

File #: 2019-072

Owner's Name: Quality Auto & Diesel Repair

Applicant: Trepanier & Assoc.

Agent: Owen Trepanier

Type of Application: Minor CUP

Key: Stock Island

RE #:
00132690.000000
00132700.000000
00132710.000000

APPLICATION
MONROE COUNTY
 PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Request for a Minor Conditional Use Permit

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

Minor Conditional Use Permit Application Fee: \$8,480.00

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 Application: 04/ 15 / 2019
 Month Day Year

Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)

<u>Trepanier & Associates, Inc</u>	<u>Owen Trepanier</u>		
Applicant (Name of Person, Business or Organization)	Name of Person Submitting this Application		
<u>1421 First Street unit 101, Key West, FL 33040</u>			
Mailing Address (Street, City, State and Zip Code)			
<u>305-293-8983</u>	<u>NA</u>	<u>NA</u>	<u>owen@owentrepanier.com</u>
Work Phone	Home Phone	Cell Phone	Email Address

Property Owner: (Business/Corp must include documents showing who has legal authorized to sign.)

<u>Quality Auto & Diesel Repair, Inc.</u>	<u>Jamie Ortega</u>		
(Name/Entity)	Contact Person		
<u>5180 Suncrest Rd., Key West, FL 33040</u>			
Mailing Address (Street, City, State and Zip Code)			
<u>305-849-2018</u>	<u>NA</u>	<u>305-731-8397</u>	<u>qualitymarepair@hotmail.com</u>
Work Phone	Home Phone	Cell Phone	Email Address

Legal Description of Property:

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

<u>29;30;31;32</u>	<u>Sunkrest Stock Island</u>	<u>Stock Island</u>
Block	Lot	Subdivision Key
<u>00132690-000000;132700-000000;00132710-000000</u>		<u>1167151;1167169;1167177</u>
Real Estate (RE) Number		Alternate Key Number <u>1167185</u>
<u>5180 Suncrest Rd., Key West, FL 33040</u>		<u>5</u>
Street Address (Street, City, State & Zip Code)		Approximate Mile Marker

APPLICATION

Land Use District Designation of Property: MU & NA

Present Land Use of Property: Light Industrial Mixed-Use

Proposed Land Use of Property: Same

Total Area of Property: 69,368 sq. ft.

Total Upland Area within Property: 45,532 sq. ft.

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

5 Total number of non-residential buildings

2,215 Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

1 Total number of residential buildings

1 Total number of market-rate units

0 Total number of affordable units

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

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

All of the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

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

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

APPLICATION

- Setback lines as required by the Land Development Code
 - Locations and dimensions of all existing and proposed structures, including all paved areas and clear site triangles
 - Size and type of buffer yards and parking lot landscaping areas, including the species and number of plants (*unless a separate landscape plan showing such is submitted*)
 - Extent and area of wetlands, open space preservation areas and conservation easements
 - Delineation of habitat types to demonstrate buildable area on the site, including any heritage trees identified and any potential species that may use the site (certified by an approved biologist and based on the most current professionally-recognized mapping by the U.S. Fish and Wildlife Service) (*unless a separate landscape plan showing such is submitted*)
 - Location of fire hydrants or fire wells
 - The location of public utilities, including location of the closest available water supply system or collection lines and the closest available wastewater collection system or collection lines (with wastewater system provider) or on-site system proposed to meet required County and State of Florida wastewater treatment standards
 - A table providing the total land area of the site, the total buildable area of the site, the type and square footage of all nonresidential land uses, the type and number of all residential dwelling units, the amounts of impervious and pervious areas, and calculations for land use intensity, open space ratio, and off-street parking
- Landscape Plan by a Florida registered landscape architect – 6 sets (may be shown on the site plan; however, if a separate plan, drawn to a scale of 1:10 or 1:20). At a minimum, the landscaping plan should include the following:
- Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
 - Locations and dimensions of all existing and proposed structures, including all paved areas
 - Open space preservation areas
 - Existing natural features
 - Size and type of buffer yards including the species, size and number of plants
 - Parking lot landscaping including the species, size and number of plants
 - Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced
 - Transplantation plan (if required)
- Stormwater/ Surface Water Management Plan – 6 sets (including existing and proposed topography, all drainage structures, retention areas, drainage swales and existing and proposed permeable and impermeable areas)
- Building Floor Plans for all proposed structures and for any existing structures to be redeveloped – 6 sets (drawn at an appropriate standard architectural scale)
- Building Elevations for all proposed structures and for any existing structures to be modified – 6 sets (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure)
- Traffic Study, prepared by a licensed traffic engineer
- 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 600 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 600 foot radius, each unit owner must be included

APPLICATION

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

If applicable, the following items must be included in order to have a complete application submission:
(Please check the box as each required item is attached to the application.)

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

Is there a pending code enforcement proceeding involving all or a portion of the parcel proposed for development:
 Yes No Code Case file # _____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

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

* * * * *

See Page 5 for Signature and Notary Acknowledgement

APPLICATION

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

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

Signature of Applicant: [Handwritten Signature] Date: 4-12-19

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me this 12th day of April, 2019.

by Owen Trepanier, who is personally known to me OR produced
(PRINT NAME OF PERSON MAKING STATEMENT)

[Handwritten Signature] as identification.

(TYPE OF ID PRODUCED)
[Handwritten Signature]
Signature of Notary Public, State of Florida

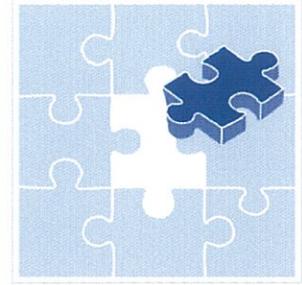


Alvina Covington
COMMISSION #FF913801
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM

Alvina Covington
Print, Type or Stamp Commissioned Name of Notary Public
My commission expires: August 27, 2019

Send complete application package to:

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



April 15, 2019

Ms. Debra Roberts - Planning Commission Coordinator
 Monroe County Planning and Environmental Resources
 2798 Overseas Highway, Suite 400
 Marathon, FL 33040

**Re: Application for an Amendment to a Minor Conditional Use
 (Mo. Co. File No. 2014-52)**

Dear Ms. Roberts,

This application is for an Amendment to a Minor Conditional Use and is being submitted during an extension period for the original Minor Conditional Use pursuant to DO No. 15-01. The extension period is set to expire on April 15, 2019, see Monroe County file number 2018-017. Trepanier and Associates submits this application on behalf of the current owner of Quality Auto and Diesel Repair, Inc.

Because of the complexity and unique nature of this project, a historical perspective of the property and the events heretofore are recounted. Along with a description of the project in its current form, the major differences between the originally approved Minor Conditional Use (DO No. 15-01) and the current application contained herein are enumerated.

Property Description

Site Address: 5180 Suncrest Road, Stock Island, FL 33040
 RE Numbers: 00132690-000000 (Lot 29)
 00132700-000000 (Lot 30)
 00132710-000000 (Lot 31)
 00132720-000000 (Lot 32)
 00123470-000000 (Bay Bottom South of and Adjacent to Lots 29 & 30 Sunkrest)



Owner: Quality Auto & Diesel Repair, Inc.
 Tier: Tier III
 Zoning: MU & NA
 FLUM: MC & RC
 Flood Zone: AE-8 & AE-9
 Total Area:

Lot	Upland (sq. ft.)	Bay Bottom (sq. ft.)	Total (sq. ft.)
00132690-000000 (Lot 29)	10,782.8	217.2	11,000.0
00132700-000000 (Lot 30)	10,216.9	783.1	11,000.0
00132710-000000 (Lot 31)	11,710.0	0.0	11,710.0
00132720-000000 (Lot 32)	11,700.0	0.0	11,700.0
00123470-000000 (Bay bottom south of and adjacent to Lots 29 & 30 Sunkrest)	1,122.9	22,835.1	23,958.0
Totals	45,532.6	23,835.4	69,368.0

History:

LOU application filed June 19, 2013
 Minor Deviation application filed August 2, 2013
 Amendment to a Minor Conditional Use application filed March 18, 2014

The prior owner, Suncrest Landing, LLC., sold the property to Quality Auto and Diesel Repair, Inc., on June 25th, 2014. Quality Auto and Diesel Repair, Inc. continued forward with the application as submitted, as well as responding to the reviews and changes/information requested by county staff necessary to secure the D.O. Quality Auto and Diesel Repair, Inc. may not have been fully aware of some of the nuances particular to that application and existing development during this time. Nevertheless, DO No. 15-01 was issued in January of 2015 for properties having RE Nos. 00132690-000000 (lot 29); and RE# 00132700-000000 (lot 30) of SunKrest Subdivision, Stock Island.

Shortly after securing D.O. 15-01, Quality Auto and Diesel Repair, Inc. purchased adjacent lot 31 (RE # 00132710-000000) and lot 32 (RE # 00132720-000000) on February 4th, 2015. The acquisition was an effort to better carryout his business and personal objectives. As such, the resulting expansion and partial deviation to some of the original intent of D.O. 15-01, which was brought to the attention of county staff by an attempt to close out a building permit (building permit # 15106805, issued March 4th, 2016 for



a concrete slab which ultimately failed to pass inspection) in the summer of 2017. In an attempt to remedy issues that led to the failure of the approval of permit # 15106805, permit # 17103783 was submitted, however the scope of work proposed under the subsequent permit was deemed insufficient to address all site issues.

Around the same time that Quality Auto and Diesel Repair, Inc. was attempting to remedy on-site issues, Hurricane Irma struck the Keys and in particular, Quality Auto and Diesel Repair, Inc.'s property. The southwest corner of the property (in the vicinity of the dwelling unit), appears to have suffered substantial material and vegetative damage on September 10, 2017 as direct and indirect result of Hurricane Irma and possible cyclonic waterspout/tornadic activity from the storm event was localized in interior areas of submerged land vegetation on the subject property and around Cross Street, immediately east.

Quality Auto and Diesel Repair, Inc., through the submission of the Amendment to a Minor Conditional Use contained herein, seeks to clear up confusion surrounding the property as well as compliance with Monroe County Code to the fullest extent possible, given the unforeseen circumstances.

Proposal:

Development Order 15-01 approved a request for a minor conditional use permit allowing the development of a light industrial use involving automotive repair and outdoor storage at lots 29 and 30 of SunKrest Subdivision, Stock Island. As previously stated, the owner, Quality Auto and Diesel Repair, Inc., purchased adjacent lots 31 (RE # 00132710-000000) and 32 (RE # 00132720-000000) on February 4th, 2015. The purchase effectively doubled the size of his property to 47,462 square feet. Therefore, the lots subject to the Minor Conditional Use Application contained herein are numbers 29, 30, 31, 32 and the adjacent lot south of Lots 29 & 30.

The current application seeks approval to provide 10,000 SF of outdoor storage on lots 31 & 32. The outdoor storage area accommodates vehicles, boats, boat trailers, utility trailers, RVs, equipment machinery, lobster traps and other essential fishing equipment necessary for the utilization of the nearby working waterfront. As depicted on the current site plan, the original 80 x 35 outdoor storage area has been completely replaced by the new 10,000 SF of outdoor storage. Additionally, several storage containers provide sheltered storage for items susceptible to the elements. Four (4) parking spaces are provided in this area of the property.

On lots 29 & 30 (the lots subject to D.O 15-01) and the northerly upland portion of the adjacent lot, in place of a smaller outdoor storage area, accessibility improvements to the office building, seven (7) standard parking spaces and one (1) ADA space are proposed across from the three (3) existing auto repair bays. It is in this area of the property that Quality Auto and Diesel Repair, Inc. and its staff provide an essential service to local entities such as the US Navy, emergency service providers, tourism-dependent industries and the general public. Quality Auto and Diesel Repair, Inc. delivers unique services that are hard to find in the lower Keys. Moreover, the services are provided in a area with the historical of auto/marine/working waterfront support. The Future Land Use (FLU) and Zoning designations of this property reflects the realization of the historical uses seen in this area of Stock Island and furthermore are reflective of the needs of the community.

Additionally, an existing lawfully determined dwelling (ROGO) unit historically associated with lots 29 & 30, is located south of the auto bays. Although not incorporated into the previous Minor Conditional Use Application, the application contained herein seeks the full incorporation of the lawfully determined dwelling unit within the project. The lawful determination letter dated April 16, 2004 from the County is included with this submission as "Attachment 1".

Additional Information:

A lawfully permitted mobile food vendor is located at the northwest corner of the property (lot 32, RE No. 00132720-000000) that is not a subject of this application. Permit number 18105761 was issued December 19, 2018 for a temporary food truck and specifically states that it is "not associated with Minor Conditional Use Permit, Development Order 01-15". It is the intent of the property owner to continue the food truck use in this location.

Additionally, permit number 19100284, which was issued February 20, 2019 is currently active. The permit is for the installation of a sewer lateral to take advantage of the newly installed sewer line along Suncrest Road.

Standards of Review for Conditional Uses:

MCC §110-67 provides the standards which are applicable to all conditional uses. When considering applications for a conditional use permit, the County shall consider the extent to which:

- (a) The conditional use is consistent with the purposes, goals, objectives and standards of the comprehensive plan and the land development regulations:

The proposed use is consistent with the purposes, goals, objectives and standards of the comprehensive plan and the land development regulations.

Policies from the Monroe County Year 2010 Comprehensive Plan that directly pertain to the proposed use include:

Policy 101.4.5: The principal purpose of the Mixed Use/ Commercial land use 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.

This land use category is also intended to allow for the establishment of mixed-use development patterns, where appropriate. Various types of residential and non-residential uses may be permitted; however, heavy industrial uses and similarly incompatible uses shall be prohibited. The County shall continue to take a proactive role in encouraging the maintenance and enhancement of community character and recreational and commercial working waterfronts.

Policy 101.5.3: In order to encourage a compact form of nonresidential growth, the Permit Allocation System shall limit and direct new non-residential development primarily to areas designated as Tier III under Goal 105 not located within a designated Special Protection Area and provide incentives for redevelopment of existing developed and vacant infill sites.

Any development on Stock Island shall be consistent with all goals, strategies and action items of the Master Plan for the Future Development of Stock Island and Key Haven (aka the Stock Island/Key Haven Livable CommuniKeys Master Plan). Action items that directly pertain to the subject property and proposed redevelopment include:

Action Item 2.3.1: Continue to recognize land use districts and FLUM categories as the regulatory tool used for evaluating individual proposals for compliance with land development standards such as type of use and intensity of use.

Action Item 5.1.1: Promote the importance of maritime industries by incorporating the theme of Stock Island's historic maritime industry in public art and design guidelines.

Action Item 5.1.2: Emphasize maritime industries in all aspects of community design.

Action item 6.4.2: Increase compliance with stormwater regulations in the high density areas of Stock Island.

Action Item 9.4.3: Require the provision of bicycle facilities and parking in all new development and redevelopment.

(b) The conditional use is consistent with the community character of the immediate vicinity:

The community character of the immediate vicinity is a mix of uses including commercial retail, light industrial and residential. The contiguous parcel to the west is developed with mobile homes and the contiguous parcel to the east is vacant. There are commercial retail and light industrial uses, including two automotive repair businesses, in the immediate vicinity along US 1 to the north. There is a RV park on the next block to the east. As previously analyzed and concluded by Staff, the proposed light industrial use is consistent with the mix of existing uses in the immediate vicinity and fits the purpose of the Mixed Use (MU) Commercial land use category.

Quality Auto and Diesel Repair, Inc. (F.K.A. Quality Mobile Auto Repair), provides an essential service to local entities such as the US Navy, emergency service providers, tourism-dependent industries and the general public. The Stock Island institution delivers unique repair and overhaul services that are virtually non-existent throughout the lower Keys. Moreover, services rendered are provided in a neighborhood that has traditionally been the auto/marine/working waterfront support system location for generations of lower Keys residents. The Future Land Use (FLU) and Zoning designations of this property reflects the realization of the historical uses seen in this area of Stock Island and furthermore are reflective of the needs of the community.

Stormwater Management - storm water management plans are included in this submission in accordance with MCC, please see attached plans.

Bicycle facilities and adequate parking - The site plan calls for a required bicycle rack, please refer to proposed site plan for bicycle rack that meets the required 2' wide by 6' long and an aisle width of 5'.

The site plan calls for all required vehicular parking spaces. A total of twelve (12) parking spaces are required per Code (of which one (1) shall be ADA accessible), and twelve (12) spaces are given, inclusive of one (1) ADA accessible space.

Please note that Code does not provide a parking standard for an outdoor storage use. The most compatible use in the 4th Edition of the Transportation Engineer's Parking Generation Manual to an outdoor storage use is the Mini-Warehouse use (Land Use Code — 151). The Mini-Warehouse use requires 0.2 spaces per 1,000 SF gross floor area. The site has approximately 10,000 SF of outdoor storage areas which would require three (3) parking spaces. The light industrial use (auto repair) requires three (3) spaces per auto bay, therefore nine (9) spaces are provided; a total of 12 vehicle parking spaces are provided.

(c) The design of the development minimizes adverse effects, including visual impacts, on adjacent properties:

The applicant is not proposing construction of structures, only improvements to existing structures as well as site improvements. Furthermore, all buffering, including trees, landscaping, walls and fences will screen the outdoor storage area from adjacent properties and land uses. All plantings will be 100% native species. The development minimizes adverse effects, including visual impacts, on adjacent properties.

(d) The proposed use will not have an adverse impact on the value of surrounding properties:

The applicant is proposing landscaping and stormwater improvements which will increase the aesthetic value while mitigating environmental impacts to the property. Therefore, it is not anticipated that the proposed development will have an adverse impact on the value of the surrounding properties. Conversely, once completed, the improvements have the potential to add value to surrounding properties. As previously stated, the project is reflective of the fabric of Stock Island's history of light industrial, marine/working waterfront and support uses.

(e) The adequacy of public facilities and services:

Roadway Level of Service (LOS): Under Development Order number 15-01, Staff determined that a traffic impact report was not warranted to approve said Order. For the application contained herein, Section 114- 200, Traffic Study and Section 114-2(a)(I), Adequate Facilities, Transportation/Roadways was reviewed along with the original traffic impact analysis. After careful review of the LDRs and Analysis, we feel a traffic analysis is not warranted for the application contained herein.

The original Traffic Analysis performed by KBP Consulting dated May 30, 2014 was reviewed to compare the square footage allotted for the original plan, as approved in D.O. 15-01, and the proposal contained herein. At the time the analysis was performed by KBP Consulting, the actual square footage for the warehousing area (indicated herein as "outdoor storage") and the

automobile care center (indicated herein as "light industrial") was fluid. In the final version, the Traffic Analysis actually over-estimated the area dedicated to warehousing, or outdoor storage for the original application (the analysis assigned .379 acres, or 16,509 SF), the given number also exceeds the current application by 6,509 SF. Additionally, the application contained herein proposes 6,297 SF of automobile care center, or light industrial. The current square footage for light industrial exceeds the original amount utilized in the original application and traffic analysis by 5,857 SF (6,297 SF – 440 SF = 5,857 SF). Considering the traffic analysis over-allocated 6,509 SF of warehousing, and the current application realizes a net increase of 5,857 SF of automobile care or light industrial, this equates to a net over-allocation of 652 SF remaining for the current application contained herein. In addition, warehousing or outdoor storage is considered a more intensive traffic generator than automobile care, or light industrial.

Given the fact that the original traffic analysis realized a net over-allocation of actual square footage in the calculations used to determine trip generation, and the application contained herein does not propose to exceed that square footage, a traffic analysis should not be required. See "Attachment 2" for the full analysis dated May 30, 2014.

Sewer - The applicant has coordinated with Key West Resort Utilities. The property is being connected to sanitary sewer at the time this application is being penned. Permit number 19100284 was issued February 20, 2019 for the installation of a sewer lateral to take advantage of the newly installed sewer line along Suncrest Road.

Water - The applicant has coordinated with the Florida Keys Aqueduct Authority as part of this submittal. The site is currently supplied by the FKAAs potable water supply system.

Refuse Disposal - The applicant has coordinated with Monroe County Solid Waste Management as part of this submittal.

Emergency Management - The applicant has coordinated with the Office of the Fire Marshal.

Additionally, the applicant has coordinated with the Department of Health and Keys Energy.

(f) The applicant has the financial and technical capacity to complete the development as proposed:

The applicant does have the financial and technical capacity to complete the development as proposed.

(g) The development will adversely affect a known archaeological, historical, or cultural resource:

The development will not adversely affect a known archaeological, historical, or cultural resource.

(h) Public access to public beaches and other waterfront areas is preserved as part of the proposed development:

The development will not have an adverse impact on public access to a waterfront area.

(i) The project complies with all additional standards imposed on it by the Land Development Regulations:

- Residential Rate of Growth Ordinance (ROGO) (§138-19 — §138-28):
The development includes one lawfully established market rate dwelling unit. The lawful determination letter dated April 16, 2004 is attached.
- Non-Residential Rate of Growth Ordinance (NROGO) (§138-47 — §138-56):
The development includes only small modifications to an existing office building. Therefore, the nonresidential floor area would not be subject to the NROGO permit allocation system.

As defined in MCC §138-47, nonresidential floor area means the sum of the total floor area for a nonresidential building or structure, as defined in MCC §101-1. Additionally, covered and unenclosed boat racks with three or fewer sides not associated with retail sales of boats are not considered non-residential floor area.

- Purpose of the MU District (§130-38):

The purpose of the MU district is to establish or conserve areas of mixed uses, including commercial fishing, resorts, residential, institutional and commercial uses, and preserve these as areas representative of the character, economy and cultural history of the Florida Keys.

- Permitted Uses (§130-88):

The development involves a light industrial use. As defined in MCC §101-1, 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. In the MU district, light industrial uses may be permitted with a minor conditional use permit, provided that:

- a) the parcel proposed for development is less than two acres;
- b) The parcel proposed for development is separated from any established residential use by a least a class "C" bufferyard; and
- c) all outside storage areas are screened from adjacent uses by a solid fence, wall or hedge at least 6' in height.

The parcel is less than 2 acres, at 47,462 SF., there is a required class "C" bufferyard along the western property line, as well as the required 6' solid fence/wall/hedge around the proposed outside storage areas.

Use	Permitted	Proposed	Development Potential
Light Industrial	14,262 sq. ft.	6,297 sq. ft.	44%
Outdoor Storage	23,730 sq. ft.	10,000 sq. ft.	42%
Dwelling Unit	1 unit	1 unit	
		Total	86%

- Residential Density and Maximum Floor Area Ratio (§130-157, §130-162 & §130-164):

The development does not include floor area that would be subject to the floor area ratio.

- Required Open Space (§118-9, §118-12, §130-157, §130-162 & §130-164):

Total Upland	45,532. sq. ft.
20% Required	9,106 sq. ft.
Proposed	41,165 sq. ft.

- Minimum Yards (§130-186):

The required setbacks in the MU district are given (considering wetland setback) followed by site plan-depicted: Front yard - (required) 15', (given) - 15' ; Rear yard - (required)-25' (given wetland bufferyard)-25'; and Side yard (required) - 10'/15'" (where 10" is required for one side and 15' is the minimum combined total of both sides); (given) - 10'/15' (where the east setback is 15' and the west setback is 10'). All proposed automotive repair and outdoor storage areas are in compliance with the required minimum setbacks. Additionally, an existing slab is within the front yard setback. The applicant can offer additional screening to buffer the minor encroachment within the required bufferyard, or work with Staff to determine the best course of action.

- Maximum Height (§130-187):

All buildings are below maximum height limitations.

- Surface Water Management Criteria (§114-3):

See accompanying stormwater/surface water management plan as required under MCC §114-3.

- Wastewater Treatment Criteria (§114-5):

At the time of writing, permit number 19100284 issued February 20, 2019 is currently active. The permit is for the installation of a sewer lateral to take advantage of the newly installed sewer line along Suncrest Road.

- Fencing (§114-20):

See accompanying site plan depicting proper fencing. A minor conditional use permit for a light industrial use in the Mixed Use land use district requires that all outside storage areas are screened from adjacent uses by a solid fence, wall or hedge at least six feet in height.

- Floodplain Management (§122-1 — §122-6):

Full compliance to be determined upon building permit application review. The site contains grandfathered use(s).

- Energy Conservation Standards (§114-45):

Full compliance to be determined upon building permit application review. The site contains grandfathered use(s).

- Potable Water Conservation Standards (§114-46):

Full compliance to be determined upon building permit application review. The site contains grandfathered use(s). The site is currently serviced by FKA.

- Environmental Design Criteria and Mitigation Standards (§118-6, §118-7 & §118-8):

The subject property is predominately scarified and may contain some native habitat. Per the landscape plan, only 100% native trees and plants will be utilized for landscaping within the bufferyards, wetland setbacks, and throughout the property.

- Wetland Setback and Open Space Requirements (§118):

In accordance with MCC §118-10(g) (2), a 25' setback is given. The site plan depicts the required bufferyard of 25' in width, planted to meet Class "D" bufferyard standards.

- Required Parking (§114-67):

Please refer to the attached site plan. A total of twelve (12) parking spaces are required per Code (of which one (1) shall be ADA accessible), and twelve (12) spaces are given, inclusive of one (1) ADA accessible space.

Please note that Code does not provide a parking standard for an outdoor storage use. The most compatible use in the 4th Edition of the Transportation Engineer's Parking Generation Manual to an outdoor storage use is the Mini-Warehouse use (Land Use Code — 151). The Mini-Warehouse use requires 0.2 spaces per 1,000 SF gross floor area. The site has approximately 10,000 SF of outdoor storage areas which would require three (3) parking spaces. The light industrial use (auto repair) requires three (3) spaces per auto bay, therefore nine (9) spaces are provided; a total of 12 vehicle parking spaces are provided.

Additionally, the site plan calls for a required bicycle rack, please refer to proposed site plan for bicycle rack that meets the required 2' wide by 6' long and an aisle width of 5'.

Use	Req'd		Proposed
Light Industrial	3/Auto Bay	9	9
Outdoor Storage	2/1,000 sq. ft.	3	3
Residential	2/unit	2	2
Total		14	14

- Required Loading and Unloading Spaces (§114-69):

All nonresidential uses with a gross floor area of 0 to 2,499 SF are required to have one 11' x 35' loading and unloading space. Please see the site plan that indicates a compliant loading and unloading space.

- Landscaping (§114-99 — §114-105):

A class "C" landscaping standard is required, and all street fronts not required to provide a scenic corridor or bufferyards are required to plant native canopy street trees with one per lot. The landscape plan complies with the provisions of this section of Code. Please note, it was previously agreed upon by Staff and the former applicant (resulting in D.O. 15-01), because of the previous land clearing, that all landscape material shall consist of vegetation native to the Florida Keys (MCC §114-101).

The DRC staff report dated June 23rd, 2014, page 9, states that "The subject property is predominately scarified, but contains some native habitat. ... (however, vegetation was removed in the past without the benefit of a building permit)". The staff report continues by stating that because of the lack of data regarding the number and species of trees removed during unlawful clearing, staff recommends all landscaping requirements be met with 100% native species. The applicant intends to plant 100% native species throughout the entire site as part of the site improvements related to this application. As viewed from a recent windshield survey and review of local aerial photography, it appears that the majority of properties in this area of Stock Island exhibit significant land clearing and scarification characteristics, therefore the installation of onsite native plantings will benefit the subject property, as well as this entire area of Stock Island.

- Required Bufferyards (§114-124 — §114-130):

See site plan for the required class "B" land use district bufferyard requirement along the MU/NA district boundary line to the south of the property. The site plan shows a class "B" bufferyard with 3 canopy trees, 1 understory tree and 10 shrubs that would be in compliance with the bufferyard requirements. Furthermore, the plan indicates a 25' Class "D" buffer adjacent to the wetland area, the wetland buffer.

The site is separated from the established residential uses to the west by a class "C" bufferyard which is 10' wide and includes five (5) canopy trees, two (2)

understory trees and twenty (20) shrubs per 100'. All landscape material (100%) consists of vegetation native to the Florida Keys (MCC §114-101).

- Outdoor Lighting (§114-159 — §114-162):

Typically, outdoor lighting is not reviewed as part of the Minor Conditional Use Application process. The property owner will comply with all Code requirements for an accessory use under a building permit application.

- Signs (§142-1 — §142-7):

Typically, signage is not reviewed as part of the Minor Conditional Use Application process. The property owner will comply with all Code requirements for an accessory use under a building permit application.

- Access Standards (§114-195 — §114-201):

The property currently has an existing access drive on Suncrest Road. Access would not be modified.

- Recycling (§114-21):

Project will comply with all Code requirements for recycling and Chapter 533, State Statutes under a building permit application.

Letters of Coordination - Please see attachment 3 for copies of the LOC.

Thank you for your consideration. Please don't hesitate to call if you have any questions or need additional information.

Sincerely,

Owen Trepanier

Quality Auto and Diesel Repair, Inc.
Amendment to a Minor Conditional Use

**Attachment 1 – Lawful Determination Dwelling Unit Letter
Dated April 16, 2004**

Quality Auto and Diesel Repair, Inc.
Amendment to a Minor Conditional Use

Attachment 2 – KBP Trip Generation Analysis
Dated May 30, 2014

The date of each amendment(s) adoption: 5/1/2017

Effective date if applicable: 5/1/2017
(no more than 90 days after amendment file date)

Adoption of Amendment(s) **(CHECK ONE)**

The amendment(s) was/were approved by the shareholders. The number of votes cast for the amendment(s) by the shareholders was/were sufficient for approval.

The amendment(s) was/were approved by the shareholders through voting groups. *The following statement must be separately provided for each voting group entitled to vote separately on the amendment(s):*

"The number of votes cast for the amendment(s) was/were sufficient for approval by
_____."
(voting group)

The amendment(s) was/were adopted by the board of directors without shareholder action and shareholder action was not required.

The amendment(s) was/were adopted by the incorporators without shareholder action and shareholder action was not required.

Signature



(By a director, president or other officer - if directors or officers have not been selected, by an incorporator - if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

Jaime A. Ortega

(Typed or printed name of person signing)

President

(Title of person signing)

FILING FEE: \$35

Detail by Entity Name

Florida Profit Corporation
QUALITY AUTO & DIESEL REPAIR, INC.

Filing Information

Document Number P11000018316
FEI/EIN Number 27-5070767
Date Filed 02/22/2011
State FL
Status ACTIVE
Last Event NAME CHANGE
AMENDMENT
Event Date Filed 06/05/2017
Event Effective Date 02/08/2017

Principal Address

5180 Suncrest Road
KEY WEST, FL 33040

Changed: 02/08/2017

Mailing Address

5180 Suncrest Road
KEY WEST, FL 33040

Changed: 02/08/2017

Registered Agent Name & Address

ORTEGA, JAIME A
5180 Suncrest Road
KEY WEST, FL 33040

Name Changed: 02/08/2017

Address Changed: 02/08/2017

Officer/Director Detail

Name & Address

Title P

ORTEGA, JAIME A
5180 Suncrest Road
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2016	02/08/2017
2017	02/08/2017
2018	03/10/2018

Document Images

AGENT AUTHORIZATION FORM

Date of Authorization: 3, 27, 2019
Month Day Year

I hereby authorize Trepanier & Associates, Inc. be listed as authorized agent
(Print Name of Agent)

representing Quality Auto & Diesel Repair, Inc. for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Conditional Use
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

29,30;31;32

Sunkrest

Stock Island

Lot Block Subdivision

Key (Island)

00132690-000000;00132700-000000;00132710-000000

1167151;1167169;1167177

Real Estate (RE) Number 00132720-000000

Alternate Key Number 1167185

5180 Suncrest Rd, Key West, FL 33040

Street Address (Street, City, State & Zip Code)

Approximate Mile Marker

Authorized Agent Contact Information:

1421 First Street unit 101, Key West, FL 33040

Mailing Address (Street, City, State and Zip Code)

305-293-8983 NA

NA

owen@owentrepanier.com

Work Phone

Home Phone

Cell Phone

Email Address

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: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner:

Printed Name of Property Owner: Jaime Ortega

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me this 27th day of March, 2019.

by Jaime Ortega

(Print Name of Person Making Statement)

who is personally known to me OR produced

FL DL

(Type of ID Produced)

as identification.

Signature of Notary Public



Alvin Covington

COMMISSION #FF913801

EXPIRES: August 27, 2019

WWW.AARONNOTARY.COM

Print, Type or Stamp Commissioned Name of Notary Public

My commission expires: 8-27-19

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



Disclosure of Interest

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

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

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

FORM

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

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

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

<i>Name and Address</i>	<i>% of Ownership</i>
Jaime A. Ortega 5180 Suncrest Road Key West, FL 33040	100%

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

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

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

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

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

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

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

* Please provide date of contract _____

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

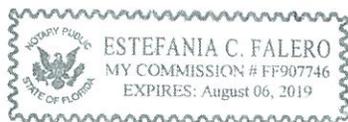
<i>Name and Address</i>

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

Printed Name / Signature of Person Completing Form: _____

State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 12th day of December 2018, by Janic Ortega. He/she is personally known to me or has produced _____ as identification.



 Notary Public
 My Commission Expires _____

Doc# 1987897 06/26/2014 3:06PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Prepared by and return to:
JOHN M. SPOTTSWOOD, JR.
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 14-152-EJ
Will Call No.:

06/26/2014 3:06PM
DEED DOC STAMP CL: Krys \$2,625.00

Doc# 1987897
Bk# 2691 Pg# 1424

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Warranty Deed

This Warranty Deed made this 25th day of June, 2014 between Suncrest Landing, LLC, a Florida limited liability company whose post office address is P.O. Box 6002, Key West, FL 33041, grantor, and Quality Mobile Auto Repair Inc., a Florida corporation whose post office address is 34 Palm Drive, Key West, FL 33040, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

See Attached Exhibit "A"

Parcel Identification Number: 00132700-000000
Parcel Identification Number: 00132690-000000
Parcel Identification Number: 00123470-000000

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2013**.

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

Signed, sealed and delivered in our presence:


Witness Name: **ERICA H. STERLING**


Witness Name: **JENNY M. STERLING**

Suncrest Landing, LLC, a Florida limited liability company

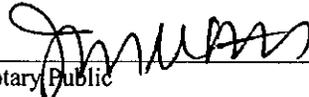
By: 
Walter Samuel Holland, Jr., Managing Member

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 25th day of June, 2014 by Walter Samuel Holland, Jr., Managing Member of Suncrest Landing, LLC, a Florida limited liability company, on behalf of said firm. He/she is personally known or has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: _____

My Commission Expires: _____

EXHIBIT "A"

On the Island of Stock island, and being Lots Twenty Nine (29) and Thirty (30) of SUN KREST SUBDIVISION, a subdivision of part of Lot 1, Section 34, Township 67 South, Range 25 East, according to the plat thereof as recorded in Plat Book 1, Page 107, of the Public Records of Monroe County, Florida.

Doc# 1987897
Bk# 2691 Pg# 1426

AND ALSO:

A parcel of submerged land in Section 34, Township 67 South, Range 25 East, Monroe County, Florida, described as follows:

Commencing at the Northeast corner of Lot 30, SUN KREST SUBDIVISION, as recorded in Plat Book 1, Page 107, of the Public Records of Monroe County, Florida, run Southerly along the East line of said Lot 30, a distance of 217.00 feet, more or less, to the shoreline, the Point of Beginning of the parcel hereinafter described, said Point of Beginning being the Southeast corner of said Lot 30; from said Point of Beginning continue Southerly along the East line of Lot 30 extended for a distance of 260.00 feet to a point; thence with a deflected angle to the right of 101° 30', run Westerly for a distance of 102.05 feet, more or less, to a point on the West line, extended, of Lot 29 of said Subdivision; thence run Northerly along the West line, extended, of Lot 29 for a distance of 221.00 feet, more or less, to a point on the shoreline, said point being the Southwest corner of Lot 29; thence meander along the shoreline in an Easterly direction back to the Point of Beginning.

**MONROE COUNTY
OFFICIAL RECORDS**



Doc# 2015009 02/06/2015 3:25PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

02/06/2015 3:25PM
DEED DOC STAMP CL: Krys \$875.00

Prepared by and return to:
JOHN M. SPOTTSWOOD, JR.
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 15-012-EJ
Will Call No.:

Doc# 2015009
BK# 2723 Pg# 2001

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Warranty Deed

This Warranty Deed made this 4th day of February, 2015 between Mary C. Murray and David J. Murray, Individually and as Trustees of the Mary C. Murray Revocable Trust dated November 16, 1995 whose post office address is 411 Cactus Drive, Key West, FL 33040, grantor, and Quality Mobile Auto Repair Inc., a Florida corporation whose post office address is 34 Palm Drive, Key West, FL 33040, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

Lots 31 and 32, SUN KREST SUBDIVISION, as recorded in Plat Book 1, Page 107, Monroe County, Florida, Public Records.

Parcel Identification Number: 00132720-000000

Parcel Identification Number: 00132710-000000

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2014**.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: ERICA H. STERLING

[Signature]
Witness Name: JENNY S. PERRY

[Signature]
Witness Name: ERICA H. STERLING

[Signature]
Witness Name: JENNY S. PERRY

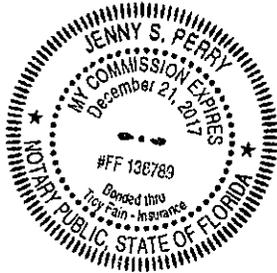
Mary C. Murray
Mary C Murray, Individually and as Trustee

[Signature]
David J Murray, Individually and as Trustee

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 4th day of February, 2015 by Mary C. Murray and David J. Murray, Trustees of the Mary C. Murray Revocable Trust dated November 16, 1995 , who are personally known or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

qPublic.net™ Monroe County, FL

Summary

Parcel ID 00132690-000000
 Account# 1167151
 Property ID 1167151
 Millage Group 110A
 Location 5180 SUNCREST Rd, STOCK ISLAND
 Address
 Legal LT 29 SUNKREST STOCK ISLAND PB-1-107 OR42-416/19 OR806-2164
 Description OR831-1132/33 OR1971-767/68ORD OR1982-1607/08 OR2691-1424/26
 (Note: Not to be used on legal documents.)
 Neighborhood 153
 Property Class MOBILE HOME SUB (0200)
 Subdivision SUN KREST
 Sec/Twp/Rng 35/67/25
 Affordable No
 Housing



Owner

QUALITY AUTO & DIESEL REPAIR INC
 5180 Suncrest Rd
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$3,044	\$3,225	\$3,583	\$2,131
+ Market Misc Value	\$2,770	\$2,770	\$2,769	\$2,409
+ Market Land Value	\$330,000	\$330,000	\$330,000	\$330,000
= Just Market Value	\$335,814	\$335,995	\$336,352	\$334,540
= Total Assessed Value	\$335,814	\$335,995	\$336,352	\$334,540
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$335,814	\$335,995	\$336,352	\$334,540

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	11,000.00	Square Foot	0	0

Mobile Home Buildings

Style		Roof Type	FLAT OR SHED
Building Type	S.F.R. - M1 / M1	Roof Coverage	METAL
Finished Sq Ft	600	Flooring Type	TERRAZZO
Stories	1 Floor	Heating Type	NONE with 0% NONE
Condition	POOR	Bedrooms	2
Interior Walls	MASONRY/MIN	Full Bathrooms	1
Exterior Walls	METAL/ALUM	Half Bathrooms	1
Year Built	1975	Grade	50
Effective Year Built	1975	Number of Fire Pl	0
Foundation	CONC BLOCK		

Yard Items

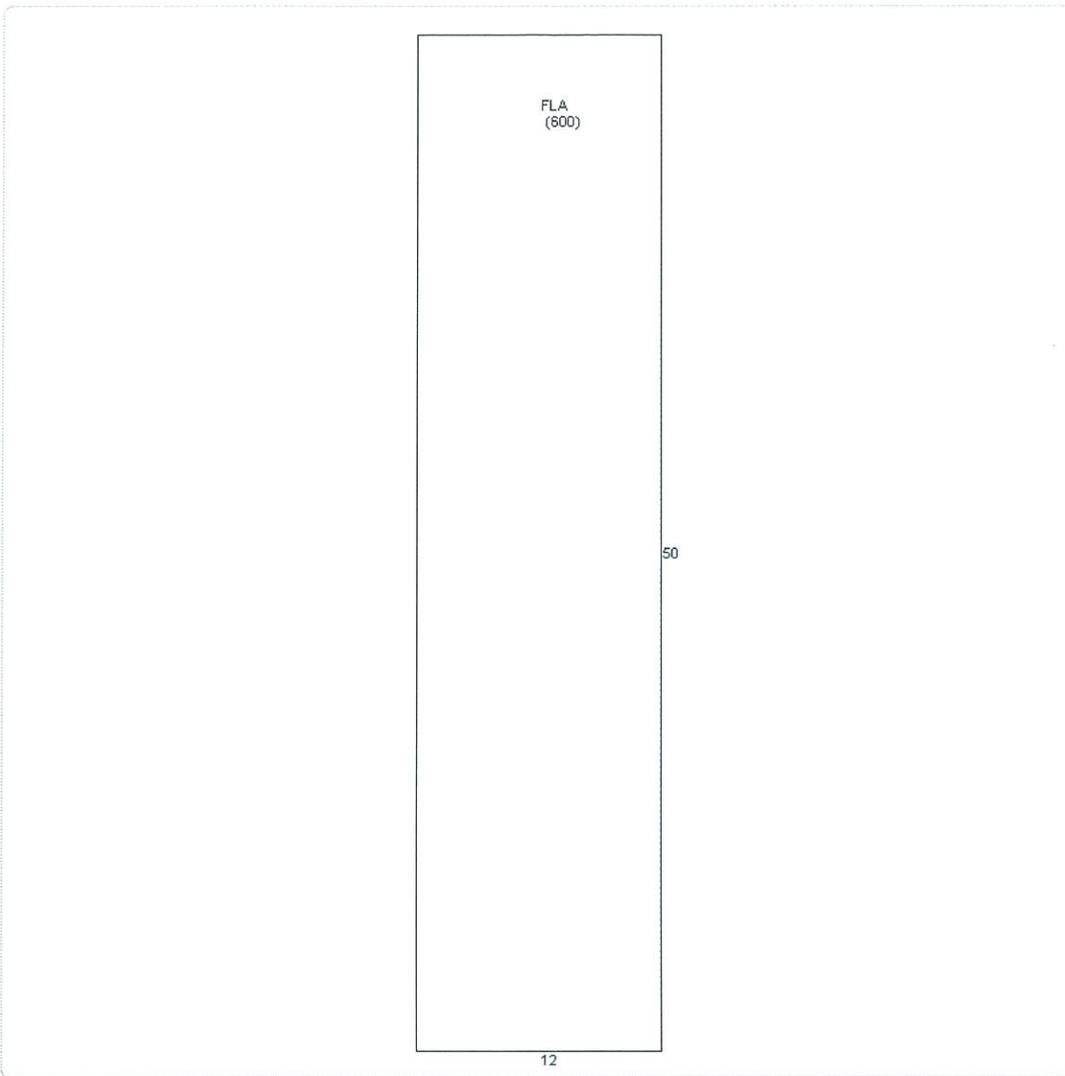
Description	Year Built	Roll Year	Quantity	Units	Grade
LC UTIL BLDG	1974	1975	1	100 SF	2
TRAILER CABANA	1974	1975	1	150 SF	1
FENCES	1989	1990	1	300 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/25/2014	\$375,000	Warranty Deed		2691	1424	05 - Qualified	Improved
3/5/2004	\$250,000	Warranty Deed		1982	1607	M - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17103783	8/21/2017	10/18/2017	\$2,200		DEMO UNPERMITTED 15X45 CONCRETE SLAB
15106805	3/4/2016		\$15,000		CONCRETE SLAB



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: Buildings, Commercial Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

Last Data Upload: 3/21/2019, 2:05:57 AM

Version 2.2.6





Summary

Parcel ID 00132700-000000
 Account# 1167169
 Property ID 1167169
 Millage Group 110A
 Location Address VACANT LAN SUNCREST Rd, STOCK ISLAND
 Legal Description LT 30 SUNKREST STOCK ISLAND PB-1-107 OR42-416/19 OR806-2164 OR831-1132/33 OR1971-767/768ORD OR1982-1607/08 OR2691-1424/26
 (Note: Not to be used on legal documents.)
 Neighborhood 10060
 Property Class COMMERCIAL (1000)
 Subdivision SUN KREST
 Sec/Twp/Rng 35/67/25
 Affordable Housing No

Owner

QUALITY AUTO & DIESEL REPAIR INC
 5180 Suncrest Rd
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$1,365	\$1,365	\$1,365	\$1,188
+ Market Land Value	\$305,910	\$302,940	\$303,089	\$303,089
= Just Market Value	\$307,275	\$304,305	\$304,454	\$304,277
= Total Assessed Value	\$307,275	\$304,305	\$304,454	\$304,277
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$307,275	\$304,305	\$304,454	\$304,277

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	11,000.00	Square Foot	0	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CARPORT	1975	1976	1	220 SF	1
FENCES	1975	1976	1	300 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/25/2014	\$375,000	Warranty Deed		2691	1424	05 - Qualified	Vacant
3/5/2004	\$1	Warranty Deed		1982	1607	M - Unqualified	Improved

Map





Summary

Parcel ID 00132710-000000
 Account# 1167177
 Property ID 1167177
 Millage Group 110A
 Location Address VACANT LAN SUNCREST Rd, STOCK ISLAND
 Legal Description LOT 31 SUNKREST STOCK ISLAND PB1-107 OR522-592 OR718-619 OR974-1497 OR1411-576 OR2723-2001/02
 (Note: Not to be used on legal documents.)
 Neighborhood 10060
 Property Class COMMERCIAL (1000)
 Subdivision SUN KREST
 Sec/Twp/Rng 35/67/25
 Affordable No
 Housing



Owner

QUALITY AUTO & DIESEL REPAIR INC
 5180 Suncrest Rd
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$59,721	\$41,617	\$41,517	\$41,517
= Just Market Value	\$59,721	\$41,617	\$41,517	\$41,517
= Total Assessed Value	\$45,779	\$41,617	\$41,517	\$24,207
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$59,721	\$41,617	\$41,517	\$41,517

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (1MOD)	11,710.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/4/2015	\$125,000	Warranty Deed		2723	2001	05 - Qualified	Vacant
5/1/1986	\$1	Warranty Deed		974	1497	M - Unqualified	Vacant

Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Permits, Sketches (click to enlarge).

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the



Last Data Upload: 3/21/2019, 2:05:57 AM

Version 2.2.6



Summary

Parcel ID 00132720-000000
 Account# 1167185
 Property ID 1167185
 Millage Group 110A
 Location Address SUNCREST Rd, STOCK ISLAND
 Legal Description LOT 32 SUNKREST STOCK ISLAND PB1-107 OR522-592 OR718-619 OR974-1497 OR1411-576 OR2723-2001/02
 (Note: Not to be used on legal documents.)
 Neighborhood 10060
 Property Class COMMERCIAL (1000)
 Subdivision SUN KREST
 Sec/Twp/Rng 35/67/25
 Affordable Housing No

Owner

QUALITY AUTO & DIESEL REPAIR INC
 5180 Suncrest Rd
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$59,670	\$35,237	\$35,237	\$35,237
= Just Market Value	\$59,670	\$35,237	\$35,237	\$35,237
= Total Assessed Value	\$38,761	\$35,237	\$35,237	\$24,207
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$59,670	\$35,237	\$35,237	\$35,237

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (1MOD)	11,700.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/4/2015	\$125,000	Warranty Deed		2723	2001	05 - Qualified	Vacant
5/1/1986	\$75,000	Warranty Deed		974	1497	M - Unqualified	Vacant

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18105761	12/19/2018		\$500	Commercial	TEMPORARY USE / VENDOR TRUCK (TACO EXPRESS)
18102545	5/22/2018		\$2,300	Commercial	200 AMP ELECTRICAL ON WOODEN POLE
18102545	5/22/2018		\$2,300	Commercial	INSTALL A 200 AMP SERVICE ON WOODEN POLE.
17104038	6/21/2017		\$500	Commercial	
17104038	6/21/2017		\$500	Commercial	TEMPORARY FOOD TRUCK.

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

Trim Notice

2018 Notices Only

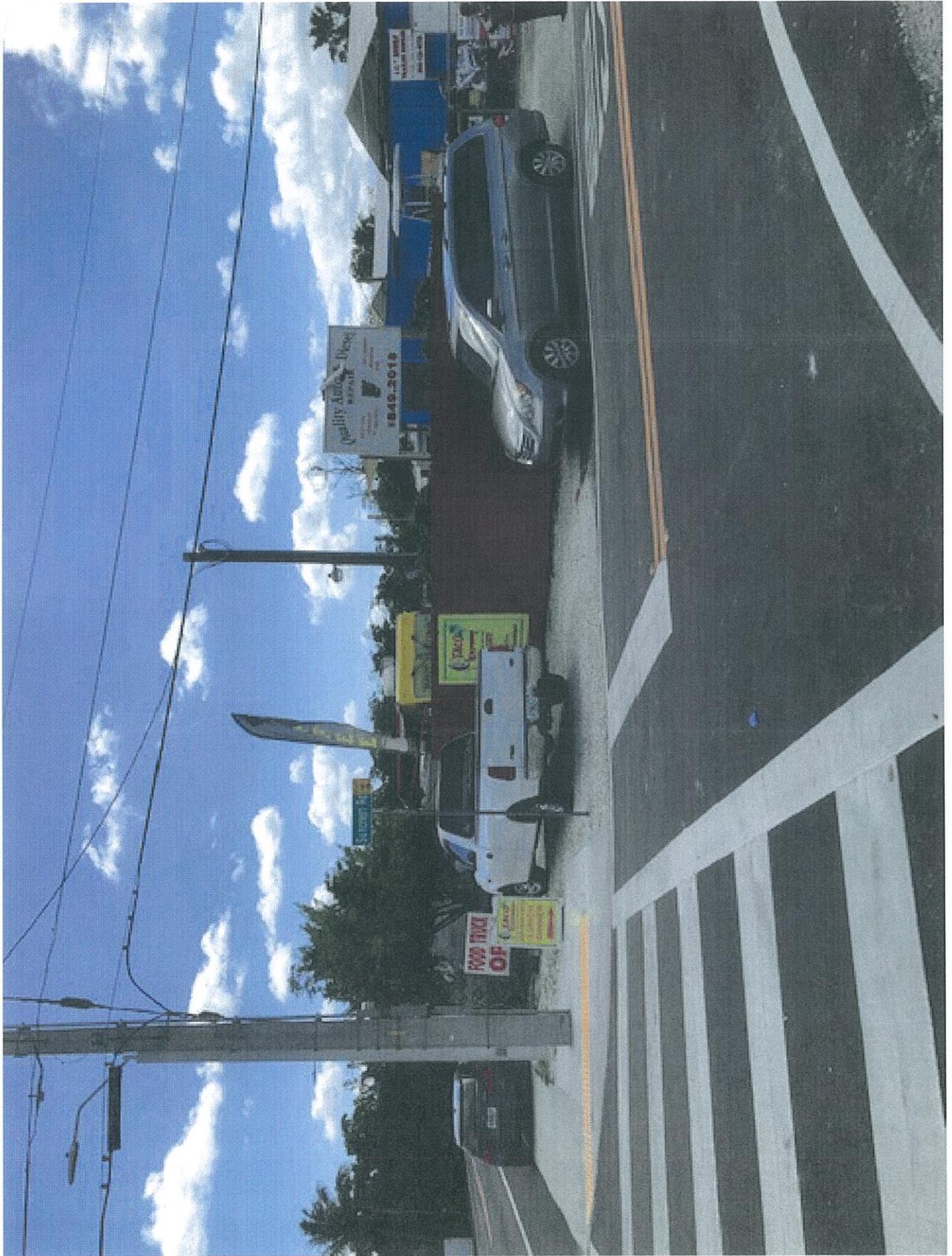
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Version 2.2.13



Construction Management Plan

TABLE OF CONTENTS

- 1.0 GENERAL**
 - 1.1 PURPOSE
 - 1.2 APPLICABILITY
 - 1.3 DEFINITIONS AND TERMS

- 2.0 PROJECT INTRODUCTION**
 - 2.1 DISTURBANCE AREA
 - 2.2 LOCATION
 - 2.3 DESCRIPTION

- 3.0 PROJECT DOCUMENTATION**
 - 3.1 PERMITS / OTHER DOCUMENTS
 - 3.2 PUBLIC NOTIFICATION
 - 3.3 PROJECT SIGN

- 4.0 PROJECT IMPLEMENTATION**
 - 4.1 DATES OF CONSTRUCTION
 - 4.2 HOURS OF CONSTRUCTION
 - 4.3 SEQUENCE (PHASING) OF CONSTRUCTION
 - 4.4 ADJOINING PROPERTY OWNERS
 - 4.5 PROJECT FENCING
 - 4.6 PUBLIC HEALTH AND WELFARE
 - 4.7 NATURAL ENVIRONMENT

- 5.0 PARKING MANAGEMENT**
 - 5.1 PARKING MANAGEMENT FORM
 - 5.2 STAGING AREAS
 - 5.3 CONSTRUCTION TRAILER, MATERIALS STORAGE, AND WASTE MANAGEMENT

- 6.0 TRAFFIC CONTROL**
 - 6.1 GENERAL
 - 6.2 HAUL ROUTES

- 7.0 Reserved**

- 8.0 SEDIMENT AND EROSION CONTROL**
 - 8.1 REQUIREMENTS

- 9.0 Reserved**

- 10.0 EMISSIONS**
 - 10.1 GENERAL 10.2 EMISSIONS FROM DIESEL POWERED ENGINES

- 11.0 NOISE SUPPRESSION**
 - 11.1 GENERAL

1.0 GENERAL

1.1 PURPOSE

The purpose of this Construction Management Plan Manual is to provide a consistent policy under which certain physical aspects of construction management will be implemented. The elements contained in this document are related to the development process.

These standards cannot anticipate all situations. They are intended to assist, but not to substitute for competent work by design and construction professionals. The Plan does not intend to limit any innovative or creative efforts that could result in better quality, greater cost savings, or both. Any proposed departure from this plan will be judged on the likelihood that such variance will produce a comparable result, adequate for the user over the duration of the improvement/ project.

1.2 APPLICABILITY

This plan shall govern the construction and development of the project.

1.3 DEFINITIONS AND TERMS

Construction Management Plan – A Construction Management Plan is a combination of diagrams, documents, drawings, and specifications that clearly define the steps that will be taken to demonstrate how the impacts to the community will be minimized. How the impacts associated with any construction project will be managed. Herein described as “Plan” throughout the remainder of this plan.

Construction Mitigation Officer – An appointed employee of the contractor whose charge is to ensure that all aspects of a Construction Management Plan are followed, and to further ensure that the impacts associated with construction activities within the site are effectively managed and impacts associated with the project is the least necessary to accomplish the project.

Disturbance Area – A portion of land where topsoil or native soils have been removed for purposes of construction (development).

Best Management Practices (BMP's) – Schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the state. BMP's also include treatment requirements, operating procedures, and practices to control site runoff, spillage or leaks, waste disposal, or drainage from material storage.

Tree Dripline and Protection Zone - Use the longest branch of the tree as a radius from the center of the tree and make a circle. The circle is then defined as the dripline and thus is the tree protection zone.

Final Stabilization – Uniform vegetative cover has been re-established.

2.0 PROJECT LOCATION

2.1 DISTURBANCE AREA

The disturbance area is depicted on the associated proposed site plan.

2.2 LOCATION

A project vicinity map is depicted on the associated proposed site plan.

2.3 DESCRIPTION

See associated Community Impact Assessment Statement for full description and details

3.0 PROJECT DOCUMENTATION

3.1 PERMITS / OTHER DOCUMENTS

The contractor shall maintain all applicable local, state and federal licenses and permits that apply to the construction project.

3.2 PUBLIC NOTIFICATION

Compliance with any and all required public notifications shall be met.

3.3 PROJECT SIGN

A project sign shall be constructed and posted that identifies, at a minimum, the property owner, contractor, and land use planner.

4.0 PROJECT IMPLEMENTATION

4.1 DATES OF CONSTRUCTION

Dates of construction is expected to commence immediately following project approval

4.2 HOURS OF CONSTRUCTION

Construction hours shall comply with all applicable County Ordinances.

4.3 SEQUENCE (PHASING) OF CONSTRUCTION

Project shall be constructed in a single phase.

4.4 ADJOINING PROPERTIES

No person shall excavate on land close enough to a property line to endanger any adjacent public street, sidewalk, and alley, other public or private property, or easement, without supporting and protecting the property from any damage that might result from construction operations.

4.5 PROJECT FENCING

All construction areas shall have a non-removable construction fence or other approved device securely placed around the areas to be protected.

4.6 PUBLIC HEALTH AND WELFARE

The construction project shall uphold respect to public health and welfare.

4.7 NATURAL ENVIRONMENT

Project construction shall be oriented to minimize harm to all aspects of the property's natural environment.

5.0 PARKING MANAGEMENT

5.1 PARKING MANAGEMENT

The contractor shall maintain continuous emergency vehicle access, on and around site, including but not limited to police, fire, and ambulance services. This includes projects adjacent to roads and alleys.

5.2 STAGING AREAS

The project shall accommodate construction staging areas on site.

5.3 CONSTRUCTION TRAILER, MATERIALS STORAGE, AND WASTE MANAGEMENT

Construction trailers, job materials storage, portable restrooms, waste management and recycling containers shall be stored on private property and not within ROW, without the required approvals.

6.0 TRAFFIC CONTROL

6.1 GENERAL

All traffic control operations shall be managed by the designated traffic control supervisor.

6.2 HAUL ROUTES

Project haul routes shall be oriented to minimize traffic congestion and maximize pedestrian safety.

7.0 Reserved

8.0 SEDIMENT AND EROSION CONTROL

8.1 REQUIREMENTS

The project shall employ Best Management Practices, which will minimize erosion and sediment transport.

- a. Stock piles must be protected with erosion control devices.
- b. County and near shore water inlets, gutters, swales and irrigation ditches shall be protected with erosion control devices and such protection maintained for the duration of the project.

9.0 Reserved

10.0 EMISSIONS

10.1 GENERAL

All vehicles and equipment used on site will be properly maintained such that the engines will function within manufacture's standards or parameters.

11.0 NOISE SUPPRESSION

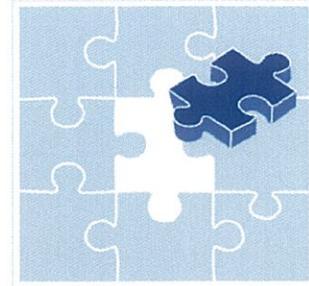
11.1 GENERAL

The noise limit for construction shall comply with any and all requirements of the County Code. All construction equipment shall be adequately muffled and maintained to minimize project noise.

April 1, 2019
Florida Department of Health
1100 Simonton Street
Key West, FL 33040

Re: 5180 Suncrest Road - Conditional Use
RE No. 00132690-000000, 00132700-000000,
00132710-000000 & 00132720-000000

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Dear Department of Health:

We are submitting a conditional use request on behalf of Quality Auto and Diesel Repair, Inc., located at 5180 Suncrest Road, Stock Island. The purpose of this application to recognize the existing uses of light industrial and outdoor storage on the site. Site improvements will be made including storm water management, landscaping improvements, and wetland buffering. The recycling and solid waste handling will be by licensed haulers.

Included with this letter are a site plan, location map and aerial photo.

Please review the material, send any comments to Debra Roberts:

Debra Roberts, Senior Coordinator
Monroe County Planning Dept.
2798 Overseas Highway
Marathon, FL 33050

If you have any questions, please don't hesitate to call.

Sincerely,

Owen Trepainier, Principal

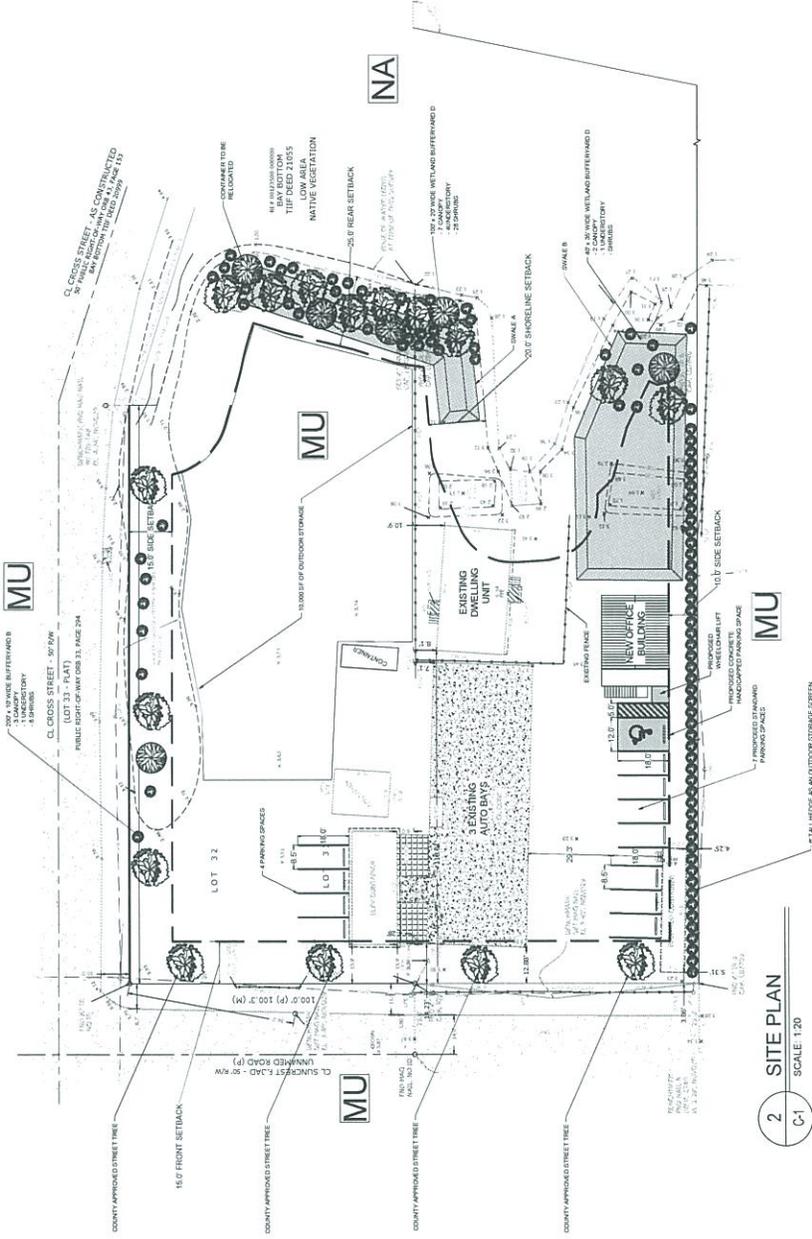
COMMERCIAL SITE RENOVATIONS EXISTING OUTDOOR STORAGE & AUTO REPAIR FACILITY

5180 SUNCREST ROAD
STOCK ISLAND, FLORIDA 33040



SITE LOCATION

1 LOCATION MAP
SCALE: NOT TO SCALE



2 SITE PLAN
SCALE: 1/20

SITE DATA

SITE ADDRESS: 5180 SUNCREST ROAD, STOCK ISLAND, FL 33040
 SITE SIZE: 47,481.7 SQ. FT.
 ZONING: COMMERCIAL (C-1)
 USE: COMMERCIAL (C-1)
 LIGHT INDUSTRIAL: 0.3 ACRES (13,200 SF)
 OFFICE: 0.3 ACRES (13,200 SF)
 TOTAL: 0.6 ACRES (26,400 SF)
 PAVING: ASPHALT
 OPEN SPACE: 10% REQUIRED (4,748 SF)
 RECORD DRAW: 4/18/2018

DESIGN DATA

DESIGNER: [Firm Name]
 PROJECT: [Project Name]
 DATE: [Date]
 SCALE: [Scale]
 SHEETS: [Total Sheets]

PLAN INDEX

C-1 LANDSCAPE SITE PLAN

BUILDING NOTES

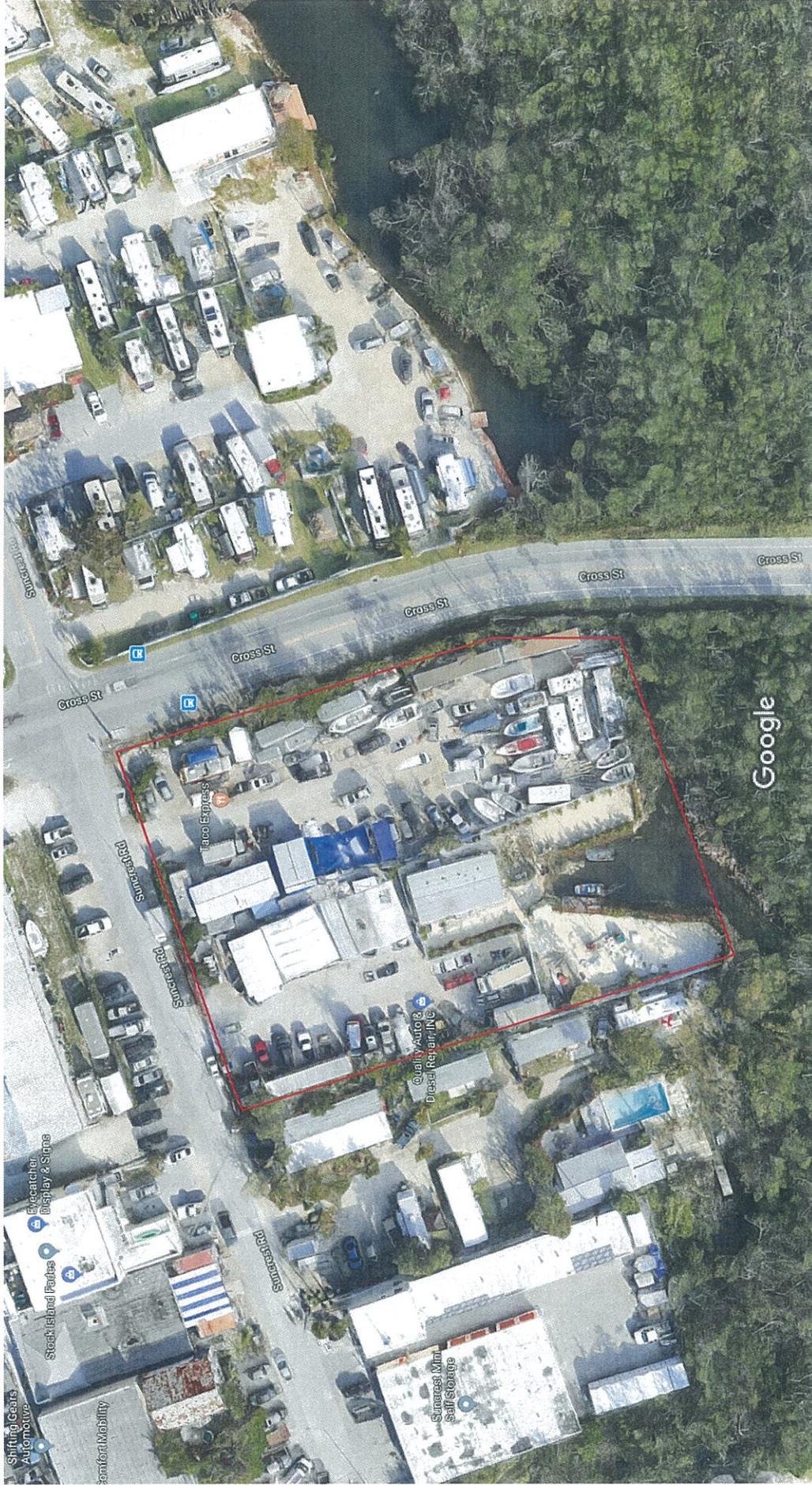
EXISTING BUILDING: [Details]
 NEW BUILDING: [Details]
 FOUNDATION: [Details]

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS THROUGHOUT THE PROJECT.
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 7. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS THROUGHOUT THE PROJECT.

LANDSCAPE LEGEND

CANOPY TREE
 SHRUBS
 UNDERSTORY TREE

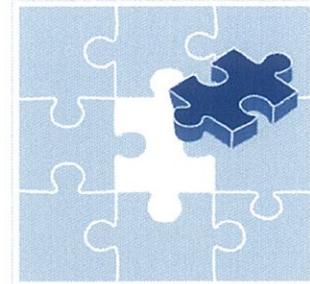


Lots 29, 30, 31 & 32 Approximate Location

April 1, 2019

Monroe County Office of the Fire Marshall
ATTN: Mr. Marston
490 63rd St Ocean
Suite 160
Marathon, FL 33050

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Re: 5180 Suncrest Road - Conditional Use
RE No. 00132690-000000, 00132700-000000,
00132710-000000 & 00132720-000000

Dear Mr. Marston,

We are submitting a conditional use request on behalf of Quality Auto and Diesel Repair, Inc., located at 5180 Suncrest Road, Stock Island. The purpose of this application to recognize the existing uses of light industrial and outdoor storage on the site. Site improvements will be made including storm water management, landscaping improvements, and wetland buffering. The recycling and solid waste handling will be by licensed haulers.

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Debra Roberts, Senior Coordinator
Monroe County Planning Dept.
2798 Overseas Highway
Marathon, FL 33050

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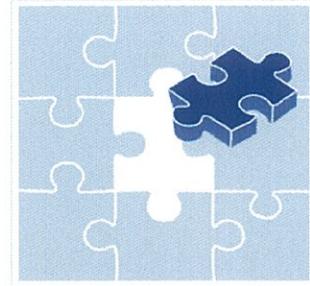
Sincerely,

A handwritten signature in blue ink, appearing to read 'Owen Trepanier', written in a cursive style.

Owen Trepanier, Principal

April 1, 2019
Marnie Walterson
Engineering Department
Florida Keys Aqueduct Authority
PO Box 1239
Key West, FL 33041

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Re: 5180 Suncrest Road - Conditional Use
RE No. 00132690-000000, 00132700-000000,
00132710-000000 & 00132720-000000

Dear Ms. Walterson:

We are submitting a conditional use request on behalf of Quality Auto and Diesel Repair, Inc., located at 5180 Suncrest Road, Stock Island. The purpose of this application is to recognize the existing uses of light industrial and outdoor storage on the site. Site improvements will be made including storm water management, landscaping improvements, and wetland buffering. The recycling and solid waste handling will be by licensed haulers.

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Monroe County Planning Dept.
2798 Overseas Highway
Marathon, FL 33050

If you have any questions, please don't hesitate to call.

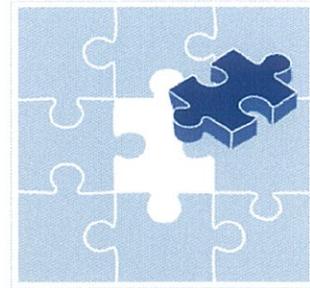
Sincerely,

A handwritten signature in blue ink, appearing to read 'Owen Trepanier'. The signature is fluid and cursive, written over a white background.

Owen Trepanier, Principal

April 1, 2019
Keys Energy,
Dale Finnegan
PO Box 6100
Key West, FL 33041

TREPANIER



& ASSOCIATES INC

LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Re: 5180 Suncrest Road - Conditional Use
RE No. 00132690-000000, 00132700-000000,
00132710-000000 & 00132720-000000

Dear Mr. Finnegan,

We are submitting a conditional use request on behalf of Quality Auto and Diesel Repair, Inc., located at 5180 Suncrest Road, Stock Island. The purpose of this application is to recognize the existing uses of light industrial and outdoor storage on the site. Site improvements will be made including storm water management, landscaping improvements, and wetland buffering. The recycling and solid waste handling will be by licensed haulers.

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Please review the material, send any comments to Debra Roberts:

Debra Roberts, Senior Coordinator
Monroe County Planning Dept.
2798 Overseas Highway
Marathon, FL 33050

If you have any questions, please don't hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Owen Trepanier', is written over a light blue grid background.

Owen Trepanier, Principal

April 1, 2019
Mr. Basham
Monroe County Solid Waste
1100 Simonton St.
Suite 2-231
Key West, FL 33040



Re: 5180 Suncrest Road - Conditional Use
RE No. 00132690-000000, 00132700-000000,
00132710-000000 & 00132720-000000

Dear Mr. Basham:

We are submitting a conditional use request on behalf of Quality Auto and Diesel Repair, Inc., located at 5180 Suncrest Road, Stock Island. The purpose of this application to recognize the existing uses of light industrial and outdoor storage on the site. Site improvements will be made including storm water management, landscaping improvements, and wetland buffering. The recycling and solid waste handling will be by licensed haulers.

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Debra Roberts, Senior Coordinator
Monroe County Planning Dept.
2798 Overseas Highway
Marathon, FL 33050

If you have any questions, please don't hesitate to call.

Sincerely,

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Owen Trepanier, Principal

402 BALIDO ST LLC
1002 Washington St
Key West, FL 33040

5158 OVERSEAS LLC
5158 US Highway 1
Key West, FL 33040

5158 OVERSEAS LLC
5158 US Highway 1
Key West, FL 33040

5158 OVERSEAS LLC
5158 US Highway 1
Key West, FL 33040

5158 OVERSEAS LLC
5158 US Highway 1
Key West, FL 33040

B D LAND CO LLC
C/O DEDEK JEANETTE
705 Sea Duck Dr
Daytona Beach, FL 32119

BETANCOURT DELORES
400 Balido Ter
Key West, FL 33040

BOUNTY FISHERIES LTD
C/O RAYVAN CORPORATION
119 Calle Ensueno
Marathon, FL 33050

BOUNTY FISHERIES LTD
C/O RAYVAN CORPORATION
8085 OVERSEAS HWY
Marathon, FL 33050

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8085 OVERSEAS HWY
Marathon, FL 33050

BROGLI ALBERTA
2812 SEIDENBERG AVE
KEY WEST, FL 33040

BURKE NARVYE C
420 County Rd
Key West, FL 33040

BUTLER ANITA D
404 Balido Ter
Key West, FL 33040

CITY OF KEY WEST
PO BOX 1409
KEY WEST, FL 33041

CONCH CONTRADA L C
C/O TREVOR DOUGLAS
500 EBERWHITE BLVD
ANN ARBOR, MI 48103

CURRY SARAH DOROTHEA
399 Balido St
Key West, FL 33040

DEIHL FAMILY LLC
402 Balido Ter
Key West, FL 33040

ECKERT DAVE
400 Balido St
Key West, FL 33040

G & L ENTERPRISES OF THE FLORIDA K
5216 US HIGHWAY 1
KEY WEST, FL 33040

G & L ENTERPRISES OF THE FLORIDA K
5216 US HIGHWAY 1
KEY WEST, FL 33040

G & L ENTERPRISES OF THE FLORIDA K
5216 US HIGHWAY 1
KEY WEST, FL 33040

G AND JP LLC
5236 Suncrest Rd
Key West, FL 33040

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5236 Suncrest Rd
Key West, FL 33040

G AND JP LLC
5236 Suncrest Rd
Key West, FL 33040

G AND JP LLC
5236 Suncrest Rd
Key West, FL 33040

GROSSMAN FAMILY LIMITED LIABILITY L
1016 FLAGLER AVE
KEY WEST, FL 33040

HALL ERIC E
307 Cross St
Key West, FL 33040

HENTZ MICHAEL
726 Gilbertsville Rd
Pottstown, PA 19464

HOMERSTON JEROMY
397 Balido St
Key West, FL 33040

HORNYAK JR JOHN D
405 Balido St
Key West, FL 33040

LIBBEN CO
199 N LAFAYETTE ST
DENVER, CO 80218

LIBBEN LLLP
199 N Lafayette St
Denver, CO 80218

LIPPI ANDREW
32 DRIFTWOOD DR
KEY WEST, FL 33040

LOPEZ GLENWOOD R
396 Balido St
Key West, FL 33040

MOBILE HOMES HOLDINGS SUNCREST I
138 SIMONTON ST
KEY WEST, FL 33040

MONROE COUNTY
1100 Simonton St
Key West, FL 33040

MONROE COUNTY
500 WHITEHEAD STREET
KEY WEST, FL 33040

MONROE COUNTY ROAD
1100 Simonton St
Key West, FL 33040

MORGAN GERALD
3825 Duck Ave
Key West, FL 33040

MURRAY DAVID C REV TR 11/16/09
35 Evergreen Ave
Key West, FL 33040

NEWTON JR JAMES
12 Cactus Dr
Key West, FL 33040

NHC-FL136 LLC
27777 Franklin Rd
Southfield, MI 48034

PRESLEY JODY
403 Balido St
Key West, FL 33040

QUALITY MOBILE AUTO REPAIR INC
34 Palm Dr
Key West, FL 33040

QUALITY MOBILE AUTO REPAIR INC
34 Palm Dr
Key West, FL 33040

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34 PALM DR
KEY WEST, FL 33040

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34 PALM DR
KEY WEST, FL 33040

QUALITY MOBILE AUTO REPAIR INC
5180 Suncrest Rd
Key West, FL 33040

REUTER JR WILLIAM H
3 Key Haven Ter
Key West, FL 33040

RIVERO JOAL
404 Balido St
Key West, FL 33040

SANDS ROOSEVELT
311 Cross St
Key West, FL 33040

SANER II JAMES R
401 Balido St
Key West, FL 33040

SAUNDERS VINA MAE
424 County Rd
Key West, FL 33040

SOMMERS GWENDOLYN M
303 Cross St
Key West, FL 33040

STOCK ISLAND CHEVERON INC
5220 US HIGHWAY 1
KEY WEST, FL 33040

SUMMERS DWAYNE
305 Cross St
Key West, FL 33040

SUNCREST MINI-SELF STORAGE LLC
PO BOX 6002
KEY WEST, FL 33041

VAN ROOY CARL J
1030 N COLLEGE AVE
INDIANAPOLIS, IN 46202

WARD-GRANT PEGGY
410 County Rd
Key West, FL 33040

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1002 Washington St
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Key West, FL 33040

MOBILE HOMES HOLDINGS SUNCREST I
138 SIMONTON ST
KEY WEST, FL 33040

MONROE COUNTY
1100 Simonton St
Key West, FL 33040

MONROE COUNTY
500 WHITEHEAD STREET
KEY WEST, FL 33040

MONROE COUNTY ROAD
1100 Simonton St
Key West, FL 33040

MORGAN GERALD
3825 Duck Ave
Key West, FL 33040

MURRAY DAVID C REV TR 11/16/09
35 Evergreen Ave
Key West, FL 33040

NEWTON JR JAMES
12 Cactus Dr
Key West, FL 33040

NHC-FL136 LLC
27777 Franklin Rd
Southfield, MI 48034

PRESLEY JODY
403 Balido St
Key West, FL 33040

~~QUALITY MOBILE AUTO REPAIR INC
34 Palm Dr
Key West, FL 33040~~

QUALITY MOBILE AUTO REPAIR INC
34 Palm Dr
Key West, FL 33040

~~QUALITY MOBILE AUTO REPAIR INC
34 PALM DR
KEY WEST, FL 33040~~

~~QUALITY MOBILE AUTO REPAIR INC
34 PALM DR
KEY WEST, FL 33040~~

QUALITY MOBILE AUTO REPAIR INC
5180 Suncrest Rd
Key West, FL 33040

REUTER JR WILLIAM H
3 Key Haven Ter
Key West, FL 33040

RIVERO JOAL
404 Balido St
Key West, FL 33040

SANDS ROOSEVELT
311 Cross St
Key West, FL 33040

SANER II JAMES R
401 Balido St
Key West, FL 33040

SAUNDERS VINA MAE
424 County Rd
Key West, FL 33040

SOMMERS GWENDOLYN M
303 Cross St
Key West, FL 33040

STOCK ISLAND CHEVERON INC
5220 US HIGHWAY 1
KEY WEST, FL 33040

SUMMERS DWAYNE
305 Cross St
Key West, FL 33040

SUNCREST MINI-SELF STORAGE LLC
PO BOX 6002
KEY WEST, FL 33041

VAN ROOY CARL J
1030 N COLLEGE AVE
INDIANAPOLIS, IN 46202

WARD-GRANT PEGGY
410 County Rd
Key West, FL 33040

Additional Information added to File 2019-072



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

UTILITY BOARD OF THE CITY OF KEY WEST

July 17, 2019

Ms. Debra Roberts, Senior Coordinator
Monroe County Planning Department
2798 Overseas Highway
Marathon, FL 33050

RE: 5180 Suncrest Rd, Stock Island, Florida

Dear Ms. Roberts:

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 Programs Representatives.

Should you have any questions, please contact me at (305) 295-1080.

Sincerely,

A handwritten signature in blue ink that reads "Armando Mira".

Armando Mira
Customer Accounts Field Representative

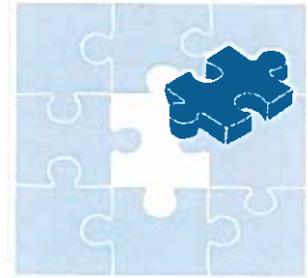
AM/zg

C:

M. Alfonso, Supervisor of Engineering

July 15, 2019
Keys Energy,
Sabrina Hall
PO Box 6100
Key West, FL 33041

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Re: 5180 Suncrest Road - Conditional Use
RE No. 00132690-000000, 00132700-000000,
00132710-000000 & 00132720-000000

Dear Ms. Hall,

We are submitting a conditional use request on behalf of Quality Auto and Diesel Repair, Inc., located at 5180 Suncrest Road, Stock Island. The purpose of this application to recognize the existing uses of light industrial and outdoor storage on the site. Site improvements will be made including storm water management, landscaping improvements, and wetland buffering. The recycling and solid waste handling will be by licensed haulers.

Included with this letter are a site plan, location map and aerial photo.

Please review the material, send any comments to Debra Roberts:

Debra Roberts, Senior Coordinator
Monroe County Planning Dept.
2798 Overseas Highway
Marathon, FL 33050

If you have any questions, please don't hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Owen Trepanier', written in a cursive style.

Owen Trepanier, Principal



Lots 29, 30, 31 & 32 Approximate Location

County of Monroe

The Florida Keys



BOARD OF COUNTY COMMISSIONERS

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

Monroe County Fire Rescue

490 63rd Street Ocean
Marathon, FL 33050
Phone (305) 289-6005



29 April, 2019

Owen Trepanier, Principal
Trepanier and Associates, Inc.
1421 First St.
Key West, FL 33040

Re: Conditional Use Application
5180 Suncrest Rd.
Stock Island, FL 33040

Mr. Trepanier,

The updated version of the Florida Fire Prevention Code (FFPC) 6th Edition has been recognized as the current adopted code, 31 December, 2017. The 6th edition adopts the 2015 versions of NFPA 1 (Fire Code) and NFPA 101 (Life Safety Code) with Florida specific amendments, as well as many other NFPA Documents.

Monroe County Fire Rescue has received an Insurance Services Office (ISO) Public Protection Classification (PPC) rating of 3. Improvement of this classification is a fundamental consideration when reviewing development applications.

Section 1.3 of the Fire Prevention Code specifies that the NEW code is applicable to all construction PERMITTED after the adoption date of the Code.

Section 1.3.6 Buildings.

1.3.6.1 Buildings permitted for construction after the adoption of this Code shall comply with the provisions stated herein for new buildings.

This means that regardless of the date of permit application, permits ISSUED after December 31st, 2107, are subject to provisions of the new (6th Edition) Code.

The preliminary site plan has been reviewed. The noted references will provide guidance during the planning, review, permitting, and inspection process.

1. Florida Fire Prevention Code, 6th Edition, 2017.
 - a. Chapter 18 Fire Department Access and Water Supply
 - i. NFPA 1142: Standard on Water Supplies for Suburban and Rural Fire Fighting, 2012 Edition
 - ii. NFPA 13: Standard for the Installation of Sprinkler Systems, 2010 Edition
2. ISO Guide for Determination of Needed Fire Flow

Monroe County Fire Rescue Apparatus / Rescue Vehicles; Operational Specifications:

1. Minimum Fire Apparatus Specifications
 - a. Height: 13 ft. 4 in.
 - b. Operating Width: 8 ft.
 - c. Working Width: 14 ft.
 - d. Turing Radius:
 - i. Inside: 25 ft.
 - ii. Outside: 50 ft.
 - e. Gross Vehicle Weight: 68,000 lbs.
2. Minimum Rescue Vehicle Specifications
 - a. Height: 9 ft. 6 in.
 - b. Operating Width: 8 ft.
 - c. Working Width: 12 ft.
 - d. Turing Radius:
 - i. Inside: 14 ft.
 - ii. Outside: 28 ft.
 - e. Gross Vehicle Weight: 13,300 lbs.

Of particular concern are the multiple activities currently operating on this parcel. A directory of current uses, business name(s), and activities will assist with the final review process.

Please provide our office with amended or revised plans as the project progresses.

Sincerely,



Craig Marston
Deputy Fire Marshal

Cc: File

March 19th, 2020

Debora Roberts
Coordinator, Planning and Environmental Resource Department
2798 Overseas Highway, Suite 400
Marathon, FL 33050



RE: Response to Letter of Determination of Completeness -Quality
Auto & Diesel Repair

Dear Mr. Stein,

This letter is in response to your letter of Determination of Completeness - Minor Conditional Use Permit/File # 2019-072, Quality Auto & Diesel Repair, 5180 Suncrest Rd, Stock Island dated May 8th, 2019.

The following items/information are provided as a response to the following request for additional information:

1. Plans appear to be mixed, most of the required information required to be on the site plan (c-1) appears to be on the drainage plan (C-2).

A site plan, prepared and sealed by a professional architect, engineer, or any other professional licensed to prepare a site plan. The site plan shall be drawn to a scale of one inch equals ten feet or one inch equals twenty feet. At a minimum, the site plan shall depict the following features and information:

- a. Date, north point and graphic scale;
- b. Boundary lines of site, including all property lines and mean high-water, lines shown in accordance with Florida Statutes;
- c. All attributes from the boundary survey;
- d. Future Land Use Map (FLUM) designation(s) of the site;
- e. Land Use (Zoning) District designation(s) of site;
- f. Tier designation(s) of the site;
- g. Flood zones pursuant to the Flood Insurance Rate Map;
- h. Setback lines as required by this Land Development Code;
- i. Locations and dimensions of all existing and proposed structures, including all paved areas and clear site triangles;
- j. Size and type of buffer yards and parking lot landscaping areas, including the species and number of plants;

- k. Extent and area of wetlands, open space preservation areas and conservation easements;
- l. 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);
- m. Drainage plan including existing and proposed topography, all drainage structures, retention areas, drainage swales and existing and proposed permeable and impermeable areas;
- n. Location of fire hydrants or fire wells;
- o. 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 wastewater treatment standards; and
- p. 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 units, the amounts of impervious and pervious areas, and calculations for land use intensity and density, open space ratio, and off-street parking, and;

2. Please provide Landscape Plan

Responses:

Please see separate Site, Drainage and Landscape plans that are provided. Please note that the Development Potential Table is amended as follows:

Use	Permitted	Proposed	Development Potential
Light Industrial	13,317.2 sq. ft.	6,297 sq. ft.	47%
Outdoor Storage	22,195.3 sq. ft.	1,126.0 sq. ft.	5%
Dwelling Unit	1 unit	1,171.0 sq. ft.	
Total			86%

3. The County Habitat GIS Layer is showing a large portion of the property as Mangroves, previous approvals show mangroves indicated on the plans, please provide Vegetation Survey.

Response:

A Vegetation Survey is provided as part of the restoration plan.

4. Please provided Traffic Statement from a licensed Traffic Engineer to confirm trips will be under 249 Gross Daily Trips pursuant to [Sec. 114-200](#) and that the segment of U.S. 1 is not designated as Inadequate Capacity or Marginally Adequate Capacity according to the biennial assessment of public facilities capacity report. All use on the property must be incorporated into the statement.

Response:

A Traffic Statement from a licensed Traffic Engineer is provided and indicates no adverse impacts to this segment of the Overseas Highway.

5. Thank you for providing a letter to the agencies for coordination but please submitted response letters or email form the agency.

Response:

Submitted responses to our requests for Letters of Coordination are provided. Agencies include FCAA, Keys Energy, the Department of Health, Fire Marshall, the Department of Solid Waste, and the Department of Environmental Protection.

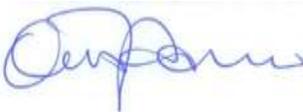
6. Also please include a letter of coordination from ACOE and FDEP for dockage, boat ramp and mangrove clearing.

Response:

Please see the provided Environmental Resource Permit (ERP) from the South Florida Water Management District. The permit includes mangrove restoration plan with a provision for the dockage to remain and the removal of the boat ramp.

Additionally, please find letters of support from the community, local businesses and organizations such as PepsiCo, Advance Auto Parts and MARC. They rely on the expertise in automobile/heavy equipment repair that Mr. Ortega's company provides. Please do not hesitate to contact me with any questions, comments or concerns you may have in this review of information contained herein.

Respectfully,



Owen Trepanier, Principal

PLANS

WATER QUANTITY - PREDEVELOPMENT

PROJECT AREA	1.02 AC
PERVIOUS AREA	0.77 AC
IMPERVIOUS AREA	0.25 AC
% IMPERVIOUS	24.58%
RAINFALL FOR 25YR/72 HR EVENT (P)	12.00 IN
DEPTH TO WATER TABLE	3 FT
UNDEVELOPED AVAILABLE STORAGE	4.95 IN
SOIL STORAGE (S)	3.73 IN
QPRE = (P - 0.2S) ² / (P + 0.8S) [25YR/72HR]	8.45 IN

WATER QUANTITY - POSTDEVELOPMENT

PROJECT AREA	1.02 AC
PERVIOUS AREA	0.77 AC
IMPERVIOUS AREA	0.25 AC
% IMPERVIOUS	24.58%
RAINFALL FOR 25YR/72 HR EVENT (P)	12.00 IN
DEPTH TO WATER TABLE	3 FT
DEVELOPED AVAILABLE STORAGE	4.95 IN
SOIL STORAGE (S)	3.73 IN
QPOST = (P - 0.2S) ² / (P + 0.8S) [25YR/72HR]	8.45 IN

POSTDEVELOPMENT - PREDEVELOPMENT

QPOST - QPRE [25YR/72HR]	0.00 IN
VOLUME = QA [25YR/72HR]	0.00 AC-IN
	0.000 AC-FT

WATER QUALITY

PROJECT AREA (EXCLUDING ROOF AREA)	0.93 AC
IMPERVIOUS AREA (EXCLUDING ROOF AREA)	0.16 AC
% IMPERVIOUS	17.46%

WATER QUALITY Vs. WATER QUANTITY

QUANTITY	0.000 AC-FT
QUALITY	0.085 AC-FT

SWALE VOLUME REQUIRED

WATER QUALITY / QUANTITY * 50%	1848.58 CU. FT
	0.04 AC-FT

SWALE VOLUME PROVIDED

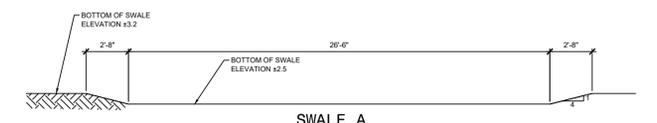
SWALE A =	1.0555 AC-FT
TOTAL =	1.0555 AC-FT

INJECTION WELL DESIGN

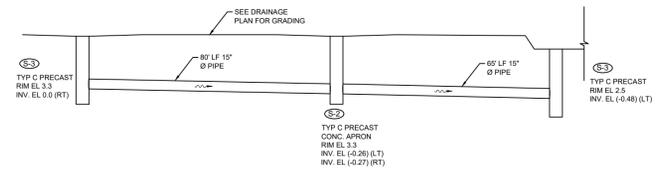
DESIGN VOLUME: 0.00 AC-IN
 DESIGN RATE (DESIGN VOLUME/3/24): 0.00 AC-IN/HR
 ASSUMED (K) VALUE BETWEEN 60' TO 90': 0.05 CFS/SQ. FT
 WELL DIAMETER (D): 2.00 FT
 SURFACE AREA PER FOOT OF WELL LENGTH (SA): 6.28 SQ. FT
 LENGTH OF OPEN HOLE (L): 30.00 FT
 WELL DISCHARGE CAPACITY = (K)(SA)(L): 9.42 CFS

AVAIL. CAPACITY	9.42 CFS
REQUIRED	0.00 CFS

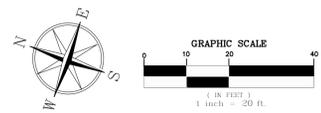
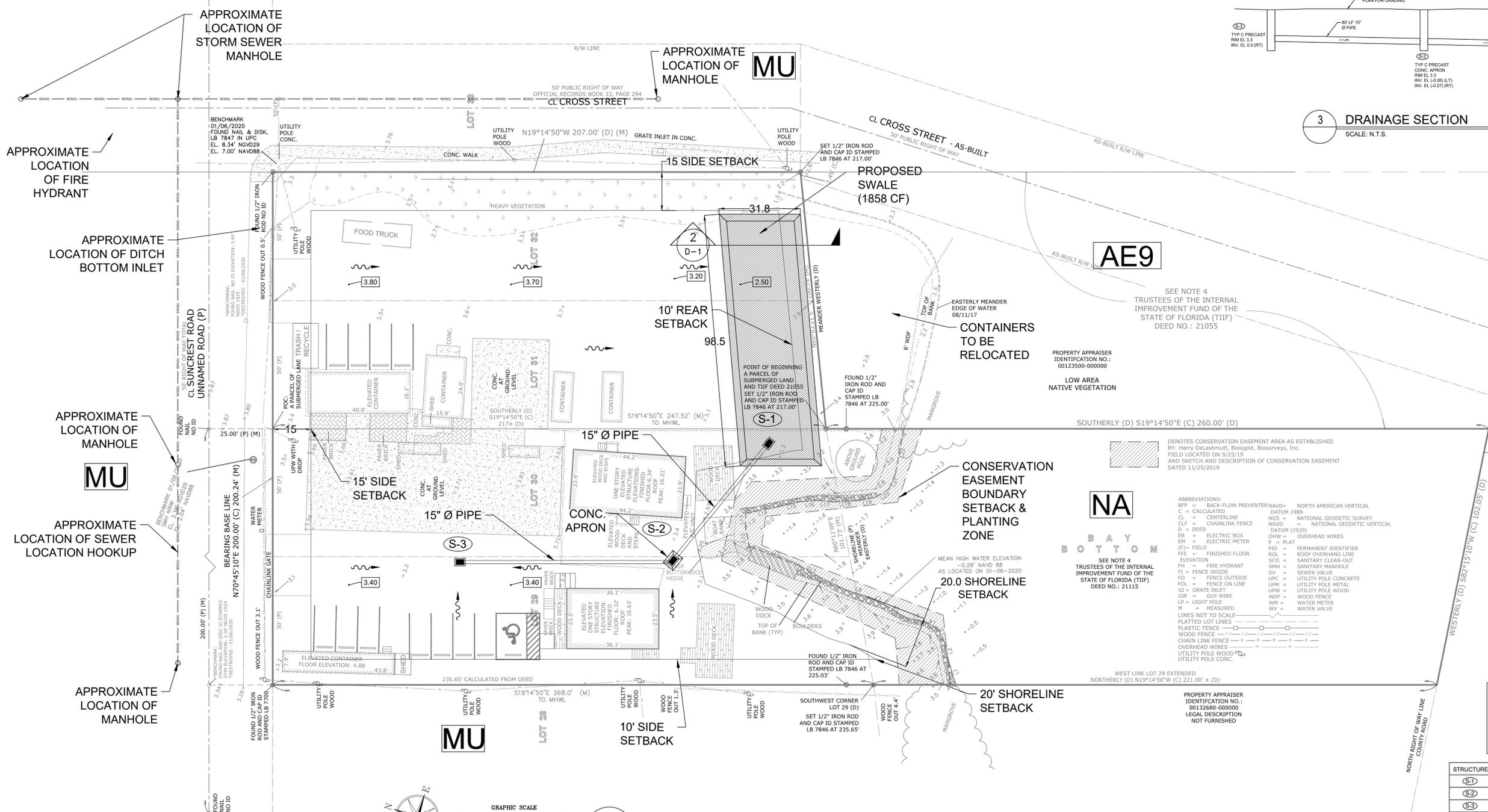
PEAK RUNOFF RATE CALCULATED USING RATIONAL METHOD



2 PROPOSED SWALE SECTION
SCALE: N.T.S.



3 DRAINAGE SECTION
SCALE: N.T.S.



1 DRAINAGE PLAN
D-1 SCALE: 1" = 20'

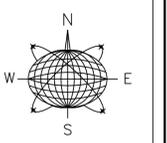
ABBREVIATIONS:

BFP = BACK-FLOW PREVENTER	NAVD = NORTH AMERICAN VERTICAL DATUM 1988
C = CALCULATED	NSR = NATIONAL GEODETTIC SURVEY
CL = CENTERLINE	NSVD = NATIONAL GEODETTIC VERTICAL DATUM (1929)
CLF = CHAINLINK FENCE	OHW = OVERHEAD WIRES
EB = ELECTRIC BOX	OP = OVERHEAD PLANT IDENTIFIER
EM = ELECTRIC METER	ROL = ROOF OVERHANG LINE
(F)= FIELD	SCD = SANITARY CLEAN-OUT
FFE = FINISHED FLOOR ELEVATION	SMH = SANITARY MANHOLE
FI = FIRE HYDRANT	SV = SEWER VALVE
FO = FENCE OUTSIDE	UPC = UTILITY POLE CONCRETE
FOL = FENCE ON LINE	UPM = UTILITY POLE METAL
GI = GRATE INLET	URW = UTILITY POLE WOOD
GW = GUY WIRE	WDF = WOOD FENCE
LP = LIGHT POLE	WM = WATER METER
M = MEASURED	WV = WATER VALVE
PLATTED LOT LINES	
PLASTIC FENCE	
WOOD FENCE	
CHAIN LINK FENCE	
OVERHEAD WIRES	
UTILITY POLE WOOD	
UTILITY POLE CONC.	

LEGEND:

PROPOSED SWALE	FLOW ARROW	PROPOSED ELEVATION	EXISTING SEWER LINE QUALITY LEVEL "D"
----------------	------------	--------------------	---------------------------------------

STRUCTURE	RIM EL.	INV. EL.	15" PIPE
(S-1)	2.5	0.0 (RT)	60 LF
(S-2)	3.3	(-0.26) (LT), (-0.27) (RT)	
(S-3)	3.3	(-0.48) (LT)	85 LF



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-3263 fax:293-4899

Seal:
 NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THIS BOOK
 RICHARD J. MILELLI
 PE #58315

General Notes:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA CONSTRUCTION CODES AND THE LATEST EDITIONS OF THE FLORIDA ELECTRICAL CODES.
 2. ALL UTILITIES SHALL BE DEPTH TESTED PRIOR TO CONSTRUCTION.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA CONSTRUCTION CODES AND THE LATEST EDITIONS OF THE FLORIDA ELECTRICAL CODES.

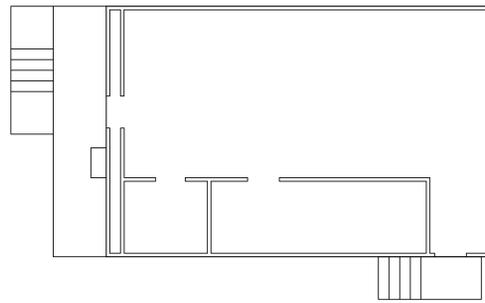
COMMERCIAL SITE RENOVATIONS TO EXISTING AUTO REPAIR FACILITY
 LOTS 29, 30, 31, 32
 SUNCREST ROAD
 STOCK ISLAND, FLORIDA

Drawn By: KLC
 Checked By: RJM
 Project No.:
 Scale:

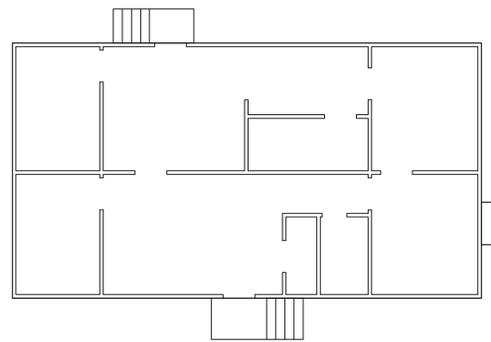
AutoCad File No.
 Revisions:

Title:
DRAINAGE PLAN

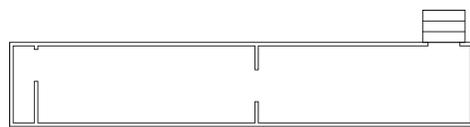
Sheet Number:
D-1
 Date: March 6, 2020



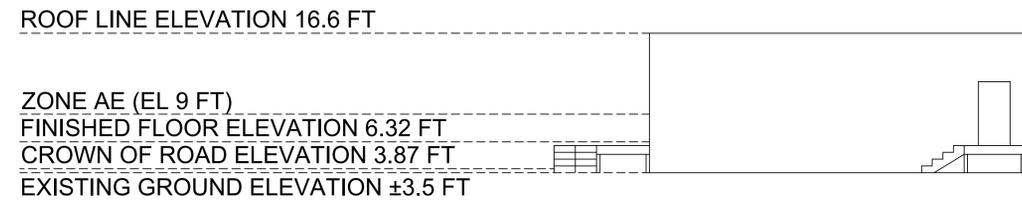
1 OFFICE FLOOR PLAN
 SCALE: 1 1/2"=1'-0"



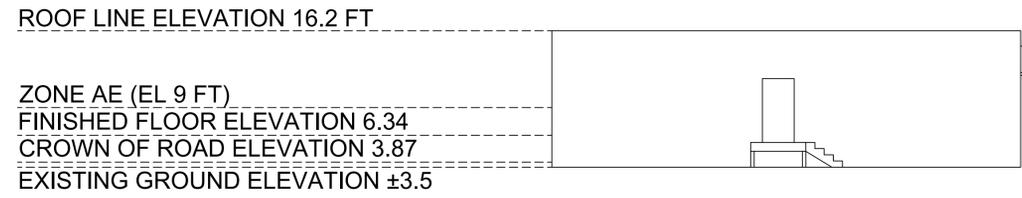
2 HOUSE FLOOR PLAN
 SCALE: 1 1/2"=1'-0"



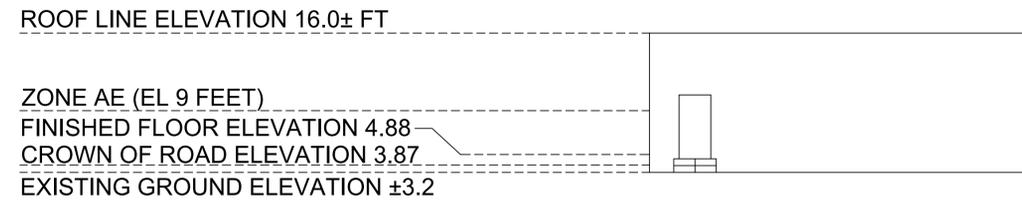
3 SMALL OFFICE FLOOR PLAN
 SCALE: 1 1/2"=1'-0"



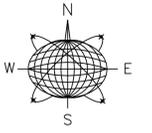
NGVD 1929
1 ELEVATION PLAN
 SCALE: 1 1/2"=1'-0"



NGVD 1929
2 ELEVATION PLAN
 SCALE: 1 1/2"=1'-0"



NGVD 1929
3 ELEVATION PLAN
 SCALE: 1 1/2"=1'-0"



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph: 305-293-3263 fax: 293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED BY THIS BLOCK
 RICHARD J. MILELLI
 PE #58315

General Notes:

**COMMERCIAL SITE
 RENOVATIONS TO EXISTING
 AUTO REPAIR FACILITY**
 LOTS 29, 30, 31, 32
 SUNCREST ROAD
 STOCK ISLAND, FLORIDA

Drawn By: KLC	Checked By: RJM
Project No.	Scale:
AutoCad File No.	

Revisions:

Title:
**ELEVATION &
 FLOOR PLAN**

Sheet Number:
A-1
 Date: March 6, 2020

TRANSPORTATION

KBP CONSULTING, INC.

March 12, 2020

Mr. Rodney Corriveau
Trepanier & Associates, Inc.
1421 First Street
Key West, Florida 33045

**Re: Quality Auto and Diesel Repair, Inc. – Stock Island, Florida
Trip Generation Analysis**

Dear Rodney:

Lots 29 through 32 of the Suncrest Subdivision on Stock Island, Florida are currently being utilized for automobile services and repairs (approximately 1,523 square feet), a food truck (total area including customer service area of approximately 150 square feet), 2,500 square feet of outdoor storage, and one (1) single-family residence. This site is located on Suncrest Road approximately 150 feet to the west of Cross Street. The existing land uses are proposed to remain; however, the applicant is requesting to increase the automobile service area to 6,297 square feet and decrease the outdoor storage area to 1,126 square feet. The single-family residence will remain as is. And, although the food truck is a temporary use on the site, it has been included in this analysis to represent the worst-case scenario. The purpose of this correspondence is to document the existing and proposed trip generation characteristics of the subject site.

Trip Generation Analysis

The trip generation for this project was determined utilizing the trip generation rates and equations contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (10th Edition)*. Based upon this information, the weekday, Saturday, Sunday and peak hour trip generation rates for the subject development are as follows:

Automobile Care Center – ITE Land Use #942

- ❑ Weekday Trip Generation Rate: $T = 31.10 (X)^1$
where T = number of trips and X = 1,000 square feet of gross floor area
- ❑ Saturday Trip Generation Rate: $T = 23.72 (X)$
- ❑ Sunday Trip Generation Rate: $T = 11.88 (X)$
- ❑ Daily Weighted Average Rate: $T = 27.30 (X)$
- ❑ Peak Hour Trip Generation Rates:
 - AM Peak Hour: $T = 2.25 (X)$ (66% in / 34% out)
 - PM Peak Hour: $T = 3.11 (X)$ (48% in / 52% out)

¹ The referenced ITE manual does not contain weekday trip generation information for this land use. This weekday trip generation rate was based upon a typical peak-to-daily ratio of 10%. With a weekday PM peak hour trip generation rate of 3.11, this yields a daily (weekday) trip generation rate of 31.10 trips per 1,000 square feet.

Single-Family Detached Housing – ITE Land Use #210

- Weekday Trip Generation Rate: $T = 9.44 (X)$
where T = number of trips and X = number of dwelling units
- Saturday Trip Generation Rate: $T = 9.54 (X)$
- Sunday Trip Generation Rate: $T = 8.55 (X)$
- Daily Weighted Average Rate: $T = 9.33 (X)$
- Peak Hour Trip Generation Rates:
 - AM Peak Hour: $T = 0.74 (X)$ (25% in / 75% out)
 - PM Peak Hour: $T = 0.99 (X)$ (63% in / 37% out)

Mini-Warehouse (“Self-Storage”) – ITE Land Use #151

- Weekday Trip Generation Rate: $T = 1.51 (X)$
where T = number of trips and X = 1,000 square feet of gross floor area
- Saturday Trip Generation Rate: $T = 1.95 (X)$
- Sunday Trip Generation Rate: $T = 1.89 (X)$
- Daily Weighted Average Rate: $T = 1.63 (X)$
- Peak Hour Trip Generation Rates:
 - AM Peak Hour: $T = 0.10 (X)$ (60% in / 40% out)
 - PM Peak Hour: $T = 0.17 (X)$ (47% in / 53% out)

Fast Food Restaurant without Drive-Through Window – ITE Land Use #933

- Weekday Trip Generation Rate: $T = 346.23 (X)$
where T = number of trips and X = 1,000 square feet of gross floor area
- Saturday Trip Generation Rate: $T = 696.00 (X)$
- Sunday Trip Generation Rate: $T = 500.00 (X)$
- Daily Weighted Average Rate: $T = 418.16 (X)$
- Peak Hour Trip Generation Rates:
 - AM Peak Hour: $T = 25.10 (X)$ (60% in / 40% out)
 - PM Peak Hour: $T = 28.34 (X)$ (50% in / 50% out)

The resulting trip generation for the existing (approved) and proposed development is presented in Table 1 on the following page.

Table 1 Trip Generation Summary Quality Auto and Diesel Repair - Stock Island, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Existing (Approved) Land Uses								
Light Industrial (Auto Repair ¹)	1,523 SF	42	2	1	3	2	3	5
Outdoor Self-Storage ⁴	2,500 SF	4	0	0	0	0	0	0
Single-Family Housing ²	1 DU	9	0	1	1	1	0	1
Food Truck ³	150 SF	63	2	2	4	2	2	4
Sub-Total		118	4	4	8	5	5	10
Proposed Land Uses								
Automobile Care Center ¹	6,297 SF	172	9	5	14	10	10	20
Outdoor Self-Storage ⁴	1,126 SF	2	0	0	0	0	0	0
Single-Family Housing ²	1 DU	9	0	1	1	1	0	1
Food Truck ³	150 SF	63	2	2	4	2	2	4
Sub-Total		246	11	8	19	13	12	25
Difference (Proposed - Existing)		128	7	4	11	8	7	15

Compiled by: KBP Consulting, Inc. (March 2020).

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition).

¹ ITE Land Use Code #942

² ITE Land Use Code #210

³ ITE Land Use Code #933

⁴ ITE Land Use Code #151

As indicated by the foregoing trip generation analysis, the subject site is estimated to generate, on average, approximately 246 daily vehicle trips, 19 AM peak hour vehicle trips (11 inbound and 8 outbound) and 25 PM peak hour vehicle trips (13 inbound and 12 outbound). This represents a net increase of 128 daily vehicle trips, 11 AM peak hour vehicle trips, and 15 PM peak hour vehicle trips. A review of the 2017 Level of Service and Reserve Capacity Table for Monroe County reveals that Segment #1 (Stock Island) has 1,348 trips of reserve capacity. Therefore, US 1 / Overseas Highway has adequate capacity to accommodate the traffic impacts associated with the proposed changes to the auto repair and outdoor storage land uses on the Quality Auto and Diesel Repair site on Stock Island.

Conclusions

Based upon the foregoing trip generation analysis, the proposed land use modifications (i.e. increased auto repair and outdoor storage areas) at the Quality Auto and Diesel Repair site on Stock Island will generate a relatively low number of additional vehicle trips (i.e. 128 daily trips, 11 AM peak hour vehicle trip, and 15 PM peak hour vehicle trips) and US 1 / Overseas Highway has sufficient roadway capacity to accommodate this projected increase in traffic.

KBP CONSULTING, INC.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.

A handwritten signature in blue ink, appearing to read "Karl B. Peterson", with a large, stylized flourish extending to the right.

Karl B. Peterson, P.E.
Florida Registration Number 49897
Engineering Business Number 29939

LOC SUBMIT

County of Monroe
The Florida Keys



BOARD OF COUNTY COMMISSIONERS

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

September 26, 2019

Attn: Rodney Corriveau

Ref: Quality Auto & Diesel Repair
5180 Suncrest Road
Stock Island, FL 33040

Re: Letter of Coordination – Quality Auto & Diesel Repair, PID #'s 00132690-000000, 00132700-000000, 00132710-000000, and 00132720-000000.

Dear Mr. Coririveau,

After review of the plan, you submitted on behalf of Quality Auto & Diesel Repair, the project shows adequate provision for solid waste management.

While recycling is not mandatory, it is strongly encouraged throughout the business community. I hope that Quality Auto & Diesel Repair will support the recycling initiative.

If you need information on how to set-up recycling for your business please contact this office and Waste Management, Inc. is also available to assist in the setup of any additional recycling services you may need. Please call 305-296-8297 for assistance.

Sincerely,

A handwritten signature in blue ink that reads "Cheryl Sullivan". The signature is written in a cursive style with a large, looped "C" at the beginning.

Cheryl Sullivan, Director of Solid Waste Management
Monroe County, Florida

May 29, 2019

Florida Department of Environmental Protection – South
Florida
2295 Victoria Ave
Ft. Myers, FL 33901

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Re: 5180 Suncrest Road - Conditional Use

RE No. 00132690-000000, 00132700-000000,
00132710-000000 & 00132720-000000

Dear FDEP:

We are submitting a conditional use request on behalf of Quality Auto and Diesel Repair, Inc., located at 5180 Suncrest Road, Stock Island. The purpose of this application to recognize the existing uses of light industrial and outdoor storage on the site. Site improvements will be made including storm water management, landscaping improvements, and wetland buffering. The recycling and solid waste handling will be by licensed haulers.

Included with this letter are a site plan, location map and aerial photo.

Please review the material, send any comments to Debra Roberts:

Debra Roberts, Senior Coordinator
Monroe County Planning Dept.
2798 Overseas Highway
Marathon, FL 33050

If you have any questions, please don't hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Owen Trepainier', written in a cursive style.

Owen Trepainier, Principal

RECEIVED

MAY 30 2019

D.E.P. South District

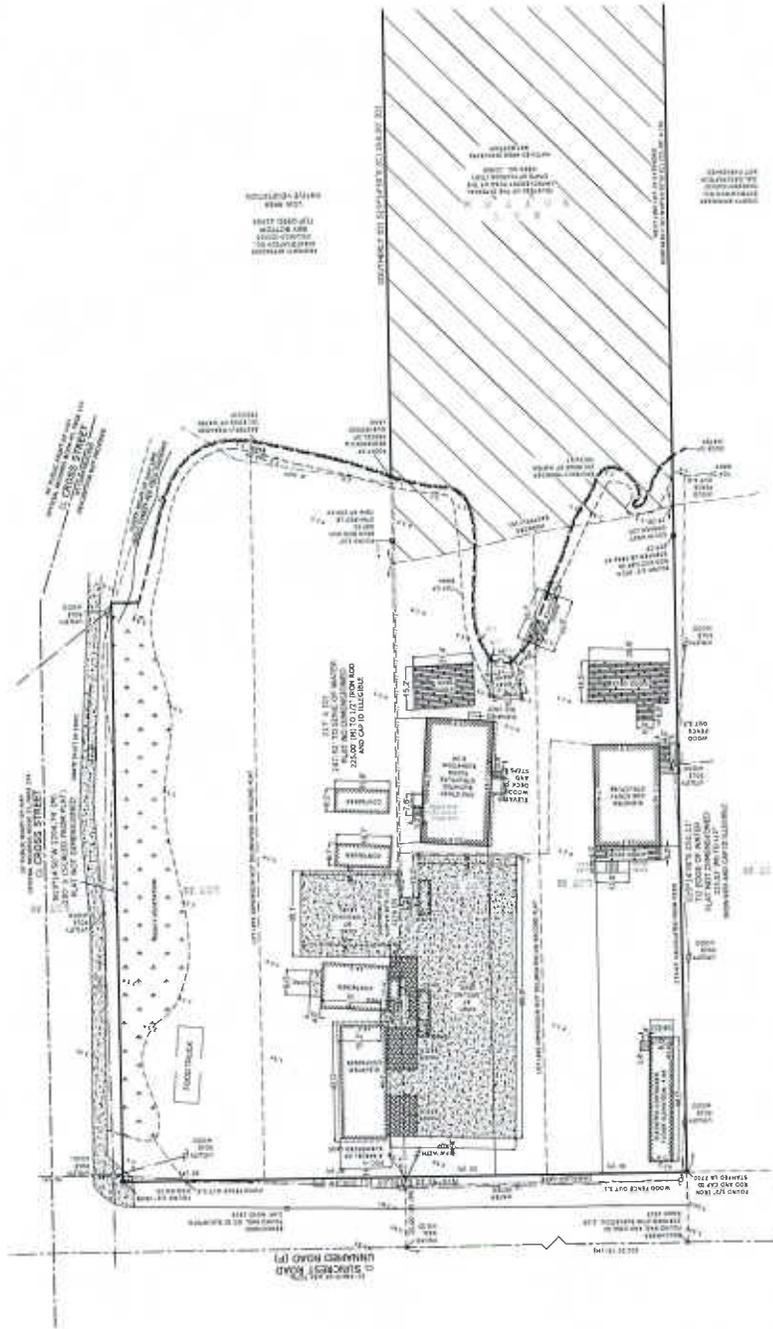
COMMERCIAL SITE RENOVATIONS EXISTING OUTDOOR STORAGE & AUTO REPAIR FACILITY

5180 SUNCREST ROAD
STOCK ISLAND, FLORIDA 33040



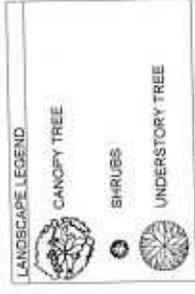
SITE LOCATION

1 LOCATION MAP
SCALE 1/8" = 1'-0"



2 SITE PLAN
SCALE 1/8" = 1'-0"

<p>SITE DATA</p> <p>OWNER: COMMUNITY DEVELOPMENT SERVICES, INC. 1730 N. W. 10TH AVE. FT. LAUDERDALE, FL 33304 SITE SIZE: 47,947.50 SQ. FT. (1.09 ACRES) ZONING: COMMERCIAL (C-1) LEGAL DESCRIPTION FOR RE: 0013270500000, L1: 29 SUNCREST STOCK ISLAND PHASE 1B, 1/2 ACRES, STOCK ISLAND, FLORIDA 33040 LEGAL DESCRIPTION FOR RE: 0013270500000, L1: 31 SUNCREST STOCK ISLAND PHASE 1B, 1/2 ACRES, STOCK ISLAND, FLORIDA 33040 LEGAL DESCRIPTION FOR RE: 0013270500000, L1: 33 SUNCREST STOCK ISLAND PHASE 1B, 1/2 ACRES, STOCK ISLAND, FLORIDA 33040 LEGAL DESCRIPTION FOR RE: 0013270500000, L1: 35 SUNCREST STOCK ISLAND PHASE 1B, 1/2 ACRES, STOCK ISLAND, FLORIDA 33040 SETBACKS: FRONT 25 FT., SIDE 10 FT., REAR 25 FT.</p>	<p>DESIGN DATA</p> <p>DESIGNER: JACOB DEBOER ARCHITECTS, P.A. PROJECT NO.: 19-001 DATE: 05/15/2019 PROJECT NAME: COMMERCIAL SITE RENOVATIONS PROJECT ADDRESS: 5180 SUNCREST ROAD, STOCK ISLAND, FLORIDA 33040</p>	<p>PLAN INDEX</p> <p>C-1 COVER SHEET, SITE PLAN, LOCATION MAP, SITE DATA C-2 FLOOR PLAN AND ELEVATION PLAN</p>	<p>BUILDING NOTES</p> <p>1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE (FBC) AND THE FLORIDA ELECTRICAL CODE (FEC). 2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. 6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE PAVEMENT AND DRAINAGE THROUGHOUT THE PROJECT. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ITS ORIGINAL CONDITION OR BETTER. 8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. 10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE PAVEMENT AND DRAINAGE THROUGHOUT THE PROJECT. 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ITS ORIGINAL CONDITION OR BETTER. 12. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. 14. THE CONTRACTOR SHALL MAINTAIN ADEQUATE PAVEMENT AND DRAINAGE THROUGHOUT THE PROJECT. 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ITS ORIGINAL CONDITION OR BETTER. 16. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. 18. THE CONTRACTOR SHALL MAINTAIN ADEQUATE PAVEMENT AND DRAINAGE THROUGHOUT THE PROJECT. 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ITS ORIGINAL CONDITION OR BETTER. 20. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.</p>
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NOTE: ALL VEGETATION WILL BE NATIVE

RECEIVED
 MAY 30 2019
 D.E.P. South District

COMMERCIAL SITE RENOVATIONS TO EXISTING AUTO REPAIR FACILITY
 STOCK ISLAND, FLORIDA
 LOTS 29, 30, 31, 32
 DRAWING NO. C-1
 DATE: 05/15/2019
 PROJECT: COMMERCIAL SITE RENOVATIONS TO EXISTING AUTO REPAIR FACILITY
 SHEET: C-1



Parcel ID	00132690-000000	Alternate ID	1167151	Owner Address	QUALITY AUTO & DIES
Sec/Twp/Rng	35/67/25	Class	MOBILE HOME SUB		5180 Suncrest Rd
Property Address	5180 SUNCREST Rd				Key West, FL 33040
	STOCK ISLAND				
District	Stock Island				
Brief Tax	LT 29 SUNKREST STOCK ISLAND PB-1-107 OR42-416/19 OR806-2164 OR831-1132/33 OR1971-767/680				
Description	OR2691-1424/26				
	(Note: Not to be used on legal documents)				

Date created: 3/22/2019
Last Data Uploaded: 3/22/2019 2:25:16 AM

Developed by Schneider GEOSPATIAL

RECEIVED

MAY 30 2019

D.E.P. South District

Google Maps 2938 Suncrest Rd



Image capture: Mar 2011 © 2019 Google

Stock Island, Florida

Google

Street View - Mar 2011

RECEIVED

MAY 30 2019

D.E.P. South District



FLORIDA DEPARTMENT OF Environmental Protection

South District
PO Box 2549
Fort Myers FL 33902-2549
SouthDistrict@FloridaDEP.gov

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

March 29, 2019

Jamie Ortega
Quality Auto & Diesel Repair, INC
5180 Suncrest Rd
Stock Island, FL 33040
qualitymarepair@hotmail.com

Re: Compliance Assistance Offer
Quality Auto & Diesel Repair, Inc.
Site No. 374393 / Project No. 383094
Complaint No. 33599
Parcel No. 00132720-000000 – 5180 Suncrest Rd, Stock Island, FL 33040
Monroe County – SLERC

Dear Jamie Ortega:

On March 18th 2019, Florida Department of Environmental Protection (Department) staff conducted a complaint inspection at your property in response to a complaint regarding mangrove clearing. During this inspection, staff noted activities that may not be in compliance with Chapter/Section(s) 403.9321-403.9333, 403.161 Florida Statutes (F.S.). The Department would like to bring this to your immediate attention and work with you to remediate the situation through this Compliance Assistance Offer, without formal enforcement.

Please see the attached inspection report for a full account of Department observations and recommendations.

The Department's Compliance Assistance Offer will recommend not to pursue formal enforcement provided the property owner:

- 1. Ceases all unpermitted mangrove alteration;**
- 2. Obtains Department authorization prior to conducting any future mangrove trimming and/or alteration at the site; and**
- 3. Conducts any future works involving mangroves in accordance with the 1996 Mangrove Preservation and Trimming Act.**

Jamie Ortega / Quality Auto & Diesel Repair, INC
Site No. 374393 / Project No. 383094
Complaint No. 33599
Compliance Assistance Offer
Page 2 of 2

It is the Department's desire that you comply with this request concerning the possible non-compliance so that this matter can be closed without enforcement.

Please receive this as a notice for future projects similar in nature. If further non-compliance is found at this site or an on-going pattern of non-compliance at this site is documented, appropriate enforcement action will be taken against the responsible party. Please be advised that this letter is part of an agency investigation, preliminary to any agency action deemed necessary in the future in accordance with Section 120.57(5), F.S.

Please feel free to contact Tara Plee of the South District Office at (305)-289-7079 or via e-mail at Tara.Plee@FloridaDEP.gov for assistance or if you have any questions concerning this matter.

Sincerely,



Jennifer L. Carpenter
Asst. Director of District Management
South District Office

Enclosures: Inspection Report
1996 Mangrove Trimming and Preservation Act
Mangrove Trimming Guidelines for Homeowners



Florida Department of Environmental Protection

SOUTH DISTRICT COMPLIANCE ASSURANCE PROGRAM

ERP Inspection Report

Inspection Date: 3/18/2019

Inspector: Tara Plee

Persons present during inspection:

Gary Hardie

Compliance Status: In Compliance

Minor Non-Compliance

Significant Non-Compliance

Inspection Type: Complaint

Compliance

Enforcement

Other: *Click here to enter.*

Complaint No. 33599

Site No. 374393

Project No. 383094

Lease/Easement No.: N/A

Owner: Jamie Ortega

Contact: 305-849-2018

qualitymarepair@hotmail.com

Activity/Site Location: 5180 Suncrest Rd, Stock Island, FL 33040; Parcel: 00132720-000000

Waterbody: unnamed wetlands

Class: I II III IV V

Shellfish Harvesting: Approved Conditionally Approved
 Conditionally Restricted Prohibited

Outstanding Florida Waters (OFW): Yes No

State Lands: Yes No

Aquatic Preserve: Yes No

Aquatic Preserve Name: N/A

SSL Lease Inspection Completed: N/A

Site History

There is no previous site history for Parcel No. 00132720-000000.

Inspection Findings

03/18/2019: Department staff conducted a site inspection regarding a complaint that mangroves were being cleared along Cross Street on Parcel No. 00132720-000000. Upon inspection, Department staff observed red mangroves, white mangroves, and buttonwood with certain branches and roots cut. The entire fringe was not altered, just certain branches and prop roots. No mangroves appeared to be dead from the alterations.

Mangrove alteration requires a permit from the Department. Record of a permit for these activities could not be located in the Department's records.

Resource Assessment

FLUCCS/FNAI Community Type(s):	612- Mangroves
Wetlands/Other Surface Waters (OSW) Present:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Other Resources Present:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," identify: N/A
Resource Impacts:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Area of Authorized Impacts (ft ²):	0
Area of Unauthorized Impacts (ft ²):	Certain areas within 2,500 ft ²

MANGROVES

Total Length of Shoreline (ft.):	0
Length of Mangrove Fringe (ft.):	211
Depth of Mangrove Fringe (ft.):	16.5
Mangroves Trimmed:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>0</u> %
Mangroves Altered:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 20%
Pre-Impact Height:	<input type="checkbox"/> <6 ft. <input type="checkbox"/> 6-10 ft. <input checked="" type="checkbox"/> 10-16 ft. <input checked="" type="checkbox"/> 16-24 ft. <input type="checkbox"/> >24 ft. <input type="checkbox"/> Unknown
Post-Impact Height:	<input type="checkbox"/> <6 ft. <input checked="" type="checkbox"/> 6-10 ft. <input checked="" type="checkbox"/> 10-16 ft. <input checked="" type="checkbox"/> 16-24 ft. <input type="checkbox"/> >24 ft.
Average Diameter at Breast Height (DBH):	<input type="checkbox"/> <1" <input type="checkbox"/> 1-3" <input checked="" type="checkbox"/> 3-5" <input type="checkbox"/> 5-7" <input type="checkbox"/> >7"
Percent Canopy Cover by Species:	35% RED <u>0</u> % BLK 15% WHT 50% OTHER: Buttonwood

Recommendations for Corrective Action

The Department's Compliance Assistance Offer will recommend not to pursue formal enforcement provided the property owner:

1. Ceases all unpermitted mangrove alteration;
2. Obtains Department authorization prior to conducting any future mangrove trimming and/or alteration at the site; and
3. Conducts any future works involving mangroves in accordance with the 1996 Mangrove Preservation and Trimming Act.

Statute/Rule Reference(s)

- Section 403.9321-403.9333, Florida Statutes (F.S.)
- Section 403.161, F.S.

Links to Additional Documentation and/or Resources

Florida Statutes: <http://www.leg.state.fl.us/STATUTES/>

Florida Administrative Code: <https://www.flrules.org/>

Mangrove Trimming and Preservation Act: https://floridadep.gov/sites/default/files/mtpa96_0.pdf

Mangrove Trimming Guidelines for Homeowners: https://floridadep.gov/sites/default/files/Mangrove-Homeowner-Guide-sm_0.pdf

Tara Plee

Tara Plee, Environmental Specialist I

3/19/2019

Date

Elizabeth Sweigert

Elizabeth Sweigert, Environmental Administrator

3/26/2019

Date

Site Inspection Figures

Inspection Date: 3/18/2019

Inspector: Tara Plee



Figure 1: Aerial photograph of site. Dark blue box is area where some red and white mangrove branches were altered near Cross St.

Site Inspection Photos

Inspection Date: 3/18/2019

Inspector: Tara Plee



Photo 1: Red mangrove (*Laguncularia racemosa*) with altered branches and prop roots.



Photo 2: Red mangrove (*Laguncularia racemosa*) with altered branches and prop roots.

Site Inspection Photos

Inspection Date: 3/18/2019

Inspector: Tara Plee



Photo 3: Red mangrove (*Laguncularia racemosa*) with altered branches and prop roots.

County of Monroe
The Florida Keys



BOARD OF COUNTY COMMISSIONERS

Mayor Sylvia J. Murphy, District 5
Mayor Pro Tem Danny L. Kollhage, District 1
Michelle Coldiron, District 2
Heather Carruthers, District 3
David Rice, District 4

Monroe County Fire Rescue

490 63rd Street Ocean
Marathon, FL 33050
Phone (305) 289-6005



29 April, 2019

Owen Trepanier, Principal
Trepanier and Associates, Inc.
1421 First St.
Key West, FL 33040

Re: Conditional Use Application
5180 Suncrest Rd.
Stock Island, FL 33040

Mr. Trepanier,

The updated version of the Florida Fire Prevention Code (FFPC) 6th Edition has been recognized as the current adopted code, 31 December, 2017. The 6th edition adopts the 2015 versions of NFPA 1 (Fire Code) and NFPA 101 (Life Safety Code) with Florida specific amendments, as well as many other NFPA Documents.

Monroe County Fire Rescue has received an Insurance Services Office (ISO) Public Protection Classification (PPC) rating of 3. Improvement of this classification is a fundamental consideration when reviewing development applications.

Section 1.3 of the Fire Prevention Code specifies that the NEW code is applicable to all construction PERMITTED after the adoption date of the Code.

Section 1.3.6 Buildings.

1.3.6.1 Buildings permitted for construction after the adoption of this Code shall comply with the provisions stated herein for new buildings.

This means that regardless of the date of permit application, permits ISSUED after December 31st, 2107, are subject to provisions of the new (6th Edition) Code.

The preliminary site plan has been reviewed. The noted references will provide guidance during the planning, review, permitting, and inspection process.

1. Florida Fire Prevention Code, 6th Edition, 2017.
 - a. Chapter 18 Fire Department Access and Water Supply
 - i. NFPA 1142: Standard on Water Supplies for Suburban and Rural Fire Fighting, 2012 Edition
 - ii. NFPA 13: Standard for the Installation of Sprinkler Systems, 2010 Edition
2. ISO Guide for Determination of Needed Fire Flow

Monroe County Fire Rescue Apparatus / Rescue Vehicles; Operational Specifications:

1. Minimum Fire Apparatus Specifications
 - a. Height: 13 ft. 4 in.
 - b. Operating Width: 8 ft.
 - c. Working Width: 14 ft.
 - d. Turing Radius:
 - i. Inside: 25 ft.
 - ii. Outside: 50 ft.
 - e. Gross Vehicle Weight: 68,000 lbs.
2. Minimum Rescue Vehicle Specifications
 - a. Height: 9 ft. 6 in.
 - b. Operating Width: 8 ft.
 - c. Working Width: 12 ft.
 - d. Turing Radius:
 - i. Inside: 14 ft.
 - ii. Outside: 28 ft.
 - e. Gross Vehicle Weight: 13,300 lbs.

Of particular concern are the multiple activities currently operating on this parcel. A directory of current uses, business name(s), and activities will assist with the final review process.

Please provide our office with amended or revised plans as the project progresses.

Sincerely,



Craig Marston
Deputy Fire Marshal

Cc: File



Request for Permit Information -5180 Suncrest Road, Stock Island, Florida Keys

1 message

Kirby, Robert J CIV USARMY CESAJ (US) <Robert.J.Kirby@usace.army.mil> Tue, Jul 16, 2019 at 11:07 AM
To: Rodney Corriveau <rodneycorriveau@gmail.com>
Cc: Alvina Covington <alvina@owentrepanier.com>

Noted. From the information you have provided we have no objection.

Robert Kirby, MSc.
Enforcement Section
Regulatory Division
Jacksonville District
U.S. Army, Corps of Engineers
A U.S. Government Agency
9900 SW 107th Ave, #203
Miami, FL 33176
305 779 6050

ELECTRONIC SUBMITTAL OPTIONS:

Send NEW PERMIT APPLICATIONS and MODIFICATION REQUESTS to SEAPPLS@usace.army.mil
Send all COMPLIANCE-RELATED documents to SAJ-RD-Enforcement@usace.army.mil

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

From: Rodney Corriveau [mailto:rodneycorriveau@gmail.com]
Sent: Tuesday, July 16, 2019 10:03 AM
To: Kirby, Robert J CIV USARMY CESAJ (US) <Robert.J.Kirby@usace.army.mil>
Cc: Alvina Covington <alvina@owentrepanier.com>
Subject: Re: [Non-DoD Source] Fwd: Request for Permit Information -5180 Suncrest Road, Stock Island, Florida Keys

Good morning Mr Kirby,
There is no actual work proposed on-site. Everything depicted on the site plan is currently built and in-use, with the exception of some minor landscaping and possible retrofit of storm water drainage.

The client is seeking approval at the county level for a previous, incomplete development order approved in 2015 (and with some minor modifications).

As part of the review process at the county, we are required to prove we have coordinated with various government agencies.

Again, I thank you in advance.

Rod

On Tue, Jul 16, 2019, 9:23 AM Kirby, Robert J CIV USARMY CESAJ (US) <Robert.J.Kirby@usace.army.mil> <mailto:Robert.J.Kirby@usace.army.mil> > wrote:

Sir,

Could you indicate the type of work that you are proposing? Installation of structures in or over water, dredging and filling of wetlands is the type of work we regulate. Please describe the work.

Robert Kirby, MSc.
Enforcement Section
Regulatory Division
Jacksonville District
U.S. Army, Corps of Engineers
A U.S. Government Agency
9900 SW 107th Ave, #203
Miami, FL 33176
305 779 6050

ELECTRONIC SUBMITTAL OPTIONS:

Send NEW PERMIT APPLICATIONS and MODIFICATION REQUESTS to SEAPPLS@usace.army.mil
<<mailto:SEAPPLS@usace.army.mil>>

Send all COMPLIANCE-RELATED documents to SAJ-RD-Enforcement@usace.army.mil <<mailto:SAJ-RD-Enforcement@usace.army.mil>>

[Quoted text hidden]



Florida Keys Aqueduct Authority

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



J. Robert Dean
Chairman
District 3

Richard J. Toppino
Vice-Chairman
District 2

David C. Ritz
Secretary/Treasurer
District 5

Antoinette M. Appell
District 4

Cara Higgins
District 1

Kirk C. Zuelch
Executive Director

April 18, 2019

Owen Trepanier
Trepanier & Associates Inc
1421 First Street
Key West, FL 33040

RE: Quality Auto and Diesel Repair Inc.
5180 Suncrest Road, Stock Island
R.E. #00132690-000000, 0013270-000000, 00132710-000000, & 00132720-000000
Location #006474-5/8" Meter

Dear Mr. Trepanier,

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

There is an existing 4" water main on Suncrest Road and an 8" water main on Cross Street adjacent to proposed properties. There is currently a 5/8" water meter feeding properties.

A complete set of Civil and Architectural/Plumbing plans will need to be submitted to determine water meter service requirements and system development charges.

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

Sincerely,
Florida Keys Aqueduct Authority

Marnie L. Walterson
Utility Design Supervisor

CC Sue Reich, Customer Service Manager-Tavernier
Yusi Bonachea, Customer Service Manager-Marathon
Danielle Mendez, Customer Service Manager-Key West

Mission:

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



Ron DeSantis
Governor

Scott A. Rivkee, MD
State Surgeon General

Vision: To be the Healthiest State in the Nation

July 13, 2019

Rodney Corriveau
rodneycorriveau@gmail.com

Dear Mr. Corriveau,

The only issue we have with the proposed project is that the septic tank does not seem to have been properly abandoned yet. There is a permit issued 1/17/2019, but the final paperwork has not been submitted yet. FL DOH-Monroe has no objections to your project other than that. Other offices, such as the Monroe County Building Department may need to be consulted prior to this use.

Should you have any questions, please call 305.797.9252.

Sincerely,

James Rachal
Environmental Manager
FL DOH-Monroe



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

UTILITY BOARD OF THE CITY OF KEY WEST

July 17, 2019

Ms. Debra Roberts, Senior Coordinator
Monroe County Planning Department
2798 Overseas Highway
Marathon, FL 33050

RE: 5180 Suncrest Rd, Stock Island, Florida

Dear Ms. Roberts:

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 Programs Representatives.

Should you have any questions, please contact me at (305) 295-1080.

Sincerely,

A handwritten signature in blue ink that reads "Armando Mira".

Armando Mira
Customer Accounts Field Representative

AM/zg

C:

M. Alfonso, Supervisor of Engineering

July 15, 2019
Keys Energy,
Sabrina Hall
PO Box 6100
Key West, FL 33041

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Re: 5180 Suncrest Road - Conditional Use
RE No. 00132690-000000, 00132700-000000,
00132710-000000 & 00132720-000000

Dear Ms. Hall,

We are submitting a conditional use request on behalf of Quality Auto and Diesel Repair, Inc., located at 5180 Suncrest Road, Stock Island. The purpose of this application to recognize the existing uses of light industrial and outdoor storage on the site. Site improvements will be made including storm water management, landscaping improvements, and wetland buffering. The recycling and solid waste handling will be by licensed haulers.

Included with this letter are a site plan, location map and aerial photo.

Please review the material, send any comments to Debra Roberts:

Debra Roberts, Senior Coordinator
Monroe County Planning Dept.
2798 Overseas Highway
Marathon, FL 33050

If you have any questions, please don't hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Owen Trepanier', written in a cursive style.

Owen Trepanier, Principal



Lots 29, 30, 31 & 32 Approximate Location

DISTRICT PERMIT



South Florida Water Management District
Individual Environmental Resource Permit No. 44-102375-P
Date Issued: February 25, 2020

Permittee: Quality Auto & Diesel Repair Inc
5180 Suncrest Road
Key West, FL 33040

Project: 5180 Suncrest Road Restoration Plan

Application No. 191104-2214

Location: Monroe County, See Exhibit 1

Your application for an Individual Environmental Resource Permit is approved. This action is taken based on Chapter 373, Part IV, of Florida Statutes (F.S.) and the rules in Chapter 62-330, Florida Administrative Code (F.A.C.). Unless otherwise stated, this permit constitutes certification of compliance with state water quality standards under section 401 of the Clean Water Act, 33 U.S.C. 1341, and a finding of consistency with the Florida Coastal Management Program. Please read this entire agency action thoroughly and understand its contents.

This permit is subject to:

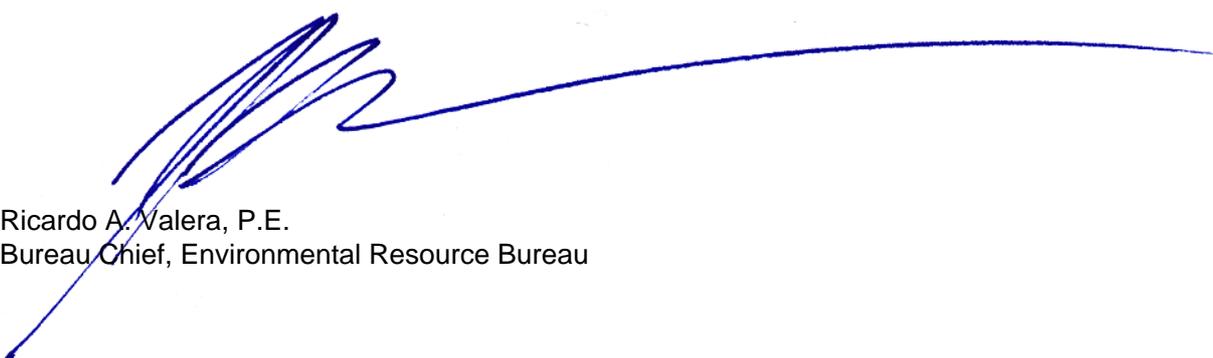
- Not receiving a filed request for a Chapter 120, F.S., administrative hearing.
- The attached General Conditions for Environmental Resource Permits.
- The attached Special Conditions.
- All referenced Exhibits.

All documents are available online through the District's ePermitting site at www.sfwmd.gov/ePermitting.

If you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights", we will assume that you concur with the District's action.

The District does not publish notices of action. If you wish to limit the time within which a person may request an administrative hearing regarding this action, you are encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Legal requirements and instructions for publishing a notice of agency action, as well as a noticing format that can be used, are available upon request. If you publish a notice of agency action, please send a copy of the affidavit of publication provided by the newspaper to the District's West Palm Beach office for retention in this file.

If you have any questions regarding your permit or need any other information, please call us at 1-800-432-2045 or email ERP@sfwmd.gov.



Ricardo A. Valera, P.E.
Bureau Chief, Environmental Resource Bureau

**South Florida Water Management District
Individual Environmental Resource Permit No. 44-102375-P**

Date Issued: February 25, 2020 **Expiration Date:** February 25, 2025

Project Name: 5180 Suncrest Road Restoration Plan

Permittee: Quality Auto & Diesel Repair Inc
5180 Suncrest Road
Key West, FL 33040

Operating Entity: Quality Auto & Diesel Repair Inc
5180 Suncrest Road
Key West, FL 33040

Location: Monroe County

Permit Acres: 1.09 acres

Project Land Use: Commercial

Special Drainage District: N/A

Water Body Classification: CLASS III

FDEP Water Body ID: 6014B

Conservation Easement to District: No

Sovereign Submerged Lands: No

Project Summary

This Environmental Resource Permit (ERP) authorizes Construction and Operation of a stormwater management (SWM) system serving 1.02 acres of commercial development known as 5180 Suncrest Road Restoration. Additionally, restoration of 0.06 acres of mangrove habitat is authorized. This permit includes a Letter of Consent authorization to use Sovereign Submerged Lands.

The proposed project is for the restoration of the on-site mangrove shoreline and improvements to the on-site stormwater management. The SWM system improvements consist of the construction of two inlets and two culverts at the south side of the parking area to capture and convey runoff to the proposed swale area for water quality treatment. Please refer to Exhibit 2.0 for plans.

Issuance of this permit constitutes certification of compliance with state water quality standards in accordance with Rule 62-330.062, F.A.C..

Site Description

The site contains existing buildings and drainage features. It is located south of the Key West Golf Club on Suncrest Road and on the west side of Cross Street. Please refer to Exhibit 1.0 for a location map.

For information on wetland and surface water impacts, please see the Wetlands and Other Surface Water section of this permit.

Ownership, Operation and Maintenance

Perpetual operation and maintenance of the SWM system will be the responsibility of Quality Auto & Diesel Repair, Inc. Upon conveyance or division of ownership or control of the property or the system, the permittee must notify the Agency in writing within 30 days, and the new owner must request transfer of the permit.

Engineering Evaluation:

Water Quality

Water quality treatment is provided in the proposed swale area. The project provides 0.09 acre-feet of required water quality treatment volume based on 1.0 inch over the controlled basin area.

The project includes implementation of a Construction Pollution Prevention Plan or Turbidity and Erosion Control Plan (Exhibit 2) as additional reasonable assurance of compliance with water quality criteria during construction and operation.

Water Quantity

The applicant has provided a pre-development vs post-development analysis and demonstrated the project discharge is within the allowable limit for the area

Parking Lot Design

As found in Water Quantity Data Table, minimum parking lot elevations have been set at or above the calculated design storm flood elevation.

Finished Floors

As found in Water Quantity Data Table, minimum finished floor elevations have been set at or above the calculated design storm flood elevation.

Certification, Operation, and Maintenance

Pursuant to Chapter 62-330.310, F.A.C., Individual Permits will not be converted from the construction phase to the operation phase until construction completion certification of the project is submitted to and accepted by the District. This includes compliance with all permit conditions, except for any long term maintenance and monitoring requirements. It is suggested that the permittee retain the services of an appropriate professional registered in the State of Florida for periodic observation of construction of the project.

For projects permitted with an operating entity that is different from the permittee, it should be noted that until the construction completion certification is accepted by the District and the permit is transferred to an acceptable operating entity pursuant to Sections 12.1-12.3 of the Applicant's Handbook Volume I and Section 62-330.310, F.A.C., the permittee is liable for operation and maintenance in compliance with the terms and conditions of this permit.

In accordance with Section 373.416(2), F.S., unless revoked or abandoned, all SWM systems and works permitted under Part IV of Chapter 373, F.S., must be operated and maintained in perpetuity.

The efficiency of SWM systems, dams, impoundments, and most other project components will decrease over time without periodic maintenance. The operation and maintenance entity must perform periodic inspections to identify if there are any deficiencies in structural integrity, degradation due to insufficient maintenance, or improper operation of projects that may endanger public health, safety, or welfare, or the water resources. If deficiencies are found, the operation and maintenance entity is responsible for correcting the deficiencies in a timely manner to prevent compromises to flood protection and water quality. See Section 12.4 of the Applicant's Handbook Volume I for Minimum Operation and Maintenance Standards.

**Engineering Evaluation Tables:
Land Use**

Basin	Land Type	Area (ac)	% of Total Basin
Site	Impervious	0.25	24.51
	Pervious	0.77	75.49
	Total:	1.02	100%

Water Quality

Basin	Treatment Type	Treatment System	Volume Required (ac-ft)	Volume Provided (ac-ft)
Site	Treatment	SWALE	0.09	0.09

Water Quantity

Basin	Elevation Type	Storm Event (Yr/Day)	Precipitation Depth (in)	Peak Stage (ft NGVD29)	Min. EL (ft NGVD29)
Site	Finished Floor	100Y3D	15.00	3.95	6.32
	Parking Lot	10YR1D	7.00	3.32	3.32

Environmental Evaluation:

Wetlands and Other Surface Waters

The property site has water access to the Atlantic Ocean by means of a small dredged basin connecting to a canal at the rear of the property which is navigable by small watercraft. This basin has an average overall water depth of three feet at approximate mean low water. There is an existing 160 square foot wood dock located on the west side of the basin to remain and a 12 foot wide boat ramp surfaced with paving bricks, which provides access to the basin from the north end, to be removed.

The current shoreline of the subject parcel consists of small boulder rip rap located at the base of a steep, angled fill bank (3.1 - 3.5 feet high in elevation) and is barren of vegetation with the exception of 17 linear feet of red mangrove fringe located along the eastern portion of the shoreline. The shoreline was cleared of storm debris, mangroves, and other vegetation following the 2017 Hurricane Irma event.

The applicant has proposed to restore mangrove habitat along the property's shoreline to mimic the natural vegetative habitat found along the shorelines of the adjacent properties, as described in the enclosed Restoration Plan (Exhibit 3.0). The dominant vegetation along the adjacent lot shorelines consists of red mangroves with black and white mangroves intermingled within. Groundcover vegetation consists of saltwort, sea daisy, sea-blite, sea purslane, seashore dropseed, saltmeadow cordgrass, muhly grass, hurricane grass, seashore saltgrass, and silverhead. Preparation for the restorative planting includes regrading the existing fill bank to provide suitable hydrologic conditions for red, black, and white mangroves. A mix of groundcover vegetative species will be intermingled with the mangrove plantings to stabilize the fill bank area and form a baseline for plant colonization/succession. Furthermore, a riprap berm will be constructed along the landward side of the planting zone to prevent erosion and stormwater migration.

The 0.06 mangrove fringe wetlands will be preserved under a conservation easement dedicated to the District and maintained in perpetuity in accordance with Exhibit 3.1.

Permanent signs designating the preserve status of the mangrove fringe wetlands will be placed along the toe of the riprap berm as depicted in Exhibit 2.0, Sheet C-6.

Monitoring and Maintenance

Monitoring will be conducted by the permittee for a period of five consecutive years or until District staff determines that restoration success has been achieved. Exhibit 3.0 describes the monitoring methodology, locations, and maintenance activities. Monitoring includes vegetative cover, hydrologic conditions and success of the restoration, as well as wildlife usage and recommendations for maintenance work. Success criteria are found in the special conditions and Exhibit 3.0. Annual reports shall be submitted to the District in accordance with the work schedule referenced herein. Once restoration success is achieved, maintenance will be conducted in perpetuity by the permittee.

Sovereignty Submerged Lands

A portion of the mangrove restoration area is located on sovereignty submerged lands; therefore, it requires authorization from the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees), pursuant to Article X, Section 11 of the Florida Constitution, and Section 253.77, F.S. The District is delegated the authority to take final agency action for this application on behalf of the Board of Trustees, pursuant to Rule 18-21.0051(2), F.A.C.

The District has determined that the activity qualifies for a Letter of Consent, as long as the work performed is located within the boundaries as described and is consistent with the conditions herein.

**Environmental Evaluation Tables:
Summary**

Wetlands and Other Surface Waters: 0.06 acres
 Direct Impacts: 0 acres
 Secondary impacts: 0 acres
 Net UMAM Functional Loss/ Gain: 0 units
 Total Onsite Mitigation Area: 0 acres
 Total Offsite Mitigation Area: 0 acres
 Mitigation Provided in Permit No.:

5180 Suncrest Road Mangrove Restoration

Activities in Wetlands or Other Surface Waters, Not Including Mitigation at a Bank

ID	Acres	Action	Community Description	Current Score	With Project Score	UMAM Loss
01	0.06	Restoration	Mangrove Fringe			0.000
Total:						0.000

Related Concerns:

Water Use Permit Status

The applicant has indicated that landscape irrigation is not proposed.

The applicant has indicated that dewatering is not required for construction of this project.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation.

Water and Wastewater Service

Water service is provided by the Florida Keys Aqueduct Authority. Wastewater service is provided by Key West Resort Utilities.

Historical/ Archeological Resources

The District has received correspondence from the Florida Department of State, Division of Historical Resources indicating that no significant archaeological or historical resources are recorded on the project site; therefore, the project is unlikely to have an effect upon any such resources. This permit does not release the permittee from complying with any other agencies requirements in the event that historical and/or archaeological resources are found on the site.

Enforcement History

In July of 2019, the District became aware of approximately 150 feet of unauthorized mangrove clearing and shoreline alteration at the property. Enforcement Case No. 11271 was assigned to the matter. This Environmental Resource Permit resolves the unauthorized works through mangrove shoreline restoration at the site. This Enforcement matter is considered resolved and the case is now closed.

General Conditions for Individual Environmental Resource Permits, 62-330.350, F.A.C.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.
5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms, and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex- "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit"[Form 62-330.310(3)]; or
 - b. For all other activities- "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].
 - c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:
 - a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as

- applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations, and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
- b. Within 30 days of submittal of the as-built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
- a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
 - b. Convey to the permittee or create in the permittee any interest in real property;
 - c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the Agency in writing:
- a. Immediately if any previously submitted information is discovered to be inaccurate; and
 - b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.
13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from

the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

Special Conditions for Individual Environmental Resource Permits, 62-330.350, F.A.C.

1. The construction authorization for this permit shall expire on the date shown on page 2.
2. Operation and maintenance of the stormwater management system shall be the responsibility of Quality Auto & Diesel Repair, Inc. In accordance with General Condition No. 12, please see section 6.3 of Applicant's Handbook Volume I for procedural requirements regarding transfer of permits and ownership.
3. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.
4. Prior to any future construction, the permittee shall apply for and receive an Individual ERP. As part of the permit application, the applicant for that phase shall provide documentation verifying that the proposed construction is consistent with the design of the master stormwater management system, including the land use and site grading assumptions.
5. Prior to initiating construction activities associated with this Environmental Resource Permit (ERP), the permittee is required to hold a pre-construction meeting with field representatives, consultants, contractors, District Environmental Resource Bureau (ERB) staff, and any other local government entities as necessary. The purpose of the pre-construction meeting is to discuss construction methods, sequencing, best management practices, identify work areas, staking and roping of preserves where applicable, and to facilitate coordination and assistance amongst relevant parties. To schedule a pre-construction meeting, please contact ERB staff from the West Palm Beach Office at (561) 686-8800 or via e-mail at: pre-con@sfwmd.gov. When sending a request for a pre-construction meeting, please include the application number, permit number, and contact name and phone number.
6. All commercial/industrial parcels shall provide a minimum dry pre-treatment volume of 1/2 inch of runoff prior to discharge into the master stormwater management system.
7. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to: FWCConservationPlanningServices@MyFWC.com.
8. The permittee shall comply with the following conditions intended to protect manatees from direct project effects:
 - a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal

Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.

b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.

d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.

e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com

f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads Caution: Boaters must be posted. A second sign measuring at least 8" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.

9. Silt screens, hay or synthetic bales, turbidity screens/barriers or other such sediment control measures shall be utilized during construction. The selected sediment control measures shall be installed prior to the commencement of construction in or adjacent to other surface waters in accordance with Exhibit No. 2.0 and shall remain in place until all adjacent construction is completed. All areas shall be stabilized and vegetated immediately after construction to prevent erosion into the surface waters.

10. A time zero monitoring report shall be conducted in accordance with Exhibit No. 3.0 for all created/restored wetlands. The plan shall include a survey of the areal extent, acreage and cross-sectional elevations of the created/restored areas and panoramic photographs for each habitat type. The report shall also include a description of planted species, sizes, total number and densities of each plant species within each habitat type as well as mulching methodology.

11. A monitoring program shall be implemented for the onsite mangrove wetland preservation area in accordance with Exhibit 3.0. The monitoring report shall extend for a period of 5 years with annual reports submitted to District staff.

12. 0.06 acres of mangrove wetlands are being preserved and dedicated to the District under a conservation easement. In accordance with the work schedule provided herein, the permittee shall provide to the District the fully executed and recorded document depicted in Exhibit 3.1

within 30 days of the date of permit issuance.

13. Permanent physical markers designating the preserve status of the mangrove wetland preservation area shall be placed as shown on Exhibit No. 2.0, Sheet C-6. The markers shall be maintained in perpetuity.

14. The wetland conservation area shown on Exhibit Nos. 3.0 and 3.1 may in no way be altered from their natural or permitted state. Activities prohibited within the conservation area include, but are not limited to:
 - (a) construction or placing of buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground;
 - (b) dumping or placing soil or material as landfill or dumping or placing of trash, waste, or unsightly or offensive materials;
 - (c) removal or destruction of trees, shrubs, or other vegetation - with the exception of exotic and nuisance vegetation removal;
 - (d) excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substances in such manner as to affect the surface;
 - (e) surface use except for purposes that permit the land or water area to remain predominantly in its natural condition;
 - (f) activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation, including but not limited to ditching, diking or fencing;
 - (g) acts or uses detrimental to such retention of land or water areas; and
 - (h) acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

Project Work Schedule for Permit No. 44-102375-P

The following activities are requirements of this Permit and shall be completed in accordance with the Project Work Schedule below. Please refer to both General and Special Conditions for more information. Any deviation from these time frames will require prior approval from the District's Environmental Resources Bureau and may require a minor modification to this permit. Such requests must be made in writing and shall include: (1) reason for the change, (2) proposed start/finish and/or completion dates, and (3) progress report on the status of the project.

Condition No.	Date Added	Description	Due Date	Date Satisfied
GC 4	02/25/2020	Construction Commencement Notice	48 hours prior to Construction	
GC 6	02/25/2020	Submit Certification	30 Days After Construction Completion	
GC 7	02/25/2020	Submit Operation Entity Documentation	Within 30 days of Certification	
SC 7	02/25/2020	Pre-Construction Meeting	Prior to Construction	
SC 12	02/25/2020	Submit Time Zero Report	30 Days After Construction Completion	
SC 13	02/25/2020	Submit Monitoring Report 1	1 year after Time Zero Report submission	
SC 13		Submit Monitoring Report 2	1 year after previous submission	
SC 13		Submit Monitoring Report 3	1 year after previous submission	
SC 13		Submit Monitoring Report 4	1 year after previous submission	
SC 13		Submit Monitoring Report 5	1 year after previous submission	
SC 14	02/25/2020	Submit Recorded Conservation Easement	03/26/2020	
SC 15	02/25/2020	Install Preserve Signs	30 Days After Construction Completion	

GC = General Condition

SC = Special Condition

Distribution List

Rick Milelli, Meridian Engineering LLC
Department of Environment and Economic Opportunity
Div of Recreation and Park - District 5
US Army Corps of Engineers - Permit Section
FDEP - South District Branch Office

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website at <http://my.sfwmd.gov/ePermitting> and searching under this application number 191104-2214 .

[Exhibit No. 1.0 Location Map](#)

[Exhibit No. 2.0 Plans](#)

[Exhibit No. 3.0 Restoration Plan](#)

[Exhibit No. 3.1 Standard Deed of Conservation Easement](#)

NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day.

Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

INITIATION OF ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the District's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401-.405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.

SUPPORT LETTERS

March 11th 2019,

To whom it may concern,

Let it be known that I Norberto Cabrera General Manager of Pepsi Key West is very pleased with the work that Quality Auto and Diesel Repair does for our company.

I have a fleet of 35 vehicles that work 8 to 10 hrs. a day, some 7 days a week , we could not run without these guys services, these guys are hardworking family men and women , professionals, local, neighbors and friendly people.

I would really be sad if these guys are put out of business it would not only hurt us but the entire community for there is nowhere on this island you could get this type of high-tech Quality service.

With this said I'm really hoping that there could be a reasonable compromise reached between Quality Auto and local Government to avoid any shot down.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'N. Cabrera', with a large, sweeping flourish underneath.

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Sincerely yours,

A handwritten signature in black ink, appearing to read 'N. Cabrera', with a large, sweeping flourish underneath.

Quality Auto & Diesel Repair, Inc.

5180 Suncrest Rd.

Key West, FL 33040

Quality Auto & Diesel is a very big asset to the company of MARC (Monroe Association of Remarkable Citizens) that is located in Key West, FL. We as a business are responsible for transporting developmentally disabled clients to and from the agency, participate in outings in the community and depend on all of our vehicles and the safety of them for these daily activities. With the help and assistance of Quality Auto, they have been absolutely great to service our vehicles and give us the utmost care while maintaining a smiling face while doing the services we ask of them. I greatly appreciate the time and effort that they put in to us and our vehicles, to serve the clients and their daily lives. Thank you for all that they do!

A handwritten signature in black ink, appearing to read "Jeff Hite". The signature is stylized with large loops and a long, sweeping underline that extends to the right.

Jeff Hite

Operations Manager

ARNOLD'S AUTO & MARINE REPAIR, INC.

5540 3RD AVENUE

KEY WEST, FL 33040

305/296-3832

arnoldstowing305@aol.com

August 18, 2019

To Whom it May Concern:

It is my pleasure to provide a letter of recommendation for Quality Auto & Diesel Repair, Inc.

Arnold's Towing has been doing business with Jaime Ortega and his company, Quality Auto for many years. Jaime and his staff are very knowledgeable of the business and have always operated professionally. Our company vehicles are taken to Quality Auto for diagnostic and repair as there are no other diesel repair shop in our community. We have always been pleased with their service.

I, as well as my employees, recommend Quality Auto & Diesel Repair, Inc. to our customers and always receive great feedback from their experience. It is my belief, that Jaime and his company Quality Auto & Diesel Repair, Inc. is an asset to many people in our community as his repair facility fills a huge deficit for quality auto & diesel repair.

Sincerely,



DORIS R. ARNOLD



To whom it may concern:

8.20.19

It's my absolute pleasure to recommend Jamie Ortega with Quality Auto & Diesel Repair for all your auto repairs.

I thoroughly enjoy my time working with Jamie and his team. I run and operate all of the heavy machines and concrete pumps for Bella Construction of Key West, Inc. We have built a solid working relationship with Jamie and his company.

They are honest, dependable, and incredibly hard-working. Not to mention, the ONLY diesel repair shop in town. The knowledge and expertise Quality Auto offers is outstanding. We work hand and hand to keep our equipment up and functioning with them.

Along with undeniable talent, Quality Auto has always been a pleasure to work with. If this business closes, many businesses here in Key West will have a direct impact and will suffer, including Bella Construction of Key West. Without a doubt, I confidently recommend Jamie and his outstanding team at Quality Auto & Diesel Repair.

Please feel free to contact me at, 251.978.0265 should you like to discuss this matter further.

I'd be happy to expand on my recommendation.

Best wishes,

Gregory J. Conn

GSA FLEET PURCHASE ORDER
MARSHALING SERVICES – Key West, Florida

GENERAL SERVICES ADMINISTRATION
FLEET MANAGEMENT DIVISION – ZONE 2
77 FORSYTH STREET, 1ST FLOOR
ATLANTA, GEORGIA 30303

I. DESCRIPTION

Modification PA001 is hereby issued to correct the total NTE amount for the award to Quality Auto & Diesel Repair, Inc. to NTE \$11,102. No other changes have been made, express or implied. All other terms and conditions remain the same.

A. SERVICES REQUIRED: Auction and Marshaling services for Government-owned or leased vehicles as specified in the master contract for vehicles delivered or assigned to the listed vendor.

B. DATE OF ORDER: November 20, 2018

C. COR: John Arcarola, Tel: (305) 596-0662, Cell: (305) 216-7073, Fax: (321) 636-4093, Email: John.Arcarola@gsa.gov

CORs are not authorized to make any commitments or changes that will affect

1. Price
2. Quality
3. Quantity
4. Delivery
5. Any other terms and conditions of the contract

CORs are required to ensure that:

1. Monthly charges are broken down by CLIN on the invoice.
2. Each CLIN contains the accurate number of marshaled vehicles and funding used for that CLIN
3. CLIN charges are paid only using the allocated funding for that same CLIN.
*DO NOT EVER CONSOLIDATE ALL CHARGES UNDER A SINGLE CLIN.
*INVOICES THAT CONTAIN MULTI-CLIN CHARGES BUT TRY TO USE ONLY THE FUNDS OF SINGLE CLIN WILL NOT BE PAID.
4. The burn sheet accurately tracks funding per CLIN on a monthly basis

D. GSA STANDING PRICE QUOTE NUMBER: 47QMSA19T001 (Key West, FL)

E. PURCHASE ORDER NUMBER: 47QMSA19P001 / QP number QP0022876; Marshaling Services (*QP required if VCSS payment only*)

F. ESTIMATED AWARD AMOUNT (NTE): \$11,102

G. PLACE OF PERFORMANCE: QUALITY AUTO & DIESEL REPAIR, INC., JAIME ORTEGA, President, 5180 Suncrest Road, Key West, Florida 33040-5735, 305.849.2018 / qualitymarepair@hotmail.com, Invoice with QP0022876 / Standing Price Quote #47QMSA19T001 / Purchase Order #47QMSA19P001 / NAICS 811111 General Automotive Repair / CAGE 86YY5 / DUNS: 070400027 / TIN 275070767

H. PERFORMANCE PERIOD: **10.01.18 – 09.30.19**

I. REQUIREMENTS: This task order is for an estimated 80 vehicles. The number of vehicles is an estimate based on historical orders and is not guaranteed.

GUARANTEED MINIMUM UNDER THIS TASK ORDER: \$2,500; CONTRACTORS ARE REQUIRED TO COMPLY WITH ALL STATE, LOCAL, AND MUNICIPAL LAWS.

All Questions Pertaining To Services Requirements Under This Task Order Should Be Addressed To The COR Listed Above. If The COR Is Not Available You May Contact GSA, Regional Fleet Management Division: Anne Johnston-Harris, 404.331.0918, Anne.Johnston-Harris@gsa.gov, or Angie Rogero, 404.331.0234, Angie.Rogero@gsa.gov

*Except as provided herein, all terms and conditions of the master contract under Standing Price Quote #47QMSA19T001 (Key West, FL) apply to this task order and all terms and conditions remain unchanged.

Please reference PURCHASE ORDER NUMBER 47QMSA19P001 and QP0022876 on all invoices.

Payment Method – WEX Card: All transactions will incur a 3.5% surcharge. Vendors can RECEIVE payment from fleet cards but eSubmit invoices must be billed accurately by vehicle tag number and pre-reviewed/approved by a FMC Manager or their designee within five (5) business days. Contact your COR for WEX application and setup. Contact information at WEX for questions is GSAMerchantSupport@wexinc.com or 1-877-259-9552.

II. NEGOTIATED PRICE LIST

Final Pricing Agreed to at Negotiations/Upon Approval				
Quality Auto & Diesel Repair, Inc., DUNS 070400027 / Key West, FL				
Period of Performance: 10.01.18 – 09.30.19				
SPQ #47QMSA19T001 - Quality Auto & Diesel Repair				
PO #47QMSA19P001, QP0022876				
FY19: 10.01.18 - 09.30.19				
CLIN Descriptions		Estm vehicles	fy19 rates	NTE totals per clin
1 / 0001a	Marshaling (New Vehicle) < 12,500 GVWR	37	\$140.00	\$6,734.00
1 / 0001b	Marshaling (New Vehicle) > 12,500 GVWR	1	\$140.00	\$182.00
2 / 0002a	Used Vehicle for Disposal	38	\$70.00	\$3,458.00
2 / 0002b	Reassignment	4	\$70.00	\$364.00
3 / 0003	Transportation	4	\$70.00	\$364.00

*In accordance with the Statement of Work (SOW), the Vendor is required and therefore must get **pre-approval from the GSA Fleet Representative (COR and/or CO)** due to certain requirements being considered non-standard and/or occurring infrequently.

*Therefore prior approval of cost is mandatory before performing the work.

The vendor is strongly encouraged to become thoroughly familiar with and follow the complete Statement of Work.

Authorized Signatures

Task Order Prepared/Approved By:

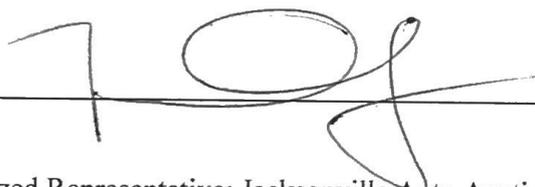
X Angie Rogero

Angie Rogero
Contracting Officer
Signed by: ANGELA ROGERO

Angela J. Rogero, Contracting Officer
GSA Fleet

November 20, 2018
Date

I certify that the prices stated on this Task Order have been approved. I accept and agree to the terms of this task order. (*Immediately sign, date and return via email to angie.rogero@gsa.gov*)

Sign: 

11-21-18
Date

Title:
Authorized Representative: Jacksonville Auto Auction, Inc. dba Americas Auto Auction Jacksonville, Inc.,
DUNS 063265722

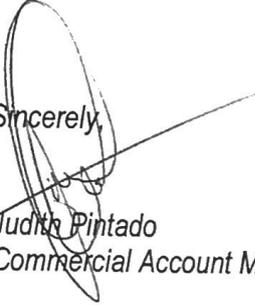


3/19/2019

To Whom It May Concern:

Quality Auto And Diesel Repair has been part of our community for many years, and serve our community with integrity and has a loyal following. It would be detrimental to have Quality close it's doors.

Sincerely,


Judith Pintado
Commercial Account Manager

May 16, 2019

To whom it may concern,

I am extremely satisfied with the work Quality Mobile & Diesel Repair when it comes to auto repair. They are very professional and knowledgeable, especially with Diesel engines. To my knowledge there is no other repair shop in our community that work on Diesels. It would be detrimental for our community to *bring vehicles to Miami for service*. Quality Auto & Diesel Repair are more than qualified in their field and always highly recommended them to all my family and friends. It would affect our community in a negative way if they were no longer in business. I truly appreciate them, and I hope to see them in business for many years to come.

FRANK AVENDANO

Monroe County School District

Transportation Dept. /Garage

241 Trumbo RD

Key West, FL. 33040

Phone: 305-293-1400 ext. 53406

Cell: 305-849-7950 Fax: 305-293-1474



Quality Auto & Diesel REPAIR

Dear Valued Customer:

First and foremost, we would like to thank you for taking the time to read this letter. Quality Auto & Diesel Repair Inc. has been in business since 2009. Ever since then we have made a relentless effort to improve our services daily to better serve our community. At this time, we need all the help we can get from the community that we have served for so many years. As you may have already noticed Stock Island is currently undergoing many changes. Some of these changes include new roads, and new buildings, etc. Due to these changes this facility also must comply with new regulations and licenses. Unfortunately, at this present time Quality Auto & Diesel Repair Inc. is unable to comply with some of the changes that are required of us. Therefore, we have reached out to our loyal customers so that you can help us to keep our doors open and let us continue to provide you with the best service.

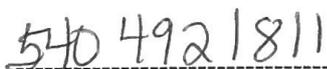
Your signature below represents your support to Quality Auto & Diesel Repair Inc. and helps us to keep our doors open to continue to provide service for all vehicles especially diesel engine vehicles, being that we are the only Diesel Repair shop in Key West. It would be detrimental to our community to have to travel to Miami for this service.

We would like to thank you in advance for all of your support. We look forward to serving you and your vehicles for many years to come.



NAME

COMPANY / TITLE



PHONE NUMBER

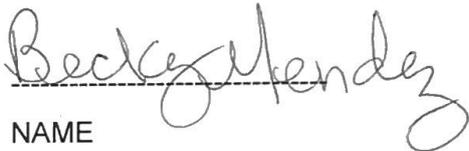
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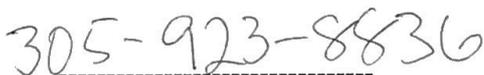
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NAME

COMPANY / TITLE



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Frank Sykes

NAME

Deputy Retired

COMPANY / TITLE

585-794-7919

PHONE NUMBER

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NAME

COMPANY / TITLE

(305) 797-5669

PHONE NUMBER

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Patricia & Dan Hibbs

NAME

/ Fed Officer

COMPANY / TITLE

954 ~~954~~ 981 - 2663

PHONE NUMBER

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KATHRYN dePOD

NAME

1217 KNOWLES LANE

KEY WEST

COMPANY / TITLE

305 304 6846

PHONE NUMBER

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JACOB BALDWIN

NAME

1215 KNOWLES LANE

KEY WEST

COMPANY / TITLE

305-587-7199

PHONE NUMBER

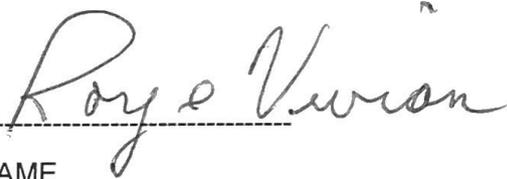
Quality Auto & Diesel REPAIR

Dear Valued Customer:

First and foremost, we would like to thank you for taking the time to read this letter. Quality Auto & Diesel Repair Inc. has been in business since 2009. Ever since then we have made a relentless effort to improve our services daily to better serve our community. At this time, we need all the help we can get from the community that we have served for so many years. As you may have already noticed Stock Island is currently undergoing many changes. Some of these changes include new roads, and new buildings, etc. Due to these changes this facility also must comply with new regulations and licenses. Unfortunately, at this present time Quality Auto & Diesel Repair Inc. is unable to comply with some of the changes that are required of us. Therefore, we have reached out to our loyal customers so that you can help us to keep our doors open and let us continue to provide you with the best service.

Your signature below represents your support to Quality Auto & Diesel Repair Inc. and helps us to keep our doors open to continue to provide service for all vehicles especially diesel engine vehicles, being that we are the only Diesel Repair shop in Key West. It would be detrimental to our community to have to travel to Miami for this service.

We would like to thank you in advance for all of your support. We look forward to serving you and your vehicles for many years to come.



NAME

COMPANY / TITLE



PHONE NUMBER

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W. Daniel Conant

NAME

COMPANY / TITLE

609-8928821

PHONE NUMBER

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Ron De Jongh

NAME

COMPANY / TITLE

616 283 0715

PHONE NUMBER

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Rigoberto Garcia

NAME

ADI's

COMPANY / TITLE

305 896 5427

PHONE NUMBER

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Van Ross

NAME

Prop Doc Key West

COMPANY / TITLE

305-292-0012

PHONE NUMBER

End of Additional File 2019-072