

File #: **2016-115**

Owner's Name: Magnolia 101, LLC

Applicant: Magnolia 101, LLC

Agent: Don Horton and/or Amie Owens

Type of Application: Minor - Amend

Key: Key Largo

RE: 00454520.000000

Additional Information added to File 2016-115

APPLICATION

Approval (Development Order) #: 2-02

Land Use District Designation of Property: SC/RC

Present Land Use of Property: Transfer Station/Recycling Center

Proposed Land Use of Property: Transfer Station/ Recycling Center

Total Area of Property: 42,000 SF

Total Upland Area within Property: 42,000.00 SF

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

1 Total number of non-residential buildings

3,000+ Total non-residential floor area in square feet (This number represents the building and exterior storage)

If residential dwelling units are proposed, please provide:

0 Total number of residential buildings

0 Total number of permanent, market-rate units

0 Total number of permanent, affordable units

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

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

All of the following must be submitted in order to have a complete application submittal:

(Please check as you attach each required item to the application)

- Completed application form
- Correct fee (check or money order to Monroe County Planning & Environmental Resources)
- Proof of ownership (i.e. Warranty Deed)
- Current property record card(s) from the Monroe County Property Appraiser
- Photograph(s) of site from adjacent roadway
- Copy of the recorded conditional use permit and any previous modification approvals
- Copy of the most recently approved site plan
- Written description of project
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 8 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)

APPLICATION

Approval (Development Order) #: 2-02

Land Use District Designation of Property: SC/SR

Present Land Use of Property: Transfer Station/Recycling Center

Proposed Land Use of Property: Transfer Station/ Recycling Center 3,000 + (this number represents the building & exterior storage)

Total Area of Property: 42,000 SF

Total Upland Area within Property: 42,000.00 SF

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

1 Total number of non-residential buildings

0 Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

0 Total number of residential buildings

0 Total number of permanent, market-rate units

0 Total number of permanent, affordable units

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

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

All of the following must be submitted in order to have a complete application submittal:

(Please check as you attach each required item to the application)

- Completed application form
- Correct fee (check or money order to Monroe County Planning & Environmental Resources)
- Proof of ownership (i.e. Warranty Deed)
- Current property record card(s) from the Monroe County Property Appraiser
- Photograph(s) of site from adjacent roadway
- Copy of the recorded conditional use permit and any previous modification approvals
- Copy of the most recently approved site plan
- Written description of project
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 8 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)

Magnolia 101, LLC

Project Description (Construction Management & Construction Phasing)

An application is being made for land use district zoning amendment, boundary determination and amendment to minor conditional use in order to bring the entire site and uses into full compliance with Monroe County regulations. Site will be reconfigured to adequately accommodate ingress and egress of the site, the minimal parking regulations required on the site, the buffering and screening requirements of the code, as well as complying with all storm water management requirements.

The proposed reconfiguration of the site and other upgrades should not disrupt the current business thus will not require a phasing plan.

Additionally there will be minimal disruption to the current use while installation of the screening and buffers and storm water curbing is taking place.

Traf Tech

ENGINEERING, INC.

August 24, 2016

Ms. Amie Owens
 Island Construction Management, Inc.
 88888 Overseas Highway #9
 Tavernier, Florida 33070

**Re: Atlantic Trash – Magnolia Street in Key Largo, Florida
 Traffic Statement**

Dear Amie:

Per your request, Traf Tech Engineering, Inc. conducted a trip generation analysis associated with a proposed commercial development planned to be located on Magnolia Street in Key Largo, Monroe County, Florida. This traffic statement addresses trip generation for the project.

A trip generation analysis was performed using the trip generation equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (9th Edition)*. The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. The analysis was based on the following assumptions:

PROPOSED LAND USE

- Commercial Development (1,109 square feet) – Refer to attached site plan

According to ITE's *Trip Generation Manual (9th Edition)*, the trip generation equations used for the proposed land use are:

Specialty Retail – ITE Land Use #826

- Daily (wt. avg.) Trip Generation Rate: $T = 44.32 (X)$

where T = number of trips and X = 1,000 square feet of gross leasable area

- AM Peak Hour Trip Generation Rate: $T = \text{None}$
- PM Peak Hour Trip Generation Rate: $T = 2.71 (X)$ (44% in / 56% out)
- Pass-by = 34%

Traf Tech

ENGINEERING, INC.

Using the above-listed trip generation equations from the ITE document, a trip generation analysis was undertaken for the proposed development. The results of this effort are documented in Table 1 below.

TABLE 1 Trip Generation Summary Atlantic Trash Commercial				
Land Use	Size	Number of Trips		
		Daily	AM Peak	PM Peak
Commercial	1,109 sq.ft.	50	0	3

Source: ITE Trip Generation Manual (9th Edition)

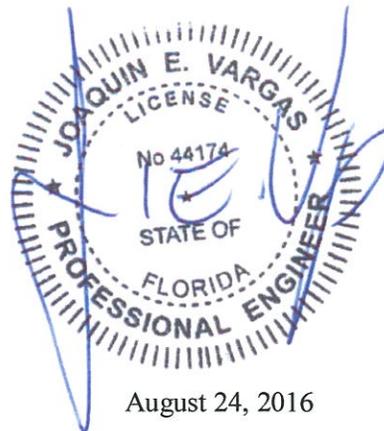
As indicated in Table 1, the Atlantic Trash project is anticipated to generate approximately 50 new daily trips and approximately three (3) new PM peak hour trips. Based on the above analysis, the trips associated with the proposed Atlantic Trash are considered minimal from a traffic-engineer standpoint (one new peak hour trip every twenty minutes).

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer



August 24, 2016

AGENT AUTHORIZATION FORM

Date of Authorization: 8 / 25 / 16
Month Day Year

I hereby authorize Don Horton / Amie Owens be listed as authorized agent
(Name of Agent)

representing Magnolia 101, LLC / Brian Lindback for the application submission
(Name of Property Owner(s) the Applicant(s))

of Amendment to Minor Conditional Use Permit (File # 2016-115)
(List the Name and Type of applications for the authorization)

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

20 Block Ocean Acres Subdivision Key Largo Key (Island)

00454520-000000 Real Estate (RE) Number 1558109 Alternate Key Number

Street Address (Street, City, State & Zip Code) M.M. 101 Approximate Mile Marker

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: Brian Lindback

Printed Name of Property Owner: Brian Lindback

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me this 24 day of August, 20 16;

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

_____ as identification.
(TYPE OF ID PRODUCED)

[Signature]
Signature of Notary Public



ANN C. DEROMO
MY COMMISSION # FF 914192
EXPIRES: November 8, 2019
Bonded Thru Budget Notary Services

Print, Type or Stamp Commissioned Name of Notary Public

My commission expires: 11/8/19.

Existing Conditions Report

of
**Square 20, Ocean Acres Sub-division
Atlantic Trash Complex - Key Largo
Monroe County, Florida
RE #s 00454220-000000; Sec 28 Twn 61 Rge 39**

for
**Magnolia 101 LLC – Parcel Owner
c/o Don Horton, Island Construction Management, Inc.
88888 Overseas Hwy.
Tavernier, Florida 33070**

September 3, 2016



Plans by: Harry A. DeLashmutt, Biosurveys, Inc.
794 26th Street
Marathon, Florida 33050
Phone – (305) 942-9221
Email – hdelashmutt@comcast.net

Existing Vegetative Habitat Conditions

A vegetative assessment of Square 20 on Magnolia Street in Key Largo was conducted by the undersigned on August 31, 2016. The Square is located in the Ocean Acres Subdivision and contains 43,000 sq ft of area. Existing vegetative habitat conditions were documented and classified in the following report. The size of the trees indicates that this vegetation is second growth. The Square is significantly disturbed by clearing and only a fringe of native mature trees exists along the western property boundary and fence line. There is one invasive Brazilian Pepper tree in the northwest corner on the fence line. No other exotics are found. Mahogany trees are the only listed plants. Five regulated trees measure four inches DBH or greater in addition to the eight Mahogany trees. There were no listed or native tree snails, no listed bird or animals found, and no evidence of critical animal habitat during the vegetative habitat assessment.

The developed square is located on the Atlantic Ocean side of the Overseas Highway near the 101 mile marker in Key Largo. The width of the square is 215 feet and the length runs 200 feet north to south orientation. There are no identified wetlands found on or near the square. The upland vegetative habitat has been displaced in the Square by clearing of the land and used as a transfer station of solid waste. Soils are typical of what can be found in upper Keys. Limestone bedrock can be found near the surface and exposed in many locations. The land clearing for the transfer station activity makes it classified as "Disturbed 740". Native regulated and listed trees on this Square have been marked in orange tree paint at eye level and facing Magnolia Street.

The Monroe County Protected Animal Species maps were accessed and showed potential critical habitat on or in the area of this parcel. Current updating of the US Fish & Wildlife protected species mapping has focus layers showing this Square and others to be "potentially suitable" critical habitat for six endangered species. They are the Eastern Indigo Snake, Key Largo Cotton Mouse, the Key Largo Woodrat, Schaus's Swallowtail Butterfly, and protected and endangered Tree Snails. This assessment particularly emphasized the identification of any such habitat and / or direct observation of these protected species. No suitable animal habitat was found other than the row of fringe solitary trees along the west side fence line. These could act as resting and forage habitat for birds. There was no critical habitat found.



West Side of Sq. 20 – Row of Native Trees



Rear or South Property Line – Corner Red Cone

The Square was inspected for vegetation listed as protected. All native species four (4) inches or greater in diameter at breast height (DBH) were identified, measured and documented. The identification and field inventory of plants on this property referenced the manuals - *Notes on Florida's Endangered and Threatened Plants* by Florida Department of Agriculture; *Native Trees and Shrubs of the Florida Keys* by Paul Scurlock; *Trees of Everglades National Park and the Florida Keys* by George Stevenson; and *Identification & Biology of Non-Native Plants in Florida's Natural Areas* by Langeland & Burks. Soils and substrate were assessed using *Soil Survey of Monroe County, Keys Area, Florida*, by the US Department of Agriculture. The County "Protected Animal Habitat Maps" and the US Fish & Wildlife GIS critical habitat maps were analyzed for any potential critical species habitat on or near the parcel. Any extent of wetlands delineation on this parcel followed the protocol found in Section 373.421 Florida Statutes and codified in 62.340, Florida Administrative Code.

Vegetative Analysis of Property

In accordance with the County's Land Development Regulations, the existing conditions report is to identify, measure, mark and map all native plants that measure 4 inches or greater in diameter at breast height (DBH) on the parcel. In addition, all listed (protected status plants) are to be identified and mapped. In this case, due to the extreme clearing of vegetation on the Square, only a line of trees exist along the western boundary and fence line. Dominant woody plants found on the parcel are Gumbo Limbo, Jamaica Dogwood, Blolly, and Mahogany trees. Only one species and lone tree of invasive exotic plant – Brazilian Pepper was found in the northwest corner. There is no understory and insignificant ground cover on the parcel.



East Side of Sq. 20 – Note Restoration Planting on Sq 4



View Along N Prop Line – Magnolia St & Sq 20 Structure



Fence Line & SW Corner – Dry Retention Area to Left



Retention Area – SW Corner – Native & Exotic Grasses
No Woody Plants Found



NW Corner of Sq. Two Gumbo Limbos & Brazilian Pepper



Central Area of Sq 20 – Typical of 90% of the Area

Plant Codes for The Vegetative Species List Below are:

Protected (P); Threatened (T); Endangered (E); Regionally Important (RI); Invasive Exotic (IEX); Exotic (EX); Native plant codes are (N) followed by their protective status or value.

Table 1. - Vegetative Species List

Trees regulated (4"DBH or greater) and listed (protected) plant species any size are inventoried below with their status:

Common Name	Scientific Name	Status	Symbol
Beggars Tick	<i>Desmodium canum</i>	N	
Blolly	<i>Guapita longifolia</i>	N	BL
Gumbo Limbo	<i>Bursera simaruda</i>	N	G
Jamaica Dogwood	<i>Piscidia piscipula</i>	N	J
Morning Glory	<i>Ipomoea muscari</i>	N	
Mouses Pineapple	<i>Morinda royoc</i>	N	
Spanish Needles	<i>Bidens alba</i>	N	
West Indies Mahogany	<i>Swietenia mahagoni</i>	N – T	M

Native and Exotic Grasses Mix found in Dry Retention Area – SW Corner of Square

Note: No woody plants found in or around retention area.

Invasive Exotic Plants:

Brazilian Pepper *Schinus terebinthifolius* IEX I B

Note: Invasive Exotic Plants are depicted as a triangle and the alpha letters for species above on habitat overlay map.

Wildlife List: (Observed)

Ringed Turtle Dove *Streptopelia risoria*

Protected or Endangered Plant Species:

Listed species of trees / plants found on the Square is only one – the West Indies Mahogany, status is “Threatened” and there are eight mature trees.



East Boundary of Sq 20 – Restoration Planting Along Boundary of Square on Square 4 – View is Looking North Along line

Existing Conditions Assessment by Harry DeLashmutt


Consulting Biologist September 3, 2016
Biosurveys, Inc.

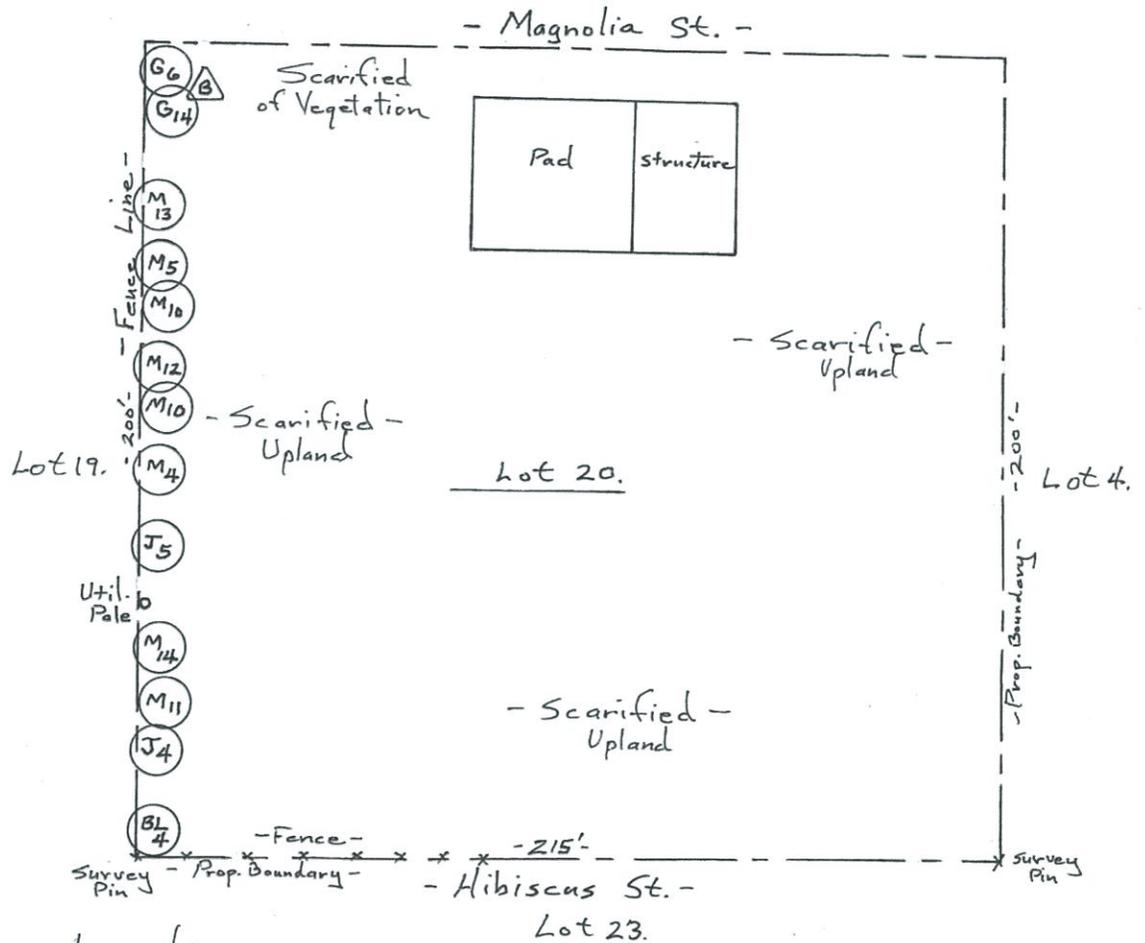
Existing Vegetation Map, Copies of Monroe County GIS Habitat Class Map, Tier Map, Land Survey, and Land Data - Prop. Record Card -- next pages:

Existing Vegetative Conditions

Lot 20 - Ocean Acres S.D.
RE: 00454520-000000



Scale:
1"=40'



Legend:

- BL - Blolly
- G - Gumbo Limbo
- J - Jamaica Dogwood
- M - West Indies Mahogany
- Invasive Exotic Tree
- △ - Brazilian Pepper
- Numeral is DBH in Inches

Map by: Harry DeLashmütt
Biosurveys, Inc. 9/3/16
[Signature]

1:3,844

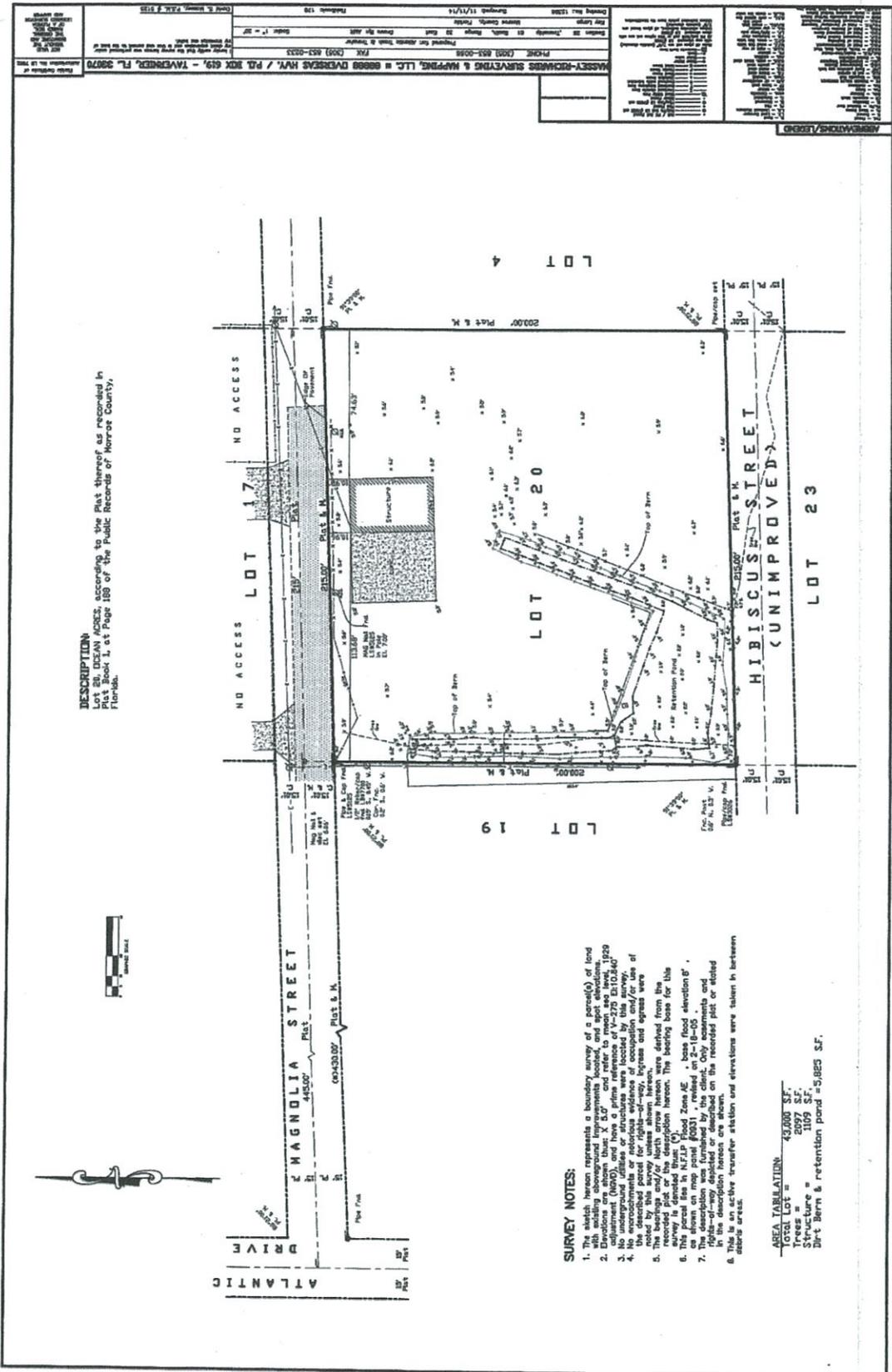


Monroe Co. GIS Overlay – Habitat Map (Developed Land Classification in Square 20)

1:3,844



Monroe Co. GIS – Tier Designation Map (Tier 3 habitat for Square 20.



DESCRIPTION
 Lot 20, DEAN ACRES, according to the Plat thereof as recorded in Plat Book 1, at Page 189 of the Public Records of Monroe County, Florida.

SURVEY NOTES:

- The sketch herein represents a boundary survey of a parcel(s) of land with existing above-ground improvements located, and spot elevations taken, on the subject property.
- The survey was conducted on 11/17/24.
- No underground utilities or structures were located by this survey.
- The described parcel for rights-of-way, easements and appurtenances of record by this survey unless shown herein.
- recovered pit or the description herein. The bearing box for this survey is denoted thereon.
- Zone 18, based on map point #0031, revised on 2-18-05 as shown on map point #0031, revised on 2-18-05.
- The description was furnished by the client. Only comments and corrections are shown on the recorded plat or staked in the description herein are shown.
- This is an active transfer station and elevations were taken in between areas.

AREA TABULATION
 Total Lot = 43,000 SF.
 Trees = 2097 SF.
 Structure = 1109 SF.
 DPT Berm & retention pond = 5,885 SF.

Property Record Card -

Maps are now launching the new map application version.

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

[Print Page](#)

[Previous Record](#) **Alternate Key: 1558109 Parcel ID: 00454520-000000** [Next Record](#)

Ownership Details

Mailing Address:
MAGNOLIA 101 LLC
195 N AIRPORT RD
TAVERNIER, FL 33070

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 28-61-39
Property Location: VACANT LAND KEY LARGO
Subdivision: OCEAN ACRES
Legal Description: OCEAN ACRES PB1-188 KEY LARGO BLK 20 G9-528-29 OR1111-1311/21PROBATE OR1111-1306 OR1398-184/213FJ OR1548-1551Q/C OR1548-1552 OR1972-1096/1100 OR2160-1063/64 OR2348-1824

Click Map Image to open interactive viewer



**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.

- 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>
Brian Lindback 195 N. Airport Rd Tavernier FL 33022	100%

- 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>

- 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: Brian Lindback Brian Lindback

State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 1 day of Sept 2016, by _____ He/she is personally known to me or has produced _____ as identification.

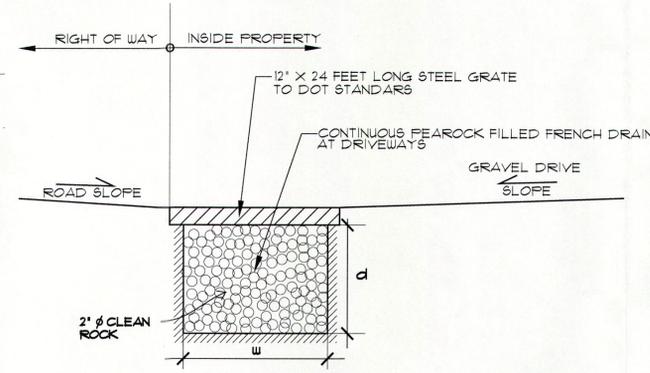
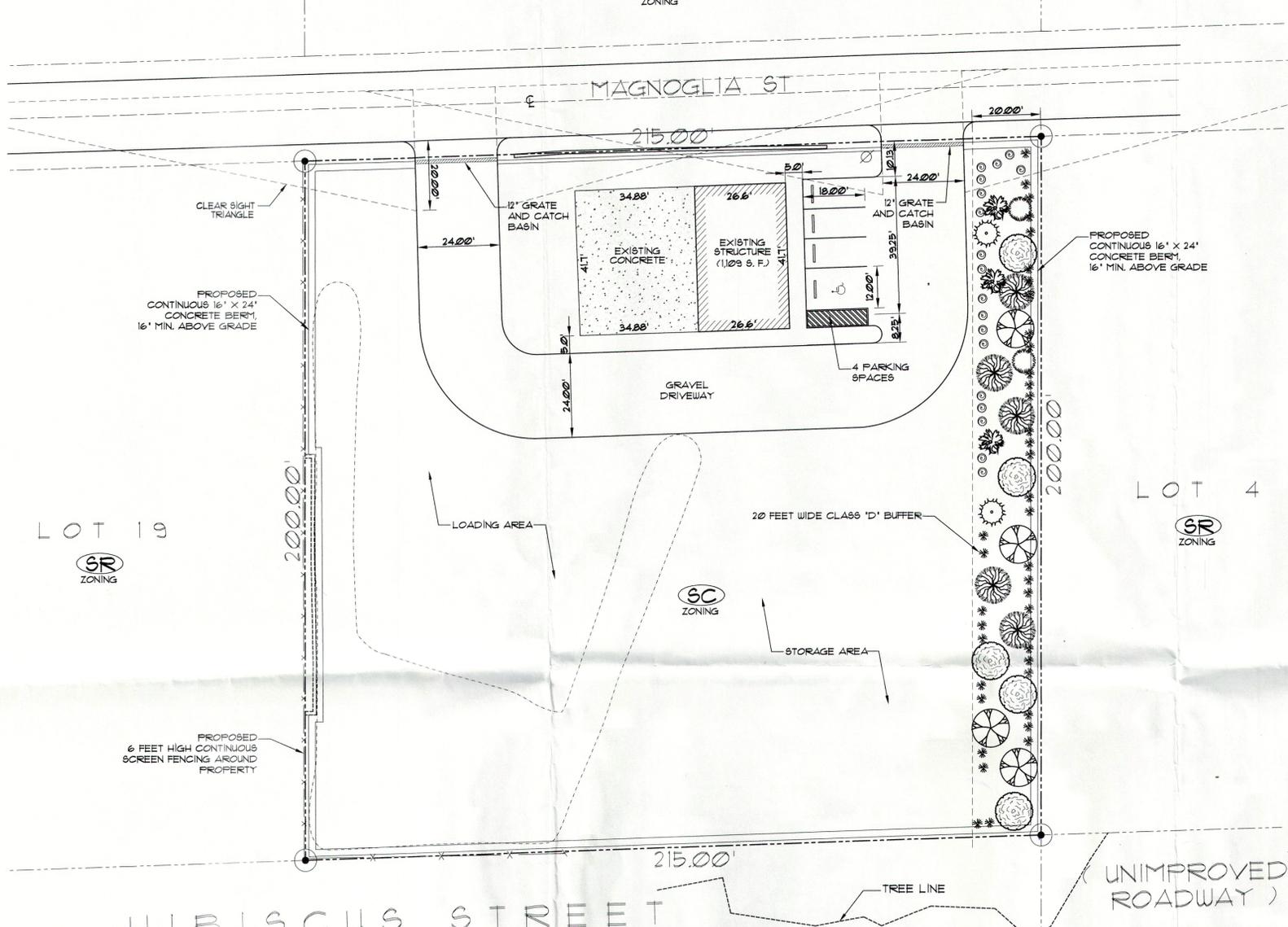
[Signature]
 Notary Public
 My Commission Expires 11/8/19.



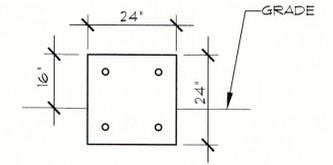
LOT 16

LOT 17

LOT 1



FRENCH DRAIN / STEEL GRATE SECTION
N.T.S.



CONC. BERM SECTION
N.T.S.

ZONING = (VC) ZONING DISTRICT

LOT COVERAGE:
 LOT AREA: 42,982.17 SQ. FT = 0.986 ACRE
 MAX FLOOR AREA: (ALLOWED 0.30 FAR)
 PROVIDED: 0.025 FAR (2.5%)

OPEN SPACE CALCULATIONS

TOTAL LOT AREA	42,982.17 SQ. FT
TOTAL PERVIOUS AREA	2,561 SQ. FT (5.95%)
TOTAL IMPERVIOUS AREA	40,421.17 SQ. FT (94.04%)

BLDGS COMPUTATION:
 COMMERCIAL BUILDING = 1,109 SQ. FT
 TOTAL COMMERCIAL BUILDING = 1,109 SQ. FT

PARKING REQUIREMENT
 COMMERCIAL = 1,109 SQ. FT @ 1 SPACE PER 333.33 SQ. F. = 4 SPACES
 TOTAL PARKING REQUIRED = 4 SPACES
 TOTAL PARKING SPACES PROVIDED = 4 SPACES

RECEIVED
 JUL 18 2016
 2016-115
 MONROE CO. PLANNING DEPT



SITE PLAN
SCALE: 1" = 20'

LEGAL DESCRIPTION

Lot 20, OCEAN ACRES, according to the Plat thereof as recorded in Plat Book 1, at Page 188 of the Public Records of Monroe County, Florida.

STRUCTURAL DESIGN CRITERIA

ASCE 7-2010
BASIC VELOCITY - 110 MPH, AT A HEIGHT OF 30 FEET.
EXPOSURE: D
RISK CATEGORY: II

COMPLIANCE WITH THE FLORIDA BUILDING CODE

TO THE BEST OF THE UNDERSIGNED'S ABILITY AND PROFESSIONAL JUDGEMENT, THESE PLANS MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE (FBC), 2014 EDITION

ARCHITECT'S NOTES

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE STRUCTURAL DESIGN COMPLIES WITH THE APPLICABLE SECTIONS OF THE FLORIDA BUILDING CODE AND ALL ISLAMORADA VILLAGE OF ISLANDS APPLICABLE CODES.

MEANS AND METHODS OF CONSTRUCTION AND SAFETY PRECAUTIONS ARE THE RESPONSIBILITIES OF THE CONTRACTOR.

IN THE EVENT THAT ORLANDO PEREZ JR, ARCHITECT, IS NOT RETAINED TO PROVIDE CONSTRUCTION OBSERVATION SERVICES DURING THE CONSTRUCTION, IT IS AGREED THAT THE OWNER WILL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ARCHITECT FROM ANY CLAIM OR SUIT WHATSOEVER, INCLUDING BUT NOT LIMITED TO ALL PAYMENTS, EXPENSES OR COSTS INVOLVED, ARISING FROM OR ALLEGED TO HAVE ARISEN FROM THE CONTRACTOR'S WORK TO CONFORM TO THE DESIGN INTENT AND THE CONTRACT DOCUMENTS. THE ARCHITECT AGREES TO BE RESPONSIBLE FOR HIS OR HIS EMPLOYEES NEGLIGENT ACTS, ERRORS, OR OMISSIONS.

IT IS THE RESPONSIBILITY OF THE OWNER OR GENERAL CONTRACTOR TO VERIFY ALL NOTES, DIMENSIONS AND DESIGN OF THESE PLANS, PRIOR TO COMMENCEMENT OF WORK. IF ANY DISCREPANCIES SHALL ARISE, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY

CLASS 'D' BUFFER (20') (200 LIN. FEET)							
	KEY	SYMBOL	BOTANICAL NAME	REQUIRED	PROVIDE	TOTAL REQUIRED	TOTAL PROVIDE
CANOPY	A		SWIETENIA MAHOGANY	4	4	13	13
	B		GUMBO LIMBO	5	5		
	C		SILVER BUTTONWOOD	4	4		
UNDERSTORY	D		JAMAICA CAPER	3	3	7	7
	E		RED STOPPER	2	2		
	F		FLORIDA BOXWOOD	2	2		
SHRUBS	G		SAW PALMETTO	19	19	56	56
	H		CHRISTMAS BERRY	19	19		
	I		FIREBUSH	18	18		

DATE:	
REVISION DESCRIPTION:	
REV. No.:	
DATE:	

ORLANDO PEREZ, JR.
 * ARCHITECT *
 15052 SW 133 CT MIAMI, FL 33166
 architect@jrpghco.com

AR0014354

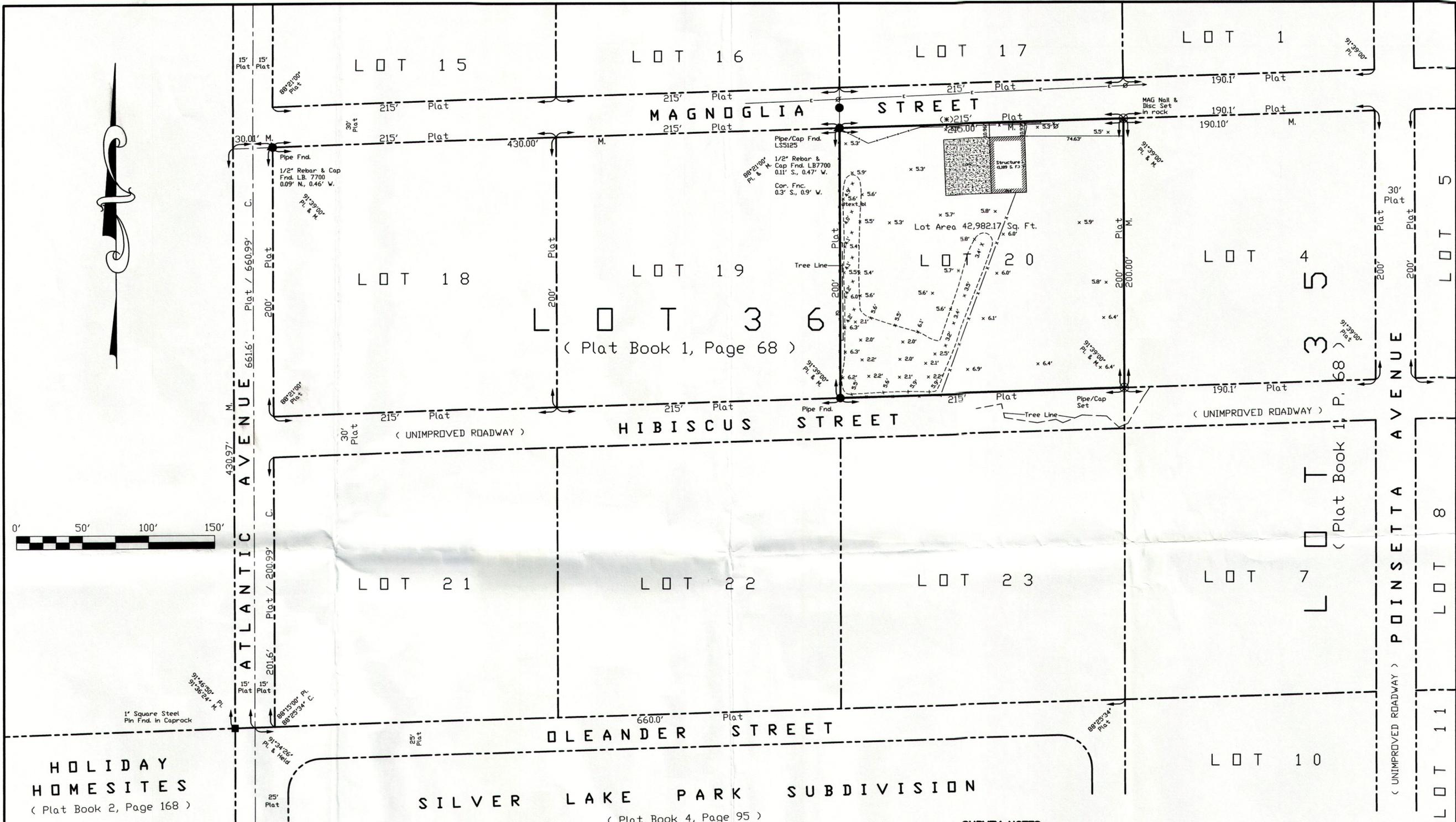
SITE IMPROVEMENTS TO
 ATLANTIC TRASH AND TRANSFER
 MAGNOLIA STREET, KEY LARGO,
 MONROE COUNTY, FLORIDA
 RE# 00454520-000000

DRWG BY: JA

DATE: 11/18/15

C-0
SITE PLAN

COPYRIGHT - All rights reserved. these plans are the property of Orlando Perez, Jr., reproduction and/or storage by any means, whole or in part is prohibited without our written permission.



HOLIDAY HOMESITES
(Plat Book 2, Page 168)

DESCRIPTION:
Lot 20, OCEAN ACRES, according to the Plat thereof as recorded in Plat Book 1, at Page 188 of the Public Records of Monroe County, Florida.

ABBREVIATIONS/LEGEND	
P.L.S. - Professional Land Surveyor	L.S. - Land Surveyor
P.S.M. - Professional Surveyor & Mapper	L.B. - Licensed Business
Fnd. - Found	R. - Record
F.F. - finished floor	C. - Calculated
EI. - Elevation	D. - Deed
Balc. - Balcony	Pl. - Plat
Fnc. - fence	M. - Measured
Res. - residence	conc. - Concrete
PK - PARKER KALON FASTENER	FP - fence post
MAG. - Magnetic Nail	A/C - air conditioner
N.I.S. - not in service	Cond. - Conduit
LPGT - liquid petroleum gas tank	F.S. - frame shed
U.G.E. - Underground Electric	M.S. - metal shed
U.G.T. - Underground telephone	P.S. - plastic shed
WL - Buried waterline	Add. - addition
Rad./N.R. - Radial/Non-Radial	Pit. - planter
N.S.E.W. - North, South, East, West	R.O.W. - right of way
P.O.C. - Point of Commencement	F.T. - fish table
P.O.B. - Point of Beginning	T.R. - telephone riser
P.C.P. - Permanent Control Point	L.P. - light/lamp pole
P.C.C. - Point of Compound Curve	G.A. - guy anchor
P.R.C. - Point of Reverse Curvature	M.H.W.L. - mean high water line
P.C./P.T. - Point of Curvature/Tangency	S.U.L. - safe upland line
P.R.M. - Permanent Reference Monument	
NGVD - National Geodetic Vertical Datum	
NAVD - North American Vertical Datum	
F.D.O.T. - Florida Department of Transportation	

- SURVEY NOTES:**
- The sketch hereon represents a boundary survey of a parcel(s) of land with existing aboveground improvements located, and spot elevations.
 - Elevations are shown thus: X 6.5' and refer to mean sea level, 1929 adjustment (NGVD), and have a prime reference of V-275, El. 10.840'
 - No underground utilities or structures were located by this survey.
 - No encroachments or notorious evidence of occupation and/or use of the described parcel for rights-of-way, ingress and egress were noted by this survey unless shown hereon.
 - The bearings and/or North arrow hereon were derived from the recorded plat or the description hereon. The bearing base for this survey is denoted thus: (*).
 - This parcel lies in N.F.L.P Flood Zone AE, base flood elevation 8' as shown on map panel #12087C0931, revised on 2-18-05.
 - The description was furnished by the client. Only easements and rights-of-way depicted or described on the recorded plat or stated in the description hereon are shown.

RECEIVED
JUL 18 2016
2016-115
MONROE CO. PLANNING DEPT

MASSEY-RICHARDS SURVEYING & MAPPING, LLC
88888 OVERSEAS HWY. / P.O. BOX 619, TAVERNIER, FL. 33070

PHONE: (305)853-0066 / FAX: (305)853-0233

Sketch of Survey for: Lindback	Drawing No. 13094
Section 28, Township 61 South, Range 39 East	Scale: 1" = 50'
Key Largo	Monroe County, Florida
Date of Field Survey: 12-23-15	Fieldbook: 188

I hereby certify that the survey hereon was performed under my direct supervision and is true and correct to the best of my knowledge and belief.

David S. Massey, P.S.M. # 5125

Florida Certificate of Authorization No. LB-7882

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LOT 16
TIER III
(INFILL AREA)

LOT 17
SC / SR
ZONING
TIER III
(INFILL AREA)

LOT 1
TIER I
(NATURAL AREA)

LOT 19
SC
ZONING
TIER III
(INFILL AREA)

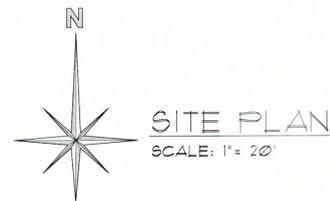
SC / SR
ZONING
TIER III
(INFILL AREA)

LOT 4
SR
ZONING
TIER I
(NATURAL AREA)

LOT 22
TIER I
(NATURAL AREA)

LOT 23
SC / SR
ZONING
TIER I
(NATURAL AREA)

LOT 7
TIER I
(NATURAL AREA)



SITE PLAN
SCALE: 1" = 20'

LEGAL DESCRIPTION

Lot 20, OCEAN ACRES, according to the Plat thereof as recorded in Plat Book 1, at Page 188 of the Public Records of Monroe County, Florida.

STRUCTURAL DESIGN CRITERIA

ASCE 7-2010
BASIC VELOCITY - 170 MPH, AT A HEIGHT OF 30 FEET.
EXPOSURE: D
RISK CATEGORY: II

COMPLIANCE WITH THE FLORIDA BUILDING CODE

TO THE BEST OF THE UNDERSIGNED'S ABILITY AND PROFESSIONAL JUDGEMENT, THESE PLANS MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE (FBC), 2014 EDITION

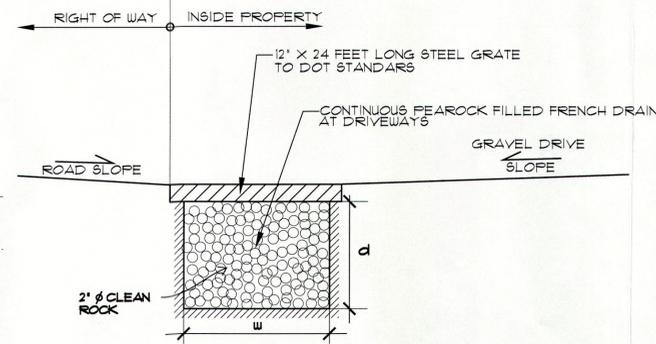
ARCHITECT'S NOTES

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE STRUCTURAL DESIGN COMPLIES WITH THE APPLICABLE SECTIONS OF THE FLORIDA BUILDING CODE AND ALL ISLAMORADA VILLAGE OF ISLANDS APPLICABLE CODES.

MEANS AND METHODS OF CONSTRUCTION AND SAFETY PRECAUTIONS ARE THE RESPONSIBILITIES OF THE CONTRACTOR.

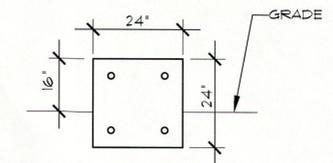
IN THE EVENT THAT ORLANDO PEREZ JR, ARCHITECT, IS NOT RETAINED TO PROVIDE CONSTRUCTION OBSERVATION SERVICES DURING THE CONSTRUCTION, IT IS AGREED THAT THE OWNER WILL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ARCHITECT FROM ANY CLAIM OR SUIT WHATSOEVER, INCLUDING BUT NOT LIMITED TO ALL PAYMENTS, EXPENSES OR COSTS INVOLVED, ARISING FROM OR ALLEGED TO HAVE ARISEN FROM THE CONTRACTOR'S WORK TO CONFORM TO THE DESIGN INTENT AND THE CONTRACT DOCUMENTS. THE ARCHITECT AGREES TO BE RESPONSIBLE FOR HIS OR HIS EMPLOYEES NEGLIGENT ACTS, ERRORS, OR OMISSIONS.

IT IS THE RESPONSIBILITY OF THE OWNER OR GENERAL CONTRACTOR TO VERIFY ALL NOTES, DIMENSIONS AND DESIGN OF THESE PLANS, PRIOR TO COMMENCEMENT OF WORK. IF ANY DISCREPANCIES SHALL ARISE, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY



FRENCH DRAIN / STEEL GRATE SECTION
N.T.S.

ALL STORMWATER TO BE RETAINED ON SITE



CONC. BERM SECTION
N.T.S.

ZONING = (SC / SR) ZONING DISTRICT
FUTURE LAND USE MAP (FLUM) = MR / RL
LOT COVERAGE:
LOT AREA: 42,982.17 SQ. FT. = 0.986 ACRE
MAX FLOOR AREA: (ALLOWED 0.30 FAR)
PROVIDED: 0.025 FAR (2.5 %)
OPEN SPACE CALCULATIONS
TOTAL LOT AREA 42,982.17 SQ. FT
TOTAL PERVIOUS AREA 2,561 SQ. FT (5.95 %)
TOTAL IMPERVIOUS AREA 40,421.17 SQ. FT (94.04 %)
BLDGS COMPUTATION:
COMMERCIAL BUILDING = 1,109 SQ. FT
TOTAL COMMERCIAL BUILDING = 1,109 SQ. FT
PARKING REQUIREMENT
COMMERCIAL = 1,109 SQ. FT @ 1 SPACE PER 333.33 SQ. F. 4 SPACES
TOTAL PARKING REQUIRED 4 SPACES
TOTAL PARKING SPACES PROVIDED 4 SPACES

CLASS 'D' BUFFER (20') HIBISCUS ST (215 LIN. FEET)							
	KEY	SYMBOL	BOTANICAL NAME	REQUIRED	PROVIDE	TOTAL REQUIRED	TOTAL PROVIDE
CANOPY	A		SUIETENIA MAHOGANY	5	5	14	14
	B		GUMBO LIMBO	5	5		
	C		SILVER BUTTONWOOD	4	4		
UNDERSTORY	D		JAMAICA CAPER	3	3	8	8
	E		RED STOPPER	3	3		
	F		FLORIDA BOXWOOD	2	2		
SHURBS	G		SAW PALMETTO	20	20	60	60
	H		CHRISTMAS BERRY	20	20		
	I		FIREBUSH	20	20		

CLASS 'D' BUFFER (20') (200 LIN. FEET)							
	KEY	SYMBOL	BOTANICAL NAME	REQUIRED	PROVIDE	TOTAL REQUIRED	TOTAL PROVIDE
CANOPY	A		SUIETENIA MAHOGANY	4	4	13	13
	B		GUMBO LIMBO	5	5		
	C		SILVER BUTTONWOOD	4	4		
UNDERSTORY	D		JAMAICA CAPER	3	3	7	7
	E		RED STOPPER	2	2		
	F		FLORIDA BOXWOOD	2	2		
SHURBS	G		SAW PALMETTO	19	19	56	56
	H		CHRISTMAS BERRY	19	19		
	I		FIREBUSH	18	18		

RECEIVED
OCT 11 2015
2015-115
MONROE CO. PLANNING DEPT

DATE:	
REVISION DESCRIPTION	
REV. NO.	

ORLANDO PEREZ, JR.
ARCHITECT
13052 SW 133 CT MIAMI, FL 33186
architect@uplight.com



SITE IMPROVEMENTS TO
ATLANTIC TRASH AND TRANSFER
MAGNOLIA STREET, KEY LARGO,
MONROE COUNTY, FLORIDA
RE# 00454510-000000

DRUG BY: J.A.
DATE: 11/8/15

C-0
SITE PLAN

©COPYRIGHT - All rights reserved, these plans are the property of Orlando Perez, Jr., reproduction and/or storage by any means, whole or in part is prohibited without our written permission.

County of Monroe

**Planning & Environmental Resources
Department**

2798 Overseas Highway, Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



Board of County Commissioners

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

We strive to be caring, professional, and fair.

Date: 7.18.16
Time: _____

Dear Applicant:

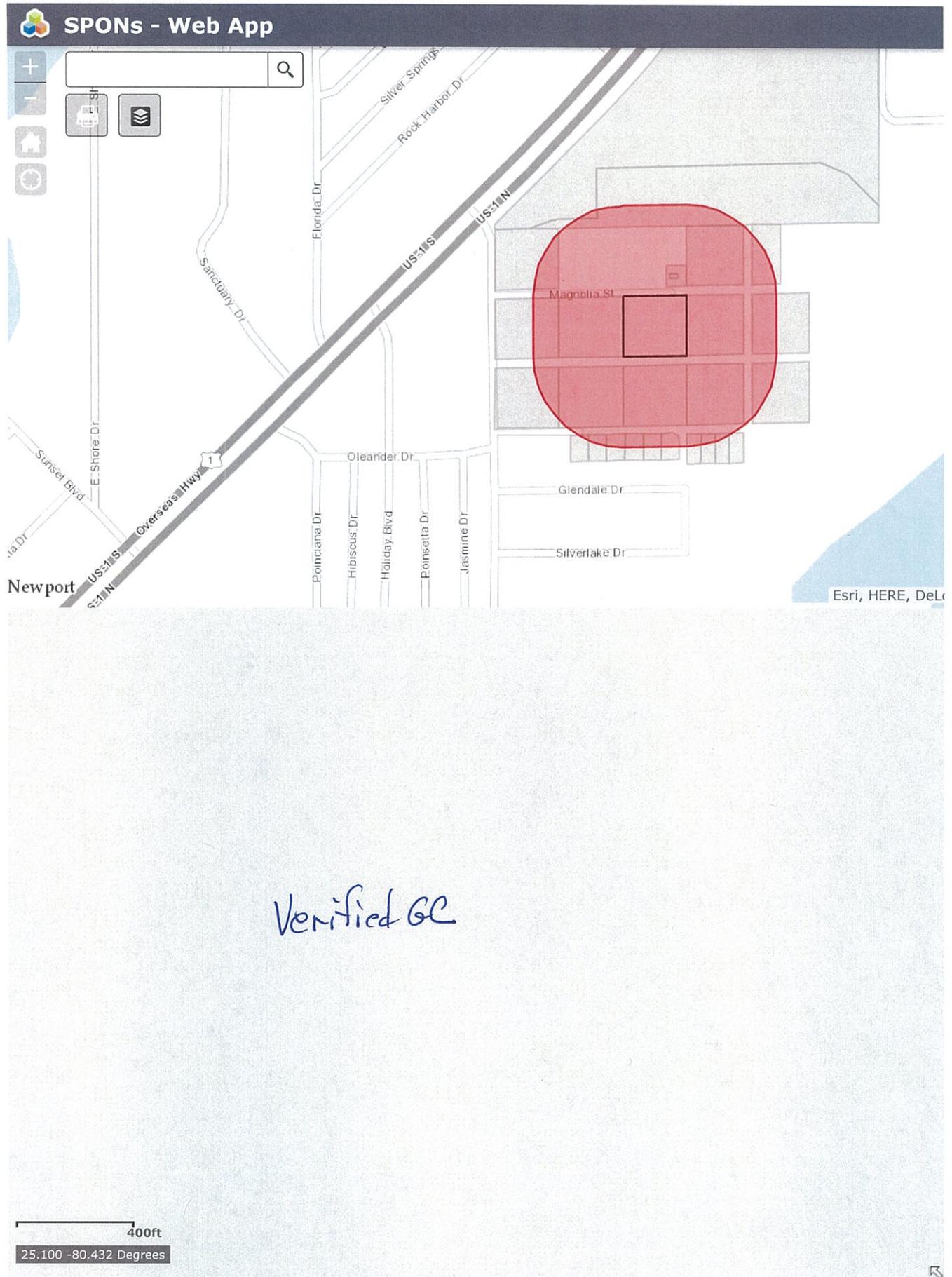
This is to acknowledge submittal of your application for Minor-Amend
Type of application

Magnolia 101 LLC
Project / Name to the Monroe County Planning Department.

Thank you.

Stail Creech

Planning Staff



✓ BOARD OF COUNTY COMMISSIONERS OF
MONROE COUNTY
500 WHITEHEAD ST
KEY WEST, FL 33040

✓ BOARD OF TRUSTEES OF THE INTNL IMP TRUST
FUND OF
3900 COMMONWEALTH BLVD MAIL STATION 115
TALLAHASSEE, FL 32399-3000

✓ COUNTY OF MONROE
500 WHITEHEAD ST
KEY WEST, FL 33040

✓ CROWN CASTLE TOWERS 09 LLC
4017 WASHINGTON RD PMB 353
CANONSBURG, PA 15317-2520

✓ DOHERTY ROBERT M AND YVETTE L/E
13 BAY RD
KEY LARGO, FL 33037-2924

✓ JTW ACCOUNT SERIES LLC SERIES 1
8409 N MILITARY TRL STE 107
WEST PALM BEACH, FL 33410-6321

✓ KEY LARGO WASTEWATER TREATMENT
DISTRICT
PO BOX 370491
KEY LARGO, FL 33037-0491

~~MAGNOLIA 101 LLC
195 N AIRPORT RD
TAVERNIER, FL 33070~~

✓ MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY
1200 TRUMAN AVE STE 207
KEY WEST, FL 33040-7270

✓ S MOBILITY BMIN FL 0241 BELLSOUTH
UNREG TAX SECT
4017 WASHINGTON RD PMB 353
CANONSBURG, PA 15317-2520

✓ SANTE CHRISTOPHER D AND PAMELA
PO BOX 373006
KEY LARGO, FL 33037-8006

✓ TIFF
~~3900 COMMONWEALTH BLVD MAIL
STATION 115
TALLAHASSEE, FL 32399-3000~~

✓ TOMKO GERALD G
219 OLEANDER DR
KEY LARGO, FL 33037-4401

Total 11

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Limited Liability Company

MAGNOLIA 101 LLC

Filing Information

Document Number	L08000020386
FEI/EIN Number	N/A
Date Filed	02/26/2008
Effective Date	02/25/2008
State	FL
Status	ACTIVE

Principal Address

101 MAGNOLIA
KEY LARGO, FL 33037

Changed: 03/15/2010

Mailing Address

195 N. AIRPORT RD.
TAVERNIER, FL 33070

Registered Agent Name & Address

LINDBACK, BRIAN ESR
195 N. AIRPORT RD.
TAVERNIER, FL 33070

Authorized Person(s) Detail

Name & Address

Title MGRM

LINDBACK, BRIAN
195 N. AIRPORT RD.
TAVERNIER, FL 33070

Annual Reports

Report Year	Filed Date
2014	04/19/2014
2015	04/08/2015
2016	04/13/2016

Document Images

[04/13/2016 -- ANNUAL REPORT](#)

View image in PDF format

[04/08/2015 -- ANNUAL REPORT](#)

View image in PDF format

[04/19/2014 -- ANNUAL REPORT](#)

View image in PDF format

[04/16/2013 -- ANNUAL REPORT](#)

View image in PDF format

[04/27/2012 -- ANNUAL REPORT](#)

View image in PDF format

[04/18/2011 -- ANNUAL REPORT](#)

View image in PDF format

[03/15/2010 -- ANNUAL REPORT](#)

View image in PDF format

[02/24/2009 -- ANNUAL REPORT](#)

View image in PDF format

[02/26/2008 -- Florida Limited Liability](#)

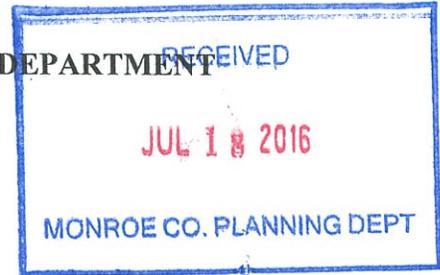
View image in PDF format

[Copyright ©](#) and [Privacy Policies](#)

State of Florida, Department of State

End of Additional File 2016-115

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Request for an Amendment to 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

Major Conditional Use Permit Application Fee: \$8,484.00

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

Traffic Study Review: \$5,000.00

Date of Submittal: 7 / 15 / 16
Month Day Year

Applicant/Agent Authorized to Act for the Property Owner:

Island Construction Management, Inc.	Amie Owens
Applicant (Name of Person, Business or Organization)	Name of Person Submitting this Application
88888 Overseas Highway, #9 Tavernier, Florida 33070	
Mailing Address (Street, City, State and Zip Code)	
305.852.9607	don@islandconstructionmanagement.com
Daytime Phone	Email Address

Property Owner:

Magnolia 101, LLC	Brian Lindback
(Name/Entity)	Contact Person
195 N. Airport Road, Tavernier, Florida 33070	
Mailing Address (Street, City, State and Zip Code)	
305.522.2062	don@islandconstructionmanagement.com
Daytime Phone	Email Address

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

	Ocean Acres	Key Largo
Block	Lot	Subdivision
00454520-000000		155109
Real Estate (RE) Number	Alternate Key Number	
Vacant Land, Key Largo, Florida 33037	101	
Street Address (Street, City, State, Zip Code)	Approximate Mile Marker	

APPLICATION

Approval (Development Order) #: 2-02

Land Use District Designation of Property: _____

Present Land Use of Property: SR/SC

Proposed Land Use of Property: SC

Total Area of Property: 42,000 sf

Total Upland Area within Property: 42,000 sf

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

0 Total number of non-residential buildings

3,000+ Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

0 Total number of residential buildings

0 Total number of permanent, market-rate units

0 Total number of permanent, affordable units

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

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

All of the following must be submitted in order to have a complete application submittal:

(Please check as you attach each required item to the application)

- Completed application form
- Correct fee (check or money order to Monroe County Planning & Environmental Resources)
- Proof of ownership (i.e. Warranty Deed)
- Current property record card(s) from the Monroe County Property Appraiser
- Photograph(s) of site from adjacent roadway
- Copy of the recorded conditional use permit and any previous modification approvals
- Copy of the most recently approved site plan
- Written description of project
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 8 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)

APPLICATION

- Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect— 8 sets (drawn to a scale of 1:10 or 1:20). At a minimum, the site plan should include the following:
- Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
 - All attributes from the boundary survey
 - Future Land Use Map (FLUM) designation(s) of the site
 - Land Use (Zoning) District designation(s) of site
 - Tier designation(s) of the site
 - Flood zones pursuant to the Flood Insurance Rate Map
 - Setback lines as required by the Land Development Code
 - Locations and dimensions of all existing and proposed structures, including all paved areas and clear site triangles
 - Size and type of buffer yards and parking lot landscaping areas, including the species and number of plants (*unless a separate landscape plan showing such is submitted*)
 - Extent and area of wetlands, open space preservation areas and conservation easements
 - Delineation of habitat types to demonstrate buildable area on the site, including any heritage trees identified and any potential species that may use the site (certified by an approved biologist and based on the most current professionally-recognized mapping by the U.S. Fish and Wildlife Service) (*unless a separate landscape plan showing such is submitted*)
 - Location of fire hydrants or fire wells
 - The location of public utilities, including location of the closest available water supply system or collection lines and the closest available wastewater collection system or collection lines (with wastewater system provider) or on-site system proposed to meet required County and State of Florida wastewater treatment standards
 - A table providing the total land area of the site, the total buildable area of the site, the type and square footage of all nonresidential land uses, the type and number of all residential dwelling units, the amounts of impervious and pervious areas, and calculations for land use intensity, open space ratio, and off-street parking
- Landscape Plan by a Florida registered landscape architect – 8 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 – 8 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 – 8 sets (drawn at an appropriate standard architectural scale)

APPLICATION

- Building Elevations for all proposed structures and for any existing structures to be modified – 8 sets (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure)
- Traffic Study, prepared by a licensed traffic engineer
- Transportation fee of \$5,000 to cover the cost of experts hired by the Growth Management Division to review the traffic study (any unused funds deposited will be returned upon permit approval)
- Construction Management Plan, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging)
- Typed name and address mailing labels of all property owners within a 300 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included
- 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 must be submitted in order to have a complete application submittal:

- Notarized Agent Authorization
- Vegetation Survey or Habitat Evaluation Index
- 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)

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

* * * * *

APPLICATION

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: 6/9/16

Sworn before me this 9 day of June 2016.



ANN C. DEROMO
MY COMMISSION # FF 914192
EXPIRES: November 8, 2019
Bonded Thru Budget Notary Services

[Handwritten Signature]
Notary Public
My Commission Expires

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



Monroe County Growth Management Building Department

Middle Keys/Main Office: 2798 Overseas Highway, Marathon, (305) 289-2501
Upper Keys offices: 102050 Overseas Hwy., Key Largo, (305) 453-8800
Lower Keys offices: 5503 College Rd., Key West, (305) 295-3990

AGENT AUTHORIZATION

I hereby authorize Don Horton and/or Amie Owens
(Name of Agent(s) – not of entity)

to be listed as the authorized agent(s) for
Magnolia 101, LLC
(Name of Company of Qualifier)

for the purpose of applying for and signing for all building permits to be issued for the named contractor (qualifier). I understand that all building permit applications must be signed by the qualifier.

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 liabilities involved in the granting of this agency and accepts full responsibility (thus hold Monroe County harmless) for any and all of the actions of the agent(s) named, related to the acquisition of permits for the aforementioned company.

Brian Lindback
Signature and Title of Authorized Contractor (QUALIFIER)

NOTARY:
State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 14 day of July, 2016
by Brian Lindback as the Qualifying Contractor
(Print Name of Qualifier of Company)

for Magnolia 101, LLC
(Company Name of Qualifier – not of agent)

Personally known or produced identification _____ in the form of _____.

[Signature]
Signature of Notary Public – State of Florida

My commission expires  **ANN C. DEROMO**
MY COMMISSION # FF 914192
EXPIRES: November 8, 2019
Bonded Thru Budget Notary Services

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Carla L. Bahn
Coral Reef Title Company
83266 Overseas Highway
Islamorada, FL 33036

03/05/2008 11:17AM
DEED DOC STAMP CL: RHONDA \$9,450.00

Property Appraisers Parcel Identification (Folio) Numbers:
00454520; 00454230; 00454220 454110

Doc# 1685024
Bk# 2348 Pg# 1824

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 3rd day of March, 2008 by Ocean Acres Recycling, LLC, a Florida Limited Liability Company, herein called the grantor, to Magnolia 101, LLC, a Florida Limited Liability Company whose post office address is 195 N. Airport Rd, Tavernier, FL 33070, hereinafter called the Grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in MONROE County, State of Florida, viz.:

Squares 1, 4, 5 and 20, OCEAN ACRES, according to the Plat thereof, as recorded in Plat Book 1 at Page 188 of the Public Records of Monroe County, Florida.

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, and hereby 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, 2005.

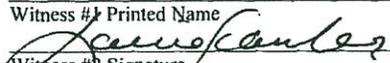
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Ocean Acres Recycling, LLC, a Florida Limited Liability Company


Carl E. Lindback, III, Managing Member
PO Box 489, Islamorada, FL 33036

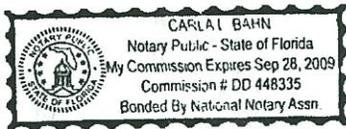

Witness #1 Signature
Carla L. Bahn

Witness #1 Printed Name

Witness #2 Signature
LAURIE SCANLON
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 3rd day of March, 2008 by Carl E. Lindback, III, Managing Member of Ocean Acres Recycling, LLC, a Florida Limited Liability Company on behalf of the corporation. He/She is personally known to me or has produced  as identification.

SEAL




Notary Signature
Carla L. Bahn
Printed Notary Signature



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

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

The offices of the Property Appraiser will be closed Monday the 30th for Memorial Day.

Website tested on IE8, IE9,
& Firefox.
Requires Adobe Flash 10.3
or higher

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1558109 Parcel ID: 00454520-000000

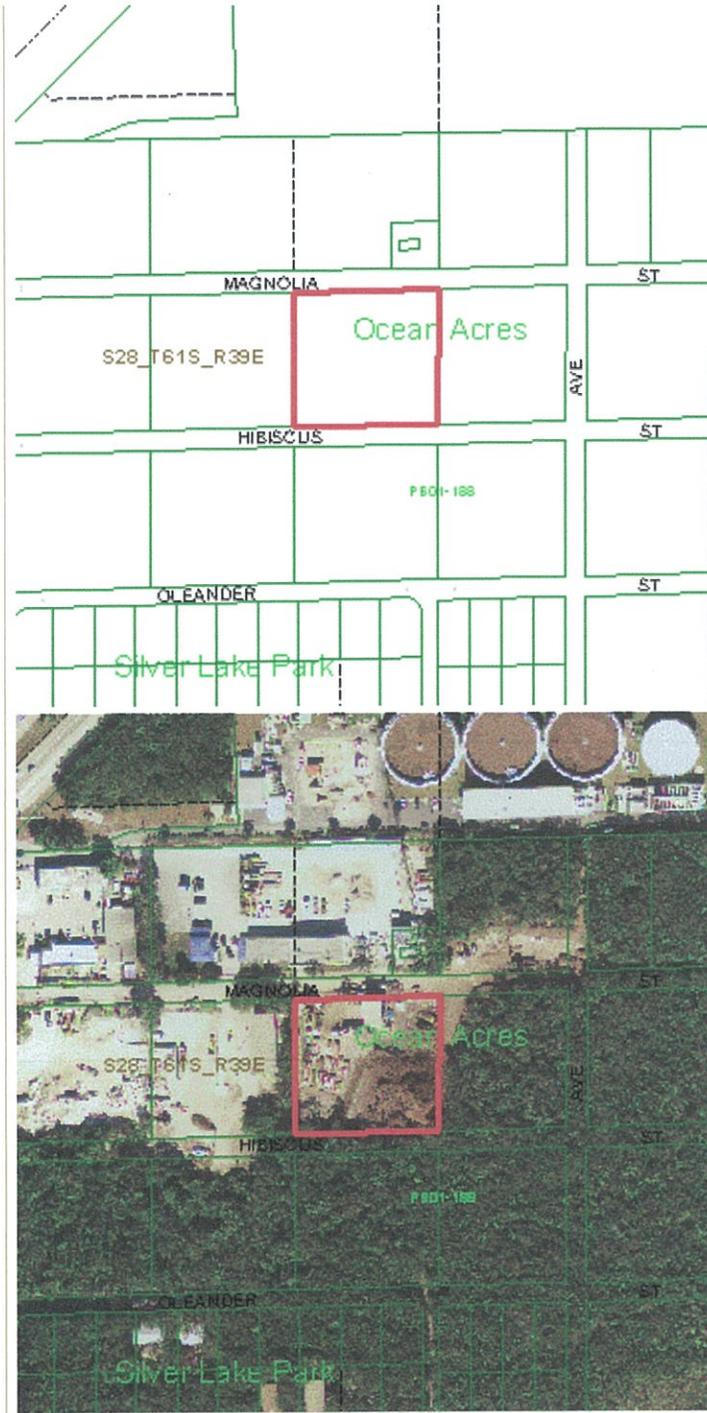
Ownership Details

Mailing Address:
MAGNOLIA 101 LLC
195 N AIRPORT RD
TAVERNIER, FL 33070

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 28-61-39
Property Location: VACANT LAND KEY LARGO
Subdivision: OCEAN ACRES
Legal Description: OCEAN ACRES PB1-188 KEY LARGO BLK 20 G9-528-29 OR1111-1311/21PROBATE OR1111-1306 OR1398-184/213FJ OR1548-1551Q/C OR1548-1552 OR1972-1096/1100 OR2160-1063/64 OR2348-1824

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
1M0D - COMMERCIAL DRY	215	200	43,000.00 SF

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	5,994 SF	6	999	1992	1993	1	30
2	CA2:CARPORT	1,100 SF	0	0	1992	1993	2	50

Appraiser Notes

CA2(2)= 1104 SF (BLDG PERMIT 91-3-3552)

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	10301976	07/12/2012	07/13/2012	1		CONCRETE WALL

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	0	10,725	118,250	128,975	21,073	0	128,975
2014	0	9,938	118,250	128,188	19,158	0	128,188
2013	0	10,136	118,250	128,386	17,417	0	128,386
2012	0	10,334	5,500	15,834	15,834	0	15,834
2011	0	10,532	6,000	16,532	16,532	0	16,532
2010	0	11,044	19,800	30,844	30,844	0	30,844
2009	0	11,662	29,700	41,362	41,362	0	41,362
2008	0	12,175	38,610	50,785	50,785	0	50,785
2007	0	10,104	64,350	74,454	74,454	0	74,454
2006	0	10,621	64,350	74,971	74,971	0	74,971
2005	0	11,044	64,350	75,394	75,394	0	75,394
2004	0	11,468	64,350	75,818	75,818	0	75,818
2003	0	11,985	290,250	302,235	302,235	0	302,235
2002	0	12,409	25,800	38,209	38,209	0	38,209
2001	0	12,832	19,350	32,182	32,182	0	32,182
2000	0	8,641	19,350	27,991	27,991	0	27,991
1999	0	8,911	19,350	28,261	28,261	0	28,261
1998	0	9,181	19,350	21,388	21,388	0	21,388
1997	0	9,508	19,350	21,388	21,388	0	21,388
1996	0	9,778	19,350	21,388	21,388	0	21,388
1995	0	10,047	19,350	29,397	29,397	0	29,397
1994	0	10,374	25,800	36,174	36,174	0	36,174
1993	0	0	25,800	25,800	25,800	0	25,800
1992	0	0	25,800	25,800	25,800	0	25,800
1991	0	0	25,800	25,800	25,800	0	25,800
1990	0	0	25,800	25,800	25,800	0	25,800
1989	0	0	25,800	25,800	25,800	0	25,800

1988	0	0	25,800	25,800	25,800	0	25,800
1987	0	0	25,800	25,800	25,800	0	25,800
1986	0	0	25,800	25,800	25,800	0	25,800
1985	0	0	25,800	25,800	25,800	0	25,800
1984	0	0	25,800	25,800	25,800	0	25,800
1983	0	0	16,301	16,301	16,301	0	16,301
1982	0	0	16,301	16,301	16,301	0	16,301

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
3/3/2008	2348 / 1824	1,350,000	<u>WD</u>	<u>M</u>
10/20/2005	2160 / 1063	1,999,000	<u>WD</u>	<u>M</u>
11/20/1998	1548 / 1552	280,000	<u>WD</u>	<u>M</u>
10/1/1989	1111 / 1306	85,000	<u>WD</u>	<u>M</u>

This page has been visited 148,818 times.

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











**MONROE COUNTY, FLORIDA
MINOR CONDITIONAL USE DEVELOPMENT ORDER 2-02**

A DEVELOPMENT ORDER **CONDITIONALLY APPROVING** THE REQUEST BY ALL COUNTIES RECYCLING, INC. FOR A MINOR CONDITIONAL USE FOR CONSTRUCTION OF A 1,104 SQUARE FOOT STRUCTURE TO BE USED AS A WASTE SEPARATION FACILITY, CONSISTING OF THE PROPERTY KNOWN AS LOT 20, OCEAN ACRES SUBDIVISION, KEY LARGO, MONROE COUNTY FLORIDA, MILE MARKER 100. THE LAND USE DESIGNATIONS ARE SUBURBAN RESIDENTIAL (SR) AND SUBURBAN COMMERCIAL (SC) AND THE REAL ESTATE NUMBER IS 00454520.000000.

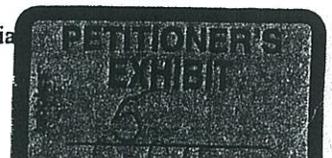
WHEREAS, All Counties, Inc. is the owner of real property described as lot 20, Ocean Acres Subdivision, Key Largo, Monroe County Florida; and

WHEREAS, the above described property is located in the Suburban Residential (SR) and Suburban Commercial (SC) land use districts; and

WHEREAS, the Development Review Committee (DRC) of Monroe County, Florida, in accordance with the provisions of Sections 9.5-24 and 9.6-68 of the Monroe County Land Development Regulations, met to review the request of All Counties, Inc for approval of a Minor Conditional Use on April 16, 2002; and

WHEREAS, the Development Review Committee reviewed the following information relevant to the request for a Minor Conditional Use:

1. Signed survey dated January 15, 2001 prepared by David S. Massey, Professional Land Surveyor; and
2. Site Plan prepared and sealed February 12, 2002 prepared by Wayne M. Grierson, P.E. ; and



3. Interior renovations and elevations prepared and sealed July 18, 2001 by Wayne M. Grierson, P.E.; and
4. Vegetation survey dated February 12, 2002 prepared by Karen Sunderland Strobel, Environmental Consultant; and
5. The staff report prepared by Jeff Stuncard, Senior Planner and Niko Reisinger, Biologist, dated April 9, 2002; and
6. Comments made by members of the Development Review Committee; and
7. Comments made by the applicant and the applicant's agent; and

WHEREAS, the Development Review Committee adopted the following findings of fact and conclusions of law:

1. We find that the applicant has not obtained an access permit from Monroe County for Magnolia Street. Therefore, we conclude that the project is not in compliance with Section 9.5-421 of the Monroe County Code; and
2. We find the proposed restoration planting plan for all areas of hammock not within the SC zoned parcel must be completed, fenced, and a Grant of Conservation Easement Agreement placed on this area. Therefore, we conclude that compliance has not been determined with regard to Section 9.5-344 of the Monroe County Code; and
3. We find that the water management plan has not been approved by the County Engineer. Therefore, we conclude that the project is not in compliance with Section 9.5-344 of the Monroe County Code; and
4. We find that a modification reducing the front setback to ten (10) feet will need to be approved by the Director of Planning; and

WHEREAS, the Development Review Committee, based on its findings of fact and conclusions of law, recommended approval with conditions of the application for Minor Conditional Use approval submitted by All Counties, Inc. to the Director of Planning; and

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

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



NOW THEREFORE, BE IT RESOLVED BY THE DEVELOPMENT REVIEW COMMITTEE OF MONROE COUNTY, FLORIDA, that:

The application for a Minor Conditional Use submitted by All Counties, Inc. for construction of a 1,104 square foot structure on property described as lot 20, Ocean Acres Subdivision, Key Largo, Monroe County Florida, is hereby **APPROVED** with the following conditions:

1. The applicant shall obtain a county access permit for Magnolia Street prior to the issuance of a building permit; and
2. The proposed restoration planting plan for all areas of hammock not within the SC zoned parcel must be completed, fenced, and a Grant of Conservation Easement Agreement shall be placed on this area prior to the issuance of a Certificate of Occupancy; and
3. The water management plan shall be approved by the County Engineer prior to the issuance of a building permit; and
4. A modification reducing the front setback to ten (10) feet shall be approved by the Director of Planning Prior to the issuance of a building permit.

Date 4/28/2002

K. Marlene Conaway
K. Marlene Conaway, Director of Planning

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

22nd WITNESS my hand and official seal in the County and State last aforesaid this day of April, 2002.



NOTARY PUBLIC, STATE OF FLORIDA

REFERENCE: In the event that this development order constitutes an amendment, extension, variation, or alteration of a previous conditional use permit, that document may be referenced by the following N/A



RECORDED JUN 10 2003

NOTICE

Section 9.5-72(a) of Monroe County Code states that a conditional use permit shall not be transferred to a successive owner without notification to the Development Review Coordinator within five (5) days of the transfer.

Under the authority of Section 9.5-72(a) of the Monroe County Land Development Regulations, this development order shall become null and void with no further notice required by the County, unless a complete building permit application is submitted to the Monroe County Building Official within six (6) months of the expiration of the Department of Community Affairs appeal period or the date when the Department of Community Affairs waives its appeal and all required certificates of occupancy are procured within two (2) years of the date of the initial building permit.

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

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

In addition, please be advised that pursuant to Chapter 9J-1, Florida Administrative Code, this instrument shall not take effect for forty-five (45) days following the rendition to the Florida Department of Community Affairs. During that forty-five days, the Florida Department of Community Affairs may appeal this instrument to the Florida Land and Water Adjudicatory Commission, and that such an appeal stays the effectiveness of this instrument until the appeal is resolved by agreement or order.

MONROE COUNTY
OFFICIAL RECORDS



July 15, 2016

Ms. Amie Owens
Island Construction Management, Inc.
88888 Overseas Highway #9
Tavernier, Florida 33070

**Re: Atlantic Trash – Magnolia Street in Key Largo, Florida
Traffic Statement**

Dear Amie:

Per your request, Traf Tech Engineering, Inc. conducted a trip generation analysis associated with a proposed commercial development planned to be located on Magnolia Street in Key Largo, Monroe County, Florida. This traffic statement addresses trip generation for the project.

A trip generation analysis was performed using the trip generation equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (9th Edition)*. The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. The analysis was based on the following assumptions:

PROPOSED LAND USE

- Commercial Development (1,109 square feet) – Refer to attached site plan

According to ITE's *Trip Generation Manual (9th Edition)*, the trip generation equations used for the proposed land use are:

Shopping Center – ITE Land Use #820

- Daily (wt. avg.) Trip Generation Rate: $T = 41.24 (X)$
where T = number of trips and X = 1,000 square feet of gross leasable area
- AM Peak Hour Trip Generation Rate: $T = 0.96 (X)$ (62% in / 38% out)
- PM Peak Hour Trip Generation Rate: $\ln(T) = 0.67 \ln(X) + 3.31$ (48% in / 52% out)
- Pass-by = 34%

Using the above-listed trip generation equations from the ITE document, a trip generation analysis was undertaken for the proposed development. The results of this effort are documented in Table 1 below.

TABLE 1 Trip Generation Summary Atlantic Trash Commercial				
Land Use	Size	Number of Trips		
		Daily	AM Peak	PM Peak
Commercial	1,109 sq.ft.	46	1	30

Source: ITE Trip Generation Manual (9th Edition)

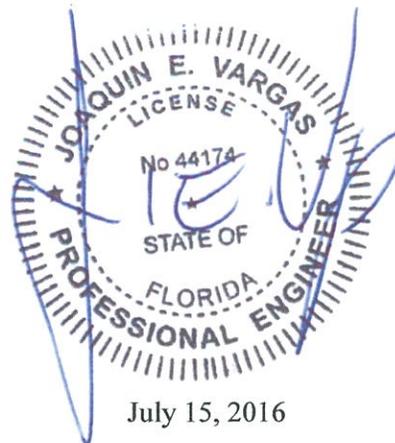
As indicated in Table 1, the Atlantic Trash project is anticipated to generate approximately 46 new daily trips, approximately one (1) AM peak hour trips and approximately 30 new PM peak hour trips. Based on the above analysis, the trips associated with the proposed Atlantic Trash are considered minimal from a traffic-engineer standpoint (one new peak hour trip every two minutes).

Please give me a call if you have any questions.

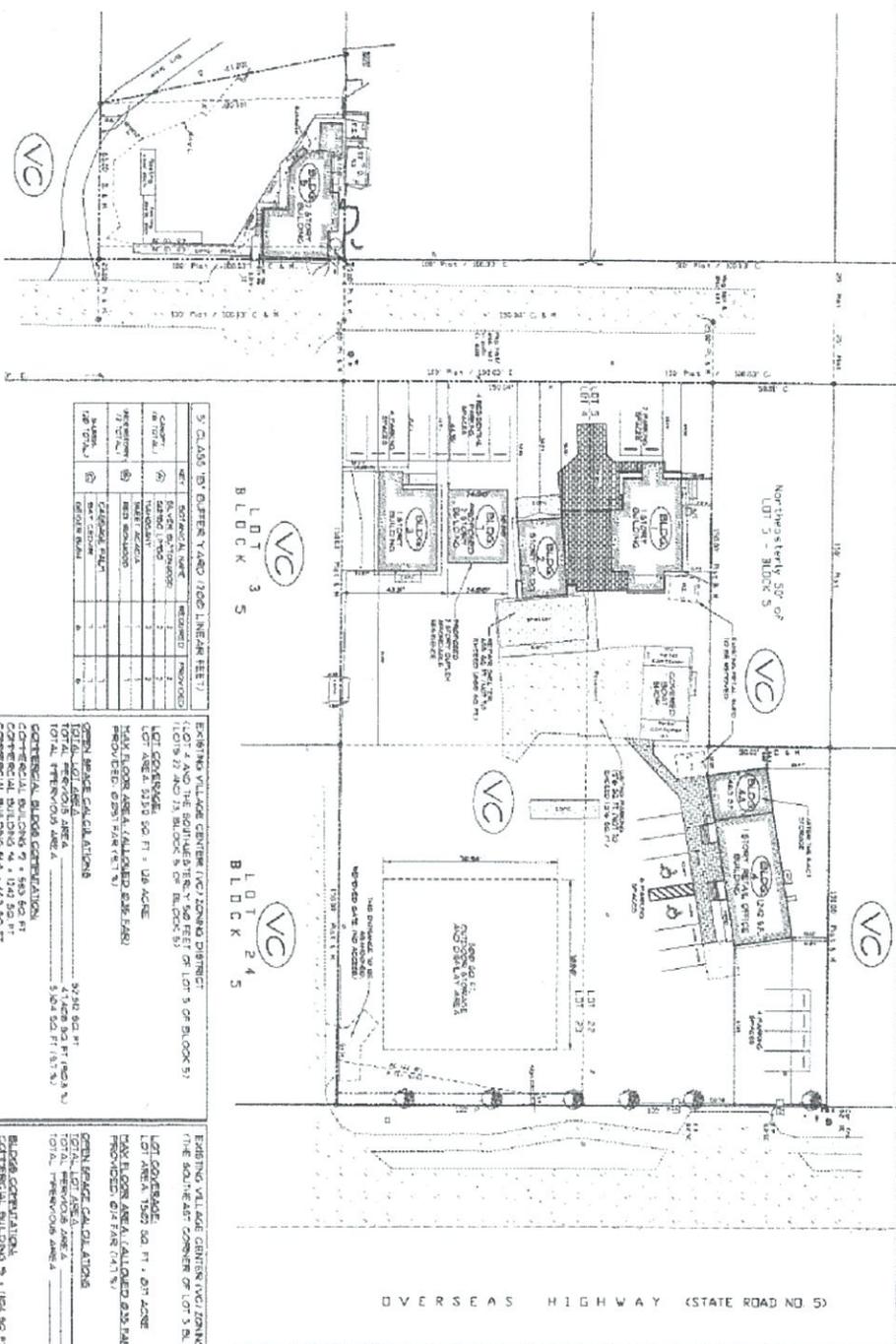
Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer



July 15, 2016



SITE PLAN
SCALE: 1/8"

LEGAL DESCRIPTION
SEE ATTACHED DEEDS

STRUCTURAL DESIGN CRITERIA
AGE 1, 100
EXPOSURE 2
WIND CATEGORY II

COMPLIANCE WITH THE FLORIDA BUILDING CODE
TO THE BEST OF THE ARCHITECT'S KNOWLEDGE AND BELIEF, THESE PLANS MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 1997 2004 EDITION

NO.	DESCRIPTION	PROVIDED	REQUIRED
1	CONCRETE	1	1
2	STEEL	1	1
3	WOOD	1	1
4	GLASS	1	1
5	MASONRY	1	1
6	MECHANICAL	1	1
7	ELECTRICAL	1	1
8	PLUMBING	1	1
9	PAINT	1	1
10	FINISHES	1	1

EXISTING VILLAGE CENTER (VIZ) ZONING DISTRICT
(LOT 4 AND THE SOUTHWEST CORNER OF LOT 5 OF BLOCK 5)
(LOT 21 AND 23 BLOCK 5 OF BLOCK 5)

LOT COVERAGES
LOT AREA: 5134 SQ. FT. - 0.12 ACRES
MAX FLOOR AREA (ALLOWED 200 FPM):
PROVIDED: 6251 SQ. FT. (121%)

OPEN SPACE CALCULATIONS
TOTAL LOT AREA: 5134 SQ. FT.
TOTAL PAVED AREA: 4128 SQ. FT. (80%)
TOTAL PAVED PERCENTAGE: 80.4%

CONCRETE CALCULATIONS
CONCRETE BUILDING: 4,463 SQ. FT.
CONCRETE BUILDING: 4,463 SQ. FT.
TOTAL CONCRETE BUILDING: 8,926 SQ. FT.

RESIDENTIAL CALCULATIONS
RESIDENTIAL BUILDING: 1,100 SQ. FT.
RESIDENTIAL BUILDING: 1,100 SQ. FT.
TOTAL RESIDENTIAL BUILDING: 2,200 SQ. FT.

PARKING REQUIREMENT
CONCRETE: 1700 SQ. FT. @ 1 SPACE PER 3333 SQ. FT. - 5 SPACES
TOTAL PARKING REQUIRED: 5 SPACES

REQUIREMENTS

REQUIREMENT	REQUIREMENT	PROVIDED	REMARKS
MIN. FRONT SETBACK LINE	5'	6.125'	OK
MIN. SIDE SETBACK LINE	5'	6.2'	OK
REAR PROPERTY LINE	20'	33.45'	OK

EXISTING VILLAGE CENTER (VIZ) ZONING DISTRICT
(THE SOUTHWEST CORNER OF LOT 3 BLOCK 4)

LOT COVERAGES
LOT AREA: 1502 SQ. FT. - 0.07 ACRES
MAX FLOOR AREA (ALLOWED 200 FPM):
PROVIDED: 6174 SQ. FT. (411%)

OPEN SPACE CALCULATIONS
TOTAL LOT AREA: 1502 SQ. FT.
TOTAL PAVED AREA: 6238 SQ. FT. (415%)
TOTAL PAVED PERCENTAGE: 415.1%

CONCRETE CALCULATIONS
CONCRETE BUILDING: 1,100 SQ. FT.
CONCRETE BUILDING: 1,100 SQ. FT.
TOTAL CONCRETE BUILDING: 2,200 SQ. FT.

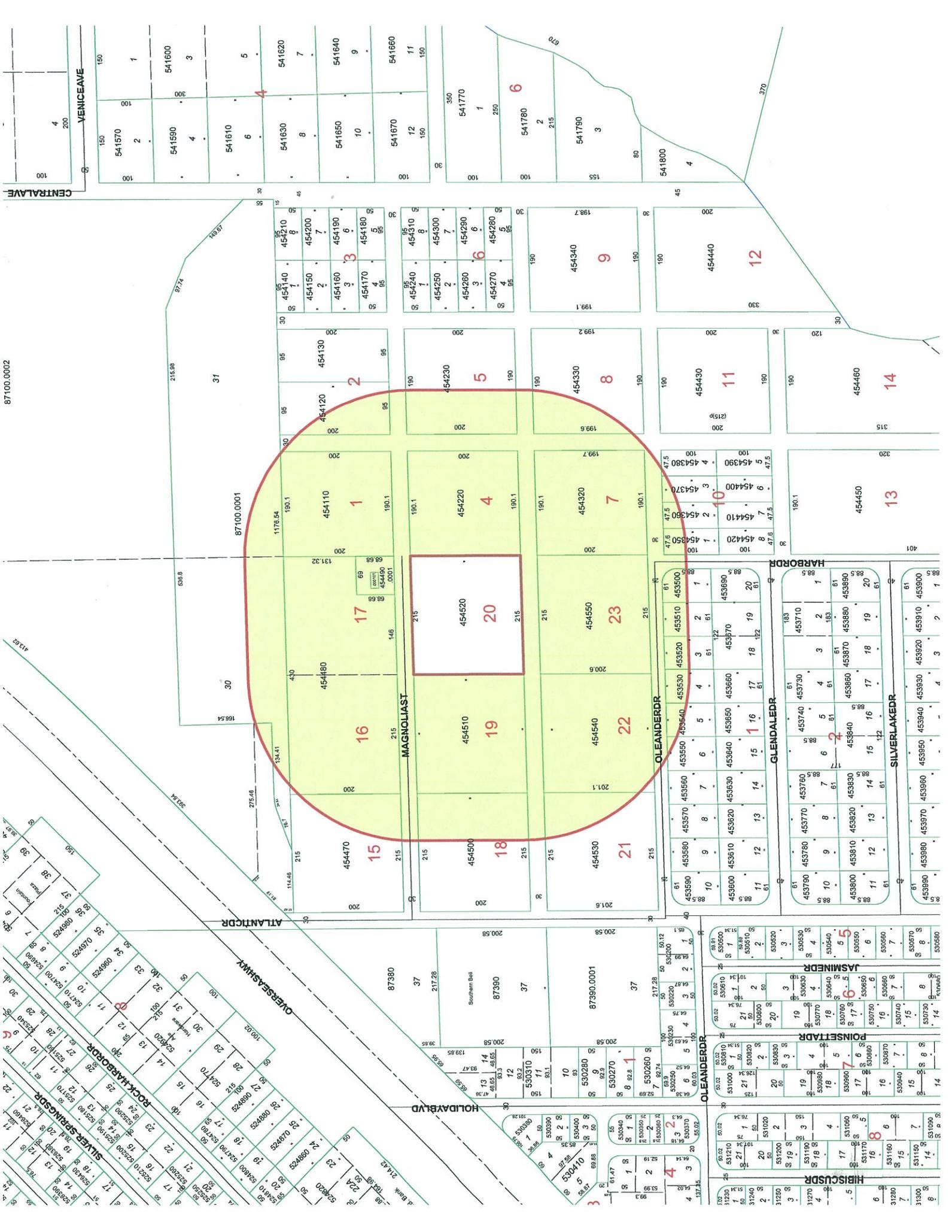
RESIDENTIAL CALCULATIONS
RESIDENTIAL BUILDING: 1,100 SQ. FT.
RESIDENTIAL BUILDING: 1,100 SQ. FT.
TOTAL RESIDENTIAL BUILDING: 2,200 SQ. FT.

PARKING REQUIREMENT
CONCRETE: 1700 SQ. FT. @ 1 SPACE PER 3333 SQ. FT. - 5 SPACES
TOTAL PARKING REQUIRED: 5 SPACES

REQUIREMENTS

REQUIREMENT	REQUIREMENT	PROVIDED	REMARKS
MIN. FRONT SETBACK LINE	5'	6.125'	OK
MIN. SIDE SETBACK LINE	5'	6.2'	OK
REAR PROPERTY LINE	20'	33.45'	OK

<p>A COMMERCIAL PROJECT FOR MR. SENA 82854 OVERSEAS HWY IBLANDORA, MONROE COUNTY, FLORIDA</p>	<p>AR0014354</p>	<p>ORLANDO PEREZ, JR. ARCHITECT 1002 SO US ST. MIAMI, FL 33146 orlandoperez@earthlink.net</p>	<p>DATE: _____</p>									
			<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE						
NO.	DESCRIPTION	DATE										
<p>DATE: 07/14</p> <p>SCALE: 1/8"</p> <p>CAD SITE PLAN</p>	<p>Copyright © All rights reserved. These plans are the property of Orlando Perez, Jr. and shall remain the property of the Architect. No part of these plans may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of the Architect.</p>											



87100.0002

CENTRAL AVE

VENICE AVE

ATLANTIC DR

MAGNOLIA ST

OLEANDER DR

GLENDAL DR

SILVERLAKE DR

HARBOR DR

SILVERLAKE DR

JASMINE DR

POINSETT DR

OLEANDER DR

HIBISCUS DR

SILVERLAKE DR

ROCK HARBOR DR

SILVERLAKE DR

OVERSEAS HWY

HOLIDAY BLVD

SOUTHERN BLVD

87380

87390

87390.0001

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

Monroe County Property Appraiser - Radius Report

AK: 1558061	Parcel ID: 00454480-000000	Physical Location ATLANTIC DR	KEY LARGO
Legal Description: ALL BK 16 AND BK 17 LESS THE S 69FT OF THE E 69FT OCEAN ACRES PB1-188 KEY LARGO OR504-591 C			
Owners Name: FLORIDA KEYS AQUEDUCT AUTHORITY			
Address: 1100 KENNEDY DR		KEY WEST	FL 33040-4021
AK: 1557803	Parcel ID: 00454220-000000	Physical Location VACANT LAND	KEY LARGO
Legal Description: OCEAN ACRES KEY LARGO PB1-188 LOTS 35-36 & 45 SEC- 28 TWP-61S R-39E SQR 4 G9-528-529 OR1111-1306			
Owners Name: MAGNOLIA 101 LLC			
Address: 195 N AIRPORT RD		TAVERNIER	FL 33070
AK: 1557692	Parcel ID: 00454110-000000	Physical Location VACANT LAND	KEY LARGO
Legal Description: OCEAN ACRES KEY LARGO PB1-188 LOTS 35-36 & 45 SEC- 28 TWP-61S R-39E B120 SQR 1 G9-528-529 OR1111-			
Owners Name: MAGNOLIA 101 LLC			
Address: 195 N AIRPORT RD		TAVERNIER	FL 33070
AK: 1557129	Parcel ID: 00453540-000000	Physical Location VACANT LAND	KEY LARGO
Legal Description: BK 1 LT 5 SILVER LAKE PARK SUBD KEY LARGO PB4-95 O R541-46 OR1941-2450			
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY			
Address: 1200 TRUMAN AVE STE 207		KEY WEST	FL 33040-7270
AK: 1557919	Parcel ID: 00454330-000000	Physical Location VACANT LAND	KEY LARGO
Legal Description: OCEAN ACRES KEY LARGO PB1-188 LOTS 35-36 & 45 SEC- 28 TWP-61S R-39E SQR 8 G66-569 OR866-878/879 C			
Owners Name: BOARD OF TRUSTEES OF THE IITF			
Address: 3900 COMMONWEALTH BLVD		MLSTN 115 TALLAHASSEE	FL 32399-3000
AK: 9068896	Parcel ID: 00454490-000101	Physical Location MAGNOLIA ST	KEY LARGO
Legal Description: BUILDING ONLY			
Owners Name: S MOBILITY BMIN FL 0241 BELLSOUTH UNREG TAX SECT C/O CROWN CASTLE SOUTH			
Address: 4017 WASHINGTON RD PMB 353		CANONSBURG	PA 15317-2520
AK: 1558095	Parcel ID: 00454510-000000	Physical Location MAGNOLIA ST	KEY LARGO
Legal Description: OCEAN ACRES PB1-188 KEY LARGO BLK 19 OR555-274 OR1 031-1875QC OR1031-1876AFF OR1031-1877 OR1328			
Owners Name: BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY			
Address: 500 WHITEHEAD ST		KEY WEST	FL 33040
AK: 1557706	Parcel ID: 00454120-000000	Physical Location VACANT LAND	KEY LARGO
Legal Description: OCEAN ACRES KEY LARGO PB1-188 LOTS 35-36 & 45 W1/ 2 SQR 2 G66-569 OR866-878/879 OR866-1473 OR1C			
Owners Name: BOARD OF TRUSTEES OF THE IITF			
Address: 3900 COMMONWEALTH BLVD		MLSTN 115 TALLAHASSEE	FL 32399-3000
AK: 1557811	Parcel ID: 00454230-000000	Physical Location VACANT LAND	KEY LARGO
Legal Description: OCEAN ACRES KEY LARGO PB1-188 LOTS 35-36 & 45 SEC- 28 TWP-61S R-39E SQR 5 G9-528-529 OR1111-1311/			
Owners Name: MAGNOLIA 101 LLC			
Address: 195 N AIRPORT RD		TAVERNIER	FL 33070
AK: 1557111	Parcel ID: 00453530-000000	Physical Location VACANT LAND	KEY LARGO
Legal Description: BK 1 LT 4 SILVER LAKE PARK SUBD KEY LARGO PB4-95 O R610-751 OR636-728 OR640-194 OR1109-2483 OR13			
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY			
Address: 1200 TRUMAN AVE STE 207		KEY WEST	FL 33040-7270
AK: 8916914	Parcel ID: 00454490-000100	Physical Location 230 MAGNOLIA ST	KEY LARGO
Legal Description: OCEAN ACRES PB1-88 KEY LARGO THE S 69FT OF THE E 6 9FT OF BK 17 OR504-591 OR1031-1875QC OR1031-			
Owners Name: CROWN CASTLE TOWERS 09 LLC C/O CROWN CASTLE USA INC			
Address: 4017 WASHINGTON RD PMB 353		CANONSBURG	PA 15317-2520

AK: 1557099 **Parcel ID:** 00453510-000000 **Physical Location** VACANT LAND KEY LARGO
Legal Description: BK 1 LT 2 SILVER LAKE PARK SUBD PB4-95 KEY LARGO O R389-824/25 OR837-1116 OR1468-126 OR1695-2023/
Owners Name: COUNTY OF MONROE C/O BOARD OF COUNTY COMMISSIONERS
Address: 500 WHITEHEAD ST KEY WEST FL 33040

AK: 1558133 **Parcel ID:** 00454550-000000 **Physical Location** VACANT LAND KEY LARGO
Legal Description: OCEAN ACRES PB1-188 KEY LARGO BLK 23 OR594-814 OR7 72-1647 OR1586-1573F/J OR2235-1685/87
Owners Name: TITF C/O DEP
Address: 3900 COMMONWEALTH BLVD TALLAHASSEE FL 32399-3000

AK: 1557137 **Parcel ID:** 00453550-000000 **Physical Location** 219 OLEANDER DR KEY LARGO
Legal Description: BK 1 LT 6 SILVER LAKE PARK SUBD KEY LARGO PB4-95 O R520-28 OR826-488D/C OR826-489 OR1843-1686 OF
Owners Name: TOMKO GERALD G
Address: 219 OLEANDER DR KEY LARGO FL 33037-4401

AK: 1558087 **Parcel ID:** 00454500-000000 **Physical Location** 65 ATLANTIC DR KEY LARGO
Legal Description: OCEAN ACRES KEY LARGO PB1-188 LOTS 35-36 AND 45 BL K 18 OR357-339 OR699-764 OR699-767-68 OR744-20
Owners Name: DOHERTY ROBERT M AND YVETTE L/E
Address: 13 BAY RD KEY LARGO FL 33037-2924

AK: 1557951 **Parcel ID:** 00454370-000000 **Physical Location** VACANT LAND KEY LARGO
Legal Description: BK 10 LT 3 OCEAN ACRES KEY LARGO PB1-188 LOTS 35-3 6 & 45 SEC 28 TWP 61S R 39E B120 G66-569 OR866
Owners Name: BOARD OF TRUSTEES OF THE IITF
Address: 3900 COMMONWEALTH BLVD MLSTN 115 TALLAHASSEE FL 32399-3000

AK: 1558117 **Parcel ID:** 00454530-000000 **Physical Location** VACANT LAND KEY LARGO
Legal Description: OCEAN ACRES PB1-188 KEY LARGO BLK 21 G66-569 OR247 4-1200T/D OR2686-2340T/D
Owners Name: JTW ACCOUNT SERIES LLC SERIES 1 C/O JTW INC AGENT ASHTON DEPEYSTER
Address: 8409 N MILITARY TRL STE 107 WEST PALM BEACH FL 33410-6321

AK: 1558125 **Parcel ID:** 00454540-000000 **Physical Location** VACANT LAND KEY LARGO
Legal Description: OCEAN ACRES PB1-188 KEY LARGO SQR 22 OR594-814 O R1010-189 OR2324-1828/30
Owners Name: TIF C/O DEP
Address: 3900 COMMONWEALTH BLVD MAIL STATION 115 TALLAHASSEE FL 32399-3000

AK: 1557960 **Parcel ID:** 00454380-000000 **Physical Location** VACANT LAND KEY LARGO
Legal Description: BK 10 LT 4 OCEAN ACRES KEY LARGO PB1-188 LOTS 35-3 6 & 45 SEC 28 TWP 61S R 39E B120 G66-569 OR866
Owners Name: BOARD OF TRUSTEES OF THE IITF
Address: 3900 COMMONWEALTH BLVD MLSTN 115 TALLAHASSEE FL 32399-3000

AK: 1557935 **Parcel ID:** 00454350-000000 **Physical Location** VACANT LAND KEY LARGO
Legal Description: BK 10 LT 1 OCEAN ACRES KEY LARGO PB1-188 LOTS 35-3 6 & 45 SEC 28 TWP 61S R 39E B120 G66-569 OR866
Owners Name: BOARD OF TRUSTEES OF THE IITF
Address: 3900 COMMONWEALTH BLVD MLSTN 115 TALLAHASSEE FL 32399-3000

AK: 1557081 **Parcel ID:** 00453500-000000 **Physical Location** VACANT LAND KEY LARGO
Legal Description: BK 1 LT 1 SILVER LAKE PARK SUBD KEY LARGO PB4-95 OR610-751 OR636-728 OR640-194 OR793-1022/1025
Owners Name: COUNTY OF MONROE C/O BOCC
Address: 1100 SIMONTON ST KEY WEST FL 33040

AK: 1557943 **Parcel ID:** 00454360-000000 **Physical Location** VACANT LAND KEY LARGO
Legal Description: BK 10 LT 2 OCEAN ACRES KEY LARGO PB1-188 LOTS 35-3 6 & 45 SEC 28 TWP 61S R 39E B120 G66-569 OR866
Owners Name: BOARD OF TRUSTEES OF THE IITF
Address: 3900 COMMONWEALTH BLVD MLSTN 115 TALLAHASSEE FL 32399-3000

AK: 1557102 **Parcel ID:** 00453520-000000 **Physical Location** VACANT LAND KEY LARGO
Legal Description: BK 1 LT 3 SILVER LAKE PARK SUBD PB4-95 KEY LARGO O R389-820/21 OR928-603D/C OR928-605AFF OR928-6
Owners Name: COUNTY OF MONROE C/O BOARD OF COUNTY COMMISSIONERS
Address: 500 WHITEHEAD ST KEY WEST FL 33040

AK: 1558109	Parcel ID: 00454520-000000	Physical Location VACANT LAND	KEY LARGO
Legal Description: OCEAN ACRES PB1-188 KEY LARGO BLK 20 G9-528-29 OR1 111-1311/21PROBATE OR1111-1306 OR1398-184/21			
Owners Name: MAGNOLIA 101 LLC			
Address: 195 N AIRPORT RD		TAVERNIER	FL 33070
AK: 1557901	Parcel ID: 00454320-000000	Physical Location VACANT LAND	KEY LARGO
Legal Description: OCEAN ACRES KEY LARGO PB1-188 LOTS 35-36 & 45 SEC- 28 TWP-61S R-39E SQR 7 G66-569 OR866-878/879 O			
Owners Name: BOARD OF TRUSTEES OF THE IITF			
Address: 3900 COMMONWEALTH BLVD		MLSTN 115 TALLAHASSEE	FL 32399-3000
AK: 1558052	Parcel ID: 00454470-000000	Physical Location 300 ATLANTIC DR	KEY LARGO
Legal Description: BLK 15 OCEAN ACRES PB1-188 KEY LARGO OR647-251 OR705-716 OR776-1496 OR925-12/13E OR963-2450 O			
Owners Name: SANTE CHRISTOPHER D AND PAMELA			
Address: PO BOX 373006		KEY LARGO	FL 33037-8006
AK: 1095711	Parcel ID: 00087100-000100	Physical Location 100301 OVERSEAS	KEY LARGO
Legal Description: 27/28 61 39 ISLAND OF KEY LARGO PT LOT 30 LYING SE LY OF H/W OR786-444 OR786-445C OR1052-1949/5			
Owners Name: KEY LARGO WASTEWATER TREATMENT DISTRICT			
Address: PO BOX 370491		KEY LARGO	FL 33037-0491
AK: 8681771	Parcel ID: 00087100-000200	Physical Location VACANT LAND	KEY LARGO
Legal Description: 28 61 39 ISLAND OF KEY LARGO PART OF LOTS 22 & 23 & ALL OF LT 31 LYING SE'LY OF H/W (16.55AC) O			
Owners Name: KEY LARGO WASTEWATER TREATMENT DISTRICT			
Address: PO BOX 491		KEY LARGO	FL 33037-0491

FLORIDA KEYS AQUEDUCT AUTHORITY
1100 KENNEDY DR
KEY WEST , FL
33040-4021
454480.000000

MAGNOLIA 101 LLC
195 N AIRPORT RD
TAVERNIER FL
33070
454220.000000& 454110.000000

MONROE COUNTY COMPREHENSIVE PLAN LAND
AUTHORITY
1200 TRUMAN AVE STE 207
KEY WEST FL
33040-7270
453540.000000

BOARD OF TRUSTEES OF THE IITF
3900 COMMONWEALTH BLVD
MLSTN 115
TALLAHASSEE, FL
32399-3000
454330.000000

S MOBILITY BMIN FL 0241 BELLSOUTH UNREG TAX SECT
C/O CROWN CASTLE SOUTH
4017 WASHINGTON RD PMB 353
CANONSBURG PA
15317-2520
454490.000101

BOARD OF COUNTY COMMISSIONERS OF MONROE
COUNTY
500 WHITEHEAD ST
KEY WEST, FL
33040
454510.000000

BOARD OF TRUSTEES OF THE IITF
3900 COMMONWEALTH BLVD
MLSTN 115
TALLAHASSEE FL
32399-3000
454120.000000

MONROE COUNTY COMPREHENSIVE PLAN LAND
AUTHORITY
1200 TRUMAN AVE STE 207
KEY WEST, fl
33040-7270
453530.000000

CROWN CASTLE TOWERS 09 LLC
C/O CROWN CASTLE USA INC
4017 WASHINGTON RD PMB 353
CANONSBURG, PA
15317-2520
454490.000100

COUNTY OF MONROE
C/O BOARD OF COUNTY COMMISSIONERS
500 WHITEHEAD ST
KEY WEST, FL
33040
453510.000000

TIITF
C/O DEP
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL
32399-3000
454550.000000

GERALD G TOMKO
219 OLEANDER DR
KEY LARGO, FL
33037-4401
453550.000000

ROBERT M AND YVETTE DOHERTY L/E
13 BAY RD
KEY LARGO FL
33037-2924
454500.000000

BOARD OF TRUSTEES OF THE IITF
3900 COMMONWEALTH BLVD
MLSTN 115
TALLAHASSEE FL
32399-3000
454370.000000

JTW ACCOUNT SERIES LLC SERIES 1
C/O JTW INC AGENT ASHTON DEPEYSTER G FLASH GP INC
8409 N MILITARY TRL STE 107
WEST PALM BEACH, FL
33410-6321
454530.000000

TIFF
C/O DEP
3900 COMMONWEALTH BLVD MAIL STATION 115
TALLAHASSEE, FL
32399-3000
454540.000000

BOARD OF TRUSTEES OF THE IITF
3900 COMMONWEALTH BLVD
MLSTN 115
TALLAHASSEE, FL
32399-3000
454380.000000

BOARD OF TRUSTEES OF THE IITF
3900 COMMONWEALTH BLVD
MLSTN 115
TALLAHASSEE, FL
32399-3000
454350.000000

COUNTY OF MONROE
C/O BOCC
1100 SIMONTON ST
KEY WEST, FL
33040
453500.000000

BOARD OF TRUSTEES OF THE IITF
3900 COMMONWEALTH BLVD
MLSTN 115
TALLAHASSEE, FL
32399-3000
454360.000000

COUNTY OF MONROE
C/O BOARD OF COUNTY COMMISSIONERS
500 WHITEHEAD ST
KEY WEST FL
33040
453520.000000

MAGNOLIA 101 LLC
195 N AIRPORT RD
TAVERNIER FL
33070
454520.000000

BOARD OF TRUSTEES OF THE IITF
3900 COMMONWEALTH BLVD
MLSTN 115
TALLAHASSEE FL
32399-3000
454320.000000

CHRISTOPHER D AND PAMELA SANTE
PO BOX 373006
KEY LARGO, FL
33037-8006
454470.000000

KEY LARGO WASTEWATER TREATMENT DISTRICT
PO BOX 370491
KEY LARGO FL
33037-0491
87100.000100

KEY LARGO WASTEWATER TREATMENT DISTRICT
PO BOX 491
KEY LARGO, FL
33037-0491
87100.000200

MAGNOLIA 101 LLC
195 N AIRPORT RD
TAVERNIER, FL
33070
454220.000000

MAGNOLIA 101 LLC
195 N AIRPORT RD
TAVERNIER, FL
33070
454110.000000

MAGNOLIA 101 LLC
195 N AIRPORT RD
TAVERNIER, FL
33070
454230.000000

Monroe County Solid Waste Management
1100 Simonton St.
Suite 2-284
Key West, FL 33040

May 27, 2016

RE: RE# 00454520-000000

To Whom It May Concern:

Please accept this Letter of Coordination as notice that Magnolia 101, LLC is intending to seek approval to reconfigure the site to be more efficient for C&D removal at the property most commonly known as RE# 00454520-000000.

In order for us to continue to move forward in the development review process we are now requesting a Letter of Coordination from your department. We will forward all related plans to you for approval prior to commencement of work and subsequent inspections.

If you need anything else from us, please do not hesitate to contact us.

Thank you in advance,

Donald W. Horton, CBO, CRC
President, Island Construction Management, Inc.



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

May 27, 2016

RE: RE# 00454520-000000

To Whom It May Concern:

Please accept this Letter of Coordination as notice that Magnolia 101, LLC is intending to seek approval to reconfigure the site to be more efficient for C&D removal at the property most commonly known as RE# 00454520-000000.

In order for us to continue to move forward in the development review process we are now requesting a Letter of Coordination from your department. We will forward all related plans to you for approval prior to commencement of work and subsequent inspections.

If you need anything else from us, please do not hesitate to contact us.

Thank you in advance,

Donald W. Horton, CBO, CRC
President, Island Construction Management, Inc.



KLWTD
P.O. Box 491,
Key Largo, FL 33037

May 27, 2016

RE: RE# 00454520-000000

To Whom It May Concern:

Please accept this Letter of Coordination as notice that Magnolia 101, LLC is intending to seek approval to reconfigure the site to be more efficient for C&D removal at the property most commonly known as RE# 00454520-000000.

In order for us to continue to move forward in the development review process we are now requesting a Letter of Coordination from your department. We will forward all related plans to you for approval prior to commencement of work and subsequent inspections.

If you need anything else from us, please do not hesitate to contact us.

Thank you in advance,

Donald W. Horton, CBO, CRC
President, Island Construction Management, Inc.



Florida Keys Electric Cooperative Association
PO Box 377
Tavernier, Florida 33070

May 27, 2016

RE: RE# 00454520-000000

To Whom It May Concern:

Please accept this Letter of Coordination as notice that Magnolia 101, LLC is intending to seek approval to reconfigure the site to be more efficient for C&D removal at the property most commonly known as RE# 00454520-000000.

In order for us to continue to move forward in the development review process we are now requesting a Letter of Coordination from your department. We will forward all related plans to you for approval prior to commencement of work and subsequent inspections.

If you need anything else from us, please do not hesitate to contact us.

Thank you in advance,

Donald W. Horton, CBO, CRC
President, Island Construction Management, Inc.



Florida Keys Aqueduct Authority
91620 Overseas Highway
Tavernier, Florida 33070

May 27, 2016

RE: RE# 00454520-000000

To Whom It May Concern:

Please accept this Letter of Coordination as notice that Magnolia 101, LLC is intending to seek approval to reconfigure the site to be more efficient for C&D removal at the property most commonly known as RE# 00454520-000000.

In order for us to continue to move forward in the development review process we are now requesting a Letter of Coordination from your department. We will forward all related plans to you for approval prior to commencement of work and subsequent inspections.

If you need anything else from us, please do not hesitate to contact us.

Thank you in advance,

Donald W. Horton, CBO, CRC
President, Island Construction Management, Inc.



Monroe County Fire Marshal
2798 Overseas Hwy. 2nd Floor
Marathon, FL 33050

May 27, 2016

RE: RE# 00454520-000000

To Whom It May Concern:

Please accept this Letter of Coordination as notice that Magnolia 101, LLC is intending to seek approval to reconfigure the site to be more efficient for C&D removal at the property most commonly known as RE# 00454520-000000.

In order for us to continue to move forward in the development review process we are now requesting a Letter of Coordination from your department. We will forward all related plans to you for approval prior to commencement of work and subsequent inspections.

If you need anything else from us, please do not hesitate to contact us.

Thank you in advance,

Donald W. Horton, CBO, CRC
President, Island Construction Management, Inc.



Wildlife Management Area
c/o Florida Game and Fresh Water Fish Commission
3900 Drane Field Road
Lakeland, FL 3381

May 27, 2016

RE: Site Re-development of Whale Harbor Property, Islamorada

To Whom It May Concern:

Please accept this Letter of Coordination as notice that Magnolia 101, LLC is intending to seek approval to reconfigure the site to be more efficient for C&D removal at the property most commonly known as RE# 00454520-000000.

In order for us to continue to move forward in the development review process we are now requesting a Letter of Coordination from your department. We will forward all related plans to you for approval prior to commencement of work and subsequent inspections.

If you need anything else from us, please do not hesitate to contact us.

Thank you in advance,

Donald W. Horton, CBO, CRC
President, Island Construction Management, Inc.



Milady Cernuda: Right of Way Agent
Property Management Administration-District 6
State of Florida Department of Transportation
Adam Leigh Cann Building
1000 NW 111th Avenue, Room 6105-B
Miami, Florida 33172

May 27, 2016

RE: RE# 00454520-000000

To Whom It May Concern:

Please accept this Letter of Coordination as notice that Magnolia 101, LLC is intending to seek approval to reconfigure the site to be more efficient for C&D removal at the property most commonly known as RE# 00454520-000000.

In order for us to continue to move forward in the development review process we are now requesting a Letter of Coordination from your department. We will forward all related plans to you for approval prior to commencement of work and subsequent inspections.

If you need anything else from us, please do not hesitate to contact us.

Thank you in advance,

Donald W. Horton, CBO, CRC
President, Island Construction Management, Inc.



Florida Department of Health
102050 Overseas Highway, Suite 202
Key Largo, Florida 33037

May 27, 2016

RE: Site Re-development of Whale Harbor Property, Islamorada

To Whom It May Concern:

Please accept this Letter of Coordination as notice that Magnolia 101, LLC is intending to seek approval to reconfigure the site to be more efficient for C&D removal at the property most commonly known as RE# 00454520-000000.

In order for us to continue to move forward in the development review process we are now requesting a Letter of Coordination from your department. We will forward all related plans to you for approval prior to commencement of work and subsequent inspections.

If you need anything else from us, please do not hesitate to contact us.

Thank you in advance,

Donald W. Horton, CBO, CRC
President, Island Construction Management, Inc.



Florida Department of Environmental Protection
2796 Overseas Highway, Suite 221
Marathon, Florida 33050

May 27, 2016

RE RE# 00454520-000000

To Whom It May Concern:

Please accept this Letter of Coordination as notice that Magnolia 101, LLC is intending to seek approval to reconfigure the site to be more efficient for C&D removal at the property most commonly known as RE# 00454520-000000.

In order for us to continue to move forward in the development review process we are now requesting a Letter of Coordination from your department. We will forward all related plans to you for approval prior to commencement of work and subsequent inspections.

If you need anything else from us, please do not hesitate to contact us.

Thank you in advance,

Donald W. Horton, CBO, CRC
President, Island Construction Management, Inc.



ACOE
9900 Sw 107th Ave Ste 203
Miami, Florida 33176

May 27, 2016

RE: RE# 00454520-000000

To Whom It May Concern:

Please accept this Letter of Coordination as notice that Magnolia 101, LLC is intending to seek approval to reconfigure the site to be more efficient for C&D removal at the property most commonly known as RE# 00454520-000000.

In order for us to continue to move forward in the development review process we are now requesting a Letter of Coordination from your department. We will forward all related plans to you for approval prior to commencement of work and subsequent inspections.

If you need anything else from us, please do not hesitate to contact us.

Thank you in advance,

Donald W. Horton, CBO, CRC
President, Island Construction Management, Inc.



U.S. Fish and Wildlife Service
8535 Northlake Boulevard
West Palm Beach, FL 33412

May 27, 2016

RE: RE# 00454520-000000

To Whom It May Concern:

Please accept this Letter of Coordination as notice that Magnolia 101, LLC is intending to seek approval to reconfigure the site to be more efficient for C&D removal at the property most commonly known as RE# 00454520-000000.

In order for us to continue to move forward in the development review process we are now requesting a Letter of Coordination from your department. We will forward all related plans to you for approval prior to commencement of work and subsequent inspections.

If you need anything else from us, please do not hesitate to contact us.

Thank you in advance,

Donald W. Horton, CBO, CRC
President, Island Construction Management, Inc.



Existing Conditions Report

of
Square 1, Ocean Acres Sub-division
Proposed Grant of Conservation Easement - Key Largo
Monroe County, Florida
RE #s 00454110-000000; Sec 28 Tw n 61 Rge 39

for
Magnolia 101 LLC – Parcel Owner
c/o Don Horton, Island Construction Management, Inc.
88888 Overseas Hwy.
Tavernier, Florida 33070

February 25, 2016



Plans by: Harry A. DeLashmutt, Biosurveys, Inc.
794 26th Street
Marathon, Florida 33050
Phone – (305) 942-9221
Email – hdelashmutt@comcast.net

Existing Vegetative Habitat Conditions

A vegetative assessment and plant sample comparison analysis using a 30' wide rectangular quadrat was conducted on the subject property by the undersigned on February 25, 2016. Existing vegetative habitat conditions were documented and classified in the following report. The size of the trees indicates that this hammock vegetation is second growth. It is not significantly disturbed internally but the border is fringed with heavy cover of invasive exotic plants. The hammock contains eight (8) Listed plant species along with Monroe County regulated or protected native trees that measure four inches or greater in trunk diameter at breast height.

There were 609 estimated protected trees/plants (4" DBH or greater dia.) and those listed as Endangered, Threatened, or Regionally Important on the existing hammock area. All perimeter invasive exotics were marked for eradication. Visible evidence of the State protected arboreal tree snails (*Liguus fasciatus*) was found on hammock trees in this square. There were no other listed snails, bird or animals found during the mitigation field work and no evidence of special or critical habitat.

The undeveloped square is located on the Atlantic Ocean side of the Overseas Highway near the 101 mile marker in Key Largo. The width of the square is 190 feet and the length runs 200 feet north to south orientation. Overall acreage is .87 acres of upland vegetative habitat. There are no identified wetlands found on the or near the square. The habitat has been displaced in the southern half of the square by clearing of the land and use as part of an adjacent transfer station of solid waste. This historic use has been discontinued and the area restored with hammock hardwood planting. Discussion of this restoration planting is covered below. Two sides of the square are fenced securely by a six foot high chain link fence. The habitat on the northern half of the square is a balanced tier of mature tropical hardwood canopy trees with a diverse understory and moderate ground cover. Soils are typical of what can be found in upper Keys high hammock habitat. Limestone caprock can be found near the surface and exposed in many locations. Root matrix is shallow and there is evidence of wind uprooting due to this substrate. A major portion of the linear boundary of the hammock is covered with invasive exotic vegetation. Attempts have been found to clear the exotics but they have re-established in a denser growth pattern than initial invasions.

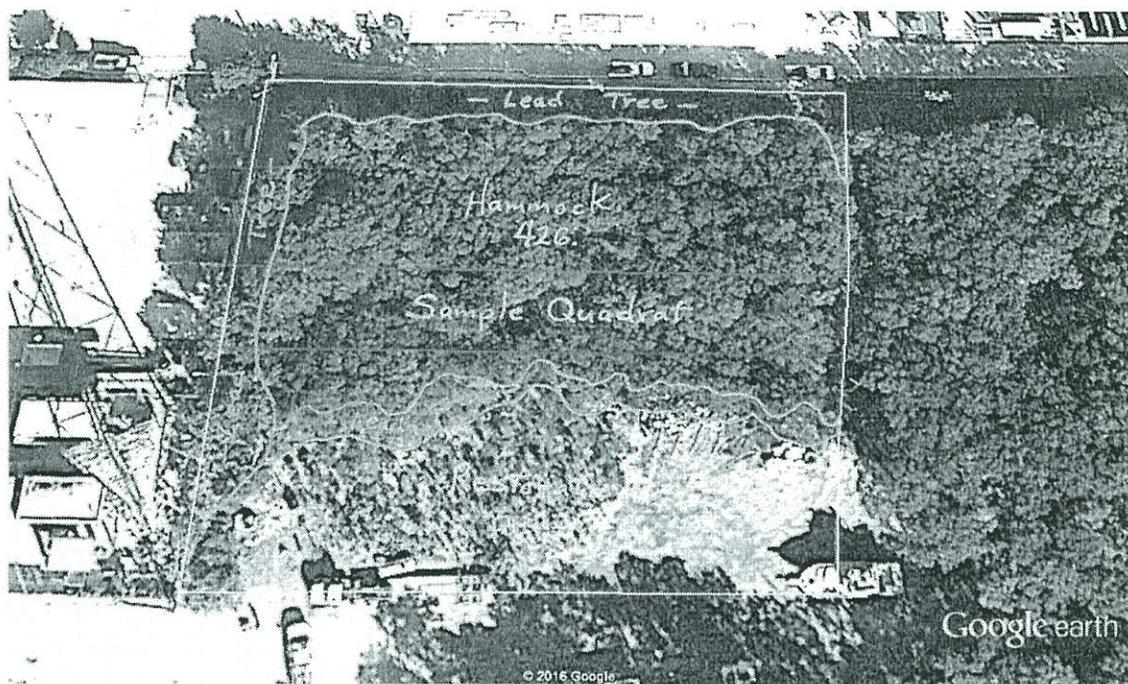
The habitat can be classified as predominantly "Disturbed with Hammock-740.1". The disturbance is the fringe infestation by invasive exotic Lead Tree and Brazilian Pepper. There are scattered Sapodilla trees found within the hammock but generally there are no other significant disturbances inside of the hammock area. Some exotics are found inside the restoration planting area and have been marked for eradication maintenance. The site is designated Tier 1 by Monroe County, Growth Management Division. This biological assessment, hammock boundary delineation, measuring and estimating of the vegetation was conducted by the undersigned on February 25, 2016. A mitigation assessment of this square was conducted in 2010 by the undersigned and used to compare restoration progression of the site. The report provides a snapshot of existing native upland vegetation habitat. Invasive exotic plants have been marked in orange tree paint.

The Monroe County Protected Animal Species maps were accessed and showed potential critical habitat on or in the area of this parcel. However, current updating of the US Fish & Wildlife protected species mapping has focus layers showing this hammock area to be "potentially suitable"

critical habitat for six endangered species. They are the Eastern Indigo Snake, Key Largo Cotton Mouse, the Key Largo Woodrat, Schaus's Swallowtail Butterfly, and protected and endangered Tree Snails. This assessment particularly emphasized the identification of any such habitat and / or direct observation of these protected species.

Methodology:

The assessment is to establish the vegetative habitat types within the boundaries of the total parcel through the identification and quantification of combined plant species, soil types, and hydrology. All regulated and listed plants found in this development section on the parcel were assessed for the habitat classification and quality of the vegetation. Quantitative scope species diversity of the parcel was based on a 30' wide linear quadrat from the east boundary to the west boundary along the northern part of the one half of the subject square. This is the relatively undisturbed portion of the square and currently covered with hammock habitat. The restoration planting area is to the south of the hammock area. The restoration planting is inventoried and described below.



View of Square 1 – Red Line Depicts 30' wide Sampling Quadrat - Vegetative Habitat. Gold Line is Invasive Exotic Border

The square and quadrat was inspected for vegetation listed as protected. All native species four (4) inches or greater in diameter at breast height (DBH) were identified, measured and documented. Small in diameter listed plants were measured in feet - overall height. The identification and field inventory of plants on this property referenced the manuals - *Notes on Florida's Endangered and Threatened Plants* by Florida Department of Agriculture; *Native Trees and Shrubs of the Florida Keys* by Paul Scurlock; *Trees of Everglades National Park and the Florida Keys* by George Stevenson; and *Identification & Biology of Non-Native Plants in Florida's Natural Areas* by Langeland & Burks. Soils and substrate were assessed using *Soil Survey of Monroe County, Keys*

Area, Florida, by the US Department of Agriculture. The County “Protected Animal Habitat Maps” and the US Fish & Wildlife GIS critical habitat maps were analyzed for any potential critical species habitat on or near the parcel. Any extent of wetlands delineation on this parcel followed the protocol found in Section 373.421 Florida Statutes and codified in 62.340, Florida Administrative Code. Any direct observation of wildlife or significant signs found during the Vegetation Survey were noted during the assessment and included in this report.

Vegetative Analysis of Property

In accordance with the County’s Land Development Regulations, the existing conditions report is to identify, measure, mark and map all native plants that measure 4 inches or greater in diameter at breast height (DBH) on the parcel (Square). In addition, all listed (protected status plants) are to be identified and mapped. In this case, due to the large size of the square or parcel, a rectangular quadrat of a size that represents the composition and quality of the overall vegetative habitat is used to assess habitat. This approach presents the data needed to classify and determine diversity of the overall habitat (see Tables 2. & 3. below). Three percent or less of the internal hammock area shows invasive exotic issues mostly Sapodilla. The hammock is surrounded on three sides by dense stands of invasive exotic vegetation - fringe. Intrusion into the hammock is checked or abated by the dense quality of the hammock and its understory. The proper classification of this habitat on Square 1 is “Disturbed with Hammock – 740.1”. Dominant woody plants found on the parcel are Gumbo Limbo, Jamaica Dogwood, Blolly, Black Ironwood, Pigeon Plum, Inkwood, Mahogany, Poisonwood, Saffron Plum, Strongbark, Willow Busic, Strangler Fig, Cinnamon bark, and Wild Tamarind. Hammock understory is dominated with Jamaica Caper, Blackbead, Limber Caper, Marlberry, Yellowroot, Spicewood, Randia, Spanish Stopper, White Stopper, Wild Lime and Wild Coffee.

The delineation line for the boundary of the assessment quadrat was identified using compass bearings and GPS settings from known corners and points. A survey dated 4/9/08 by Lawrence Frank was also referenced for identifying the parcel boundaries. Habitat mapping is depicted by boundary lines drawn in different colors on aerial photos.



Sq. 1 Hammock in Bkgd – Transfer Station Area Use – 2010
As it appeared prior to the planting in 2014 -15



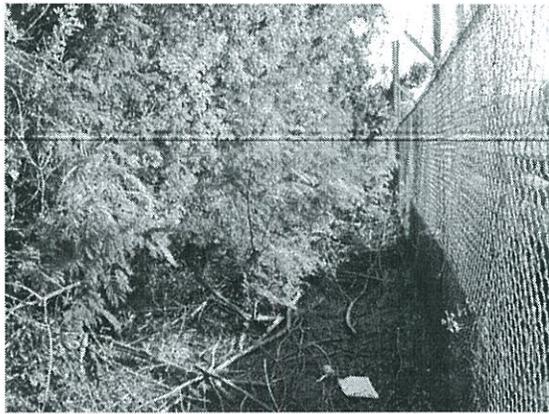
Current Restoration Planting of – Sq. 1 Transfer Area
Note the Height and Density of the Restoration Planting Area



Restoration Planting Area on South End of Square 1 frm Access Rd

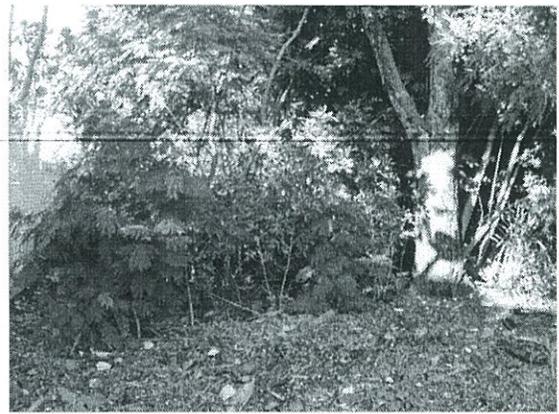


East Side of Hammock – View North Along Access Rd.



Invasive Exotic Lead Tree Along N. Boundary Fence Line

Note: Exotics exist all along the northern and western fringe of the Square 1 hammock – between hammock line and fences.



SW Corner of Hammock – Lead Tree Marked for Eradication

Plant Codes for The Vegetative Species List Below are:

Protected (P); Threatened (T); Endangered (E); Regionally Important (RI); Invasive Exotic (IEX); Exotic (EX); Native plant codes are (N) followed by their protective status or value.

Table 1. - Vegetative Species List

Hammock habitat regulated (4"DBH or greater) and listed (protected) plant species encountered in the quadrat study areas and their status:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Status</u>	<u>Symbol</u>
Beggars Tick	<i>Desmodium canum</i>	N	
Black Ironwood	<i>Krugiodendron ferreum</i>	N – RI	BI
Blackbead	<i>Pithecellobium keyense</i>	N – T	BB
Blolly	<i>Guapita longifolia</i>	N	BL
Blue Porterweed	<i>Stachytarpheta jamaicensis</i>	N	
Buttonwood	<i>Conocarpus erectus</i>	N	B
Cats Claw	<i>Pithecellobium unguis-cati</i>	N	
Cinnamon Bark	<i>Canella winterana</i>	N – RI	CB
Cockspur	<i>Pisonia aculeata</i>	N	

Crabwood	<i>Ateramnus lucidus</i>	N	
Everglades Velvetseed	<i>Guettarda elliptica</i>	N	
Greenbriar Vine	<i>Smilax auriculata</i>	N	
Gumbo Limbo	<i>Bursera simaruda</i>	N	G
Indigo Berry	<i>Randia aculeata</i>	N	
Inkwood	<i>Exothea paniculata</i>	N – RI	I
Jamaica Dogwood	<i>Piscidia piscipula</i>	N	J
Jamaica Caper	<i>Capparis cynophallophora</i>	N	
Limber Caper	<i>Capparis flexuosa</i>	N	
Marlberry	<i>Ardisia escallonioides</i>	N	
Morning Glory	<i>Ipomoea muscari</i>	N	
Mouses Pineapple	<i>Morinda royoc</i>	N	
Pencil Flower	<i>Stylosanthes hamata</i>	N	
Pigeon Plum	<i>Coccoloba diversifolia</i>	N	PP
Poisonwood	<i>Metopium toxiferum</i>	N	P
Saffron Plum	<i>Sideroxylon celastrina</i>	N	
Scorpion tail	<i>Heliotropium angiospermum</i>	N	
Short Leaf Fig	<i>Ficus citrifolia</i>	N	SLF
Snowberry	<i>Chiococca alba</i>	N	
Strangler Fig	<i>Ficus aurea</i>	N	SF
Strong Bark	<i>Bourreria succulenta</i>	N	
Spanish Needles	<i>Bidens alba</i>	N	
Spanish Stopper	<i>Eugenia foetida</i>	N	
Spicewood	<i>Calypttranthes pallens</i>	N – RI	SW
Virginia Creeper	<i>Parthenocissus quinquefolia</i>	N	
West Indies Mahogany	<i>Swietenia mahagoni</i>	N – T	M
White Stopper	<i>Eugenia axillaries</i>	N	
White Ironwood	<i>Hypelate trifoliata</i>	N - E	WI
Wild Bamboo	<i>Lasicacis divaricata</i>	N	
Wild Coffee	<i>Psychotria nervosa</i>	N	
Wild Lantana	<i>Lantana involucrate</i>	N	
Wild Lime	<i>Zanthoxylum fagara</i>	N – RI	WL
Wild Poinsettia	<i>Euphorbia heterophylla</i>	N	
Willow Bustic	<i>Bumelia salicifolia</i>	N	WB
Wild Tamarind	<i>Lysiloma latisiliquum</i>	N	WT
Yellow Joyweed	<i>Alternanthera flavenscens</i>	N	
Yellow Root	<i>Morinda royoc</i>	N	
<u>Invasive Exotic Plants:</u>			
Brazilian Pepper	<i>Schinus terebinthifolius</i>	IEX I	B
Castor bean	<i>Ricinus communis</i>	IEX II	C
Lead Tree	<i>Leucaena leucocephala</i>	IEX II	L
Torpedo Grass	<i>Panicum repens</i>	IEX I	T
Sapodilla	<i>Manilkara zapota</i>	IEX I	S

Note: Invasive Exotic Plant infestation areas are depicted as a gold line on the aerial photos of the Square.

Wildlife List: (Observed)

Cloudless Sulphur Butterfly	<i>Phoebis sennae</i>
Crab Spider	<i>Casteracantha cancriformis</i>
Giant Swallowtail Butterfly	<i>Papilio cresphontes</i>
Ringed Turtle Dove	<i>Streptopelia risoria</i>

Protected Tree/Plant Numbers – Square 1.

Table 2. – Estimated Protected Tree/Plant Numbers – 30' Sampling Quadrat
(Regulated and Listed Plants)

Factor is 6,365 sf Quadrat / 21,000 sf Hammock Area on Square 1

<u>Species Symbol</u>	<u>Size</u>	<u>30' Wide Quadrat Count</u>	<u>Total Area Factor-3.3X</u>
BB	10g	4	13
BB	7	7	23
BB	3	5	17
BI	25	11	36
BI	10	2	7
BI	7	9	30
BI	3	12	40
BL	25	7	23
CB	25	2	7
CB	10	4	13
G	25	14	46
I	10	8	26
I	7	6	20
I	3	5	17
J	25	9	30
M	25	16	53
M	7	10	33
M	3	7	23
P	25	7	23
PP	25	6	20
SF	25	2	7
SW	7	3	10
SW	3	8	26
SLF	25	4	13
SS	25	2	7
WT	25	7	23
WB	25	4	13
WI	25	1	3
WI	10	2	7

TOTAL PROTECTED PLANTS IN HAMMOCK **609**

Table 3. – Size Class Distribution of Protected Plants in Hammock

<u>Size Class</u>	<u>Plant Count</u>	<u>Percent of Total</u>
3g	126	20
7g	119	19
10g	60	11
25g	304	50
	<u>Total 609</u>	<u>100%</u>

Table 4. – Density of Protected Plants in the Existing Hammock Area

$$\begin{aligned} &\text{Total Plants / SF of Hammock} \\ &609 \text{ Plants} / 21,000 = .029 \text{ Protected Plants per sq. ft.} \\ &\text{X } 43,560 = 1,263.24 \text{ Plants per Acre} \end{aligned}$$

Total Est. Density of Protected Plants in the existing Square 1. Hammock - **1,263.24 Plants / Acre**

609 Protected Plants Est. in .482 Acre or 21,000 sf

Restoration Planting Area Inventory – Sq. 1.

A restoration of hammock area plants in the southern portion of the subject square was commenced in 2014 planted in three stages. The staged planting occurred in February and May of 2015. There are 300 – 350 native plants on the 17,000 sf planting site of Square 1. Holes were drilled into the near surface bedrock for these plantings. Minor intrusion by invasive exotic plants is evident and needs to be kept eradicated from the area. The owner has been replacing any plant mortality as it occurs and the plants are disease free and healthy. Average height of the plants in the planted area is 11 feet. Note there is the invasive exotic Lead Tree growing in a strip between the main existing hammock area and this planting area that need to be eradicated as soon as possible. This strip of exotics was present prior to the planting and threatens to spread into the north side of the planting area. The following inventory represents the hammock species diversity in the restoration area:

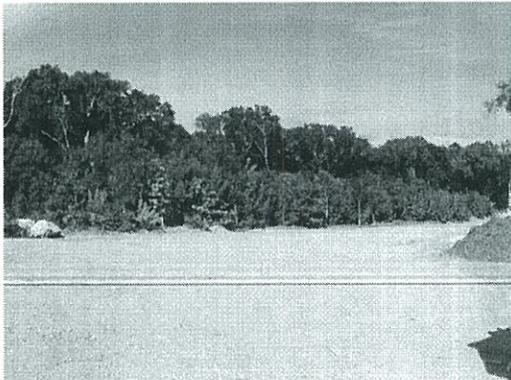
Plant Inventory –17,000 sf. Planting Area in Sq. 1.

Blackbead	<i>Pithecellobium keyense</i>	N – T
Blolly	<i>Guapita longifolia</i>	N
Buttonwood	<i>Conocarpus erectus</i>	N
Silver Buttonwood	<i>Conocarpus erectus var sericeus</i>	N
Crabwood	<i>Ateramnus lucidus</i>	N
Fiddlewood	<i>Citharexylum fruticosum</i>	N - RI
Firebush	<i>Hamelia patens</i>	N
Geiger Tree	<i>Cordia sebestina</i>	N - RI
Gumbo Limbo	<i>Bursera simaruda</i>	N
Inkwood	<i>Exothea paniculata</i>	N – RI
Jamaica Dogwood	<i>Piscidia piscipula</i>	N
Jamaica Caper	<i>Capparis cynophallophora</i>	N
Lignumvitae	<i>Guajacum sanctum</i>	N - E
Paradise Tree	<i>Simarouba glauca</i>	N - RI
Pigeon Plum	<i>Coccoloba diversifolia</i>	N
Redberry Stopper	<i>Eugenia confuse</i>	N - T
Satin Leaf	<i>Chrysophyllum oliviforme</i>	N - T
Sea Grape	<i>Coccoloba uvifera</i>	N
Simpson Stopper	<i>Myrcianthes fragrans</i>	N
Spanish Stopper	<i>Eugenia foetida</i>	N
West Indies Mahogany	<i>Swietenia mahagoni</i>	N – T
Wild Tamarind	<i>Lysiloma salicifolium</i>	N
Willow Bustic	<i>Bumelia salicifolia</i>	N

Invasive Exotic Plants:

Brazilian Pepper	<i>Schinus terebinthifolius</i>	IEX I	B
Castor bean	<i>Ricinus communis</i>	IEX II	C
Lead Tree	<i>Leucaena leucocephala</i>	IEX II	L

Note: Invasive exotic plants are located primarily on the boundaries of the planting area. However, Castorbean and Lead Tree are found scattered within the plantings and threaten the habitat unless kept under control with periodic maintenance.



Planting Area with Existing Hammock in Background



Southeast corner of Planting Area & Abandoned Rd. Right

Protected or Endangered Species:

Listed species of trees / plants found on the hammock area are Black Ironwood (Regionally Important -RI), Inkwood (RI), Cinnamon bark (RI), Wild Lime (RI). West Indies Mahogany, Blackbead, and Spicewood have a protected status of “Threatened” and are common species found on the site. There is one “Endangered – E” species – small White Ironwood saplings.

The updated US Fish and Wildlife Service listing references this area as potential critical habitat for the following species: The Eastern Indigo Snake, Key Largo Cotton Mouse, the Key Largo Woodrat, Schaus’s Swallowtail Butterfly, protected and endangered Tree Snails, and the Keys Tree Cactus. There is evidence of the *Liguus spp.* tree snail but no imperiled tree snails were found in the Hammock trees. A Giant Swallowtail Butterfly (*Papilio cresphontes*) was observed by the undersigned and there is optimal habitat for the endangered Schaus’s Butterfly. There are no Tree Cacti on or near the site. The probability of habitat use is high by the remaining animal species due to connectivity of hammock habitat and the density of vegetation. Human disturbance is a potential issue to this square – but less to the others in the subdivision. There is no sign of bird rookery, nesting, or cover. Several small birds were observed resting in the tree tops during the assessment.



Brazilian Pepper Marked on Edge of Hammock – Sq. 1



Restoration Planting Area – Lead Tree & Castor bean

Existing Conditions Assessment by Harry DeLashmutt



Consulting Biologist February 25, 2016
Biosurveys, Inc.

GIS – Copies of Monroe County Habitat Class Map, Tier Map and Land Data, Prop. Record Card -
- next pages:

1:3,844

Layers

- MonroeCountySDE_Environmental_Lay
- Overview
- MCPA
- Habitat 2009
- Tier Overlay District
- Zoning
- Future Land Use Map (FLUM)
- 2006 Orthophotography
- 2009 Orthophotography
- 2012 image catalog
- 2015 Orthophotography



Monroe Co. GIS Overlay – Habitat Map (Hammock Classification in Square 1.)

1:3,844

Layers

- MonroeCountySDE_Environmental_Lay
- Overview
- MCPA
- Habitat 2009
- Tier Overlay District
- Zoning
- Future Land Use Map (FLUM)
- 2006 Orthophotography
- 2009 Orthophotography
- 2012 image catalog
- 2015 Orthophotography



Monroe Co. GIS – Tier Designation Map (Tier 1 habitat for Square 1.)

Property Record Card - Maps are now launching the new map application version.

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

Print Page

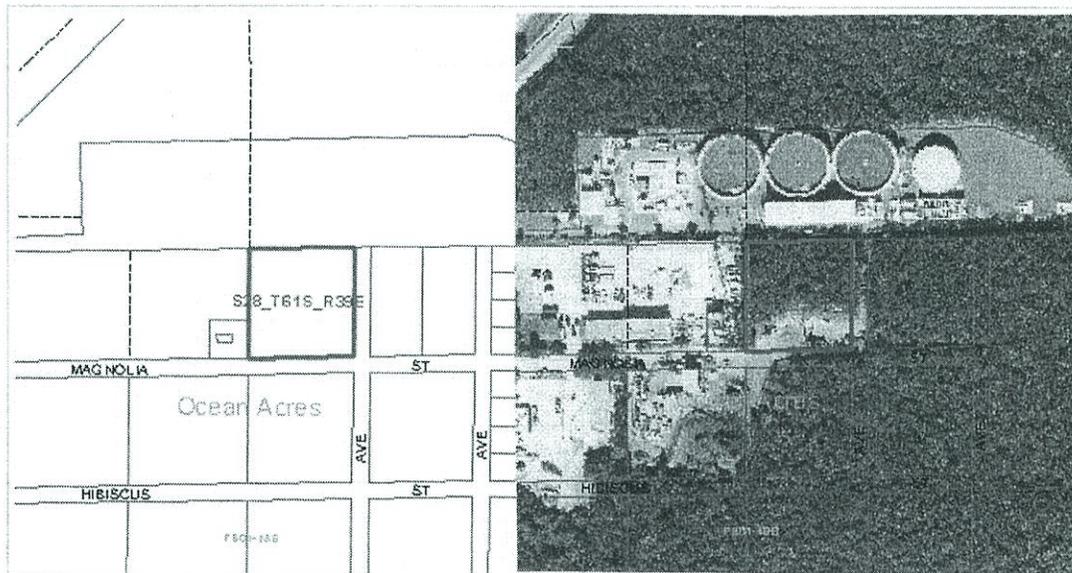
[Previous Record](#) **Alternate Key: 1557692 Parcel ID: 00454110-000000** [Next Record](#)

Ownership Details

Mailing Address:
MAGNOLIA 101 LLC
195 N AIRPORT RD
TAVERNIER, FL 33070

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 28-61-39
Property Location: VACANT LAND KEY LARGO
Subdivision: OCEAN ACRES
Legal Description: OCEAN ACRES KEY LARGO PB1-188 LOTS 35-36 & 45 SEC-28 TWP-61S R-39E B120 SQR 1 G9-528-529
Description: OR1111-1306 OR1111-1311/21PROBATE OR1398-184/213FJ OR1548-1551Q/C OR1548-1552 OR2160-1063/64



Existing Conditions Report

of
Square 5, Ocean Acres Sub-division
Proposed Grant of Conservation Easement - Key Largo
Monroe County, Florida
RE #s 00454220-000000; Sec 28 Twn 61 Rge 39

for
Magnolia 101 LLC – Parcel Owner
c/o Don Horton, Island Construction Management, Inc.
88888 Overseas Hwy.
Tavernier, Florida 33070

February 28, 2016



Plans by: Harry A. DeLashmutt, Biosurveys, Inc.
794 26th Street
Marathon, Florida 33050
Phone – (305) 942-9221
Email – hdelashmutt@comcast.net

Existing Vegetative Habitat Conditions

A vegetative assessment and plant sample comparison analysis using a 25' wide rectangular quadrat was conducted on the subject property by the undersigned on February 28, 2016. Existing vegetative habitat conditions were documented and classified in the following report. The size of the trees indicates that this hammock vegetation is second growth. It is not disturbed internally and there are no fringe issues with invasive exotic vegetation. It is contiguous with other squares with the same habitat. The hammock contains eight (8) Listed plant species along with Monroe County regulated or protected native trees that measure four inches or greater in trunk diameter at breast height (DBH).

There are 1,044 calculated protected trees/plants (4" DBH or greater dia.) and those listed as Endangered, Threatened, or Regionally Important on the existing hammock area of 38,000 sq. ft. or .87 acre. The parcel size or square is 200 feet long (north-south) and 190 feet wide. Visible evidence of the State protected arboreal tree snails (*Liguus fasciatus* and *Orthalicus floridensis*) was found on hammock trees in this square. There were no other listed snails, bird or animals found during the mitigation field work and no evidence of special or critical habitat.

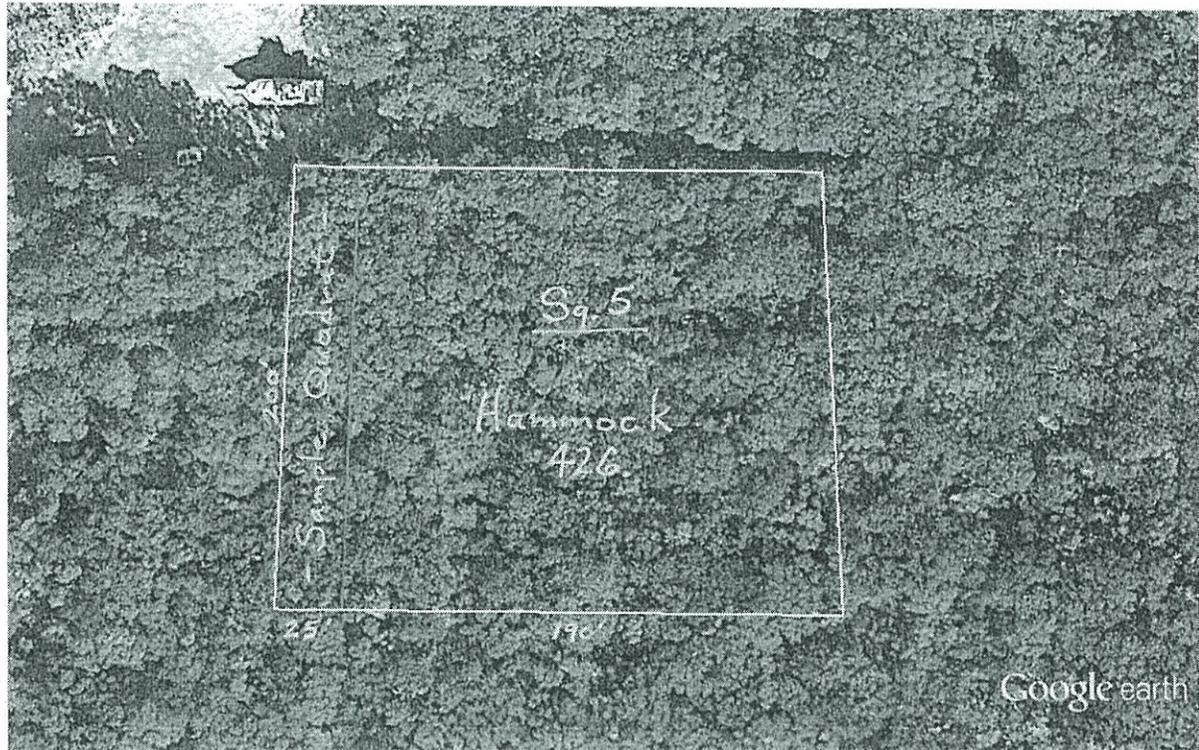
The undeveloped square is located on the Atlantic Ocean side of the Overseas Highway near the 101 mile marker in Key Largo. There are no identified wetlands found on or near the square. The habitat appears healthy and without disease or mortality. Diversity of species is high with a moderate density and light ground cover. The existing habitat on the square is a balanced tier of mature tropical hardwood canopy trees with a diverse understory. Soils are typical of what can be found in upper Keys high hammock habitat. Limestone caprock can be found near the surface and exposed in many locations. Root matrix is shallow and there is evidence of wind uprooting due to this substrate. The upland habitat can be classified as predominantly "Tropical Hardwood Hammock – 426.". There is no significant disturbance by exotics within the hammock interior area of this square. The site is designated Tier 1 by Monroe County, Growth Management Division. This biological assessment, hammock boundary delineation, measuring and estimating of the protected vegetation was conducted by the undersigned on February 28, 2016. The report provides a snapshot of existing native upland vegetation habitat. No wetlands exist on the parcel or adjacent to it.

The Monroe County Protected Animal Species maps were accessed and showed potential critical habitat on or in the area of this parcel. However, current updating of the US Fish & Wildlife protected species mapping has focus layers showing this hammock area to be "potentially suitable" critical habitat for six endangered species. They are the Eastern Indigo Snake, Key Largo Cotton Mouse, the Key Largo Woodrat, Schaus's Swallowtail Butterfly, and protected and endangered Tree Snails. This assessment particularly emphasized the identification of any such habitat and / or direct observation of these protected species.

Methodology:

The assessment is to establish the vegetative habitat types within the boundaries of the total parcel through the identification and quantification of combined plant species, soil types, and hydrology. All regulated and listed plants found in this development section on the parcel were assessed for the habitat classification and quality of the vegetation. Quantitative scope species diversity of the

parcel was based on data from a 25' wide rectangular quadrat placed from the north boundary to the south boundary along the western side of the subject square. This location is undisturbed and represents habitat elsewhere in the square that is currently covered with homogenous hardwood hammock habitat. The total size of the 200' by 25' sampling quadrat is 5,000 sq. ft.



Google earth



View of Square 5 – Red Line Depicts 25' wide Sampling Quadrat of Vegetative Habitat.

The square and quadrat was inspected for vegetation listed as protected. All native species four (4) inches or greater in diameter at breast height (DBH) were identified, measured and documented. Small in diameter listed plants were measured in feet - overall height. The identification and field inventory of plants on this property referenced the manuals - *Notes on Florida's Endangered and Threatened Plants* by Florida Department of Agriculture; *Native Trees and Shrubs of the Florida Keys* by Paul Scurlock; *Trees of Everglades National Park and the Florida Keys* by George Stevenson; and *Identification & Biology of Non-Native Plants in Florida's Natural Areas* by Langeland & Burks. Soils and substrate were assessed using *Soil Survey of Monroe County, Keys Area, Florida*, by the US Department of Agriculture. The County "Protected Animal Habitat Maps" and the US Fish & Wildlife GIS critical habitat maps were analyzed for any potential critical species habitat on or near the parcel. Any extent of wetlands delineation on this parcel followed the protocol found in Section 373.421 Florida Statutes and codified in 62.340, Florida Administrative Code. Any direct observation of wildlife or significant signs found during the Vegetation Survey were noted during the assessment and included in this report.

Vegetative Analysis of Property

In accordance with the County's Land Development Regulations, the existing conditions report is to identify, measure, mark and map all native plants that measure 4 inches or greater in diameter at breast height (DBH) on the parcel. In addition, all listed (protected status plants) are to be identified and mapped. In this case, due to the large size of the square or parcel, a rectangular quadrat of a size that represents the composition and quality of the overall vegetative habitat is used to assess habitat. This approach presents the data needed to classify, determine density and diversity of the overall habitat (see Tables 2. & 3. below). Any intrusion of exotics into the hammock has been checked or abated by the dense quality of the hammock and its understory. No invasive exotic plants were found on this square. The proper classification for this native vegetative upland habitat on Square 5 is "Hardwood Hammock – 426.". Dominant woody plants found on the parcel are Gumbo Limbo, Jamaica Dogwood, Blolly, Black Ironwood, Pigeon Plum, Inkwood, Mahogany, Poisonwood, Saffron Plum, Strongbark, Willow Busic, Strangler Fig, and Wild Tamarind. Hammock understory is dominated with Jamaica Caper, Blackbead, Limber Caper, Marlberry, Yellowroot, Randia, Spanish Stopper, Wild Lime, and Wild Coffee.

The delineation line for the boundary of the assessment quadrat was identified using compass bearings and GPS settings from known corners and points. A survey dated 4/9/08 by Lawrence Frank and more recent – corners by Massey Surveying was also referenced for identifying the parcel boundaries. Habitat mapping & Quadrat location is depicted in boundary lines on photos.



Square 5 – North Side of Hardwood Hammock



Dense Understory Near Open Area – North Side of Sq.



N Edge of Hammock – No Invasive Exotic Plants in Sq.



Typical Survey Point at SW Corner of Square 5

Plant Codes for The Vegetative Species List Below are:

Protected (P); Threatened (T); Endangered (E); Regionally Important (RI); Invasive Exotic (IEX); Exotic (EX); Native plant codes are (N) followed by their protective status or value.

Table 1. - Vegetative Species List

Hammock Trees regulated (4"DBH or greater) and listed (protected) plant species encountered in the quadrat study areas and internal hammock area with their status:

Common Name	Scientific Name	Status	Symbol
Black Ironwood	<i>Krugiodendron ferreum</i>	N – RI	BI
Blackbead	<i>Pithecellobium keyense</i>	N – T	BB
Blolly	<i>Guapita longifolia</i>	N	BL
Buttonwood	<i>Conocarpus erectus</i>	N	B
Cats Claw	<i>Pithecellobium unguis-cati</i>	N	
Cockspur	<i>Pisonia aculeata</i>	N	
Crabwood	<i>Ateramnus lucidus</i>	N	
Darling Plum	<i>Reynosa septentrionalis</i>	N – T	DP
Everglades Velvetseed	<i>Guettarda elliptica</i>	N	
Greenbriar Vine	<i>Smilax auriculata</i>	N	
Gumbo Limbo	<i>Bursera simaruda</i>	N	G
Indigo Berry	<i>Randia aculeata</i>	N	
Inkwood	<i>Exothea paniculata</i>	N – RI	I
Jamaica Dogwood	<i>Piscidia piscipula</i>	N	J
Jamaica Caper	<i>Capparis cynophallophora</i>	N	
Limber Caper	<i>Capparis flexuosa</i>	N	
Marlberry	<i>Ardisia escallonioides</i>	N	
Milkbark	<i>Drypetes diversifolia</i>	N – E	MB
Morning Glory	<i>Ipomoea muscari</i>	N	
Mouses Pineapple	<i>Morinda royoc</i>	N	
Pencil Flower	<i>Stylosanthes hamata</i>	N	
Pigeon Plum	<i>Coccoloba diversifolia</i>	N	PP
Poisonwood	<i>Metopium toxiferum</i>	N	P
Saffron Plum	<i>Sideroxylon celastrina</i>	N	
Scorpion tail	<i>Heliotropium angiospermum</i>	N	
Short Leaf Fig	<i>Ficus citrifolia</i>	N	SLF
Snowberry	<i>Chiococca alba</i>	N	
Strangler Fig	<i>Ficus aurea</i>	N	SF
Strong Bark	<i>Bouyeria succulenta</i>	N	
Spanish Needles	<i>Bidens alba</i>	N	
Spanish Stopper	<i>Eugenia foetida</i>	N	SS
Spicewood	<i>Calypttranthes pallens</i>	N – T	SW
Virginia Creeper	<i>Parthenocissus quinquefolia</i>	N	
West Indies Mahogany	<i>Swietenia mahagoni</i>	N – T	M
White Stopper	<i>Eugenia axillaries</i>	N	
Wild Bamboo	<i>Lasicacis divaricata</i>	N	
Wild Coffee	<i>Psychotria nervosa</i>	N	

Wild Lantana	<i>Lantana involucrata</i>	N	
Wild Lime	<i>Zanthoxylum fagara</i>	N – RI	WL
Wild Poinsettia	<i>Euphorbia heterophylla</i>	N	
Wild Tamarind	<i>Lysiloma latisiliquum</i>	N	WT
Willow Bustic	<i>Bumelia salicifolia</i>	N	WB
Yellow Joyweed	<i>Alternanthera flavenscens</i>	N	
Yellow Root	<i>Morinda royoc</i>	N	

Invasive Exotic Plants:

None

Wildlife List: (Observed)

Cloudless Sulphur Butterfly	<i>Phoebis sennae</i>
Crab Spider	<i>Casteracantha cancriformis</i>
Tree Snail	<i>Orthalicus floridensis</i>

Protected Tree/Plant Numbers – Square 5.

Table 2. – Estimated Protected Tree/Plant Numbers – 25' Sampling Quadrat
(Regulated and Listed Trees/Plants)

38,000 sf Hammock Area / 5,000 sf Quadrat Area = 7.6 Factor

<u>Species Symbol</u>	<u>Size-Gallon</u>	<u>25' Wide Quadrat Count</u>	<u>Total Area Factor- 7.6X</u>
BB	25g	1	8%
BB	10	2	15
BB	3	1	8
BI	25	10	76
BI	7	2	15
BI	3	12	91
BL	25	11	84
CW	25	1	8
G	25	24	182
I	25	4	30
I	10	3	23
I	3	3	23
J	25	24	182
JC	25	1	8
M	25	2	15
MB	10	1	8
MB	7	1	8
P	25	21	160
PP	25	3	23
SS	25	2	15

SW	25	1	8
SW	10	1	8
SW	3	2	15
WT	25	3	23
WL	25	1	8

TOTAL PROTECTED PLANTS IN THE HAMMOCK AREA- SQ 5 1,044

Table 3. – Size Class Distribution of Protected Plants in Hammock

<u>Size Class</u>	<u>Plant Count</u>	<u>Percent of Total</u>
3g	137	13
7g	23	02
10g	54	05
25g	830	80
	Total 1,044	100%

MC Size Class for Mitigation:

- 3g – 0’ to 3’ Height of Plant
- 7g – 3’ to 6’ Height
- 10g – 6’ to 10’ Height
- 25g – 10’+ Height (g – gallon pot size)

Table 4. – Density of Protected Plants in the Existing Hammock Area

(Area of Hammock – 38,000 on Sq. 5)

Total Plants / Sq Ft of Hammock
 1,044 Plants/38,000sf = .028 Protected Plants per sq. ft.
 X 43,560 sf = 1,196.75 Protected Plants per Acre

Total Est. Density of Protected Plants in the existing Square 5 Hammock - **1,196.75 / Acre**

1,044 Protected Plants Est. in .872 Acre or 38,000 sf

Monroe County, Florida
 MCPA GIS Public Portal

MONROE COUNTY PROPERTY
 APPRAISER OFFICE



THIS PROPERTY LOCATION MAP HAS BEEN COMPILED FOR INTERNAL OFFICE USE AS AN AID IN THE PREPARATION OF THE MONROE COUNTY TAX ROLL. IT IS NOT A SURVEY AND THE OWNERSHIP INFORMATION DEPICTED THEREON SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES. NEITHER MONROE COUNTY NOR THE OFFICE OF THE PROPERTY APPRAISER ASSUMES RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.

1:1,189

Date: 1/13/2016

Protected or Endangered Species:

Listed species of trees / plants found on the hammock area of Square 5 are Black Ironwood (Regionally Important -RI), Inkwood (RI), and Wild Lime (RI). West Indies Mahogany, Blackbead, Spicewood, and Darling Plum have a protected status of “Threatened” and are common species found on the site. Milkbark is an “Endangered Species” and is rare in the hammock. Two small plants were found in the middle of the sampling quadrat.

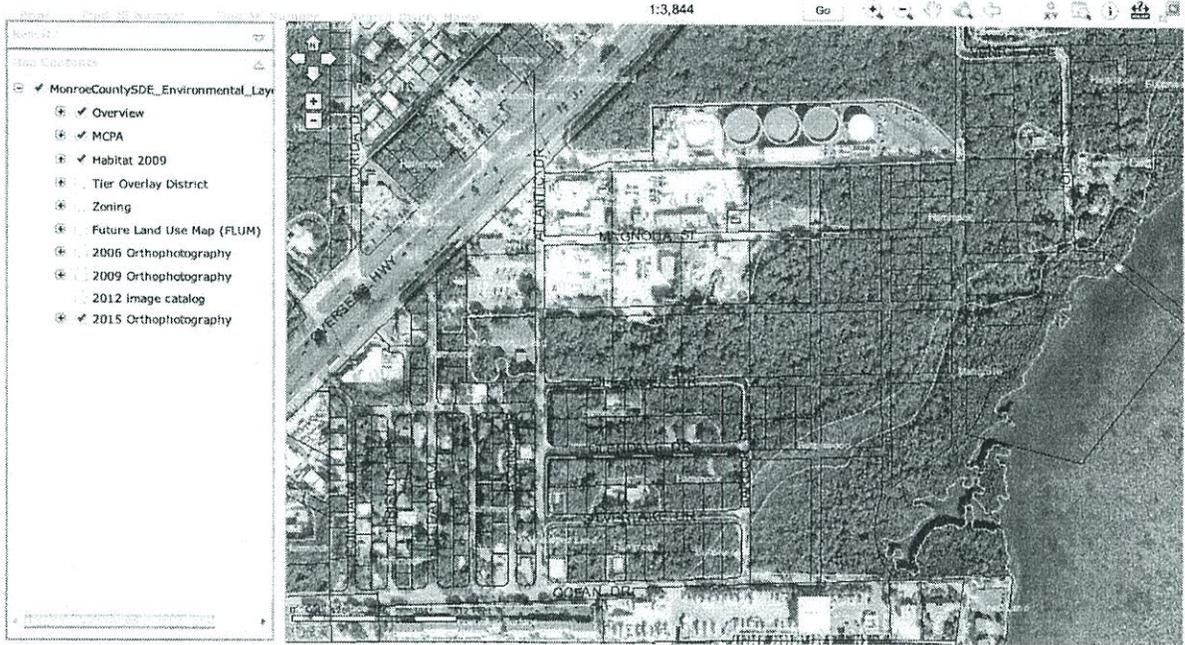
The updated US Fish and Wildlife Service listing references this area as potential critical habitat for the following species: The Eastern Indigo Snake, Key Largo Cotton Mouse, the Key Largo Woodrat, Schaus’s Swallowtail Butterfly, protected and endangered Tree Snails, and the Keys Tree Cactus. There is evidence of the *Liguus spp.* tree snail and the *Orthalicus floridensis* tree snails but no imperiled tree snails were found in the Hammock trees. Both are State protected snails. There is optimal habitat for the endangered Schaus’s Butterfly. There are no Tree Cacti on or near the site. The probability of habitat use is high by the remaining animal species due to connectivity of hammock habitat and the density of vegetation. Human disturbance is much less in this square – relative to the others in the subdivision. There is no sign of bird rookery, nesting, or cover. Several small birds were observed resting in the tree tops during the assessment.

Existing Conditions Assessment by Harry DeLashmutt

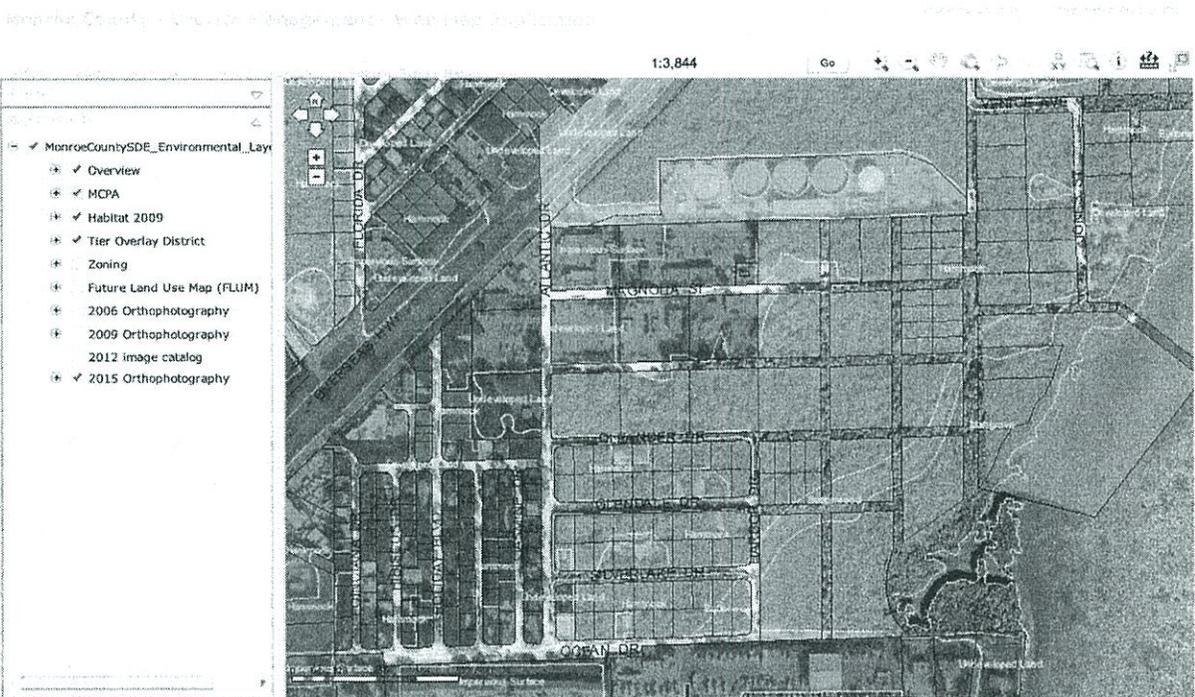


Consulting Biologist February 28, 2016
Biosurveys, Inc.

GIS – Copies of Monroe County Habitat Class Map, Tier Map and Land Data, Prop. Record Card -
- next pages:



Monroe Co. GIS Overlay – Habitat Map (Hammock Classification in Square 5.)



Monroe Co. GIS – Tier Designation Map (Tier 1 habitat for Square 5.)

Property Record Card - Maps are now launching the new map application version.

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

[Print Page](#)

[Previous Record](#) **Alternate Key: 1557811 Parcel ID: 00454230-000000** [Next Record](#)

Ownership Details

Mailing Address:
MAGNOLIA 101 LLC
195 N AIRPORT RD
TAVERNIER, FL 33070

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 28-61-39
Property Location: VACANT LAND KEY LARGO
Subdivision: OCEAN ACRES
Legal Description: OCEAN ACRES KEY LARGO PB1-188 LOTS 35-36 & 45 SEC-28 TWP-61S R-39E SQR 5 G9-528-529 OR1111-1311/21PROBATE OR1111-1306 OR1398-184/213FJ OR1548-1551Q/C OR1548-1552 OR2160-1063/64

