

File #: 2024-226

Owner's Name: CHD Investments, LLC

Applicant: CBT Construction &
Development, Inc

Agent/Contact: Casaundra Wood

Type of Application: Minor CUP

Key: Key Largo

RE #: 00522540-000000

Additional Information added to File 2024-226

End of Additional File 2024-226

**MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**



RECEIVED
2024-226
DEC 11 2024

MONROE COUNTY
PLANNING DEPT.

Request for a Minor Conditional Use Permit

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

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

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

Advertising Costs: \$245.00

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

Traffic Study Review: \$5,000.00

Date of Application: 11 / 25 / 24
Month Day Year

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

Casaundra, CBT Construction & Development, INC

Casaundra Wood

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

PO Box 1057, Tavernier

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

305-852-3002

Work Phone

Home Phone

Cell Phone

Email Address

Casaundra@CBTConstruction.com

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

CHD INVESTMENTS LLC

Christopher Doherty

(Name/Entity)

Contact Person

29020 S DIXIE HIGHWAYHOMESTEAD, FL 33033

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

Work Phone

Home Phone

Cell Phone

Email Address

Legal Description of Property:

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

1

9-10-11

BUTTONWOODS SHORES

KEY LARGO

Block

Lot

Subdivision

Key

00522540-000000

1641812

Real Estate (RE) / Parcel ID Number

Alternate Key Number

99850 OVERSEAS Hwy, KEY LARGO, FL 33037

99.8

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

Approximate Mile Marker

Land Use District Designation of Property: _____
Present Land Use of Property: RETAIL-SINGLE TENANT (1100)
Proposed Land Use of Property: Light Industrial Use
Total Area of Property: _____
Total Upland Area within Property: _____

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

1 Total number of non-residential buildings
2,400 Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

_____ Total number of residential buildings
 _____ Total number of market-rate units
2 Total number of affordable units
 _____ Total number of transient units (hotel, recreational vehicle and/or campground)

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

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

- Completed application form
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed)
- Current property record card(s) from the Monroe County Property Appraiser
- Completed application form
- Photograph(s) of site from adjacent roadway
- Written description of project
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 3 sets (at a minimum, survey should include elevations; all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage; and total acreage by habitat)
- Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 3 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 – 3 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 – 3 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 – 3 sets (drawn at an appropriate standard architectural scale)
- Building Elevations for all proposed structures and for any existing structures to be modified – 3 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)
- List of names and addresses of all real property owners within a 600 foot radius of the subject property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included

Radius report from Monroe County Property Appraiser supporting the required labels

Proof of Coordination are required from the following:

- Florida Keys Aqueduct Authority (FKAA)
- Florida Keys Electric Cooperative (FKEC) or Keys Energy Services
- Monroe County Office of the Fire Marshal
- Monroe County Solid Waste Management
- Florida Department of Health if wastewater flows are less than or equal to 5,000 gallons per day or Florida Department of Environmental Protection if wastewater flows exceed 5,000 gallons per day

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

Notarized Agent Authorization

Vegetation Survey or Wetland delineation

Construction Phasing Plan

Additional Proof of Coordination may be required for your project, please contact with the Planning & Environmental Resources Department to identify other agencies expected to review the project. Other agencies may include, but are not limited to:

- Key West Resort Utilities
- Key Largo Wastewater Treatment District (KLWTD)
- South Florida Water Management District (SFWMD)
- Florida Department of Transportation (FDOT)
- Florida Department of Environmental Protection (FDEP)
- Florida Department of State, Division of Historic Resources
- Florida Fish & Wildlife Conservation Commission (FWC)
- U.S. Army Corps of Engineers (ACOE)
- U.S. Fish and Wildlife Service (USFW)

Is there a pending code enforcement proceeding involving all or a portion of the parcel proposed for development:

Yes No Code Case file # _____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

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

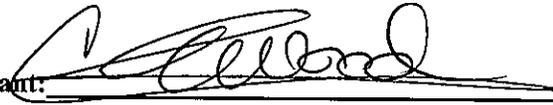
* * * * *

See Page 5 for Signature and Notary Acknowledgement

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

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

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

Signature of Applicant: 

Date: 11-25-24

STATE OF Florida

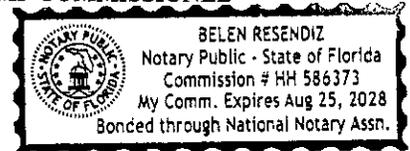
COUNTY OF Miami-Dade

Sworn to and subscribed before me, by means of either physical presence OR online notarization, on 25th day of November, 2024, by Casandra Wood
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced _____ as
(TYPE OF ID PRODUCED)
identification.


SIGNATURE OF NOTARY PUBLIC
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:

Belen. R
PRINT, TYPE OR STAMP COMMISSIONED



Send complete application package to:

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
CHD INVESTMENTS, LLC

Filing Information

Document Number	L20000019801
FEI/EIN Number	N/A
Date Filed	01/13/2020
State	FL
Status	ACTIVE

Principal Address

29020 S DIXIE HIGHWAY
HOMESTEAD, FL 33033

Mailing Address

17 Poisonwood Road
Key Largo, FL 33037

Changed: 01/26/2024

Registered Agent Name & Address

DOHERTY, CHRISTOPHER
29020 S DIXIE HIGHWAY
HOMESTEAD, FL 33033

Authorized Person(s) Detail

Name & Address

Title MGR

DOHERTY, CHRISTOPHER
29020 S DIXIE HIGHWAY
HOMESTEAD, FL 33033

Annual Reports

Report Year	Filed Date
2022	01/04/2022
2023	02/01/2023
2024	01/26/2024

Document Images

01/26/2024 -- ANNUAL REPORT	View image in PDF format
02/01/2023 -- ANNUAL REPORT	View image in PDF format
01/04/2022 -- ANNUAL REPORT	View image in PDF format
01/14/2021 -- ANNUAL REPORT	View image in PDF format
01/13/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00522540-000000
 Monroe County, FL

Property ID 1641812
 Millage Group 500K
 Location 99850 OVERSEAS Hwy, KEY LARGO
 Address

Legal Description BK 1 LTS 9-10-11 BUTTONWOOD SHORES PB3-3 KEY LARGO AND ADJ PORTION ST
 ROAD 5 G66-381 OR502-155 BCC-91-1972 OR731-144 OR731-145 OR766-1877
 OR783-1965 OR784-1533 OR809-1026 OR951-1202 OR951-1107 OR951-1123
 OR1012-1474 OR1013-588 OR1013-589 OR1013-591 OR1311-1518 OR1395-759
 OR1395-760 OR1448-695 OR2138-573 OR2232-2309 OR2232-2310 OR2651-1545
 OR2940-33 OR3240-0205

(Note: Not to be used on legal documents.)

Neighborhood 10020
 Property Class RETAIL-SINGLE TENANT (1100)
 Subdivision BUTTONWOODS SHORES
 Sec/Twp/Rng 28/61/39
 Affordable No
 Housing



Owner

CHD INVESTMENTS LLC
 16941 SW 278th St
 Homestead FL 33031

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$98,944	\$96,673	\$106,340	\$122,291
+ Market Misc Value	\$22,715	\$22,734	\$22,754	\$22,773
+ Market Land Value	\$1,370,908	\$1,047,221	\$571,212	\$571,212
= Just Market Value	\$1,492,567	\$1,166,628	\$700,306	\$716,276
= Total Assessed Value	\$1,492,567	\$770,336	\$700,306	\$673,971
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,492,567	\$1,166,628	\$700,306	\$716,276

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,370,908	\$98,944	\$22,715	\$1,492,567	\$1,492,567	\$0	\$1,492,567	\$0
2023	\$1,047,221	\$96,673	\$22,734	\$1,166,628	\$770,336	\$0	\$1,166,628	\$0
2022	\$571,212	\$106,340	\$22,754	\$700,306	\$700,306	\$0	\$700,306	\$0
2021	\$571,212	\$122,291	\$22,773	\$716,276	\$673,971	\$0	\$716,276	\$0
2020	\$571,212	\$122,291	\$22,792	\$716,295	\$612,701	\$0	\$716,295	\$0
2019	\$418,117	\$116,008	\$22,876	\$557,001	\$557,001	\$0	\$557,001	\$0
2018	\$399,618	\$106,919	\$13,140	\$519,677	\$351,040	\$0	\$519,677	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1100)	24,505.00	Square Foot	0	0

Buildings

Building ID	43567	Exterior Walls	AB AVE WOOD SIDING
Style	GROUND LEVEL	Year Built	1978
Building Type	1 STORY STORES / 11C	EffectiveYearBuilt	2004
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	2296	Roof Type	GABLE/HIP
Finished Sq Ft	2006	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	184	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	26	Grade	250
Interior Walls		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,006	2,006	190
OPF	OP PRCH FIN LL	290	0	108
TOTAL		2,296	2,006	298

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
ASPHALT PAVING	1977	1978	0x0	1	8790 SF	2
CH LINK FENCE	1990	1991	0x0	1	1224 SF	1
CH LINK FENCE	2001	2002	0x0	1	333 SF	1
WOOD DECK	1996	1997	4x4	0	16 SF	1
FENCES	1996	1997	6x16	0	96 SF	2
WALL AIR COND	1996	1997	0x0	1	1 UT	2
WOOD DECK	1996	1997	0x0	1	275 SF	1
CONC PATIO	1996	1997	8x12	1	96 SF	2
FENCES	1996	1997	5x16	1	80 SF	3
WOOD DECK	1996	1997	3x9	0	27 SF	1
CONC PATIO	1985	1986	0x0	0	87 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/25/2023	\$1,575,000	Warranty Deed	2429786	3240	0205	03 - Qualified	Improved		
12/10/2018	\$100	Quit Claim Deed	2197948	2940	33	11 - Unqualified	Improved		
3/1/1997	\$33,800	Quit Claim Deed		1448	0694	J - Unqualified	Improved		
3/1/1994	\$385,000	Warranty Deed		1311	1518	M - Unqualified	Improved		
8/1/1985	\$330,000	Warranty Deed		951	1123	M - Unqualified	Improved		

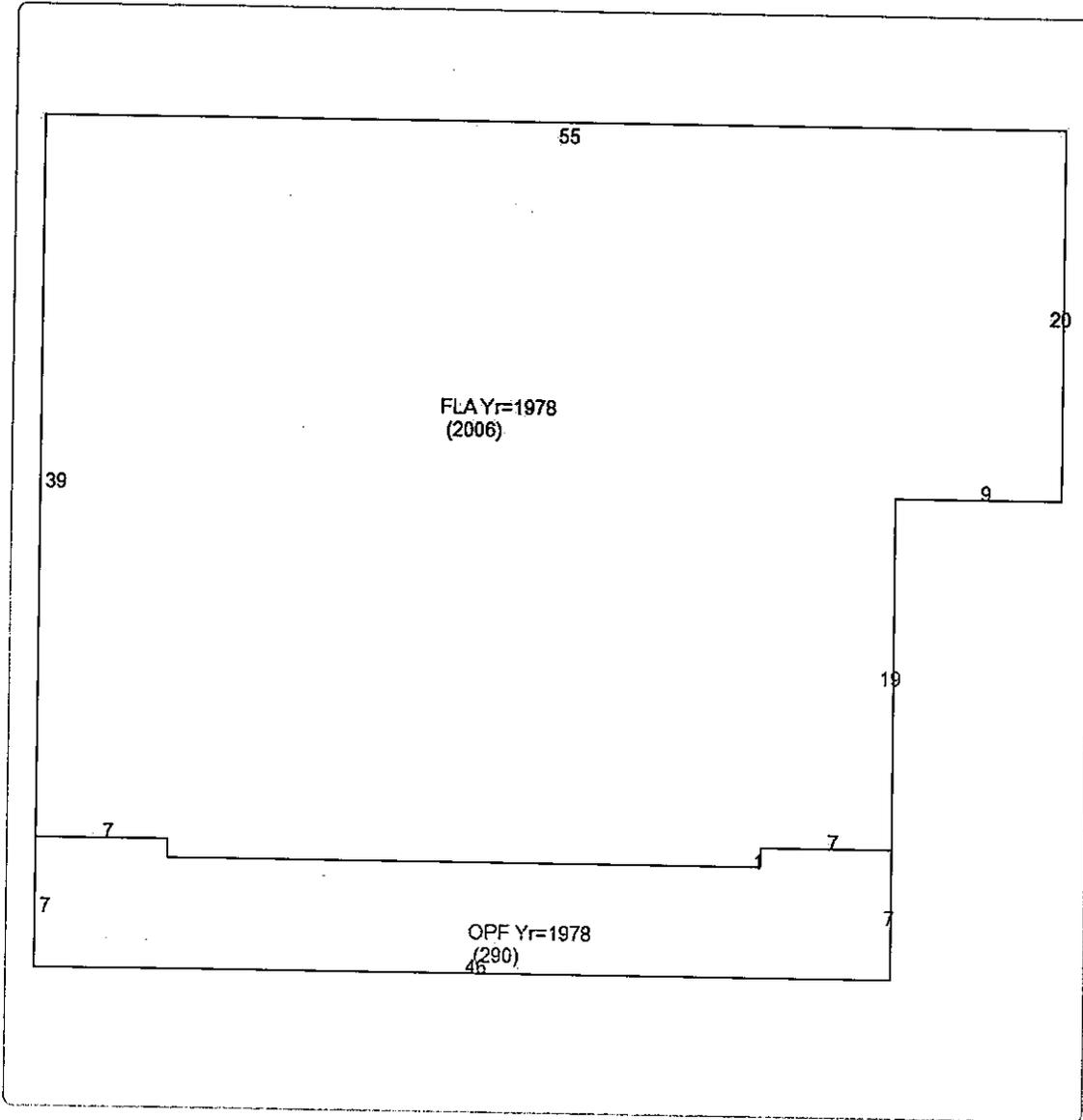
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
C-RMDL-2023-0266	02/06/2024	Completed	\$105,000	Commercial	New drywall and flooring as needed. 12/27/23 update submitted - REMOVE EXISTING FLOORING(APPROX1900 SQ FT AND ADD NEW) REMOVE AND REPLACE DRYWALL WHERE NEEDED TO BE REPAIRED FROM PREVIOUS WATER DAMAGE, AND PAINT INTERIOR AND EXTERIOR OF THE BUILDING.
C-RMDL-2023-0232	10/02/2023	Completed	\$10,000	Commercial	Interior demo of existing flooring and removal of misc. drywall as needed.
C-FENCE-2023-0034	09/19/2023	Completed	\$2,000	Commercial	23' LF of 6'H galvanized chainlink fence (20'w x 6'tall galvanized chainlink roll gates)
20301429	09/29/2020	Completed	\$5,265	Commercial	NSTALL 292 LINEAR FEET OF CHAIN LINK FENCE AND GATE 6 FEET HIGH
19301868	12/04/2019	Completed	\$5,995	Commercial	INSTALL 320 LINEAR FEET OF CHAIN LINK FENCE AND GATE 6 FEET HIGH
16300026	02/08/2016	Completed	\$8,500		RE-ROOF - METAL
1301800	05/17/2001	Completed	\$1		CHAIN LINK FENCE

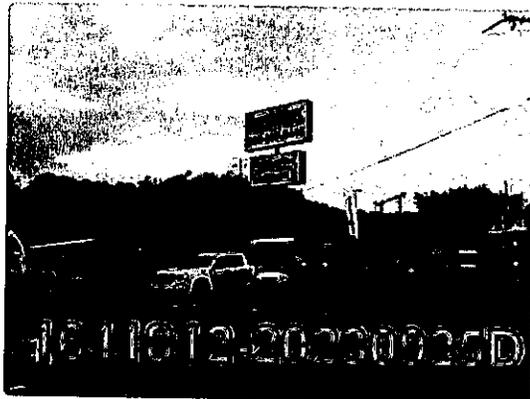
View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 11/23/2024, 5:02:33 AM

[Contact Us](#)

Developed by
SCHNEIDER
GEO SPATIAL

Prepared by:

Andrew M. Tobin, Esq.
P.O. Box 620, Tavernier, FL 33070

Return to:

John Michael Lynn, Esq.
7 Barracuda Lane, Ocean Reef Club, Key Largo, FL 33037

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 25 day of August 2023 between SD LARGO LLC, a Florida Limited Liability Company whose post office address is 18492 Heritage Dr., Tequesta, FL 33469, Grantor, and CHD INVESTMENTS, LLC, a Florida Limited Liability Company whose post office address is 16941 S.W. 278 St., Homestead, FL 33031, Grantee:

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

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

Lots 9, 10 and 11, Block 1, BUTTWOOD SHORES according to the Plat thereof as recorded in Plat Book 3 Page 3, of the Public Records of Monroe County, Florida, and the two portions of Land described below:

Portion 1:

That part of right of way of State Road No. 5 according to the Florida Right of Way Map for Sections 90060-2516, Sheet 22 of 34, adjacent to and Southeasterly of Lots 10 and 11, Block 1, BUTTWOOD SHORES, and Adjoining that portion of East Shore Drive disclaimed by County Commissioners August 8, 1972, as shown on the Plat thereof as Recorded on Plat Book 3, Page 3 of the Public Records of Monroe County, Florida, Being in Section 28, Township 61 South, Range 39 East, Key Largo, Monroe County, Florida, being more particularly described as follows:
Beginning at the Southernmost corner of said Lot 10, Block 2, BUTTWOOD SHORES, said point being on the right of way line of State Road No.5; thence along the Westerly right of way line of State Road No. 5, N45°19'34" E 115.18 Feet; thence S44°20'26"E 25.00 Feet to a point on a curve concave to the right; thence to the right; thence along the Arc of a curve a distance of 39.27 feet, said curve having a radius of 25.00 feet, a central angle of 90°00'00", a chord bearing of S 00°19'34"W, a chord distance of 35.36 feet; thence S45°19'34"W a distance of 90.18 feet; thence N44°40'26"W 50.00 Feet to the point of beginning.

Portion 2:

That part of right of way of State Road No. 5 according to the Florida Department of Transportation right of way map for section 90060-2516, sheet 22 of 34, adjacent to and Southeasterly of Lot 9, Block 1, BUTTWOOD SHORES, as shown on the Plat thereof as recorded in Plat Book 3, Page 3, of the Public Records of Monroe County, Florida, Being in Section 28, Township 61 South, Range 39 East, Key Largo, and being more particularly described as follows:
Beginning at the Southernmost corner of said Lot 9, Block 1, BUTTWOOD SHORES, said point being on the Northwesterly right of way line of State Road No. 5, thence along the Northwesterly right of way line of State Road No.5 N45°19'34"E for a distance of 50.00 feet, thence S44°40'26"E for a distance of 50.00 feet; thence S45°19'34"W for a distance of 50.00 Feet N44°40'26"W for a distance of 50.00 Feet back to the point of beginning.

Property Identification Number: 00522540-000000

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2022**.

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

Signed, sealed and delivered in our presence:

Witness as to Both

Print Name: John Michael Cyn...

SD LARGO LLC, a Florida limited liability company

By: _____
Robert L. Haff III, As Managing Member

Print Name: Brenda Tamayo

By: _____
Jeff Cleary, As Managing Member

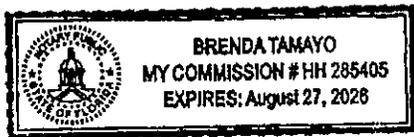
State of Florida

County of Miami-Dade

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 21 day of August, 2023 by Jeff Cleary on behalf of the SD LARGO LLC. He/she [] is personally known to me or [] has produced a driver's license as identification.

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 21 day of August, 2023 by Robert L. Haff, III on behalf of the SD LARGO LLC. He [] is personally known to me or [] has produced a driver's license as identification.

[Notary Seal]



Notary Public
Printed Name: Brenda Tamayo
My Commission Expires: _____

State of Florida

Department of State

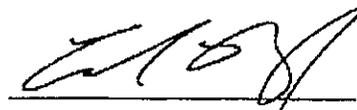
I certify from the records of this office that SD LARGO LLC is a limited liability company organized under the laws of the State of Florida, filed on October 9, 2017.

The document number of this limited liability company is L17000208040.

I further certify that said limited liability company has paid all fees due this office through December 31, 2023, that its most recent annual report was filed on April 14, 2023, and that its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Eighteenth day of August,
2023*




Secretary of State

Tracking Number: 0751574721CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

Work Description: new vehicle maintenance area with two affordable housing units above and a new gravel driveway



RECEIVED
2024-226
DEC 11 2024
MONROE COUNTY
PLANNING DEPT.

Tree Risk Assessment Report

August 25, 2024
CHD Investments LLC
99850 Overseas Hwy.
Key Largo, FL 33037
Parcel ID 00522540-000000

Dear Mr. Daugherty,

Please find below the Tree Risk Assessment Reports for the (1) **Albizia versicolor**.

Report

SUMMARY

I assessed the risk of (1) (**Albizia versicolor**) tree on your property on the rear southeast of the parcel using a Level 2 assessment on my initial assessment conducted on August 24, 2024. I found (1) **Albizia versicolor** to have substantial Ganoderma clusters at the base of the tree, this is an indication of internal rot.

ASSIGNMENT

My assignment was to supply a tree risk assessment for the (1) **Albizia versicolor**. Your property maintenance manager informed you that this may pose a liability. The tree is located at 99850 Overseas Hwy. Key Largo FL. I conducted my initial inspection on the morning of August 24, 2024.

METHODOLOGY

I performed a Level 2 Tree Risk Assessment based on the ANSI A-300 (Part 9, 2017) Tree Risk Assessment standard and used the methodology defined in the International Society of Arboriculture's Best Management Practice for Tree Risk Assessment (2017). I considered people near the tree, you and your contents stored on the property, and any targets or assets on the neighboring properties that would likely to be impacted by the tree when failure occurs. I used a 6 - month time frame for the assessment.

OBSERVATIONS

The Tree.

- Tree #1, 15.5" dbh (multi stem) *Albizia versicolor* was dead and had a cluster of Ganoderma at the base of the trunk.

Tree Health.

The tree is currently in poor health based on a scale of poor, fair, good, and excellent.

Defects and conditions of concern.

- A visual examination of Tree #1 I observed to have significant Ganoderma at the base.
- Crown of the tree had no leaves and major dieback was found.

ANALYSIS

In my professional opinion the tree that I identified is in a moribund condition, meaning the tree is showing signs and symptoms of terminal decline.

The Primary Concern

The primary concern with this tree is the proximity to the property where the customers frequent and the proximity to the vehicles and equipment that is stored that will be damaged by the tree upon failure.

Risk Ratings Explained

What does High RISK for all the listed targets in my field report mean? Risk ratings are comprised of three parts. My assessment determined that IMMEDIATE ATTENTION IS NEEDED:

1. The likelihood of failure is **IMMINENT**.
2. The likelihood of striking a person or asset on the property is **VERY LIKELY**. (As the tree failure will cause it to fall towards those targets).
3. The consequences (damage) of this event would be **SEVERE** for people and **SIGNIFICANT** to equipment and vehicles in the area.

Risk Tolerance

Risk tolerance is the amount of risk you are willing to accept. Different people have varying amounts of risk they will tolerate. You will have to decide your own risk tolerance and decide on a course of action for this tree. Be aware that all the trees in my report I listed as an **EXTREME**-risk rating. I would recommend extreme caution and limited exposure to that area if all possible.

RISK MITIGATION OPTIONS

There are no mitigation options that I can recommend that will prevent tree failure in this case.

REINSPECTION

These trees should be re-inspected by a qualified assessor every 6 months unless you have added health or safety concerns that call for more frequent attention. Tree inspection services should be performed by an ISA Tree Risk Assessment Qualified (TRAQ) arborist skilled in the science of tree risk assessment. I can perform these services should you wish.

ASSUMPTIONS AND LIMITING CONDITIONS

My inspection was a ground based visual inspection. The inspection was limited to defects that can be seen while standing on the ground. There may be defects below ground or in the canopy that were not visible from this perspective. These hidden defects may result in the failure of branches, trunks, or roots. No other trees on this property were inspected by me other than those specifically addressed in this report.

GLOSSARY

Normal Weather. This tree risk assessment is based on 'normal weather' for the region. Hurricanes are considered abnormally extreme' weather and were not considered in this risk assessment. Any tree can fail during abnormally extreme weather.

Response growth. Response growth is wood formation that compensates for weaknesses caused by defects that naturally occur in trees, like hollowness.

Level 2 Tree Risk Assessment. A level 2 Tree Risk Assessment is a basic assessment supplying a detailed visual inspection of a tree and surrounding site that may include the use of simple tools. It requires that the tree risk assessor inspects completely around the trunk looking at the visible aboveground roots, trunk, branches, and site.

ISA Tree Risk Assessment Methodology – the categorization of tree risk based on the ISA's Best Management Practices categorization of likelihood of tree failure, the likelihood of impacting a defined asset, and the consequences of the failure and impact. The four categories of tree risk are low, moderate, high, and extreme.

Level 3 Tree Risk Assessment. Level 3 Tree Risk Assessment is an advanced assessment performed to supply detailed information about specific tree parts, defects, assets, or site conditions. Specialized equipment, data collection and analysis, and/or by a qualified assessor are usually needed.

DBH. DBH stands for Diameter at Breast Height, and it is the diameter of the tree measured at 4.5 feet above the ground.

Residual Risk. Residual risk is the risk rating after a mitigation action is completed.

Risk Ratings Range. The range of risk ratings is low, moderate, high, and extreme.

Normal Weather

Weather common in this area, storms that typically occur every year. Normal weather for South Florida is defined as a thunderstorm that produces 50 to 55 mph wind gusts.

If you have any questions about the report, please do not hesitate to call me. I will be happy to discuss it with you.

Respectfully,

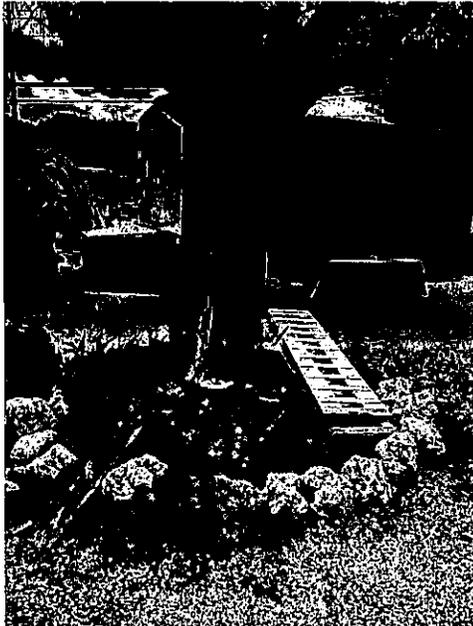
Jason D. Richards

Digitally signed by Jason D. Richards
Date: 2024.08.25 14:38:16 -04'00'

Jason D. Richards, ISA Certified Arborist, Utility and TRAQ Specialist FL-1289 AU
Rich Roots Arbor Services, LLC - (305)-586-6424 - richrootsarbor@gmail.com

TREE # 1 Albizia versicolor

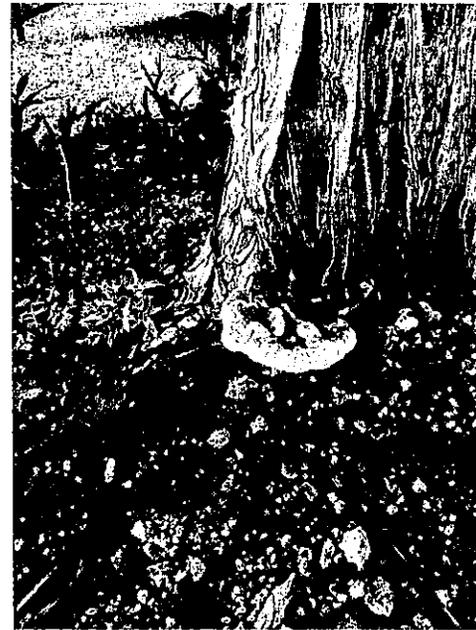
Picture #1 Albizia versicolor in decline



Picture #2 Targets around tree



Picture #3 Ganoderma at base of trunk



Picture #3 Ganoderma at the base of trunk

ISA Basic Tree Risk Assessment Form

Client CHD INVESTMENTS LLC Date 8/24/2024 Time 10:12 am
 Address/Tree location 99850 OVERSEAS HWY KEY LARGO, FL Tree no. 1 Sheet 1 of 2
 Tree species Albizia Sapp. dbh 15.5" Height 16' Crown spread dia. 18'
 Assessor(s) JASON RICHARDS Tools used DBH TAPE, MALLET Time frame 6 months

Target number	Target description	Target protection	Target zone			Occupancy rate 1-rare 2-occasional 3-frequent 4-constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1x Ht.	Target within 1.5x Ht.			
1	PEOPLE	MARK		<input checked="" type="checkbox"/>			3	
2	VEHICLES	MARK		<input checked="" type="checkbox"/>			4	
3								
4								

Site Factors

History of failures NONE KNOWN Topography Flat Slope % Aspect 0%
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots % Describe _____
 Prevailing wind direction W Common weather Strong winds Ice Snow Heavy rain Describe TROPICAL CONDITIONS

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal 0 % Chlorotic % Necrotic %
 Pests/Biotic GARDENIA - MORBID CANCER Abiotic _____
 Species failure profile Branches Trunk Roots Describe LARVAE GARDENIA ON BASE OF TRUNK

Load Factors

Wind exposure Protected Partial Full Wind funneling Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss
 Recent or expected change in load factors MORBID and will continue to decline

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR 0 %
 Dead twigs/branches % overall _____ Max. dia. _____
 Broken/Hangers Number _____ Max. dia. _____
 Over-extended branches
 Pruning history
 Crown cleaned Thinned Raised
 Reduced Topped Lion-tailed
 Flush cuts Other _____
 Cracks Lightning damage
 Codominant Included bark
 Weak attachments Cavity/Nest hole _____ % circ.
 Previous branch failures N/A Similar branches present
 Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Conks Heartwood decay
 Response growth _____
 Condition(s) of concern BRANCHES WILL FAIL

Part Size 18' Fall Distance 1X Hgt
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent
 Part Size _____ Fall Distance DKIP LOW
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____ % circ. Depth _____ Poor taper
 Lean _____ Corrected? _____
 Response growth NONE
 Condition(s) of concern WILL CONTINUE TO DECLINE
 Part Size SMALL TREE Fall Distance 1X HGT
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity % circ. _____
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth NONE
 Condition(s) of concern TREE IS IN DECLINE
 Part Size WHOLE TREE Fall Distance 1X HGT
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

**MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**



Request for a Minor Conditional Use Permit

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

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

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

Advertising Costs: \$245.00

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

Traffic Study Review: \$5,000.00

Date of Application: 11 / 25 / 24
Month Day Year

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

Casaundra, CBT Construction & Development, INC

Applicant (Name of Person, Business or Organization)

Casaundra Wood

Name of Person Submitting this Application

PO Box 1057, Tavernier

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

305-852-3002

Work Phone

Home Phone

Cell Phone

Email Address

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

CHD INVESTMENTS LLC

(Name/Entity)

Christopher Doherty

Contact Person

29020 S DIXIE HIGHWAYHOMESTEAD, FL 33033

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

Work Phone

Home Phone

Cell Phone

Email Address

Legal Description of Property:

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

1

Block

9-10-11

Lot

BUTTONWOODS SHORES

Subdivision

KEY LARGO

Key

00522540-000000

Real Estate (RE) / Parcel ID Number

1641812

Alternate Key Number

99850 OVERSEAS Hwy, KEY LARGO, FL 33037

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

99.8

Approximate Mile Marker

Land Use District Designation of Property: _____
 Present Land Use of Property: RETAIL-SINGLE TENANT (1100)
 Proposed Land Use of Property: Light Industrial Use
 Total Area of Property: _____
 Total Upland Area within Property: _____

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

1 _____ Total number of non-residential buildings
2,400 _____ Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

_____ Total number of residential buildings
 _____ Total number of market-rate units
2 _____ Total number of affordable units
 _____ Total number of transient units (hotel, recreational vehicle and/or campground)

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

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

- Completed application form
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed)
- Current property record card(s) from the Monroe County Property Appraiser
- Completed application form
- Photograph(s) of site from adjacent roadway
- Written description of project
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 3 sets (at a minimum, survey should include elevations; all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage; and total acreage by habitat)
- Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 3 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 – 3 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 – 3 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 – 3 sets (drawn at an appropriate standard architectural scale)
- Building Elevations for all proposed structures and for any existing structures to be modified – 3 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)
- List of names and addresses of all real property owners within a 600 foot radius of the subject property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included

Radius report from Monroe County Property Appraiser supporting the required labels

Proof of Coordination are required from the following:

- Florida Keys Aqueduct Authority (FKAA)
- Florida Keys Electric Cooperative (FKEC) or Keys Energy Services
- Monroe County Office of the Fire Marshal
- Monroe County Solid Waste Management
- Florida Department of Health if wastewater flows are less than or equal to 5,000 gallons per day or Florida Department of Environmental Protection if wastewater flows exceed 5,000 gallons per day

If applicable, the following items must be included in order to have a complete application submission:

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

Notarized Agent Authorization

Vegetation Survey or Wetland delineation

Construction Phasing Plan

Additional Proof of Coordination may be required for your project, please contact with the Planning & Environmental Resources Department to identify other agencies expected to review the project. Other agencies may include, but are not limited to:

- Key West Resort Utilities
- Key Largo Wastewater Treatment District (KLWTD)
- South Florida Water Management District (SFWMD)
- Florida Department of Transportation (FDOT)
- Florida Department of Environmental Protection (FDEP)
- Florida Department of State, Division of Historic Resources
- Florida Fish & Wildlife Conservation Commission (FWC)
- U.S. Army Corps of Engineers (ACOE)
- U.S. Fish and Wildlife Service (USFW)

Is there a pending code enforcement proceeding involving all or a portion of the parcel proposed for development:

Yes No Code Case file # _____ Describe the enforcement proceedings and if this

application is being submitted to correct the violation: _____

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

* * * * *

See Page 5 for Signature and Notary Acknowledgement

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

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

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

Signature of Applicant: _____ Date: _____

STATE OF _____

COUNTY OF _____

Sworn to and subscribed before me, by means of either physical presence OR online notarization,

on ____ day of _____, 20____, by _____
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced _____ as
(TYPE OF ID PRODUCED)

identification.

SIGNATURE OF NOTARY PUBLIC
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:

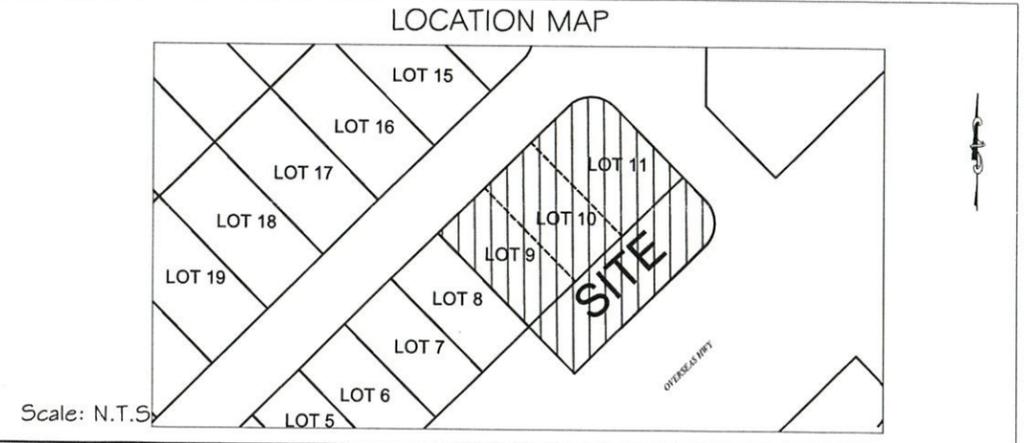
PRINT, TYPE OR STAMP COMMISSIONED

Send complete application package to:

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

ParcelId	OwnerName
00522890-000000	1ADNIL LLC
00087600-000212	24 ADNIL LLC
00522630-000000	67 PAW PROPERTIES LLC
00087600-000100	ALGONOCEANCAYFL LLC
00523120-000000	ALVAREZ REINALDO
00522670-000000	ANDERSON CASIE JEAN
00522800-000000	ARMSTRONG CANDELA BRAVO
00087600-000215	BOND PATRICK M
00522740-000000	BOT TIIF
00522850-000000	BOYD JOY M
00496550-000000	CACERES MICHELLE MARIE
00522540-000000	CHD INVESTMENTS LLC
00087600-000207	CHEROKEE COUNTY LAND & TIMBER LLC
00087590-000000	CIRCLE K STORES INC
00087600-000213	CLARK MARY ANN FAMILY TRUST 12/6/2012
00522710-000000	CONORD DONALD R
00522550-000000	COTTINGHAM THOMAS G
00087600-000210	CRACK FREDERICK G
00523240-000000	CUMMINGS ROBERT
00087600-000201	DESVARIEUX PATRICE
00087570-000000	DOT/ST.OF FL
00522830-000000	DREYER WAYNE
00087600-000202	DUDA DENISE
00523100-000000	DUNNETT BRUCE AND GINA REVOCABLE TRUST 08/19/2024
00522790-000000	DUTCH DRIFTER LLC
00087600-000211	ERDEY CHARLES TRUST
00087600-000204	FERNANDEZ-ANDREW BENJAMIN
00522620-000000	FLOWERS OF THE KEYS LLC
00087600-000206	FORRER JOHN E
00087600-000203	GALLAGHER ALAN
00087600-000214	HANNUS RAISA
00523110-000000	HESTER LORESA LYNN
00453440-000600	HOLLKEY LLC
00522590-000000	HOPPER ASHLEY
00497540-000000	J J CORPORATION OF THE FLORIDA KEYS
00523220-000000	JOYCE EVA D
00497500-000101	KIHC LLC
00522860-000000	KORTH COLLEEN B
00522560-000000	KULKOSKI DANIEL
00522700-000000	LABRADA RIGOBERTO ESTATE
00087700-000000	MARR PROPERTIES SOUTH INC
00497500-000107	MIA FAMIGLIA LLC
00522690-000000	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
00522770-000000	MONTANO JUAN
00087600-000216	NICOLETTI JENNIFER
00522610-000000	NORDENSCHILD SHAWN

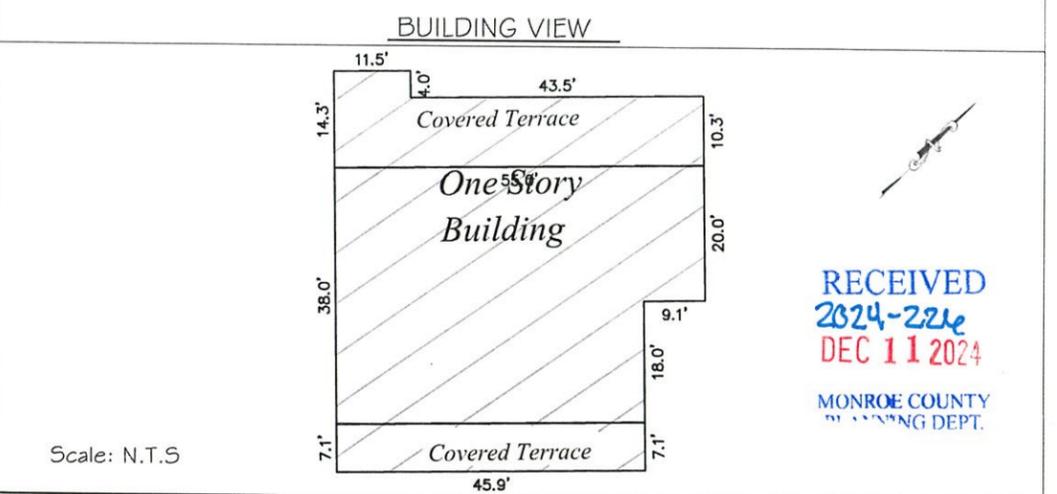
00087630-000000 ONEL LLC
00087600-000000 PALM ISLAND PROPERTIES GROUP LLC
00522840-000000 PATTERSON URBAN J W
00522880-000000 PERDUE BARBARA M
00453440-000000 PORT LARGO RESORT LLC
00522900-000000 PROSEK ROBERT
00453440-000200 RAMKEY LLC
00497500-000106 REMEDYS HEALTH FOOD INC
00522650-000000 RICHARDS MARIA
00523130-000000 ROCK MIYA
00522660-000000 ROMNEY DUSTIN M
00522640-000000 ROTHROCK HENRY
00522910-000000 SOUTHERN JULIANNE NAGODE
00087610-000000 TCI CABLEVISION OF GEORGIA INC
00522750-000000 THEODOSIOU DIMITRIOS
00522810-000000 TUCCI TERESA RENEE REVOCABLE TRUST 04/12/2024
00087500-000200 UNITED STATES POSTAL SERVICE
00523360-000000 URUBO CAPITAL LLC
00522820-000000 VETTER CYNTHIA
00087500-000100 WACHOVIA BANK NA FL BNK REAL ESTATE
00087600-000205 WAHBA ASHRAF
00087600-000208 WAHID ABDUL S
00522780-000000 ZUNJIC BRANKO REVOCABLE LIVING TRUST 07/17/2012



- NOTES:**
1. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
 2. NO UNDERGROUND IMPROVEMENT, UTILITIES MARKED BY VALVES, CATCH BASINS AND MANHOLES WERE SURVEYED.
 3. THERE MAY BE ADDITIONAL INFORMATION CONTAINED WITHIN THE PUBLIC RECORDS THAT MAY AFFECT THIS PROPERTY.
 4. THE DATA UTILIZED TO ESTABLISH THE RIGHT OF WAY AND/OR PROPERTY CORNERS OR LINES WAS OBTAINED FROM THE COUNTY'S DIGITAL RECORDS.
 5. THE BEARINGS, AS SHOWN HEREIN, ARE REFERENCED TO THE CENTERLINE OF THE RIGHT OF WAY LINE OF STATE ROAD No. 5, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 3, PAGE 3 OF MONROE COUNTY RECORDS, SAID LINE BEARS N45° 19' 34"E.
 6. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83 FLORIDA EAST), THE HORIZONTAL COORDINATE VALUES FROM THE RTK GPS OBSERVATIONS WERE OBTAINED AND PROCESSED THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FFRN) FLORIDA PERMANENT REFERENCE NETWORK.
 7. DATUM: ALL ELEVATIONS ARE PROVIDED IN NAVD 88, ADDS 1.565 FT. TO CONVERT TO NGVD 1929.
 8. DISTANCES SHOWN HEREON ARE IN U.S. FEET.
 9. LAST DATE OF FIELD WORK: 7/13/2023.

CERTIFIED TO:
 WILLIAM BOWER SHIREEN BOWER WILLIAM & SHIREEN BOWER REVOCABLE TRUST DATED 2/22/2002 WOLFE STEVENS PLLC OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:
 LOTS 9, 10 AND 11, BLOCK 1, BUTTWOOD SHORES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 PAGE 3, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA



RECEIVED
 2024-226
 DEC 11 2024
 MONROE COUNTY
 PLANNING DEPT.

LEGEND:	ADJ. ADJACENT	FND FLB FOUND FLORIDA LICENSED BUSINESS NUMBER	R/R/R/W RIGHT-OF-WAY	PROPERTY LINE	BENCH MARK	CURB INLET	INTERCOM BOX (IM)	POOL	UNKNOWN UTILITY CABINET
CLF CHAIN LINK FENCE	L ARCH LENGTH MEASUREMENT	(M) OVERHEAD WIRE	S.I. STREET INTERCEPTION	RADIUS	CHAIN LINK FENCE (CLF)	ELEVATION	FOUND IRON PIPE (FIP)	ACCESS STRUCTURE	WATER VALVE
C CHORD	OHW OVERHEAD WIRE PLAT MEASUREMENT	U.E. UTILITY EASEMENT	ASPHALT	RIGHT-OF-WAY SIDE WALK	CONCRETE	FIRE DEPARTMENT CONNECTOR	FOUND IRON ROD (FIR)	SEWER VACUUM SYSTEM	WATER METER
CL CENTERLINE	P.B. PLAT BOOK	P.C. POINT OF CURVATURE	BUILDING	STREET INTERCEPTION	CONCRETE LIGHT POLE	FOUND NAIL (FN)	PAVER OUTDOOR FLOOR	TELEPHONE VAULT	WM WHITE FRONT FENCE (WFF)
CMU CONC MASONRY UNIT	P.T. POINT OF TANGENCY	PG. PAGE	BRICK	UTILITY EASEMENT	CONCRETE LIGHT POLE	GRAVEL	METAL FENCE (MF)	TILE	WUP WOOD UTILITY POLE (WUP)
COR CORNER				ASPHALT	CONCRETE MONUMENT	GUY WIRE ANCHOR	MAIL BOX	TS TRAFFIC SIGN (TS)	
DW DRIVE WAY				BRICK	CONCRETE UTILITY POLE	HYDRANT	MB		
Δ DELTA ANGLE									

955 SW 122 Avenue Miami, FL 33184
 (305)-328-9156 Office
 Info@ApexOneFL.com

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by JOSE A CORREA
 Date: 2023.07.28 05:39:59 -0700

JOSE A CORREA
 PROFESSIONAL SURVEYOR AND MAPPER NO. 7023

DATE: 7/26/2023	PROPERTY ADDRESS: 99850 OVERSEAS Hwy, KEY LARGO
DRAWN BY: Y.S.	Parcel ID 00522540-000000
CHECKED BY: J.C.R.	
NOTES/REVISIONS:	
PROPERTY SURVEY PLAN	
BASIS OF BEARINGS: CL OF OVERSEAS HWY	JOB No: 2023-125
N45° 19' 34"E	SCALE: 1:40
	SHEET 1 OF 1



2485

99850
OVERSEAS
HIGHWAY
SITEPLAN

99850
OVERSEAS
HIGHWAY

CLIENT
CHD
INVESTMENTS

DRAWN BY DATE
DYLAN RZEPKA 8/13/24

REV# DESCRIPTION DATE

RECEIVED
2024-224
DEC 11 2024
MONROE COUNTY
PLANNING DEPT.

PROJECT DIRECTORY

OWNER: CHD INVESTMENTS
DESIGNER: DYLAN RZEPKA

COVER PAGE

A000

SCALE 1/4" = 1'-0"

PERSPECTIVE



SCOPE OF WORK

NEW VEHICLE MAINTENANCE AREA WITH TWO AFFORDABLE HOUSING UNITS
ABOVE.
NEW GRAVEL DRIVEWAY

PARCEL ID: -00522540-000000
PROPERTY ID: -1641812
LEGAL DESCRIPTION:
LOTS 9, 10 AND 11, BLOCK 1, BUTTONWOOD SHORES ACCORDING TO
THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 PAGE 3, OF
THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA
FLOOD:
FLOOD ELEVATION: -X
DESIGN FLOOD ELEVATION -X
ZONING: - SC (SUBURBAN COMMERCIAL)

CODE:
1. THE GOVERNING CODE FOR THIS PROJECT IS THE FLORIDA BUILDING
CODE 2023 EDITION, THIS BUILDING CODE EDITION REFERENCES THE
STANDARDS APPLIED TO THIS PROJECT.
2. NEC 2017

VICINITY MAP



ABBREVIATIONS

AC	AIR CONDITIONING	HPT	HIGH POINT
AD	AREA DRAIN	HT	HEIGHT
AFF	ABOVE FINISH FLOOR	INCL	INCLUDED
AGGR	AGGREGATE	INSUL	INSULATION
ALT	ALTERNATE	JT	JOINT
ALUM	ALUMINUM	KS	KITCHEN SINK
APPROX	APPROXIMATE	L CL	LINEN CLOSET
ARCH	ARCHITECTURAL	LAM	LAMINATE
ASF	ABOVE STRUCTURAL FLOOR	LAV	LAVATORY
AVG	AVERAGE	LL	LIVE LOAD
B/ or BO	BOTTOM OF	LPT	LOW POINT
BD	BOARD	LV	LOW VOLTAGE
BITUM	BITUMINOUS	MASY	MASONRY
BLDG	BUILDING	MAX	MAXIMUM
BSMT	BASEMENT	MC	MEDICINE CABINET
CAB	CABINET	MECH	MECHANICAL
CEM	CEMENT	MFR	MANUFACTURER
CFM	CUBIC FEET PER MINUTE	MIN	MINIMUM
CL	CENTER LINE	MISC	MISCELLANEOUS
CLG	CEILING	MO	MASONRY OPENING
CLR	CLEAR	MTL	METAL
CMU	CONCRETE MANSONRY UNIT	MW	MICROWAVE
		NIC	NOT IN CONTRACT
		NO	NUMBER
COD	CO DETECTOR	NOM	NOMINAL
COL	COLUMN	NTS	NOT TO SCALE
CONC	CONCRETE	OC	ON CENTER
CONST	CONSTRUCTION	OSD	OPEN SITE DRAIN
CONT	CONTINUOUS	PAN	PANTRY
CPT	CARPET	PL	PLATE
CT	CERAMIC TILE	PLAM	PLASTIC LAMINATE
D	DEEP	PT	PAINT
DBL	DOUBLE	QT	QUARRY TILE
DEPT	DEPARTMENT	R	RADIUS
DIA	DIAMETER	REF	REFRIGERATOR
DIM	DIMENSION	REQD	REQUIRED
DL	DEAD LOAD	REV	REVISION
DN	DOWN	RNG	RANGE
DS	DOWNSPOUT	RO	ROUGH OPENING
DW	DISHWASHER	SC	SOLID CORE
DWG	DRAWING	SD	SMOKE DETECTOR
EA	EACH	SF	SQUARE FEET
EL	ELEVATION	SH	SHELF
ELEC	ELECTRICAL	SST	STAINLESS STEEL
ELEV	ELEVATOR	ST	STAINED
EMER	EMERGENCY	STD	STANDARD
EQ	EQUAL	STL	STEEL
EQPT	EQUIPMENT	T&G	TONGUE AND GROOVE
EXIST	EXISTING	THK	THICKNESS
EXT	EXTERIOR	TYP	TYPICAL
FDTN	FOUNDATION	UNO	UNLESS NOTED OTHERWISE
FL	FLOOR DRAIN	VERT	VERTICAL
FP	FIRE PLACE	VIF	VERIFY IN FIELD
FURN	FURNACE	W	WIDE
G DISP	GARBAGE DISPOSAL	W/D	WASHER / DRYER
GA	GAGE or GAUGE	WC	WATER CLOSET
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	WD	WOOD
GYP BD	GYPSUM BOARD	WH	WATER HEATER
HC	HOLLOW CORE	WIC	WALK-IN CLOSET
HM	HOLLOW METAL	WP	WATERPROOF
HORIZ	HORIZONTAL	WWF	WELDED WIRE FABRIC

SYMBOL & MATERIAL LEGEND

	DETAIL SHEET NUMBER		REVISION TAG		CONCRETE		GRAVEL
	DETAIL CALLOUT		SECTION SHEET NUMBER		EARTH		PAVER
	ELEVATION TAG						

SITE CALCULATIONS

FAR Calculation	
Total lot area	24548 sqft
Hammock Sqft	5715 sqft
Developed land	18833 sqft
Existing Building	2866 sqft
Proposed Building	2400 sqft
New gravel Driveway	4105 sqft
Existing Asphalt Driveway	4155 sqft
FAR Hammock Area	0.1
FAR Developed Area	0.35
FAR of Hammock Area	571.5 sqft
FAR of Developed Area	6591.55 sqft
Sum of FAR	7163.05 sqft
Proposed building max sqft	4297.05 sqft
Proposed ground floor area	2304 sqft
Proposed second floor area	1993 sqft
Sum of proposed building	4297 sqft
Open Space Calculation	
Total Lot Area	24548 sqft
Building Impervious Area	5290 sqft
Gravel Impervious	4105 sqft
Asphalt Impervious	4155 sqft
Total Impervious	13550 sqft
Impervious area ratio	55.20% %
Open Space	10998 sqft
Open Space ratio	44.80% %

PARKING CALCULATIONS

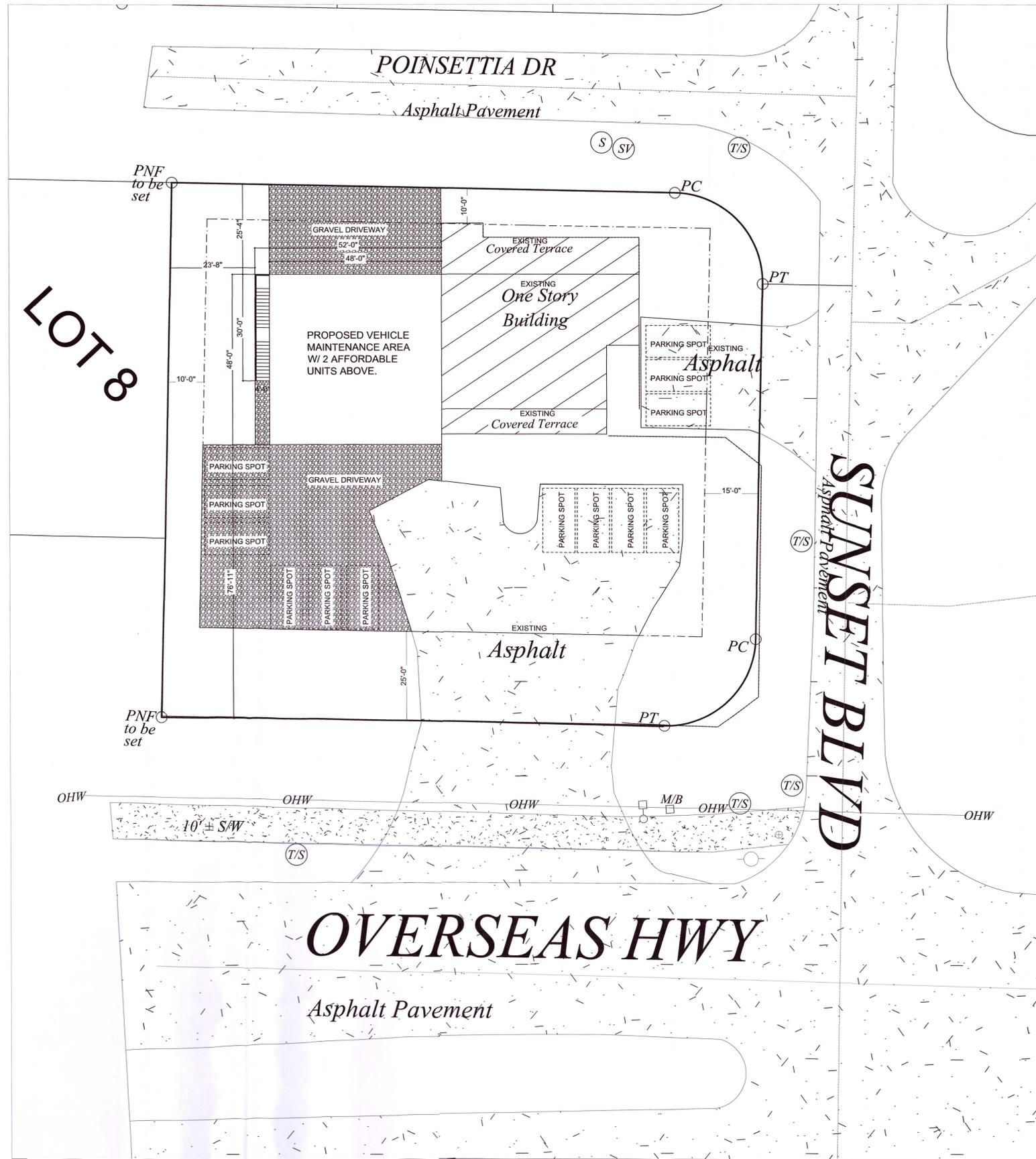
COMMERCIAL - REPAIR AND/OR SERVICING OF VEHICLES + SINGLE FAMILY DWELLING.

3 SPACES PER SERVICE/REPAIR BAY OR 3.0 SPACES PER 1,000 SQFT OF NONRESIDENTIAL FLOOR AREA WITHIN BUILDING.
2.0 SPACES PER DWELLING UNIT.

3 SERVICE BAYS * 3 PARKING SPACES = 9 SPACES OR 2,304 / 1,000 = 3 SPACES. 9 SPACES IS GREATER.

2 SPACES PER UNIT * 2 UNITS = 4 SPACES

9 PARKING SPACES + 4 PARKING SPACES = 13 PARKING SPACES REQUIRED



SITEPLAN

THREE GENTS LLC

JAMES RHYNE, PE.
NO 94214
157 SAPODILLA DR.
ISLAMORADA, FL
33036

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES RHYNE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



2485

99850 OVERSEAS HIGHWAY SITEPLAN

99850 OVERSEAS HIGHWAY

CLIENT
CHD INVESTMENTS

DRAWN BY DATE
DYLAN RZEPKA 8/13/24

REV# DESCRIPTION DATE

RECEIVED
2024-224
DEC 11 2024
MONROE COUNTY PLANNING DEPT.

SITE PLAN

C-1

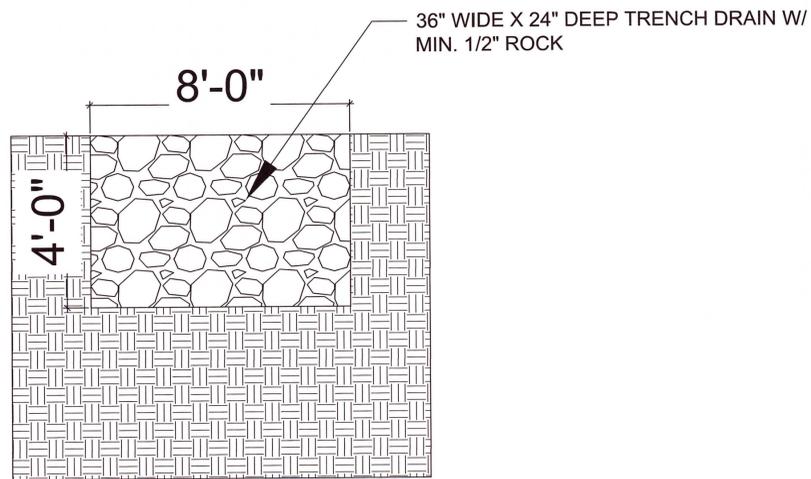
SCALE 1/16" = 1'-0"

STORMWATER CALCULATIONS

Storm Water Retention Calculations	
(User Entries are in Green)	
Project Info (Permit# / Name / etc.)	
99850 Overseas Hwy	
Property size	24,548.00 sq ft
25 year, 1 day event (P)	0.56 acres
On site storm water retention/detention	8.0 inches
	2918.4 cu ft
Water Quantity Calculation [MCC 114-3(1)]	
Pre-development	
% impervious	0.286 %
Disturbed?	Y or N
Depth to Water Table (SHWT)	8.18 ft
Soil Storage based on depth to SHWT (Ia)	8.18 inches
S (acct'g for %impervious)	5.84 inches
Runoff (Q)	3.68 inches
Post Development	
% impervious	0.552 %
Disturbed?	Y or N
Depth to Water Table (SHWT)	8.18 ft
Soil Storage based on depth to SHWT (Ia)	8.18 inches
S (acct'g for %impervious)	3.66 inches
Runoff (Q)	4.83 inches
Change in Runoff (Post - Predevelopment)	1.15 inches
Volume to be retained (post-pre) (quantity)	2348 cu ft
Water Quality Calculation [MCC 114-3(2)]	
Volume to be retained (quality basis)	2823 cu ft
Required on site retention volume =	2823 cu ft
Does volume meet the Code Req'm'ts?	YES

STORMWATER NOTES

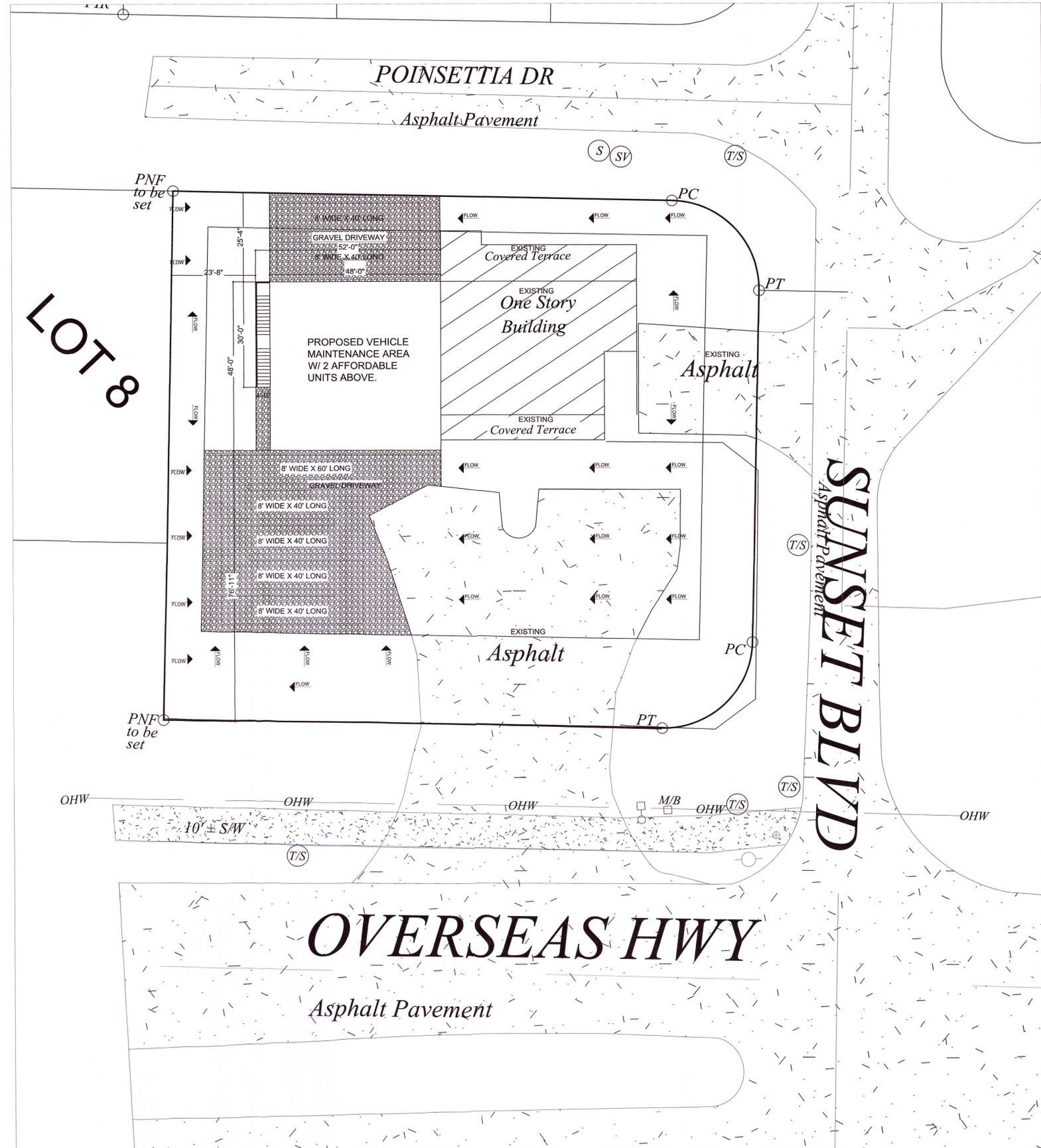
- TRENCH DRAIN LENGTHS MUST BE GREATER THAN IT'S WIDTH.
- TRENCH DRAINS MUST NOT DISTURB ANY NATURAL AREAS.
- TRENCH DRAINS TO BE CUT INTO THE EXISTING GRADE.
- TRENCH DRAINS MUST COLLECT ALL RUNOFF FROM THE SITE.
- ALL DISTURBED AREAS TO BE STABILIZED PRIOR TO FINAL INSPECTION.
- SILT FENCE WILL BE CONSTRUCTED PRIOR TO ANY WORK ON THE SITE.
- SILT FENCE TO BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION.



TRENCH DRAIN DETAIL

$$V = L \times W \times (D - 0.96) \times 0.4$$

$$2,918.4 = 300' \times 8' \times (4' - 0.96) \times 0.4$$



STORMWATER PLAN

THREE GENTS
LLC

JAMES RHYNE, PE.
NO 94214
157 SAPODILLA DR.
ISLAMORADA, FL
33036

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STORMWATER
PLAN

C-2

SCALE 1/16" = 1'-0"