File #: 2019-165

Owner's Name: Javier Trucking, Inc.

Applicant: Javier Trucking, Inc. / Gelly Juvier

Agent / Contact: Gelly Juvier

Type of Application: Minor CUP

Key: Key Largo

RE #: 00464610.000000
Additional Information added to File 2019-165
October 22, 2019

Ms. Pauline Ingram
Keys Engineering Services
91700 Overseas Highway, Suite 1
Tavernier, FL 33070

Re: Juvier Trucking – Key Largo, Florida
Traffic Statement

Dear Pauline:

The Juvier Trucking Corporation has an existing aggregate (i.e. rock, sand, etc.) storage and transfer site located at 102091 Overseas Highway / US 1 in Key Largo, Monroe County, Florida. A project location map is presented in Attachment A to this memorandum. The land area of the subject site is +/- 0.23 acre (10,080 square feet) and the Parcel ID is 00464610-000000. There are no existing buildings on the site and vehicular access to the site is provided by one (1) right-turn in / right-turn out only driveway on Overseas Highway / US 1.

The owner is proposing to construct a single-story, 810 square foot office building along the southwest side of the property. A secondary vehicular access point is also proposed at the rear of the site. A preliminary site plan for this development is presented in Attachment B. The purpose of this technical memorandum is to document the trip generation characteristics of the existing and proposed facilities.

Trip Generation Analysis

Consistent with the foregoing description of the existing and proposed development, a trip generation analysis has been conducted utilizing the trip generation rates and equations contained in the Institute of Transportation Engineer’s (ITE) *Trip Generation Manual (10th Edition)*. According to the subject ITE manual, the most appropriate land use categories for this analysis are Land Use #110 – General Light Industrial and Land Use #712 – Small Office Building. The trip generation equations used to determine the vehicle trips associated with this analysis are presented below. Relevant excerpts from the referenced manual are presented in Attachment C.

**General Light Industrial – ITE Land Use #110**

- Daily (wt. avg.)
  \[
  T = 4.54 \times X \\
  \text{where } T = \text{number of trips and } X = 1,000 \text{ square feet of floor area}
  \]

- AM Peak Hour:
  \[
  \ln(T) = 0.74 \ln(X) + 0.39 \quad (88\% \text{ in} / 12\% \text{ out})
  \]

- PM Peak Hour:
  \[
  \ln(T) = 0.69 \ln(X) + 0.43 \quad (13\% \text{ in} / 87\% \text{ out})
  \]

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1 The referenced ITE *Trip Generation Manual* lacks a land use that is directly applicable to the Juvier Trucking site in Key Largo. Based upon our understanding of the operations at the subject site, it is believed that Land Use #110 – General Light Industrial is a reasonable approximation of this use. For analysis purposes, the entire site area (10,080 square feet) has been applied.
**SMALL OFFICE BUILDING – ITE LAND USE #712**

- Daily (wt. avg.) \( T = 12.25 \text{ (X)} \)
  \[ T = \text{number of trips} \times \frac{1,000}{X} \text{ square feet of floor area} \]
- AM Peak Hour: \( T = 1.92 \text{ (X)} \) (83% in / 17% out)
- PM Peak Hour: \( T = 2.45 \text{ (X)} \) (32% in / 68% out)

Table 1 below summarizes the trip generation characteristics associated with the existing and proposed development for the Juvier Trucking site in Key Largo, Florida.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Size</th>
<th>Daily Trips</th>
<th>AM Peak Hour Trips</th>
<th>PM Peak Hour Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General Light Industrial</td>
<td>10,080 SF</td>
<td>46</td>
<td>7</td>
<td>1</td>
</tr>
<tr>
<td><strong>Proposed</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General Light Industrial</td>
<td>10,080 SF</td>
<td>46</td>
<td>7</td>
<td>1</td>
</tr>
<tr>
<td>Small Office Building</td>
<td>810 SF</td>
<td>10</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td><strong>Sub-Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>56</td>
<td>9</td>
<td>1</td>
<td>10</td>
</tr>
<tr>
<td><strong>Difference (Proposed - Existing)</strong></td>
<td>10</td>
<td>2</td>
<td>0</td>
<td>2</td>
</tr>
</tbody>
</table>

Compiled by: KBP Consulting, Inc. (October 2019).
Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition).

As indicated in Table 1 above, the subject site is projected to generate 56 daily vehicle trips, 10 AM peak hour vehicle trips (9 inbound and 1 outbound), and 10 PM peak hour vehicle trips (2 inbound and 8 outbound). While the gross number of daily vehicle trips associated with the existing and proposed development is 56, the subject site is located on a segment (#23) of Overseas Highway / US 1 that is operating at Level of Service (LOS) “A” (see Attachment D). Given the adequate capacity of this segment, a traffic statement for this project is sufficient.

**Conclusions**

The analysis for the proposed office building to be located on the existing Juvier Trucking site in Key Largo indicates that the traffic impacts will be insignificant on a segment of Overseas Highway / US 1 that has adequate capacity. As a result, additional traffic analyses are not warranted at this time. If you have any questions, please do not hesitate to contact me.

**KBP CONSULTING, INC.**

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

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2 The ITE Trip Generation Manual lacks Saturday and Sunday trip generation data for this land use. Therefore, a comparative analysis was done for a similar land use (Land Use #710 – General Office Building) for the purposes of developing a weighted average trip generation rate.
Attachment A

Juvier Trucking Corporation

Project Location Map
Attachment B

Juvier Trucking Corporation

Site Plan
Attachment C

Juvier Trucking Corporation

General Light Industrial
(110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 40
1000 Sq. Ft. GFA: 49
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

<table>
<thead>
<tr>
<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.96</td>
<td>0.34 - 43.86</td>
<td>4.20</td>
</tr>
</tbody>
</table>

Data Plot and Equation

Fitted Curve Equation: $T = 3.79(X) + 57.96$

$R^2 = 0.54$
General Light Industrial

(110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban
Number of Studies: 45
1000 Sq. Ft. GFA: 73
Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

<table>
<thead>
<tr>
<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.70</td>
<td>0.02 - 4.46</td>
<td>0.65</td>
</tr>
</tbody>
</table>

Data Plot and Equation

Fitted Curve Equation: \( \ln(T) = 0.74 \ln(X) + 0.39 \)

\( R^2 = 0.52 \)
General Light Industrial
(110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 44
1000 Sq. Ft. GFA: 67
Directional Distribution: 13% entering, 87% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

<table>
<thead>
<tr>
<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.63</td>
<td>0.07 - 7.02</td>
<td>0.68</td>
</tr>
</tbody>
</table>

Data Plot and Equation

Fitted Curve Equation: \( \text{Ln}(T) = 0.69 \times \text{Ln}(X) + 0.43 \)

\( R^2 = 0.52 \)
General Light Industrial
(110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday

Setting/Location: General Urban/Suburban
Number of Studies: 2
1000 Sq. Ft. GFA: 78
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA
Average Rate | Range of Rates | Standard Deviation
-------------|---------------|-------------------
1.90         | 0.69 - 2.76   | *                 

Data Plot and Equation

Caution – Small Sample Size

X = 1000 Sq. Ft. GFA

Study Site

Average Rate

Fitted Curve Equation: Not Given

R² = ****
General Light Industrial
(110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Sunday

Setting/Location: General Urban/Suburban
Number of Studies: 1
1000 Sq. Ft. GFA: 58
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

<table>
<thead>
<tr>
<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.00</td>
<td>5.00 - 5.00</td>
<td>*</td>
</tr>
</tbody>
</table>

Data Plot and Equation

Caution – Small Sample Size
Small Office Building
(712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 17
- 1000 Sq. Ft. GFA: 2
Directional Distribution: 50% entering, 50% exiting

<table>
<thead>
<tr>
<th>Vehicle Trip Generation per 1000 Sq. Ft. GFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Rate</td>
</tr>
<tr>
<td>16.19</td>
</tr>
</tbody>
</table>

Data Plot and Equation

X Study Site
--- Average Rate

Fitted Curve Equation: Not Given

R² = ****
Small Office Building
(712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
    Peak Hour of Adjacent Street Traffic,
    One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 17
1000 Sq. Ft. GFA: 2
Directional Distribution: 83% entering, 18% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

<table>
<thead>
<tr>
<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.92</td>
<td>0.78 - 4.12</td>
<td>0.97</td>
</tr>
</tbody>
</table>

Data Plot and Equation

Fitted Curve Equation: Not Given

X Study Site
- - - Average Rate

R² = ****
Small Office Building
(712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 17
1000 Sq. Ft. GFA: 3
Directional Distribution: 32% entering, 68% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

<table>
<thead>
<tr>
<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.45</td>
<td>0.56 - 5.50</td>
<td>1.38</td>
</tr>
</tbody>
</table>

Data Plot and Equation

Fitted Curve Equation: Not Given

R² = ****
Attachment D

Juvier Trucking Corporation

Monroe County Level of Service and Reserve Capacity Table
<table>
<thead>
<tr>
<th>SEGMENT</th>
<th>LENGTH (miles)</th>
<th>FACILITY TYPE</th>
<th>POSTED SPEED LIMITS (mph)</th>
<th>POSTED SPEED AVERAGE (mph)</th>
<th>ADJ. LOS FOR SIGNAL (mph)</th>
<th>ADJUSTED LOS CRITERIA (mph)</th>
<th>MEDIAN TRAVEL SPEED (mph)</th>
<th>LOS</th>
<th>RESERVE SPEED (mph)</th>
<th>2017 MAXIMUM RESERVE DAILY VOLUME (Cpg)</th>
<th>2017 % ALLOCATION BELOW LOS C (%)</th>
<th>2016 MAXIMUM RESERVE DAILY VOLUME (Cpg)</th>
<th>2016 % ALLOCATION BELOW LOS C (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Block Island</td>
<td>1.16</td>
<td>4-LD</td>
<td>5645</td>
<td>45.6</td>
<td>N/A</td>
<td>33.0</td>
<td>25.6</td>
<td>A</td>
<td>9.4</td>
<td>3.248</td>
<td>N/A</td>
<td>1.859</td>
<td>N/A</td>
</tr>
<tr>
<td>2 Block Chico</td>
<td>0.93</td>
<td>4-LD</td>
<td>4555</td>
<td>54.7</td>
<td>N/A</td>
<td>33.0</td>
<td>25.6</td>
<td>A</td>
<td>9.4</td>
<td>6.771</td>
<td>N/A</td>
<td>5.197</td>
<td>N/A</td>
</tr>
<tr>
<td>3 Big Cowpath</td>
<td>1.5</td>
<td>2-LD</td>
<td>4555</td>
<td>45.6</td>
<td>N/A</td>
<td>41.5</td>
<td>25.6</td>
<td>B</td>
<td>4.4</td>
<td>1.241</td>
<td>N/A</td>
<td>1.692</td>
<td>N/A</td>
</tr>
<tr>
<td>4 Bolivia Ranch</td>
<td>0.6</td>
<td>2-LA</td>
<td>4645</td>
<td>93.6</td>
<td>N/A</td>
<td>59.1</td>
<td>33.0</td>
<td>B</td>
<td>4.2</td>
<td>4.624</td>
<td>N/A</td>
<td>2.897</td>
<td>N/A</td>
</tr>
<tr>
<td>5 Superflat</td>
<td>0.9</td>
<td>4-LA</td>
<td>45</td>
<td>45.6</td>
<td>N/A</td>
<td>36.0</td>
<td>25.6</td>
<td>A</td>
<td>12.3</td>
<td>7.844</td>
<td>N/A</td>
<td>7.863</td>
<td>N/A</td>
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<tr>
<td>6 Cflax (32.5-33.0)</td>
<td>3.5</td>
<td>2-LA</td>
<td>45</td>
<td>45.6</td>
<td>N/A</td>
<td>48.6</td>
<td>25.6</td>
<td>B</td>
<td>3.1</td>
<td>3.188</td>
<td>N/A</td>
<td>3.659</td>
<td>N/A</td>
</tr>
<tr>
<td>7 Summertime</td>
<td>2.2</td>
<td>2-LA</td>
<td>45</td>
<td>45.6</td>
<td>N/A</td>
<td>48.6</td>
<td>25.6</td>
<td>B</td>
<td>4.6</td>
<td>1.619</td>
<td>N/A</td>
<td>1.312</td>
<td>N/A</td>
</tr>
<tr>
<td>8 Patch (35.0-35.6)</td>
<td>2.3</td>
<td>2-LA</td>
<td>45</td>
<td>45.6</td>
<td>N/A</td>
<td>48.6</td>
<td>25.6</td>
<td>B</td>
<td>4.6</td>
<td>2.135</td>
<td>N/A</td>
<td>2.292</td>
<td>N/A</td>
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<td>9 Tonop (37.5-38.0)</td>
<td>0.3</td>
<td>2-LA</td>
<td>45</td>
<td>45.6</td>
<td>N/A</td>
<td>27.7</td>
<td>A</td>
<td>2.2</td>
<td>2.244</td>
<td>N/A</td>
<td>2.434</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>10 Big Pine (39.5-40.0)</td>
<td>3.4</td>
<td>2-LA</td>
<td>45</td>
<td>45.6</td>
<td>N/A</td>
<td>37.1</td>
<td>25.6</td>
<td>C</td>
<td>2.3</td>
<td>1.241</td>
<td>N/A</td>
<td>2.04</td>
<td>N/A</td>
</tr>
<tr>
<td>11 Bahia Honda (53.0-53.5)</td>
<td>7.0</td>
<td>2-LA (70%)</td>
<td>45055</td>
<td>52.4</td>
<td>N/A</td>
<td>47.0</td>
<td>25.7</td>
<td>B</td>
<td>5.5</td>
<td>0.723</td>
<td>N/A</td>
<td>5.449</td>
<td>N/A</td>
</tr>
<tr>
<td>12 7-Mile Bridge</td>
<td>6.8</td>
<td>2-LA</td>
<td>45055</td>
<td>64.6</td>
<td>N/A</td>
<td>50.1</td>
<td>25.3</td>
<td>B</td>
<td>3.3</td>
<td>3.188</td>
<td>N/A</td>
<td>3.272</td>
<td>N/A</td>
</tr>
<tr>
<td>13 Marathon</td>
<td>7.3</td>
<td>2-LA (13%)</td>
<td>3545</td>
<td>42.3</td>
<td>N/A</td>
<td>22.0</td>
<td>37.8</td>
<td>A</td>
<td>13.8</td>
<td>19.221</td>
<td>N/A</td>
<td>19.221</td>
<td>N/A</td>
</tr>
<tr>
<td>14 Gravy (54.0-54.5)</td>
<td>6.6</td>
<td>2-LA</td>
<td>4555</td>
<td>54.6</td>
<td>5.5</td>
<td>46.5</td>
<td>51.8</td>
<td>C</td>
<td>3.1</td>
<td>3.248</td>
<td>N/A</td>
<td>3.285</td>
<td>N/A</td>
</tr>
<tr>
<td>15 Duk (69.0-69.5)</td>
<td>2.7</td>
<td>2-LA</td>
<td>45</td>
<td>55.0</td>
<td>N/A</td>
<td>50.2</td>
<td>58.3</td>
<td>C</td>
<td>2.8</td>
<td>1.282</td>
<td>N/A</td>
<td>1.788</td>
<td>N/A</td>
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<tr>
<td>16 Long (69.0-70.0)</td>
<td>9.9</td>
<td>2-LA</td>
<td>450555</td>
<td>53.4</td>
<td>N/A</td>
<td>48.0</td>
<td>50.8</td>
<td>C</td>
<td>1.6</td>
<td>2.459</td>
<td>N/A</td>
<td>5.903</td>
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</tr>
<tr>
<td>17 I. Laminaria (78.5-79.5)</td>
<td>4.5</td>
<td>3-LA</td>
<td>5505</td>
<td>54.0</td>
<td>N/A</td>
<td>49.8</td>
<td>49.8</td>
<td>C</td>
<td>0.9</td>
<td>2.054</td>
<td>N/A</td>
<td>2.054</td>
<td>N/A</td>
</tr>
<tr>
<td>18 Tea Table</td>
<td>2.2</td>
<td>2-LA</td>
<td>4555</td>
<td>54.1</td>
<td>N/A</td>
<td>49.6</td>
<td>47.4</td>
<td>D</td>
<td>-1.8</td>
<td>(292)</td>
<td>193</td>
<td>(451)</td>
<td>459</td>
</tr>
<tr>
<td>19 II Laminaria</td>
<td>4.1</td>
<td>3-LA</td>
<td>56045</td>
<td>45.9</td>
<td>N/A</td>
<td>40.5</td>
<td>39.3</td>
<td>D</td>
<td>-1.5</td>
<td>(293)</td>
<td>832</td>
<td>1.494</td>
<td>N/A</td>
</tr>
<tr>
<td>20 Weirdy (64.0-65.0)</td>
<td>1.3</td>
<td>3-LA</td>
<td>55065</td>
<td>45.9</td>
<td>N/A</td>
<td>40.3</td>
<td>41.0</td>
<td>A</td>
<td>0.5</td>
<td>0.17</td>
<td>N/A</td>
<td>0.17</td>
<td>N/A</td>
</tr>
<tr>
<td>21 Pimlico (86.0-91.5)</td>
<td>5.8</td>
<td>2-LA</td>
<td>45</td>
<td>45.9</td>
<td>3.4</td>
<td>57.1</td>
<td>44.6</td>
<td>B</td>
<td>3.4</td>
<td>3.246</td>
<td>N/A</td>
<td>1.857</td>
<td>N/A</td>
</tr>
<tr>
<td>22 Taverman (81.5-99.5)</td>
<td>8.0</td>
<td>3-LA</td>
<td>45050</td>
<td>47.5</td>
<td>3.6</td>
<td>40.7</td>
<td>47.4</td>
<td>A</td>
<td>6.7</td>
<td>8.879</td>
<td>N/A</td>
<td>10.468</td>
<td>N/A</td>
</tr>
<tr>
<td>23 Key Loop (99.5-100.5)</td>
<td>8.8</td>
<td>3-LA</td>
<td>45</td>
<td>45.9</td>
<td>3.6</td>
<td>31.0</td>
<td>44.4</td>
<td>A</td>
<td>7.4</td>
<td>8.322</td>
<td>N/A</td>
<td>8.558</td>
<td>N/A</td>
</tr>
<tr>
<td>24 Cojo (100.5-102.6)</td>
<td>6.1</td>
<td>3-LA</td>
<td>4555</td>
<td>51.4</td>
<td>N/A</td>
<td>48.0</td>
<td>42.7</td>
<td>B</td>
<td>5.7</td>
<td>5.819</td>
<td>N/A</td>
<td>4.723</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Overall 108.3 45.0 46.0 1.0 18,547
End of Additional File 2019-165
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: 9 / 5 / 2019
Month Day Year

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

Javier Trucking Inc  Gelly Juvier
Applicant (Name of Person, Business or Organization)  Name of Person Submitting this Application

6 CORRINE PL  Key Largo  FL  33037
Mailing Address (Street, City, State and Zip Code)

(305) 481 0499  Juviertucking@gmail.com
Work Phone  Home Phone  Cell Phone  Email Address

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

Javier Trucking Inc  Gelly Juvier
(Name/Entity)  Contact Person

6 CORRINE PLACE  Key Largo  FL  33037
Mailing Address (Street, City, State and Zip Code)

(305) 481 0499
Work Phone  Home Phone  Cell Phone  Email Address

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

- Lot 13 & NELY 1/4 of Lot 14 Pamela Villa  Key Largo
Block Lot Subdivision Key
004 64610 000000 1568031
Real Estate (RE) Number  Alternate Key Number

102091 Overseas Hwy  Key Largo  MM 102
Street Address (Street, City, State & Zip Code)  Approximate Mile Marker

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Land Use District Designation of Property:  
Mixed Use Commercial

Present Land Use of Property:  
Vacant Commercial

Proposed Land Use of Property:  
Commercial Building & Storage

Total Area of Property:  
10,080 sq feet

Total Upland Area within Property:  

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

0 Total number of non-residential buildings

890 Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

Total number of residential buildings

Total number of market-rate units

Total number of affordable units

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

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

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

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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: ___________________________ Date: 9/5/19

STATE OF ________Florida__________
COUNTY OF ________monroe________

Sworn to and subscribed before me this ______5____ day of ______September____, 2019:

by: ____________________________
(PRINT NAME OF PERSON MAKING STATEMENT)

______________________________
(TYPE OF ID PRODUCED)

______________________________
Signature of Notary Public, State of Florida

Keondra Holcomb

Print, Type or Stamp Commissioned Name of Notary Public
My commission expires:

Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050
Disclaimer
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 data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary
Parcel ID: 00666640-000000
Account#: 1568031
Property ID: 1568031
Millage Group: 500K
Location: 102091 OVERSEAS Hwy, KEY LARGO
Address: PAMELA VILLA PB=125 KEY LARGO ALL LOT 13 & NELY 1/2
Legal Description: LOT 14 OR515-494 CASE NO 3-1091 OR666-11 OR772-785FJ OR754-1870 OR755-1299 OR776-663 OR778-674 OR787-675 OR1269-36 OR1283-235 OR1428-2136 OR2844-182
(Note: Not to be used on legal documents)
Neighborhood: 10020
Property Class: COMMERCIAL (1000)
Subdivision: PAMELA VILLA
Sec/Twp/Rng: 22/61/39
Affordable Housing: No
Owner
JAVIER TRUCKING INC
206 Hibiscus St
Tavernier FL 33070

Valuation

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<th>2019</th>
<th>2018</th>
<th>2017</th>
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Land

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View Tax Info
View Taxes for this Parcel

Photos
Warranty Deed

This Indenture, Made this 16th day of March, 2017 A.D., Between

Palm Beach Materials Corporation, a dissolved Florida corporation

of the County of Monroe, State of Florida, grantor, and

Javier Trucking Inc., a corporation existing under the laws of the State of Florida, whose address is 206 Hibiscus Street, Tavernier, FL 33070

of the County of Monroe, State of Florida, grantee.

Witnesseth, that the GRANTOR, for and in consideration of the sum of

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

All of Lot 13, and the Northeasterly One Half of Lot 14, together with an Easement for ingress and egress across the Southeasterly 10 feet of the Southwesterly One Half of Lot 14, Block 5, PAMELA VILLA, according to the plat thereof, as recorded in Plat Book 3, at Page 125, of the Public Records of Monroe County, Florida.

Subject to Monroe County Plan and Land Development Regulations, all conditions, easements, restrictions and limitations of record, if any, and taxes for the year 2017 not yet due and payable.

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

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

Signed, sealed and delivered in our presence:

[Signatures]

Printed Name: [Name]
Witness #1

Printed Name: [Name]
Witness #2

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 16th day of March, 2017 by

Diego F. Castro, President
P.O. Address: 77 Marina Avenue, Key Largo, FL 33037

(Public Seal)

By: [Name]
Palm Beach Materials Corporation, a dissolved Florida corporation

[Seal]

Printed Name: [Name]
Notary Public
My Commission Expires:
Detail by Entity Name
Florida Profit Corporation
JAVIER TRUCKING INC

Filing Information
Document Number: P16000004371
FEI/EIN Number: 81-1064865
Date Filed: 01/12/2016
Effective Date: 01/12/2016
State: FL
Status: ACTIVE

Principal Address
206 HIBISCUS STREET
TAVERNIER, FL 33070

Mailing Address
206 HIBISCUS STREET
TAVERNIER, FL 33070

Registered Agent Name & Address
JUVIER, ELIER
206 HIBISCUS STREET
TAVERNIER, FL 33070

Officer/Director Detail
Name & Address

Title: P
JUVIER, ELIER
206 HIBISCUS STREET
TAVERNIER, FL 33070

Title: VP
JUVIER, GELLY
206 HIBISCUS STREET
TAVERNIER, FL 33070

Annual Reports
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<tr>
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<td>PO Box 370742</td>
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<td>237 La Paloma Rd</td>
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<td>438 Lime Dr</td>
<td>Key Largo</td>
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<tr>
<td>406 S Coconut Palm Blvd</td>
<td>Tavernier</td>
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<tr>
<td>PO Box 800133</td>
<td>Miami</td>
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<tr>
<td>541 Palm Dr</td>
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<tr>
<td>5121 Hawkhurst Ave</td>
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<tr>
<td>6 Penelope Ln</td>
<td>Huntington, NY</td>
</tr>
<tr>
<td>318 Mahogany Dr</td>
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<tr>
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<tr>
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<td>PO Box 372379</td>
<td>Key Largo</td>
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<td>226 Lignumvitae Dr</td>
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<tr>
<td>PO Box 370753</td>
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<tr>
<td>220 Lignumvitae Dr</td>
<td>Key Largo</td>
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<tr>
<td>115 Gumbo Limbo Dr</td>
<td>Key Largo</td>
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<td>ATTN PROPERTY TAX DEPT</td>
<td>Saint Louis, MO</td>
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<tr>
<td>325 Mahogany Dr</td>
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<tr>
<td>436 Lime Dr</td>
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<td>504 Sound Dr</td>
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<td>238 Lignumvitae Dr</td>
<td>Key Largo</td>
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<tr>
<td>430 Lime Dr</td>
<td>Key Largo</td>
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</tbody>
</table>
00464500-000000 CUMMINGS PATRICIA L 454 Lime Dr Key Largo, FL 33037
00464990-000000 NOBLE JO ANN E 318 Mahogany Dr Key Largo, FL 33037
00465710-000000 SCOBLE LISA J 222 Lignumvitae Dr Key Largo, FL 33037
00465880-000000 VACCARO MARIANGELA 1544 Mainsail Dr Naples, FL 34114
00465790-000000 MONROE COUNTY COMPREHENSIVE PLAN LAND AUTH 1200 Truman Ave Key West, FL 33040
00465000-000000 LAZCOS ALEXANDER P 217 Lignumvitae Dr Key Largo, FL 33037
00464870-000000 JOINER MARI 322 Mahogany Dr Key Largo, FL 33037
00464860-000000 NEUZIL EDWARD A 324 Mahogany Dr Key Largo, FL 33037
00464710-000100 CORREA JOSE JUAN 25 Jenny Ln Key Largo, FL 33037
00465080-000000 MAZAL 233 LLC 1929 S Oak Haven Cir North Miami Beach, FL 33179
00465080-000100 VITAE 235 LLC 11543 SW 150th Pl Miami, FL 33196
PROPERTY ADDRESS:
102091 Overseas Highway
Key Largo, Florida 33070

SURVEYOR NOTES:
1. Lands shown herein were not abstracted for easements and Right of Way Records. The
   Easement/Sight of Way that are shown on
   survey are as per plat of record unless otherwise noted.
2. Indicated Monroe County Public Works Dept.
   N/A
3. Bearings to Sugarloaf are based upon
   Mahogany Drive, NBPS#100W
4. Please See Abbreviations
5. Survey is incomplete Without Sheet 2 of 3
7. Complete Field Survey Date: 03-19-2015
8. Date No 2015, Station Surveying Saion
9. Last Revision:
10. Legal Description Furnished by client.
11. This Certification is only for the lands as described.
    It is not a certification of Title, Zoning, Easements,
    or Freedom of Burdens. ABSTRACT NOT
    REVIEWED.
12. There may be additional Restrictions not shown on
    this survey that may be found in the Public Records
    of Miami-Dade County, examination of ABSTRACT
    OF TITLE will have to be made to determine record
    instruments, if any affecting this property.
13. ACCURACY: The expected error of the land, as classified
    in the Standards of Practice (5-17-852), is
    "Residential". To maintain utmost accuracy for this
    type of boundary survey is ± 1 foot, 10,000 feet.
14. Foundation and/or footings that may cross beyond the
    boundary lines of the parcel herein described are not
    shown herein.
15. No Valid without one signature and the original signed
    seal of a Florida Licensed Surveyor and Mapper.
    Additional or Alterations to Survey maps or plans by
    other than the signing party or parties is prohibited
    without written consent of the signing party or parties.
16. Contact the appropriate authority prior to any design
    work or information.
17. Underground utilities are not depicted herein, consult
    the appropriate authority prior to any design work or
    construction on the property herein described.
    Surveyor shall be notified as to any deviation from
    utility shown herein.
18. Ownership Subject to OPINION OF TITLE.

ABBREVIATIONS
A. ADDITIONAL
B. Advance
C. BEG
D. BEGIN
E. BEG OF BLOCK
F. BEG OF LOTS
G. BEG OF STAGE
H. BEG OF SECTION
I. BEG OF TOWNSHIP
J. BEG OF RANGE
K. BEG OF PLAT
L. BEG OF PART
M. BEG OF LOT
N. BEG OF POINT
O. BEG OF ROW
P. BEG OF SECTION
Q. BEG OF TOWNSHIP
R. BEG OF RANGE
S. BEG OF PLAT
T. BEG OF PART
U. BEG OF LOT
V. BEG OF POINT
W. BEG OF ROW
X. BEG OF SECTION
Y. BEG OF TOWNSHIP
Z. BEG OF RANGE

ELEVATION INFORMATION
National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929
Comm Panel: 125129
Panel #: 0931
Firm Zone: "X"
Date of Firm: 02-18-2005
Base Flood Elev.: N/A
F.Floor Elev.: N/A
Garage Elev.: N/A
Suffix: "K"
Elev. Reference to NGVD 1929

CERTIFIED ONLY TO:
Javier Trucking Inc.

LEGAL DESCRIPTION:
Lot 13 & the Northeasterly 1/2 of Lot 14, Block
5, of: "PAMELA VILLA", according to the Plat
Thereof as Recorded in Plat Book 3, Page 125,
of the Public Records of Monroe County, Florida.

This certifies that the survey of the property
described herein was made under my super-
vision & that the survey meets the Standards of
Practice set forth by the Florida
Board of Professional Land Surveyors &
Mappers in Chapter 5-17-852 of Florida
Administrative Code, pursuant to Section
472.027, Florida Statutes.
& that the Sketch herein is a true and
accurate representation thereof to the best
of my knowledge and belief, subject to notes
and reservations shown herein.

AFA Company, Inc.

Professional
Land Surveyors & Mappers LB #7498
13095 S.W. 133rd Court, Miami, Florida 33186
Phone: 305-334-0588, Fax: 206-495-0778

Samuel F. Stine
Professional Surveyor & Mapper #5526
State of Florida
Not valid unless Signed & Stamped with Embossed Seal
Storm Water Management Plan
For
Juvier Office Building

Project Description: A new 890sf office building and associated paved parking.

Project Location: Juvier Office Building is located in Key Largo, Florida at approximately Mile Marker 102.

Existing Site Conditions:

Vegetation: The entire site has been disturbed.

Soils: The area is crushed rock over pervious oolite rock. The water table was not encountered at 4’0” below existing grade.

Flood Plan & Elevations: The proposed construction is in Flood Zone “X”. The overall site elevation is between 12-14’ NGVD.
Storm Water Management Plan

Site Data:

Net Area = 10,080 square feet

Impervious Areas

- New Building = 890sf
- Dumpster Area = 112sf
- Handicap Accessible Area = 288sf
- Driveway Connection = 720sf

Total = 2,010sf

Percent Pervious = 80.0%

Pre / Post Development Runoff:

1. Compute Predevelopment Runoff
   a. Depth to Groundwater = 4.0’
   b. Soils Storage (C-111-3) = 8.18 inches
   c. P = 8.5 inches

   \[ Q = \frac{(P - .2S)}{(P + .8S)} \]
   \[ P = 8.5 \]
   \[ S = 8.18 \]
   \[ Q = 3.13 \text{ inches} \]

2. Compute Post-development Runoff
   a. Soils Storage (C-111-3) = 8.18 inches
   b. P = 8.5 inches
   c. Percent Pervious = 80.0%

   \[ Q = \frac{(P - .2S)^2}{(P + .8S)} \]
   \[ P = 8.5 \]
   \[ S = .80 \times 8.18 = 6.5 \]
   \[ Q = 3.89 \text{ inches} \]
3. Limit Post to Pre development Runoff
   Storage Required:

   \[ 3.89 - 3.13 = 0.76 \text{ inches} \]
   \[ 0.76 \times 10,080 / 12 = 639 \text{ cubic feet to retain} \]

**Volume of Water to be Treated:**

The storm water runoff will be maintained on site by dry retention methods. Refer to the site drainage plan for location and size of the swale area. The site will be pitched to runoff to swale.

Swale Area A – 960 cf

The total volume of retention is 960 cubic feet. This exceeds the required 882 cubic feet.

**Water Quality:**

The volume of water to be treated and controlled is \( \frac{1}{2} \text{ inch initial runoff} \):

\[ 0.5 \times 10,080 / 12 = 420 \text{ cubic feet} \]

The existing site condition is a crushed gravel with fines which filters the surface water runoff.

**25 Year Storm:**

A 25 year storm over a 24 hour period in South Florida will average 1.05 inches of rainfall per hour. The initial wash calculations used a rate of 0.76 inches per hour. The 25 year storm calculations are worst case and will govern.

\[ 1.05 \times 10,080 / 12 = 882 \text{ cubic feet} \]
To Whom It May Concern:

Per the requirement of Monroe County for a Minor Conditional Use Application, this is a request for a letter of coordination from your agency.

Owner Name: Juvier Trucking, Inc.

Street Address: 102091 Overseas Highway

Legal Description: Lot 13 and NE ½ of Lot 14, Pamela Villa

RE: 00464610-00000

Proposed Project Description: New commercial office building. Please refer to attached site plan.

Please direct your response and any questions to mail@keyseng.com.

Daryle L. Osborn, P.E.
FRONT ELEVATION
SCALE = 3/8" = 1'-0"

LEFT ELEVATION
SCALE = 3/8" = 1'-0"

RIGHT ELEVATION
SCALE = 3/8" = 1'-0"

REAR ELEVATION
SCALE = 3/8" = 1'-0"
ELECTRICAL PLAN

SCALE  =  1/2" = 1'-0"
SMOKE DETECTOR DETAIL

NOTE: PROVIDE ARC FAULT PROTECTION FOR ALL OUTLETS PER N.E.C. 250-10

WHERE A SMOKE DETECTOR IS INSTALLED IN RESIDENTIAL OCCUPANCIES THEY SHALL BE INSTALLED ABOVE THE DESIGN FLOOR ELEVATION.

LOAD CALCULATION

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>KVA</th>
</tr>
</thead>
<tbody>
<tr>
<td>340.0 FT. OF LIVING AREA X 0.60</td>
<td>16.2 KVA</td>
</tr>
<tr>
<td>SUBTOTAL</td>
<td>16.2 KVA</td>
</tr>
<tr>
<td>FIRST 10 KW</td>
<td>10.0 KVA</td>
</tr>
<tr>
<td>0 KW</td>
<td>40%</td>
</tr>
<tr>
<td>TOTAL DEMAND FACTOR</td>
<td>120%</td>
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<tr>
<td>SERVICE LOAD</td>
<td>12.0 KVA</td>
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<tr>
<td>TOTAL</td>
<td>15.0 KVA</td>
</tr>
<tr>
<td>135 KW / 120 VOLTS</td>
<td>84.78 AMP</td>
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</tbody>
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ELECTRICAL RISER DIAGRAM

N.T.S.