

File #: 2025-014

Owner's Name: Florida Keys Electric, Inc

Applicant/Agent: William Horn & Barbara Mitchell

Type of Application: Minor CUP

Key: Stock Island

RE #: 00126280-000000

Additional Information added to File 2025-014

End of Additional File 2025-014

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



RECEIVED
2025-014
JAN 15 2025
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 / 4 / 24
Month Day Year

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

William Horn and/or Barbara Mitchell	William Horn		
Applicant (Name of Person, Business or Organization)	Name of Person Submitting this Application		
915 Eaton Street Key West, Florida 33040			
Mailing Address (Street, City, State and Zip Code)			
305.296.8302	william@wphornarchitect.com		
Work Phone	Home Phone	Cell Phone	Email Address

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

Florida Keys Electric Inc.	Raymond Vasquez		
(Name/Entity)	Contact Person		
905 Overseas Highway Key West, Florida 33040			
Mailing Address (Street, City, State and Zip Code)			
	rvazquez@flkeyselectric.com		
Work Phone	Home Phone	Cell Phone	Email Address

Legal Description of Property:

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

47	2	Maloney Subdivision	Stock Island
Block	Lot	Subdivision	Key
00126280-0000000			1160474
Real Estate (RE) / Parcel ID Number		Alternate Key Number	
5720 2nd Avenue. Stock island, Florida 33040			5
Street Address (Street, City, State & Zip Code)			Approximate Mile Marker

Land Use District Designation of Property: Mixed Use

Present Land Use of Property: Parking/outdoor storage

Proposed Land Use of Property: Warehouse/2 apartments

Total Area of Property: 6250 square feet

Total Upland Area within Property: 6250 square feet

If non-residential or commercial floor area is proposed, please provide: Please note: one building is proposed.
 First floor, is non-residential

0.5 Total number of non-residential buildings

1716 Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide: Second floor has two apartments

0.5 Total number of residential buildings

0 Total number of market-rate units

2 Total number of affordable units

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

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

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

- Completed application form
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed)
- Current property record card(s) from the Monroe County Property Appraiser
- 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 Not Required

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.

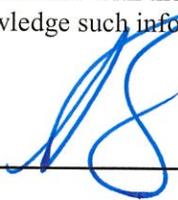
* * * * *

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.

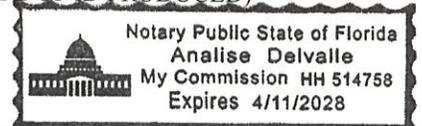
Signature of Applicant:  Date: 11/4/24

STATE OF Florida
COUNTY OF Monroe

Sworn to and subscribed before me, by means of either physical presence OR online notarization, on 4th day of November, 2024, by Raymond Vazquez
(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

AGENT AUTHORIZATION FORM

RECEIVED
2025-014
JAN 15 2025
MONROE COUNTY
PLANNING DEPT.

Date of Authorization: ___/___/___
Month Day Year

I hereby authorize Barbara Mitchell dba Mitchell Planning and Design Inc. be listed as authorized agent
(Print Name of Agent)

representing Florida Keys Electric Inc. for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Conditional Use Application & Planning Commmission Variance(s)
(List the Name and Type of applications for the authorization)

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

Table with 4 columns: Lot, Block, Subdivision, Key (Island). Row 1: 2, 47, Maloney Subdivision, Stock Island. Row 2: 00126280-000000, 1160474. Row 3: Real Estate (RE) / Parcel ID Number, Alternate Key Number. Row 4: 5720 2nd Avenue. Stock Island, FI, 5. Row 5: Street Address (Street, City, State & Zip Code), Approximate Mile Marker.

Authorized Agent Contact Information:

4900 SW 2nd Terrace Ocala FL 34471
Mailing Address (Street, City, State and Zip Code)
305.509.0966 305.509.0966 mitchellplanningdesign@gmail.com
Work Phone Home Phone Cell Phone Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

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

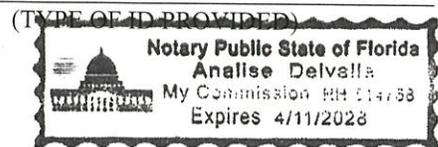
Signature of Property Owner: [Signature] Date: 11/14/24

STATE OF Florida COUNTY OF Monroe

Sword to and subscribed before me, by means of either [X] physical presence OR [] online notarization, on 4th day of November, 2024, by Raymond Vazquez (PRINT NAME OF PERSON MAKING STATEMENT)

Who is [X] personally known to me OR [] produced as identification.

[Signature]
SIGNATURE OF NOTARY PUBLIC



PRINT, TYPE OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC MY COMMISSION EXPIRES:

AGENT AUTHORIZATION FORM

RECEIVED
2025-014
JAN 15 2025
MONROE COUNTY
PLANNING DEPT.

Date of Authorization: 1 / 13 / 2025
Month Day Year

I hereby authorize Teresa Smith-Horachek/Keys Permitting Services, Inc. be listed as authorized agent
(Print Name of Agent)

representing Florida Keys Electric, Inc. for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Variance Application to the Monroe County Planning Commission; Request for a Minor Conditional Use Permit
(List the Name and Type of applications for the authorization)

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

Table with 4 columns: Lot, Block, Subdivision, Key (Island). Rows include Maloney Sub Subdivision, Stock Island, 00126280-000000, 1160474, 57200 2nd Ave; Stock Island, FL 33040, 5, and Approximate Mile Marker.

Authorized Agent Contact Information:

5409 Overseas Hwy #3341; Marathon, FL 33050
Mailing Address (Street, City, State and Zip Code)
(305) 481-0234 Home Phone keyspermitting@gmail.com Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

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

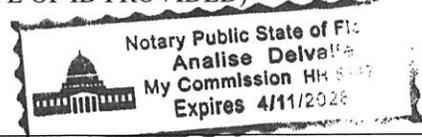
Signature of Property Owner: [Signature] Date: 1/13/25

STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me, by means of either [X] physical presence OR [] online notarization, on 13th day of January, 2025, by Raymond Vasquez (PRINT NAME OF PERSON MAKING STATEMENT)

Who is [X] personally known to me OR [] produced as identification. (TYPE OF ID PROVIDED)

[Signature]
SIGNATURE OF NOTARY PUBLIC



PRINT, TYPE OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC MY COMMISSION EXPIRES:

Monroe County, FL

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 00126280-000000
Account# 1160474
Property ID 1160474
Millage Group 110A
Location Address 5720 2ND Ave, STOCK ISLAND
Legal BK 47 LT 2 STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 Z-20 OR703-604 OR758-1655/56 OR846-444C OR1379-1843/45C OR1379-1849/51
Description OR2740-558/59
(Note: Not to be used on legal documents.)
Neighborhood 10060
Property Class OPEN STORAGE (4900)
Subdivision
Sec/Twp/Rng 35/67/25
Affordable No
Housing

Owner

[FLORIDA KEYS ELECTRIC INC](#)
905 Overseas Hwy
Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$323,297	\$323,297	\$290,967	\$290,967
= Just Market Value	\$323,297	\$323,297	\$290,967	\$290,967
= Total Assessed Value	\$56,023	\$50,930	\$46,300	\$42,091
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$323,297	\$323,297	\$290,967	\$290,967

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2023	\$323,297	\$0	\$0	\$323,297	\$50,930	\$0	\$323,297	\$0
2022	\$290,967	\$0	\$0	\$290,967	\$46,300	\$0	\$290,967	\$0
2021	\$290,967	\$0	\$0	\$290,967	\$42,091	\$0	\$290,967	\$0
2020	\$174,580	\$0	\$0	\$174,580	\$38,265	\$0	\$174,580	\$0
2019	\$37,500	\$0	\$0	\$37,500	\$34,787	\$0	\$37,500	\$0
2018	\$36,250	\$0	\$0	\$36,250	\$31,625	\$0	\$36,250	\$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
(4900)	6,250.00	Square Foot	50	125

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
4/23/2015	\$650,000	Warranty Deed		2740	558
11/1/1995	\$1	Warranty Deed		1379	1849

Permits

Number <input type="checkbox"/>	Date Issued <input type="checkbox"/>	Date Completed <input type="checkbox"/>	Amount <input type="checkbox"/>	Permit Type <input type="checkbox"/>
20103481	2/9/2021		\$1,500	Commercial
16100512	3/15/2016		\$13,000	
15103924	9/23/2015		\$2,000	

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

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

No data available for the following modules: Buildings, Yard Items, Sketches (click to enlarge), Photos.

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

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Contact Us

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 **SCHNEIDER**
GEO SPATIAL



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

Detail by Entity Name

Florida Profit Corporation
FLORIDA KEYS ELECTRIC, INC.

Filing Information

Document Number	M83451
FEI/EIN Number	65-0053891
Date Filed	06/01/1988
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	04/17/2024
Event Effective Date	NONE

Principal Address

905 Overseas Highway
KEY WEST, FL 33040

Changed: 01/27/2021

Mailing Address

905 Overseas Highway
KEY WEST, FL 33040

Changed: 01/27/2021

Registered Agent Name & Address

VAZQUEZ, RAYMOND
905 Overseas Highway
Key West, FL 33040

Address Changed: 01/27/2021

Officer/Director Detail

Name & Address

Title PT

VAZQUEZ, RAYMOND
905 Overseas Highway
KEY WEST, FL 33040

Title V

VAZQUEZ, CAROLINE
905 Overseas Highway
KEY WEST, FL 33040

Title S

VAZQUEZ, CAROLINE
905 Overseas Highway
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2022	01/28/2022
2023	01/30/2023
2024	02/05/2024

Document Images

04/17/2024 -- Amendment	View image in PDF format
02/05/2024 -- ANNUAL REPORT	View image in PDF format
01/30/2023 -- ANNUAL REPORT	View image in PDF format
01/28/2022 -- ANNUAL REPORT	View image in PDF format
01/27/2021 -- ANNUAL REPORT	View image in PDF format
01/15/2020 -- ANNUAL REPORT	View image in PDF format
02/07/2019 -- ANNUAL REPORT	View image in PDF format
01/11/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
03/10/2015 -- Amendment	View image in PDF format
01/09/2015 -- ANNUAL REPORT	View image in PDF format
01/10/2014 -- ANNUAL REPORT	View image in PDF format
09/09/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
01/23/2013 -- ANNUAL REPORT	View image in PDF format
01/12/2012 -- ANNUAL REPORT	View image in PDF format
03/15/2011 -- ANNUAL REPORT	View image in PDF format
05/26/2010 -- ANNUAL REPORT	View image in PDF format
01/16/2009 -- ANNUAL REPORT	View image in PDF format
01/24/2008 -- ANNUAL REPORT	View image in PDF format
01/18/2007 -- ANNUAL REPORT	View image in PDF format
02/06/2006 -- ANNUAL REPORT	View image in PDF format
03/29/2005 -- ANNUAL REPORT	View image in PDF format
03/18/2004 -- ANNUAL REPORT	View image in PDF format
03/20/2003 -- ANNUAL REPORT	View image in PDF format
03/18/2002 -- ANNUAL REPORT	View image in PDF format
02/26/2001 -- ANNUAL REPORT	View image in PDF format
04/07/2000 -- ANNUAL REPORT	View image in PDF format

<u>06/02/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/13/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/15/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/16/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>09/04/1996 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/01/1995 -- ANNUAL REPORT</u>	View image in PDF format

Florida Department of State, Division of Corporations

Return to:
Name THE CLOSING DEPARTMENT, INC.
Address 3432 DUCK AVENUE
KEY WEST, FL. 33040

Doc# 2028696 05/13/2015 10:18AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

This Instrument Prepared by: DEBORAH CONDELLA
Address: 3432 DUCK AVENUE
KEY WEST, FL. 33040

05/13/2015 10:18AM
DEED DOC STAMP CL: Krys \$4,550.00

\$650,000.00

Doc# 2028696
Bk# 2740 Pg# 558

Warranty Deed

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 24th day of April A. D. 2015,

Between, **STEPHEN MARK SIMONS, a married man**

Whose address is 8279 Holly Tree Drive, Brooksville, FL 34613
the City of , in the Country of Florida, party of the first part, and

FLORIDA KEYS ELECTRIC, INC., a Florida Corporation

Whose address is 5730 2nd Avenue #1, Key West, FL 33040
the County of Monroe, in the State of Florida, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ----- Dollars to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe State of Florida, to wit:

Lot 1, Block 47, McDonald's Plat of Stock Island, according to the Plat thereof, recorded in Plat Book 1, Page(s) 55, of the Public Records of Monroe County, Florida.

AND

Lot 2, Block 47, McDonald's Plat of Stock Island, according to the Plat thereof, recorded in Plat Book 1, Page(s) 55, of the Public Records of Monroe County, Florida.

GRANTOR(S) HEREIN WARRANT AND REPRESENT THAT THE LAND CONVEYED IN THIS WARRANTY DEED IS NOT HIS HOMESTEAD, NOR THE HOMESTEAD OF ANY MEMBER OF HIS FAMILY AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA.

SUBJECT TO taxes for the year 2015 and subsequent years.

SUBJECT TO easements, restrictions and reservations of record, but this reference thereto shall not operate to reimpose same.

SUBJECT TO Purchase Money Mortgage in favor of Iberiabank Mortgage Company in the original principal amount of \$585,000.00 to be filed in the Public Records of Monroe County, Florida of even date herewith.

Parcel Identification Number: 00126270-000000 and 00126280-000000
Alternate Key Number: 1160466 and 1160474

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

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witnesses:

#1

[Signature]
Printed EDWARD C JONES II

[Signature]
STEPHEN MARK SIMONS

#2

[Signature]
Printed Michael Radtke

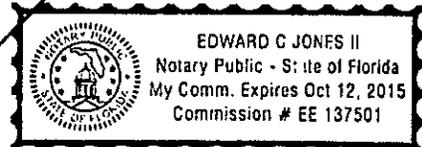
State of Florida

County of HERNANDO

The foregoing instrument was acknowledged before me this 23RD day of April 2015, by STEPHEN MARK SIMONS, who is/are personally known to me or who has/have produced FL DMV lic as identification and who did (did not) take an oath.

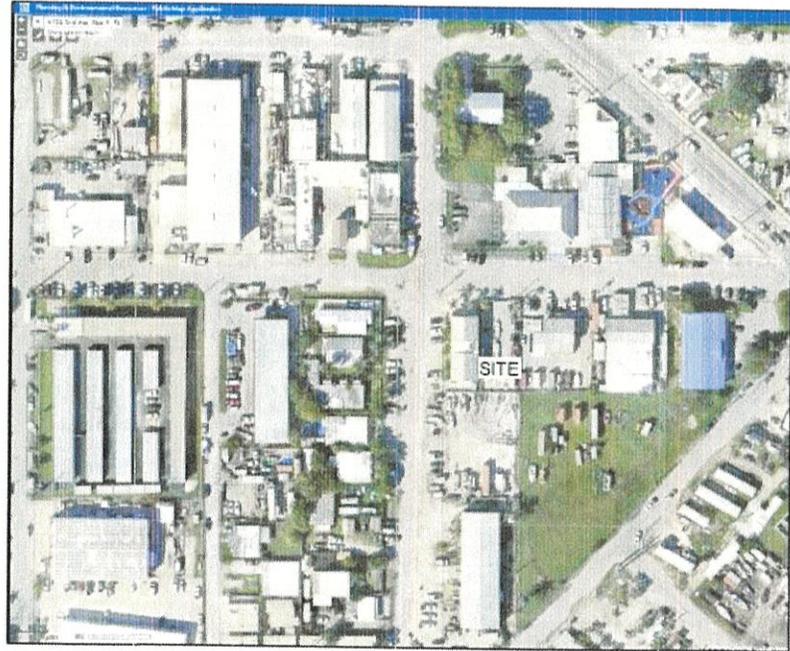
[Signature]
NOTARY PUBLIC
STAMP OR SEAL:

CD-5135



MONROE COUNTY
OFFICIAL RECORDS

Site Photos



AERIAL PHOTOGRAPH



2nd AVENUE STREET VIEW

Project Overview

Since 2015, Florida Keys Electric Inc., has owned 5720 2nd Avenue on Stock Island, Monroe County. The property is described as, Lot 2, Block 47, of Stock Island Maloney Subdivision. It is 6,250 square feet. The site is used as parking for Florida Keys Electric vehicles. It is paved (with concrete pavers) and a combination of fencing and concrete block walls enclose the property.

This is a small infill lot typical of Stock Island. Second Avenue is an existing paved road with utilities. Adjacent parcels are developed. A retail/office building is to the east, multifamily housing to the west and an outdoor storage yard is to the south. In 2016, Building Permits were issued for the pavers and wall/fencing as well as a ROW Permit for the street pavers.

A new, two story, multi use building is proposed. The first floor will be indoor (elevated) storage for the applicant's business. The second floor will be two deed restricted apartments for employees. The proposed building footprint is 1,716 square feet. The structure will be elevated an additional 6'7" over the required flood elevation in order to accommodate parking. An elevator and stairwell are included. The stormwater containment systems will be updated. The solid waste management area is located close to the street. The development will change the appearance of the site from a parking facility to an modern structure. The development contributes to the surrounding community by providing housing for local workers, improved stormwater retention, landscaping and an attractive building.

A minor conditional use permit, Sect 130-88(b)(9), for a warehouse/light industrial use is required. This is a 50' wide infill platted lot, the proposed building is compliant with the required setbacks. However due to the minimal width of the property, variances are needed for accessory uses. The requested variances are to: front and primary side yard setback, loading zone dimensions, landscape residential/commercial use buffer location, and a request is made to consider substituting one parking space for two scooter spaces. A Planning Commission variance request is filed with this application.

The applicant will need to apply with Monroe County for allocations of non-Residential floor area, NROGO, in order to construct the proposed 1,716 square feet of warehouse. Two affordable ROGO allocations are required.

The following pages contain information that responds to the criteria under the Monroe County Code of Ordinances Part 2 - Land Development.

Application History

The property has been owned by Florida Keys Electric for nine years. A change to the use of the site is requested in order to respond to changing market and environmental conditions. The building will have an elevator allowing for the storage of equipment on the first floor as well as for the use of the tenants the second floor. Florida Keys Electric is a small locally owned business; it's employee's have difficult times finding living accommodations. The proposed apartments will help to address that need.

On March 13, 2024, a virtual pre-application meeting was held with the owner, Raymond Vaasquez, Bill Horn and Barbara Mitchell and the Matthew Restaino and Jean Pessolano from Planning and Environmental Resources Department. An LOU was not requested nor issued.

This application for a Minor Conditional Use has been prepared in accordance with the information discussed at this meeting.

Request and Background Information

REQUEST:

1. Applicant:

The applicant is Raymond Vasquez, Owner Florida Keys Electric and the agents are William P Horn and Barbara Mitchell representing the applicant.

2. Proposed Use & Size:

Construct a two story building containing 1,716 square foot building (per floor) to be used for warehousing on the first floor and the second floor contains two deed restricted employee housing apartments. Upgrade the stormwater, parking and landscaping. Existing boundary walls and fencing to remain.

Variance:

A Planning Commission variance application accompanies this application. The proposed building complies with all setback requirements. The site is narrow and variances for required accessory structures; such as the front and east side yards, are needed. The parking plan proposes a van size loading zone as opposed to the Code standard. The separation buffer between residential/commercial uses is relocated to the east boundary line and reduced to a Class A. A request is made to consider substituting one parking space for two scooter spaces.

3. Location:

The property is on Stock Island. The address is 5720 2nd Avenue. The RE number is 00126280-000000.

4. Plans Provided:

- Survey prepared by Lynn O'Flynn dated 03.17.15 and updated 08.31.23.
- Site, Architectural and Elevation Plans prepared by William P. Horn Architect dated 11.08.24.
- Landscape plan prepared by Mitchell Planning and Design Inc., dated 11.04.24.
- Drainage plans prepared by Perez Engineering, dated 10.30.24

BACKGROUND INFORMATION:

1. Land Use District:

Mixed Use (MU)

2. Future Land Use Map Designation:

Mixed Use/Commercial (MC)

3. Size of Site:

The property contains 6,250 square feet or approximately 0.143 acres.

4. Existing Vegetation:

The site can be characterized as developed. There are concrete pavers installed, security light, masonry wall and chain link fences. A Vegetation Survey was not warranted. There are two coconut palms and no other vegetation.

5. Community Character of the Immediate Vicinity:

The project is located two blocks to the south US 1 in a commercial area. It is in a densely developed quadrant of Stock Island. The uses on adjacent parcels are mixed - ranging from multi-tenant commercial buildings, outdoor storage, auto repair, multi-family housing,, etc. Development parcels immediately adjacent to the site as well as most parcels in the general area are zoned Mixed Use. Across the street is a church compound with an Institutional designation.

Consistency Statements

Standards Applicable to All Conditional Uses:

The proposed redevelopment is required to be consistent with all applicable portions of the Land Development Regulations and the Comprehensive Plan. The standards enumerated Section 110-67 are considered by the Planning Director and Planning Commission when reviewing conditional use applications. The following narrative and references to the attached site plans or illustrations indicate how the proposed redevelopment meets these requirements.

Section 110-66

"The conditional use is consistent with the purposes, goals, objective and standards of the plan and this chapter."

1. Compliance with Monroe County Code of Ordinances, Part II, Land Development:

Chapter 130 Land Use Districts

a. Purpose of the Mixed Use(MU) Land Use District, Sections 130-1 and 130-40

Section 130-1 of the Monroe County Code states that "All development within each land district use district shall be consistent with the purposes stated for that land use district in this chapter."

Section 130-40 states the purpose of the MU district is to establish or conserve areas of mixed uses, including commercial fishing, resorts, residential, institutional, and commercial uses, and preserve these as areas representative of the character, economy and cultural history of the Florida Keys.

Response:

The site is located on 2nd Avenue in-between 2nd Street and Maloney Avenue. This area is developed with a variety of uses and is zoned Mixed Use. The property is owned by an established local electric business. The proposed building has two different uses. The project allows a local business to acquire an area for secure storage (on the first floor) and provide two apartments for employees. (on the second floor).

This established business will continue to serve the needs of the immediate area by supplying goods /services for the community, employment opportunities and an apartment for employees. It is consistent with Section 130-42.

b. Permitted Uses, Section 130-88 Mixed Use

Minor Conditional Use: Section 130-88(b)(9)

Light industrial uses, provided that: a. The parcel proposed for development does not have an area of greater than two acres; b. the parcel proposed for development is separated from any established residential use by at least a class C bufferyard; and c. all outside storage areas are screened from adjacent uses by a solid fence, wall or hedge six feet in height.

Response: The Site Plan demonstrates compliance with items a. and b. above. The development to the east is an apartment building and requires a Class C buffer yard. Since the building contains a residential use, an alternative buffer yard is proposed for the west boundary of the development. The alternative location of the landscaping is better located to provide a screen from residential uses and adjacent parking lots and commercial buildings. The setback in the alternative area is 5'; therefore a Class A buffer has been proposed. With regards to screening requirements, there are no outside storage areas; however, the proposed garbage collection areas have been screened with a wooden fence.

The proposed development is consistent with Section 130-88(b)(9) provided the alternative buffer is allowed.

c. Density/Intensity. Section 130-164 and Section 139-1(b)(5)

Site area – 6,250 square feet or approximately 0. 143 acres
Existing SF None
Proposed SF 1,716 Light Industrial FAR - 0.30
Total SF 1,716

Floor Area Ratio 27.4% Light Industrial 91.4 %
Residential Use: 2 unit

Calculations: Light Industrial $6,250 \times 0.3 = 1,875$
 $1,716 / 1,875 = 91.5\%$ or 27 FAR
Residential 18 units per buildable acre
 $18 \times 0.0.115 (6250/43560 = 0.143 \times .8=0.115)$
Maximum Allowed: 2 ($18 \times 0.115 = 2.07$)
Requested **2 Unit**

Pursuant to the Affordable and Employee Housing Administration Ordinance, proposed affordable housing is excluded from the calculation of total density for the site. The proposed redevelopment is consistent with Sect. 130-164 and 139-1(b)(5) .

d. Open Space and Environmental Criteria. Section 130-164

The open space requirement for the Mixed Use land use district for light industry is 0.2.

Response: The open space provided on this site is 28.36% (or 1,772.6 square feet) and is comprised of new landscaping and stormwater containment swales as shown on the submitted plans. The open space requirement for light industry and residential uses are adequately met. The proposed development is consistent with Section 130-164.

Chapter 131 Bulk Regulations

e. Minimum Yards Setback, Section 131-1

The minimum yard requirements for the Mixed Use land use district are as follows: a primary front yard setback of 15 feet, a primary side yard setback of 10 feet, a secondary side yard setback of 5' feet and a rear yard setback of 10 feet.

Response: The primary building meets the minimum yard requirements with the following setbacks:

2nd Avenue	15'	Primary Front Yard
West Boundary	10	Primary Side Yard; and
East Boundary	5'	Secondary Side Yard;
South Boundary	10	Rear Yard;

as shown on the site plan and therefore is in compliance with Section 130-131-1 and Section 131-3(c).

The parking space location, solid waste container, site sidewalks and 40% front yard setback open space require a variance to the Mixed Use setback standards. A Planning Commission Variance has been requested as part of this application.

f. Height, Section 131-2

No structure or building shall be developed that exceeds a maximum height of 35 feet.

Response: The maximum height of the building is measured from the crown of 2nd Avenue to the maximum height of the building. The proposed building will not exceed 35' as shown on the attached elevation plan.

Chapter 114 Development Standards

g. Surface Water Management, Section 114-3

Response: All surface water will be managed on site as shown in the drainage plan attached as an Appendix to this application, which is consistent with Section 114-3.

h. Wastewater Treatment Criteria, Section 114-5

Response: Key West Resort Utilities Corporation provides the Wastewater Treatment for this area. The project proposes of 2 full baths, two kitchens and

Minor Conditional Use Application

Mitchell Planning & Design Inc.

Page 8 of 17

two Washer/dryer laundry areas. A Coordination Letter has been received stating that sewage is not currently treated from this site, but is available. The coordination letter is include in the Appendices. The site is consistent with Section 114-5.

i. Energy and Conservation Standards, Section 114-45

Response: The proposed redevelopment provides for energy conservation in the following ways: (1) (b) provision of bicycle racks, (2) (e) Native, drought tolerant, xeriscape plants and (3) (f) installation of native shade trees. The proposed development is consistent with Section 114-45.

j. Parking and Loading Standards, Section 114-66 through 114-69.

The parking requirement for warehousing uses is 1 spaces per 1,000 square feet of nonresidential floor area. For residential apartments, it is 2 per unit. For all non-residential uses, one (1) 11' X 35' loading space is required for 100 – 2,499sf

Response: A total of 7 parking spaces are proposed. Four standard, one handicap accessible and two scooter parking spaces are provided. The two apartments require 4 parking spaces, the warehouse use requires 2 space for a total of 6 spaces.

A proposed loading zone of 8'6" x 18'0" is proposed for van deliveries. Please see the need based Loading Zone Study included with the Traffic Report for justification of this request.

The proposed development is consistent with Sections 114-66 through 114-68 as applicable. Consistent with Section 114-69 is pending approval of the Loading Zone Study.

k. Parking Lot Landscaping, Section 114-99 and 114-100

All off-street parking areas containing more than six 6 spaces...shall be landscaped in accordance with the standards set out in section 114-100.

Response: There are a total of 6 parking spaces proposed for the site. This section of the Code is not applicable. However, based on the assumption, the scooter spaces will be allowed, the Landscape Plan includes the required Parking Lot Landscaping.

l. Bufferyards / Street Trees, Sections 130-88(b)(9)(c) and Section 114-104

Response: Section 130-88(b)(9)(c) requires a buffer between an existing residential use and a new non-residential use. Therefore, 10' wide Class "C" buffer is required on the western boundary of the property where an existing 6' tall masonry wall is located. Based on the width of the parcel (50') and the

location of the building and required parking, it is impossible to provide a Class C buffer along the western boundary.

An alternative solution is proposed. Since the new development is mixed with a residential apartment and indoor storage area, we believe the intention of the Code is better served by locating a landscape buffer on the eastern boundary in between the new building and the adjacent parking lot and commercial use. The proposed buffer, a Class A, 5' wide is located in the 5' wide side yard setback as shown on the submitted Landscape Plan.

One Street Trees is required on 2nd Avenue. The proposed landscape plan demonstrates that compliance is proposed to the greatest extent practicable.

m. Outdoor Lighting. Section 114-159 to -163

All outdoor lighting... shall be designed, located and mounted at heights no greater than 18 feet for non-cutoff lights and 35 feet for cutoff lights. All outdoor lighting shall be designed and located such that the maximum illumination measured in foot-candles at the property line shall not exceed three-tenths foot-candle for noncutoff lights and one and 1.5 foot-candles for cutoff lights.

Response: Site lighting has not been designed at this time and will be included in the Building Permit submission. It will comply with the requirements of Section 114-159 to -163.

n. Access Standards. Section 114-195

No structure or land shall be developed, used or occupied unless direct access to US 1 or County Road 905 is by way of a curb cut that is spaced at least 400 feet from any other curb cut that meets the access standards of the Florida Department of Transportation or an existing street on the same side of US 1 or County Road 905.

Response: This property is not located on US Highway #1 The access to the adjacent City streets is thru an existing curb cut.

o. Traffic Study. Section 114-200

Response: A Traffic Impact Report, Level One Study, has been completed by KBP Consulting, Inc and is included in this application. The report concludes that the proposed development is estimated to generate approximately fourteen daily vehicular trips. This analysis does not consider the existing vehicular trips associated with the parking lot., There is adequate reserve capacity for this segment as discussed in the report. The project is in compliance with Section 114-200.

p. Clear Site Triangles. Section 114-201

All entrance drives and street intersections shall provide clear site triangles in both directions as indicated in this section.

Response: Clear site triangles are shown on the Site Plan and Landscape Plan. The proposed landscaping does not interfere with the Clear Site Triangle as shown. The existing and proposed structures do not interfere with the clear site triangle and therefore the Site Plan is consistent with Section 114-201.

Chapter 118 Environmental Protection

q. Environmental Performance Standard. Section 118-1 and -2

Response: This property has been classified as developed. A Vegetation Survey was not required. There are three coconut palms located adjacent to 2nd Avenue. The proposed redevelopment is consistent with Section 118-1 and 118-2.

r. Transplantation Plan. Section 118-7(1)

Response: Not Applicable.

Chapter 122 Flood Plain Management

s. Flood Plain Management Criteria. Section 122-4

New construction or substantial improvements of any commercial, industrial or nonresidential structures within zones A1-30, AE and AH on the community's flood insurance rating map (FIRM) shall have the lowest floor (including basement) elevated to or above the base flood level...

Response: The proposed construction is located within the AE EL8 zone. As noted on the Architectural Elevation Plan, the building will be elevated to a finished floor elevation of 13.7' NGVD 29 exceeding the required 8' elevation by 5'7". The proposed redevelopment is consistent with Section 122-4.

Chapter 138 Rate of Growth Restrictions

t. ROGO – General Provisions. Section 138-20(a)

(a) Residential ROGO allocation award required: No building permit shall be issued after January 4, 1996, for a new dwelling unit unless the dwelling unit has received a residential dwelling unit allocation award, or is determined to be exempt as provided in section 138-22.

Response: Two affordable deed restricted ROGO allocations are required for the second floor of the 1,716 square foot building and shall be requested upon completion of the Building Permit review.

u. NROGO – General Provisions, Section 138-48(a) and NROGO Allocations Section 138-51(b)

(a) *Non-residential ROGO allocation award required: No building permit shall be issued after January 4, 1996, that results in additional nonresidential floor area unless that nonresidential development has received a nonresidential allocation award, or is determined to be exempt as provided in section 138-50.*

(b) *Maximum allocation of non-residential floor area by site: The amount of non-residential floor area to be allocated shall be limited to a maximum share of 10,000 square feet for any one site per each allocation quarter.*

Response: An NROGO allocation is required for the 1,713 square foot new warehouse/storage space and shall be requested upon completion of the Building Permit review. The project is consistent with Sections 138-48)(a) and Section 138-51(b).

Chapter 139 Affordable and Employee Housing

v. Nonresidential inclusionary housing requirements Section 1391(f)

(a) *Purpose: Consistent with Goal 601 of the Comprehensive Plan, the purpose of the subsection (f) is to ensure that the need for affordable housing is not exacerbated by nonresidential and transient development.....*

(b) *Compliance requirements. Nonresidential development or redevelopment projects shall provide affordable workforce inclusionary housing as provided in the subsection (3) of the workforce housing demand created by the new or expanded development or redevelopment in accordance with the standards in the table below.*

Response: The Inclusionary Housing requirement is being met on-site with the construction of two affordable employee apartments.

w. Handicap Accessibility, Chapter 553, F.S.

Response: The proposed two-story building is elevated and contains an accessible elevator. There is one handicap accessible parking space. The project is in compliance with Chapter 553, F.S.

2. Consistency with the Goals, Objectives and Policies of the Year 2010 Comprehensive Plan:

The proposed development is consistent with the goals, objectives and policies set forth in Chapter 3 of the Comprehensive Plan. The following objectives and policies apply to the proposed development.

3.1 Future Land Use

Objective 101.3

Monroe County shall regulate new residential development based upon the finite carrying capacity while maintaining a maximum hurricane evacuation clearance time of 24 hours.

Response: The proposed development requires two affordable housing ROGO allocations. By definition, the ROGO allocations will not be issued if the carrying capacity and/or evacuation timeframe is unacceptable.

Objective 101.4

Monroe County shall regulate non-residential development to maintain a balance of land uses to serve the needs of the future population of Monroe County.

Response: The proposed development demonstrates consistency with the Comprehensive Plan, a locally owned and operated business will expand with the construction of a storage room. This business provides employment opportunities for individuals in the immediate area. The proposed economic development is consistent with the mixed use character of the area and serves the needs of the community.

Objective 101.5

Monroe County shall regulate future development to maintain and enhance the character of the community and protect the natural resources by providing for the compatible distribution of land uses consistent with the designations shown on the Future Land Use Map.

Response: The Mixed Use land use designation is consistent with the Mixed Use/Commercial Comprehensive Plan designation. The proposed uses, warehouse (storage) and employee housing are consistent with both the land uses and the Comprehensive Plan designation. The project is located on a in-fill site in a highly developed area of Stock Island. The surrounding development includes warehouse uses and multi-family residences.

Policy 101.5.6

...Mixed Use/Commercial land use districts are to establish and conserve areas of mixed uses, which may include maritime industry, light industrial uses,

commercial fishing, transient and permanent residential, institutional, public, and commercial retail uses...

Response: The proposed development is consistent with the Comprehensive Plan. A local electric business seeks to utilize his property for more than just parking. The proposed building allows his business to expand with a much needed storage facility as well as provide two employee housing apartments. The proposed mixed use development is consistent with this policy.

Objective 101.10

Monroe County shall provide for drainage and stormwater management so as to protect real and personal property and to protect and improve water quality.

Response: The proposed redevelopment is consistent with the Comprehensive Plan as shown on the drainage and stormwater management plan attached as an appendix hereto.

Objective 101.14

Monroe County shall ensure that sufficient acreage is available for utilities and public facilities, required to support proposed development and redevelopment.

Response: The proposed redevelopment is consistent with the Comprehensive Plan because it will utilize a site designated as infill, is served by existing public facilities, and is in a commercially developed area.

Objective 101.19

Monroe County shall address local community needs while balancing the needs of all Monroe County communities. These efforts shall focus on the human-crafted environment and shall be under taken though the Livable CommuniKeys Planning Program..

Response: The proposed redevelopment is consistent with several of the Strategies identified as part of the Stock Island CommuniKeys Plan. For instance, Strategy 1.1 in the Redevelopment Section recommends an overlay district in "appropriate areas to only permit workforce/affordable housing in conjunction with permitted commercial and light industrial uses." The proposed project is certainly consistent with this strategy.

Another section of the Plan, Strategy, 9.1 addresses the potential for scooter space substitution for required vehicular parking spaces in commercial establishments.

Goal 102

Monroe County shall direct future growth to lands which are most suitable for development and shall encourage conservation and protection of environmentally sensitive lands (wetlands, beach berm and tropical hardwood hammock).

Response: The proposed redevelopment is consistent with the Comprehensive Plan because the site is disturbed and developed. No environmentally sensitive areas existing on the site.

3.3 Traffic Circulation

Goal 301

To provide a safe, convenient, efficient, and environmentally-compatible motorized and non-motorized transportation system for the movement of people and goods in Monroe County.

Response: Access to the site is from an existing, curb cuts to public streets in the developed area of Stock Island. Several nearby County roads provide access to US Highway 1.

3.7 Potable Water

Goal 701

Monroe County shall support FCAA in the fulfillment of their statutory obligation and authority to provide for a safe, high quality and adequate supply, treatment, distribution, and conservation of potable water to meet the needs of present and future residents.

Response: The existing development on site is served by Florida Keys Aqueduct Authority's existing consumptive use permit. The proposed development is not expected to have any effect on potable water withdrawals. A Letter of Coordination has been received from the FCAA for this project and is included in this application. The letter states there is currently a 5/8" irrigation meter serving the site.

3.8 Solid Waste

Goal 801

Monroe County shall provide for the adequate collection, disposal and resource recovery of solid waste in an environmentally sound and economically feasible manner to meet the needs of present and future County residents.

Response: Pursuant to the 2014-2015 Monroe County Public Facilities Capacity Assessment Report, "Monroe County's has a contract with Waste Management Inc (WMI). The contract authorizes the use of in state facilities through September 2024. It is expected this contract will be extended.

3.9 Sanitary Sewer

Goal 901

Monroe County shall provide for the adequate, economically sound collection, treatment, and disposal of sewage which meets the needs of the present and future residents while ensuring the protection of public health, and the maintenance and protection of ground, nearshore, and offshore water quality.

Response: All wastewater generated by this site shall be treated by the KW Resort Utilities Corp. A Letter of Coordination have been received from the KWRU for this project and is included in this application.

3.10 Drainage

Goal 1001

Monroe County shall provide a stormwater management system which protects real and personal properties, and which promotes and protects ground and nearshore water quality.

Response: The proposed development will provide a stormwater management system as shown on the drainage plan included with this application.

Construction Management & Phasing Plan

The contractor who will conduct all work on the project shall be selected. Local subcontractors will be used, whenever possible, as to limit the amount of additional traffic and to support the local economy.

A Construction Management Plan has been provided, please see the submitted Civil drawings.

Phasing Schedule

It is the intention of the Owner to develop the property in one phase. However, two different ROGO allocations are required. Depending upon the availability of allocations, the project may need to be developed in two phases, the warehouse use and then the affordable apartments. Coordination with the Building and Planning Departments shall be sought to understand the appropriate protocols.

Once the construction of the building begins, the contractor shall proceed as follows:

- a. Temporary signage will be placed on site for public safety and notification.
- b. Construction debris containers will be located on site.
- c. Recycling containers will be located on site.
- d. The construction of the new building will be completed in one phase.
- e. Complete landscape and stormwater.



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

UTILITY BOARD OF THE CITY OF KEY WEST

October 3, 2024

Florida Keys Electric Inc
905 Overseas Hwy
Key West, FL 33040

RE: 5720 2nd Ave, Key West, Florida, 33040

Dear Florida Keys Electric Inc:

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

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

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Dane'lle Waldon", written over a horizontal line.

Dane'lle Waldon
Customer Programs Representative

DW/mc

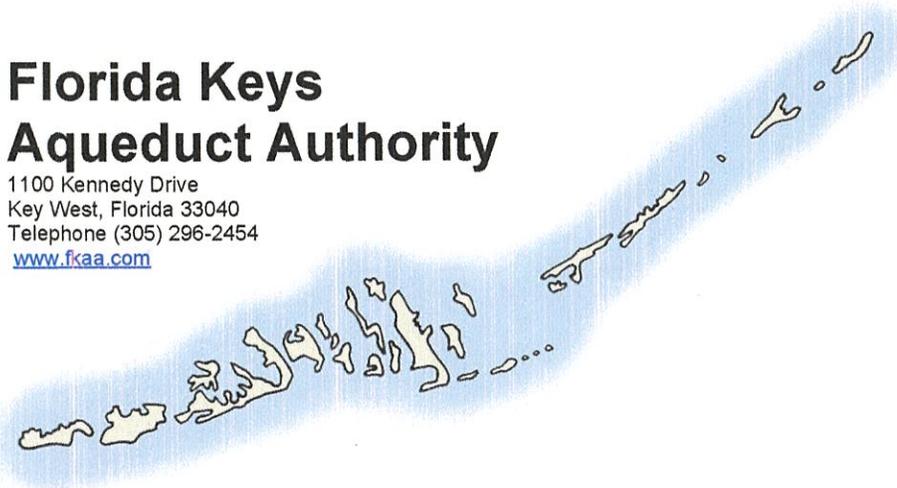
C:

M. Alfonso, Supervisor of Engineering



Florida Keys Aqueduct Authority

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



J. Robert Dean
Chairman
District 3

Richard J. Toppino
Vice-Chairman
District 2

Antoinette M. Appell
Secretary/Treasurer
District 4

Nicholas W. Mulick
District 5

Cara Higgins
District 1

Gregory W. Veliz
Executive Director

October 6, 2024

Barbara Mitchell
Mitchell Planning and Design, Inc.
4900 SW 2nd Terrace
Ocala, Florida 34471

RE: Florida Keys Electric Inc.
5720 2nd Avenue, Stock Island
RE#: 00126280-000000
Location #210137 – 5/8" Irrigation Meter

Dear Ms. Mitchell,

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

There is an existing 4-inch water main on 2nd Avenue adjacent to the proposed property which appears to be adequate to serve this project. There is currently a 5/8" irrigation meter serving the property.

A complete set of Civil and Architectural/Plumbing plans will need to be submitted to determine water main requirements, water meter sizing and system development charges. Should you have any questions or require any further information please feel free to call me.

Sincerely,
Florida Keys Aqueduct Authority

Kimberly Judge

Digitally signed by Kimberly
Judge
Date: 2024.10.06 10:00:43 -04'00'

Kimberly Judge
Utility Design Supervisor

CC: Anna Fernandez, Customer Service Manager, Tavernier
Yusi Bonachea, Customer Service Manager, Marathon
Danielle Mendez, Customer Service Manager, Key West

County of Monroe
The Florida Keys



BOARD OF COUNTY COMMISSIONERS

Mayor Holly Merrill Raschein, District 5
Mayor Pro Tem James K. Scholl, District 3
Craig Cates, District 1
Michelle Lincoln, District 2
David Rice, District 4

October 28, 2024

Attn: Jodell Roberts
Mitchell Planning & Design, Inc.
4900 SW 2nd Terrace
Ocala, FL. 34471

Ref.: 5720 2nd Avenue
Stock Island, Florida

Owners: Florida Keys Electric

Parcel ID: 00126280-000000

ALK: 1160474

Dear Ms. Roberts,

After review of the proposed site plan which you submitted for 5720 2nd Avenue, Stock Island, I find there is sufficient placement and designation for municipal solid waste receptacles for the property.

While recycling is not mandatory, it is strongly encouraged throughout residential and business communities. Providing a recycling container would allow you to assist in protecting our planet and become part of the solution in reducing the carbon footprint. If information is needed on, how to set-up recycling for this property, please contact Waste Management, 305-296-8297 to discuss available options.

Sincerely,

Cheryl Sullivan

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

Mission:

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



Ron DeSantis
Governor

Joseph A. Ladapo, MD, PhD
State Surgeon General

Vision: To be the **Healthiest State** in the Nation

October 18, 2024

Barbara Mitchell
Mitchell Planning and Design, Inc.
4900 SW 2nd Terrace Ocala, Florida 34471
305-509-0966
mitchellplanningdesign@gmail.com

Letter of Coordination

Real Estate Number: 00126280-000000
Location Address: 5720 2ND Ave, STOCK ISLAND

To whom it may concern:

The Florida Department of Health in Monroe County has reviewed the proposed development of the lot listed above. Our records do not indicate any obstruction to the project, and we have no objection so long as the facility is provided with central sewer and water.

Should you have any questions or concerns, please feel free to contact me at Hali.Discoli@FLHealth.gov or 305-849-6885.

Sincerely,

Hali Discoli
Environmental Specialist II
Florida Dept of Health, Monroe County

Florida Department of Health

Monroe County

50 High Point Rd • Tavernier, FL 33070

PHONE: 305-676-3941 •

FloridaHealth.gov



Accredited Health Department

Public Health Accreditation Board



KWRU
KW RESORT UTILITIES

KW Resort Utilities Corp.

6630 Front Street
Key West, FL 33040
305.295.3301
FAX 305.295.0143
www.kwru.com

October 29, 2024

Florida Keys Electric Inc.
5720 2nd Avenue
Key West, FL 33040

RE: Letter of Coordination for: **RE# 00126280-000000**
BK 47 LT 2 MALONEY SUB SUBDIVISION PB1-55 Z-20 OR703-604 STOCK ISLAND

To Whom It May Concern:

KW Resort Utilities does not currently treat the sewage on the parcel identified by RE# 00126280-000000, but sewer is available. The parcel is located at 5720 2nd Avenue, Key West, FL 33040. The proposed two-story, mixed-use building, based on the site plan by William P. Horn, Architect P.A., will contain indoor commercial storage and half bath on the first floor, and second floor will have 2 apartments, each with 2 bedrooms, one kitchen on one washer/dryer hookup.

Once they have Conditional Use approval, they will follow up with construction plans. There will be impact fees assessed, prior to connection, based on approved plans.

Should the project diverge substantially from the description as referenced above, KW Resort Utilities, Corp, reserves the right to rescind this letter and provide notification of said action to any and all agencies involved directly or indirectly as it relates to the property/project.

Any and all new piping shall be inspected and all required tests shall be witnessed by a KW Resort Utilities Inspector (all testing is to be carried out as stipulated in Chapters 62 and 64E-6 of the Florida Administrative Code). It is the responsibility of the property owner to apply for any necessary permits and to comply with Monroe County Building Codes/Regulations. Plumbing shall be done by a contractor licensed and qualified by Monroe County to carry out the lateral plumbing work. Further, contractor shall provide KW Resort Utilities 48 hours' notice prior to the commencement of work.

KW Resort Utilities, Corp., hereby guarantees that the capacity will be available for the period of 1 year from the date of this letter.

Thank you,

Gregory Wright
Vice President

RECHAR	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	AK	LOCATION
00124830-000000	MONROE COUNTY FIRE DEPT	PO Box 2111			Key West	FL	33045	US	1158968	6180 SECOND ST, STOCK ISLAND
00124810-000000	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	1920 Westridge Dr			Irving	TX	75038	US	1158933	5650 MALONEY AVE, STOCK ISLAND
00124820-000000	SCARDINA VINCENT A	1107 Key			Key West	FL	33040	US	1158941	5684 MACDONALD AVE, STOCK ISLAND
00126060-000000	5730 FOURTH AVENUE LLC	PO Box 169			Key West	FL	33041	US	1160296	6440 MALONEY AVE, STOCK ISLAND
00125670-000000	BOYDS CAMPGROUND LTD	6401 Maloney Ave			Key West	FL	33040	US	1159956	6401 MALONEY AVE, STOCK ISLAND
00124700-000000	STANDARD MARINE SUPPLY CORP	C/O JAMES B HARDEE	2536 W. Simms Blvd		Tampa	FL	33609	US	1158828	5713 FIRST AVE, STOCK ISLAND
00126390-000100	TGS-STORAGE/MART PARTNERS PORTFOLIO LLC	215 N Stadium Blvd		207	Columbia	MO	65203	US	8573588	6401 3RD ST, STOCK ISLAND
00125470-000000	OPERATION R O C INC	PO Box 2298			Key West	FL	33045	US	1159760	5702 1ST AVE, STOCK ISLAND
00125520-000000	HENNUM WILLIAM AND CHRISTINE LIVING TRUST 11/13/2020	4044 Loch Meade Dr			Lakeland	IN	38002	US	1159808	6301 MALONEY AVE, STOCK ISLAND
00133130-000000	PARK PLACE UNIT 13 LLC	28549 Doubloon Rd			Little Torch Key	FL	33042	US	9082232	5655 3RD AVE Unit 13, STOCK ISLAND
00133060-000000	VILLA PATRICIA PARTNERS LLC	5750 2nd Ave			Key West	FL	33040	US	1167517	6410 2ND ST, STOCK ISLAND
00133130-000000	PARK PLACE UNITS 6-7 LLC	28549 Doubloon Rd			Little Torch Key	FL	33042	US	9082240	6419 2ND Ter Unit 6, STOCK ISLAND
00125600-000000	HSIANG AN	27350 Saint Croix Ln			Summerland Key	FL	33042	US	1159883	5790 MALONEY AVE, STOCK ISLAND
00126280-000000	FLORIDA KEYS ELECTRIC INC	905 Overseas Hwy			Key West	FL	33040	US	1160474	5720 2ND AVE, STOCK ISLAND
00125450-000000	6391 3RD ST LLC	22 Amariyllis Dr			Key West	FL	33040	US	1159671	6391 3RD ST, STOCK ISLAND
00126380-000000	UTILITY BOARD OF THE CITY OF KEY WEST	1001 James St			Key West	FL	33040	US	1160571	6444 2ND ST, STOCK ISLAND
00133130-000700	PARK PLACE UNIT 4 LLC	28549 Doubloon Rd			Little Torch Key	FL	33042	US	9082253	6419 2ND Ter Unit 4, STOCK ISLAND
00133130-000300	PARK PLACE UNIT 13 LLC	28549 Doubloon Rd			Little Torch Key	FL	33042	US	9082236	5655 3RD AVE Unit 12, STOCK ISLAND
00125480-000000	EL MOCHO RESTAURANT CORP	19 Aster Ter			Key West	FL	33040	US	1159778	5704 MALONEY AVE, STOCK ISLAND
00133130-001000	PARK PLACE UNIT 3 LLC	28549 Doubloon Rd			Little Torch Key	FL	33042	US	9082265	6417 2ND Ter Unit 3, STOCK ISLAND
00133130-001200	PARK PLACE UNITS 8-9 LLC	28549 Doubloon Rd			Little Torch Key	FL	33042	US	9082275	6440 2ND ST Unit 8, STOCK ISLAND
00133070-000000	VILLA PATRICIA PARTNERS LLC	5750 2nd Ave			Key West	FL	33040	US	1167525	6410 2ND ST, STOCK ISLAND
00133130-001400	PARK PLACE UNITS 10-11 LLC	28549 Doubloon Rd			Little Torch Key	FL	33042	US	9082283	6440 2ND ST Unit 11, STOCK ISLAND
00133130-000000	PARK PLACE HOMEOWNERS ASSOC INC	C/O DAVE LEWIS	28549 Doubloon Rd		Little Torch Key	FL	33042	US	1167584	6440 SECOND ST, STOCK ISLAND
00126320-000000	BRINGLE STEVEN A	19 Amariyllis Dr			Key West	FL	33040	US	1160512	5750 SECOND AVE, STOCK ISLAND
00133050-000000	6400 2ND STREET LLC	PO Box 4315			Key West	FL	33041	US	1167569	6400 2ND ST, STOCK ISLAND
00126290-000000	UME BY THE SEA LLC	5730 2nd Ave			Key West	FL	33040	US	1160482	5730 2ND AVE, STOCK ISLAND
00125450-000100	AMERIGAS EAGLE PROPANE LP	PO Box 798			Valley Forge	PA	19482	US	1159620	6301 3RD ST, STOCK ISLAND
00133100-000000	6436 2ND ST LLC	7702 Santa Margherita Way			Naples	FL	34109	United States	1167550	6428 2ND ST, STOCK ISLAND
00124800-000000	STAR OF THE SEA FOUNDATION INC	5640 Maloney Ave			Key West	FL	33040	US	1158925	5640 MALONEY AVE, STOCK ISLAND
00125450-000200	JG RENTALS LLC	212 Key Haven Rd			Key West	FL	33040	US	1159646	6310 2ND ST, STOCK ISLAND
00126370-000000	HARDEN MARC A	3832 Eagle Ave			Key West	FL	33040	US	1160563	VACANT LAN 4TH AVE, STOCK ISLAND
00133130-001300	PARK PLACE UNITS 10-11 LLC	28549 Doubloon Rd			Little Torch Key	FL	33042	US	9082279	6440 2ND ST Unit 10, STOCK ISLAND
00133090-000000	KEYW KIWI CORP	1331 Duncan St			Key West	FL	33040	US	1167541	6418 2ND ST Unit 1 & 2, STOCK ISLAND
00133130-000800	PARK PLACE UNITS 1-2 LLC	28549 Doubloon Rd			Little Torch Key	FL	33042	US	9082257	6417 2ND Ter Unit 1, STOCK ISLAND
00133200-000000	ARNOLDS AUTO AND MARINE REPAIR INC	23 Flipper Rd			Key West	FL	33040	US	1167657	6411 2ND Ter, STOCK ISLAND
00125450-001000	5640 STORAGE LLC	PO Box 1527			Key West	FL	33041	US	1159735	5640 1ST ST, STOCK ISLAND
00133170-000000	STOCK ISLAND REALTY LLC	3930 S Roosevelt Blvd		Apt 307N	Key West	FL	33040	US	1167622	6415 SECOND Ter, STOCK ISLAND
00126390-000000	MERCURI DANIEL	2601 S Roosevelt Blvd		Apt 501B	Key West	FL	33040	US	1160580	6471 3RD ST, STOCK ISLAND
00124790-000000	QUINTANA MARGARITA	3707 Donald Ave			Key West	FL	33040	US	1158917	5630 MALONEY AVE, STOCK ISLAND
00126330-000000	SPENCER RICHARD	701 Palm Ave			Key West	FL	33040	United States	1160521	5790 2ND AVE, STOCK ISLAND
00126090-000000	ROY'S TRAILER PARK INC	1128 Simonton St			Key West	FL	33040	US	1160326	6500 MALONEY AVE, STOCK ISLAND
00126270-000000	FLORIDA KEYS ELECTRIC INC	905 Overseas Hwy			Key West	FL	33040	US	1160466	6415 SECOND ST, STOCK ISLAND
00133210-000000	HENSON STEVE R	5551 2nd Ave			Key West	FL	33040	US	1167665	6409 2ND Ter, STOCK ISLAND
00133080-000000	KEYW KIWI CORP	1331 Duncan St			Key West	FL	33040	US	1167533	6414 2ND ST, STOCK ISLAND
00126080-000000	STROBLE AND LEE ENTERPRISES INC	320 11th Ave			Key West	FL	33040	US	1160318	6420 MALONEY AVE, STOCK ISLAND
00133190-000000	ARNOLDS AUTO AND MARINE REPAIR INC	23 Flipper Rd			Key West	FL	33040	US	1167649	6412 2ND Ter, STOCK ISLAND
00125450-000500	SIMONS JUDITH	PO Box 2554			Key West	FL	33045	US	1159689	6336 2ND ST, STOCK ISLAND
00133120-000000	6436 2ND ST LLC	7702 Santa Margherita Way			Naples	FL	34109	United States	1167576	6436 2ND ST, STOCK ISLAND
00126370-000100	KOENIG TIMOTHY J	815 Peacock			Key West	FL	33040	US	8559585	6475 SECOND ST, STOCK ISLAND
00133130-000600	PARK PLACE UNIT 4 LLC	28549 Doubloon Rd			Little Torch Key	FL	33042	US	9082248	6419 2ND Ter Unit 5, STOCK ISLAND
00133130-000900	PARK PLACE UNITS 1-2 LLC	28549 Doubloon Rd			Little Torch Key	FL	33042	US	9082261	6417 2ND Ter Unit 2, STOCK ISLAND
00125450-000101	5630 1ST AVENUE LLC	24 Hilton Haven Rd			Key West	FL	33040	US	1159638	5630 1ST AVE, STOCK ISLAND
00133180-000900	GARCIA ESTELA M CISNEROS	6 Pierce Ln			Key West	FL	33040	US	1167651	6413 2ND Ter, STOCK ISLAND
00133130-000500	PARK PLACE UNITS 6-7 LLC	28549 Doubloon Rd			Little Torch Key	FL	33042	US	9082244	6419 2ND Ter Unit 7, STOCK ISLAND
00133130-000100	PARK PLACE UNIT 13 LLC	28549 Doubloon Rd			Little Torch Key	FL	33042	US	9082228	5655 3RD AVE Unit 14, STOCK ISLAND
00126070-000000	HARDEN MARC A	C/O AIRGAS USA LLC	PO Box 9219		Marietta	GA	30065	US	1160900	6412 MALONEY AVE, STOCK ISLAND
00133130-001100	PARK PLACE UNITS 8-9 LLC	28549 Doubloon Rd			Little Torch Key	FL	33042	US	9082270	6440 2ND ST Unit 9, STOCK ISLAND
00125450-000300	KM5625 LLC	PO Box 2850			Key West	FL	33045	US	1159654	5625 SECOND AVE, STOCK ISLAND
00125610-000000	OPERATION R O C INC	PO Box 2298			Key West	FL	33045	US	1159891	5727 2ND AVE, STOCK ISLAND
00127270-000000	5730 FOURTH AVENUE LLC	PO Box 169			Key West	FL	33041	US	1161489	5730 4TH AVE, STOCK ISLAND
00127280-000000	BERNSTEIN BENJAMIN TRUST B	PO Box 2455			Key West	FL	33045	US	1161497	6460 FRONT ST, STOCK ISLAND
00127250-000000	BERNSTEIN BENJAMIN RESIDUARY TR B U7/W	PO Box 2455			Key West	FL	33045	US	1161462	5700 4TH AVE, STOCK ISLAND
00127090-000100	5650 3RD AVENUE LLC	1502 United St			Key West	FL	33040	US	8689349	5650 3RD AVE, STOCK ISLAND
00127100-000000	5631 4TH AVENUE LLC	1502 United St			Key West	FL	33040	US	1161306	5631 4TH AVE, STOCK ISLAND
00127090-000000	5635 4TH AVENUE LLC	1502 United St			Key West	FL	33040	US	1161292	5635 4TH AVE, STOCK ISLAND
00125450-000900	KEY WEST WELDING RENTAL 1 LLC	PO Box 2658			Key West	FL	33045	US	1159727	5650 FIRST AVE, STOCK ISLAND
00125450-001100	VANTAGE POINT 5680 LLC	16793 Island Farm Ln			Milton	DE	19968	US	1159743	5680 FHS Y AVE, STOCK ISLAND
00124540-000000	WRECKERS CAY APARTMENTS AT STOCK ISLAND LLC	150 SE 2nd Ave		Ste 800	Miami	FL	33131	United States	1158666	6125 SECOND ST, STOCK ISLAND
00124840-000100	NNN REIT LP	450 S Orange Ave		Ste 900	Orlando	FL	32801	US	1158984	5690 MALONEY AVE, STOCK ISLAND

5720 2nd Avenue

Stock Island, Florida

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MONROE COUNTY
PLANNING DEPT.

TRAFFIC IMPACT STUDY

prepared for:
Mitchell Planning and Design, Inc.

KBP CONSULTING, INC.

November 2024

5720 2nd Avenue

Stock Island, Florida

Traffic Impact Study

November 2024

Prepared for:

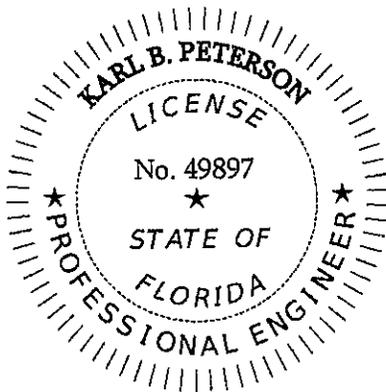
Mitchell Planning and Design, Inc.

Prepared by:

KBP Consulting, Inc.

APPROVED BY:

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED
AND SEALED BY:



Karl B Peterson 2024.11.08
14:46:37 -05'00'

ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST
BE VERIFIED ON ANY ELECTRONIC COPIES.

KBP CONSULTING, INC.
8400 N. UNIVERSITY DRIVE, SUITE 309
TAMARAC, FLORIDA 33321
PH: 954-560-7103
KARL B. PETERSON, P.E. NO. 49897

TABLE OF CONTENTS

INTRODUCTION	1
INVENTORY	3
Existing Land Use and Access	3
Proposed Land Uses and Access	3
EXISTING CONDITIONS	4
Existing Roadway Network	4
Existing Traffic Conditions	4
TRIP GENERATION	5
TRIP DISTRIBUTION	7
TRAFFIC IMPACT ANALYSES	8
Link Analysis	8
US 1 Impacts by Mile Marker	8
SUMMARY & CONCLUSIONS	10

APPENDIX A – Preliminary Site Plan	
APPENDIX B – FDOT Historic Traffic Data	
APPENDIX C – ITE Trip Generation Data	
APPENDIX D – Level of Service and Reserve Capacity Tables	

LIST OF FIGURES

FIGURE 1 -- Project Location Map	2
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LIST OF TABLES

TABLE 1 – Average Annual Daily Traffic	4
TABLE 2 – Trip Generation Analysis	5
TABLE 3 – Project Trip Distribution	7
TABLE 4 – Arterial Trip Assignment Summary	9

INTRODUCTION

A new building is proposed for a site located on the south side of 2nd Avenue between Maloney Avenue and 2nd Street on Stock Island, Monroe County, Florida. More specifically, the subject site is located at 5720 2nd Avenue near Mile Marker 5 on Overseas Highway / US 1. A Project Location Map is presented in Figure 1 on the following page.

KBP Consulting, Inc. has been retained by Mitchell Planning and Design, Inc. to conduct a traffic impact study for the proposed building on this site. This study addresses the anticipated trip generation characteristics of the project, the current operating conditions of the surrounding roadway network, the anticipated project traffic impacts along Overseas Highway / US 1 by mile marker, and site access.



KBP
CONSULTING, INC.

Project Location Map

FIGURE 1
5720 2nd Avenue
Stock Island, Florida

INVENTORY

Existing Land Use and Access

The size of the overall site is approximately +/-0.14 acre (6,250 square feet) and the Parcel ID is 00126280-000000. The subject site is undeveloped and currently utilized for outdoor storage. Vehicular access to this site is provided by one (1) full access driveway on 2nd Avenue.

Proposed Land Uses and Access

The proposed action involves the construction of a new two-story building. The first floor will consist of 1,716 square feet of warehouse space and the second floor will have two (2) residential dwelling units. Vehicular access to the site will continue to be provided by one (1) full access driveway on 2nd Avenue. For the purpose of performing this traffic impact analysis, the project is planned to be completed by early 2026. A preliminary site plan for this project is presented in Appendix A.

EXISTING CONDITIONS

This section of the report addresses the existing roadway network in the study area and current traffic conditions.

Existing Roadway Network

Overseas Highway / US 1 through the study area is a four-lane divided principal arterial roadway (i.e. two eastbound lanes and two westbound lanes). The posted speed limit in the study area is 45 miles per hour (mph) and the Florida Department of Transportation (FDOT) access classification is “3 – Restrictive”. 2nd Avenue is a two-lane locally maintained roadway.

Existing Traffic Conditions

The Florida Department of Transportation (FDOT) maintains five (5) traffic count stations within the immediate proximity of the project site. FDOT Count Station #900048 is located on MacDonald Avenue, 200 feet east of Fifth Street. Station #900165 is located on Overseas Highway / US 1, 200 feet east of the Cow Key Bridge. Station #907070 is located on 5th Avenue, 200 feet east of 5th Street. Station #907086 is located on Maloney Avenue, 400 feet north of Bay Road. And Station #907108 is located on 5th Street, 200 feet south of MacDonald Avenue. Traffic volumes recorded over the last (published) five (5) year period at these stations are summarized in Table 1 below. The data collected at these stations indicates that volumes have been generally steady in recent years. Appendix B contains the historical traffic data obtained from FDOT.

Table 1 5720 2nd Avenue Average Annual Daily Traffic (AADT) Stock Island, Florida					
Year	AADT Stations				
	#900048	#900165	#907070	#907086	#907108
2023	10,700	40,193	3,100	5,000	5,300
2022	11,800	39,636	2,900	4,800	5,100
2021	8,100	33,000	2,500	5,300	4,800
2020	10,100	35,408	2,500	5,300	4,800
2019	12,000	40,837	2,800	5,200	4,200

Compiled by: RHP Consulting, Inc. (November 2024)

TRIP GENERATION

The trip generation for this project was determined using the trip generation information published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual (11th Edition)*. Based upon this information, the daily, AM peak hour, and PM peak hour trip generation equations and rates for the existing and proposed development are as follows:

Warehousing – ITE Land Use #150

- Weekday Trip Generation Rate: $T = 1.71 (X)$
where $T =$ number of trips and $X = 1,000$ square feet of gross floor area
- Saturday Trip Generation Rate: $T = 0.15 (X)$
- Sunday Trip Generation Rate: $T = 0.06 (X)$
- Daily Weighted Average Rate: $T = 1.25 (X)$
- Peak Hour Trip Generation Rates:
 - AM Peak Hour: $T = 0.17 (X)$ (77% in / 23% out)
 - PM Peak Hour: $T = 0.18 (X)$ (28% in / 72% out)

Multifamily Housing (Low-Rise) – ITE Land Use #220

- Weekday Trip Generation Rate: $T = 6.74 (X)$
where $T =$ number of trips and $X =$ number of dwelling units
- Saturday Trip Generation Rate: $T = 4.55 (X)$
- Sunday Trip Generation Rate: $T = 3.86 (X)$
- Daily Weighted Average Rate: $T = 6.02 (X)$
- Peak Hour Trip Generation Rates:
 - AM Peak Hour: $T = 0.40 (X)$ (24% in / 76% out)
 - PM Peak Hour: $T = 0.51 (X)$ (63% in / 37% out)

Table 2 below presents the trip generation analysis for the proposed building at 5720 2nd Avenue.

Table 2 5720 2nd Avenue Trip Generation Summary Stock Island, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Proposed</i>								
Warehousing	1,716 SF	2	0	0	0	0	0	0
Residential	2 DU	12	0	1	1	1	0	1
Total		14	0	1	1	1	0	1

Compiled by: KBP Consulting, Inc. (November 2024).

Source: Institute of Transportation Engineers (ITE) *Trip Generation Manual (11th Edition)*.

As indicated in Table 2 on the previous page, the subject site is estimated to generate 14 daily vehicle trips (i.e. weighted average), one (1) outbound vehicle trip in the AM peak hour, and one (1) inbound vehicle trip in the PM peak hour. With 14 gross daily trips, a “Level 1” traffic impact study (as per the Monroe County Traffic Report Guidelines Manual) has been prepared in order to document the traffic impacts to Overseas Highway / US 1.

TRIP DISTRIBUTION

A trip distribution analysis was performed based on the nearby population areas (as documented in the Monroe County Traffic Report Guidelines Manual), the existing transportation network, and the location of the subject project. Table 3 below summarizes the anticipated trip distribution for the 5720 2nd Avenue project.

Table 3	
5720 2nd Avenue	
Project Trip Distribution	
Stock Island, Florida	
Direction	Distribution (%)
East (US 1 North)	25%
West (US 1 South)	45%
South Side of Stock Island (Local)	25%
North Side of Stock Island	5%

Source: KBP Consulting, Inc. (November 2024).

TRAFFIC IMPACT ANALYSES

This section of the report is divided into two parts: 1) link analysis, and 2) Overseas Highway / US 1 impacts by mile marker.

Link Analysis

The link analysis compares the maximum number of reserve trips on Overseas Highway / US 1 through Stock Island (per Monroe County's Level of Service and Reserve Capacity Table) with the project's traffic impacts. Based upon the trip distribution patterns presented in the previous section, the project will add a maximum of six (6) daily trips (45% of additional daily trips) to Segment Number 1 (Stock Island).

According to Monroe County's traffic concurrency database documenting the actual (as of September 19, 2024) remaining roadway capacity by segment along Overseas Highway / US 1, Segment Number 1 has 2,416 trips of available reserve capacity. This database includes existing traffic volumes as well as the traffic volumes associated with committed development (i.e. permitted but unbuilt) throughout the Keys. Monroe County's 2021 Level of Service and Reserve Capacity Table and the referenced current traffic volumes database are both presented in Appendix D. Based upon a review of this data and the anticipated traffic to be generated by the proposed project, Overseas Highway / US 1 through Stock Island has available capacity to accommodate the maximum impacts generated by the new building at 5720 2nd Avenue.

US 1 Impacts by Mile Marker

For this project, it was assumed that the maximum trip length will be approximately 15 miles to the east and 5 miles to the west. Based upon these trip length assumptions, the Overseas Highway / US 1 segments identified in Monroe County's Traffic Report Guidelines, and the traffic assignment discussed previously, an estimate of the number of primary trips by segment on Overseas Highway / US 1 was performed. Table 4 summarizes the number of primary trips by segment on Overseas Highway / US 1 (Arterial Trip Assignment) and reflects the latest traffic volumes (i.e. existing and committed development traffic) as provided by Monroe County.

<p align="center">Table 4 5720 2nd Avenue Arterial Trip Assignment Summary (Overseas Highway / US 1) Stock Island, Florida</p>						
Project: 5720 2nd Avenue				US 1		
				Mile Marker: 5		
Location: Stock Island				ITE		
				Land Use		
				Category: 150 & 220		
Type of Development: Warehousing Residential				Daily Trip Generation		
				Rate / Formula: See Trip Generation Section on Page 5.		
Project Size: 1,716 SF Warehousing 2 DU Residential						
Maximum Trip Length: 15 Miles East / 5 Miles West						
Total Daily Trips	Percent Primary Trips	US 1 Segment Number	Percent Directional Split	% Impact Based On Trip Length	Project Generated Daily Trips	Remaining Capacity ¹
14	100%	1	45% / 25%	100%	6	2,416
		2	25%	90%	3	5,529
		3	25%	75%	3	748
		4	25%	55%	2	3,604
		5	25%	35%	1	9,293
		6	25%	0%	0	2,577

Source: Monroe County Planning and Environmental Resources Department.

Compiled by: KBP Consulting, Inc. (November 2024).

¹ Remaining roadway capacities by segment as documented by Monroe County in the latest tracking table (9/19/24). These values reflect existing volumes plus traffic volumes associated with committed development (i.e. permitted but unbuilt). Please see Appendix D for the latest tracking table.

SUMMARY & CONCLUSIONS

Based upon the results of the analyses performed for the proposed building at 5720 2nd Avenue on Stock Island, it is evident that the proposed development will not have an adverse impact on the operating characteristics of Overseas Highway / US 1, nor will it inhibit the safe flow of traffic traveling through Stock Island. Overseas Highway / US 1 has adequate capacity to accommodate the traffic impacts generated by the project.

APPENDIX A

5720 2nd Avenue – Stock Island

Preliminary Site Plan

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2023 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 0048 - MACDONALD AV, 200' E 5 STREET

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	10700	C	N 5600		S 5100	9.00	54.70	3.60
2022	11800	C	N 6400		S 5400	9.00	54.20	9.60
2021	8100	C	N 3900		S 4200	9.00	53.10	5.50
2020	10100	C	N 5500		S 4600	9.00	54.10	4.40
2019	12000	C	N 6200		S 5800	9.00	54.70	5.60
2018	11300	C	N 5600		S 5700	9.00	55.10	5.80
2017	9000	C	N 4600		S 4400	9.00	53.90	5.20
2016	10100	C	N 5500		S 4600	9.00	54.90	8.80
2015	10900	C	N 5400		S 5500	9.00	54.30	8.10
2014	12400	C	N 5800		S 6600	9.00	55.20	3.80
2013	10300	C	N 5200		S 5100	9.00	54.80	7.30
2012	9600	C	N 4400		S 5200	9.00	55.00	8.20
2011	10400	C	N 5300		S 5100	9.00	55.10	8.30
2010	10200	C	N 4800		S 5400	10.26	56.84	10.30
2009	9900	C	N 5000		S 4900	10.23	56.56	8.40
2008	10200	C	N 4700		S 5500	10.45	54.98	8.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 0165 - SR-5/US-1,200' E COW KEY BRDG#00000170,MONROE CO.

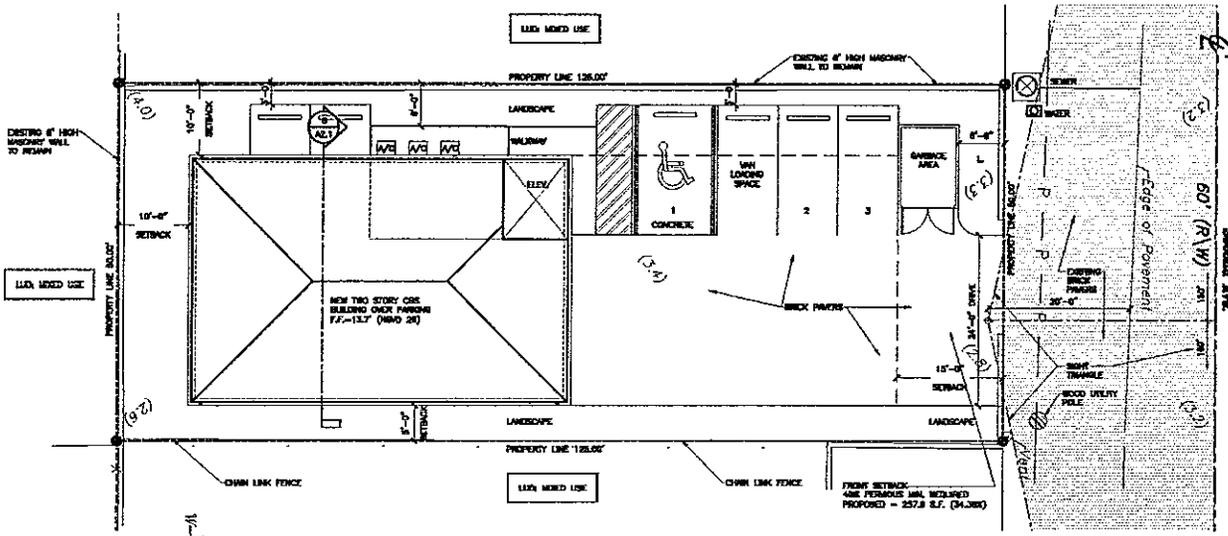
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	40193 C	N 20408	S 19785	9.00	56.70	4.20
2022	39636 C	N 20114	S 19522	9.00	56.70	3.90
2021	33000 F	N 19463	S 18913	9.00	56.30	3.80
2020	35408 C	N 17754	S 17654	9.00	56.30	3.70
2019	40837 C	N 20719	S 20118	9.00	56.30	4.30
2018	40284 C	N 20428	S 19856	9.00	56.00	4.20
2017	35525 C	N 18060	S 17465	9.00	55.80	4.10
2016	42403 C	N 21765	S 20638	9.00	55.80	4.10
2015	39909 C	N 20155	S 19754	9.00	55.80	4.10
2014	37452 C	N 18810	S 18642	9.00	56.20	4.30
2013	36287 C	N 18217	S 18070	9.00	54.90	4.10
2012	36564 C	N 18323	S 18241	9.00	55.10	4.00
2011	36540 C	N 18298	S 18242	9.00	55.60	3.90
2010	36027 C	N 17980	S 18047	9.71	56.29	3.80
2009	35471 C	N 17672	S 17799	9.59	58.14	4.10
2008	34602 C	N 17266	S 17336	10.14	56.24	8.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES



PROPOSED ROOF PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY J. LYNN O'FLYNN, INC., DATED ON 08-31-2023 SCALE: 1/8"=1'-0"

SITE DATA

ZONING: MIXED USE
FUTURE LAND USE MAP: MIXED USE COMMERCIAL
TRA DESIGNATION: M

SITE AREA: 0,230 S.F. (0.143 ACRES)
FLOOD ZONE: AC +8.0'

DENSITY: RESIDENTIAL DENSITY:
18 UNITS PER BUILDABLE ACRE
18 X 0.115 (0.225/ACRES)=2.143 X .8=(0.115)
MAXIMUM ALLOWED: 2 (18 X 0.115=2.07)
REQUESTED: 2 UNIT

FAR: NONRESIDENTIAL FAR
WAREHOUSE 30% FAR
0.230 X .3 = 1,275 S.F. MAX. ALLOWED
1,716 S.F. PROPOSED = 27.48% FAR

HEIGHT: 35' MAX.

SETBACKS:
FRONT SETBACK: REQUIRED = 15'-0"
EXISTING = 0'-0"
PROPOSED = 5'-0" VARIANCE REQUESTED
EAST SIDE SETBACK: REQUIRED = 5'-0"
EXISTING = 0'-0"
PROPOSED = 5'-0"
WEST SIDE SETBACK: REQUIRED = 10'-0"
EXISTING = 3'-0"
PROPOSED = 5'-0" VARIANCE REQUESTED
REAR SETBACK: REQUIRED = 10'-0"
EXISTING = 5'-4.75"
PROPOSED = 10'-0"

IMPERVIOUS AREA:
ALLOWED: 77
EXISTING: 0,588.3 S.F. (08.08%)
PROPOSED: 4,477.4 S.F. (71.83%)

LANDSCAPE AREA: SEE LANDSCAPE PLAN

OPEN SPACE AREA:
REQUIRED: 1,250 S.F. (20%)
EXISTING: 853.7 S.F. (10.93%)
PROPOSED: 1,772.8 S.F. (28.36%)

PARKING:
REQUIRED: 4 SPACES
RESIDENTIAL: 2 SPACES PER UNIT = 2 SPACES
NONRESIDENTIAL: 1/1,000 S.F. (1X1.7 = 2 SPACES)
PROVIDED: 6 SPACES (INCL. 1 H/C)
RESIDENTIAL: 2 SPACES
NONRESIDENTIAL: 2 SPACES
VISITOR: 2 SPACES

LOADING ZONE:
REQUIRED(1) 31' X 35'
PROVIDED(1) MIN SPACE 8.5' X 18'
VARIANCE REQUESTED

LIST OF DRAWINGS

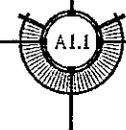
- AS.1 PROPOSED ROOF PLAN AND SITE DATA
- AS.2 PROPOSED GROUND FLOOR PLAN
- AS.3 PROPOSED FIRST FLOOR PLAN
- AS.4 PROPOSED SECOND FLOOR PLAN
- AS.1 ELEVATIONS AND SECTION
- L-1 LANDSCAPE PLAN
- C-1 DRAINAGE PLAN
- SURVEY

BUILDING DATA

GROUND FLOOR: ENCLOSED: 283.3 S.F.
COVERED: 1,422.7 S.F.
TOTAL: 1,716.0 S.F.

FIRST FLOOR: ENCLOSED: 1,716.0 S.F.

SECOND FLOOR: ENCLOSED: 1,716.0 S.F.



APPENDIX B
FDOT Historic Traffic Data

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2023 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 7070 - 5TH AVENUE 200 FT EAST OF 5TH STREET

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	3100 F	E 1600	W 1500	9.00	54.70	5.60
2022	2900 C	E 1500	W 1400	9.00	54.20	5.60
2021	2500 F	E 1200	W 1300	9.00	53.10	4.40
2020	2500 C	E 1200	W 1300	9.00	54.10	4.40
2019	2800 F	E 1400	W 1400	9.00	54.70	8.20
2018	2800 C	E 1400	W 1400	9.00	55.10	8.20
2017	3500 F	E 1700	W 1800	9.00	53.90	5.50
2016	3500 C	E 1700	W 1800	9.00	54.90	5.50
2015	2900 F	E 1500	W 1400	9.00	54.30	15.10
2014	2700 C	E 1400	W 1300	9.00	55.20	15.10
2013	3500 F	E 1700	W 1800	9.00	54.80	3.70
2012	3500 C	E 1700	W 1800	9.00	55.00	3.70
2011	1900 F	E 950	W 950	9.00	55.10	8.30
2010	1900 C	E 950	W 950	10.26	56.84	10.30
2009	4200 C	E 2300	W 1900	10.23	56.56	8.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2023 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 7086 - MALONEY AVE 400 FEET NORTH OF BAY RD

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2023	5000 F	N	2600	S	2400	9.00	54.70	11.20
2022	4800 C	N	2500	S	2300	9.00	54.20	11.20
2021	5300 F	N	2600	S	2700	9.00	53.10	2.20
2020	5300 C	N	2600	S	2700	9.00	54.10	2.20
2019	5200 F	N	2400	S	2800	9.00	54.70	1.30
2018	5200 C	N	2400	S	2800	9.00	55.10	1.30
2017	5400 F	N	2600	S	2800	9.00	53.90	4.70
2016	5400 C	N	2600	S	2800	9.00	54.90	4.70
2015	6700 F	N	2500	S	4200	9.00	54.30	8.70
2014	6400 C	N	2400	S	4000	9.00	55.20	8.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2023 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 7108 - 5TH. STREET, 200' SOUTH OF MCDONALD AVE

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	5300 F	N	2400	S	2900	9.00	54.70	3.10
2022	5100 C	N	2300	S	2800	9.00	54.20	3.10
2021	4800 F	N	2200	S	2600	9.00	53.10	4.10
2020	4800 C	N	2200	S	2600	9.00	54.10	4.10
2019	4200 F	N	2200	S	2000	9.00	54.70	1.10
2018	4200 C	N	2200	S	2000	9.00	55.10	1.10
2017	4800 F	N	2500	S	2300	9.00	53.90	7.20
2016	4800 C	N	2500	S	2300	9.00	54.90	7.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

APPENDIX C

Excerpts from the ITE *Trip Generation Manual* (11th Edition)

Land Use: 150

Warehousing

Description

A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas. High-cube transload and short-term storage warehouse (Land Use 154), high-cube fulfillment center warehouse (Land Use 155), high-cube parcel hub warehouse (Land Use 156), and high-cube cold storage warehouse (Land Use 157) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Minnesota, New Jersey, New York, Ohio, Oregon, Pennsylvania, and Texas.

Source Numbers

184, 331, 406, 411, 443, 579, 583, 596, 598, 611, 619, 642, 752, 869, 875, 876, 914, 940, 1050

Warehousing (150)

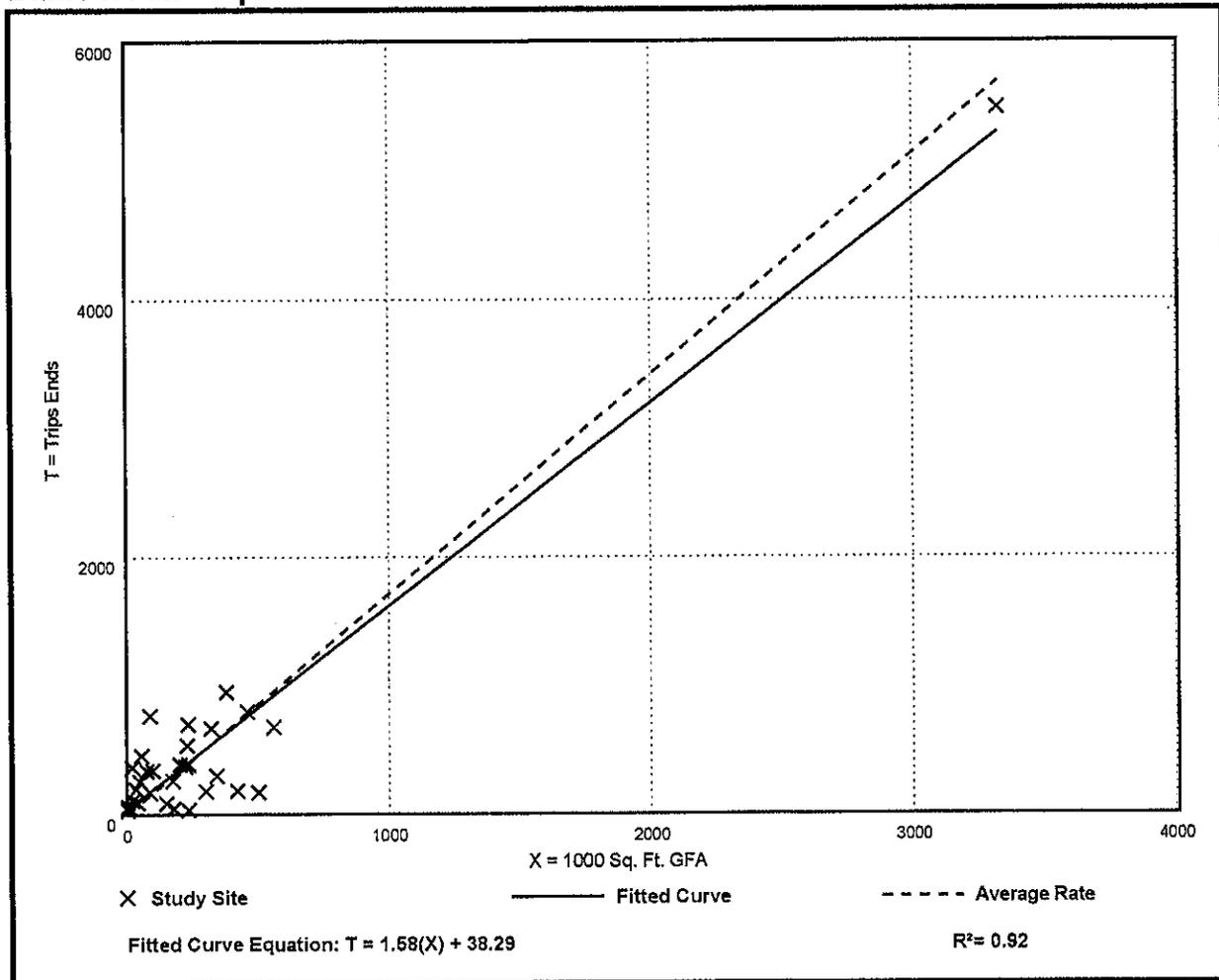
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. 1000 Sq. Ft. GFA: 292
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.71	0.15 - 16.93	1.48

Data Plot and Equation



2021 LEVEL OF SERVICE AND RESERVE CAPACITY

SEGMENT	LENGTH (miles)	FACILITY TYPE	POSTED SPEED		ADJ. FOR SIGNAL (mph)	ADJUSTED LOS C CRITERIA (mph)	MEDIAN TRAVEL SPEED (mph)	LOS	RESERVE SPEED (mph)	2021		2017
			Limits (mph)	Average (mph)						MAXIMUM RESERVE VOLUME (trips)	5% ALLOCATION BELOW LOS C (trips)	MAXIMUM RESERVE
												VOLUME (trips)
1 Stock Island (4.0 - 5.0)	1.10	4-L/D	30/35/45	40.1	N/A	22.0	40.0	A	18.0	3,279	3,474	1,348
2 Boca Chica (5.0- 9.0)	3.9	4-L/D	45/55	54.7	N/A	50.2	59.9	A	9.7	6,265	7,876	6,071
3 Big Coppitt (9.0- 10.5)	1.5	2-L/U	45/55	46.3	N/A	41.8	47.5	B	5.6	1,391	1,921	1,341
4 Saddlebunch (10.5- 16.5)	5.8	2-L/U	45/55	53.6	N/A	49.1	53.5	B	4.3	4,130	6,513	4,034
5 Sugarloaf (16.5- 20.5)	3.9	2-L/U	45	45.0	6.8	33.7	48.8	A	15.1	9,752	10,856	7,944
6 Cudjoe (20.5- 23.0)	2.5	2-L/U	45	45.0	N/A	40.5	47.9	A	7.4	3,064	3,920	3,188
7 Summerland (23.0- 25.0)	2.2	2-L/U	45	45.0	N/A	40.5	46.1	B	5.6	2,040	2,791	1,639
8 Ramrod (25.0- 27.5)	2.3	2-L/U	45	45.0	N/A	40.5	46.5	A	6.0	2,285	3,063	2,133
9 Torch (27.5- 29.5)	2.1	2-L/U	45	45.0	N/A	40.5	48.8	A	8.3	2,886	3,589	2,504
10 Big Pine (29.5- 33.0)	3.4	2-L/U	45	45.0	5.9	34.6	42.7	A	8.1	4,561	5,511	1,295
11 Bahia Honda (33.0- 40.0)	7.0	2-L/U (70%) 4-L/D (30%)	45/50/55	52.4	N/A	47.9	54.8	A	6.9	7,998	10,730	6,723
12 7-Mile Bridge (40.0- 47.0)	6.8	2-L/U	45/55	54.4	N/A	49.9	53.2	B	3.3	3,716	6,508	3,603
13 Marathon (47.0- 54.0)	7.3	2-L/U (13%) 4-L/D (87%)	35/45	42.5	N/A	22.0	39.6	A	17.6	21,276	22,590	19,221
14 Grassy (54.0- 60.5)	6.4	2-L/U	45/55	54.6	2.1	48.0	51.4	C	3.4	3,603	6,183	3,286
15 Duck (60.5- 63.0)	2.7	2-L/U	55	55.0	N/A	50.5	53.2	C	2.7	1,207	2,344	1,252
16 Long (63.0- 73.0)	9.9	2-L/U	45/50/55	53.4	N/A	48.9	49.9	C	1.0	1,639	5,619	2,459
17 L Matecumbe (73.0- 77.5)	4.5	2-L/U	45/50/55	52.5	N/A	48.0	48.2	C	0.2	149	1,939	224
18 Tea Table (77.5- 79.5)	2.2	2-L/U	45	45.0	N/A	40.5	46.6	A	6.1	2,222	2,965	(692)
19 U Matecumbe (79.5- 84.0)	4.1	2-L/U	45	45.0	N/A	40.5	35.3	E	-5.2	(3,531)	(2,187)	(883)
20 Windley (84.0- 86.0)	1.9	2-L/U	45	45.0	N/A	40.5	39.3	D	-1.2	(378)	271	157
21 Plantation (86.0- 91.5)	5.8	2-L/U	35/45	43.0	5.9	32.6	34.7	C	2.0	1,921	3,524	3,266
22 Tavernier (91.5- 99.5)	8.0	4-L/D	45/50	47.2	3.1	39.6	49.4	A	9.8	12,983	15,580	8,876
23 Key Largo (99.5- 106.0)	6.8	4-L/D	45	45.0	5.4	35.1	45.0	A	9.9	11,148	13,095	8,333
24 Cross (106.0- 112.5)	6.2	2-L/U	45/55	51.4	N/A	46.9	49.1	C	2.2	2,259	4,618	5,852
Overall	108.3					45.0	45.5	C	0.5	N/A		

Warehousing (150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 36

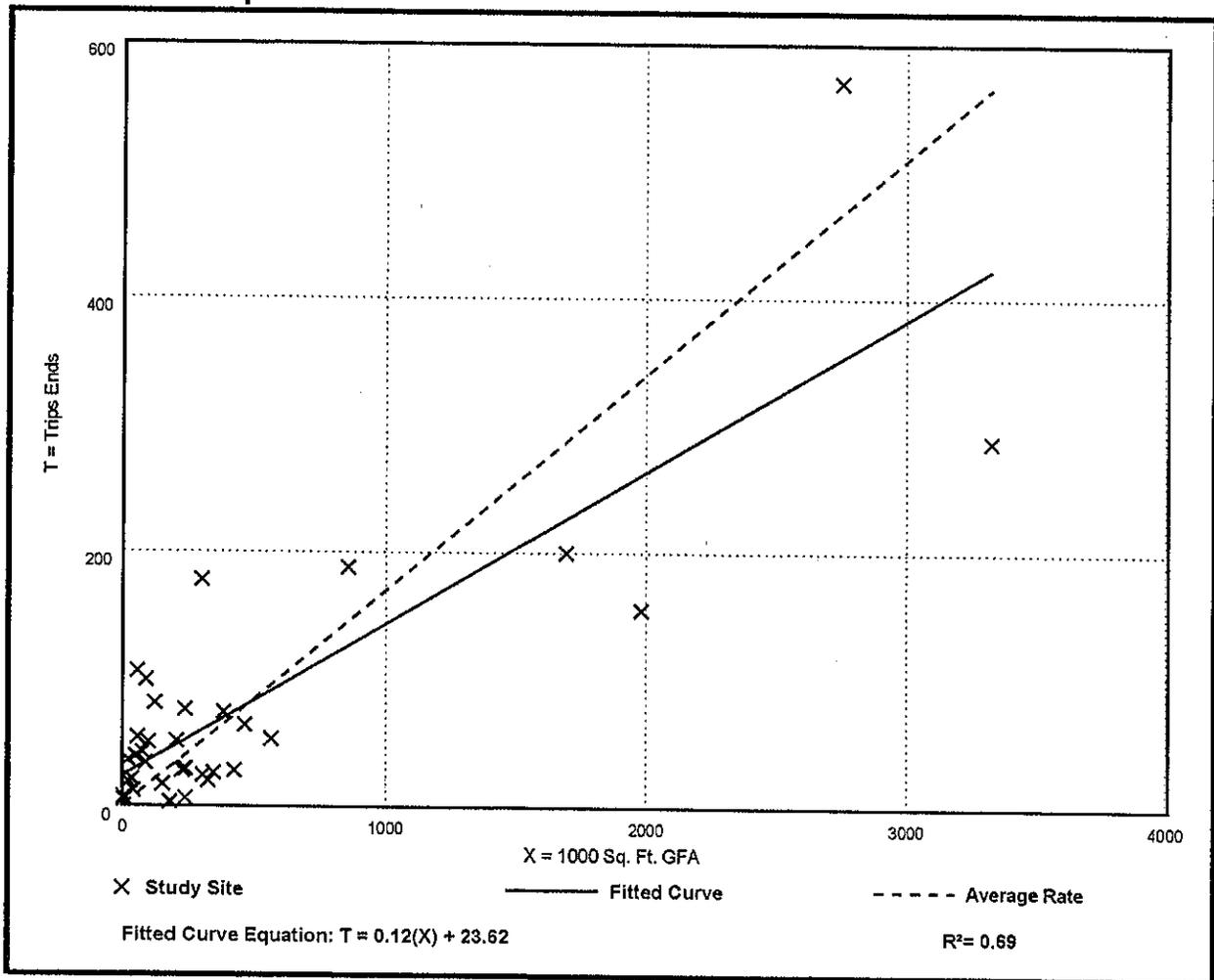
Avg. 1000 Sq. Ft. GFA: 448

Directional Distribution: 77% entering, 23% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.17	0.02 - 1.93	0.19

Data Plot and Equation



Warehousing (150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

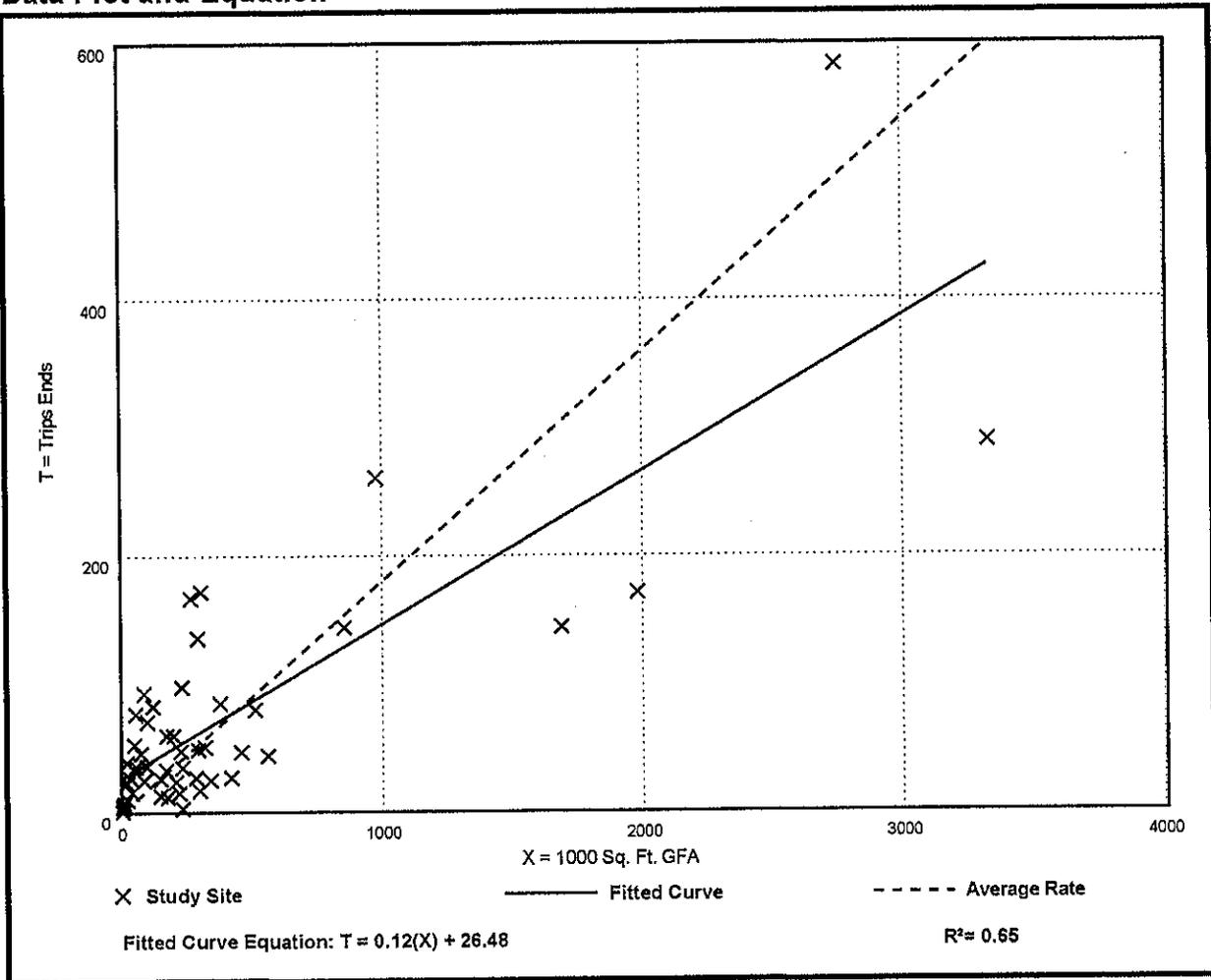
Avg. 1000 Sq. Ft. GFA: 400

Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.18	0.01 - 1.80	0.18

Data Plot and Equation



Warehousing (150)

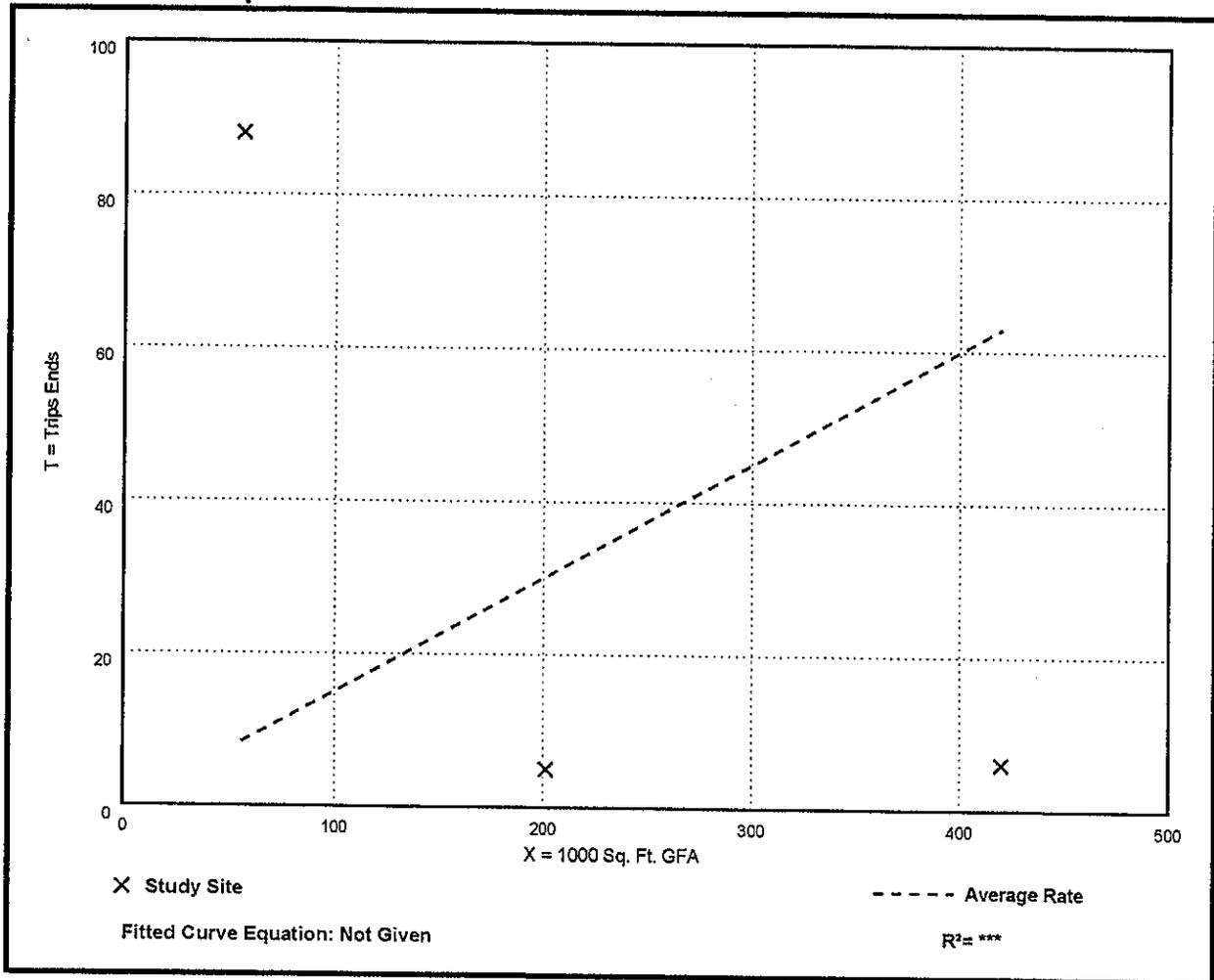
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday

Setting/Location: General Urban/Suburban
Number of Studies: 3
Avg. 1000 Sq. Ft. GFA: 226
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.01 - 1.58	0.53

Data Plot and Equation



Warehousing (150)

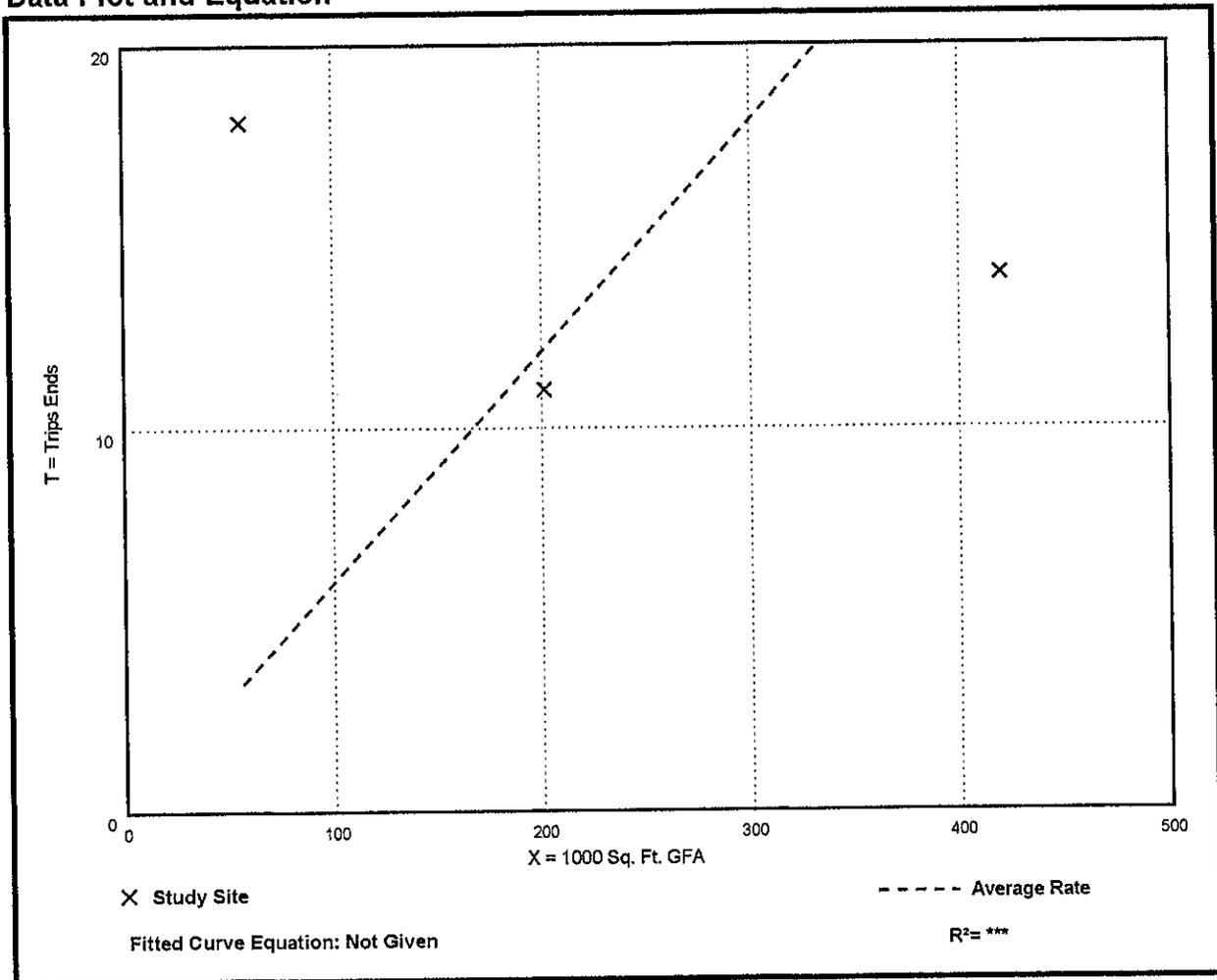
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Sunday

Setting/Location: General Urban/Suburban
Number of Studies: 3
Avg. 1000 Sq. Ft. GFA: 226
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.06	0.03 - 0.32	0.10

Data Plot and Equation



Land Use: 220

Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

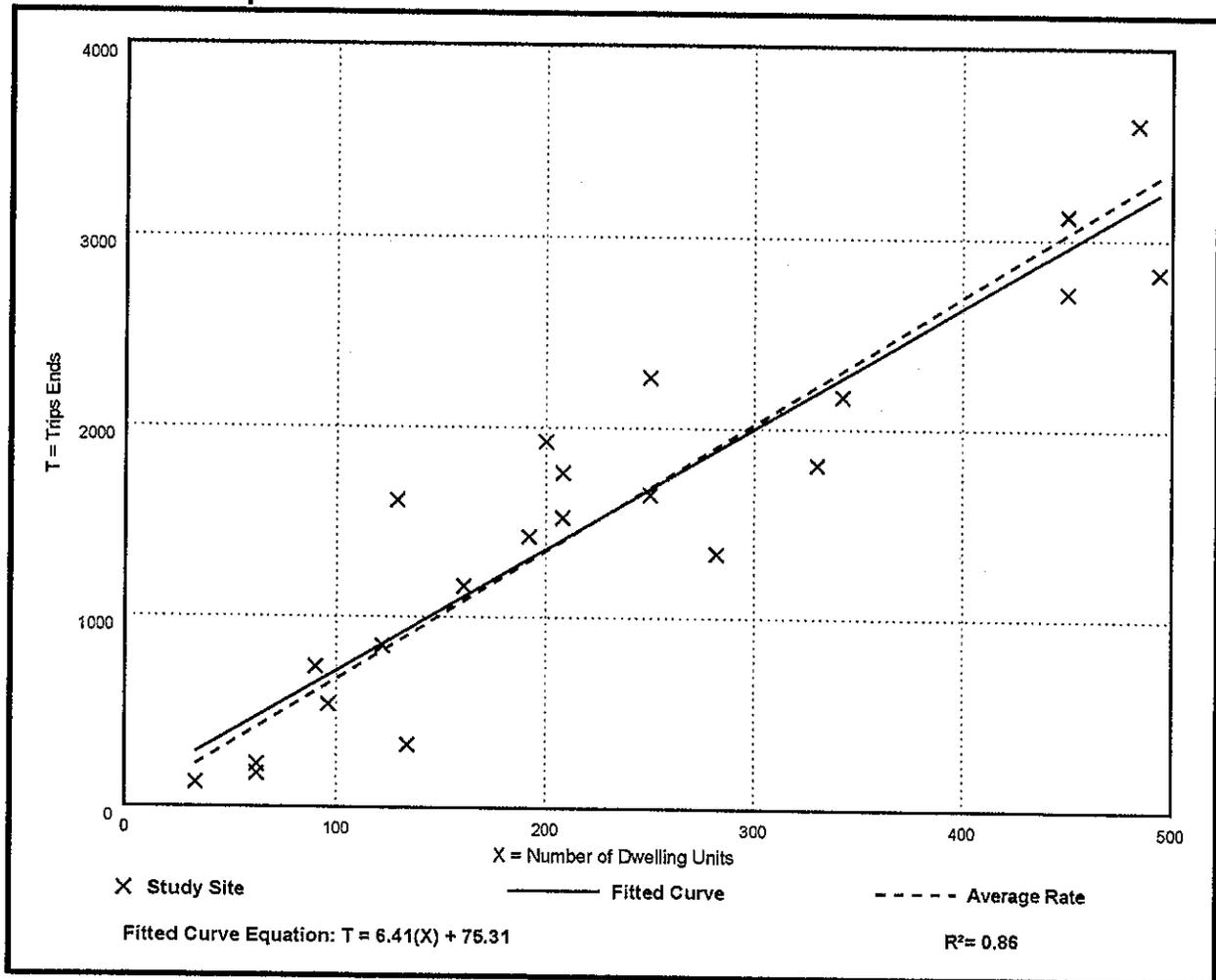
Avg. Num. of Dwelling Units: 229

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

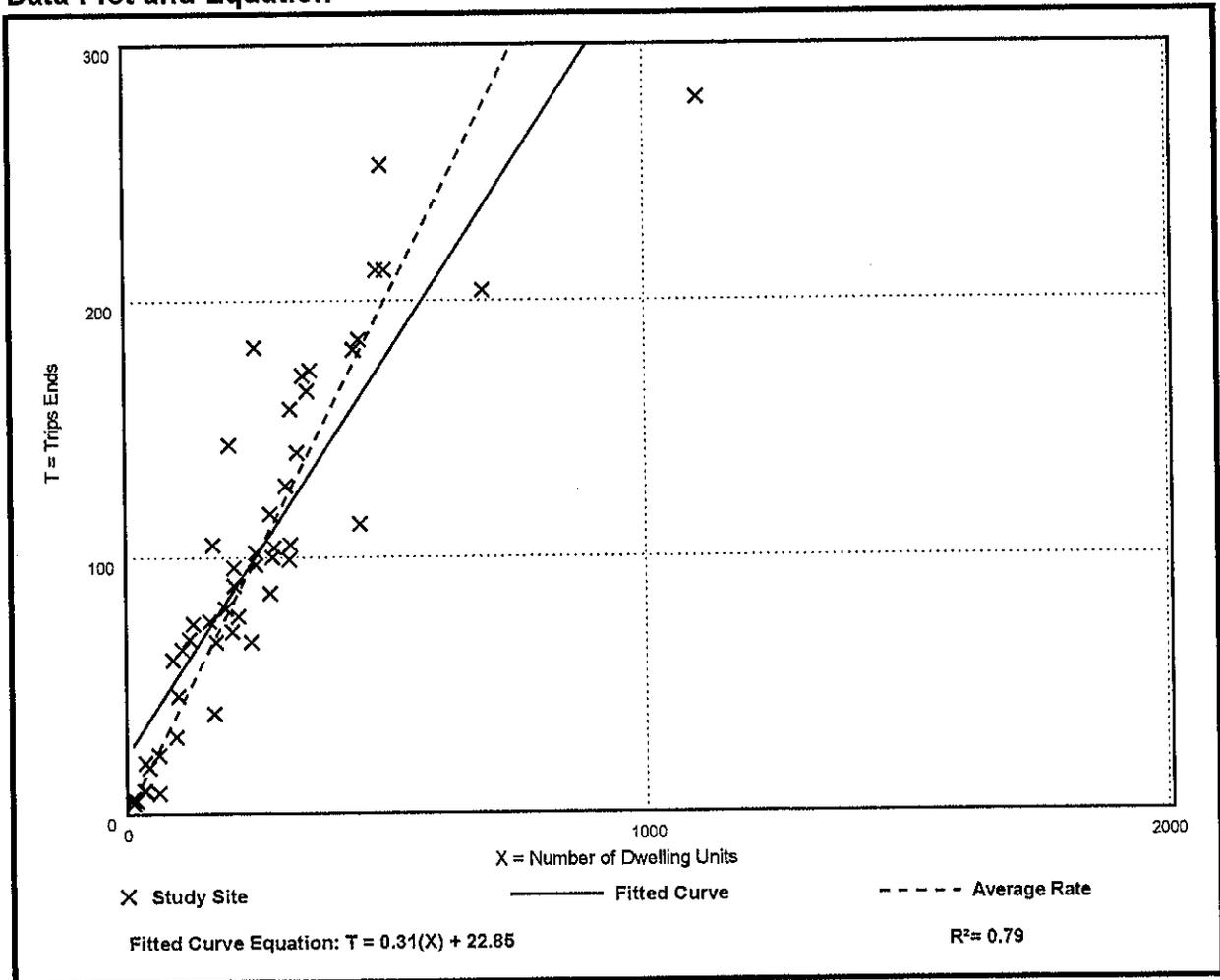
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

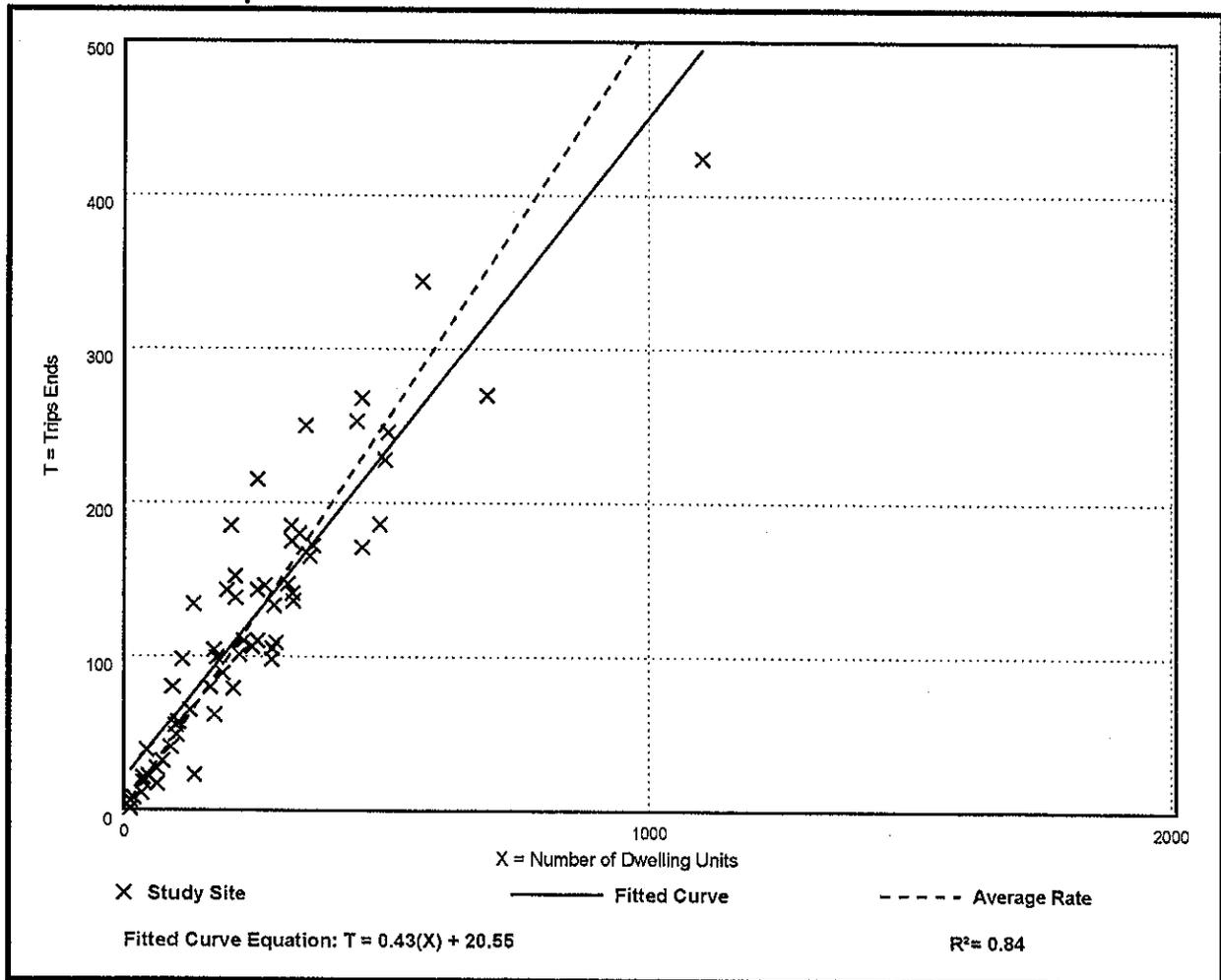
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Dwelling Units: 282

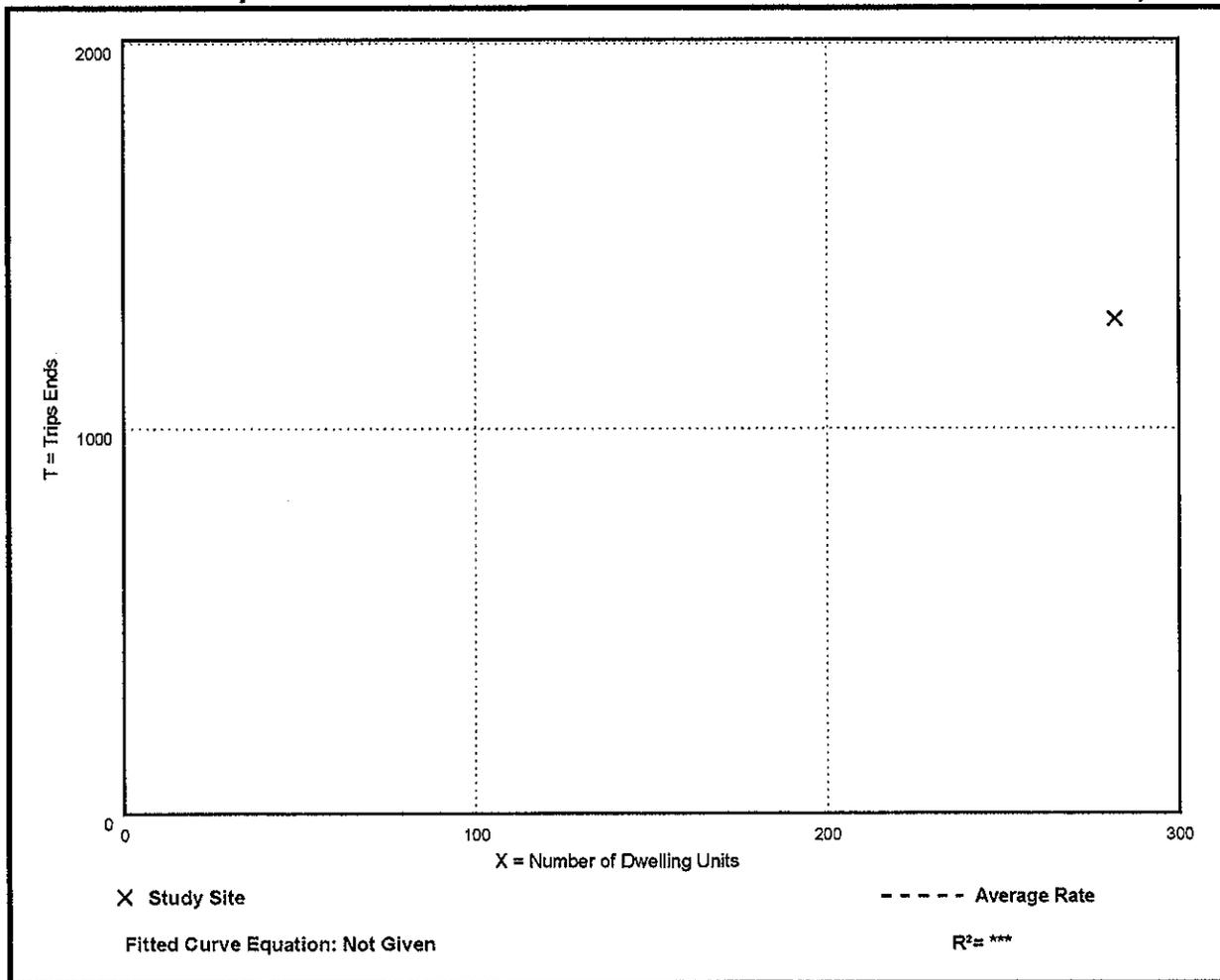
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.55	4.55 - 4.55	***

Data Plot and Equation

Caution – Small Sample Size



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Sunday

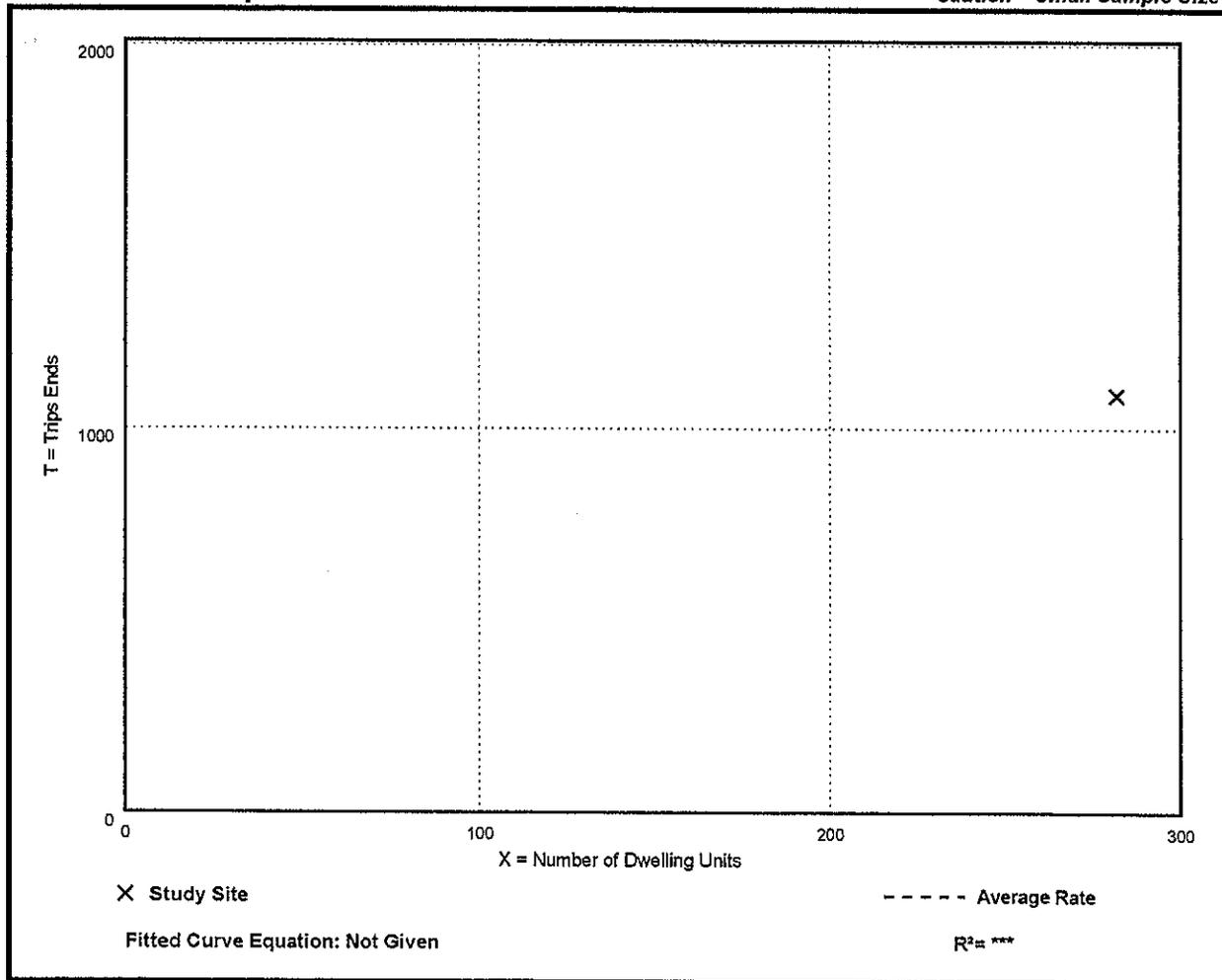
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Dwelling Units: 282
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
3.86	3.86 - 3.86	***

Data Plot and Equation

Caution – Small Sample Size



APPENDIX D

Monroe County Level of Service and Reserve Capacity Tables

KBP CONSULTING, INC.

November 8, 2024

Ms. Barbara Mitchell, LEED AP
Mitchell Planning and Design, Inc.
4900 SW 2nd Terrace
Ocala, FL 34471

**Re: 5720 2nd Avenue – Stock Island, Florida
Loading Zone Analysis**

Dear Barbara:

A new building is proposed for a site located on the south side of 2nd Avenue between Maloney Avenue and 2nd Street on Stock Island, Monroe County, Florida. More specifically, the subject site is located at 5720 2nd Avenue and the Parcel ID is 00126280-000000. A project location map is presented in Attachment A to this memorandum. The proposed uses within the subject building will consist of 1,716 square feet of warehousing space and two (2) residential apartment dwelling units. A site plan for this project is presented in Attachment B to this memorandum.

Per the Monroe County Code of Ordinances (Sec. 114-69 (a)), the subject site will require a loading / unloading space that is 11 feet wide by 35 feet long. Due to setback requirements and site constraints, the owner is requesting that the dimensions of the proposed loading / unloading space be reduced to 9 feet by 18 feet.

Based upon discussions with the project team we understand that the proposed uses on this site (warehousing and residential) are likely to experience infrequent deliveries and those that do occur will likely arrive via small cargo vans or pick-up trucks. Vehicles associated with service providers (e.g. electric, telephone, cable / internet, etc.) will also typically utilize a small cargo van or pick-up truck. As such, it is projected that the proposed 9-foot by 18-foot loading zone will be adequate to accommodate the typical delivery / service vehicle at this site.

Given the typical delivery / service vehicle (i.e. design vehicle) that is most likely to utilize the subject loading space, it is evident that the proposed dimensions will be adequate. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Senior Transportation Engineer

Attachment A

Project Location Map



KBP
CONSULTING, INC.

Project Location Map

Attachment A
5720 2nd Avenue
Stock Island, Florida

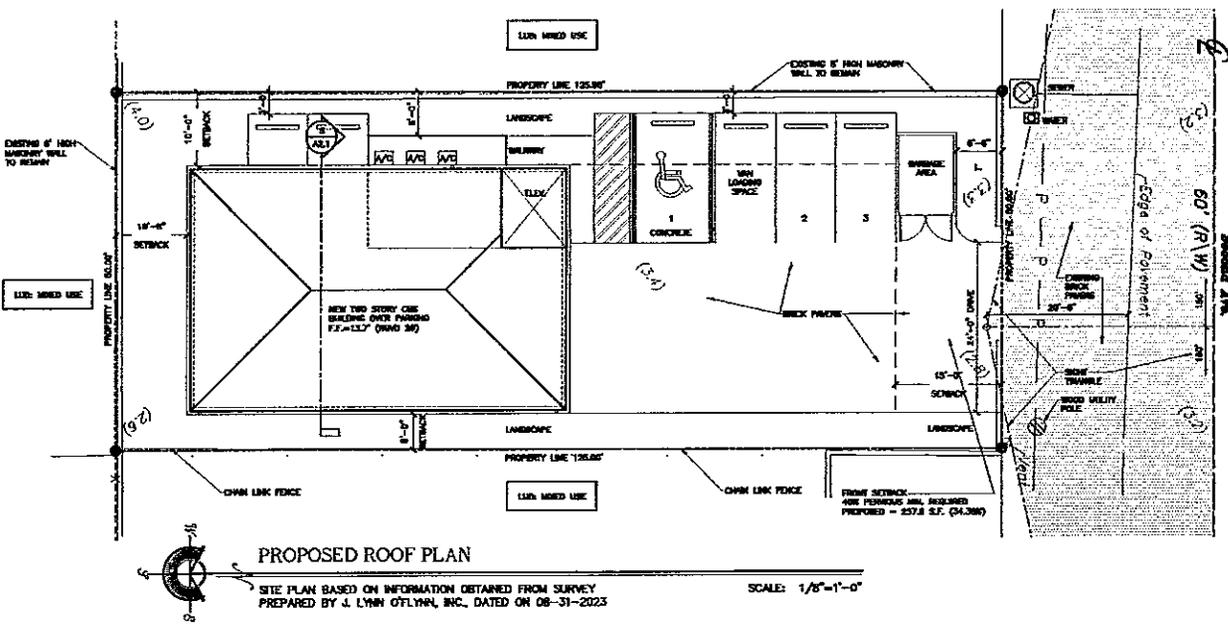
Attachment B

Proposed Site Plan

SITE DATA	
ZONING:	MIXED USE
FUTURE LAND USE MAP:	MIXED USE COMMERCIAL
NEC. DETERMINATION:	
SITE AREA:	8,250 S.F. (0.143 ACRES)
FLOOD ZONE:	AE +8.0'
DENSITY:	RESIDENTIAL DENSITY: 18 UNITS PER BUILDABLE ACRE 18 X 0.115 (8250/43060=0.143 X 18=0.115) MAXIMUM ALLOWED: 2 (18 X 0.115=2.07) REQUESTED: 2 UNIT
FAR:	NONRESIDENTIAL FAR MINIMUM: 0.05 FAR 6250 X 0.3 = 1,875 S.F. MAX. ALLOWED 1,718 S.F. PROPOSED = 27.45% FAR
HEIGHT:	35' MAX.
SETBACKS:	
FRONT SETBACK:	REQUIRED = 15'-0" EXISTING = 8'-0" PROPOSED = 8'-0" VARIANCE REQUESTED
EAST SIDE SETBACK:	REQUIRED = 5'-0" EXISTING = 0'-0" PROPOSED = 5'-0"
WEST SIDE SETBACK:	REQUIRED = 10'-0" EXISTING = 5'-0" PROPOSED = 5'-0" VARIANCE REQUESTED
REAR SETBACK:	REQUIRED = 10'-0" EXISTING = 5'-4.75" PROPOSED = 10'-0"
PERMEOUS AREA:	ALLOWED: 99 EXISTING: 5,884.3 S.F. (81.84%) PROPOSED: 4,477.4 S.F. (71.83%)
LANDSCAPE AREA:	SEE LANDSCAPE PLAN
OPEN SPACE AREA:	
REQUIRED:	1,200 S.F. (20%)
EXISTING:	863.7 S.F. (10.3%)
PROPOSED:	1,772.8 S.F. (28.36%)
PARKING:	
REQUIRED:	4 SPACES
RESIDENTIAL:	2 SPACES PER UNIT = 2 SPACES
NONRESIDENTIAL:	1/1,000 S.F. 1,718.7 = 2 SPACES
PROVIDED:	8 SPACES (INCL. 1 1/2)
RESIDENTIAL:	2 SPACES
NONRESIDENTIAL:	2 SPACES
VISITOR:	2 SPACES
LOADING ZONE:	
REQUIRED:	(1) 11' X 35'
PROVIDED:	(1) VAN SPACE 8.5' X 18'
	VARIANCE REQUESTED

BUILDING DATA	
GROUND FLOOR:	ENCLOSED: 2833 S.F. COVERED: 1,422.7 S.F. TOTAL: 4,255.7 S.F.
FIRST FLOOR:	ENCLOSED: 1,718.0 S.F.
SECOND FLOOR:	ENCLOSED: 1,718.0 S.F.

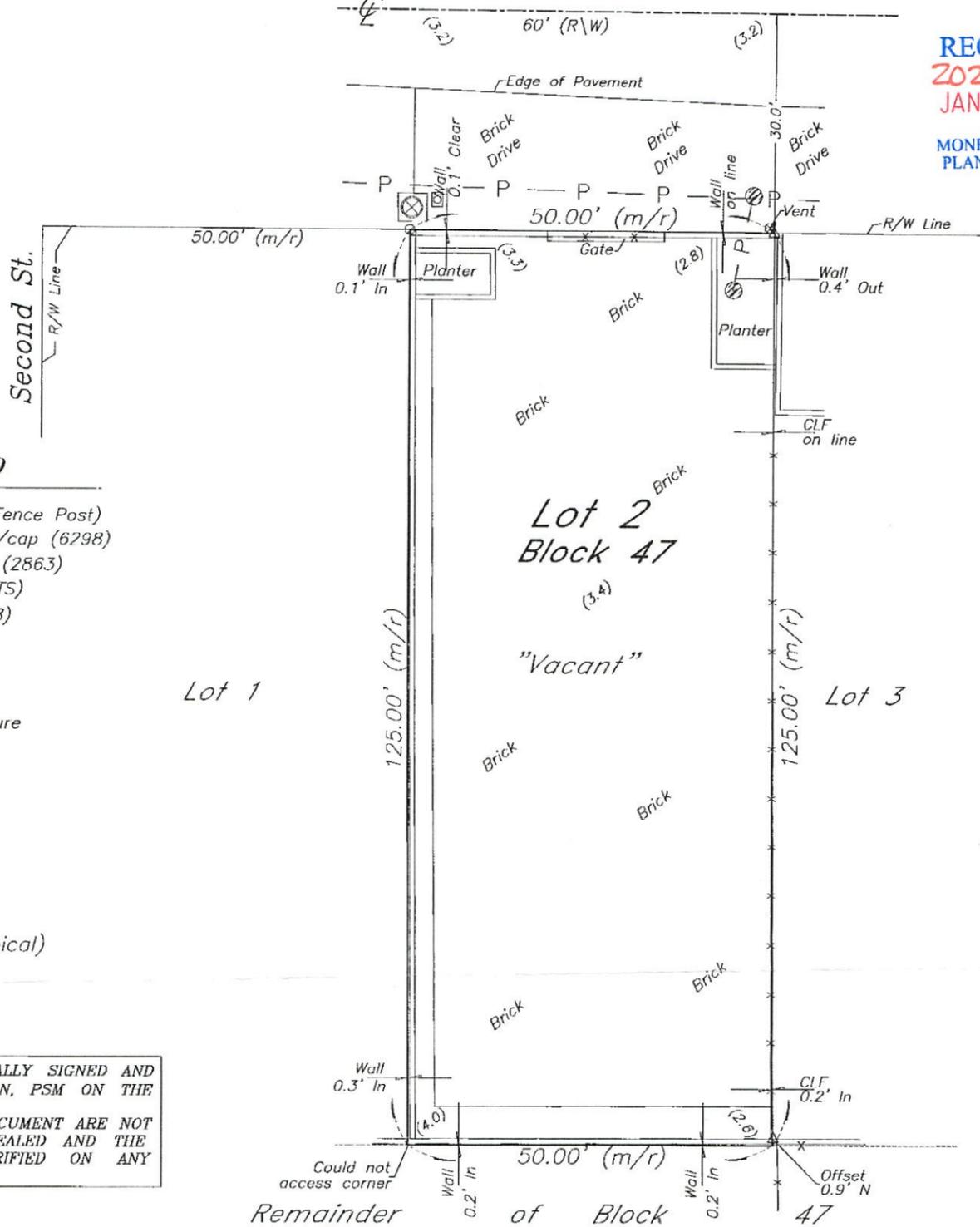
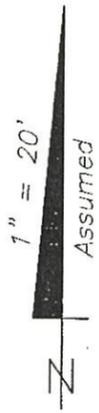
LIST OF DRAWINGS	
A1.1	PROPOSED ROOF PLAN AND SITE DATA
A1.2	PROPOSED GROUND FLOOR PLAN
A1.3	PROPOSED FIRST FLOOR PLAN
A1.4	PROPOSED SECOND FLOOR PLAN
A1.1	PLANNING AND SECTION
L-1	LANDSCAPE PLAN
C-1	DRAINAGE PLAN
	SURVEY



Boundary Survey Map of Lot 2, Block 47, McDONALD'S PLAT OF STOCK ISLAND

Second Ave.

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MONROE COUNTY
PLANNING DEPT.



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- Catch Basin
- (3.5) Spot Elevation (Typical)
- ⊗ Manhole
- ⊠ Sewer Cleanout

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY J. LYNN O'FLYNN, PSM 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.

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 5720 Second Avenue, Stock Island, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: March 12, 2015 and August 15, 2023
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. Flood Insurance Rate Map Zone: AE (EL 8); Community Panel #125129; 1528K; dated 2-18-05.
12. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.
13. Benchmark utilized: C 271

BOUNDARY SURVEY OF: Lot 2, Block 47, of McDonald's Plat of Stock Island, also known as Maloney Subdivision, according to the plat thereof recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Florida Keys Electric Inc.;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

March 17, 2015
Updated August 31, 2023



**THIS SURVEY
IS NOT
ASSIGNABLE**

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

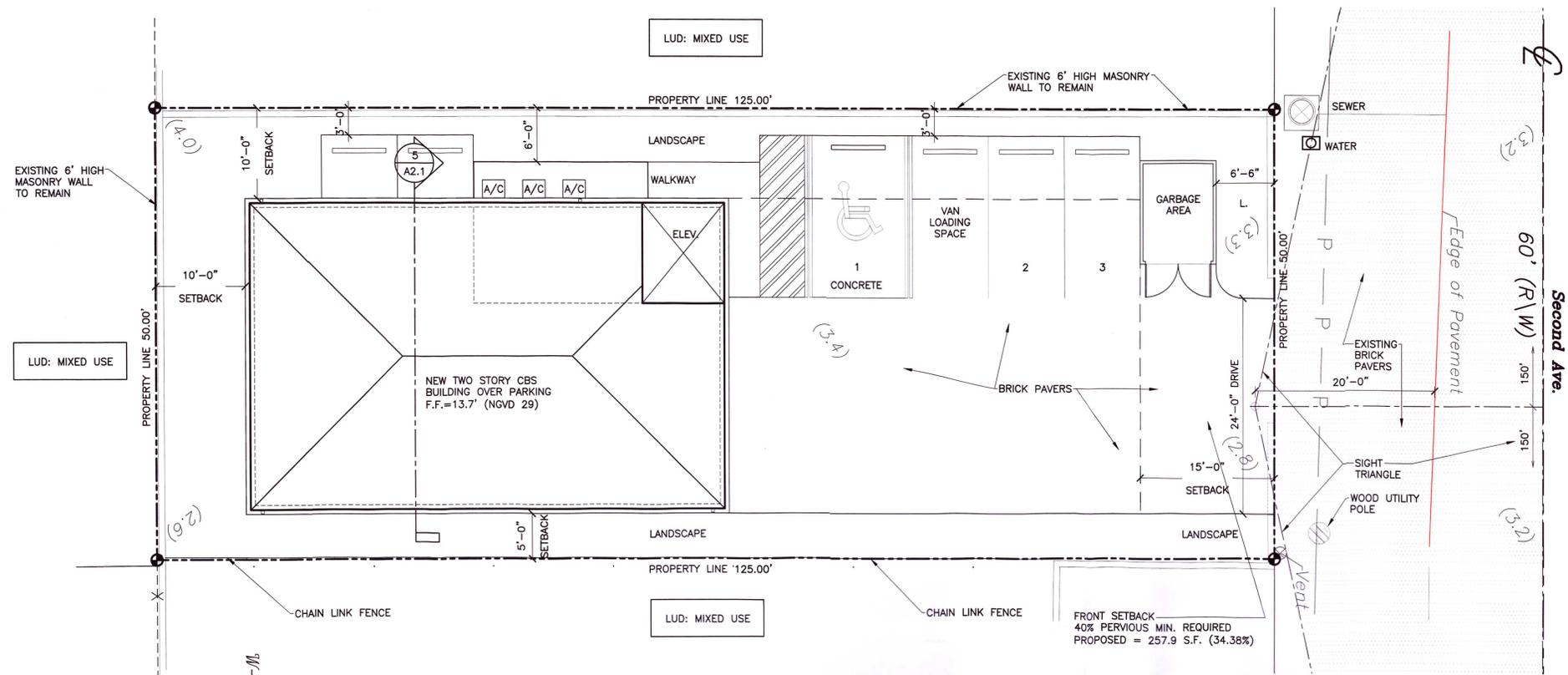
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244



SITE DATA	
ZONING:	MIXED USE
FUTURE LAND USE MAP:	MIXED USE COMMERCIAL
TIER DESIGNATION:	III
SITE AREA:	6,250 S.F. (0.143 ACRES)
FLOOD ZONE:	AE +8.0'
DENSITY:	RESIDENTIAL DENSITY: 18 UNITS PER BUILDABLE ACRE 18 X 0.115 (6250/43560=0.143 X .8=0.115) MAXIMUM ALLOWED: 2 (18 X 0.115=2.07) REQUESTED: 2 UNIT
FAR:	NONRESIDENTIAL FAR WAREHOUSE 30% FAR 6250 X .3 = 1,875 S.F. MAX. ALLOWED 1,716 S.F. PROPOSED = 27.45% FAR
HEIGHT:	35' MAX.
SETBACKS:	
FRONT SETBACK:	REQUIRED = 15'-0" EXISTING = 0'-0" PROPOSED = 6'-6" VARIANCE REQUESTED
EAST SIDE SETBACK:	REQUIRED = 5'-0" EXISTING = 0'-0" PROPOSED = 5'-0"
WEST SIDE SETBACK:	REQUIRED = 10'-0" EXISTING = 3'-8" PROPOSED = 3'-0" VARIANCE REQUESTED
REAR SETBACK:	REQUIRED = 10'-0" EXISTING = 5'-4.75" PROPOSED = 10'-0"
IMPERVIOUS AREA:	ALLOWED: ?? EXISTING: 5,566.3 S.F. (89.06%) PROPOSED: 4,477.4 S.F. (71.63%)
LANDSCAPE AREA:	SEE LANDSCAPE PLAN
OPEN SPACE AREA:	REQUIRED: 1,250 S.F. (20%) EXISTING: 683.7 S.F. (10.93%) PROPOSED: 1,772.6 S.F. (28.36%)
PARKING:	REQUIRED: 4 SPACES RESIDENTIAL: 2 SPACES PER UNIT = 2 SPACES NONRESIDENTIAL: 1/1,000 S.F. 1X1.7 = 2 SPACES PROVIDED: 6 SPACES (INCL 1 H/C) RESIDENTIAL: 2 SPACES NONRESIDENTIAL: 2 SPACES VISITOR: 2 SPACES
LOADING ZONE:	REQUIRED: (1) 11' X 35' PROVIDED: (1) VAN SPACE 8.5' X 18' VARIANCE REQUESTED

BUILDING DATA	
GROUND FLOOR:	ENCLOSED: 293.3 S.F. COVERED: 1,422.7 S.F. TOTAL: 1,716.0 S.F.
FIRST FLOOR:	ENCLOSED: 1,716.0 S.F.
SECOND FLOOR:	ENCLOSED: 1,716.0 S.F.

LIST OF DRAWINGS	
A1.1	PROPOSED ROOF PLAN AND SITE DATA
A1.2	PROPOSED GROUND FLOOR PLAN
A1.3	PROPOSED FIRST FLOOR PLAN
A1.4	PROPOSED SECOND FLOOR PLAN
A2.1	ELEVATIONS AND SECTION
L-1	LANDSCAPE PLAN
C-1	DRAINAGE PLAN
SURVEY	



PROPOSED ROOF PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY J. LYNN O'FLYNN, INC., DATED ON 08-31-2023

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



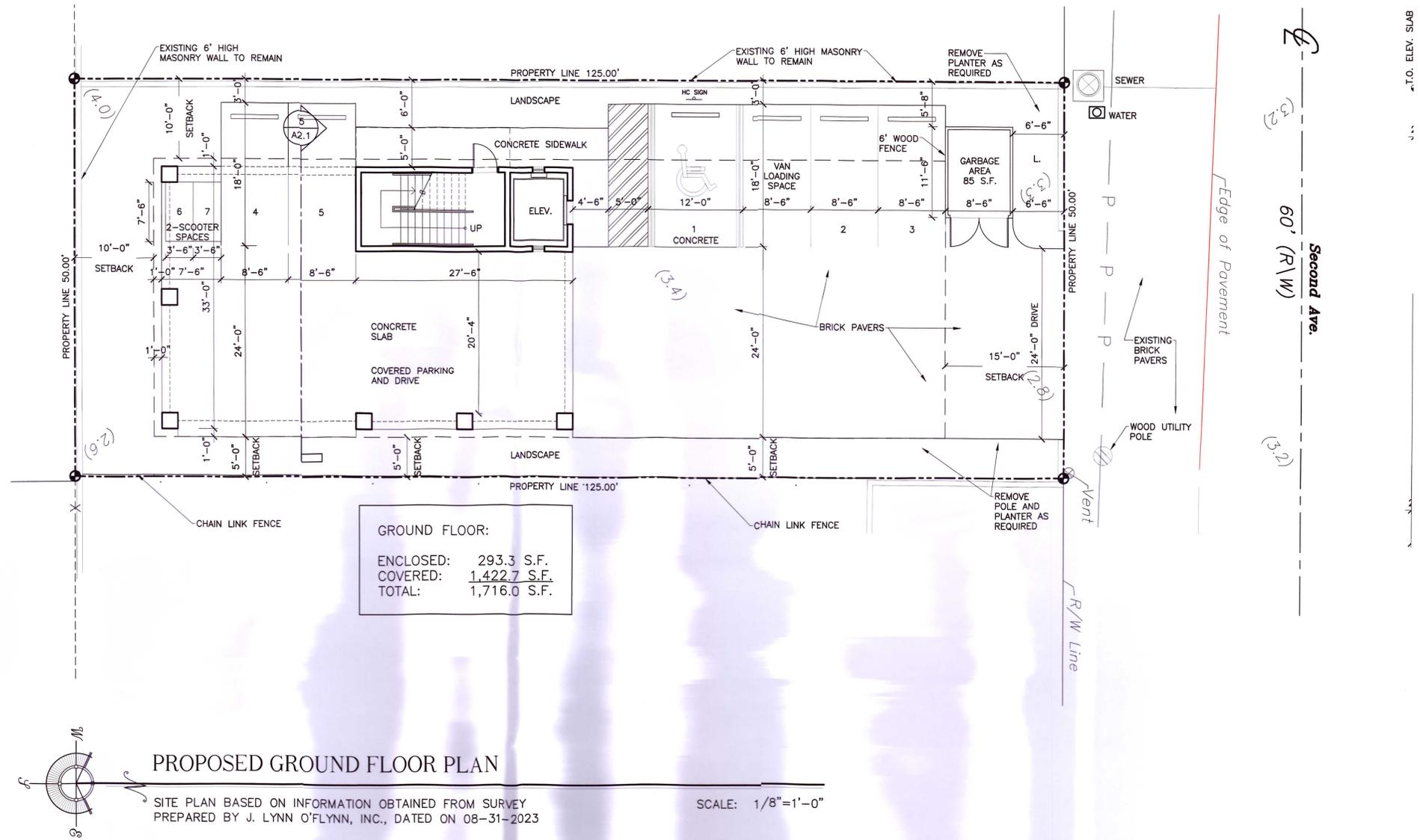
WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

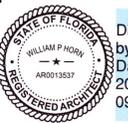
TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

5720 2ND AVENUE
- NEW BUILDING
KEY WEST, FLORIDA.



SEAL



Digitally signed
by William Horn
Date: 2024.11.13
09:56:51-05'00'

DATE
 09-12-2023
 08-07-2024
 11-08-2024 PL. BD.

REVISIONS

DRAWN BY
 JW
 EMA
 PROJECT
 NUMBER
 2305



5720 2ND AVENUE - NEW BUILDING
KEY WEST, FLORIDA

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JAN 15 2025
MONROE COUNTY
PLANNING DEPT.

WILLIAM P. HORN
ARCHITECT, P.A.

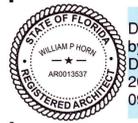
915 EATON ST.
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TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

5720 2ND AVENUE
- NEW BUILDING
KEY WEST, FLORIDA.

SEAL



Digitally signed
by William Horn
Date:
2024.11.13
09:56:53-05'00'

DATE
09-12-2023
08-07-2024
11-08-2024 PL. BD.

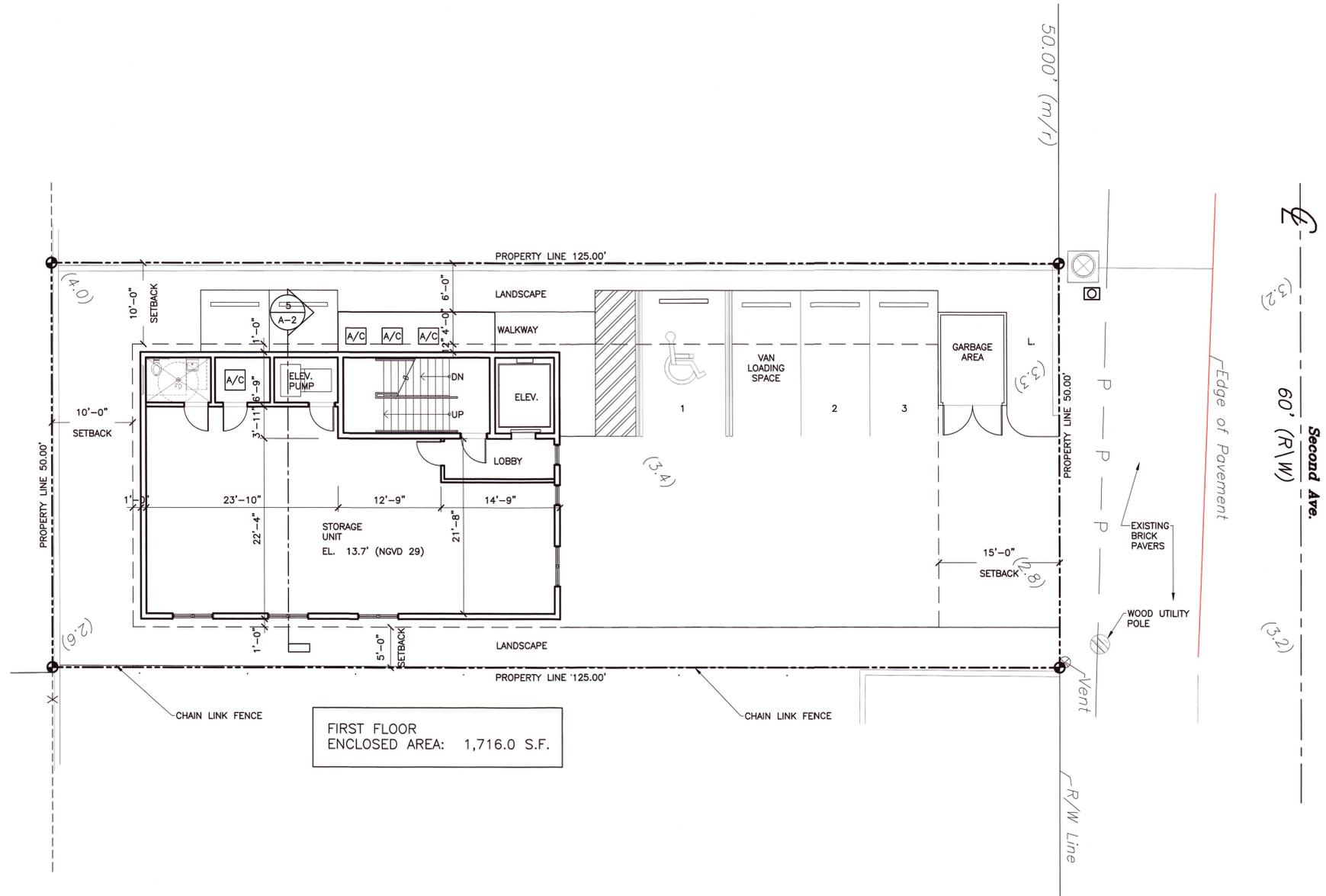
REVISIONS

DRAWN BY

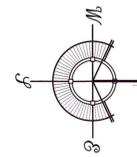
JW
EMA

PROJECT
NUMBER

2305



FIRST FLOOR
ENCLOSED AREA: 1,716.0 S.F.



PROPOSED FIRST FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY J. LYNN O'FLYNN, INC., DATED ON 08-31-2023

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

5720 2ND AVENUE - NEW BUILDING

KEY WEST, FLORIDA

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JAN 15 2025
MONROE COUNTY
PLANNING DEPT.



SEAL



Digitally signed
by William Horn
Date:
2024.11.13
09:56:57-05'00'

DATE
09-12-2023
08-07-2024
11-08-2024 PL. BD.

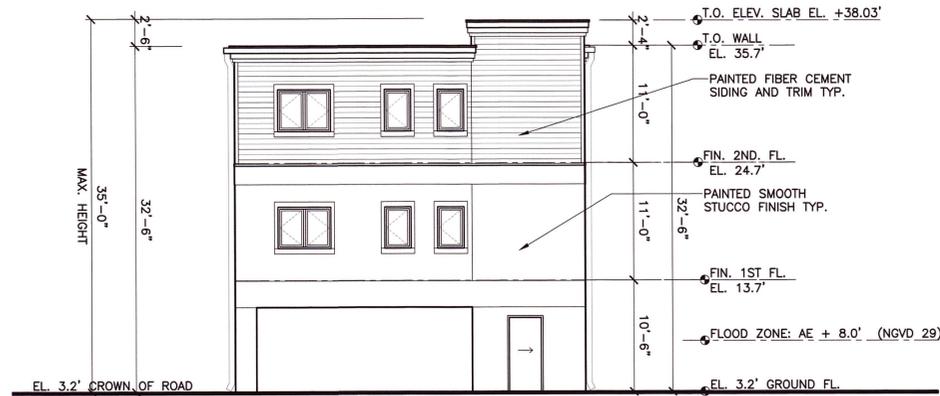
REVISIONS

DRAWN BY

JW
EMA

PROJECT
NUMBER

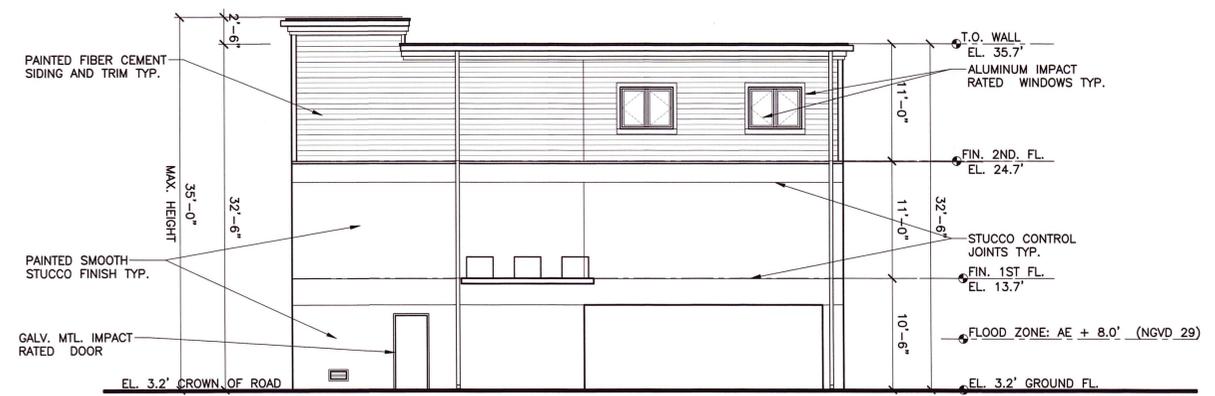
2305



1 NORTH ELEVATION

A2.1

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



2 WEST ELEVATION

A2.1

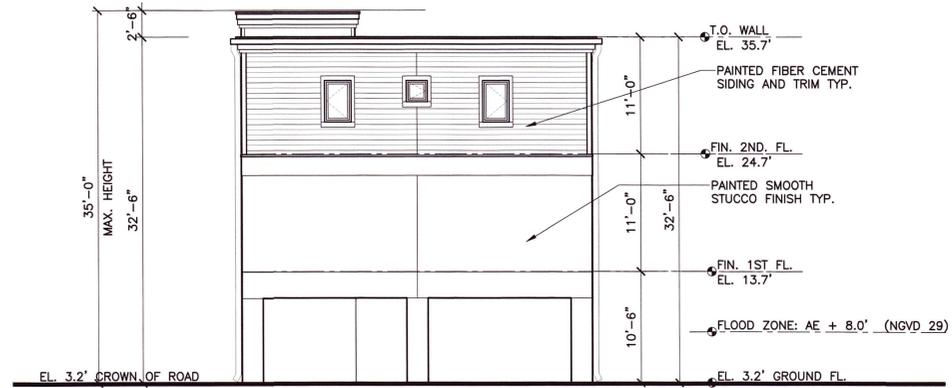
SCALE: 1/8"=1'-0"



3 EAST ELEVATION

A2.1

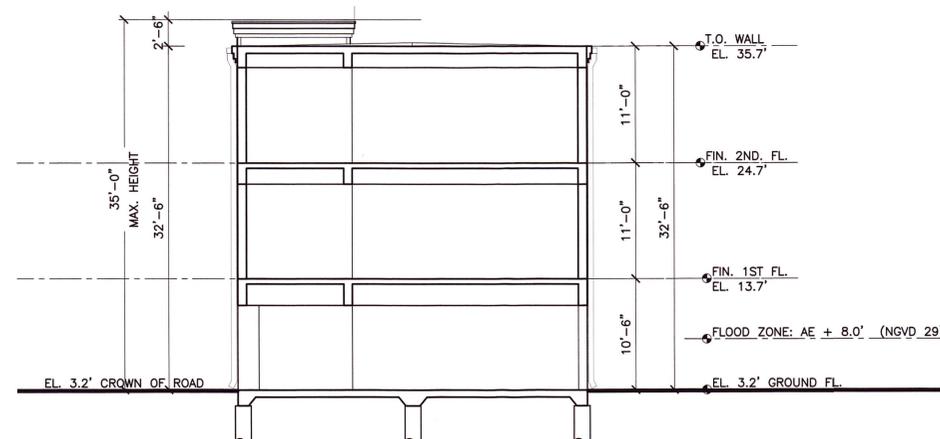
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION

A2.1

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



5 CROSS SECTION

A2.1

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

5720 2ND AVENUE - NEW BUILDING

KEY WEST, FLORIDA

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JAN 15 2025
MONROE COUNTY
PLANNING DEPT.





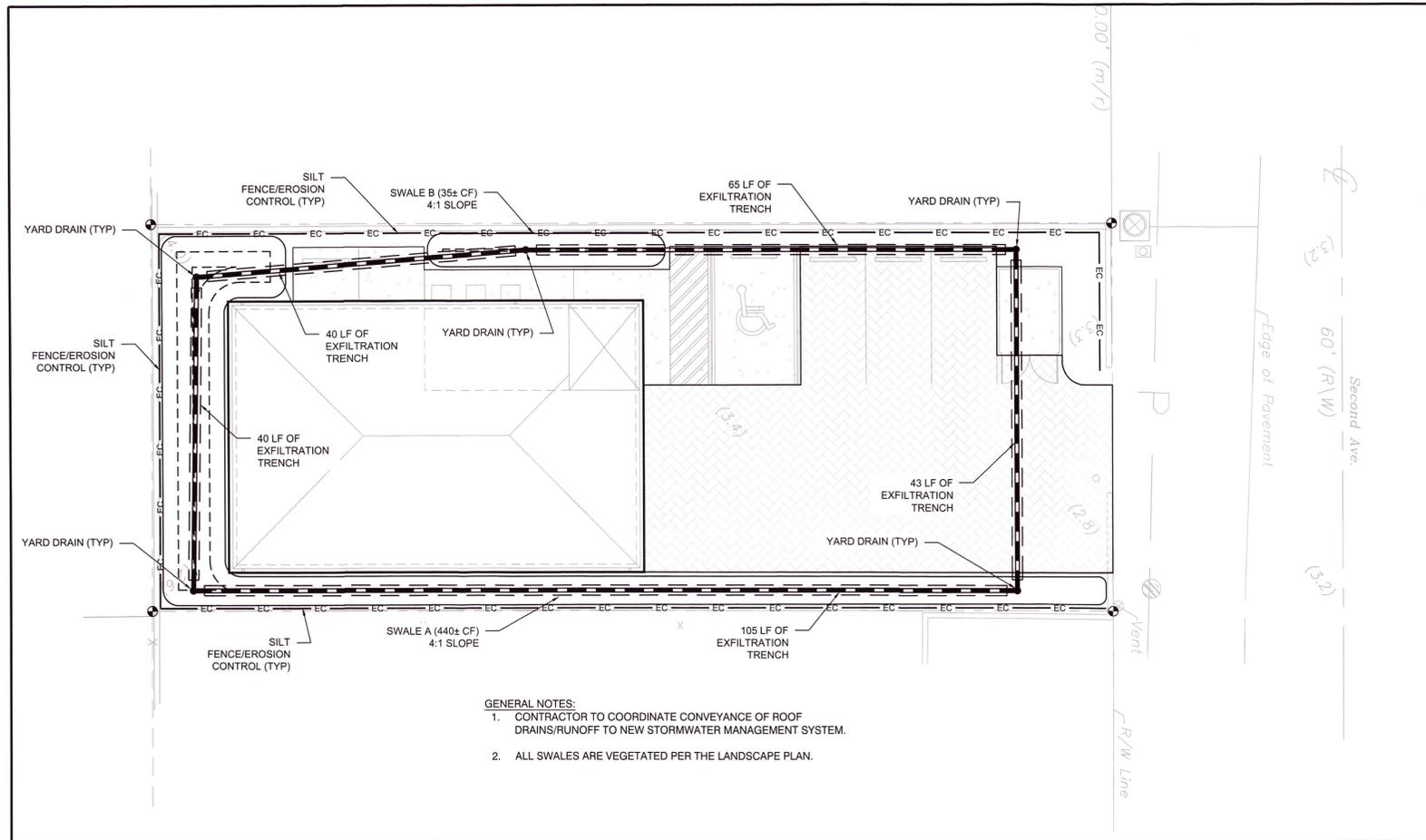
Know what's below.
Call before you dig.



SCALE 1"=10'
BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF
NOT TWO INCHES ON THIS SHEET ADJUST SCALES
ACCORDINGLY

Committed To Your
Success

Civil Engineering, Regulatory
Permitting, Construction
Administration
1010 Kennedy Drive
Suite 202
Key West, Florida 33040
Tel: 305.293.9440
Fax: 305.296.0243
Email: aperez@perezeng.com
www.perezeng.com



GENERAL NOTES:
1. CONTRACTOR TO COORDINATE CONVEYANCE OF ROOF
DRAINS/RUNOFF TO NEW STORMWATER MANAGEMENT SYSTEM.
2. ALL SWALES ARE VEGETATED PER THE LANDSCAPE PLAN.

CONCEPTUAL DRAINAGE PLAN

Digitally signed
by Allen E
Perez
Date:
2024.11.12
08:59:41-05'00'



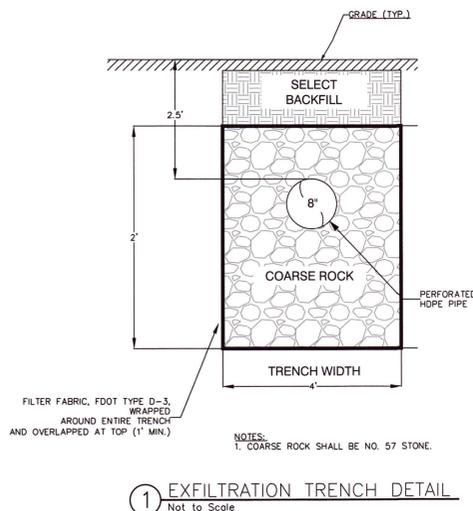
This item has been digitally signed and sealed by Allen E. Perez, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DRAINAGE CALCULATIONS

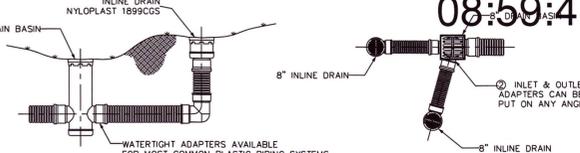
5720 2nd Avenue	
Property size	6,250.00 sq ft
	0.14 acres
25 year, 1 day event (P)	7.0 inches
On site storm water retention/detention	963.0 cu ft
Water Quantity Calculation [MCC 114-3(f)(1)]	
Pre-development	
% impervious	89.0%
Disturbed?	Y or N
Depth to Water Table (SHWT)	2 ft
Soil Storage based on depth to SHWT (Ia)	1.88 inches
S (acc'tg for %impervious)	0.21 inches
Runoff (Q)	6.76 inches
Post Development	
% impervious	71.6%
Disturbed?	Y or N
Depth to Water Table (SHWT)	2 ft
Soil Storage based on depth to SHWT (Ia)	1.88 inches
S (acc'tg for %impervious)	0.53 inches
Runoff (Q)	6.40 inches
Change in Runoff (Post - Predevelopment)	(0.36) inches
Volume to be retained (post-pre) (quantity)	(188) cu ft
Water Quality Calculation [MCC 114-3(f)(2)]	
Volume to be retained (quality basis)	932 cu ft
Required on site retention volume =	932 cu ft
Does volume meet the Code Req'm'ts?	YES

::Exfiltration Trench Needed::	
Trench Volume (V) = L x W x (D - 0.96) x 0.4	
Average Trench Width, W =	4 ft
Average Trench Depth, D =	2 ft
Length of Trench, L =	293 ft
Trench Volume Provided =	488 ft ³

STORMWATER TREATMENT VOLUME SUMMARY	
VOLUME REQUIRED	932 CF
SWALE	475 CF
EXFILTRATION TRENCH VOLUME	488 CF
TOTAL VOLUME PROVIDED	963 CF



TYPICAL INSTALLATIONS
TYPICAL INSTALLATION OF
NYLOPLAST DRAIN BASIN AND
INLINE DRAIN



- STRUCTURES & ADAPTERS AVAILABLE IN SIZES 8" - 30"
- ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°.
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.

NYLOPLAST DRAIN BASIN DETAILS

Not to Scale

EROSION CONTROL NOTES

- EROSION, SEDIMENT, AND TURBIDITY CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL SLOPES AND SURFACES THROUGHOUT CONSTRUCTION AND UNTIL A STABLE SURFACE CONDITION EXISTS. THE CONTRACTOR SHALL MINIMIZE THE EXPOSED AREA AT ANY POINT DURING CONSTRUCTION AS MUCH AS PRACTICAL.
- FILTER FABRIC SILT FENCE SHALL BE IN CONFORMANCE WITH FDOT STANDARDS.
- CONTRACTOR SHALL INSTALL EROSION CONTROLS NOTED ON DRAWINGS AND APPLICABLE PERMITS, EROSION CONTROLS SHALL BE MAINTAINED UNTIL A PERMANENT STAND OF GRASS IS PLANTED ONSITE.
- BALED HAY OR STRAW BARRIERS SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH FDOT STANDARDS.
- SILT FENCE LOCATIONS SHOWN HEREON ARE FOR CLARITY ONLY AND SHOULD BE CONSTRUCTED WITHIN PROPERTY LINES.
- PROVIDE EROSION CONTROL MEASURES CONSISTING OF STAKED SILT FENCES AND FILTER SOCK ALONG THE PROPOSED LIMITS OF CONSTRUCTION AS INDICATED ON THE DRAWINGS. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO AVOID ADVERSE IMPACTS TO JURISDICTIONAL AREAS (WETLANDS OR WATER BODIES) AND OFF-SITE LANDS AND WATERBODIES. MAINTAIN THESE MEASURES DAILY UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.
- EROSION CONTROL SHALL MAINTAINED WITHIN CONSTRUCTION AREA BY QUICKLY STABILIZING DISTURBED AREA TO PREVENT THE RELEASE OF SEDIMENT. THIS SHALL BE ACCOMPLISHED USING GRASS COVER, FILTER SOCK AND OTHER MEANS ACCEPTABLE TO OWNER, ENGINEER AND REGULATORY AGENCIES.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL, AT THE REQUEST OF THE OWNER OR AS NECESSARY MODIFY, RELOCATE THE ENVIRO-FENCE AND/OR SILT FENCE TO ALLOW FOR ACCESS AND TO COMPLETE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE EROSION CONTROL AT ALL TIMES.

PRELIMINARY - NOT FOR CONSTRUCTION

Seal:

ALLEN E. PEREZ, P.E.
FL. P.E. NO. 51468

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY ALLEN E.
PEREZ 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.

MIXED USE DEVELOPMENT
5720 2nd Avenue, Key West, Fl. 33040
NEW BUILDING

Consultants:

Submissions:

Job #: 241040
Drawn By: AEP
Checked By: AEP

CONCEPTUAL DRAINAGE PLAN

Sheet Number:

C-100

Date: October 30, 2024

RECEIVED
2025-014
JAN 15 2025
MONROE COUNTY
PLANNING DEPT.

