITE TERENCE SCOTT AND
ABIGAIL SUSANNA
18 OPAL DR,
KEY WEST, FL 33040-5654

16 AQUAMARINE DRIVE LLC
4 GIBB LN,
ISLIP, NY 11751-4504

BETHEL HARRY L JR AND
GLADYS C
2100 HARRIS AVE,
KEY WEST, FL 33040-3725

MORSE ROGER AND MARTHA
4 AQUAMARINE DR,
KEY WEST, FL 33040

BRAUCH STEVEN ALLAN AND
CHARLOTTE ANNYCE
18 DIAMOND DR,
KEY WEST, FL 33040-5633

GRAYSON THOMAS N AND
DARLENE E
11145 3RD ST E,
TREASURE ISLAND, FL 33706-4603

GARRIDO HUMBERTO J AND
OFELIA E
2 DIAMOND DR,
KEY WEST, FL 33040-5633

GAITAN MARTIN J AND
MAYRA DEL CARMEN
12 OPAL DR,
KEY WEST, FL 33040-5654

TARA ENTERPRISES LLC
81 TARRAGON LN,
EDGEWATER, MD 21037-1110

OWENS MARISSA L
17 OPAL DR,
KEY WEST, FL 33040-5654

BONTO ARLENE C
1 OPAL DR,
KEY WEST, FL 33040-5653

GARRIDO HUMBERTO J AND
OFELIA E
818 CAROLINE ST,
KEY WEST, FL 33040

HILLER EDWARD AND MERCY
5 SAPPHIRE DR,
KEY WEST, FL 33040-5642

MULLEN NICHELLE S
16 OPAL DR,
KEY WEST, FL 33040-5654

LEOPARD LARRY
15 AQUAMARINE DR,
KEY WEST, FL 33040-5601

SAUNDERS WILLIAM
15 DIAMOND DR,
KEY WEST, FL 33040-5633

PHELPS JAMES A
4 SAPPHIRE DR,
KEY WEST, FL 33040-5642

THE UTILITY BOARD OF THE
CITY OF KEY WEST
1001 JAMES ST,
KEY WEST, FL 33040-6935

CIRCLE K STORES INC
12911 N TELECOM PKWY,
TEMPLE TERRACE, FL 33637-0907

ROHATY STEPHEN
PO BOX 371447,
KEY LARGO, FL 33037-1447

COLUMBO JAMES R
6 DOLPHIN RD,
KEY WEST, FL 33040-5634

DOT STATE OF FLORIDA
TALLAHASSEE, FL 32399

TEATE LORI ANNE
14 OPAL DR,
KEY WEST, FL 33040-5654

KATZ ALLISON M
6 OPAL DR,
KEY WEST, FL 33040-5653

CATON JESSICA
2 OPAL DR,
KEY WEST, FL 33040-5653

QUINN EILEEN M
4 OPAL DR,
KEY WEST, FL 33040-5653

MURPHY JASON ALAN AND
CASSIE
5 OPAL DR,
KEY WEST, FL 33040-5653

AGUILAR NATALIE ANN
3 OPAL DR,
KEY WEST, FL 33040-5653

ESTEVEZ RICHARD P AND
TRINA L
7 OPAL DR,
KEY WEST, FL 33040-5653

Scott F. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1201260 Parcel ID: 00155830-000000

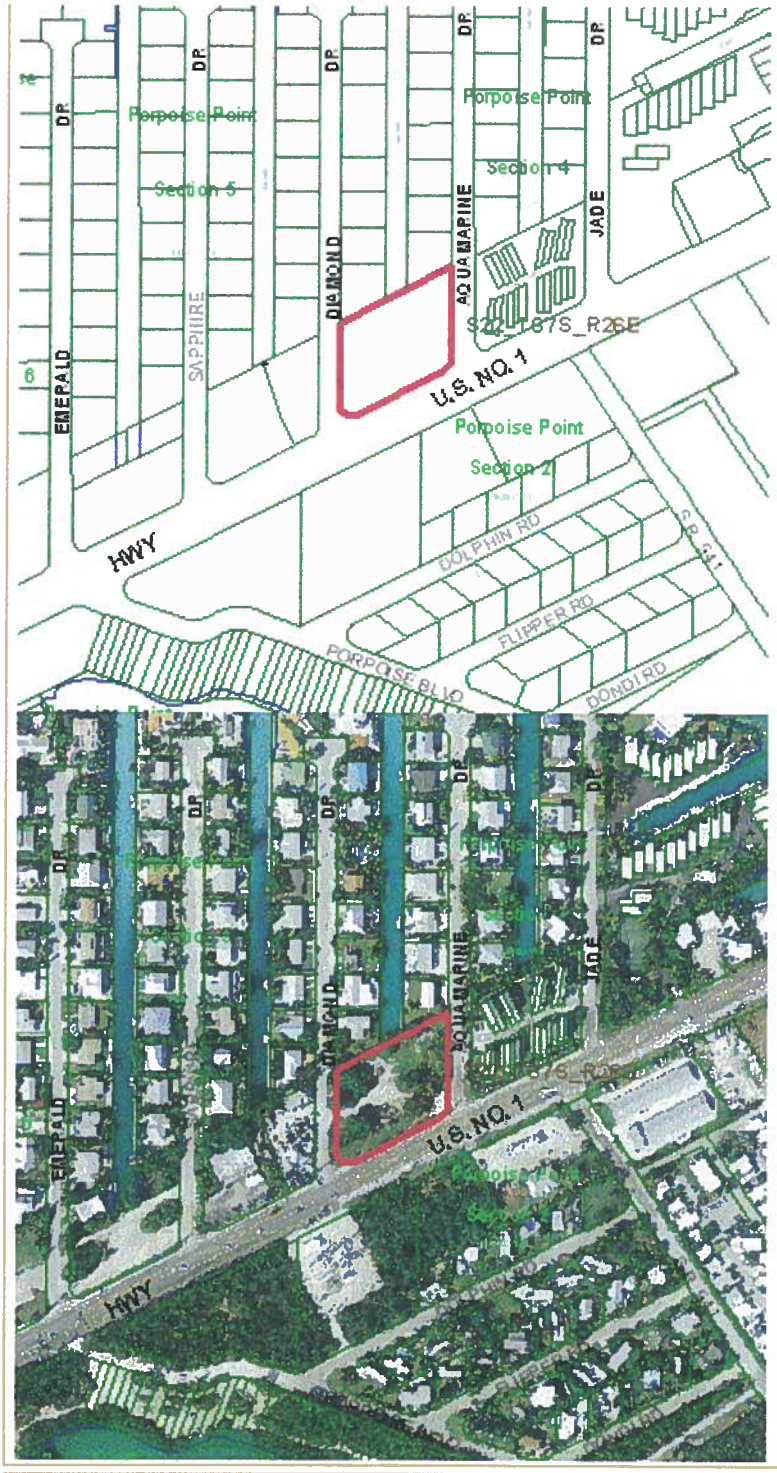
Ownership Details

Mailing Address:
COCONUT COVE LAND LLC
10 EVERGREEN AVE
KEY WEST, FL 33040

Property Details

PC Code:	10 - VACANT COMMERCIAL
Millage Group:	100B
Affordable Housing:	No
Section-Township-Range:	22-67-26
Property Location:	VACANT LAND BIG COPPITT KEY
Subdivision:	PORPOISE POINT SEC 4
Legal Description:	PORPOISE POINT SECTION 4 BIG COPPITT KEY PB5-118 TRACT D OR476-894/895 OR840-2345 OR925-1118/1119Q/C OR996-1101 OR1110-1688 OR1116-1461C OR1330-442/43F/J OR1480-2249/50F/J OR1622-2222/26/WILL OR1622-2229/ORD OR1622-2230/32P/R OR2245-600

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
10HC - COMM/HY/CANAL	0	0	56,580.00 SF

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	2,100 SF	350	6	2000	2001	3	30
2	CL2:CH LINK FENCE	2,976 SF	496	6	1999	2000	1	30

Appraiser Notes

1/14/2002 1M0H TO 10HC ADDED MISC & DELETED THE ROGO.D.M.J.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	012174	06/11/2001	12/01/2002	500		fence
	03-2167	08/29/2003		1,000		FENCE/ RETAINING WALLS

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	0	6,047	876,990	625,000	625,000	0	625,000
2012	0	6,347	613,893	620,240	620,240	0	620,240
2011	0	6,693	613,893	620,586	620,586	0	620,586
2010	0	7,046	613,893	620,939	620,939	0	620,939
2009	0	7,347	712,908	720,255	720,255	0	720,255
2008	0	7,693	792,120	799,813	799,813	0	799,813
2007	0	7,005	792,120	799,125	799,125	0	799,125
2006	0	7,266	792,120	799,386	799,386	0	799,386
2005	0	7,564	792,120	799,684	799,684	0	799,684
2004	0	7,872	565,800	573,672	573,672	0	573,672
2003	0	2,414	396,060	398,474	398,474	0	398,474
2002	0	2,507	254,610	257,117	257,117	0	257,117
2001	0	0	198,030	118,818	118,818	0	118,818
2000	0	0	198,030	118,818	118,818	0	118,818
1999	0	0	198,030	118,818	118,818	0	118,818
1998	0	0	198,030	118,818	118,818	0	118,818
1997	0	0	198,030	118,818	118,818	0	118,818
1996	0	0	198,030	118,818	118,818	0	118,818
1995	0	0	198,030	198,030	198,030	0	198,030
1994	0	0	198,030	198,030	198,030	0	198,030
1993	0	0	198,030	198,030	198,030	0	198,030
1992	0	0	198,030	198,030	198,030	0	198,030
1991	0	0	198,030	198,030	198,030	0	198,030
1990	0	0	108,917	108,917	108,917	0	108,917
1989	0	0	152,766	152,766	152,766	0	152,766
1988	0	0	99,015	99,015	99,015	0	99,015

1986	0	0	73,554	73,554	73,554	0	73,554
1985	0	0	94,406	94,406	94,406	0	94,406
1984	0	0	94,406	94,406	94,406	0	94,406
1983	0	0	94,406	94,406	94,406	0	94,406
1982	0	0	67,210	67,210	67,210	0	67,210

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
3/8/2000	1622 / 2230	1	WD	M
10/1/1989	1110 / 1688	125,000	WD	Q
12/1/1986	996 / 1101	125,000	WD	Q

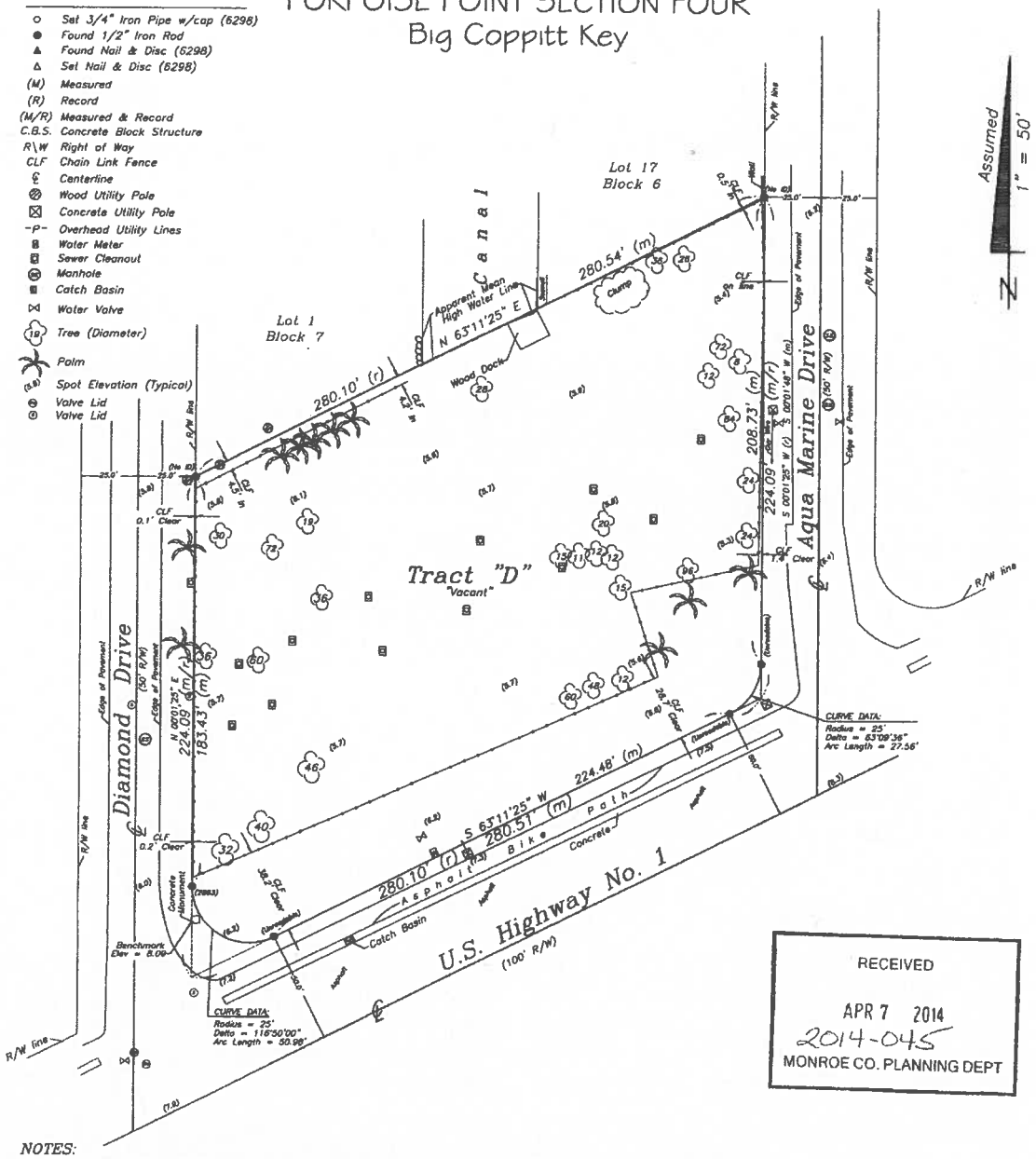
This page has been visited 2,638 times.

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

Boundary Survey Map of Tract "D" of PORPOISE POINT SECTION FOUR
Big Coppitt Key

LEGEND

- ○ Set 3/4" Iron Pipe w/cap (6298)
- ● Found 1/2" Iron Rod
- ▲ Found Nail & Disc (6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ℄ Centerline
- Wood Utility Pole
- Concrete Utility Pole
- -P- Overhead Utility Lines
- Water Meter
- Sewer Cleanout
- Manhole
- Catch Basin
- Water Valve
- Tree (Diameter)
- Palm
- Spot Elevation (Typical)
- Valve Lid
- Valve Lid



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2014-045
MONROE CO. PLANNING DEPT

NOTES:
1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 905 U.S. Highway No. 1, Big Coppitt Key, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. Bearings are assumed and based on the Northerly R/W line of U.S. Highway 1 as S 63°11'25" W.
8. Date of field work: March 4, 2014.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. The "Apparent Mean High Water Line" shown hereon does not purport to establish the actual Mean High Water Line for tidal boundary purposes.
11. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.
12. Flood Insurance Rate Map Zone: AE (EL 10); Community Panel #125129; 1532 K; dated 2-18-05.

BOUNDARY SURVEY OF: Tract "D" of PORPOISE POINT SECTION FOUR, according to the plat thereof as recorded in Plat Book 5, at Page 118, of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Florida Keys Mosquito Control District;

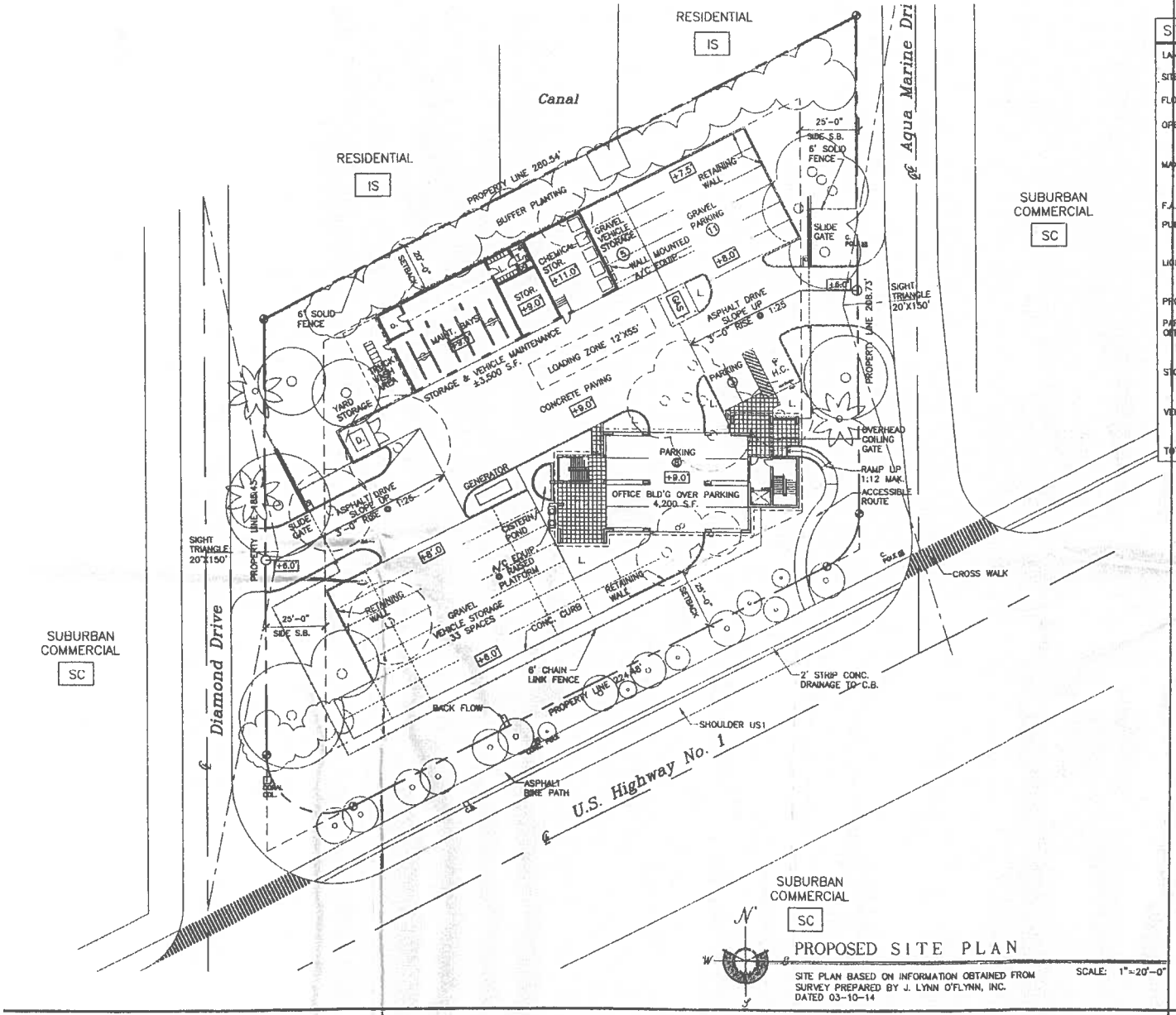
J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

March 10, 2014

THIS SURVEY IS NOT ASSIGNABLE

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244



SITE DATA

LAND USE : SUBURBAN COMMERCIAL

SITE AREA : 55,597 SF. (1.28 ACRES)

FLOOD ZONE : AE +10.0'

OPEN SPACE RATIO : 0.20
MIN. REQUIRED: 11,119.4 S.F.
PROVIDED: 18,350 S.F. = 0.33

MAX. HEIGHT : ALLOWABLE : 35.0'
PROPOSED : 34.66'
(1STORY OVER PARKING)

F.A.R.

PUBLIC BUILDINGS : 0.30
MAX. ALLOWED : 16,679 S.F.
PROVIDED : 4200 S.F.

LIGHT INDUSTRIAL : 0.30
MAX ALLOWED : 16,079 S.F.
PROVIDED : 3500 S.F.

PROPOSED FULL SITE F.A.R. : 0.139

PARKING:
OFFICE :
REQUIRED : 4200 S.F. @ 3 SPACES/1,000 S.F. = 12.6
PROVIDED : 13 SPACES

STORAGE :
REQUIRED : 1600 S.F. @ 1 SPACE/1,000 S.F. = 1.6
PROVIDED : 2 SPACES

VEHICLE STORAGE/MAINTENANCE :
REQUIRED : 1900 S.F. @ 3 SPACES/BAY OR 3/1,000 = 5.7
PROVIDED : 6 SPACES

TOTAL PARKING SPACES PROVIDED: 22

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PROPOSED SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED 03-10-14

SCALE: 1"=20'-0"

MOSQUITO CONTROL- NEW FACILITY

905 U.S. HIGHWAY No. 1
BIG COPPITT KEY, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.
WEST ATON ST
KEY WEST,
FLORIDA
33040
TEL. 305 296 5002
FAX 305 296 1813
LICENSE NO
AA 0000040

MOSQUITO CONTROL
905 U.S. HIGHWAY No. 1
BIG COPPITT KEY FLORIDA

SEAL

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DATE
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REVISIONS

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EMA

PROJECT NUMBER
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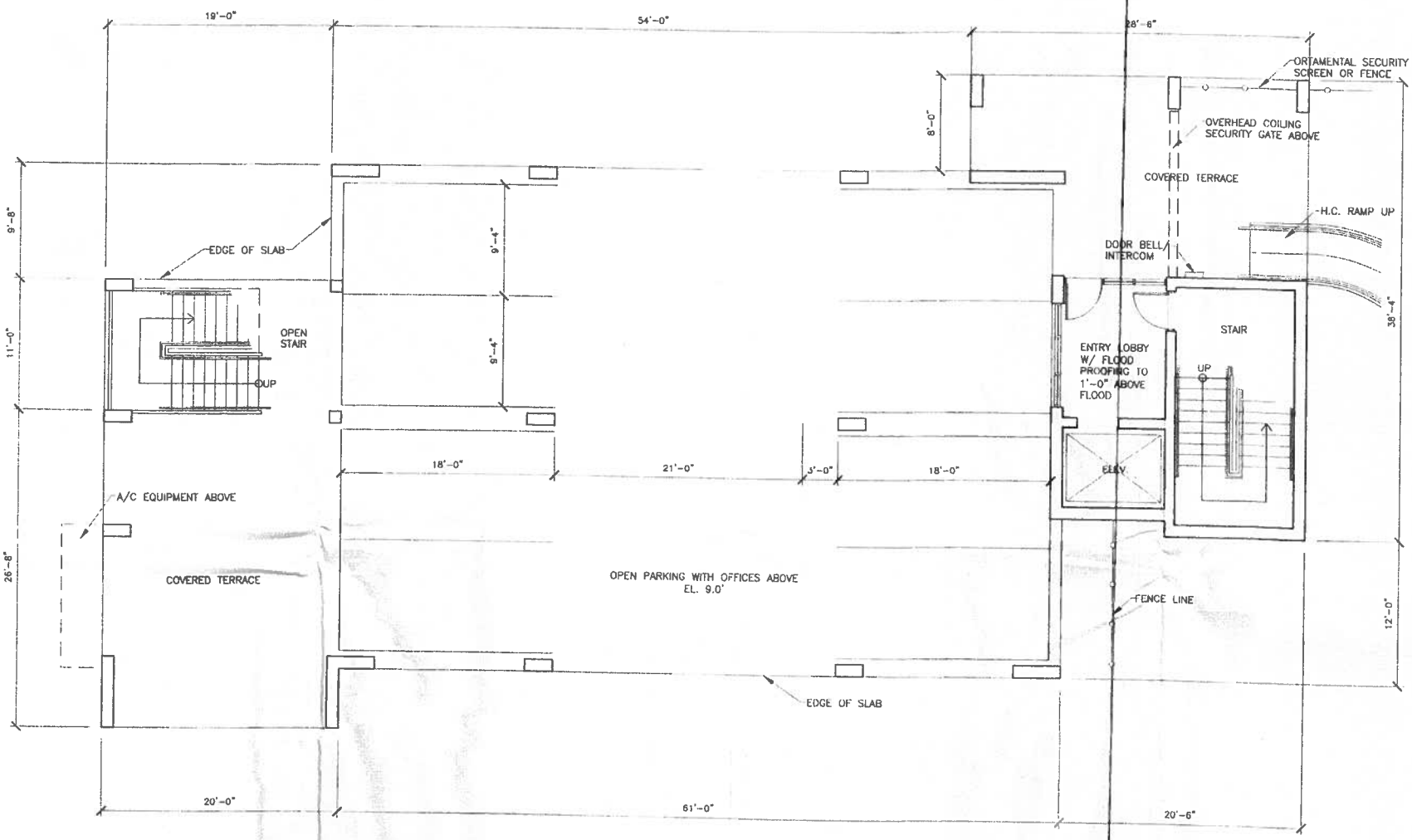
A-1



N
W
E
S

GRADE LEVEL PARKING PLAN
RAISED TO EL. 9.0'
ALL ADMINISTRATION
4,200 S.F. OFFICE LEVEL ABOVE

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

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MOSQUITO CONTROL - NEW FACILITY
905 U.S. HIGHWAY No. 1
BIG COPPITT KEY, FLORIDA

A-2

WILLIAM P. HORN
ARCHITECT, P.A.

MOSQUITO CONTROL
905 U.S. HIGHWAY No. 1
BIG COPPITT KEY, FLORIDA

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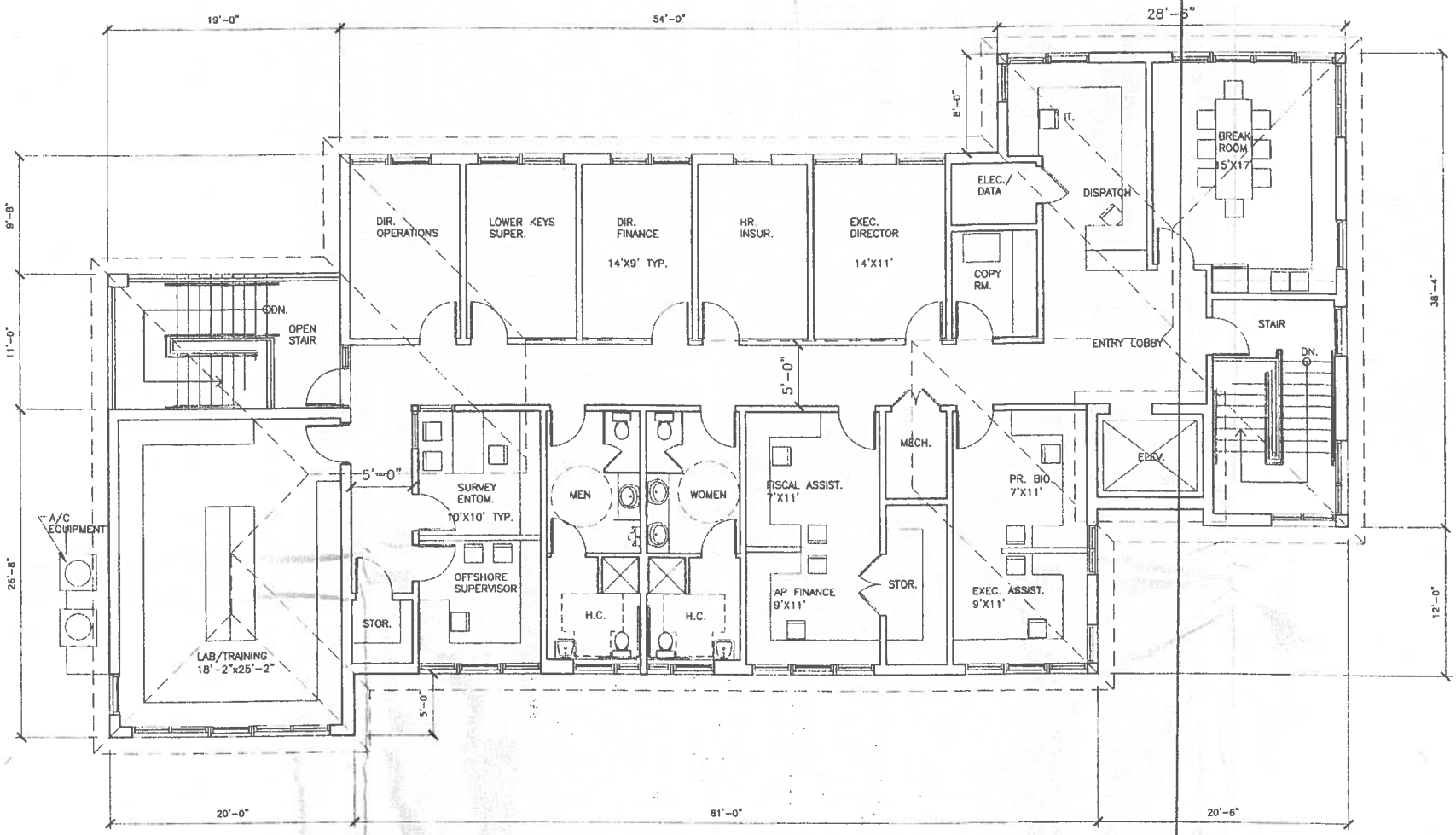

N
W E
S

PROPOSED FLOOR PLAN

RAISED WITH PARKING BELOW

ALL ADMINISTRATION

4,200 S.F. - OVERALL

3,700 S.F. - OFFICE , RESTROOMS , HALLWAY

500 S.F. - STAIRS , ELEVATOR

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

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MOSQUITO CONTROL- NEW FACILITY

905 U.S. HIGHWAY No. 1
BIG COPPITT KEY, FLORIDA

A-3

WILLIAM P. HORN
ARCHITECT, P.A.

916 LAFON ST
KEY WEST,
FLORIDA
33040

TEL. (305) 296 4300
FAX (305) 296 1033

LICENSE NO
AA 0000040

MOSQUITO CONTROL
905 U.S. HIGHWAY No. 1
BIG COPPITT KEY, FLORIDA

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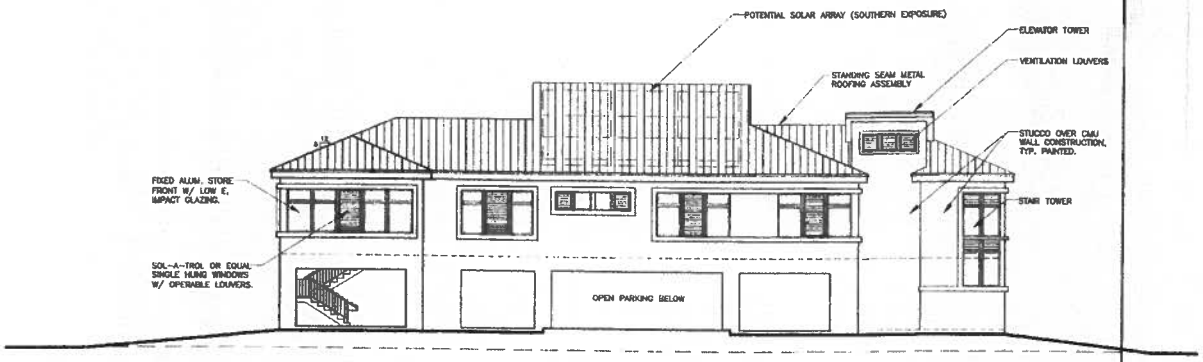
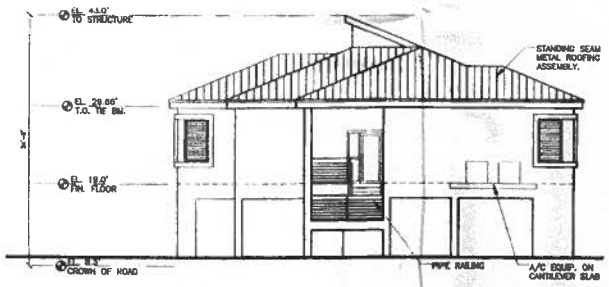


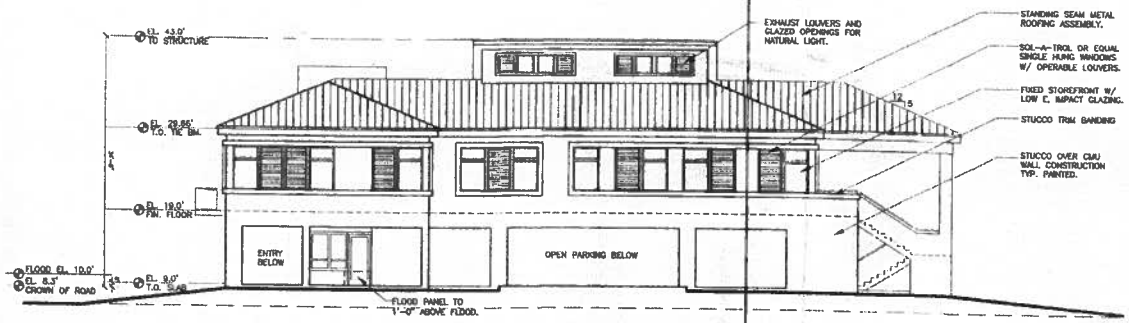
SOUTH ELEVATION (US-1)

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



EAST ELEVATION

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



NORTH ELEVATION

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

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WILLIAM P. HORN
ARCHITECT, P.A

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296 1030
FAX (305) 296 1033

LICENSE NO
AA 0003040

MOSQUITO CONTROL
905 U.S. HIGHWAY No. 1
BIG COPPITT KEY, FLORIDA

SEAL

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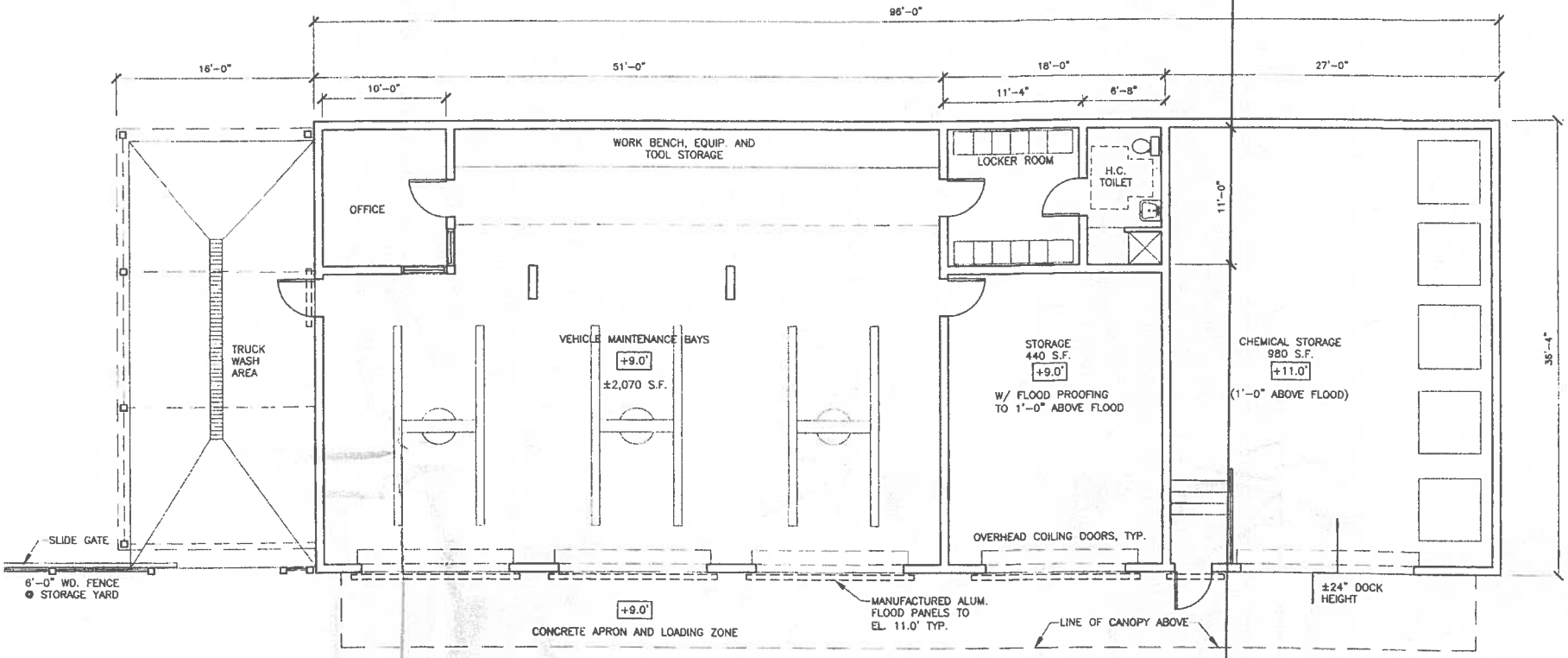
MOSQUITO CONTROL- NEW FACILITY

905 U.S. HIGHWAY No. 1
BIG COPPITT KEY, FLORIDA



GARAGE - STORAGE BUILDING

RAISED TO EL. 9.0'
WITH CHEMICAL STORAGE AT EL. 11.0'

3,500 S.F. TOTAL

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

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MONROE CO. PLANNING DEPT

WILLIAM P HORN
ARCHITECT, P.A.

915 EATON ST
KEY WEST,
FLORIDA
33040

TEL (305) 296-1072
FAX (305) 296-1033

LICENSE NO.
AA 0003040

MOSQUITO CONTROL
905 U.S. HIGHWAY No. 1
BIG COPPITT KEY, FLORIDA

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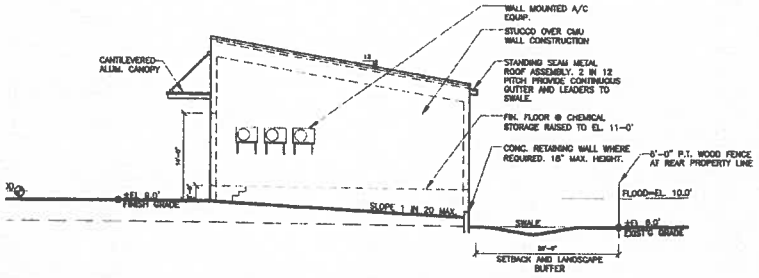
A-5

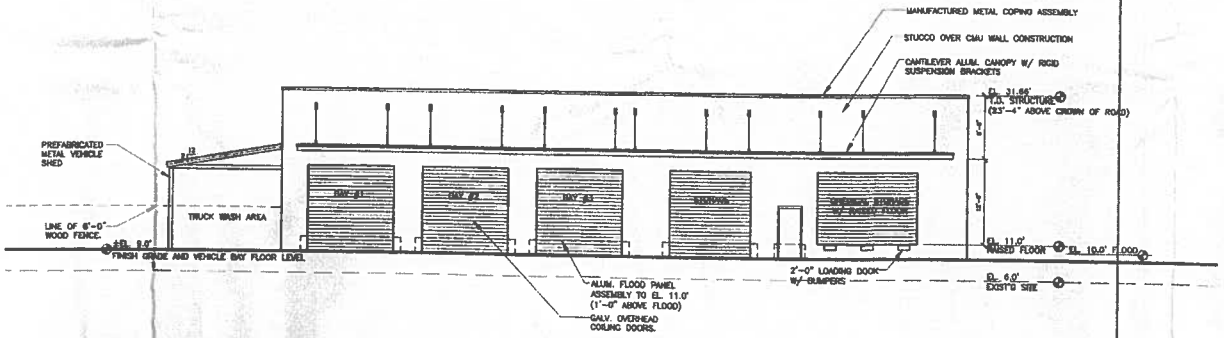
MOSQUITO CONTROL- NEW FACILITY

905 U.S. HIGHWAY No. 1
BIG COPPITT KEY, FLORIDA



EAST ELEVATION - MAINTENANCE AND STORAGE BUILDING

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



SOUTH ELEVATION - MAINTENANCE AND STORAGE BUILDING

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

WILLIAM P HORN
ARCHITECT, P.A

913 LA FON ST
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 294-1032

LICENSE NO
AA 0013040

MOSQUITO CONTROL
905 U.S. HIGHWAY No. 1
BIG COPPITT KEY, FLORIDA

SEAL

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03-11-14 DRC

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EMA

PROJECT NUMBER
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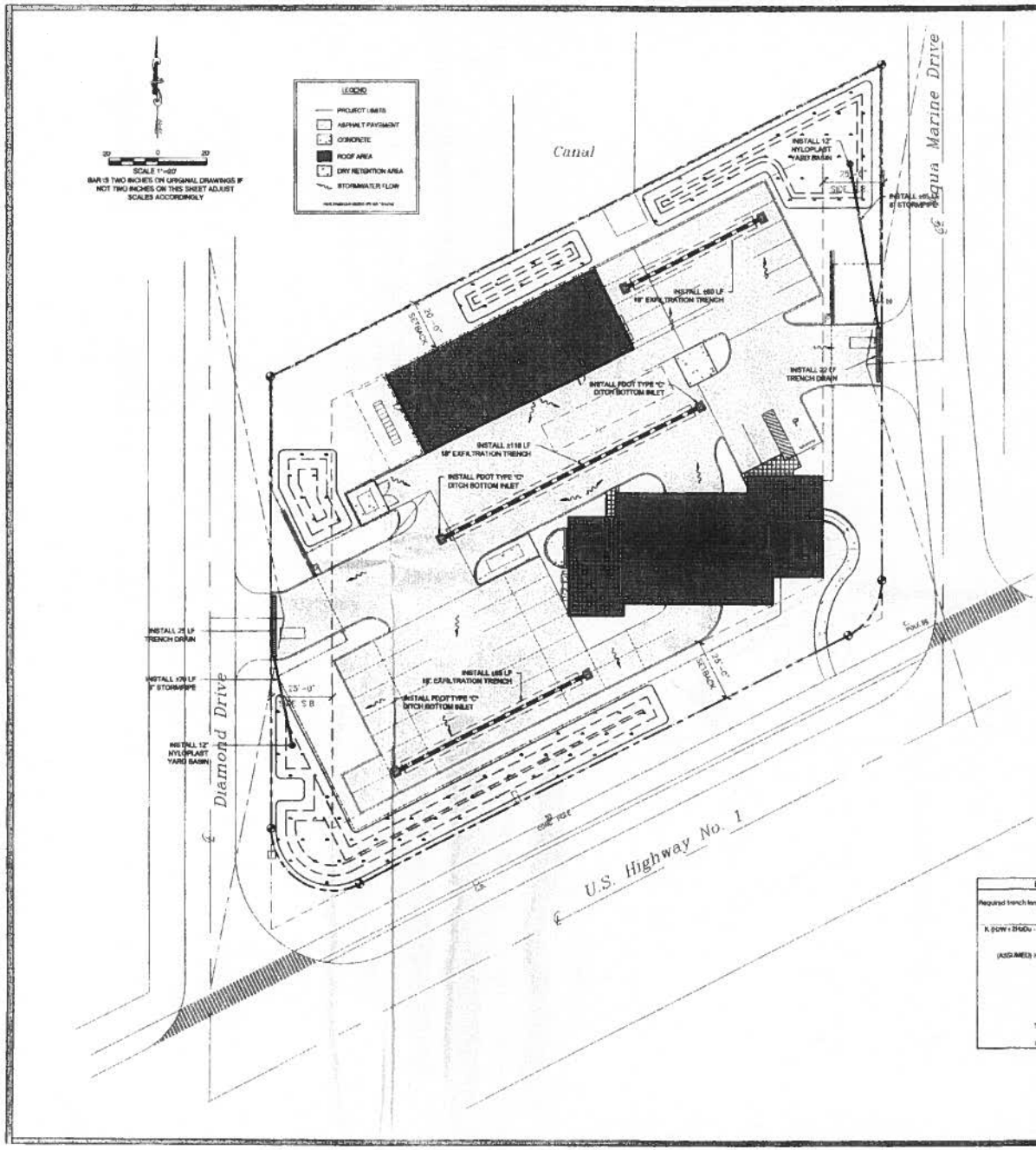
MONROE CO PLANNING DEPT

A-6

MOSQUITO CONTROL- NEW FACILITY

905 U.S. HIGHWAY No. 1
BIG COPPITT KEY, FLORIDA



Water Quantity Calculations - 25yr/72hr Design Storm

Pre-Quantity - Predevelopment

Project Area	A =	1.278	ac	55,660	sf
Pervious Area		1.278	ac	55,660	sf
Impervious Area		0.000	ac	0	sf
% Impervious		0.00%			
Rainfall for 25yr/24hr event	P_{24} =	8	in		
Rainfall for 25yr/3day event	P_{72} =	10.67	in		
Depth to Water Table		4	ft		
Predevelopment Available Storage		6.18	in		
Soil Storage	S =	6.18	in		
$Q_{pre} = \frac{(P72 - 0.2S)^2}{(P72 + 0.8S)}$	Q_{pre} =	4.99	in		
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/72hr}$ =	6.26	ac-in		

Post-Quantity - Postdevelopment

Project Area	A =	1.278	ac	55,660	sf
Pervious Area		0.570	ac	24,836	sf
Impervious Area		0.708	ac	30,824	sf
% Impervious		55.4%			
Rainfall for 25yr/24hr event	P_{24} =	8	in		
Rainfall for 25yr/3day event	P_{72} =	10.67	in		
Depth to Water Table		4	ft		
Developed Available Storage		6.18	in		
Soil Storage	S =	3.46	in		
$Q_{post} = \frac{(P_{72} - 0.2S)^2}{(P_{72} + 0.8S)}$	Q_{post} =	7.46	in		
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/72hr}$ =	9.54	ac-in		

Post-Pre Quantity - Predevelopment

$Q_{pre-post} = Q_{post} - Q_{pre}$	$Q_{pre-post}$ =	2.56	in
Post/Pre Volume = $Q_{pre-post} \times A$	$V_{pre-post}$ =	3.27	ac-in

Water Quality Calculations - 25yr/72hr Design Storm

Water Quality

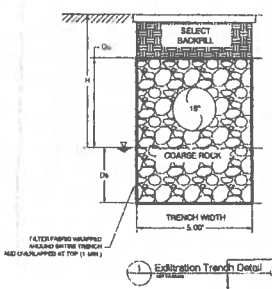
Project Area		1.278	ac	55,660	sf
Surface Water		0.000	ac	0	sf
Roof area		0.188	ac	8,111	sf
Pavement/Walkways		0.522	ac	22,743	sf
Pervious area		0.570	ac	24,836	sf
Impervious area for water Quality					
(Site area for Water Quality - Pervious area)		0.522	au	22,743	sf
% Impervious		41%			
A) One inch of runoff from project area		1.278	ac-in		
B) 2.5 inches times percent impervious [2.5 x (percent impervious x (site area - surface water))]		1.305	ac-in		
Comparison of Water Quality Methods					
		1.278 ac-in	<	1.305 ac-in	
Total Volume Required	3.275	ac-in		11,887	cf
Pond Volume	2.360	ac-in		8,531	cf
Exfiltration Trench	0.915	ac-in		3,356	cf
Total Volume provided	3.275	ac-in		11,887	cf

Exfiltration Trench Design

Required trench length (L) =

$$\frac{V}{K\,[(d/w + 2H/w)\,Du^{\wedge}2 + 2H/w\,Du + 1.38\,w\,Du^{\wedge}-4\,(H/w)\,Du]}$$

(ASSUMED) Hydraulic Conductivity, K=	0.0000054	
H =	8.5	ft
W =	5	ft
Du =	4.5	ft
Ds =	8.5	ft
Volume of Trench , V =	0.915	ac-in
Trench Length Required =	231	FT
Trench Length Provided =	281	FT



1 Exfiltration Trench Detail

APR 7 2014
MONROE CO. PLANNING DEPT

PEREZ ENGINEERING & DEVELOPMENT, INC
CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT
Key West Office
1010 Caen Kennedy Drive, Suite 201
Key West, Florida 33040
Tel. (305) 293-9440 Fax (305) 294-0274
Certificate of Authorization No. 8613
ALEXIS E. PEREZ, P.E.
Florida P.E. NO. 51408
April 7, 2014

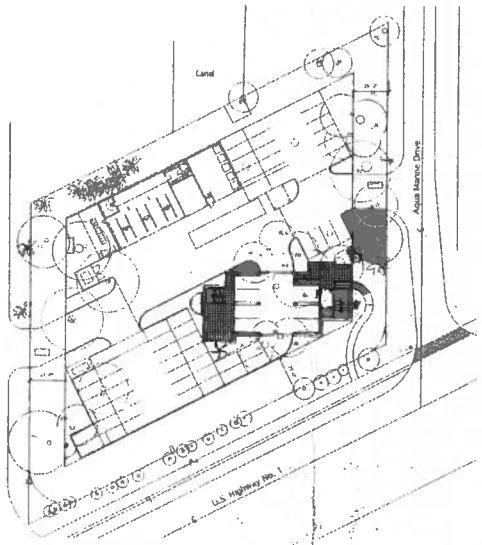
REVISIONS
1
2
3
4
5
6

ORIGINAL MARCH 2014

MOSQUITO CONTROL - NEW FACILITY
905 U.S. HIGHWAY NO. 1
BIG COPPITT KEY, FL 33040
CONCEPTUAL DRAINAGE PLAN

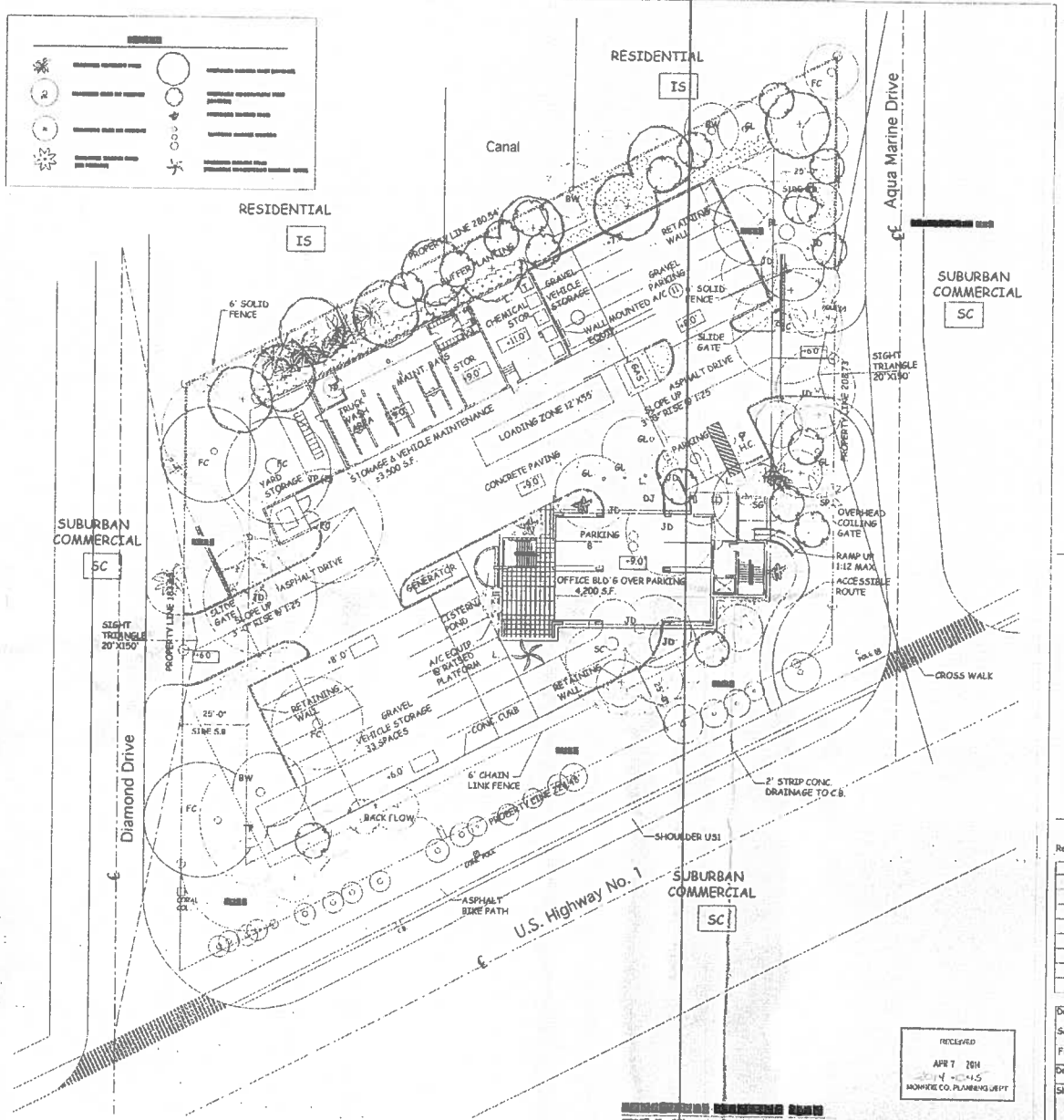
FL KEYS MOSQUITO CONTROL
5224 COLLEGE ROAD
KEY WEST, 33040

JOB NO 14-0208
DRAWN BGO
DESIGNED AEP
CHECKED AEP
QC
SHEET C-1



[redacted]

[redacted] 1" = 60'



[redacted] 1" = 20'

RECEIVED
APR 7 2014
MONROE CO. PLANNING DEPT

DISTRICT BOUNDARY BUFFERS:

US 1				EAST PL	SC/SC ADJ. RESIDENTIAL USE		
CLASS C	224 LF	25' WIDE		CLASS D	210 LF	20' WIDE	
TYPE	CALCULATION	QTY	REQ'D	TYPE	CALCULATION	QTY	REQ'D
CANOPY TREE	3.5 X 2.24 = 7.84		8	CANOPY TREE	6.6 X 2.1 = 13.86		14
UNDERSTORY	1.4 X 2.24 = 3.12		3	UNDERSTORY	3.3 X 2.1 = 6.93		7
SHRUB	14 X 2.24 = 31.36		31	SHRUB	28 X 2.1 = 58.8		59

OTHER REQUIRED LANDSCAPING:

NORTH PL	SC/US 1			PARKING LOT			
CLASS D	280 LF	20' WIDE		CLASS A	15/24 = .62		
TYPE	CALCULATION	QTY	REQ'D	TYPE	CALCULATION	QTY	REQ'D
CANOPY TREE	6.6 X 2.8 = 18.48		18	CANOPY TREE	5 X .62 = 3.1		3
UNDERSTORY	3.3 X 2.8 = 9.24		9	UNDERSTORY	1.7 X .62 = .62		1
SHRUB	28 X 2.8 = 78.4		78	SHRUB	12 X .62 = 7.4		7
				AREA	1500 X .62 = 930		930

DISTRICT BOUNDARY BUFFERS: PLANT MATERIAL PROPOSED

US 1	REQ'D	EXIST	NEW	TOTAL	EAST PL	REQ'D	EXIST	NEW	TOTAL
CANOPY TREE	8	0	8	8	CANOPY TREE	14	4	10	14
UNDERSTORY	3	0	3	3	UNDERSTORY	7	1	6	7
SHRUB	31	0	31	39	SHRUB	59	0	64	64

OTHER REQUIRED LANDSCAPING:

NORTH PL	REQ'D	EXIST	NEW	TOTAL	PARKING LOT	REQ'D	EXIST	NEW	TOTAL
CANOPY TREE	18	8*	10	18	CANOPY TREE	3	2	1	3
UNDERSTORY	9	0	9	9	UNDERSTORY	1	1	0	0
SHRUB	78	0	83	83	SHRUB	7	0	26	26
					AREA	930	0	964	964

*: 4 NATIVE TREES & 4 COCONUT PALMS APPLIED TO REQUIREMENT

CONCEPTUAL PLANTING PLAN

SCALE: AS NOTED

FLORIDA Mosquito Control DISTRICT KEYS

MOSQUITO CONTROL
905 U.S. HIGHWAY NO.1
BIG COPPITT KEY, FLORIDA

Mitchell Planning & Design, Inc.
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Revisions:

Date:	04.01.14
Scale:	As Noted
File:	14-BH-005
Drawn:	BJM
Sheet:	PP:01