

**File #:** 2025-023

**Owner's Name:** Doherty Robert M Rev Trust  
Doherty Yvette Rev Trust

**Applicant/Agent:** Yvette Doherty/Barbara  
Mitchell

**Type of Application:** Minor CUP

**Key:** Key Largo

**RE #:** 00537620-000000  
00537610-000000  
00537600-000000  
00537590-000000  
00537580-000000  
00537960-000000  
00537940-000000

# **Additional Information added to File 2025-023**

**End of Additional File 2025-023**



Property Record Card Number References

RE/Parcel ID #	Alternative Key
00537620-000000	1661147
00537610-000000	1661139
00537600-000000	1661121
00537590-0000000	1661112
00537580-0000000	1661503
00537960-0000000	1661481
00537940-0000000	1661465

Land Use District Designation of Property: Suburban Commercial

Present Land Use of Property: Vacant Buildings

Proposed Land Use of Property: Office & Storage/Warehouse

Total Area of Property: 45,072 s.f. or 1.035 Acre

Total Upland Area within Property: 45,072 s.f.

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

1 Total number of non-residential buildings **Building is Existing - No New Construction**

6,645 sf Total non-residential floor area in square feet **Floor Area is Existing**

If residential dwelling units are proposed, please provide:

0 Total number of residential buildings

0 Total number of market-rate units

0 Total number of affordable units

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

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

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

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

List of names and addresses of all real property owners within a 600 foot radius of the subject property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included

Radius report from Monroe County Property Appraiser supporting the required labels

Proof of Coordination are required from the following:

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

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

Notarized Agent Authorization

Vegetation Survey or Wetland delineation

Construction Phasing Plan

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

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

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

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

application is being submitted to correct the violation: \_\_\_\_\_

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

\* \* \* \* \*

See Page 5 for Signature and Notary Acknowledgement

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

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

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

Signature of Applicant: *[Handwritten Signature]*

Date: 1/23/2025

STATE OF Florida

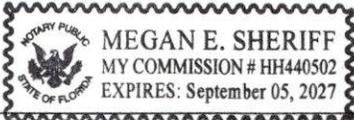
COUNTY OF Monroe

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

on 23<sup>rd</sup> day of January, 2025, by *Mette Boherty*  
(PRINT NAME OF PERSON MAKING STATEMENT)

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

*Megan E. Sheriff*  
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

# REQUEST FOR A MINOR CONDITIONAL USE PERMIT

835 LARGO ROAD  
KEY LARGO, FLORIDA 33037

## APPLICATION MATERIALS SUBMITTED:

Monroe County Application Form: "Request for a Minor Conditional Use Permit" Completed & Signed.

Proof of Ownership: Warranty Deed and Certification of Trust(s)

Property Record Cards Lots 7-10 and 42 to 46, Block 14 Lake Surprise Estates printed 01.17.2025

Site Photographs

Narrative:

Project Overview,  
Request and Background Information  
Consistency Statements

Oversizes Plans :

Survey  
Site and Parking Plan  
Floor Plans and Elevations  
Landscape Plan  
Drainage Plans per Building Permit # SITE-2024-0017 submitted by reference.

Additional Information: Elevation Certificate

Traffic Statement

List of Adjacent Property Owners & Radius Report

Letters of Coordination

Received:

Florida Keys Electric Cooperative  
Florida Keys Aqueduct Authority  
Florida Department of health  
Key Largo Wastewater Treatment District

Requested:

Monroe County Fire Marshal  
Monroe County Solid Waste Management

Agent Authorization:

Robert M Doherty as Trustee  
Yvette Doherty as Trustee

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Mitchell Planning & Design Inc.  
4900 SW 2nd Terrace Ocala, FL 34471  
305.509.0966

AGENT AUTHORIZATION FORM

Date of Authorization: 1 / 23 / 25
Month Day Year

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

representing Robert M Doherty as Trustee of the Robert M Doherty Rev Trust & Yvette Doherty as Trustee of the Yvette Doherty Rev Trust for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of 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)

7-10 & 42-46 14 Lake Surprise Estates Key Largo
Lot Block Subdivision Key (Island)

Multiple, Please see attached. Multiple, Please see attached.

Real Estate (RE) / Parcel ID Number Alternate Key Number

835 Largo Road Key Largo, Florida 33037 106.5

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

Authorized Agent Contact Information:

4900 SW 2nd Terrace Ocala, Florida 34471

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

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: 1/23/2025

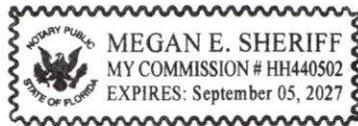
STATE OF Florida COUNTY OF Monroe

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

on 23rd day of January, 2025, by Robert M. Doherty
(PRINT NAME OF PERSON MAKING STATEMENT)

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

Megan E. Sheriff
SIGNATURE OF NOTARY PUBLIC



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

AGENT AUTHORIZATION FORM

Date of Authorization: 1 / 23 / 25
Month Day Year

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

representing Robert M Doherty as Trustee of the Robert M Doherty Rev Trust & Yvette Doherty as Trustee of the Yvette Doherty Rev Trust for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of 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)

7-10 & 42-46 14 Lake Surprise Estates Key Largo
Lot Block Subdivision Key (Island)

Multiple, Please see attached. Multiple, Please see attached.

Real Estate (RE) / Parcel ID Number Alternate Key Number

835 Largo Road Key Largo, Florida 33037 106.5

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

Authorized Agent Contact Information:

4900 SW 2nd Terrace Ocala, Florida 34471

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

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.

X Signature of Property Owner: [Signature] Date: 1/23/2025

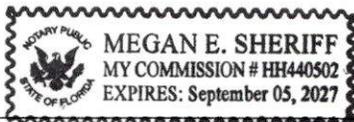
STATE OF Florida COUNTY OF Monroe

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

on 23rd day of January, 2025 by Yvette Doherty
(PRINT NAME OF PERSON MAKING STATEMENT)

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

Megan E. Sheriff
SIGNATURE OF NOTARY PUBLIC



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

Prepared by:

Lesley Ann Rhyne  
Attorney at Law  
Cunningham Miller Rhyne, PA  
10075 Overseas Highway PO BOX 500938  
Marathon, FL 33050  
305-743-9428  
File Number: 21-RE-153

Return to:

Turner & Turner, P.A.  
7 Barracuda Lane  
Key Largo, FL 33037  
305-367-0911  
File Number:

Parcel Identification Numbers:

00537590-000000 / 00537600-000000 / 00537610-000000 / 00537620-000000 / 00537630-000000 / 00537640-000000/  
00537920-000000 / 00537930-000000 / 00537940-000000 / 00537950-000000  
00537960-000000 / 00537970-000000 / 00537980-000000

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 16th day of September, 2021 between Key Largo Baptist Church, Inc., a Florida not for profit corporation, formerly known as Key Largo Baptist Temple, Inc. whose post office address is 835 Largo Road, Key Largo, FL 33037 of the County of Monroe, State of Florida, grantor\*, and Robert M. Doherty as Trustee of the Robert M. Doherty Revocable Trust UAD 2/3/2021 AND Yvette Doherty as Trustee of the Yvette Doherty Revocable Trust UAD 2/3/2021, as joint tenants with rights of survivorship whose post office address is 13 Bay Road, Key Largo FL 33037 of the County of Monroe, State of Florida, grantee\*.

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

Lots 7, 8, 9, 10, 11, 12, 40, 41, 42, 43, 44, 45 and 46, Block 14, Lake Surprise Estates, according to the map or plat thereof as recorded in Plat Book 4, Page 162, Public Records of Monroe County, Florida.

Together with Mobile home: MERI 1990/ Title #48819450/ VIN HMLCP28393465558A and Title # 48833466/ VIN # HMLCP28393465558B /Mobile home: RMBR 1969/ Title # 3668038/ VIN # G1112.

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

The Grantee, as trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.073.

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

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Key Largo Baptist Church, Inc., a Florida not for profit corporation, formerly known as Key Largo Baptist Temple, Inc.

By: [Signature]  
Steven Vetter, President

[Signature]  
Witness Name: Karen Richards

[Signature]  
Witness Name: David Campbell

(Corporate Seal)

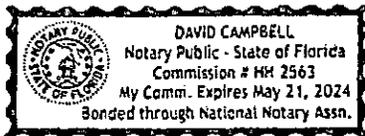
State of Florida

County of Monroe

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14 day of September, 2021 by Steven Vetter, as President and Director of Key Largo Baptist Church, Inc., a Florida not for profit corporation, formerly known as Key Largo Baptist Temple, Inc., on behalf of the corporation. He  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public



Printed Name: David Campbell

My Commission Expires: 5-21-2024

# *State of Florida*

## *Department of State*

I certify from the records of this office that KEY LARGO BAPTIST CHURCH, INC is a corporation organized under the laws of the State of Florida, filed on August 8, 1978.

The document number of this corporation is 743885.

I further certify that said corporation has paid all fees due this office through December 31, 2021, that its most recent annual report/uniform business report was filed on February 8, 2021, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Thirteenth day of September,  
2021*



*Randy R. Lee*  
Secretary of State

Tracking Number: 3189629653CU

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

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

**CORPORATE RESOLUTION**

On this 14 day of September, 2021, in accordance with **Key Largo Baptist Church, Inc., a Florida not for profit corporation, formerly known as Key Largo Baptist Temple Inc.**, the ("Corporation"). Bylaws, the following resolutions were unanimously adopted by the Board of Directors of the Corporation:

RESOLVED, the Corporation is authorized to enter into contracts for Commercial Contract for Sale and Purchase owned by the Corporation located in the State of Florida more particularly described as follows:

**Lots 7, 8, 9, 10, 11, 12, 40, 41, 42, 43, 44, 45 and 46, Block 14, Lake Surprise Estates, according to the map or plat thereof as recorded in Plat Book 4, Page 162, Public Records of Monroe County, Florida.**

**Together with Mobile home: MERI 1990/ Title #48819450/ VIN HMLCP28393465558A and Title # 48833466/ VIN # HMLCP28393465558B /Mobile home: RMBR 1969/ Title # 3668038/ VIN # G1112.**

**Parcel Identification Numbers:**

**00537590-000000  
00537600-000000  
00537610-000000  
00537620-000000  
00537630-000000  
00537640-000000  
00537920-000000  
00537930-000000  
00537940-000000  
00537950-000000  
00537960-000000  
00537970-000000  
00537980-000000**

FURTHER RESOLVED, that the Corporation has authorized the hereinafter mentioned officer, **Steven Vetter** to sign on behalf of the Corporation for the purpose of the Commercial Contract for Sale and Purchase as well as any and all documents required to effectuate the sale or transfer of the subject property owned by the Corporation, including but not limited to Deeds, Bill of Sales, Affidavits, and Closing Statements, pursuant to Article VI Sec. 2 and Article XIII Sec. 1 of the Corporation Bylaws.

FURTHER RESOLVED, that by execution of the Commercial Contract for Sale and Purchase by the hereinafter mentioned officer, as stated above, that said Commercial Contract for Sale and Purchase is considered approved and ratified; and

FURTHER RESOLVED that, pursuant to the requirements of Florida Statutes 607.1202, as the Commercial Contract for Sale and Purchase disposes 13 Parcels, 827 & 835 Largo Road, Key Largo FL 33037 and is not all of the Corporation's property, and is the usual and regular course of business of the Corporation, the Board of Directors of Commercial Contract for Sale and Purchase, proposed all shareholders of record approved the Commercial Contract for Sale and Purchase transaction, at a duly noticed special meeting of the Board of Directors and shareholders; and

FURTHER RESOLVED, that the Director, or any other officer of the Corporation, acting alone in any case, be and hereby is authorized to execute and deliver, and is hereby authorized to (but is not required to) affix the seal of the Corporation to and attest the same upon, the Deed or document of conveyance, but with such modifications and additional provisions as the officer of the Corporation executing the same may deem advisable, and any and all other documents and instruments reasonably required in connection with effectuating the sale of the property or to any of the same as the officer of the corporation executing the same may deem advisable, all of which documents and instruments executed and delivered as aforesaid to be an constitute the acts and obligations of the Corporation hereby ratifying and confirming the acts of it officer executing and delivering all of such documents and instruments, irrespective of whether such acts were performed before or subsequent to the date of the adoption hereof, and directing the officers and employees of the Corporation to perform all of the Corporation's obligations and undertakings on its own behalf and on behalf of the Corporation under each and all such documents and instruments; and

FURTHER RESOLVED, that resolutions shall continue in full force and effect and may be relied upon by ANY purchaser of the Corporation's subject property until receipt of written notice of any change therein.

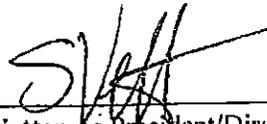
The undersigned hereby certifies that the officers shown below are the duly elected and acting officer of the Corporation with the office they presently hold being indicated in the column directly under his name:

**Steven Vetter, President/ Director**  
**William Mutz, Vice-President/Director**  
**Phyllis Moffett, Secretary/Treasurer**

[SIGNATURES OF OFFICERS/DIRECTORS ON FOLLOWING PAGE]

This Corporate Resolution is executed this 14<sup>th</sup> day of September, 2021.

**Key Largo Baptist Church, Inc., a Florida not for profit coporation, formerly known as Key Largo Baptist Temple Inc.**

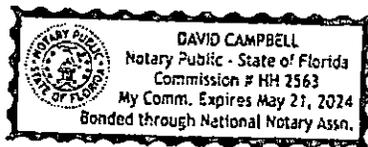
By:  Date Sept. 14, 2021  
Steven Vetter, as President/Director

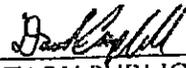
(SEAL)

State of Florida )

County of Monroe )

The foregoing instrument was sworn to and subscribed before me by means of [X] physical presence or  online notarization, this 14 day of September, 2021 by **Steven Vetter**, as President and Director of **Key Largo Baptist Church, Inc., a Florida not for profit coporation, formerly known as Key Largo Baptist Temple Inc., on behalf of the corporation.** She  is personally known to me or [X] has produced a driver's license as identification.



  
NOTARY PUBLIC  
Print Name: David Campbell

Key Largo Baptist Church, Inc., a Florida not for profit coporation, formerly known as Key Largo Baptist Temple Inc.

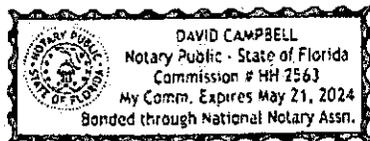
By: [Signature] Date 09-14-21  
William Mutz, as Vice-President/Director

(SEAL)

State of Florida )

County of Monroe )

The foregoing instrument was sworn to and subscribed before me by means of [X] physical presence or [ ] online notarization, this 14 day of September, 2021 by **William Mutz, as Vice-President and Director of Key Largo Baptist Church, Inc., a Florida not for profit coporation, formerly known as Key Largo Baptist Temple Inc.** on behalf of the corporation. She [ ] is personally known to me or [X] has produced a driver's license as identification.



[Signature]  
NOTARY PUBLIC  
Print Name: David Campbell

Key Largo Baptist Church, Inc., a Florida not for profit coporation, formerly known as Key Largo Baptist Temple Inc.

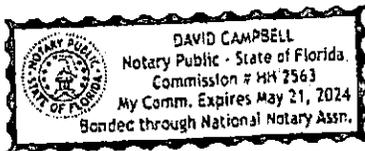
By Phyllis Moffett Date 09-14-21  
Phyllis Moffett, as Secretary/ Treasurer

(SEAL)

State of Florida )

County of Monroe )

The foregoing instrument was sworn to and subscribed before me by means of  physical presence or  online notarization, this 14 day of September, 2021 by Phyllis Moffett, as Secretary and Treasurer of Key Largo Baptist Church, Inc., a Florida not for profit coporation, formerly known as Key Largo Baptist Temple Inc., on behalf of the corporation. She  is personally known to me or  has produced a driver's license as identification.



David Campbell  
NOTARY PUBLIC  
Print Name: David Campbell

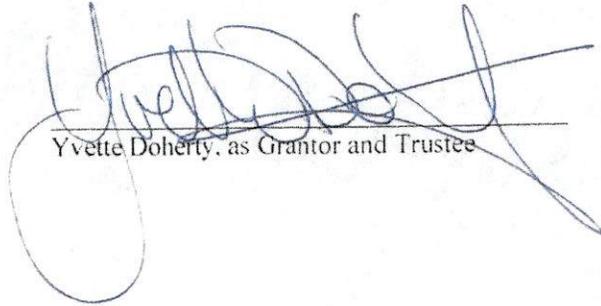
**CERTIFICATION OF TRUST**  
**(Fla. Stat. Sec. 736.1017)**

STATE OF FLORIDA  
COUNTY OF MONROE

BEFORE ME, the undersigned authority, duly authorized to take acknowledgements and administer oaths, personally appeared YVETTE DOHERTY, ("Affiant") as Trustee of the Yvette Doherty Revocable Trust UAD 2/3/2021 (the "Trust") who deposes and says under penalties of perjury that:

1. The Trust was executed by Yvette Doherty, as Grantor on February 3, 2021.
2. The Trust is a revocable trust.
3. The current Trustee of the Trust is Yvette Doherty, (the "Trustee") pursuant to the Yvette Doherty Revocable Trust UAD 2/3/2021.
4. Yvette Doherty is authorized to sign on behalf of the Trust as the Trustee.
5. Trustee's homestead and mailing address is 13 Bay Road, Key Largo, FL 33037.
6. The Trust exists under applicable Florida Laws.
7. There are no trustees of the Trust other than those listed in Section 3.
8. The Trust as recorded has been in full force and effect during the period of ownership of the Property.
9. The Trust has not been revoked, modified or amended in any manner that would cause the representations contained in this certification to be incorrect.
10. The trust owns certain real property located in Monroe County, Florida, legally described as follows:  
**Lots 7, 8, 9, 10, 11, 12, 40, 41, 42, 43, 44, 45 and 46, Block 14, Lake Surprise Estates, according to the map or plat thereof as recorded in Plat Book 4, Page 162, Public Records of Monroe County, Florida.**  
  
**Together with Mobile home: MERI 1990/Title #48819450/ VIN HMLCP28393465558A and Title # 48833466/ VIN HMLCP28393465558B /Mobile home: RMBR 1969/ Title # 3668038/ VIN # G1112.**
11. The Trustee has the power under the trust and applicable law to enter into transactions and issue any instructions as may be required to administer the trust and the control assets held therein. Such power may include, without limitation, the authority to buy, sell (including short sales), borrow, exchange, convert, tender, redeem, and withdraw assets (including delivery of securities to and from the account) and to exercise all the rights of ownership relating to any partnership interest held in the trust, including but not limited to voting rights. The pertinent pages of the trust instrument are attached hereto as Exhibit A, evidencing the power of the trustee to act.
12. Nothing in the trust prohibits or restricts the trustee from doing the required act.

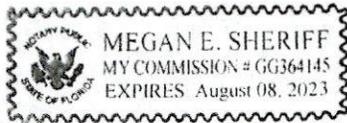
FURTHER AFFIANT SAYETH NOT.

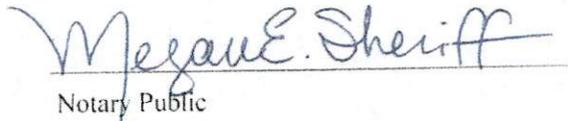
  
Yvette Doherty, as Grantor and Trustee

STATE OF FLORIDA                    )  
COUNTY OF MONROE                )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21<sup>st</sup> day of October, 2021 by Yvette Doherty, as Grantor and Trustee of the Yvette Doherty Revocable Trust UAD 2/3/2021. He/She  is personally known or  has produced a driver's license as identification.

[Notary Seal]



  
Notary Public

Printed Name: MEGAN E. SHERIFF

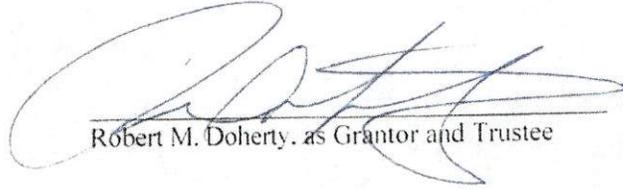
**CERTIFICATION OF TRUST**  
**(Fla. Stat. Sec. 736.1017)**

STATE OF FLORIDA  
COUNTY OF MONROE

BEFORE ME, the undersigned authority, duly authorized to take acknowledgements and administer oaths, personally appeared ROBERT M. DOHERTY, ("Affiant") as Trustee of the Robert M. Doherty Revocable Trust UAD 2/3/2021 (the "Trust") who deposes and says under penalties of perjury that:

1. The Trust was executed by Robert M. Doherty, as Grantor on February 3, 2021.
2. The Trust is a revocable trust.
3. The current Trustee of the Trust is Robert M. Doherty, (the "Trustee") pursuant to the Robert M. Doherty Revocable Trust UAD 2/3/2021.
4. Robert M. Doherty is authorized to sign on behalf of the Trust as the Trustee.
5. Trustee's homestead and mailing address is 13 Bay Road, Key Largo, FL 33037.
6. The Trust exists under applicable Florida Laws.
7. There are no trustees of the Trust other than those listed in Section 3.
8. The Trust as recorded has been in full force and effect during the period of ownership of the Property.
9. The Trust has not been revoked, modified or amended in any manner that would cause the representations contained in this certification to be incorrect.
10. The trust owns certain real property located in Monroe County, Florida, legally described as follows:  
**Lots 7, 8, 9, 10, 11, 12, 40, 41, 42, 43, 44, 45 and 46, Block 14, Lake Surprise Estates, according to the map or plat thereof as recorded in Plat Book 4, Page 162, Public Records of Monroe County, Florida.**  
**Together with Mobile home: MERI 1990/Title #48819450/ VIN HMLCP28393465558A and Title # 48833466/ VIN HMLCP28393465558B /Mobile home: RMBR 1969/ Title # 3668038/ VIN # G1112.**
11. The Trustee has the power under the trust and applicable law to enter into transactions and issue any instructions as may be required to administer the trust and the control assets held therein. Such power may include, without limitation, the authority to buy, sell (including short sales), borrow, exchange, convert, tender, redeem, and withdraw assets (including delivery of securities to and from the account) and to exercise all the rights of ownership relating to any partnership interest held in the trust, including but not limited to voting rights. The pertinent pages of the trust instrument are attached hereto as Exhibit A, evidencing the power of the trustee to act.
12. Nothing in the trust prohibits or restricts the trustee from doing the required act.

FURTHER AFFIANT SAYETH NOT.

  
Robert M. Doherty, as Grantor and Trustee

STATE OF FLORIDA                    )  
COUNTY OF MONROE                )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21<sup>st</sup> day of October, 2021 by Robert M. Doherty, as Grantor and Trustee of the Robert M. Doherty Revocable Trust UAD 2/3/2021. He/She  is personally known or  has produced a driver's license as identification.

[Notary Seal]



  
Notary Public

Printed Name: MEGAN E. SHERIFF

# \*\*PROPERTY RECORD CARD\*\*

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

**Summary**

Parcel ID 00537590-000000  
 Account# 1661112  
 Property ID 1661112  
 Millage Group 500K  
 Location Address 835 LARGO Rd, KEY LARGO  
 Legal Description BK 14 LT 7 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR625-49 OR631-369 OR816-2320 OR3126-0265  
(Note: Not to be used on legal documents.)  
 Neighborhood 10021  
 Property Class CHURCHES (7100)  
 Subdivision LAKE SURPRISE ESTATES  
 Sec/Twp/Rng 31/60/40  
 Affordable Housing No

**Owner**

DOHERTY ROBERT M REV TRUST 02/03/2021      DOHERTY YVETTE REV TRUST 02/03/2021  
 13 Bay Rd      13 Bay Rd  
 Key Largo FL 33037      Key Largo FL 33037

**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	\$79,666	\$79,666	\$14,366	\$14,366
= Just Market Value	\$79,666	\$79,666	\$14,366	\$14,366
= Total Assessed Value	\$17,382	\$15,802	\$14,366	\$14,366
- School Exempt Value	\$0	\$0	\$0	(\$14,366)
= School Taxable Value	\$79,666	\$79,666	\$14,366	\$0

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$79,666	\$0	\$0	\$79,666	\$17,382	\$0	\$79,666	\$0
2023	\$79,666	\$0	\$0	\$79,666	\$15,802	\$0	\$79,666	\$0
2022	\$14,366	\$0	\$0	\$14,366	\$14,366	\$0	\$14,366	\$0
2021	\$14,366	\$0	\$0	\$14,366	\$14,366	\$14,366	\$0	\$0
2020	\$14,366	\$0	\$0	\$14,366	\$14,366	\$14,366	\$0	\$0
2019	\$14,366	\$0	\$0	\$14,366	\$14,366	\$14,366	\$0	\$0
2018	\$14,366	\$0	\$0	\$14,366	\$14,366	\$14,366	\$0	\$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
COMMERCIAL DRY (1MOD)	5,224.00	Square Foot	50	100

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
9/16/2021	\$1,200,000	Warranty Deed	2339959	3126	0265

### Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
SITE-2024-0017	07/22/2024	Active	\$15,000	Commercial	CYCLE 2 CORRECTION - CHANGE TO SCOPE OF WORK TO: "Site grading, drainage swales and system"
C-FENCE-2023-0037	12/12/2023	Active	\$6,675	Commercial	INSTALLATION OF 292 L/F OF 6' TALL GALVANIZED CHAIN LINK FENCE AND (1) 23' X 6' GALVANIZED CHAINLINK ROLL GATE - REVISION A INSTALL 267 L/R 6" TALL GALVANIZED CHAIN LINK FENCE AND (1) 23' X 6' GALVANIZED CHAIN LINK ROLL GATE

### 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 ("we") is committed to providing accurate property information to the public for the purpose of facilitating the responsibility to secure a just valuation for a fair and equitable property value. While the County Property Appraiser's Office's official commitment is its accuracy for the public purpose, it is not a guarantee of accuracy. We do not provide insurance, and we may not be applicable to prior or subsequent filings. By requesting such data, you hereby understand and agree that it is:

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

**Summary**

Parcel ID 00537600-000000  
 Account# 1661121  
 Property ID 1661121  
 Millage Group 500K  
 Location Address 835 LARGO Rd. KEY LARGO  
 Legal Description BK 14 LT 8 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR625-49 OR631-369 OR816-2320 OR3126-0265  
(Note: Not to be used on legal documents.)  
 Neighborhood 10021  
 Property Class CHURCHES (7100)  
 Subdivision LAKE SURPRISE ESTATES  
 Sec/Twp/Rng 31/60/40  
 Affordable Housing No

**Owner**

DOHERTY ROBERT M REV TRUST 02/03/2021  
 13 Bay Rd  
 Key Largo FL 33037

DOHERTY YVETTE REV TRUST 02/03/2021  
 13 Bay Rd  
 Key Largo FL 33037

**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	\$79,666	\$79,666	\$14,366	\$14,366
= Just Market Value	\$79,666	\$79,666	\$14,366	\$14,366
= Total Assessed Value	\$17,382	\$15,802	\$14,366	\$14,366
- School Exempt Value	\$0	\$0	\$0	(\$14,366)
= School Taxable Value	\$79,666	\$79,666	\$14,366	\$0

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$79,666	\$0	\$0	\$79,666	\$17,382	\$0	\$79,666	\$0
2023	\$79,666	\$0	\$0	\$79,666	\$15,802	\$0	\$79,666	\$0
2022	\$14,366	\$0	\$0	\$14,366	\$14,366	\$0	\$14,366	\$0
2021	\$14,366	\$0	\$0	\$14,366	\$14,366	\$14,366	\$0	\$0
2020	\$14,366	\$0	\$0	\$14,366	\$14,366	\$14,366	\$0	\$0
2019	\$14,366	\$0	\$0	\$14,366	\$14,366	\$14,366	\$0	\$0
2018	\$14,366	\$0	\$0	\$14,366	\$14,366	\$14,366	\$0	\$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
COMMERCIAL DRY (1M0D)	5,224.00	Square Foot	50	100

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
9/16/2021	\$1,200,000	Warranty Deed	2339959	3126	0265

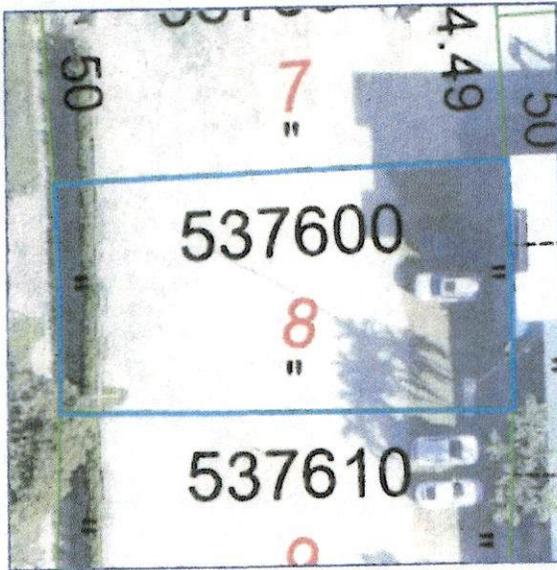
## Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
SITE-2024-0017	07/22/2024	Active	\$15,000	Commercial	"Site grading, drainage swales and system"
C-FENCE-2023-0037	12/12/2023	Active	\$6,675	Commercial	INSTALLATION OF 292 L/F OF 6' TALL GALVANIZED CHAIN LINK FENCE AND (1) 23' X 6' GALVANIZED CHAINLINK ROLL GATE - REVISION A INSTALL 267 L/R 6" TALL GALVANIZED CHAIN LINK FENCE AND (1) 23' X 6' GALVANIZED CHAIN LINK ROLL GATE

## 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.

Best Practices Center, Property, provides information about the property while the County safety for the purpose of identifying the responsible party to secure a just valuation for a valuation purpose of all property. After the County Property Appraiser's Office cannot identify the responsible party, or any other party, the County will be required to pay the tax under the best practices center. For more information, please contact the County Property Appraiser's Office at (940) 565-1111 or visit the [User Privacy Policy](#) | [GDPR Privacy Notice](#)  
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By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00537610-000000  
 Account# 1661139  
 Property ID 1661139  
 Millage Group 500K  
 Location Address 835 LARGO Rd, KEY LARGO  
 Legal Description BK 14 LT 9 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR609-815 OR790-901 OR3126-0265  
(Note: Not to be used on legal documents.)  
 Neighborhood 10021  
 Property Class CHURCHES (7100)  
 Subdivision LAKE SURPRISE ESTATES  
 Sec/Twp/Rng 31/60/40  
 Affordable Housing No

**Owner**

DOHERTY ROBERT M REV TRUST 02/03/2021  
 13 Bay Rd  
 Key Largo FL 33037

DOHERTY YVETTE REV TRUST 02/03/2021  
 13 Bay Rd  
 Key Largo FL 33037

**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	\$79,666	\$79,666	\$14,366	\$14,366
= Just Market Value	\$79,666	\$79,666	\$14,366	\$14,366
= Total Assessed Value	\$17,382	\$15,802	\$14,366	\$14,366
- School Exempt Value	\$0	\$0	\$0	(\$14,366)
= School Taxable Value	\$79,666	\$79,666	\$14,366	\$0

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$79,666	\$0	\$0	\$79,666	\$17,382	\$0	\$79,666	\$0
2023	\$79,666	\$0	\$0	\$79,666	\$15,802	\$0	\$79,666	\$0
2022	\$14,366	\$0	\$0	\$14,366	\$14,366	\$0	\$14,366	\$0
2021	\$14,366	\$0	\$0	\$14,366	\$14,366	\$14,366	\$0	\$0
2020	\$14,366	\$0	\$0	\$14,366	\$14,366	\$14,366	\$0	\$0
2019	\$14,366	\$0	\$0	\$14,366	\$14,366	\$14,366	\$0	\$0
2018	\$14,366	\$0	\$0	\$14,366	\$14,366	\$14,366	\$0	\$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
COMMERCIAL DRY (1M0D)	5,224.00	Square Foot	50	100

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
9/16/2021	\$1,200,000	Warranty Deed	2339959	3126	0265
6/1/1979	\$7,000	Conversion Code		790	901

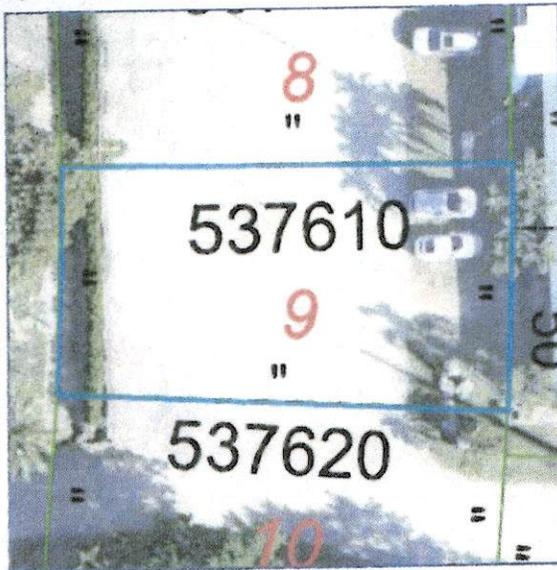
## Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
SITE-2024-0017	07/22/2024	Active	\$15,000	Commercial	Site grading, drainage swales and system
C-FENCE-2023-0037	12/12/2023	Active	\$6,675	Commercial	INSTALLATION OF 292 L/F OF 6' TALL GALVANIZED CHAIN LINK FENCE AND (1) 23' X 6' GALVANIZED CHAINLINK ROLL GATE - REVISION A INSTALL 267 L/R 6" TALL GALVANIZED CHAIN LINK FENCE AND (1) 23' X 6' GALVANIZED CHAIN LINK ROLL GATE

## 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.

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

**Summary**

Parcel ID 00537620-000000  
 Account# 1661147  
 Property ID 1661147  
 Millage Group 500K  
 Location Address 835 LARGO Rd, KEY LARGO  
 Legal Description BK 14 LT 10 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR625-51 OR625-52 OR631-369 OR816-2320 OR3126-0265  
(Note: Not to be used on legal documents.)  
 Neighborhood 10021  
 Property Class CHURCHES (7100)  
 Subdivision LAKE SURPRISE ESTATES  
 Sec/Twp/Rng 31/60/40  
 Affordable Housing No

**Owner**

DOHERTY ROBERT M REV TRUST 02/03/2021  
 13 Bay Rd  
 Key Largo FL 33037

DOHERTY YVETTE REV TRUST 02/03/2021  
 13 Bay Rd  
 Key Largo FL 33037

**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	\$79,666	\$79,666	\$14,366	\$14,366
= Just Market Value	\$79,666	\$79,666	\$14,366	\$14,366
= Total Assessed Value	\$17,382	\$15,802	\$14,366	\$14,366
- School Exempt Value	\$0	\$0	\$0	(\$14,366)
= School Taxable Value	\$79,666	\$79,666	\$14,366	\$0

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$79,666	\$0	\$0	\$79,666	\$17,382	\$0	\$79,666	\$0
2023	\$79,666	\$0	\$0	\$79,666	\$15,802	\$0	\$79,666	\$0
2022	\$14,366	\$0	\$0	\$14,366	\$14,366	\$0	\$14,366	\$0
2021	\$14,366	\$0	\$0	\$14,366	\$14,366	\$14,366	\$0	\$0
2020	\$14,366	\$0	\$0	\$14,366	\$14,366	\$14,366	\$0	\$0
2019	\$14,366	\$0	\$0	\$14,366	\$14,366	\$14,366	\$0	\$0
2018	\$14,366	\$0	\$0	\$14,366	\$14,366	\$14,366	\$0	\$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
COMMERCIAL DRY (1MOD)	5,224.00	Square Foot	50	100



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

**Summary**

Parcel ID 00537940-000000  
 Account# 1661465  
 Property ID 1661465  
 Millage Group 500K  
 Location Address 835 LARGO Rd, KEY LARGO  
 Legal Description BK 14 LT 42 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR625-51 OR625-52 OR631-369 OR816-2320 OR3126-0265  
(Note: Not to be used on legal documents.)  
 Neighborhood 10021  
 Property Class CHURCHES (7100)  
 Subdivision LAKE SURPRISE ESTATES  
 Sec/Twp/Rng 31/60/40  
 Affordable Housing No

**Owner**

DOHERTY ROBERT M REV TRUST 02/03/2021  
 13 Bay Rd  
 Key Largo FL 33037

DOHERTY YVETTE REV TRUST 02/03/2021  
 13 Bay Rd  
 Key Largo FL 33037

**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	\$93,600	\$93,600	\$14,300	\$14,300
= Just Market Value	\$93,600	\$93,600	\$14,300	\$14,300
= Total Assessed Value	\$17,303	\$15,730	\$14,300	\$14,300
- School Exempt Value	\$0	\$0	\$0	(\$14,300)
= School Taxable Value	\$93,600	\$93,600	\$14,300	\$0

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$93,600	\$0	\$0	\$93,600	\$17,303	\$0	\$93,600	\$0
2023	\$93,600	\$0	\$0	\$93,600	\$15,730	\$0	\$93,600	\$0
2022	\$14,300	\$0	\$0	\$14,300	\$14,300	\$0	\$14,300	\$0
2021	\$14,300	\$0	\$0	\$14,300	\$14,300	\$14,300	\$0	\$0
2020	\$14,300	\$0	\$0	\$14,300	\$14,300	\$14,300	\$0	\$0
2019	\$14,300	\$0	\$0	\$14,300	\$14,300	\$14,300	\$0	\$0
2018	\$14,300	\$0	\$0	\$14,300	\$14,300	\$14,300	\$0	\$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
COMMERCIAL HIGHWAY (1M0H)	5,200.00	Square Foot	52	100

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
9/16/2021	\$1,200,000	Warranty Deed	2339959	3126	0265

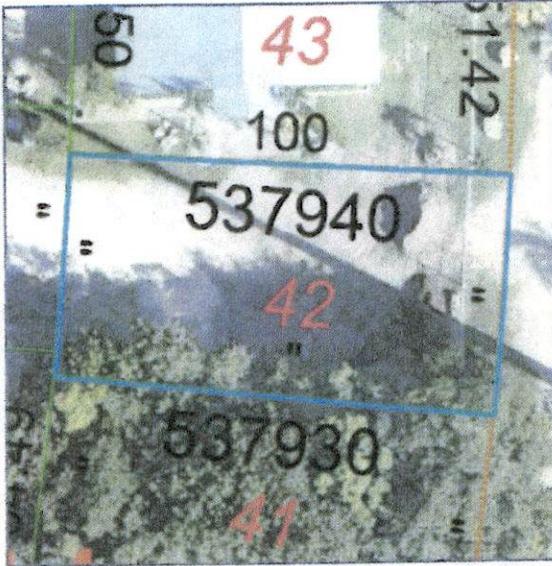
## Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
SITE-2024-0017	07/22/2024	Active	\$15,000	Commercial	Site grading, drainage swales and system
C-FENCE-2023-0015	03/17/2023	Active	\$10,000	Commercial	Installation of 225 L/F of 6' tall galvanized chain link fence and (2) 6' x 25' galvanized chainlink roll gates

## View Tax Info

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## Map



## TRIM Notice

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

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

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

**Summary**

Parcel ID 00537960-000000  
 Account# 1661481  
 Property ID 1661481  
 Millage Group 500K  
 Location 835 LARGO Rd. KEY LARGO  
 Address  
 Legal BK 14 LTS 43, 44 & 45 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR625-49  
 Description OR625-51 OR625-52 OR631-369 OR816-2320 OR3126-0265  
 (Note: Not to be used on legal documents.)  
 Neighborhood 10021  
 Property CHURCHES (7100)  
 Class  
 Subdivision LAKE SURPRISE ESTATES  
 Sec/Twp/Rng 31/60/40  
 Affordable No  
 Housing



**Owner**

DOHERTY ROBERT M REV TRUST 02/03/2021  
 13 Bay Rd  
 Key Largo FL 33037

DOHERTY YVETTE REV TRUST 02/03/2021  
 13 Bay Rd  
 Key Largo FL 33037

**Valuation**

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$640,777	\$622,496	\$652,617	\$602,993
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$452,400	\$452,400	\$46,800	\$46,800
= Just Market Value	\$1,093,177	\$1,074,896	\$699,417	\$649,793
= Total Assessed Value	\$880,900	\$800,819	\$699,417	\$649,793
- School Exempt Value	\$0	\$0	\$0	(\$649,793)
= School Taxable Value	\$1,093,177	\$1,074,896	\$699,417	\$0

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$452,400	\$640,777	\$0	\$1,093,177	\$880,900	\$0	\$1,093,177	\$0
2023	\$452,400	\$622,496	\$0	\$1,074,896	\$800,819	\$0	\$1,074,896	\$0
2022	\$46,800	\$652,617	\$0	\$699,417	\$699,417	\$0	\$699,417	\$0
2021	\$46,800	\$602,993	\$0	\$649,793	\$649,793	\$649,793	\$0	\$0
2020	\$46,800	\$621,547	\$0	\$668,347	\$668,347	\$668,347	\$0	\$0
2019	\$46,800	\$621,547	\$0	\$668,347	\$668,347	\$668,347	\$0	\$0
2018	\$46,800	\$584,461	\$0	\$631,261	\$631,261	\$631,261	\$0	\$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
COMMERCIAL DRY (100D)	15,600.00	Square Foot	0	100

## Buildings

Building ID	43609	Exterior Walls	C.B.S.
Style	2 STORY ON GRADE	Year Built	1974
Building Type	CHURCHES / 71C	EffectiveYearBuilt	1994
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	8554	Roof Type	GABLE/HIP with 48% REINFORC CONC
Finished Sq Ft	7058	Roof Coverage	METAL with 48% MIN/PAINT CONC
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	FCD/AIR NON-DC
Perimeter	572	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	40	Grade	300
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	135	0	48
FLA	FLOOR LIV AREA	7,058	7,058	586
OUU	OP PR UNFIN UL	30	0	26
OPF	OP PRCH FIN LL	245	0	84
OUF	OP PRCH FIN UL	264	0	188
PTO	PATIO	822	0	340
<b>TOTAL</b>		<b>8,554</b>	<b>7,058</b>	<b>1,272</b>

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
9/16/2021	\$1,200,000	Warranty Deed	2339959	3126	0265
2/1/1974	\$2,000	Conversion Code		631	369Q

## Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
SITE-2024-0017	07/22/2024	Active	\$15,000	Commercial	Site grading, drainage swales and system
C-RMDL-2023-0096	10/13/2023	Completed	\$35,000	Commercial	Replacement of Garage Door
C-FENCE-2023-0015	03/17/2023	Completed	\$10,000	Commercial	Installation of 225 L/F of 6' tall galvanized chain link fence and (2) 6' x 25' galvanized chainlink roll gates
22301525	09/13/2022	Completed	\$6,300	Commercial	20 SQ FT SPALLING REPAIRS
22300851	05/31/2022	Completed	\$38,569	Commercial	PERMIT APPROVAL TO INSTALL (25) WINDOWS AND (09) DOORS. REPLACEMENT OF EXTERIOR WINDOW AND DOOR COMPONENTS OF STRUCTURE.

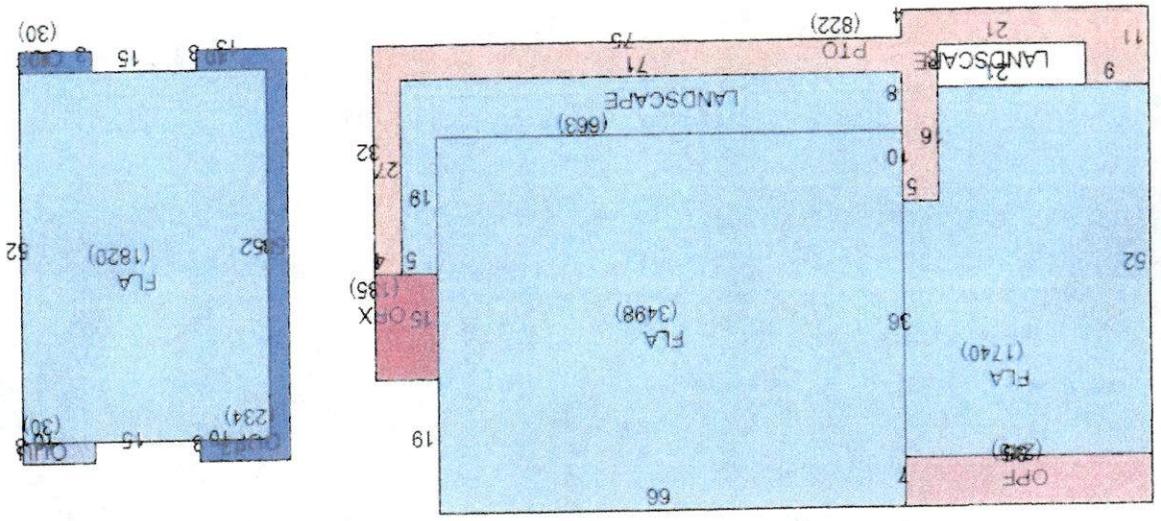
## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)



Photos



Map



TRIM Notice

2024 TRIM Notice (PDF)

No data available for the following modules: Yard Items.

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

**Summary**

Parcel ID 00537980-000000  
 Account# 1661503  
 Property ID 1661503  
 Millage Group 500K  
 Location Address 835 LARGO Rd. KEY LARGO  
 Legal Description BK 14 LT 46 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR625-51 OR625-52 ORB16-2320 OR3126-0265  
 (Note: Not to be used on legal documents.)  
 Neighborhood 10021  
 Property Class CHURCHES (7100)  
 Subdivision LAKE SURPRISE ESTATES  
 Sec/Twp/Rng 31/60/40  
 Affordable Housing No

**Owner**

DOHERTY ROBERT M REV TRUST 02/03/2021      DOHERTY YVETTE REV TRUST 02/03/2021  
 13 Bay Rd      13 Bay Rd  
 Key Largo FL 33037      Key Largo FL 33037

**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	\$95,400	\$95,400	\$14,575	\$14,575
= Just Market Value	\$95,400	\$95,400	\$14,575	\$14,575
= Total Assessed Value	\$17,635	\$16,032	\$14,575	\$14,575
- School Exempt Value	\$0	\$0	\$0	(\$14,575)
= School Taxable Value	\$95,400	\$95,400	\$14,575	\$0

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$95,400	\$0	\$0	\$95,400	\$17,635	\$0	\$95,400	\$0
2023	\$95,400	\$0	\$0	\$95,400	\$16,032	\$0	\$95,400	\$0
2022	\$14,575	\$0	\$0	\$14,575	\$14,575	\$0	\$14,575	\$0
2021	\$14,575	\$0	\$0	\$14,575	\$14,575	\$14,575	\$0	\$0
2020	\$14,575	\$0	\$0	\$14,575	\$14,575	\$14,575	\$0	\$0
2019	\$14,575	\$0	\$0	\$14,575	\$14,575	\$14,575	\$0	\$0
2018	\$14,575	\$0	\$0	\$14,575	\$14,575	\$14,575	\$0	\$0

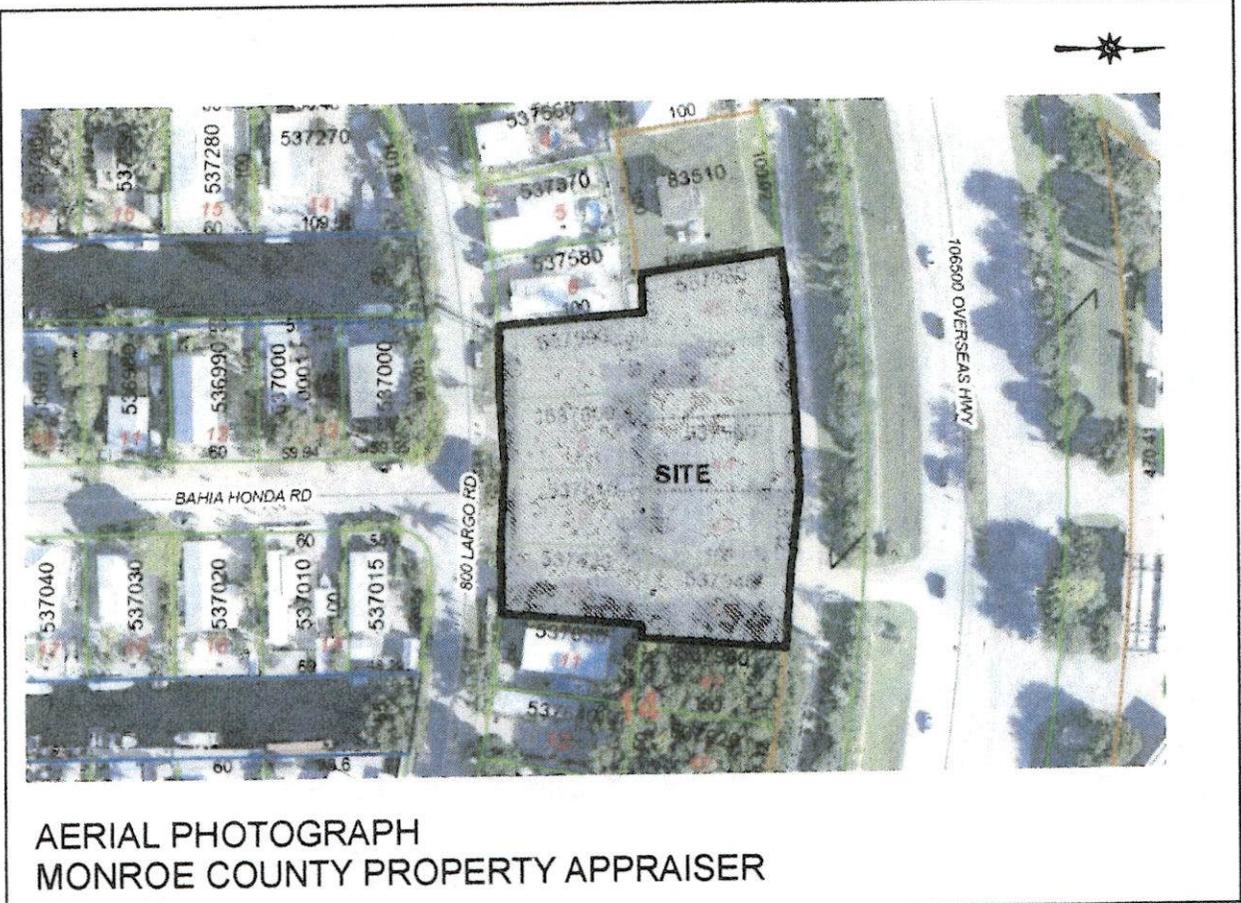
The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL HIGHWAY (1M0H)	5,300.00	Square Foot	53	100



# Site Photos



US #1 CURB CUT



STREET VIEW LARGO ROAD

# Project Overview

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The subject property for this Minor Conditional Use Permit consists of eight platted lots in Lake Surprise Estates Key Largo. The property is described as Lots 7-10 and 42-46, Block 14. The address is 835 Largo Road Key Largo, FL. This development plan proposes to reuse the existing non-residential structure vacated in 2021 when the previous use, the Key Largo Baptist Church, relocated to a new structure at another site on the island. The property was sold to the current owners in September 2021.

The development existing on site includes one concrete block structure built in 1974, A second floor is located on approximately half of the building. The total non-residential square footage is 6,645 as calculated from the survey. The building meets flood elevation requirements. Building permits were issued in 2022 and completed in 2023 for new windows and doors and spalling repairs. In 2024 a site improvements permit was issued to renovate and install new storm water catchment structures.

The Owners seek to reuse the existing non-residential building. They propose to provide storage (3,289 sf) and office units (2,459 sf). The remain 897 s.f will be used for accessory uses. The exterior of the buildings will not change. Parking required for these uses shall be located in the existing parking lot. This lot shall be reorganized to accommodate the required parking spaces and parking lot landscaping.

The requested Change of Use will allow a structure, that was formerly a church, to be repurposed. The development contributes to the surrounding community by providing office suites for local businesses and interior storage for local residents and/or offices.

A minor conditional use permit, Sect 130-93(b)(7), for 3,289 sf of warehouse/light industrial use is required. The 2,459 sf of office space is As-of-Right, action 130-93(a) (1). The buildings are existing and compliant with setback requirements.

Allocations from NROGO, are not required as the current buildings are considered non-residential structures and no expansion of floor area is requested.

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

# Request and Background Information

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## REQUEST:

### 1. Applicant:

The applicants are Robert M. Doherty REV Trust and Yvette Doherty REV Trust, and the agent is Barbara Mitchell representing the applicant.

### 2. Proposed Use & Size:

Change of Use for an existing 6,645 sf non-residential building from Institutional to Office and Storage. The offices (2,459 s.f) are located on the first floor and the warehousing/storage areas (3,289 s.f.) are on the first and second floors. The remaining 897 s.f will be used for accessory uses. Upgrade the parking and landscaping. Existing stormwater structures and perimeter landscaping to remain.

### 3. Location:

The property is on Key Largo. The address is 835 Largo Road Key Largo, FL. The RE numbers are: 00537590-000000, 00537600-000000, 00537610-000000, 00537620-000000, 00537940-000000, 00537960-000000, and 00537980-000000. The subject project area is legally described as Lots 7 through 10 and 42 through 46, Block 14, Lake Surprise Estates Key Largo.

### 4. Plans Provided:

- Survey prepared by David S. Massey dated January 2, 2025
- Site and Parking Plans prepared by Andres Perez PE, Civil Tech Solutions, Inc. Engineering, dated January 7, 2025<sup>1</sup>
- Floor Plan & Elevation prepared by CBT Construction Development, dated January 8, 2025
- Landscape plan prepared by Mitchell Planning and Design Inc., dated January 13, 2025

## BACKGROUND INFORMATION:

1. Land Use District: Suburban Commercial (SC)
2. Future Land Use Map Designation: Institutional (INS)

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<sup>1</sup> Drainage Plans per Building Permit #SITE-2024-0017 07.22.2024

3. Tier Classification: III

4. Size of Site:

The property contains 45,072 square feet or approximately 1.0 +/- acres.

5. Existing Vegetation:

The site can be characterized as developed. Foundation plantings around the building include non-native palms and shrubbery. Buffer plantings of native trees and shrubs have been installed adjacent to the north property line (Largo Road) and east property line. A Vegetation Survey was not warranted.

6. Community Character of the Immediate Vicinity:

The project is located in Key Largo near the bend and the beginning of the 18 mile stretch, approximately MM 106.5. It is located to the west of US 1 Highway along Largo Road. There is residential development (single-family) to the west along Largo Road. Properties to the north are mixed residential, public utilities and marine uses. The Circle K Convenience Store is located to the east across US 1. The south is mixed with residential uses, utility services and commercial uses.

## Consistency Statements

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### **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 Suburban Commercial (SC) Land Use District, Sections 130-1 and 130-46

*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 130-46 states the purpose of the SC district is to establish areas for commercial uses designed and intended primarily to serve the needs of the immediate planning area in which they are located. This district should be established at locations convenient and accessible to residential areas to reduce trips on U.S. 1.*

Response:

The site is located at 835 Largo Road in Key Largo. The proposed storage and office space is sized to accommodate small businesses. It is expected the tenants will be local business persons who currently or intend to provide services for the local community. The surrounding SC zoning district was designated with the adoption of the 1986 Comprehensive Plan. There is an adjacent residential community located on the west side of Largo Road.

The buildings are existing, serviceable and proposed for reuse. Once the Change of Use is approved, the units can be leased and the vendors can commence providing goods /services for the community. It is consistent with Section 130-46.

b. Permitted Uses, Section 130-93 Suburban Commercial

As of Right: Section 130-93(a)(1)

*Commercial retail, office, restaurant uses or any combination thereof, of low and medium intensity, and of less than 2,500 square feet of floor area.*

Response: The total office floor area is 2,459 square feet as shown on the Floor Plans.

Minor Conditional Use: Section 130-93(b)(7)

*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: There is no outdoor storage proposed at this time. The adjacent residential uses to the north and west are screened by an existing Class C buffer. The submitted Landscape Plan proposes a Class C buffer to screen the



Largo Road	25'	Primary Front Yard
South Boundary	10	Primary Side Yard; and
North Boundary	5'	Secondary Side Yard;
East 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).

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 adjacent grade. As shown on the included As-Built plans the maximum height of the existing structure is 30.7' NGVD. The existing development is consistent with Section 131-2.

## Chapter 114 Development Standards

g. Surface Water Management, Section 114-3

Response: A new surface water management system was permitted and installed this past fall. Please refer to Building Permit SITE-2024-0017. The site is consistent with Section 114-3.

h. Wastewater Treatment Criteria, Section 114-5

Response: Key Largo Wastewater Treatment District provides the Wastewater Treatment for this area. The existing buildings contain four bathrooms. This will not change with the proposed change of use. A Coordination Letter has been received stating that sewage is currently treated from this site. The coordination letter is included with this application. 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 space per 1,000 square feet of nonresidential floor area. For office uses it is 3 spaces per 1,000 square feet. For all non-residential uses, one (1) 11' X 55' loading space is required for over 2,500 square feet.*

Response: A total of 17 parking spaces are proposed. Sixteen standard and one handicap accessible spaces are provided. As shown by the calculations

provided on the Site Plan, the total number of parking spaces required is 11 spaces.

A proposed loading zone of 11' X 55' is proposed.

The proposed development is consistent with Sections 114-66 through 114-69 as applicable.

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 17 parking spaces proposed for the site. The parking lot area requires 2,295 sf of landscape area including a total of 11 trees and 45 shrubs. The Landscape Plan submitted demonstrates compliance with these requirements.

l. Bufferyards / Street Trees, Sections 130-93(b)(7)b. and Section 114-126

Response: Section 130-93(b)(7)b. requires a buffer between an existing residential use and a new non-residential use. A Class "C" buffer is required along a portion of the southern and northern boundary's of the property due to adjacent residential uses. On the northern boundary a Class C buffer is existing, on the southern boundary a 10' wide Class C buffer is proposed.

Section 114-126 is applicable as the adjacent zoning district to the west is URM. This warrants a Class B buffer along Largo Road. The Class B buffer is existing.

A Landscape Plan has been submitted demonstrating compliance with these requirements.

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: The ground lighting is existing and illuminates the structure. This shall remain. Additional site lighting for the access way and parking lot has not been designed at this time. Site lighting will be included in future Building Permit submissions. 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: The property is located at 835 Largo Road. The existing driveway shall be widened as noted for fire/safety compliance. In addition there is a driveway to an access lane on FDOT property. The lane provides access to the westerly right of way of the Overseas Highway. There is an existing curb cut on to US 1.

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 change of use is estimated to generate approximately 39 daily vehicular trips. There is adequate reserve capacity for this segment as discussed in the report. When analyzed with respect to the institutional use, there is actual decrease of 32 trips. 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 Landscape Plan. The proposed landscaping does not interfere with the Clear Site Triangle as shown. The existing 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. 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 existing structure is located within the AE EL9 zone as noted on the survey. The existing structure has a first floor elevation of 11.4 (NGVD29). An elevation certificate is included in this application. 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.*

*(b)*

Response: Not Applicable

### **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: Not Applicable. The Application is for a Change of Use using existing structures and floor area. No structural expansion is requested.

## **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 response is under consideration by the applicant. The project is for a Change of Use, with no floor area expansion. The buildings exist. A church operated from the site for many years. It is only logical that a credit for the previous Institutional use be granted towards the proposed Office and Warehouse/Storage uses. Furthermore, this Change of Use is more than likely going to attract existing residents with an economic opportunity. The following analysis reviews the required Need and Fee as required in Chapter 139.

Criteria:

Total Existing Square Footage: 6,645

Proposed ReUse Square Footage:

Office: 2,459, Warehouse/Storage: 3,289, Accessory: 897

Land Use Category	Total Housing Need /1000 sf	Units	Total In-Lieu-Fee/1000 s.f.	Fee
Office	0.704 x 2.5	1.76 or 2	\$78,492 x 2.5	\$196,230
Warehouse/Storage	0.226 x 3.3	0.745 or 1	\$24,397 x 3.3	\$80,510
Institutional	0.337 x 6.6	<2.224 or 2>	\$36,284 x 6.6	<\$239,474>
Total Need for Change of Use		1 unit	In-Lieu Fee:	\$37,266

In conclusion compliance would require either one unit or a payment of \$37,266.

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

Response: The existing building provides first floor accessibility access. The second floor does not at this time. The parking lot is designed with one handicap accessible parking space. Compliance with Chapter 553, F.S. shall be confirmed as part of the building permit process for interior renovations required..

**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: At this time, new construction of affordable housing, requiring ROGO allocations, is neither needed nor contemplated.

**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 Change of Use demonstrates consistency with the Comprehensive Plan. The previous use, a church, has relocated from this site. The existing buildings are structurally sound and flood compliant. The current owner, proposes to reuse the structures by converting them to office space or interior warehouse/storage. This business plan 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. No new non-residential floor area allocations will be required.

**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 Institutional land use designation is no longer relevant for this parcel. It is customary in Monroe County for parcels with a zoning designation of Suburban Commercial to have a Future Land Use Map designation of Mixed Use /Commercial. The Mixed Use/Commercial Comprehensive Plan designation is consistent with the proposed uses: Warehouse/storage and office.

An application to amend the Institutional designation shall be submitted subsequently.

**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 re-use of the existing building will establish office and warehouse/storage opportunities. The proposed Change of Use 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 site drainage and stormwater management structures have been recently renovated/constructed. Building Permit # SITE-2004-0017 was issued on 07.22.2024. At the submission of this application, the project is under construction.

**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 an area developed with commercial and residential uses.

**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 undertaken through the Livable CommuniKeys Planning Program..*

Response: The proposed reuse of the existing building is consistent with several of the consensus goals identified by the community as part of the Key Largo CommuniKeys Plan. For instance:

a. Land Use and Redevelopment Goal recommends directing further growth to suitable land. The reuse of an existing structure on a developed parcel will not impact any environmentally sensitive lands.

b. Community Character Goal suggests preservation and enhancement of community qualities that help to define the casual village lifestyle of Key Largo. The existing building with its Keys vernacular architecture (coral rock and concrete) will be preserved as the exterior of the structures will remain the same. Although it appears to be a non-conforming ground level structure, it is actually a flood compliant structure built on grade. It is built to a human scale, very approachable, very casual, very "Keysie".

c. Economic Development suggests that redevelopment is to be encouraged. The proposed Change of Use is just that, sustainable redevelopment by reuse.

**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 as the site is disturbed and developed. No environmentally sensitive areas exist 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 cut to US Highway #1 and Largo Road. As the Traffic Report submitted with the application demonstrates the proposed Change of Use will not adversely impact the traffic circulation patterns of the subject planning area.

### **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.

### **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 is treated by the Key Largo Wastewater Treatment District. A Letter of Coordination have been received from the wastewater district 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: A new and compliant stormwater management system is under construction per Building Permit #SITE-2024-0017.

## SUBMITTED PLANS & SURVEY

- Survey prepared by David S. Massey dated January 2, 2025
- Site and Parking Plans prepared by Andres Perez PE, Civil Tech Solutions, Inc. Engineering, dated January 7, 2025
- Floor Plans and Elevations prepared by CBT Construction Development, dated January 8, 2025
- Landscape plan prepared by Mitchell Planning and Design Inc., dated January 13, 2025
- Drainage plans were approved and constructed per Building Permit # SITE-2024-0017, issued July 22, 2024 and incorporated here by reference.

## ADDITIONAL INFORMATION

- Elevation Certification by David Massey 11-21-2021

# ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name DOHERTY				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 835 LARGO RD				Company NAIC Number:	
City KEY LARGO		State Florida		ZIP Code 33037	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOTS 44 & 45, BLOCK 14, LAKE SURPRISE ESTATES					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>NON-RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>N.25.17285</u> Long. <u>W.80.37478</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1B</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number MONROE CO. UNINC. AREAS 125129			B2. County Name MONROE		B3. State Florida
B4. Map/Panel Number 12087C0767	B5. Suffix K	B6. FIRM Index Date 02-18-2005	B7. FIRM Panel Effective/ Revised Date 02-18-2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 9'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

# ELEVATION CERTIFICATE

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No 835 LARGO RD			Policy Number:	
City KEY LARGO	State Florida	ZIP Code 33037	Company NAIC Number	

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1 Building elevations are based on  Construction Drawings\*  Building Under Construction\*  Finished Construction  
 \*A new Elevation Certificate will be required when construction of the building is complete

C2 Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO  
 Complete Items C2 a-h below according to the building diagram specified in Item A7 In Puerto Rico only, enter meters.

Benchmark Utilized: MON NO 1 Vertical Datum NGVD29

Indicate elevation datum used for the elevations in items a) through h) below  
 NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

				Check the measurement used.
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	11.4	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters	
b) Top of the next higher floor	20.6	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters	
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters	
d) Attached garage (top of slab)	N/A	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters	
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	10.8	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters	
f) Lowest adjacent (finished) grade next to building (LAG)	9.2	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters	
g) Highest adjacent (finished) grade next to building (HAG)	10.6	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters	
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	9.2	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters	

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  Check here if attachments

Certifier's Name DAVID S. MASSEY	License Number PSM5125	<div style="font-size: 2em; font-weight: bold;">Place Seal Here</div> <div style="font-size: 1.5em; font-weight: bold; margin-top: 10px;">11-12-21</div>	
Title MGR.			
Company Name MASSEY-RICHARDS SURVEYING & MAPPING LLC			
Address PO BOX 619			
City TAVERNIER	State Florida		ZIP Code 33070
Signature 	Date 11-12-2021	Telephone (305) 853-0066	Ext

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company and (3) building owner

Comments (including type of equipment and location, per C2(e), if applicable)  
 A5=GARMIN ETREX C2e=A/C UNIT ON CONC.  
 ELECTRIC METER BOX 16.4', ELECTRIC BREAKER BOX 16.5'

(18215A)

# BUILDING PHOTOGRAPHS

OMB No 1660-0008  
Expiration Date: November 30, 2022

## ELEVATION CERTIFICATE

See Instructions for Item A6

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt , Unit, Suite, and/or Bldg No.) or P O Route and Box No 835 LARGO RD			Policy Number:
City KEY LARGO	State Florida	ZIP Code 33037	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6 Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8 If submitting more photographs than will fit on this page, use the Continuation Page



Photo One

Photo One Caption FRONT

Clear Photo One



Photo Two

Photo Two Caption LEFT

Clear Photo Two

# ELEVATION CERTIFICATE

**Important:** Follow the instructions on pages 1-9.

Use this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
Owner's Name		Policy Number:
Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and RD		Company NAIC Number:
State GO	Florida	ZIP Code 33037
Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) 1, BLOCK 14, LAKE SURPRISE ESTATES		
Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>NON-RESIDENTIAL</u>		
Longitude: Lat. <u>N.25.17270</u> Long. <u>W.80.37480</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983		
Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
Diagram Number <u>1B</u>		
Building with a crawlspace or enclosure(s):		
Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft		
Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>		
Net area of flood openings in A8.b <u>N/A</u> sq in		
Covered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Building with an attached garage:		
Square footage of attached garage <u>N/A</u> sq ft		
Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>		
Net area of flood openings in A9.b <u>N/A</u> sq in		
Covered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No		

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Community Name & Community Number 1. UNINC. AREAS 125129		B2. County Name MONROE		B3. State Florida	
B5. Suffix K	B6. FIRM Index Date 02-18-2005	B7. FIRM Panel Effective/ Revised Date 02-18-2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 9'	

Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:

Profile  FIRM  Community Determined  Other/Source: \_\_\_\_\_

Elevation datum used for BFE in Item B9:  NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

Building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  Yes  No

Issuance Date: \_\_\_\_\_  CBRS  OPA

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No 835 LARGO RD			Policy Number:	
City KEY LARGO	State Florida	ZIP Code 33037	Company NAIC Number	

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
\*A new Elevation Certificate will be required when construction of the building is complete.

C2 Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO  
Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters  
Benchmark Utilized: MON NO 1 Vertical Datum: NGVD29

Indicate elevation datum used for the elevations in items a) through h) below

NGVD 1929  NAVD 1988  Other/Source

Datum used for building elevations must be the same as that used for the BFE

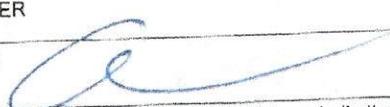
Check the measurement used

- |   |      |  |                                 |
|---|------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor)   | 11.4 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor   | N/A  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only)   | N/A  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab)  | N/A  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) | 9.9  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)  | 9.1  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)   | 10.8 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                                  | 9.1  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information  
I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  Check here if attachments

Certifier's Name DAVID S. MASSEY		License Number PSM5125	Place  Seal Here 11-12-21
Title MGR.			
Company Name MASSEY-RICHARDS SURVEYING & MAPPING LLC			
Address PO BOX 619			
City TAVERNIER	State Florida	ZIP Code 33070	
Signature 	Date 11-12-2021	Telephone (305) 853-0066	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner

Comments (including type of equipment and location, per C2(e), if applicable)  
A5=GARMIN ETREX. C2e=A/C UNIT ON CONC.  
ELECTRIC METER BOX 16.4', ELECTRIC BREAKER BOX 16.5'

(18215)

# BUILDING PHOTOGRAPHS

See Instructions for Item A6

OMB No 1660-0008  
Expiration Date: November 30, 2022

## ELEVATION CERTIFICATE

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt , Unit, Suite, and/or Bldg. No ) or P.O. Route and Box No 835 LARGO RD			Policy Number:
City KEY LARGO	State Florida	ZIP Code 33037	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View " When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page



Photo One

Photo One Caption FRONT

Clear Photo One



Photo Two

Photo Two Caption LEFT

Clear Photo Two

# KBP CONSULTING, INC.

January 13, 2025

Ms. Barbara Mitchell  
Mitchell Planning and Design, Inc.  
4900 SW 2<sup>nd</sup> Terrace  
Ocala, Florida 34471

**Re: Doherty Site – Minor Conditional Use Application  
Former Key Largo Baptist Church Property – Key Largo, Florida  
Traffic Statement**

Dear Barbara:

Per your request, KBP Consulting, Inc. has prepared this traffic statement associated with the proposed Minor Conditional Use application for the former Key Largo Baptist Church property in Key Largo, Monroe County, Florida. The subject site is generally located between Overseas Highway / US 1 and Largo Road near Bahia Honda Road. More specifically the site is located at 835 Largo Road and the Monroe County Parcel ID Numbers are 00537590-000000 through 00537620-000000 and 00537940-000000 through 00537980-000000.

The current land use designation of this site is *Suburban Commercial*, and the total site area is 1.035 acres. The existing buildings which previously served the Key Largo Baptist Church have a total floor area of approximately 6,645 square feet and was designated an *Institutional* use. The proposed Change of Use will allow for *Office* and *Storage*. The intent of this action is to repurpose the existing buildings for general office space (2,459 square feet), warehouse / storage area (3,289 square feet) and accessory maintenance (897 square feet). No additional floor area is proposed. A Minor Conditional Use Site Plan is presented in Attachment A to this memorandum.

### **Trip Generation Analysis**

Consistent with the foregoing description of the current and proposed development characteristics on the subject site, a trip generation analysis has been conducted utilizing the trip generation rates and equations contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (11<sup>th</sup> Edition)*.

According to the subject ITE manual, the most appropriate land use categories for this analysis are Land Use #150 – Warehousing, Land Use #560 – Church, and Land Use #712 – Small Office Building. The trip generation rates used to determine the vehicle trips associated with this analysis are presented on the following page. Relevant excerpts from the referenced manual are presented in Attachment B to this memorandum.

# KBP CONSULTING, INC.

## WAREHOUSING – ITE LAND USE #150

- Weekday: T = 1.71 (X)
- Saturday: T = 0.15 (X)
- Sunday: T = 0.06 (X)
- **Daily (wt. avg.): T = 1.25 (X)**  
*where T = number of trips and X = 1,000 square feet of gross floor area*
- AM Peak Hour: T = 0.17 (X) (77% in / 23% out)
- PM Peak Hour: T = 0.18 (X) (28% in / 72% out)

## CHURCH – ITE LAND USE #560

- Weekday: T = 7.60 (X)
- Saturday: T = 4.90 (X)
- Sunday: T = 31.46 (X)
- **Daily (wt. avg.): T = 10.62 (X)**  
*where T = number of trips and X = 1,000 square feet of gross floor area*
- AM Peak Hour: T = 0.32 (X) (62% in / 38% out)
- PM Peak Hour: T = 0.49 (X) (44% in / 56% out)

## SMALL OFFICE BUILDING – ITE LAND USE #712

- Weekday: T = 14.39 (X)  
*where T = number of trips and X = 1,000 square feet of gross floor area<sup>1</sup>*
- AM Peak Hour: T = 1.67 (X) (82% in / 18% out)
- PM Peak Hour: T = 2.16 (X) (34% in / 66% out)

Table 1 below summarizes the trip generation characteristics associated with the current and proposed development scenarios for the subject site in Key Largo.

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Existing</i>								
Church	6,645 SF	71	1	1	2	1	2	3
<b>Sub-Total</b>	<b>6,645 SF</b>	<b>71</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>3</b>
<i>Proposed</i>								
Small Office Building	2,459 SF	35	3	1	4	2	3	5
Warehousing	3,289 SF	4	1	0	1	0	1	1
Maintenance Area (Accessory)	897 SF	0	0	0	0	0	0	0
<b>Sub-Total</b>	<b>6,645 SF</b>	<b>39</b>	<b>4</b>	<b>1</b>	<b>5</b>	<b>2</b>	<b>4</b>	<b>6</b>
<b>Difference (Proposed - Existing)</b>		<b>(32)</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>1</b>	<b>2</b>	<b>3</b>

Compiled by: KBP Consulting, Inc. (January 2025).  
 Source: ITE Trip Generation Manual (11th Edition).

<sup>1</sup> This land use lacks trip generation data for Saturdays and Sundays. Although the trip rates for this land use are likely to be lower on weekends, this analysis has been conducted by utilizing only the weekday trip generation rate.

## **KBP CONSULTING, INC.**

As indicated in Table 1 on the previous page, the proposed uses (i.e. office and warehousing / storage) on the subject site are projected to generate 39 daily vehicle trips, 5 AM peak hour vehicle trips and 6 PM peak hour vehicle trips. When considering the current development on this site (i.e. church), this represents a decrease of 32 daily vehicle trips, an increase of 3 AM peak hour vehicle trips and an increase of 3 PM peak hour vehicle trips.

### **Roadway Impacts**

As mentioned previously, the subject site is located in Key Largo near mile marker 106.5 on Overseas Highway / US 1. Segment 24 of Overseas Highway / US 1 encompasses mile markers 106.0 to 112.5 and is currently operating at Level of Service (LOS) "C" (see Attachment B). Segment 23 of Overseas Highway / US 1 encompasses mile markers 99.5 to 106.0 and is currently operating at Level of Service (LOS) "A". Additionally, the latest remaining capacity table provided by Monroe County (1/10/25) indicates that Segments 23 and 24 of Overseas Highway currently have 10,880 and 2,213 daily trips remaining, respectively. Even though a decrease in daily trips is projected, sufficient roadway capacity exists to accommodate the proposed Minor Conditional Use change from *Suburban Commercial* (i.e. Institutional / Church) to *Office and Storage*.

### **Conclusions**

The traffic analysis for the proposed Minor Conditional Use application associated with the former Key Largo Baptist Church site in Key Largo indicates that the proposed action will result in a decrease in daily traffic and that sufficient roadway capacity exists within the study area to accommodate the proposed action.

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**

**Doherty Site**

**Minor Conditional Use Site Plan**



# **Attachment B**

**Doherty Site**

***ITE Trip Generation Manual (11<sup>th</sup> Edition) Excerpts***

# Land Use: 150

## Warehousing

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### 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)

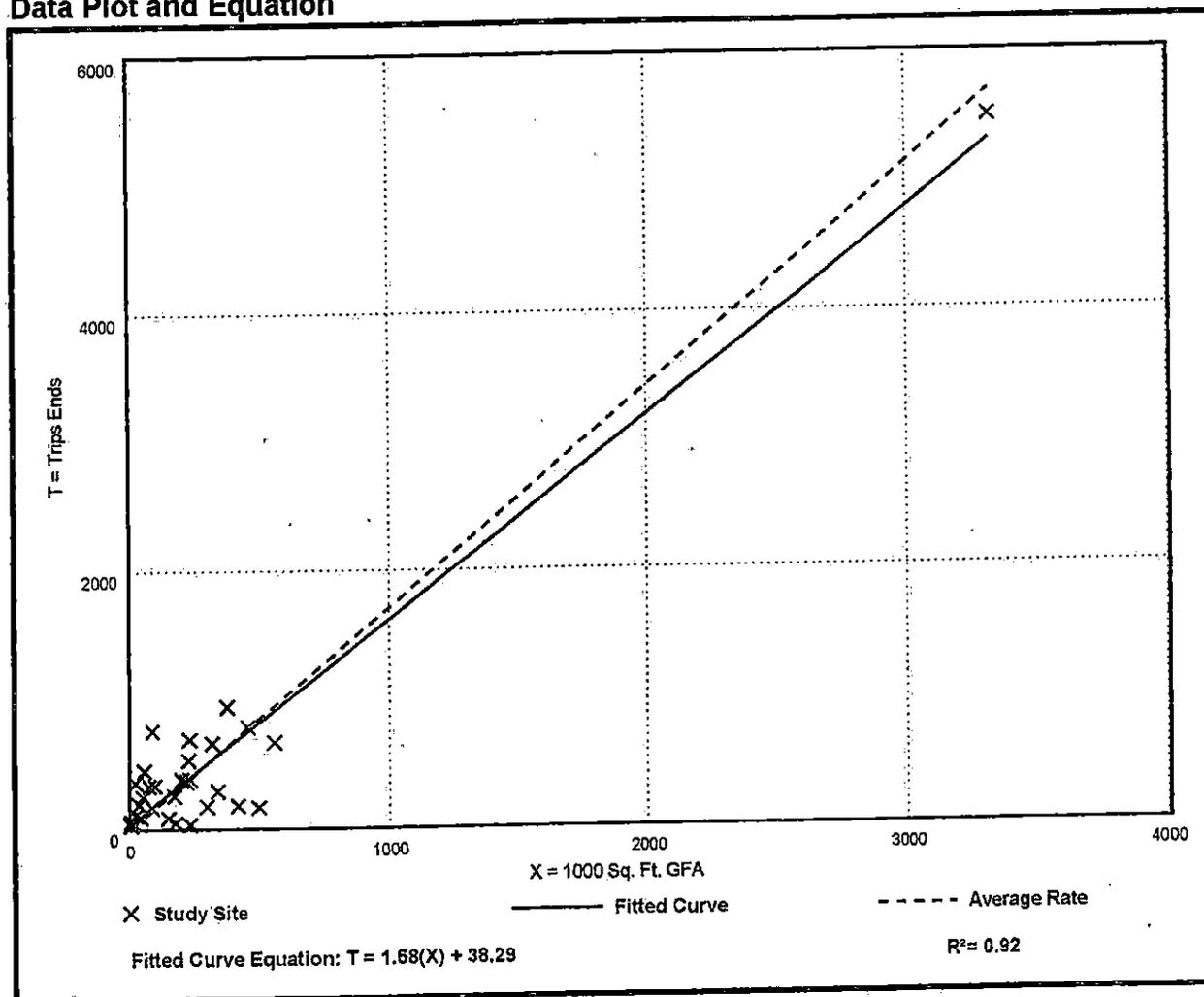
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
On a: Weekday

**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



# 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

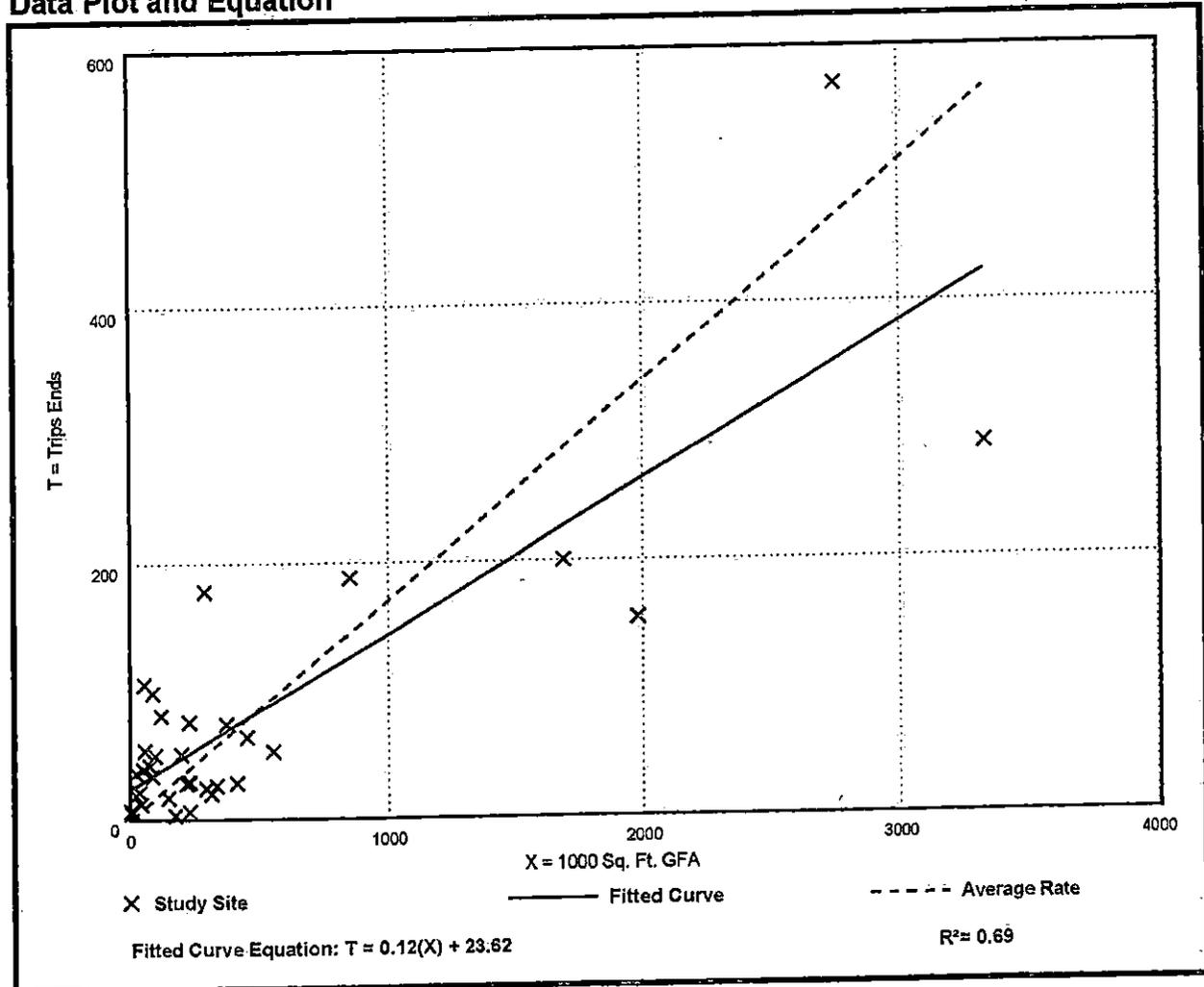
Avg. 1000 Sq. Ft. GFA: 448

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

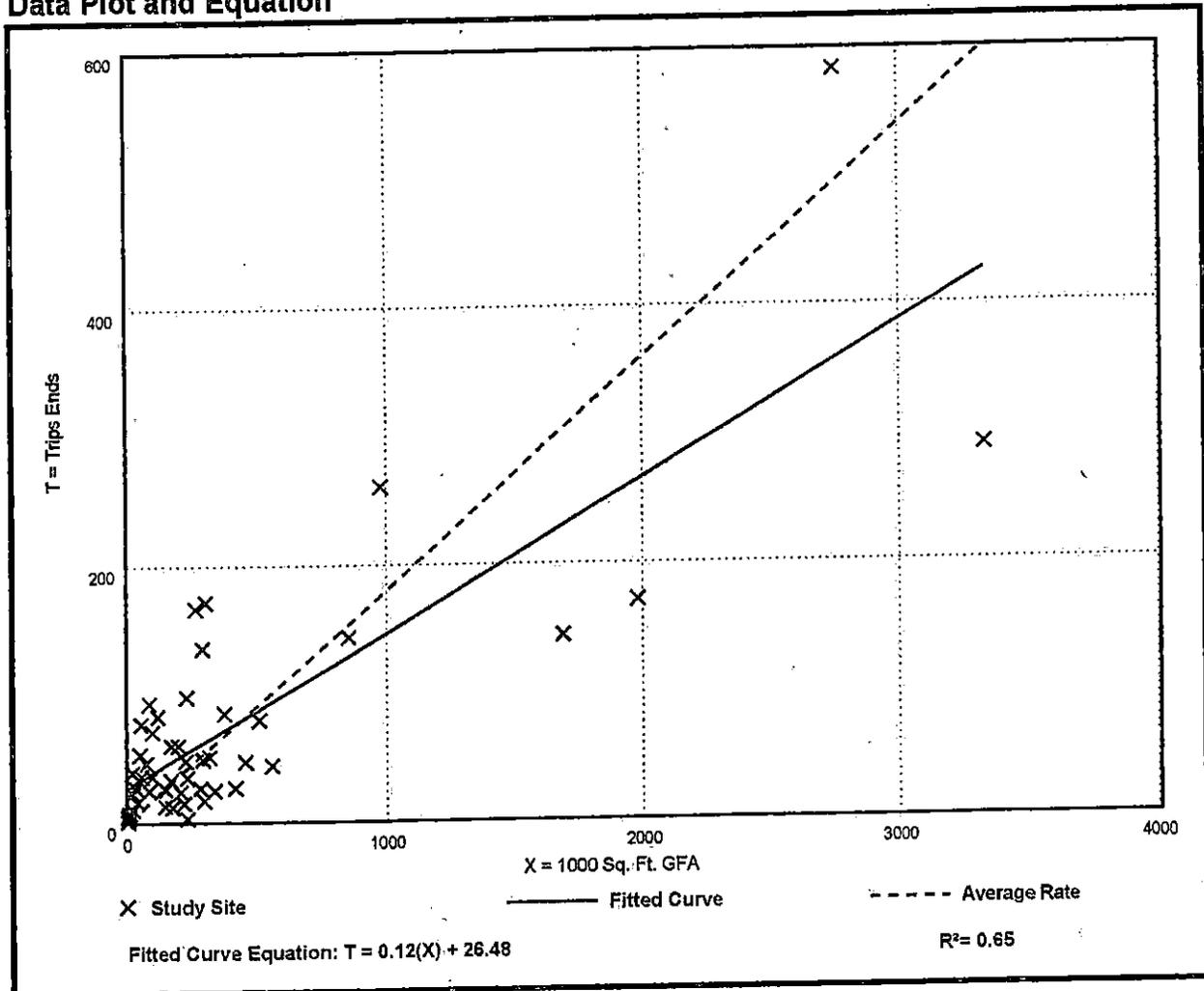
Avg. 1000 Sq. Ft. GFA: 400

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)

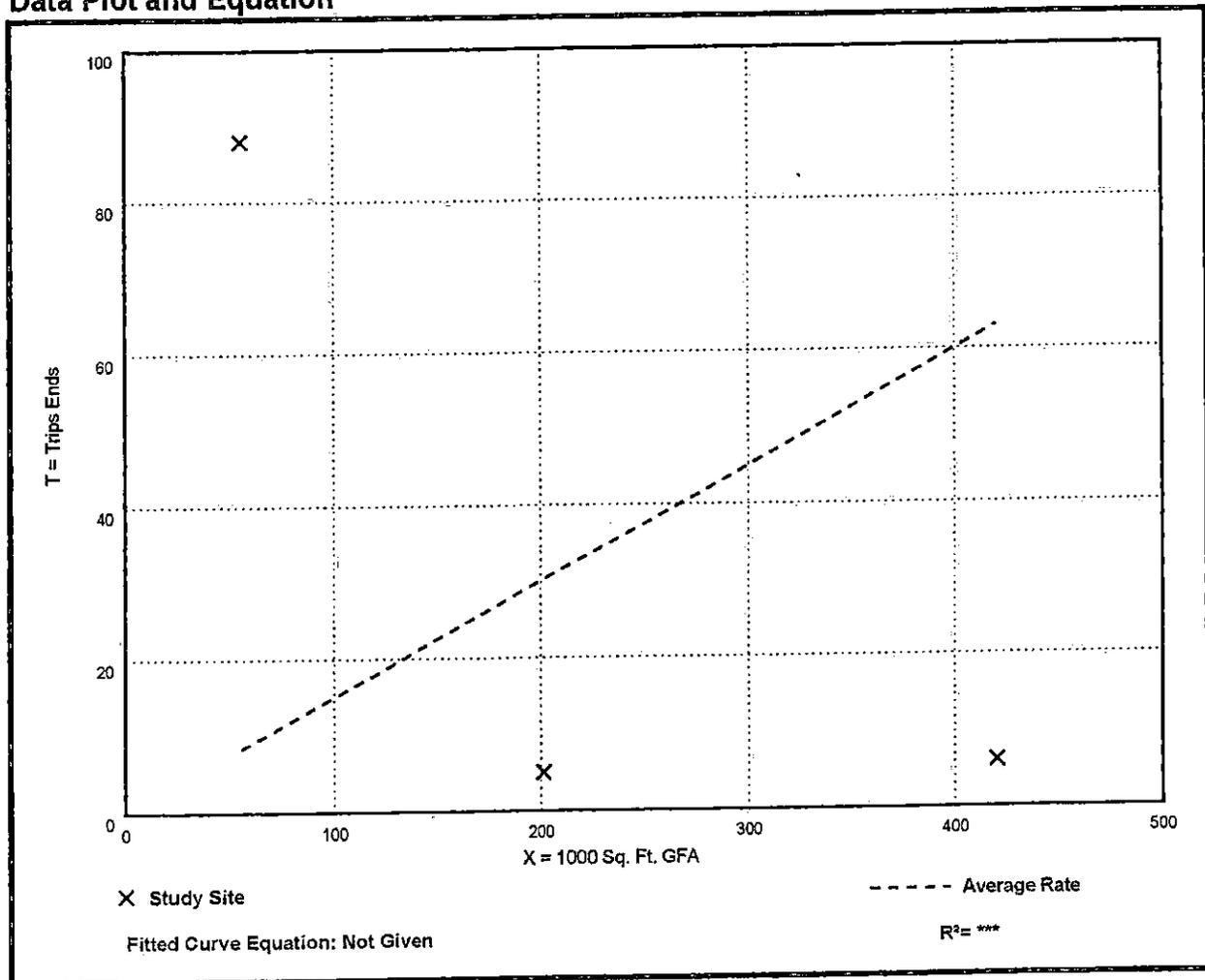
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Saturday

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)

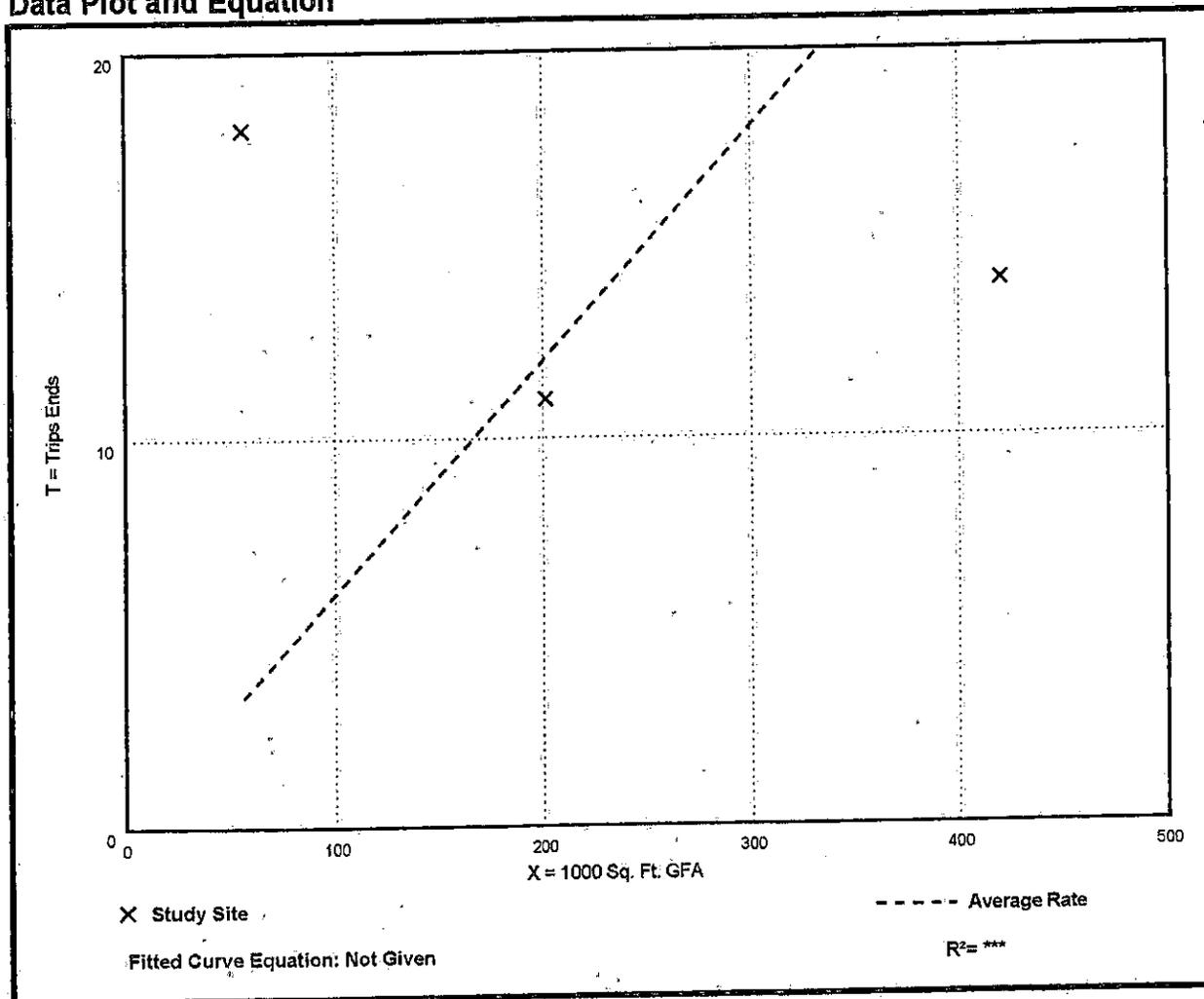
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
On a: Sunday

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: 560

## Church

---

### **Description**

A church is a building in which public worship services are held: A church houses an assembly hall or sanctuary. It may also house meeting rooms, classrooms, and, occasionally, dining, catering, or event facilities. Synagogue (Land Use 561) and mosque (Land Use 562) are related uses.

### **Additional Data**

Worship services are typically held on Sundays. Some of the surveyed churches offered day care or extended care programs during the week.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Florida, New Hampshire, New Jersey, New York, Oregon, Pennsylvania, Texas, and Virginia.

### **Source Numbers**

169, 170, 423, 428, 436, 554, 571, 583, 629, 631, 704, 903, 904, 957, 971, 981, 1080



# Church (560)

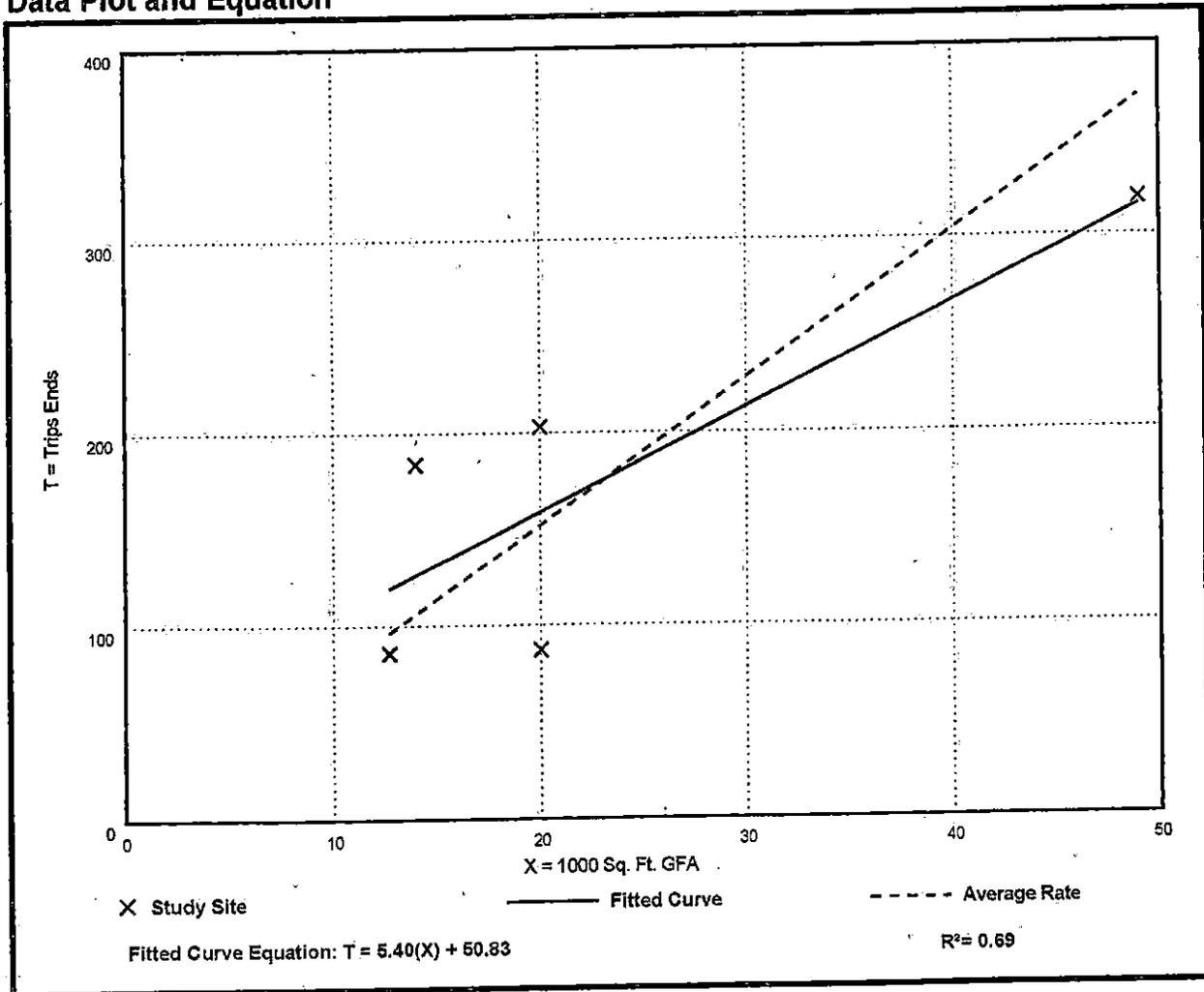
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 5  
Avg. 1000 Sq. Ft. GFA: 23  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.60	4.35 - 13.14	3.01

## Data Plot and Equation



# Church (560)

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: 6

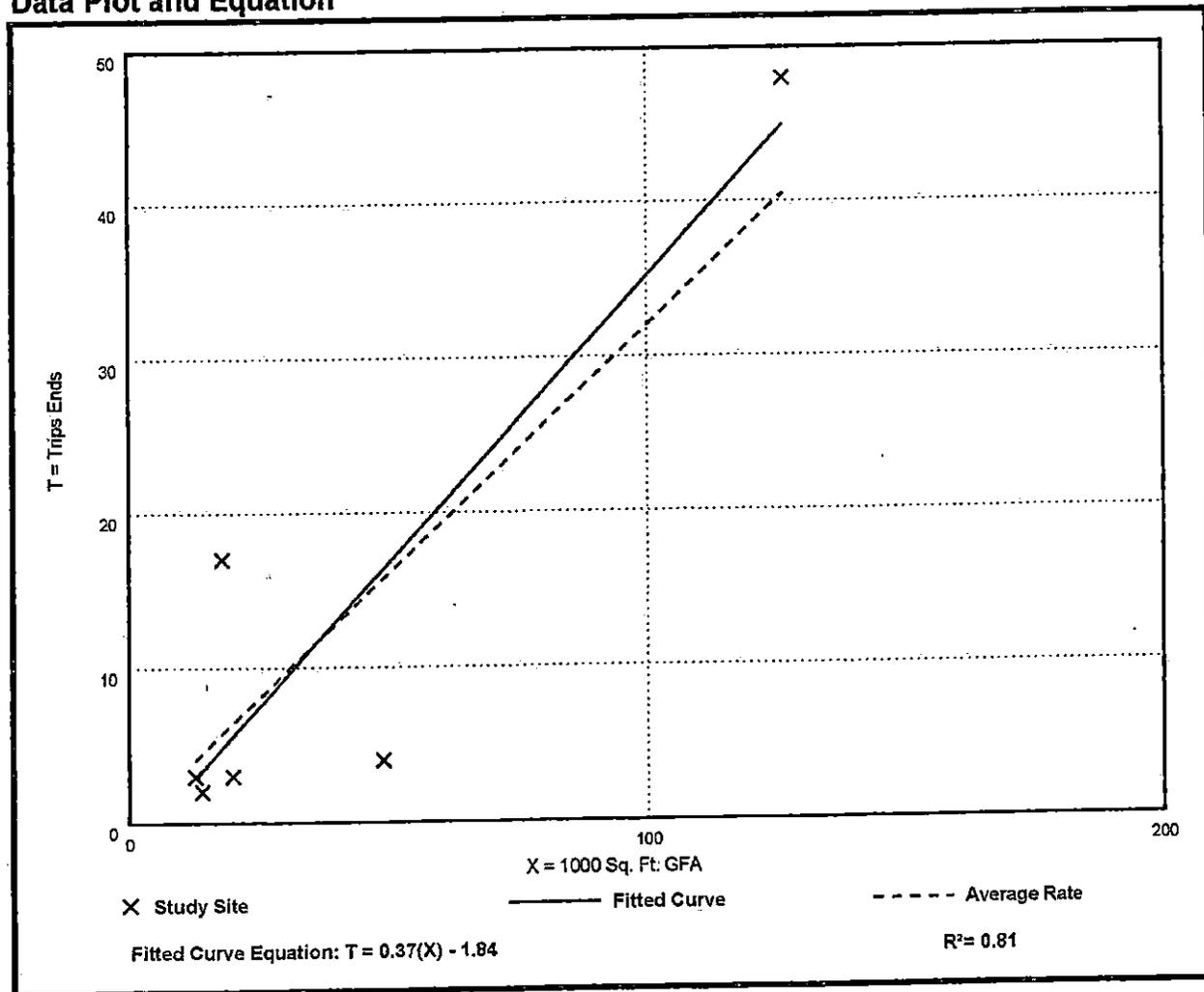
Avg. 1000 Sq. Ft. GFA: 40

Directional Distribution: 62% entering, 38% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.32	0.08 - 0.94	0.24

## Data Plot and Equation



# Church (560)

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: 11

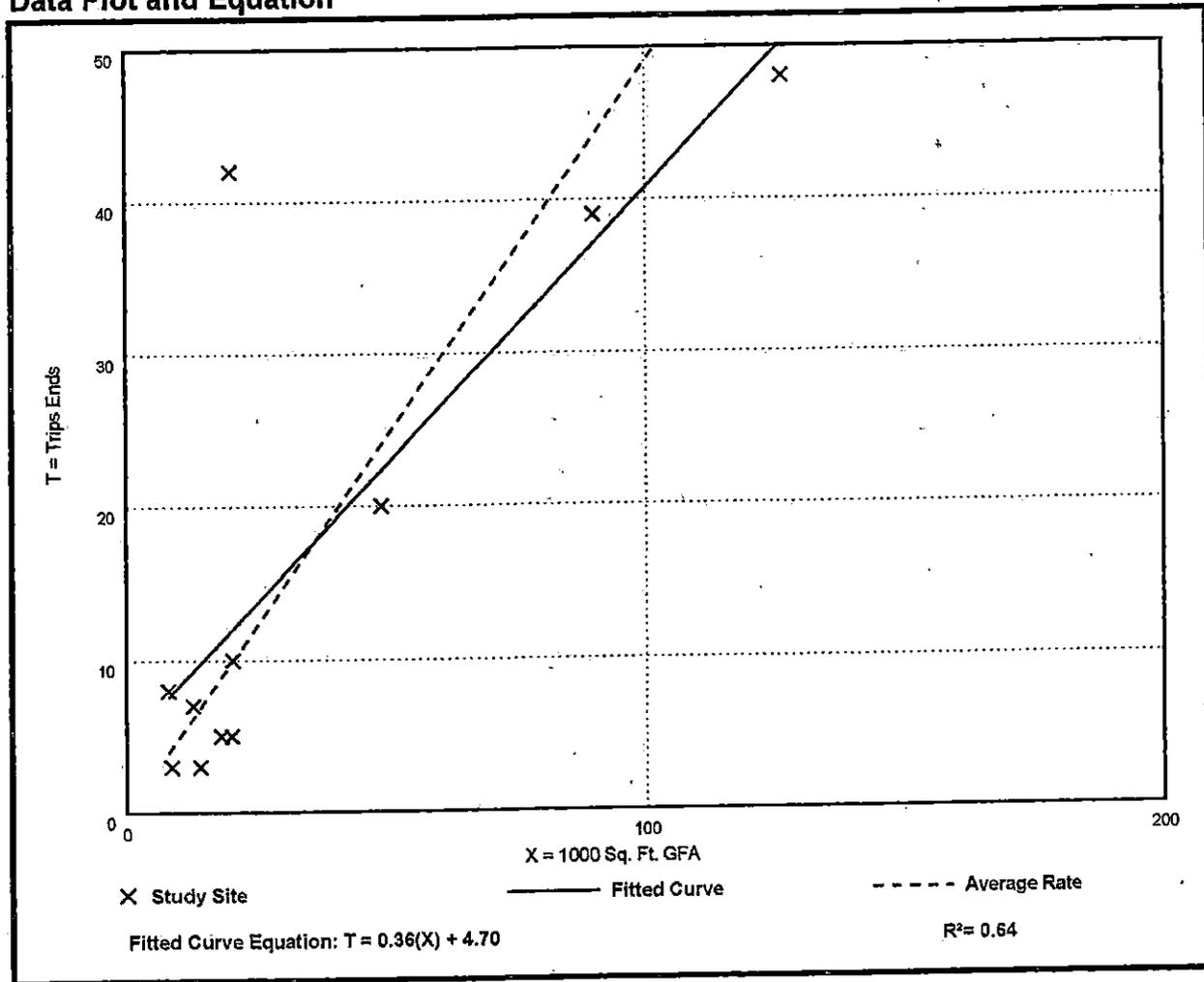
Avg. 1000 Sq. Ft. GFA: 35

Directional Distribution: 44% entering, 56% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.49	0.21 - 2.10	0.41

## Data Plot and Equation



# Church (560)

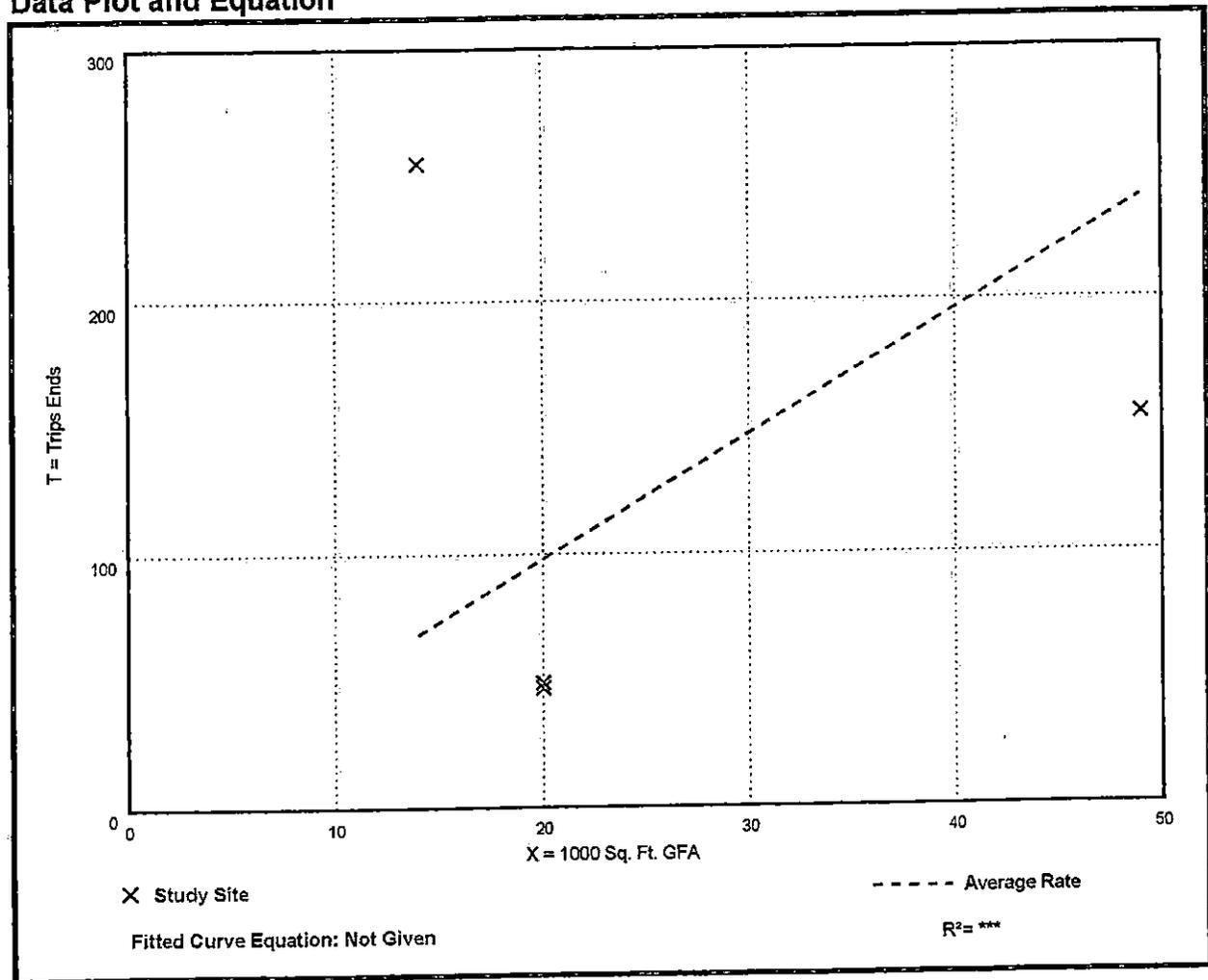
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
On a: Saturday

**Setting/Location: General Urban/Suburban**  
Number of Studies: 4  
Avg. 1000 Sq. Ft. GFA: 26  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.90	2.35 - 18.21	6.11

## Data Plot and Equation



# Church (560)

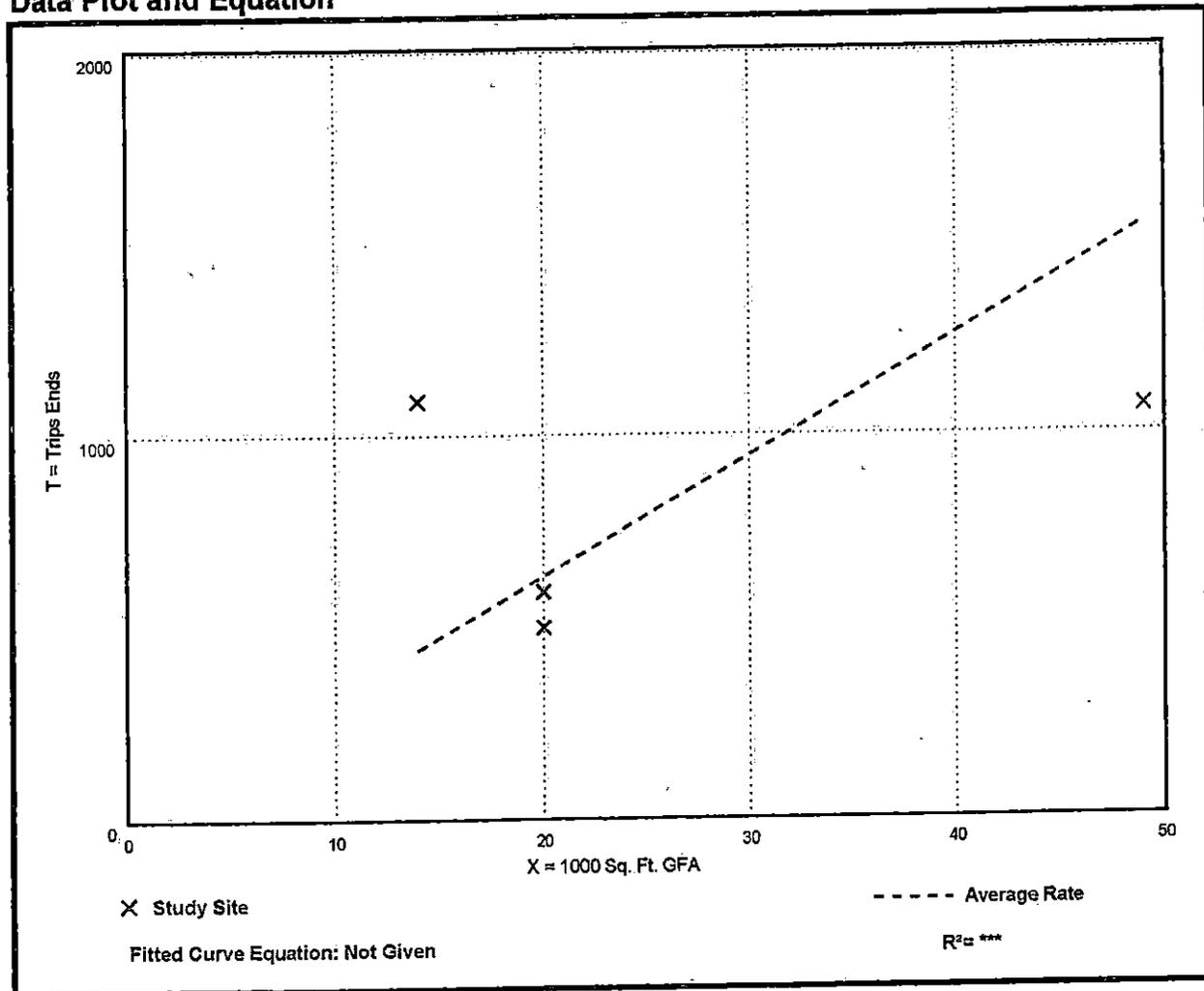
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Sunday

Setting/Location: General Urban/Suburban  
Number of Studies: 4  
Avg. 1000 Sq. Ft. GFA: 26  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
31.46	21.73 - 77.86	21.51

## Data Plot and Equation



# Land Use: 712

## Small Office Building

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### Description

A small office building is the same as a general office building (Land Use 710) but with less than or equal to 10,000 square feet of gross floor area. The building typically houses a single tenant. It is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted. General office building (Land Use 710) is a related use.

### Additional Data

Attorney office, mortgage company, financial advisor, insurance agency, home health care provider, and real estate company are examples of tenants included in the small office building database. The diversity of employer types results in a wide range in employee density in the database. Densities range from a high of 1,300 to a low of 240 square feet per employee with an overall average of nearly 600 square feet per employee (a value much larger than the average observed in a general office building study sites).

In addition to the significant difference in employee density, small office buildings tend to be dominated by a single tenant (or very few) that are more service-oriented than a typical general office building. The result is more frequent and regular visitors and higher trip generation rates.

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 and the 2010s in Alberta (CAN), California, Texas, and Wisconsin.

### Source Numbers

418, 890, 891, 959, 976

# Small Office Building (712)

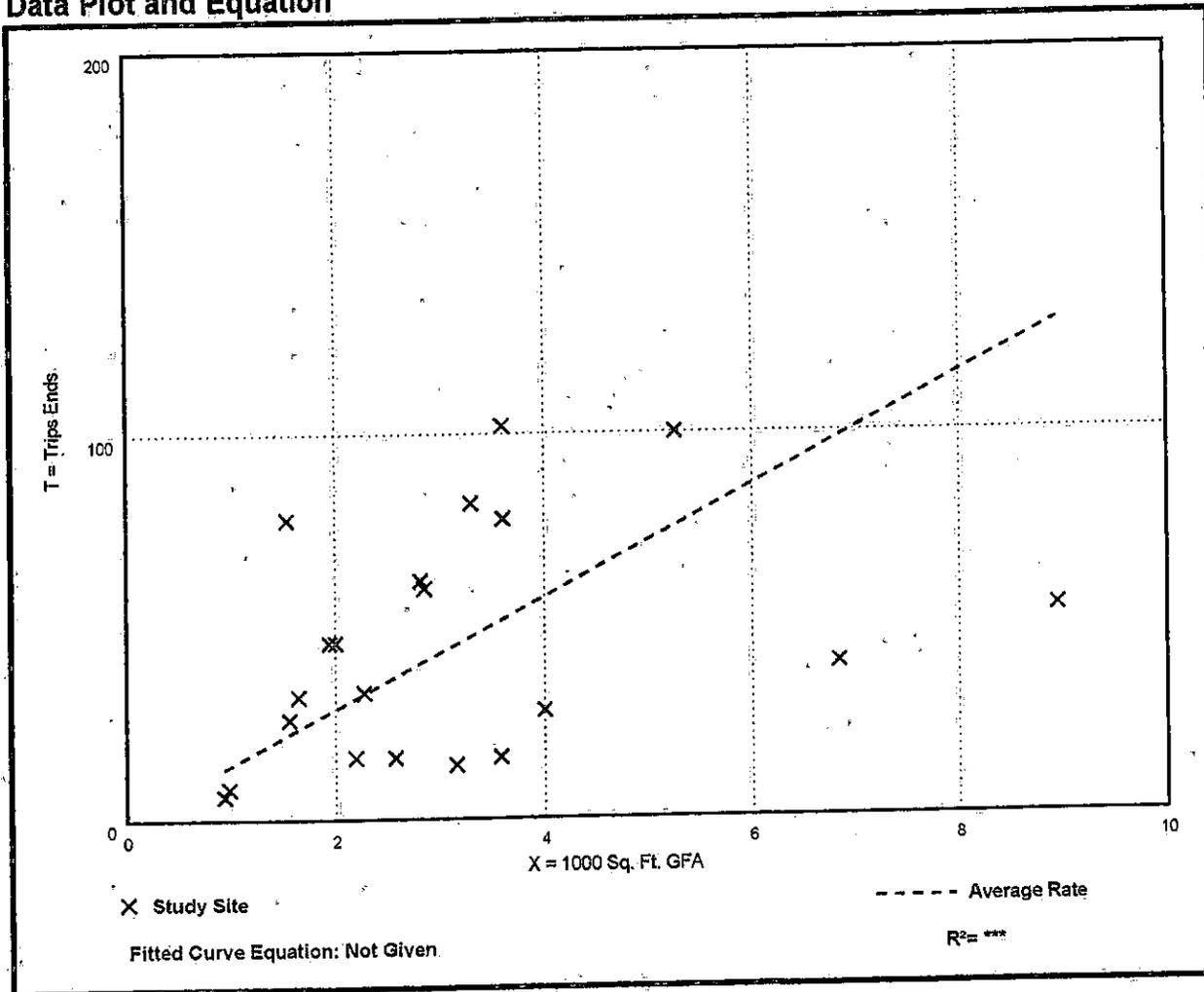
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 21  
Avg. 1000 Sq. Ft. GFA: 3  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
14.39	4.44 - 50.91	10.16

## Data Plot and Equation



# Small Office Building (712)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

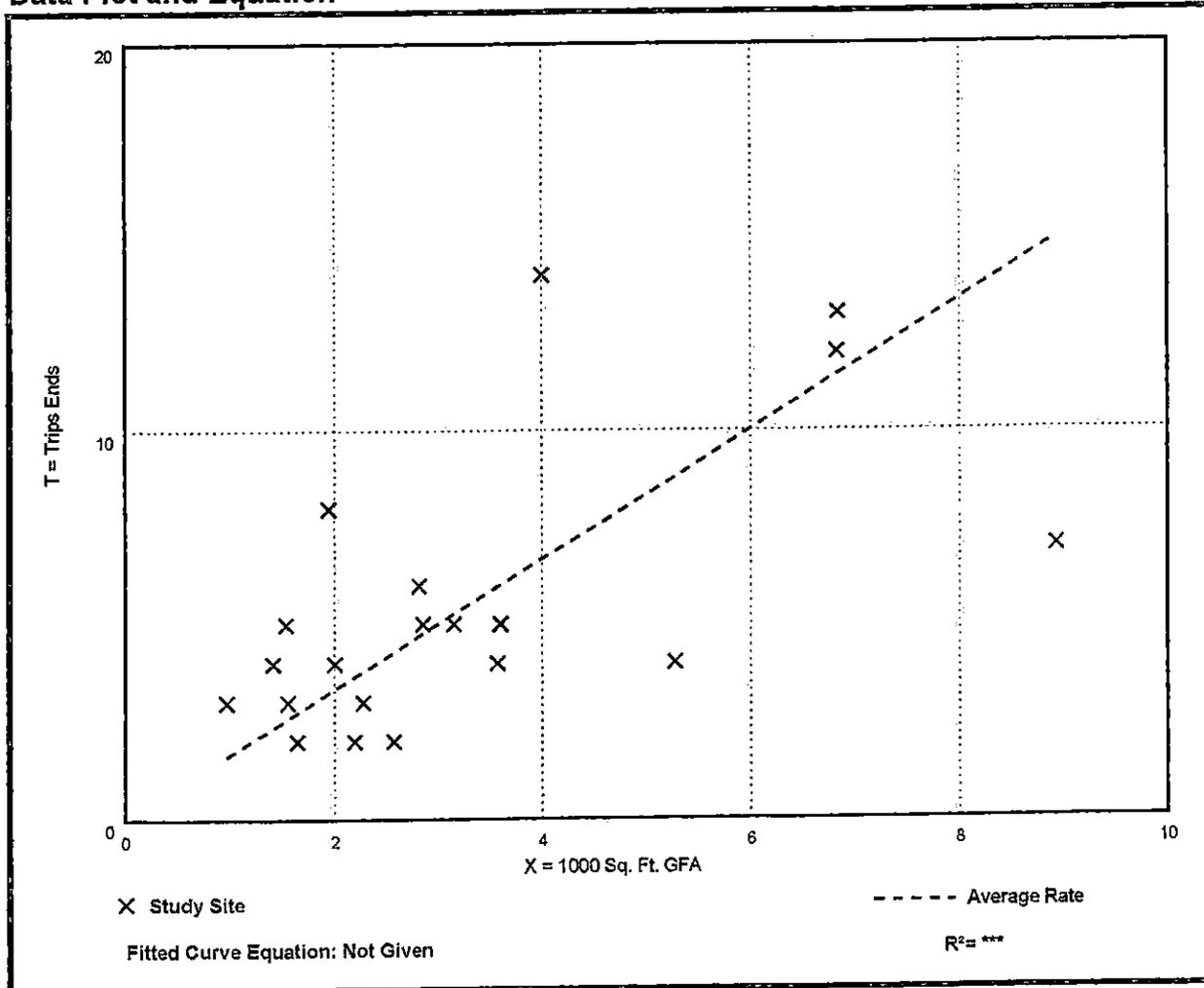
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 82% entering, 18% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.67	0.76 - 4.12	0.88

## Data Plot and Equation



# Small Office Building (712)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

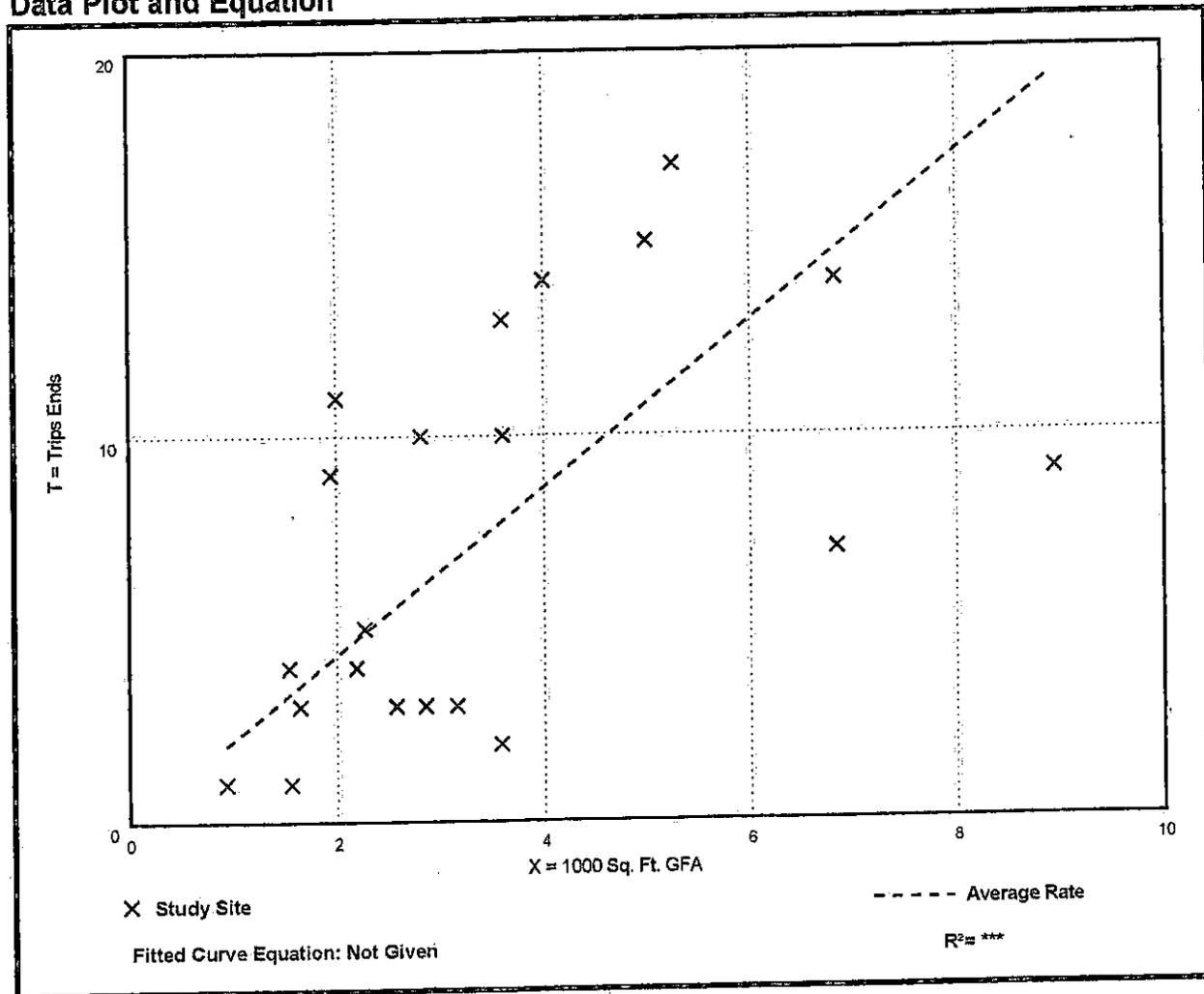
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 34% entering, 66% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.16	0.56 - 5.50	1.26

## Data Plot and Equation



# **Attachment C**

**Doherty Site**

**Monroe County Level of Service and Reserve Capacity Tables**

## 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		

File No.	RE Number	Project Name	Application Type	Status	Clerk/Permit Issued	Approval/Permit Remarks	Estimated City Fees by Segment Number																							
							1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
2021 Revenue Summary (1/1/2021)							229	126	129	4190	2974	2084	2040	225	268	484	222	476	2176	303	1507	1059	147	222	267	378	1201	1293	1142	229
2021 Revenue Summary (1/1/2021)							A	A	B	B	A	A	B	A	A	A	A	A	B	A	C	C	C	A	E	D	C	A	A	C
5% ALLOWANCE BELOW 100-C							3474	7076	1521	6313	40556	2900	2791	8003	2669	5511	10740	8603	22590	6819	2344	5639	3389	2965	-2157	271	9524	15840	13005	4616
The # in the cell is the # of the difference between SA below and revenue equity (SACTUS # of trips allowed once D is reached)																														
2017-027		El Dorado Church	Min. CLP	Permitted	OK Issued	193092402 7.1.21																								
2017-120	0045400-000000	OS Ashlee Drive (Lack View) Station	Min. CLP	Permitted	Permit Issued	193092402 7.1.21																								
2018-139	0011050-000000	Sage Hill School	FLUM	Approved		193092402 7.1.21																								
2018-029(10/6/11)	0012400-000000	Thornapple Road Residential Unit 1	FLUM/LUD	Under Review		193092402 7.1.21																								
2018-025(10/2)	0047500-000000	Abaco (Pending Residential or Commercial)	FLUM/LUD	Approved for Next App		193092402 7.1.21																								
2018-090	001014113-000000	Key Haven (Commercial/Office)	Min. CLP	Approved		193092402 7.1.21																								
2018-089	005011132-000000					193092402 7.1.21																								
2018-103	0012550-000000	SM Harbor Community Cent of (Landscape)	LDC/LS	Hold		193092402 7.1.21																								
2018-050	2018-050	Cuba Parks (Residential Unit)	TS (not Reg'd)	Permitted	OK Issued	193092402 7.1.21																								
2018-075	2018-075	County B	TS	Permitted	OK Issued	193092402 7.1.21																								
2018-177	0072300-000000	Harris City Report	Methodology	Hold		193092402 7.1.21																								
2018-058		Burrows & Stearns Trip Generation	TRIP Generation	Approved	OK Issued	193092402 7.1.21																								
2021-105	0012400-000000	Stark Island Harbor Yacht Club/Sea Mariner 0000	Min. CLP FLUM/LUD Methodology	Approved		193092402 7.1.21																								
2018-124	0081050-000000	22936 US 1 Coupe	Permit	Permitted	OK Issued	193092402 7.1.21																								
2020-006	0016075-011300 0016075-011400	Oriskany and Landing Apartments	Min. CLP/TS	Under Review		193092402 7.1.21																								
2020-026	0016075-011300 0016075-011400	Deckable and Landing Apartments (alternate with 10% reduction on alternate way if no cost not covered in other fees)	Min. CLP	Approved for Next App		193092402 7.1.21																								
1014401/101401		Public Park Bldg	Permit	Permitted	OK Issued	193092402 7.1.21																								
1010107	0015630-000100	Bella Construction/35D Commercial Dr.	Permit	Permitted	Permit Issued	193092402 7.1.21																								
2020-130	0010330-000000 0040250-000000 0040400-000000	South Hill Estates (Workforce Housing)	Min. CLP	Permitted	Permit Issued	193092402 7.1.21																								
2020-056	001200-000000	Underpass	Min. CLP	Approved for Next App		193092402 7.1.21																								
2010207	001100-000000	Min. CLP of 100	Permit	Permitted	Permit Issued	193092402 7.1.21																								
2010722.00		3000 Law of Arts - Min. CLP - 200/100	Permit	Permitted	OK Issued	193092402 7.1.21																								
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2010722.00																														





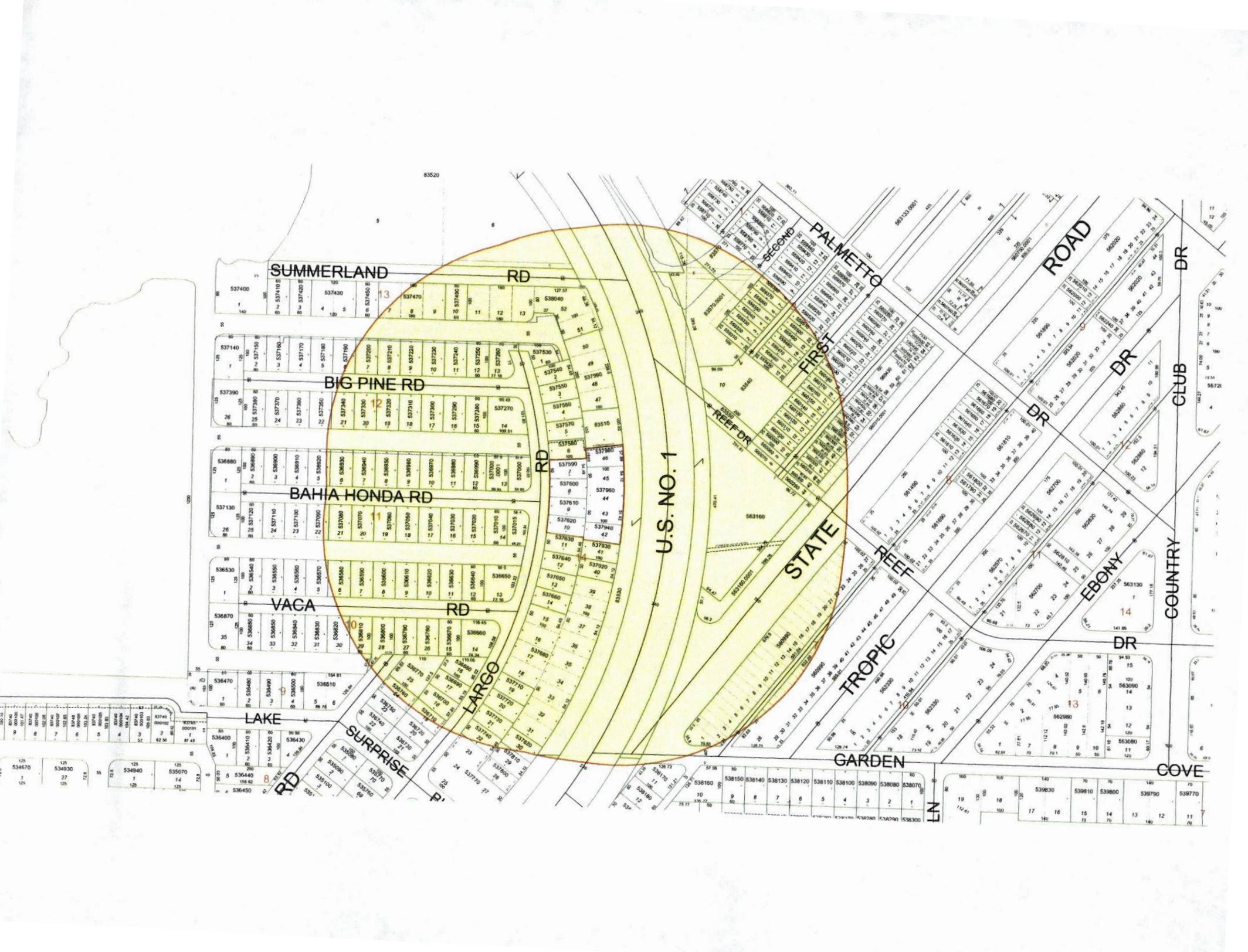
RECHAR	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	AK
00538170-000000	SIEVERS MARINE INC	21 Garden Cove Dr			Key Largo	FL	33037	US	1661686
00537015-000000	WRIGHT LEAIDA A	C/O MELODY RHOADS	1930 SW 115th Ave		Davie	FL	33325	US	1660523
00560330-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685984
00560340-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685992
00559490-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685534
00559520-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685569
00560380-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1686034
00560150-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685798
00560070-000000	MONROE COUNTY	1100 Simonton St		Ste 205	Key West	FL	33040	US	1685712
00560390-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1686042
00560100-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685747
00560130-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685771
00559350-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685399
00559380-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685429
00559510-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685551
00560320-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685976
00560190-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685836
00563160-000100	DOT/ST.OF FL	(STATE OF FLORIDA DOT)			TALLAHASSEE	FL	32399		1688606
00083540-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1092215
00560990-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1686212
00560180-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685828
00560120-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685763
00559480-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685526
00559470-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685518
00560110-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685755
00559500-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685542
00560360-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1686018
00083570-000000	BOT TIIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1092240
00538040-000000	SUMMERLAND PROPERTIES LL	6099 Stirling Rd		Ste 214	Davie	FL	33314	US	1661562
00536990-000000	CASTELLANOS PETER	407 Bahia Honda Rd			Key Largo	FL	33037	US	1660493
00537820-000000	COLARUSSO CHRISTOPHER L R	160 Georgia Ave			Tavernier	FL	33070	US	1661341
00536980-000000	LEMMA LEON	155019 South Rd			Mosinee	WI	54455	US	1660485
00563160-000000	CIRCLE K STORES INC	C/O PROPERTY TAX DEPT	PO BOX 52085 DC-17		Phoenix	AZ	85072	US	1688592

RECHAR	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	AK
00560310-000100	DOT/ST.OF FL	(STATE OF FLORIDA DOT)			TALLAHASSEE	FL	32399		1685968
00560300-000000	MONROE COUNTY	1100 Simonton St		Ste 205	Key West	FL	33040	US	1685941
00560090-000000	MONROE COUNTY	C/O KEY LARGO FIRE RESCUE AND EMERGE	PO Box 371023		Key Largo	FL	33037	US	1685739
00083550-000000	MONROE COUNTY	1100 Simonton St		Ste 205	Key West	FL	33040	US	1092231
00559450-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685496
00559460-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685500
00560310-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685950
00560370-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1686026
00559330-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685372
00559310-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685356
00559340-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685381
00560140-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685780
00559370-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685411
00559320-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685364
00560170-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685810
00559360-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685402
00560160-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685801
00560290-000000	MONROE COUNTY	1100 Simonton St		Ste 205	Key West	FL	33040	US	1685933
00560350-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1686000
00560200-000000	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	1685844
00537680-000000	FLORIDA KEYS AQUEDUCT AUT	1100 Kennedy Dr			Key West	FL	33040	US	1661201
00083530-000000	DOT/ST.OF FL	3900 Commonwealth Blvd Mail Stati			Tallahassee	FL	32399	US	1092207
00083570-000100	BOT TIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108		Tallahassee	FL	32399	US	8822138
00560080-000000	MONROE COUNTY	1100 Simonton St		Ste 205	Key West	FL	33040	US	1685721
00537050-000000	HORVAT JAMI ELLEN	426 Bahia Honda Rd			Key Largo	FL	33037	US	1660566
00536640-000000	HECHLER JOSE	12415 SW 43rd St			Miami	FL	33175	US	1660141
00536700-000000	JHONSON DON W	24271 Captain Kidd Blvd			Punta Gorda	FL	33955	US	1660205
00536770-000000	MORROW ROBERT J	319 Lake Surprise Blvd			Key Largo	FL	33037	US	1660272
00537630-000000	DOHERTY ROBERT M REV TRUS	13 Bay Rd			Key Largo	FL	33037	US	1661155
00083510-000000	SO BELL TEL AND TEL CO	ATTN PROPERTY TAX DEPT	1010 Pine St 9E-L-01		Saint Louis	MO	63101	US	1092185
00537540-000000	LASKIS DONALD M	847 Largo Rd			Key Largo	FL	33037	US	1661066
00536680-000000	MITCHELL RONALD KEVIN	1122 Grand St			Key Largo	FL	33037	US	1660183
00537270-000000	RODRIGUEZ FERNANDO	90 W 61st St			Hialeah	FL	33012	US	1660787

RECHAR	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	AK
00083520-000000	COYLE BEAR AND CROFT LLC	C/O COYLE JACK AMBR AND MGR	40 Tabor Bluff Ct		Oxford	GA	30054	US	1092193
00536780-000000	HUTCHINSON ROBERT	310 Vaca Rd			Key Largo	FL	33037	US	1660281
00536800-000000	DANGELO DOUGLAS	330 Vaca Rd			Key Largo	FL	33037	US	1660302
00537210-000000	CARBONELL JUAN CARLOS	435 Big Pine Rd			Key Largo	FL	33037	US	1660728
00537040-000000	RICHARD GARY	420 Bahia Honda Rd			Key Largo	FL	33037	US	1660558
00536970-000000	GONZALEZ MARIO J	8540 NW 169th Ter			Miami Lakes	FL	33016	US	1660477
00537620-000000	DOHERTY ROBERT M REV TRUS	13 Bay Rd			Key Largo	FL	33037	US	1661147
00537060-000000	HERNANDEZ REINOL	2901 SW 14th St			Miami	FL	33145	US	1660574
00537740-000000	LEAHY WAYNE T	809 Largo Rd			Key Largo	FL	33037	US	1661261
00536580-000000	BYRNE MARGARET M FAMILY	808 N Franklin St			Key Largo	FL	33037	US	1660086
00536810-000000	HILL ALLEN E	14 Franz Rd		Unit 3014	Tampa	FL	33602	US	1660311
00537650-000000	ATLANTIC SALMON LLC	13 Bay Rd			Salem	NH	03079	US	1661171
00537310-000000	TOLEDO MARIA MERCEDES	7881 SW 171st St			Key Largo	FL	33037	US	1660833
00537000-000100	VILLALBA MARCIAL	12345 NW 97th Ct			Palmetto Bay	FL	33157	US	8655452
00537470-000000	BYE SUSAN	424 Summerland Rd			Hialeah Gardens	FL	33018	US	1660990
00536710-000000	EMERALD HOMES LLC	PO Box 371319			Key Largo	FL	33037	US	1660213
00537810-000000	CAMBRON OCTAVIO	81189 Old Hwy			Key Largo	FL	33037	US	1661333
00536620-000000	MORA CARLOS	3221 SW 94th Pl			Islamorada	FL	33036	US	1660124
00537250-000000	BEERKIRCHER RONALD W	173 Township Line Rd			Miami	FL	33165	US	1660761
00536650-000000	SOSA RAUL JR	301 Vaca Rd			Chalfont	PA	18914	US	1660159
00537070-000000	MIAMI FIVE O LLC	4524 SW 140th Ct			Key Largo	FL	33037	US	1660582
00536600-000000	MARHOFFER ALLAN E	331 Vaca Rd			Miami	FL	33175	US	1660108
00537330-000000	CRUZ JOSE R	440 Big Pine Rd			Key Largo	FL	33037	US	1660850
00536790-000000	SENAN ADRIANA ABREU	324 Vaca Rd			Key Largo	FL	33037	US	1660299
00537580-000000					Key Largo	FL	33037	US	1661104
00537640-000000	DOHERTY ROBERT M REV TRUS	13 Bay Rd			Key Largo	FL	33037	US	1661163
00537610-000000	DOHERTY ROBERT M REV TRUS	13 Bay Rd			Key Largo	FL	33037	US	1661139
00537570-000000	SANCHEZ MIGUEL A	PO Box 1856			Moultrie	GA	31776	US	1661091
00537280-000000	ROSELL PEDRO	9200 75th St			Miami	FL	33173	US	1660809
00537190-000000	FARRELL KEVIN P	4322 Danielson Dr			Lake Worth	FL	33467	US	1660701
00537300-000000	COOK EDWARD A	1931 Spanish Channel Dr			Big Pine Key	FL	33043	US	1660825
00537730-000000	ARCHER PATRICIA ANN	238 Ogles Gap Rd			Burnsville	NC	28714	US	1661252
00536570-000000	MORROW ROBERT JAMES JR	319 Lake Surprise Blvd			Key Largo	FL	33037	US	1660078

RECHAR	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	AK
00537990-000000	ME3 PROPERTY INVESTMENTS	1313 Ponce de Leon Blvd							
00536930-000000	MASON KEVEIN	4080 137th Ave							
00537200-000000	RAMIREZ HUGO	1893 SW 20th St		Ste 301	Coral Gables	FL	33134	US	1661511
00536590-000000	O'NEILL WILLIAM H	337 Vaca Rd			Miramar	FL	33027	US	1660434
00536660-000000	NEILL INVESTMENTS LLC	303 Little Miss Muffett Ln			Miami	FL	33145	US	1660710
00537090-000000	DETWEILER TODD L	450 Bahia Honda Rd			Key Largo	FL	33037	US	1660094
00536960-000000	REID FAMILY TRUST 12/9/97	6911 Roosevelt Ave			Key Largo	FL	33037	US	1660167
00537560-000000	LIUBA ROBERT M	843 Largo Rd			Key Largo	FL	33037	US	1660604
00537450-000000	RODRIGUEZ JOE	5527 Woodland Ln			Mentor	OH	44060	US	1660469
00537940-000000	DOHERTY ROBERT M REV TRUS	13 Bay Rd			Key Largo	FL	33037	US	1661082
00536820-000000	SHARP APRIL	1401 Pizarro St			Ft Lauderdale	FL	33312	US	1660973
00537710-000000	SANCHEZ MIGUEL A JR	PO Box 1856			Key Largo	FL	33037	US	1661465
00537980-000000	DOHERTY ROBERT M REV TRUS	13 Bay Rd			Coral Gables	FL	33134	US	1660329
00537000-000000	AGUERO DARIO GONZALEZ PE	401 Bahia Honda Rd			Moultrie	GA	31776	US	1661236
00537340-000000	CRAIG ROBERT H	446 Big Pine Rd			Key Largo	FL	33037	US	1661503
00537490-000000	SUMMERLAND PROPERTIES LL	6099 Stirling Rd			Key Largo	FL	33037	US	1660507
00537320-000000	ORDUNA RENILDO	14458 SW 14th St			Key Largo	FL	33037	US	1660868
00537600-000000	DOHERTY ROBERT M REV TRUS	13 Bay Rd		Ste 214	Davie	FL	33314	US	1661015
00537920-000000	DOHERTY ROBERT M REV TRUS	13 Bay Rd			Miami	FL	33184	US	1660841
00537010-000000	SILVAS LLC	7227 SW 113th Court Cir			Key Largo	FL	33037	US	1661121
00536690-000000	STUART ROBERT E	810 Largo Rd			Key Largo	FL	33037	US	1661449
00537290-000000	COOK EDWARD A CUSTODIAN	422 Big Pine Rd			Miami	FL	33173	US	1660515
00537530-000000	LEISNER ALAN	403 Big Pine Rd			Key Largo	FL	33037	US	1660191
00536950-000000	BALDOR DANIEL E	10600 SW 130th St			Key Largo	FL	33037	US	1660817
00537020-000000	FERRERA YANIET	408 Bahia Honda Rd			Key Largo	FL	33037	US	1661058
00537930-000000	DOHERTY ROBERT M REV TRUS	13 Bay Rd			Miami	FL	33176	US	1660451
00537260-000000	LEISNER ALAN	403 Big Pine Rd			Key Largo	FL	33037	US	1660531
00536670-000000	PARKER DANIAL LEE	308 Vaca Rd			Key Largo	FL	33037	US	1661457
00537220-000000	RODRIGUEZ LEONARDO	429 Big Pine Rd			Key Largo	FL	33037	US	1660779
00537240-000000	JEFFRIES TRUST 11/19/2001	C/O JAMES JEFFRIES CO-TRUSTEE	100 Edgemont Dr		Key Largo	FL	33037	US	1660175
00536630-000000	OBERLIES MARC E	313 Vaca Rd			Key Largo	FL	33037	US	1660736
00536920-000000	GONZALEZ YELAMIS	451 Bahia Honda Rd			Redlands	CA	92373	US	1660752
00537350-000000	MIKA THOMAS A	1758 Aires Ln			Key Largo	FL	33037	US	1660132
					Key Largo	FL	33037	US	1660426
					Port Saint Lucie	FL	34984	US	1660876

RECHAR	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	AK
00536940-000000	ORSILLO FLOYD J	7800 139th Ter							
00536760-000000	MORROW JAMES G	3099 Weller Dr			Palmetto Bay	FL	33158	US	1660442
00537230-000000	GOMEZ GLORIA	423 Big Pine Rd			Eden	NY	14057	US	1660264
00536610-000000	YEAGER JOINT REVOCABLE TRU	C/O JOSEPH YEAGER CO-TRUSTEE	10855 SW 129TH St		Key Largo	FL	33037	US	1660744
00537770-000000	K2 TOWERS III LLC	57 E Washington St			Miami	FL	33176	US	1660116
00537590-000000	DOHERTY ROBERT M REV TRU	13 Bay Rd			Chagrin Falls	OH	44022	US	1661295
00537720-000000	ARCHER PATRICIA ANN	238 Ogles Gap Rd			Key Largo	FL	33037	US	1661112
00537660-000000	ATLANTIC SALMON LLC	13 Bay Rd			Burnsville	NC	28714	US	1661244
00537080-000000	SAAVEDRA OSCAR	6315 32nd St			Key Largo	FL	33037	US	1661180
00537030-000000	SANTOYO JULIO	16041 SW 86th Ave			Miami	FL	33155	US	1660591
00537550-000000	LIPSCOMB E MARIE SAYLES II	1709 Orkney Dr			Palmetto Bay	FL	33157	US	1660540
00083500-000000	DOT/ST.OF FL	STATE ROAD DEPARTMENT			Leesburg	FL	34788	US	1661074
00083930-000000	DOT/ST OF FL	1000 NW 111th Ave			TALLAHASSEE	FL	32399		1092177
00537960-000000	DOHERTY ROBERT M REV TRU	13 Bay Rd			Miami	FL	33172	US	1092584
					Key Largo	FL	33037	US	1661481



83520

SUMMERLAND RD

BIG PINE RD

BAHIA HONDA RD

VACA RD

LAKE RD

SURPRISE RD

LARGO RD

U.S. NO. 1

REEF DR

STATE REEF DR

TROPIC REEF DR

GARDEN LN

PALMETTO

SECOND

ROAD

DR

CLUB

COUNTRY

EBONY

COVE

Map containing numerous lot numbers and street names. Lot numbers include 537400, 537430, 537450, 537470, 537490, 537500, 537510, 537520, 537530, 537540, 537550, 537560, 537570, 537580, 537590, 537600, 537610, 537620, 537630, 537640, 537650, 537660, 537670, 537680, 537690, 537700, 537710, 537720, 537730, 537740, 537750, 537760, 537770, 537780, 537790, 537800, 537810, 537820, 537830, 537840, 537850, 537860, 537870, 537880, 537890, 537900, 537910, 537920, 537930, 537940, 537950, 537960, 537970, 537980, 537990, 538000, 538010, 538020, 538030, 538040, 538050, 538060, 538070, 538080, 538090, 538100, 538110, 538120, 538130, 538140, 538150, 538160, 538170, 538180, 538190, 538200, 538210, 538220, 538230, 538240, 538250, 538260, 538270, 538280, 538290, 538300, 538310, 538320, 538330, 538340, 538350, 538360, 538370, 538380, 538390, 538400, 538410, 538420, 538430, 538440, 538450, 538460, 538470, 538480, 538490, 538500, 538510, 538520, 538530, 538540, 538550, 538560, 538570, 538580, 538590, 538600, 538610, 538620, 538630, 538640, 538650, 538660, 538670, 538680, 538690, 538700, 538710, 538720, 538730, 538740, 538750, 538760, 538770, 538780, 538790, 538800, 538810, 538820, 538830, 538840, 538850, 538860, 538870, 538880, 538890, 538900, 538910, 538920, 538930, 538940, 538950, 538960, 538970, 538980, 538990, 539000, 539010, 539020, 539030, 539040, 539050, 539060, 539070, 539080, 539090, 539100, 539110, 539120, 539130, 539140, 539150, 539160, 539170, 539180, 539190, 539200, 539210, 539220, 539230, 539240, 539250, 539260, 539270, 539280, 539290, 539300, 539310, 539320, 539330, 539340, 539350, 539360, 539370, 539380, 539390, 539400, 539410, 539420, 539430, 539440, 539450, 539460, 539470, 539480, 539490, 539500, 539510, 539520, 539530, 539540, 539550, 539560, 539570, 539580, 539590, 539600, 539610, 539620, 539630, 539640, 539650, 539660, 539670, 539680, 539690, 539700, 539710, 539720, 539730, 539740, 539750, 539760, 539770, 539780, 539790, 539800, 539810, 539820, 539830, 539840, 539850, 539860, 539870, 539880, 539890, 539900, 539910, 539920, 539930, 539940, 539950, 539960, 539970, 539980, 539990, 540000.



# FLORIDA KEYS ELECTRIC COOPERATIVE ASSOCIATION, INC. – FKEC

91630 OVERSEAS HIGHWAY, P.O. BOX 377, TAVERNIER, FL 33070-0377 PHONE (305) 852-2431 FAX (305) 852-4794

January 3, 2025

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

Via email: [mitchellplanningdesign@gmail.com](mailto:mitchellplanningdesign@gmail.com)

**Re: Letter of Coordination – 835 LARGO Rd, KEY LARGO**  
**Parcel ID: 00537590-000000**

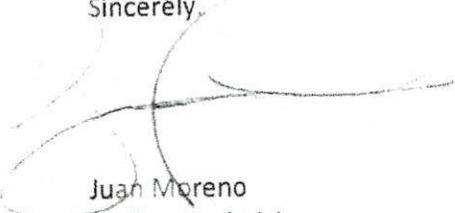
Dear member,

The facilities and operations of Florida Keys Electric Cooperative Association, Inc. (FKEC) are designed to accommodate normal electrical load growth, providing sufficient energy is available from our mainland supplier. FKEC anticipates no significant problems in providing power to the property referenced above.

Easements may be required.

This Letter of Coordination does not serve as an FKEC electrical plan review, approval for permitting or permission to begin construction. FKEC must review and approve plans for any construction project that involves electricity before the appropriate city or county building department will accept the plans for permitting. When preliminary electrical and site plans are available, please arrange to meet with FKEC Engineering staff to review and plan the project.

Sincerely,



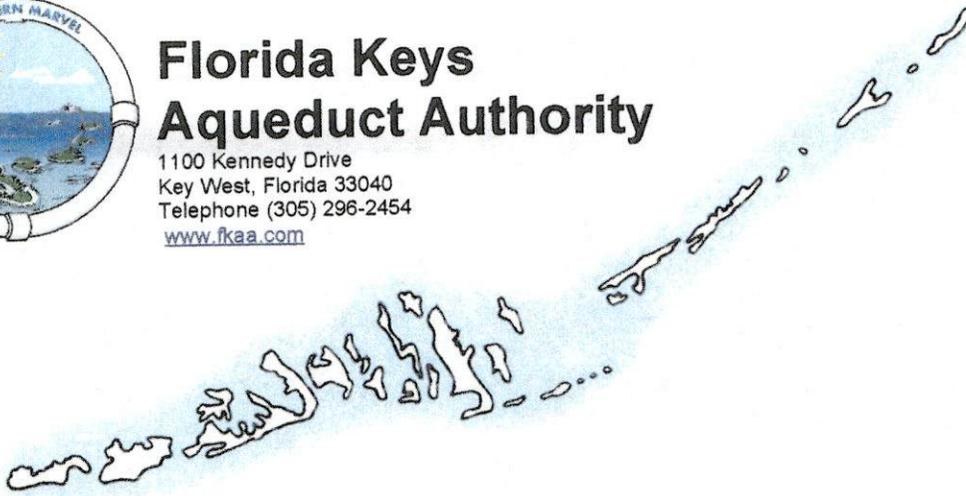
Juan Moreno  
Staking Technician

JM/jr



# Florida Keys Aqueduct Authority

1100 Kennedy Drive  
Key West, Florida 33040  
Telephone (305) 296-2454  
[www.fkaa.com](http://www.fkaa.com)



Richard J. Toppino  
Chairman  
District 2

J. Robert Dean  
Vice-Chairman  
District 3

Cara Higgins  
Secretary/Treasurer  
District 1

Antoinette M. Appell  
District 4

Nicholas W. Mulick  
District 5

Gregory W. Veliz  
Executive Director

January 13, 2025

Barbara Mitchell  
Mitchell Planning & Design, Inc.  
4900 SW 2<sup>nd</sup> Terrace  
Ocala, Florida 34471

RE: Doherty Site  
835 Largo Road  
Key Largo, Florida 33037  
Lots 7-10 and Lots 42-46, Block 14  
RE# 00537590-000000, 00537600-000000, 00537610-000000, 0537620-000000,  
00537940-000000, 00537960-000000, 00537980-000000  
Account: 020243 – 5/8" 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 8-inch water main on Largo Road adjacent to the property. There is an existing 5/8-inch water meter currently serving the property.

Civil and architectural plans will need to be submitted to determine water meter sizing and water system requirements, along with system development charges. Should you have any questions or require any further information please feel free to call me.

Sincerely,

*Kimberly Judge*

Digitally signed by Kimberly  
Judge  
Date: 2025.01.13 17:22:39 -05'00'

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

**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

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

**Re: Conditional Use Application - Letter of Coordination**

Real Estate Numbers: 00537590-000000, 00537600-000000, 00537610-000000, 00537620-000000, 00537940-000000, 00537960-000000, 00537980-000000

Location Address: 835 Largo Road Key Largo, FL

Ms. Mitchell:

The Florida Department of Health in Monroe County has reviewed the proposed improvements and use of the parcels listed above. Our records indicate that the two undocumented septic tanks located on the property were properly abandoned on July 28th, 2015. Please see enclosed final abandonment permits 44-SI-1597449 and 44-SI-1597446. 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](mailto:Hali.Discoli@FLHealth.gov) or 305-849-6885.

Sincerely,

A handwritten signature in black ink that reads "Hali Discoli".

Hali Discoli  
Environmental Specialist III, CEHP  
Florida Dept of Health, Monroe County

Encl.: Permits 44-SI-1597449 and 44-SI-1597446

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**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



STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM  
CONSTRUCTION INSPECTION AND FINAL APPROVAL

APPLICATION #: AP1183027  
PERMIT #: 44-SI-1597449  
DOCUMENT #: FI1010536  
DATE PAID: 04/01/2015  
FEE PAID: 95.00  
RECEIPT #: 44-PID-2626573

APPLICANT: Key Largo Baptist Church  
AGENT: Brooke Z (Bayside Plumbing)  
PROPERTY ADDRESS: 835 Largo Rd Key Largo, FL 33037  
LOT: 11 BLOCK: 14  
SUBDIVISION: Lake Surprise Estates ID#: 00537630-000000

CHECKED [X] ITEMS ARE NOT IN COMPLIANCE WITH STATUTE OR RULE AND MUST BE CORRECTED.

TANK INSTALLATION				SETBACKS			
[ ]	[01]	TANK SIZE	[1] _____ [2] _____	[ ]	[27]	SURFACE WATER	_____ FT
[ ]	[02]	TANK MATERIAL	_____	[ ]	[28]	DITCHES	_____ FT
[ ]	[03]	OUTLET DEVICE	_____	[ ]	[29]	PRIVATE WELLS	_____ FT
[ ]	[04]	MULTI-CHAMBERED	[ Y / N ] _____	[ ]	[30]	PUBLIC WELLS	_____ FT
[ ]	[05]	OUTLET FILTER	_____	[ ]	[31]	IRRIGATION WELLS	_____ FT
[ ]	[06]	LEGEND	1. _____ 2. _____	[ ]	[32]	POTABLE WATER	_____ FT
[ ]	[07]	WATERTIGHT	_____	[ ]	[33]	BUILDING FOUNDATIONS	_____ FT
[ ]	[08]	LEVEL	_____	[ ]	[34]	PROPERTY LINES	_____ FT
[ ]	[09]	DEPTH TO LID	_____	[ ]	[35]	OTHER	_____ FT
DRAINFIELD INSTALLATION				FILLED / MOUND SYSTEM			
[ ]	[10]	AREA	[1] _____ [2] _____ SQFT	[ ]	[36]	DRAINFIELD COVER	_____
[ ]	[11]	DISTRIBUTION	BOX _____ HEADER _____	[ ]	[37]	SHOULDERS	_____
[ ]	[12]	NUMBER OF DRAINLINES	1. _____ 2. _____	[ ]	[38]	SLOPES	_____
[ ]	[13]	DRAINLINE SEPARATION	_____	[ ]	[39]	STABILIZATION	_____
[ ]	[14]	DRAINLINE SLOPE	_____	ADDITIONAL INFORMATION			
[ ]	[15]	DEPTH OF COVER	_____	[ ]	[40]	UNOBSTRUCTED AREA	_____
[ ]	[16]	ELEVATION	[ ABOVE / BELOW ] BM _____	[ ]	[41]	STORMWATER RUNOFF	_____
[ ]	[17]	SYSTEM LOCATION	_____	[ ]	[42]	ALARMS	_____
[ ]	[18]	DOSING PUMPS	_____	[ ]	[43]	MAINTENANCE AGREEMENT	_____
[ ]	[19]	AGGREGATE SIZE	_____	[ ]	[44]	BUILDING AREA	_____
[ ]	[20]	AGGREGATE EXCESSIVE FINES	_____	[ ]	[45]	LOCATION CONFORMS WITH SITE PLAN	_____
[ ]	[21]	AGGREGATE DEPTH	_____	[ ]	[46]	FINAL SITE GRADING	_____
FILL / EXCAVATION MATERIAL				[ ]	[47]	CONTRACTOR	_____
[ ]	[22]	FILL AMOUNT	_____	[ ]	[48]	OTHER	_____
[ ]	[23]	FILL TEXTURE	_____	ABANDONMENT			
[ ]	[24]	EXCAVATION DEPTH	_____	[IN]	[49]	TANK PUMPED	<u>07/10/2015</u>
[ ]	[25]	AREA REPLACED	_____	[IN]	[50]	TANK CRUSHED & FILLED	<u>07/10/2015</u>
[ ]	[26]	REPLACEMENT MATERIAL	_____				

Comments:

CONSTRUCTION [  APPROVED / DISAPPROVED ]: Hali Dordi signing for Monroe CHD DATE: 07/28/2015  
 Env. Manager Floyd E Williams (Florida Department of Health in Palm Be

FINAL SYSTEM [  APPROVED / DISAPPROVED ]: Hali Dordi signing for Monroe CHD DATE: 07/28/2015  
 Env. Manager Floyd E Williams (Florida Department of Health in Palm B

(Explanation of Violations on following page)



STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM  
CONSTRUCTION INSPECTION AND FINAL APPROVAL

APPLICATION #: AP1183024  
PERMIT #: 44-SI-1597446  
DOCUMENT #: F11010538  
DATE PAID: 04/01/2015  
FEE PAID: 95.00  
RECEIPT #: 44-PID-2626568

<u>Violation Number</u>	<u>Comment</u>
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STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM  
CONSTRUCTION INSPECTION AND FINAL APPROVAL

APPLICATION #: AP1183027  
PERMIT #: 44-SI-1597449  
DOCUMENT #: F11010536  
DATE PAID: 04/01/2015  
FEE PAID: 95.00  
RECEIPT #: 44-PID-2626573

Violation Number

Comment



STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM  
CONSTRUCTION INSPECTION AND FINAL APPROVAL

APPLICATION #: AP1183024  
PERMIT #: 44-SI-1597446  
DOCUMENT #: F11010538  
DATE PAID: 04/01/2015  
FEE PAID: 95.00  
RECEIPT #: 44-PID-2626568

APPLICANT: Key Largo Baptist Church  
AGENT: Brooke Z (Bayside Plumbing)  
PROPERTY ADDRESS: 835 Largo (Church) Rd Key Largo, FL 33037  
LOT: 44 BLOCK: 14  
SUBDIVISION: Lake Surprise Estates ID#: 00537960-000000

CHECKED [X] ITEMS ARE NOT IN COMPLIANCE WITH STATUTE OR RULE AND MUST BE CORRECTED.

TANK INSTALLATION		SETBACKS	
[ ]	[01] TANK SIZE [1] _____ [2] _____	[ ]	[27] SURFACE WATER _____ FT
[ ]	[02] TANK MATERIAL _____	[ ]	[28] DITCHES _____ FT
[ ]	[03] OUTLET DEVICE _____	[ ]	[29] PRIVATE WELLS _____ FT
[ ]	[04] MULTI-CHAMBERED [ Y / N ] _____	[ ]	[30] PUBLIC WELLS _____ FT
[ ]	[05] OUTLET FILTER _____	[ ]	[31] IRRIGATION WELLS _____ FT
[ ]	[06] LEGEND 1. _____ 2. _____	[ ]	[32] POTABLE WATER _____ FT
[ ]	[07] WATERTIGHT _____	[ ]	[33] BUILDING FOUNDATIONS _____ FT
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DRAINFIELD INSTALLATION		FILLED / MOUND SYSTEM	
[ ]	[10] AREA [1] _____ [2] _____ SQFT	[ ]	[36] DRAINFIELD COVER _____
[ ]	[11] DISTRIBUTION BOX _____ HEADER _____	[ ]	[37] SHOULDERS _____
[ ]	[12] NUMBER OF DRAINLINES 1. _____ 2. _____	[ ]	[38] SLOPES _____
[ ]	[13] DRAINLINE SEPARATION _____	[ ]	[39] STABILIZATION _____
[ ]	[14] DRAINLINE SLOPE _____	ADDITIONAL INFORMATION	
[ ]	[15] DEPTH OF COVER _____	[ ]	[40] UNOBSTRUCTED AREA _____
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[ ]	[17] SYSTEM LOCATION _____	[ ]	[42] ALARMS _____
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[ ]	[19] AGGREGATE SIZE _____	[ ]	[44] BUILDING AREA _____
[ ]	[20] AGGREGATE EXCESSIVE FINES _____	[ ]	[45] LOCATION CONFORMS WITH SITE PLAN _____
[ ]	[21] AGGREGATE DEPTH _____	[ ]	[46] FINAL SITE GRADING _____
FILL / EXCAVATION MATERIAL		[ ]	[47] CONTRACTOR _____
[ ]	[22] FILL AMOUNT _____	[ ]	[48] OTHER _____
[ ]	[23] FILL TEXTURE _____	ABANDONMENT	
[ ]	[24] EXCAVATION DEPTH _____	[IN]	[49] TANK PUMPED <u>07/17/2015</u>
[ ]	[25] AREA REPLACED _____	[IN]	[50] TANK CRUSHED & FILLED <u>07/17/2015</u>
[ ]	[26] REPLACEMENT MATERIAL _____		

Comments:

CONSTRUCTION [  APPROVED / DISAPPROVED ]: Halt Doshi signing for Monroe CHD DATE: 07/28/2015  
Env. Manager Floyd E Williams (Florida Department of Health in Palm Be)

FINAL SYSTEM [  APPROVED / DISAPPROVED ]: Halt Doshi signing for Monroe CHD DATE: 07/28/2015  
Env. Manager Floyd E Williams (Florida Department of Health in Palm B)

(Explanation of Violations on following page)

DH 4016, 08/09 (Obsoletes all previous editions which may not be used)



**Key Largo Wastewater Treatment District**

103355 Overseas Highway, Key Largo, FL 33037

Post Office Box 491, Key Largo, FL 33037

Phone (305) 451-4019 • Fax (305) 453-5807 • [www.klwtd.com](http://www.klwtd.com)

January 14, 2025

Jodell Roberts  
Mitchell Planning & Design, Inc.  
[Jodell\\_mitchellplanningdesign@gmail.com](mailto:Jodell_mitchellplanningdesign@gmail.com)

**RE:** Real Estate Numbers: 00537590-000000, 00537600-000000, 00537610-000000, 00537620-000000, 00537940-000000, 00537960-000000, 00537980-000000 Formerly Key Largo Baptist Church 835 Largo Road, Key Largo, FL 33037

Dear Jodell Roberts,

Key Largo Wastewater Treatment District has reviewed the plans and memo that were submitted to us on January 7, 2025, for improvements to the existing single-story building and existing two-story building, parking lot, and stormwater management catchment systems.

Key Largo Wastewater Treatment District will be able to accept any wastewater discharge from the existing buildings. Should the plans diverge substantially from the description and plans as referenced above, KLWTD reserves the right to rescind the letter and provide notification of said action to any and all agencies involved, directly or indirectly, as it relates to the property/project. This letter is valid for 1 year from the date of issuance.

Please note that all sanitary sewer facilities that will connect to any portion of KLWTD's collection, transmission, treatment, or disposal systems must be constructed in accordance with KLWTD's Design and Construction Standards and the Florida Building Code. Please further note that this letter does not legitimize prior work or improvements requiring permits per the Florida Building code and/or KLWTD Rules and Regulations; or any prior work constructed, altered, or put in place with benefit of obtaining required permits and inspection approvals.

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter Rosasco", is written over a light blue circular stamp.

Peter Rosasco  
General Manager

**County of Monroe**  
**The Florida Keys**



**OFFICE OF THE  
FIRE MARSHAL**  
7280 Overseas Hwy  
Marathon, FL 33050  
Phone: (305) 289-6020

January 21, 2025

Jodell Roberts  
Mitchell Planning and Design, Inc.  
4900 S.W. 2nd Terr  
Ocala, FL 34471

*Sent Via Email*

**RE: Letter of Coordination, Minor Conditional Use Application**  
**835 Largo Road, Key Largo**

Dear Ms. Roberts,

This letter of coordination is being provided to confirm that the Fire Marshal's Office has reviewed the submittal for the proposed development of parcel nos. 00537590-000000, 00537600-000000, 00537610-000000, 00537620-000000, 00537940-000000, 00537960-000000, 00537980-000000, at 835 Largo Road, Key Largo (mile marker 106).

The following will summarize preliminary fire department requirements:

- Submittal shall provide a "Determination of Needed Fire Flow" report for each structure following guidance from ISO: <https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf>
- Plans shall identify water supply for fire suppression which is a requirement of the Florida Fire Prevention Code, current edition. This includes coordination with the Florida Keys Aqueduct Authority for planning and design of all related systems, including but not limited to fire lines, fire hydrants, fire pumps, and fire suppression systems.
- Submittal shall include plan sufficient for and/or identification of fire hydrant(s) and/or fire well(s) in accordance with the needed fire flows. Note that permits for this system shall be submitted separately by an appropriately licensed contractor. Design criteria shall meet the requirements of NFPA 13, 14, 24, and 25, as well as any applicable requirements identified by the Fire Marshal's Office.
- Plans for the structure shall identify fire alarm system(s). Systems must meet the applicable criteria per NFPA 72, for the occupancy type, as well as any applicable requirements identified by the Fire Marshal's Office, following submittal of full plans. This includes a Knox Box. Note that permits for this system shall be submitted separately by an appropriately licensed contractor.
- Plans shall meet the requirements provided in Chapter 18, Fire Department Access and Water Supplies, NFPA 1. This includes the access roads, parking and turnaround requirements. Please show all dimensions and line of sight information from Overseas Highway.
- Plans shall identify the marked fire lanes (site plan). Please distinguish fire lane(s) from loading zones.
- Plans for each structure must include a Life Safety Plan, with square footage, type of construction, occupant load, etc.

- Plans shall list references for all applicable Fire and Life Safety Codes, and Standards used for design. As a minimum, the Design criteria shall comply with the Florida Fire Prevention Code, 8<sup>th</sup> edition, 2023, effective December 31, 2023, consisting of NFPA 1, NFPA 101, F.S. 633 and F.A.C. Chapter 69A.

The attachment provides the fire department construction related requirements for your review. Please note, this review and comments are preliminary in nature and additional conditions may be required upon submittal of the project for permitting.

The Fire Marshal's Office is committed to a fire prevention program that places a high priority on the welfare and safety of the public while minimizing potential fire and life safety hazards. This office welcomes questions or meetings to assist your team in completing plans for the project. We look forward to working with you.

If you have any questions or require further information, please do not hesitate to call me at the Fire Marshal's Office (305) 289-6020.

Sincerely,



Division Chief Craig Marston, M.A.  
Fire Marshal

*Attachment*

c: Thomas Rossano, Deputy Fire Marshal  
Ilze Aguila, Planning Commission Supervisor



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### Construction Related Fire Department Requirements

The following are the requirements that the Fire Marshal's Office (FMO) will review during plans examination and inspections. All documents, such as permits, reports and revisions referenced herein must be submitted **through** the Building Department. *Please note that private inspection providers are not authorized to perform inspections for fire department requirements.* This document is intended to facilitate the permitting process however is not meant to include every requirement necessary. Additional conditions may be required.

#### General / Site Plan.

1. Site Plan shall clearly identify the location of the project within the parcel and adjacent roadways.
2. Site Plan shall identify ingress/egress locations, measurements, and protective measures during construction.
3. All construction plans shall identify water supply for fire suppression which is a requirement of the Florida Fire Prevention Code, current edition. This includes coordination with the Florida Keys Aqueduct Authority for planning and design of all related systems, including but not limited to fire lines, fire hydrants, fire pumps, and fire suppression systems.
4. Site plan must contain and clearly show the locations for all hydrant(s), arterial mains, feeder mains and stub out main sizes, including point of service from FCAA source.
5. Provide reference to current edition of NFPA 241 and Chapter 16 NFPA 1, Standard for Safeguarding Construction, Alteration and Demolition Operations, which shall be maintained for duration of work.
6. No vertical construction or storage of combustible material on site shall be permitted until fire hydrants (fire wells) are installed, inspected, flow tested, and approved for service by the Fire Marshal's office.  
Note: Slabs can be poured, non-combustible walls can be erected, no combustible framing or roof assemblies may be on site.
7. Fire hydrants shall have proper clearances provided and maintained in accordance with Chapter 18, NFPA 1, and guidelines provided by the Fire Marshal's office. No poles, signs or other obstructions shall be in this clear space.
8. An in-service hydrant is defined as cleared through letter by the Florida Keys Aqueduct Authority (FCAA) and the Florida Department of Environmental Protection (FDEP). After obtaining the DEP clearance all hydrants shall be flow tested. This will be done by a licensed sprinkler or underground contractor, with certified test results being provided to the Monroe County Fire Marshal's office. Hydrants shall be flowed and plotted on a graph certifying the flow meets ISO (Insurance Services Office) flow calculations @ 20psi. Hydrants shall be painted in accordance with NFPA 291, providing proper bonnet and cap colors for the hydrant flow @ 20psi. A blue reflector shall also be provided in the center of the traffic lane closest to the hydrant. A Deputy Fire Marshal will provide a site inspection to verify the flows and accept the system before combustible material is brought on site. This inspection must be scheduled through the Building Department.
9. Plans shall instruct Contractor to call-in required inspections for the water line, including the Fire Marshal's Office for inspections related to the fire suppression system and fire hydrants.
10. Any structure greater than 75 ft above the lowest level of fire department vehicle access, will have an easily accessible and identifiable fire department connection "FDC" leading to a dry standpipe in a stairwell at 1 floor level below the highest working floor.
11. Prior to final approval of construction, it is the responsibility of the property owner or their designee to ensure 99% radio/cellular communication capabilities for all fire and police personnel in accordance



- with NFPA 72 paragraph 24.5.2\* Two-Way Radio Communications Enhancement Systems. If a failure occurs, a radio/cellular enhancement system will need to be installed.
12. Access shall be provided to fire crews for site and building construction familiarization (new buildings).
  13. Separate Permits are required for Fire Sprinkler, Fire Alarm, and Fire Extinguishing Systems. Engineered plans (if required), shall be included in the "SEPARATE" permit application documents.
  14. Upon completion of all underground site work, the site should have 360-degree accessibility for emergency apparatus.

#### **Building Design Criteria for New Construction.**

1. Identify all applicable Fire and Life Safety Codes and Standards used for design. As a minimum, the Design criteria shall comply with the Florida Fire Prevention Code (FFPC) 8<sup>th</sup> edition effective December 31, 2023, consisting of NFPA 1, NFPA 101, F.S. 633, & F.A.C. Chapter 69A.
2. For New Construction provide a Life Safety Plan to include the following:
  - a. Identify the Type of Construction.
  - b. Occupancy classification and Occupant load calculations for each Occupancy Type
  - c. Total square footage information.
  - d. Common paths of travel and distances in LF to exits.
  - e. Corridor widths.
  - f. Identify door widths.
  - g. Locations and type of Fire extinguisher(s) with attachment details, in compliance with NFPA 10, including but not necessarily limited to each residential cooking area.
  - h. Locations for Emergency lighting and illuminated exit signage. \* (\*May be on the lighting/reflective ceiling plan or the LSP, but if on both, plans must be identical.)
3. Provide address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. Additionally, address numbers shall contrast with their background, in accordance with NFPA 1, 10.11.
4. Provide Wall Types (including its joint assemblies) any shafts and chases shown referenced to detailed drawings on plans, UL or equivalent design details.
5. Identify and include the minimum fire resistance of walls, partitions, and opening protectives. Clearly identify fire resistance separations of Structure members and/or Compartmentation of living spaces.
6. Provide fire stopping details and identify required fire resistance rating for each penetration type (To be inspected on "Rough Fire Inspection – 800"). *Note: If Rough inspection is not called in by Contractor, and this inspection is not performed by the Fire Marshal's Office, Contractor shall be responsible for removing any work covering fire stopping, etc. for the inspection to be completed.*
7. Provide fire stopping details and identify required fire resistance rating between occupancies.
8. Provide a complete Interior finish schedule including wall coverings, floor finishes, furnishings and draperies. Identify and include the minimum interior finish classification(s).
9. Provide Exit access, exit, and exit discharge information that complies with Chapter 7 of NFPA 101.
10. Provide Exit illumination that complies with Chapter 7 of NFPA 101.
11. Provide Emergency lighting and exit signs that comply with Chapter 7 of NFPA 101.
12. Each required exit has to be equipped with exit sign/emergency light combo fixture.
13. Provide Exit corridors that comply with Chapters 7 and 8 of NFPA 101.
14. Provide Stairs with sufficient details including all dimensions such as width, headroom, rise, run, etc. to ensure compliance with Chapter 7 of NFPA 101.
15. Provide Handrail and guard detail including all dimensions-extension, rejections, height, etc.
16. Provide Ramp Detail including all dimensions, show slope in ratio, etc.
17. Provide Doors, locks, latches, and alarm devices with sufficient details such as rating, hardware, width, assembly, etc. on schedule to ensure compliance with Chapter 7 of NFPA 101.



18. Provide a complete Window Schedule including all dimensions, identify egress windows, clear widths, sill height above finished floors, etc.
19. Occupant load and classification shall comply with Chapter 7 of NFPA 101.
20. Accessible means of egress shall comply with Chapter 7 of NFPA 101.
21. If Mechanical Plans, the proper location of Duct Detectors in the supply & return for systems greater than 2000 CFM or 60,000 BTUs and their respective test switches.
22. If Mechanical Plans in a non-sprinklered/non-fire alarm building, the proper location of their respective test switches AND the location of each "Smoke" indicator.
23. If Electrical Plans, the panel schedule needs to indicate which breaker is for the Emergency Lighting and which breaker is for the Fire Alarm Control Panel "FACP" in an alarmed structure. The Fire Alarm breaker must be locked. Note: Only Fire Alarm Contractor shall install the Fire Alarm Detection System.
24. If Lighting Plans, the location of all illuminated exit signs and emergency lighting must be identical to the LSP.
25. Plans shall identify any hazardous materials to be stored, including type, storage and handling and quantities.
26. Plans for storage facilities shall identify materials to be stored with related quantities and provide the hazard classification types.
27. Identify whether or not the building will contain a fire sprinkler or fire alarm system.
28. Any Fire System related work shall require a "SEPARATE" permit from the specific trade performing the work.

**Fire Department Access.**

1. Design shall meet the requirements provided in Chapter 18 Fire Department Access and Water Supplies, NFPA 1.
2. Note on plans that "Emergency Access for Fire Apparatus, Emergency Medical Vehicles and Water Supplies shall be maintained unobstructed at all times."
3. Ingress/Egress shall provide inside turning radius of 25 ft. clear and an outside turning radius of 50 ft. clear.
4. The plan for Ingress/Egress for Fire Department Access roads shall have an unobstructed width of not less than 20 ft., an unobstructed vertical clearance of not less than 13 ft., 6 in., and be designed and maintained to support imposed loads of fire apparatus (44 tons which includes Fire Apparatus and EMS Rescue Vehicles), all clearly shown on the plan, and shall be provided with an all-weather driving surface. (NFPA 1 Chapter 18 & NFPA 241 Chapter 7).
5. There shall be no parking on both sides of the street.
6. An approved turnaround for fire apparatus shall be provided where an access road is a dead-end and is in excess of 150 feet. The turnaround shall have a minimum centerline radius of 50 ft. The grade, surface and location of the fire lane shall be approved by the Fire Marshal's Office.
7. A Tee or Y turnaround may be accepted, upon review by the Fire Marshal's Office. See Exhibit A for example.
8. Secondary paved access or an emergency vehicle access to this site may be required or necessary, Per NFPA 1 Chapter 18, upon review by the Fire Marshal's Office.
9. Provide Automatic access at points of ingress and egress to be activated by "Electronic Siren Welp and Wail Modes" (for gated businesses/developments/communities).
10. Provide for Knox Box, with notation to coordinate installation with Monroe County Fire Marshal's Office. The Knox Box for new buildings shall be mounted and have the following placed inside of the box:
  - a. Keys to the following:
    - 1) Main entrance.
    - 2) All mechanical and electrical rooms.



- 3) Emergency elevator operations (2 keys).
  - 4) Fire alarm panel.
  - 5) Pull stations.
  - b. Business card of 24/7 emergency point of contact.
11. Plans for gated developments, subdivisions, etc., require compliance with NFPA 1, Section 18.2.2.2 related to fire department access. The department does not specify any particular product other than the following: "Remote activation by operation of electronic siren - wail or yelp."
  12. Fire Lanes: Required fire lanes shall be provided. Such lanes shall have a surface designed to accommodate fire apparatus with a minimum weight of 41 tons.
  13. Fire lanes shall be marked with freestanding signs with the wording, "**NO PARKING FIRE LANE**" or similar wording. Such signs shall be 12 inches by 18 inches with a white background and red letters and shall be a maximum of seven feet in height from the roadway to the bottom part of the sign. The signs shall be within sight of the traffic flow and be a maximum of 60 feet part.
  14. Access to building: A fire department access road shall extend to **within 50 feet** (15 meters) of a single exterior door providing access to the interior of the building.
  15. Additional requirements: Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet (46 meters) from fire department access roads as measured by an approved route around the exterior of the building or facility.
  16. Multiple Access Roads: More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.

**Docks, Marinas and Boat Slips.**

1. Plan submittals shall confirm with all applicable standards for construction and operation of marinas, boatyards, yacht clubs, boat condominiums, docking facilities associated with residential condominiums, multiple-docking facilities at multiple-family residences, and all associated piers, docks, and floats as identified in NFPA 303, most recent edition.
2. Plans shall also identify any hazardous materials to be stored, including type, storage and handling and associated quantities.

**Water Supply for Fire Suppression.** The following water supply design requirements, references and notations shall be provided on the Plans:

1. Provide the "Determination of Needed Fire Flow" Calculations/Report which will identify the water supply required for fire suppression for each building, including the fire sprinkler system, with the building Plans Permit submittal. These Calculations/Report may be provided directly on the plans or submitted separately with a reference on Plans to this Report. Separate reports, etc. must be submitted through the Building Department. Guidance to prepare these "Calculations/Report" may be found in NFPA 1, Chapter 18 and/or at the following website:  
<https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf>
2. Provide plan for sufficient fire hydrant(s) and/or fire well(s) in accordance with the needed fire flow calculations.
3. Design shall meet the requirements provided in Chapter 18 Fire Department Access and Water Supplies, NFPA 1.
4. Plans shall provide for the installation of Fire hydrant(s) and/or Fire well(s) such that the coverage for each building can be provided by fire suppression apparatus.
5. Provide locations for the point of service from the FKA water main, and locations of the Backflow preventer, Post indicator valve and fire hydrant(s) and/or fire well(s) on the Site Plan.
6. Provide hydraulic nodal information on plans.



7. Where no reliable water service is within ¼ mile of the site then Chapter 29, NFPA 1142, Standard on Water Supplies for Suburban and Rural Fire Fighting, will apply.
  - a. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. There shall be no delay in the installation of fire protection equipment.
8. Fire main that is separate from water service, in accordance with NFPA 25 and NFPA 13. This includes permitting and coordination with the FCAA and other utilities as applicable.
9. **Underground Fireline:** See General and Specialty Inspection Requirements.
10. Provide copy of FCAA permit(s) prior to 800 Rough Inspections to the Fire Marshal through the Building Department.
11. Fire Well Installations may only be performed by licensed Water Well Construction contractors in accordance with Chapter 62-531, F.A.C.
12. In accordance with Chapter 62-532 Fire Well installations shall obtain a State of Florida Department of Environmental Protection (FDEP) Water Well Permit in accordance with Chapter 62-532, F.A.C. prior to construction and provide this permit with the Monroe County Building permit application for the Fire Well for review by the Fire Marshal's Office.
13. Upon completion of the Fire Well installation, the contractor shall submit a Water Well Completion report to the FDEP in accordance with Chapter 62-532.410 F.A.C. A copy of this report shall also be submitted to the Monroe County Building Department for review as part of the 892 Final Inspection.
14. Fire Hydrants and Fire Wells installed on private property shall be required to file an annual testing and maintenance agreement prior to submittal of building permit (NFPA 291, NFPA 25 and NFPA 42).

**Fire Sprinkler System.** The following design requirements, references and notations shall be provided on the Plans:

1. Provide Separate "Fire Sprinkler System Plans" submittal by state licensed fire sprinkler contractor, pursuant to Chapters 489 and 633, F.S.
2. Design criteria shall meet the requirements of NFPA 13, 14, 24, and 25, as well as any applicable requirements identified by the Fire Marshal's Office.
3. If this plan is not submitted with the original permit set, provide notation that a follow up permit will be submitted.
4. Provide details for sprinkler heads, hangars, control valve, main drain, auxiliary drain, fire department connection, water flow alarm and system air vent.
5. Clearly identify the location, pipe dimensions and diameter for the fire main point of service from the FCAA water supply.
6. Required inspections include aboveground visual of piping and connections, hangers, heads, and other components under an 800 Rough Fire Inspection, called in through the Building Department. Hydrostatic pressure test, as per NFPA 13, and flow and tamper switch operation required under 891 Final Fire with Acceptance Inspection, called in through the Building Department.
7. Copies of the Contractor's Material and Test Certificates for both the underground and aboveground piping shall be provided to Deputy Fire Marshal/Fire Marshal's Office upon completion of the hydrostatic tests by submission through the Building Department, which is required for the 892 Final Fire Inspection, called in through the Building Department.
8. Fire Sprinkler contractor shall also provide the following upon the 892 Final Inspection by submission through the Building Department:
  - a. Fire Pump testing certificate (new buildings).
  - b. Hydraulic plates.



- c. Spare Heads and associated wrenches.
- d. Escutcheons/cover plates.
- e. Copy of plans – 4” PVC by FACP.
- f. Copy of Maintenance Contract.
- g. All signage per Code requirements.

**Fire Alarm System.** The following design requirements, references and notations shall be provided on the Plans:

1. Provide Separate “Fire Alarm System Plan” submittal by licensed fire alarm contractor.
2. If submitted in full plan set, provide “Fire Alarm System Plans” on separate designated sheets, in compliance with the current adopted NFPA 72: *National Fire Alarm and Signaling Code*.
3. If this plan is not submitted with the original permit set, provide notation that a separate follow up permit application will be submitted.
4. Systems must meet the applicable criteria per NFPA 72, and the occupancy type, as well as any applicable requirements identified by the Fire Marshal’s Office.
5. Provide all manufacturer’s product (cut) sheets.
6. Requires remote annunciator(s) for each building.
7. Clearly identify and locate FACP on plans with smoke detector above it.
8. The Fire Marshal’s Office requires an inspection for a “Fire Alarm System” which includes testing of any and all components of the system, per NFPA 72.
9. Commercial Cooking Fixed Suppression System Plans must be submitted by a Florida licensed contractor for review, permitting, and all associated inspections per NFPA 1, NFPA 17, 17A, and 96.
10. Hood duct inspections require a “liquid” or “light test” of all seams and welds on sections of ductwork being installed. Once ductwork has been installed, a liquid or light test inspection will be required on welds and seams necessary to install ductwork.
11. Final inspections for alarm systems shall include a function test to verify the proper operation of all system components, including fuel shut off, etc.
12. Fire Alarm contractor shall also provide the following upon final inspection:
  - a. Location of electrical panel and breaker associated with the panel.
  - b. Contact number inside of the panel door.
  - c. Account number inside of the panel door.
  - d. All strobes within visual of another shall be in synchronization.
  - e. Record of Completion.
  - f. Monitoring Contract.
  - g. Maintenance Contract.
  - h. Copy of plans – 4” PVC by FACP.

**Commercial Cooking Fire Suppression System.**

1. Provide separate “Fire Suppression System Plans” submittal by state licensed fire suppression system contractor, pursuant to Chapters 489 and 633, F.S.
2. Design criteria shall meet the requirements of NFPA 10, 13, 17A and 96, as well as, meeting any applicable requirements identified by the Fire Marshal’s Office.
3. If this plan is not submitted with the original permit set, provide notation that a follow up permit will be submitted.
4. Fire Alarm contractor shall also provide the following upon final inspection:
 

UL-300:

  - a. Notification Device.
  - b. Gas company representative.
  - c. Electrical Inspector.



- d. Representative of the business (owner/manager).
  - e. Chain.
  - f. Shunt Trip test.
  - g. Chocks.
  - h. Pre-Engineered Restaurant Fire Suppression Systems Report.
  - i. Signage.
5. FM-200:
- j. Notification Device.
  - k. Fan test – Enclosure Integrity Report.
  - l. Signage.

**Above Ground and Underground Fuel Tanks.**

- 1. Plans must be submitted by a Florida licensed contractor for review, permitting, and any associated inspections.
- 2. All tanks and installation(s) shall meet the requirements per NFPA 30, NFPA 30A, or NFPA 30B, as deemed applicable by the Fire Marshal's Office.
- 3. All underground tanks require inspections of slab, anchors, piping, and any associated components.
- 4. All aboveground tanks require inspections of supports, mounting, strapping, other protective requirements, and any associated components.

**Propane Tanks.**

- 1. Plans must be submitted by a Florida licensed contractor for review, permitting, and any associated inspections.
- 2. All tanks and installation(s) shall meet the requirements per NFPA 10, 54, 55, and 58, and any other standard or Code as deemed applicable by the Fire Marshal's Office.

**Telecommunications Towers, structures and facilities.**

- 1. Plans shall meet the requirements provided in Chapter 18 Fire Department Access and Water Supplies, NFPA 1.
- 2. Plans shall comply with NFPA 1, Section 18.2.2.2 related to fire department access. The department does not specify any particular product other than the following: "Remote activation by operation of electronic siren - wail or yelp."
- 3. Plans shall comply with NFPA 101, including maintenance of the means of egress in the event of fire or other emergency.
- 4. Plans shall meet the requirements as provided in NFPA 70, including grounding, lightning arresters and emergency and standby power systems.
- 5. Provide for "Red Model 1403 Knox Box," with notation to coordinate installation with Monroe County Fire Marshal's Office. The Knox Box for new buildings shall be mounted and have the following placed inside of the box:
  - c. Keys to the following:
    - 1) Main entrance.
    - 2) All mechanical and electrical rooms.
    - 3) Emergency elevator operations (2 keys).
    - 4) Fire alarm panel.
    - 5) Pull stations.
  - d. Business card of 24/7 emergency point of contact.
- 6. Access shall be provided to fire crews for site and building construction familiarization (new buildings).



**Two Way Radio Communications System / Bi-Directional Amplifier (BDA)**

Per Florida Statute 633.202 Florida Fire Prevention Code, Ch. 18, the authority having jurisdiction shall determine the minimum radio signal strength for fire department communications in all new high-rise and existing high-rise buildings. Existing buildings are not required to comply with minimum radio strength for fire department communications and two-way radio system enhancement communications as required by the Florida Fire Prevention Code until January 2, 2022. However, by December 31, 2019, an existing building that is not in compliance with the requirements for minimum radio strength for fire department communications must apply for an appropriate permit for the required installation with the local government agency having jurisdiction and must demonstrate that the building will become compliant by January 1, 2022. Existing apartment buildings are not required to comply until January 1, 2025. However, existing apartment buildings are required to apply for the appropriate permit for the required communications installation by December 31, 2022.

Modern building design and construction techniques, especially those required to satisfy requirements for LEED-certified building designs, make it difficult or impossible for the County's 911 system to provide reliable two-way radio coverage for first responders operating inside of buildings. Two-way radio communications enhancement systems help ensure the safety of building occupants and first responders by extending the coverage of a public safety communications system to the interior areas of the building through the use of special bi-directional amplifiers (BDAs) and a network of indoor antennas strategically located to provide reliable public safety radio system coverage throughout the interior of a building. The BDA and network of antennas is known collectively as a Distributed Antenna System (DAS). DAS systems must be designed, installed, maintained and repaired by qualified personnel to ensure that they meet the coverage reliability requirements of NFPA72-2013 and do not cause unintended harmful interference to the County's radio system or other users of the RF spectrum licensed by the Federal Communications Commission (FCC).

A Public Safety DAS System or ERRCS is a radio frequency-based wireless communication system used by first responders such as police, fire, emergency services, disaster response agencies, and homeland security. Public Safety frequencies utilize analog and digital technology and operate in bands from 150 Mhz to 800 Mhz. First responders require seamless communication to carry out their mission, including but not limited to in-building coverage. Bi-Directional Amplifiers (BDA) are utilized to propagate coverage within a structure that due to construction densities, may block RF signal. A public safety DAS is a distributed antenna system connected to a BDA to amplify a signal within the structure and allow transmit and receive signals to the base station. The internal array of antennas and BDA are connected to a donor antenna on the property that communicates to the transmitting base station antenna.

1. BDA systems shall be required to be submitted on a separate building permit.
2. The Florida Fire Prevention Code provides that the Authority Having Jurisdiction can require maintaining adequate fire department radio signal strength inside any building (new or existing), F.S. 633.202.
3. Approved Plans to include written sequence of operation, as-built drawings, and operation and maintenance manuals on site. (NFPA 72-14.6.1.1 and NFPA 1221)
4. Disciplines required for site planning, design and testing include, but may not be limited to, the following:
  - a. BDA/DAS Installer,
  - b. Fire Alarm Company,



- c. Monroe County Sheriff's Office Radio Communications Officer at (305) 292-6035 (coordinate location of telecommunication tower/antenna prior to design),
  - d. Electrical Subcontractor,
  - e. Building Department inspector(s)/Electrical Inspector(s), f) Fire Marshal's Office inspector.
  - f. *Note:* If the on-site testing is not properly coordinated with the above disciplines, then the testing may have to be repeated.
5. Plans/Permit shall identify the organization responsible for the electrical system (NFPA 70-110.21).
  6. Plans shall identify the masts and metal structures supporting the antennae are grounded and lightning protection is provided, as required by the National Electric Code (NFPA 70-810.21). This shall be demonstrated during an 891 inspection.
  7. Plans shall identify that the lightning system shall be grounded in accordance with NFPA 70, Chapter 8.
  8. Lightning protection shall comply with NFPA 780 and NFPA 96A. Where required by NFPA 780, system components shall be listed and labeled. Contractor shall provide documentation from one of the following:
    - a. UL Master Label inspection,
    - b. Lightning Protection Institute
  9. Openings and penetrations shall be properly sealed (NFPA 70-820.26). This requirement will be reviewed during an 800 inspection.
  10. Plans shall identify a pathway of survivability in accordance with pathway survivability levels identified in NFPA 72-12.4 / 24.3.6.8. Where fire survivability is required, a listed electrical circuit protective system or a fire-rated cable that is listed to maintain circuit integrity shall be used.
  11. The system components shall be approved and compatible with the public safety radio system, included are the repeaters, transmitters, receivers, signal boosters, cabling and the finer distributed antenna system (NFPA 72-24.5.2.5.1).
  12. All repeaters, transmitters, receivers, signal booster components and battery system components are contained and installed in a UL approved NEMA 4 or 4 X Type enclosures (NFPA 72-24.5.2.5.2).
  13. The Fire Alarm System supervisory and trouble signals were activated and annunciated by the Fire Alarm panel for the following (NFPA 72-24.5.2.6.1 (2) and (3)):
    - a. Antenna Malfunction (FA system supervisory and Signal booster trouble indicated),
    - b. Signal Booster Failure (FA system supervisory and Signal booster trouble indicated),
    - c. Low-Battery capacity, alarming at 70% of capacity (Factory tested for this percentage -label on inside of battery back enclosure),
    - d. Active system component failure,
    - e. Loss of normal AC Power (FA system supervisory and Signal booster trouble indicated),
    - f. Failure of Battery Charger (FA system supervisory and Signal booster trouble indicated),
    - g. Monitoring for integrity of the system shall comply with NFPA 72-10.6.9 / 12.6),
    - h. Above items shall be reviewed during inspection.
  14. The integrity of the circuit monitoring signal boosters and power supplies shall comply with section 10.6.9 and 12.6 and shall be reviewed during inspection.



- a. All monitoring of system components must provide notification of system integrity automatically within 200 seconds (3 min, 20 seconds) (NFPA 72-24.5.2.6.1(1), NFPA 72-12.6.1).
  - b. Above items shall be reviewed during inspection.
15. Plans shall identify a dedicated monitoring panel providing visual and labeled notification(s) that is located in the Emergency Command Center and provided indications of the following occurrences for each signal booster (NFPA 72-24.5.2.6.2):
- a. BDA disconnect notification shall be immediate to 3 minutes and 20 seconds. These criteria will be reviewed during inspection:
  - b. Loss of AC Power,
  - c. BDA-Failure of Battery Charger,
  - d. BDA-Signal Booster Trouble,
  - e. BDA-Low Battery Capacity,
  - f. BDA-AC Power Fail
  - g. Remove BDA-Antenna Fail
16. Inspection shall confirm that Radio Coverage was provided throughout the building as a percentage of floor area as follows:
- a. Verify signal heat map for internal antennae locations,
  - b. Contact public safety dispatch for a testing radio channel and test areas throughout the building, including one (1) inspection in the BDA equipment room, one (1) inspection outside and one (1) inspection walking the building with the map performing radio tests to other inspectors.
  - c. Inspectors will verify signal strength from the signal strength chart from the installer).
  - d. Critical areas 99% floor area radio coverage (NFPA 72-24.5.2.2.1 / NFPA 1221). Critical areas include emergency command centers, fire pump rooms, exit stairs and passageways, elevator lobbies, standpipe cabinets, sprinkler sectional valve locations and other areas deemed critical by the Fire Marshal's Office.
  - e. General building use areas 90% floor area radio coverage (NFPA 72-24.5.2.2.2).
  - f. Areas that do not pass the coverage percentage testing will be identified on the inspection report.
  - g. Inspection report shall document radio coverage and be submitted to the building department as part of the 892 inspection for approval by the Fire Marshal's Office.
17. Plans shall identify two (2) independent and reliable power supplies shall be provided and function, one (1) primary and one (1) secondary (NFPA 72-10.6.3.2 / 24.5.2.5.5) as listed. These requirements will be reviewed during the 891 inspection.
- a. Primary, use one of the following:
    - i. Commercial light and power,
    - ii. Engine driven or equivalent and where person trained to operate is on duty at all times,
    - iii. Engine driven generator or equivalent arranged for cogeneration with commercial light and power.
  - b. Secondary, use one of the following:
    - i. A storage of batteries dedicated to the system with at least 12 hours of 100% system operation capacity and arranged per NFPA 72-10.6.10.



- ii. Automatic starting engine driven generator serving the dedicated branch circuit or the system with at least 12 hours of 100% system operation capacity and storage batteries dedicated to the system with at least two (2) hours of 100% system operation capacity and arranged in accordance with section 10.6.11.3 (NFPA 72-24.5.2.5.5.2).
- 18. Plans shall identify the minimum signal strength inbound -95dBm provided throughout the coverage area (NFPA 72-24.5.2.3.1). These requirements will be reviewed during the 891 inspection.
- 19. Plans shall identify the minimum signal strength outbound -95dBm provided at the donor site from the coverage area (NFPA 72-24.5.2.3.2). These requirements will be reviewed during the 891 inspection.
- 20. Plans shall identify the Donor Antenna, including isolation to be maintained between donor antennae and all inside antennas and shall be a minimum of 15dB above the signal booster gain under all operating conditions (NFPA 72-24.5.2.3.3). These requirements will be reviewed during the 891 inspection.
- 21. Plans shall identify that the signal boosters shall be FCC certified and verified by approved documentation provided during the 891 inspection (NFPA 72-24.5.2.5.4) These requirements will be reviewed during the 891 and 892 inspections.
- 22. Plans shall identify that the signal boosters are compatible with both analog and digital communications simultaneously at the time of installation (NFPA 72-24.5.2.5.4). These requirements will be reviewed during the 891 inspections.
- 23. Plans shall provide signage where the signal booster equipment is located and is accessible to Monroe County Fire Rescue (Section 10.18.3.2) with the following:
  - a. Fire Rescue / Building department signal booster permit number and Service Provider Name and Contact phone number.
- 24. Plans shall identify that in BDA/DAS Equipment Room, a labeled binder is provided for all BDA/DAS Equipment (NFPA 72-14.6.1.1). Note the BDA/DAS records shall be separate from fire alarm records. This binder shall include the following:
  - a. Manufacturer's specifications,
  - b. As-built drawings,
  - c. Post signal heat map,
  - d. Maintenance Repair log,
  - e. Post repair signal strength measurements,
  - f. Maintenance Contract

These requirements will be reviewed during the 891 and 892 inspections.

- 25. Provide NFPA 72 Completion documentation for the installation from fire alarm contractor and/or master electrical contractor, in accordance with Section 489, Florida Statutes. This requirement will be reviewed during the 892 inspection.
- 26. Provide documentation that a maintenance and service agreement has been entered into between the property owner and service provider for the fire alarm transmitter. All components and signal



strength level testing shall be required annually (NFPA 72-14.4.10.1 and 14.4.10.6, NFPA 72-14.6.1.1). These requirements will be reviewed during the 891 and 892 inspections.

27. The BDA/DAS systems are required to be inspected and tested annually or whenever structural changes occur including additions or remodels that could materially change the original field of performance tests. Contact the Office of the Fire Marshal (305) 289-6020 to schedule.
28. The Fire Marshal's Office should be notified in advance and shall direct the annual test procedures and requirements. *Note:* Typically annual tests require several systems to be verified. RF emitting devices and system components should be tested to ensure that the gain is the same as it was at initial installation and acceptance. Backup batteries and power supplies should be tested under load for one (1) hour to verify that these will operate appropriately during a power outage.
29. The occurrence of any fault in an emergency responder radio coverage system where the system function is decreased shall result in the transmission of a supervisory signal to a supervisory service. Systems that are out-of-service for more than four (4) hours shall be required to provide notification to the Fire Marshal's Office (305) 289-6020.
30. All relevant documentation for the BDA/DAS system, including the acceptance and annual maintenance test reports, must be kept on the building premises and be made available to the Fire Marshal's Office during the annual Fire and Life Safety inspection for the building or upon request.

#### **General Inspection Requirements.**

1. Rough, Final with Acceptance test and Final without Acceptance tests (800, 891 and 892) inspections shall be required for "Site Plan" work associated with water lines for fire suppression.
2. Additionally, Rough, Final with Acceptance test and Final without Acceptance tests (800, 891 and 892) inspections shall be required for "Docks, Marinas and Slips" where work is related to requirements of NFPA 303.
3. All fire related inspections are required to be scheduled at least 1 day prior to the inspection and must be called in through the Building Department's Inspection Line (IVR System).
4. All inspection time requests are for either morning or afternoon, no specific times will be given.
5. Inspections are conducted Monday through Friday 8:00 AM to 4:00 PM.
6. "Courtesy or miscellaneous inspections" cannot be performed by the Fire Marshal's Office.
7. If a Deputy Fire Marshal is on site and observes work that has not been called in for an inspection, an inspection result will not be filed. Inspections shall be requested through the Building Department inspection line in order for results to be posted to the building permit.
8. All ROUGH Inspections are to be called in by the sub-contractor, as applicable.
9. All FINAL Inspections are to be scheduled by permit number.
10. All FINAL Inspections are to be called in by the General Contractor.
11. A representative of each trade shall be on site at the time of their respective inspection.



12. The Permit card and a copy of all approved/stamped plans shall be on site for each of the inspections being conducted.
13. Additional inspection requirement details will be provided on the Fire Marshal's Office inspection checklist.

**Specialty Inspections Requirements.**

1. Fire Main Inspection:
  - a. Installation requires Contractor V license, Ch. 633.102, F.S.
  - b. Includes 800 Rough Fire inspections for review of bedding, pipe joints, thrust blocks and a flush and flow test shall be included as part of this inspection.
  - c. An 891 Final Fire w/Acceptance test will include a hydrostatic test.
  - d. Prior to scheduling an 892 Final Fire w/o Acceptance test, Contractor shall submit through the Building Department permit all documentation related to the fire suppression system including but not limited to material and testing certifications, in accordance with NFPA 24, 25 and 72.
  
2. Fire Hydrant Inspection:
  - a. Includes 800 Rough Fire inspections for review of placement and flush and flow test, clear water.
  - b. An 891 Final Fire w/Acceptance Inspection, hydrostatic test and submit a water flow summary to the Fire Marshal through the Building Department (permit) and keep copy on job site.
  - c. An 892 Final Fire w/o Acceptance Inspection, submit Contractor's Material and Test Certificate for Underground Piping to the Fire Marshal through the Building Department permit (file) and copy on job site.
  
3. Fire Well Inspection:
  - a. Contractor must obtain and maintain on site a State of Florida Department of Environmental Protection (FDEP) Water Well Permit in accordance with Chapter 62-532, F.A.C.
  - b. Includes 800 Rough Fire inspections for review of placement and flush and flow test, clear water.
  - c. An 891 Final Fire w/Acceptance Inspection, flow test with gauge to verify appropriate GPM in accordance with design and submit certification to the Fire Marshal through the Building Department permit (file) and keep copy on job site.
  - d. Upon completion of the Fire Well installation, contractor shall submit a Water Well Completion report to the FDEP in accordance with Chapter 62-532.410 F.A.C. A copy of this report shall also be submitted to the Monroe County Building Department for review as part of the 892 Final Inspection.
  - e. An 892 Final Fire w/o Acceptance Inspection, submit Contractor's Material and Test Certificate for Underground Piping to the Fire Marshal through the Building Department permit (file) and copy on job site.
  
4. Fire Sprinkler Scheduling Requirements:
  - a. Coordinate with Fire Alarm/Fire Suppression System inspections.
  - b. All rough inspections are to be scheduled by the sub-contractor performing the work.



- c. Rough inspections to include:
    - 1. All underground.
    - 2. All flushing prior to connection to the fire sprinkler riser.
    - 3. Fire pump acceptance testing.
    - 4. Existing construction - 1 hard-lid inspection per job.
    - 5. New construction, commercial – 1 hard-lid inspection per floor.
    - 6. New construction to including hotels, apartments, residential board and care – 1 hard-lid inspection per wing, each floor.
    - 7. New construction, residential – 1 hard-lid inspection.
  - d. Final Inspection called in by the General Contractor.
2. Fire Alarm Scheduling Requirements:
- a. Coordinate with Fire Sprinkler/Fire Suppression System inspections.
  - b. The sub-contractor performing the work is not to call for inspection.
  - c. Final Inspection called in by the General Contractor to ensure coordination of systems.
3. Fire Suppression Scheduling Requirements:
- a. Coordinate with Fire Alarm/Fire Sprinkler system inspections.
    - 1) UL-300, Kitchen Suppression Systems:
      - a) The sub-contractor performing the work is not to call for inspection.
    - 2) FM-200, Clean Agent Systems:
      - a) The requirements listed in section 1 above.
      - b) Fan-Pressure Test to be called in by the sub-contractor performing the work.
  - b. Final Inspection must be called in by the General Contractor.
4. Petroleum Fuel Tank Scheduling Requirements:
- a. The sub-contractor shall call in Underground visualization of mounting.
  - b. The sub-contractor shall call in the pressure test of gas lines.
  - c. Final Inspection called in by the General Contractor.

Note that new development(s) may be required to provide a Fire Department Service Delivery Concurrency Evaluation at the expense of the developer, including the cost of a third-party evaluator, in accordance with Chapter 15, NFPA 1 at the discretion of the Fire Marshal.

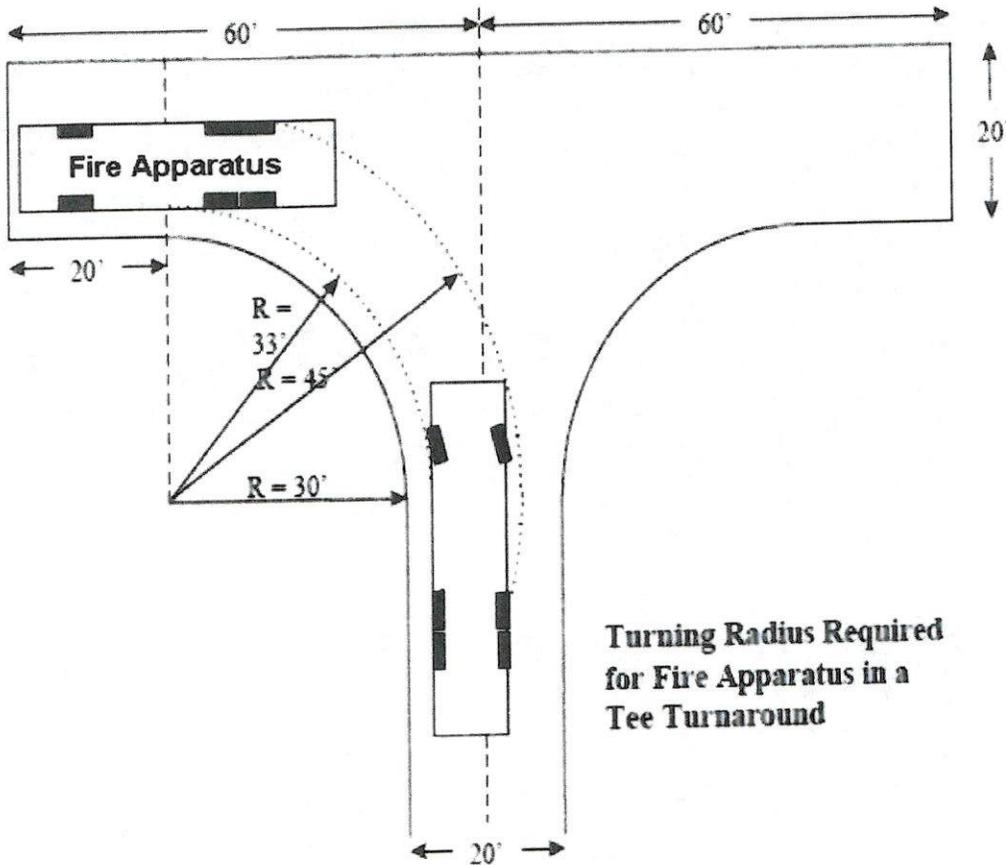
Please use this document as a resource. The Fire Marshal's Office can be contacted at (305) 289-6020.

A handwritten signature in black ink, appearing to read "Craig Marston".

Craig Marston  
Fire Marshal  
Monroe County Fire Rescue



Exhibit A  
Tee Turn Around Example



Monroe County Fire Apparatus Specification for Turn Around:

Gross Vehicle Weight (GVW): 68,000 lbs.

Inside Turning Radius: 25 ft.

Outside Turning Radius: 50 ft.

Ground Clearance: 18 in., Height: 13 ft. 4 in.

Turning Radius Required for Fire Apparatus in a Tee Turnaround

Applicable code references from Florida Fire Prevention Code and NFPA 1 Chapter 18

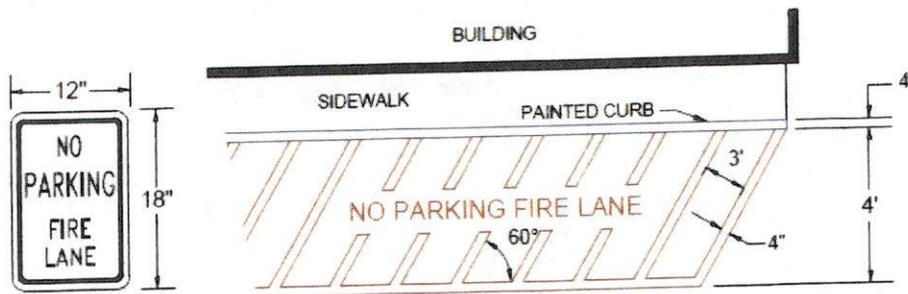
- 18.2.3.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m).
- 18.2.3.4.1.2 Fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft 6 in. (4.1 m).
- 18.2.3.4.1.2.2 Vertical clearances or widths shall be increased when vertical clearances or widths are not adequate to accommodate fire apparatus.
- 18.2.3.4.2 Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface.
- 18.2.3.4.3.1 The turning radius of a fire department access road shall be as approved by the AHJ
- 18.2.3.4.3.2 Turns in fire department access roads shall maintain the minimum road width.
- 18.2.3.4.4 Dead Ends. Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.



**Exhibit B**  
Fire Lane Markings - Example



1. Signs shall be high intensity retroreflective, twelve (12) inches wide by eighteen (18) inches in height, white with three inch high red letters not less than one half inch wide to read "NO PARKING FIRE LANE".
2. Signs shall be double faced, face the direction of traffic flow and spaced not greater than sixty (60) feet apart. No part of the Fire Lane shall be further than 30 feet from a sign.
3. Signs shall be mounted on metal posts, not less than two (2) inches in size.
4. The minimum height, measured vertically from the bottom of the sign to the top of the curb, or in the absence of curb, measured vertically from the bottom of the sign to the elevation of the near edge of the traveled way shall be 5 feet and the maximum to the bottom of the sign shall be 7 feet.
5. Where a curb is provided, four inches (4") of curb top and face shall be painted Traffic Yellow (FDOT Traffic Rated Pavement Paint). Stripes shall be four inches (4") wide extending outward to a width of four (4') feet from curb with three (3') feet between each stripe. Striping shall be two (2) coats of Yellow, FDOT Traffic Rated Pavement Paint.
6. Letters shall be not less than four (4") inches in height and not less than two (2") inches in width within the striping (between the posted signs) to read "NO PARKING FIRE LANE." Lettering shall be Traffic Yellow, FDOT Traffic Rated Pavement Paint.
7. Signs and Painted Markings shall be maintained by the Property Owner.



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

January 22, 2025

Attn: Barbara Mitchell  
Mitchell Planning & Design, Inc.  
4900 SW 2<sup>nd</sup>. Terrance  
Ocala, Florida 34471

Ref.: 835 Largo Road, Key Largo, FL.

Owners: Robert and Yvette Doherty REV Trust  
13 Bay Rd.  
Key Largo, FL. 33037

Parcel ID'S: 00537590-000000, 00537600-000000, 00537610-000000, 00537620-000000,  
00537940-000000, 00537960-000000, 00537980-000000

Dear Ms. Mitchell,

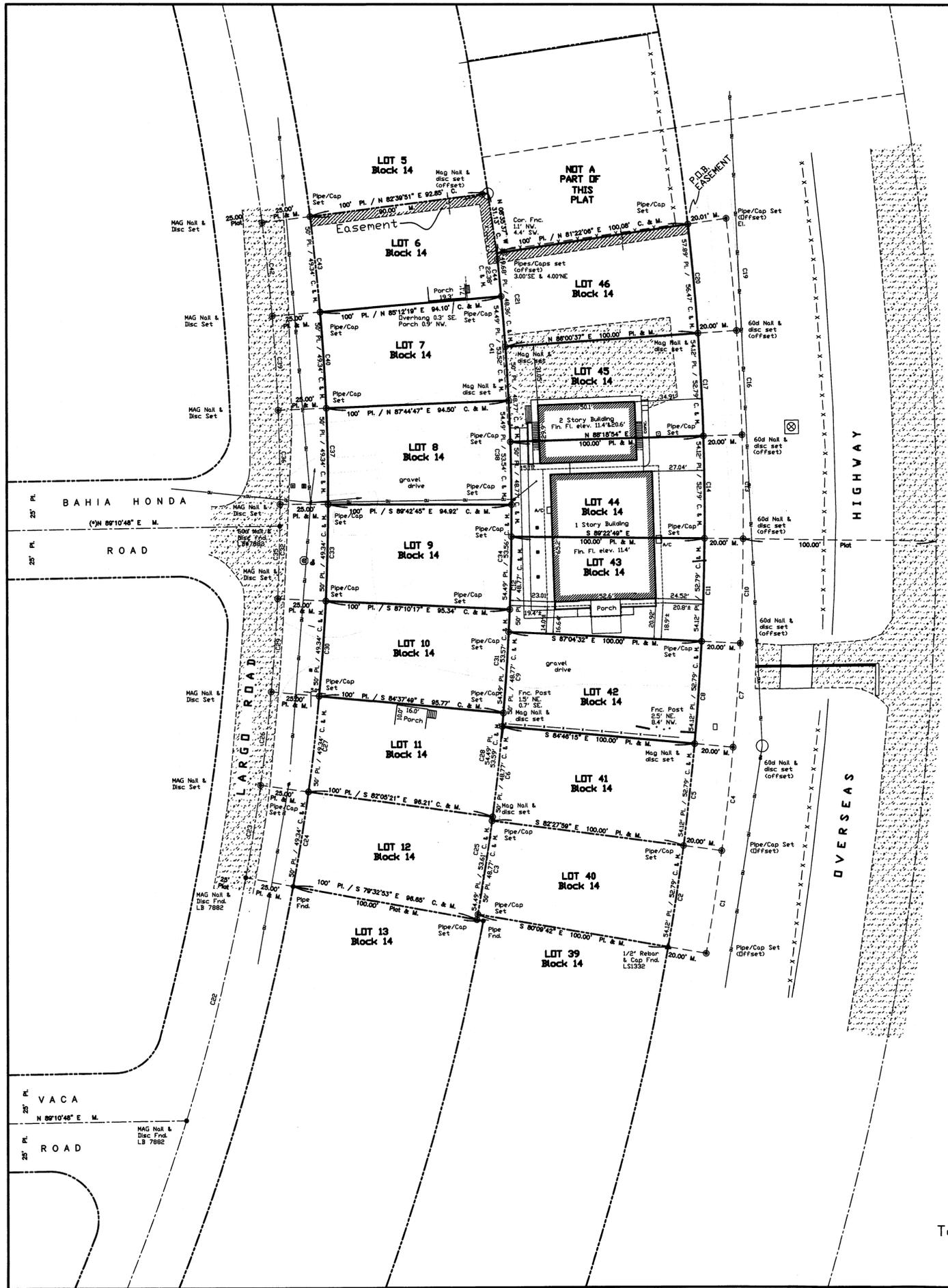
After review of the proposed site plan which you submitted for, Robert and Yvette Doherty, REV Trust, I find there is sufficient placement and designation for municipal solid waste receptacles for the above referenced property.

While recycling is not mandatory, it is strongly encouraged throughout residential and business communities. Providing a recycling container allows tenants to assist in protecting our planet, become part of the solution in reducing the carbon footprint and reduces the amount and cost of trash. If additional information is needed on, how to set-up recycling for this property, please contact this office for the Recycling Coordinator and Outreach for assistance, Melody Tuschel, at 305-509-0325.

Sincerely,

*Cheryl Sullivan*

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



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1332.40'	53.59'	53.59'	N 08°41'10" E	2°18'17"
C2	1332.40'	52.79'	52.79'	N 08°41'10" E	2°18'17"
C3	1212.40'	48.77'	48.76'	N 08°41'10" E	2°18'17"
C4	1332.40'	53.59'	53.59'	N 05°22'53" E	2°18'17"
C5	1312.40'	52.79'	52.79'	N 05°22'53" E	2°18'17"
C6	1212.40'	48.77'	48.76'	N 05°22'53" E	2°18'17"
C7	1332.40'	52.79'	52.79'	N 04°04'36" E	2°18'17"
C8	1312.40'	48.77'	48.76'	N 04°04'36" E	2°18'17"
C9	1212.40'	48.77'	48.76'	N 04°04'36" E	2°18'17"
C10	1332.40'	53.59'	53.59'	N 01°46'19" E	2°18'17"
C11	1312.40'	52.79'	52.79'	N 01°46'19" E	2°18'17"
C12	1212.40'	48.77'	48.76'	N 01°46'19" E	2°18'17"
C13	1332.40'	52.79'	52.79'	N 00°31'58" W	2°18'17"
C14	1312.40'	52.79'	52.79'	N 00°31'58" W	2°18'17"
C15	1212.40'	48.77'	48.76'	N 00°31'58" W	2°18'17"
C16	1332.40'	53.59'	53.59'	N 02°30'14" W	2°18'17"
C17	1312.40'	52.79'	52.79'	N 02°30'14" W	2°18'17"
C18	1212.40'	48.77'	48.76'	N 02°30'14" W	2°18'17"
C19	1332.40'	58.09'	58.08'	N 05°14'19" W	2°29'53"
C20	1312.40'	56.47'	56.46'	N 05°14'19" W	2°29'53"
C21	1212.40'	48.36'	48.36'	N 05°07'57" W	2°17'08"
C22	1087.40'	42.910'	42.908'	N 13°51'11" E	2°48'08"
C23	1087.40'	42.933'	42.932'	N 09°10'53" E	2°32'28"
C24	1112.40'	49.34'	49.33'	N 09°10'53" E	2°32'28"
C25	1212.40'	53.61'	53.61'	N 08°42'15" E	2°32'01"
C26	1087.40'	42.933'	42.932'	N 05°38'25" E	2°32'28"
C27	1112.40'	49.344'	49.343'	N 06°38'25" E	2°32'28"
C28	1212.40'	53.59'	53.59'	N 06°10'10" E	2°31'58"
C29	1087.40'	42.933'	42.932'	N 04°05'57" E	2°32'28"
C30	1112.40'	49.343'	49.343'	N 04°05'57" E	2°32'28"
C31	1212.40'	53.57'	53.57'	N 03°38'19" E	2°31'55"
C32	1087.40'	42.933'	42.932'	N 01°33'29" E	2°32'28"
C33	1112.40'	49.344'	49.343'	N 01°33'29" E	2°32'28"
C34	1212.40'	53.56'	53.55'	N 01°06'26" E	2°31'51"
C35	1087.40'	42.933'	42.932'	N 01°51'11" E	1°57'04"
C36	1087.40'	42.933'	42.932'	N 00°58'59" W	2°32'28"
C37	1112.40'	49.344'	49.343'	N 00°58'59" W	2°32'28"
C38	1212.40'	53.54'	53.53'	N 01°25'24" W	2°31'48"
C39	1087.40'	42.933'	42.932'	N 03°31'27" W	2°32'28"
C40	1112.40'	49.344'	49.343'	N 03°31'27" W	2°32'28"
C41	1212.40'	53.52'	53.52'	N 03°57'11" W	2°31'45"
C42	1087.40'	42.933'	42.932'	N 06°03'55" W	2°32'28"
C43	1112.40'	49.344'	49.343'	N 06°03'55" W	2°32'28"
C44	1212.40'	22.38'	22.38'	N 05°44'47" W	1°03'27"

**DESCRIPTION:**

Lots 7-10, 42-46, Block 14, LAKE SURPRISE ESTATES, according to the Plat thereof, as recorded in Plat Book 4, at page 162, of the Public Records of Monroe County, Florida.

**SUBJECT TO SEWER EASEMENT:**

**EASEMENT DESCRIPTION:**  
An easement for construction and maintenance of a sanitary sewer line. Being over and across portions of Lots 6 and 46, Block 14, LAKE SURPRISE ESTATES, according to the Plat thereof, as recorded in Plat Book 4, at Page 162 of the Public Records of Monroe County, Florida, being more particularly described by metes and bounds as follows:

Begin at the Northeast corner of said Lot 46; thence run southerly along the East line of said Lot 46, said line being a curve having a radius of 1312.40' and also being the westerly right of way line of the Overseas Highway, according to the said Plat of LAKE SURPRISE ESTATES, to the point of intersection with a line which lies 5.00 feet southerly of and parallel with the North line of said Lot 46; thence run westerly along said parallel line to a point which lies 5.00 feet westerly of the East line of Lot 6 aforesaid, said line being a curve having a radius of 1212.40 feet; thence run northerly along a line which lies 5.00 feet westerly of and parallel with the said East line of Lot 6, to the point of intersection with a line which lies 5.00 feet southerly of and parallel with the North line of said lot 6; thence run westerly along said parallel line to the point of intersection with the West line of said Lot 6, said line being a curve having a radius of 1112.40 feet and being also the easterly right of way line of Largo Road, according to the said Plat of LAKE SURPRISE ESTATES; thence run northerly along said West line of Lot 6 to the Northwest corner of said Lot 6; thence run easterly along the North line of said Lot 6 to the Northeast corner of said lot 6; thence run southerly along the East line of said Lot 6 to the Northwest corner of Lot 46 aforesaid; thence run easterly along the aforesaid North line of Lot 46 to the Point of Beginning. Contains 1140 square feet more or less.



Total parcel = 45,072.2± sq. ft. = 1.0± acres

**SURVEY NOTES**

- This sketch of survey represents a perimeter boundary survey with existing above ground improvements located. Underground utilities or structures were not located.
- This parcel has a physical address of: 835 Largo Rd., Key Largo, FL 33037
- This parcel is in N.F.I.P., flood zone AE, El. 9' as shown on F.E.M.A. map panel #12087C0767, revised 2/18/05, and/or is depicted hereon if parcel is in more than one zone.
- No encroachments or notorious evidence of occupation and/or use of the described parcel for right-of-way, ingress and egress were noted by this survey unless shown hereon.
- The description was furnished by the client. Only easements and rights-of-way depicted or described on the recorded plat or stated in the description hereon are shown.
- The bearings and/or North arrow were derived from the recorded plat or description hereon. The bearing base for this survey is denoted thus: (\*)
- Additions or deletions to survey maps/reports by other than the signing party/parties is prohibited without written consent of the signing party/parties.
- By his signature and embossed seal, the Florida P.S.M. or P.L.S. signing this survey hereby certifies to the following named parties that this survey was performed under his direct supervision and that it is true and correct to the best of his knowledge and belief:  
ROBERT M. DOHERTY & YVETTE DOHERTY  
TURNER & LYNN, PA  
OLD REPUBLIC NATIONAL TITLE INSURANCE CO.  
ATLANTIC SALMON, LLC
- This drawing was revised on 10/24/22 to show total parcel sq. ft. & floor elevation of buildings on Lots 43-45 ONLY.
- This drawing was revised on 12/31/24 to show total parcel sq. ft. & to show Lots 7-10 & 42-46 ONLY. No improvements or locations were verified for the purpose of this drawing.

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MONROE COUNTY  
PLANNING DEPT.

**ABBREVIATIONS/LEGEND**

1" = 30'	Scale
Section 31	Township 60 South, Range 40 East
Key Largo	Monroe County, Florida
Drawing No.:	16935/20583
Surveyed:	11/12,16/20, 8/26-27/21
Fieldbook:	L218/229

Florida Certificate of  
Automation No. LB 7882

NOT VALID  
WITHOUT THE  
SEAL AND  
SIGNATURE  
OF THE  
LICENSED SURVEYOR  
AND MAPPER

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

MASSEY-RICHARDS SURVEYING & MAPPING, LLC. # 88888 OVERSEAS HWY. / P.O. BOX 619, - TAVERNIER, FL. 33070  
PHONE (305) 853-0066 FAX (305) 853-0233  
Prepared for: Doherty  
Section 31 Township 60 South, Range 40 East  
Key Largo Monroe County, Florida  
Drawn By: DSM  
Surveyed: 11/12,16/20, 8/26-27/21  
Fieldbook: L218/229





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2133

835 LARGO RENOVIATION

835 LARGO RD, KEY LARGO, FL 33037

CLIENT  
**ROBERT DOHERTY**

DRAWN BY DATE  
DYLAN RZEPKA 01/08/25

REV# DESCRIPTION DATE

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MUNIRRE COUNTY PLANNING DEPT.

## PROJECT DIRECTORY

**OWNER:**  
DOHERTY ROBERT M REV TRUST 02/03/2021  
DOHERTY YVETTE REV TRUST 02/03/2021

**DESIGNER:**  
DYLAN RZEPKA

COVER PAGE

A000

SCALE 1/4" = 1'-0"

## PERSPECTIVE



**PROPERTY OWNER AND ADDRESS:**  
DOHERTY ROBERT M REV TRUST 02/03/2021  
DOHERTY YVETTE REV TRUST 02/03/2021  
13 BAY RD  
KEY LARGO FL 33037

**PROJECT ADDRESS:**  
835 LARGO RD  
KEY LARGO FL 33037

**PARCEL ID:** - 00537590-000000

**PROPERTY ID:** - 1661112

**LEGAL DESCRIPTION:**  
BK 14 LT 7 LAKE SURPRISE ESTATES KEY LARGO PB4-162 OR625-49 OR631-369 OR816-2320 OR3126-0265

**FLOOD:**  
FLOOD ELEVATION: - AE-9  
DESIGN FLOOD ELEVATION - AE-10

**ZONING:** - SC  
- SUBURBAN COMMERCIAL DISTRICT

**CODE:**

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

**STANDARD DESIGN CRITERIA:**

WIND SPEED: 180 MPH PER A.S.C.E. - 7-22  
FLOOR LIVE LOAD: - 40 #/SF  
ROOF LIVE LOAD: - 30 #/SF  
FLOOR DEAD LOAD: - 80 #/SF  
ROOF DEAD LOAD: - 20 #/SF  
EXPOSURE CATEGORY: - "D"  
IMPORTANCE FACTOR: - 1.0  
INTERNAL PRESSURE COEFFICIENT - 0.18

## VICINITY MAP



## SCOPE OF WORK

CHANGE OF OCCUPANCY FROM A-3 ASSEMBLY TO B BUSINESS.

## ABBREVIATIONS

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

## SYMBOL & MATERIAL LEGEND

	DETAIL SHEET NUMBER		WINDOW TAG		CONCRETE		GRAVEL
	DETAIL CALLOUT		DOOR TAG		GYPSUM		BRICK
	ELEVATION TAG		KEYNOTE TAG		EARTH		CLAY TILE
	SECTION SHEET NUMBER		ASSEMBLY TAG		BATT INSULATION		CMU
			REVISION TAG		RIGID INSULATION		STEEL
			LIGHT TAG		WOOD		PLYWOOD

**GENERAL NOTES**

1. FIRST FLOOR ELEVATION IS BASED ON THE CITY DATUM XX.XX' LOCATED AT STREET ADDRESS.
2. G.C. TO COORDINATE ALL INCOMING UTILITIES.
3. SEE LANDSCAPE AND CIVIL DRAWINGS FOR MORE SPECIFIC DETAILS REGARDING HARD AND SOFT SCAPE.

**LEGEND**

--- PROPERTY LINE

**KEYNOTE**

2133

**835 LARGO RENOVATION**

**835 LARGO RD, KEY LARGO, FL 33037**

CLIENT  
**ROBERT DOHERTY**

DRAWN BY: DYLAN RZEPKA  
DATE: 1/8/25

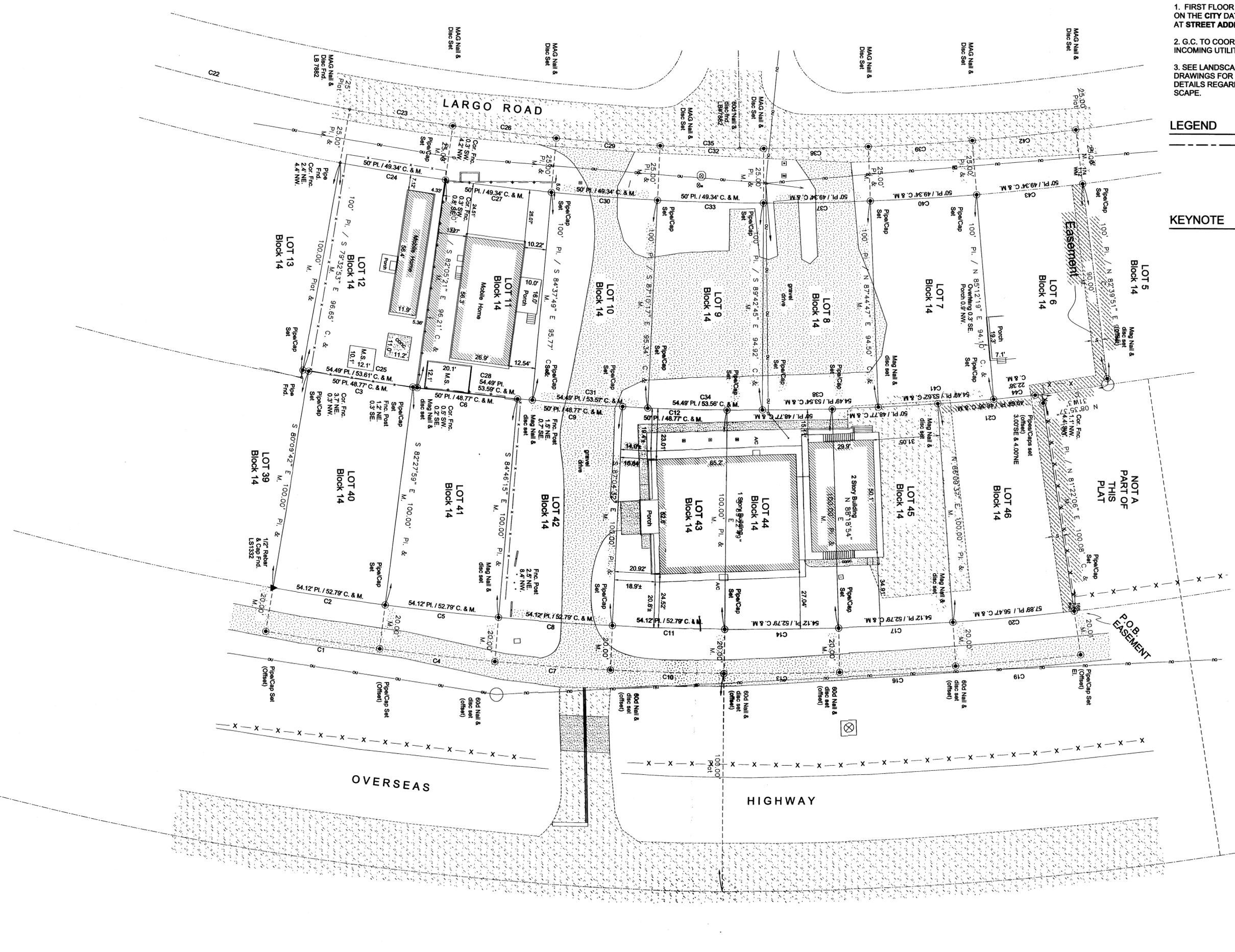
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**SITE PLAN**

**A100**

SCALE: As indicated



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835 LARGO RENOVATION

835 LARGO RD, KEY LARGO, FL 33037

CLIENT  
**ROBERT DOHERTY**

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FLOOR PLANS

**A101**

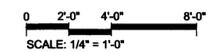
SCALE 1/4" = 1'-0"



① 01 LEVEL 1 FF  
 1/4" = 1'-0"

**NOTE:**

**TOTAL OFFICE - 2,459 SQFT**  
**TOTAL WAREHOUSE - 3289 SQFT**



12-23-24.rvt

1 2 3 4 5 6 7 8 9

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835 LARGO  
RENOVATION

835 LARGO  
RD, KEY  
LARGO, FL  
33037

CLIENT  
ROBERT  
DOHERTY

DRAWN BY DATE  
DYLAN RZEPKA 1/8/25

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2ND FLOOR  
FLOOR PLANS

A102

SCALE 1/4" = 1'-0"

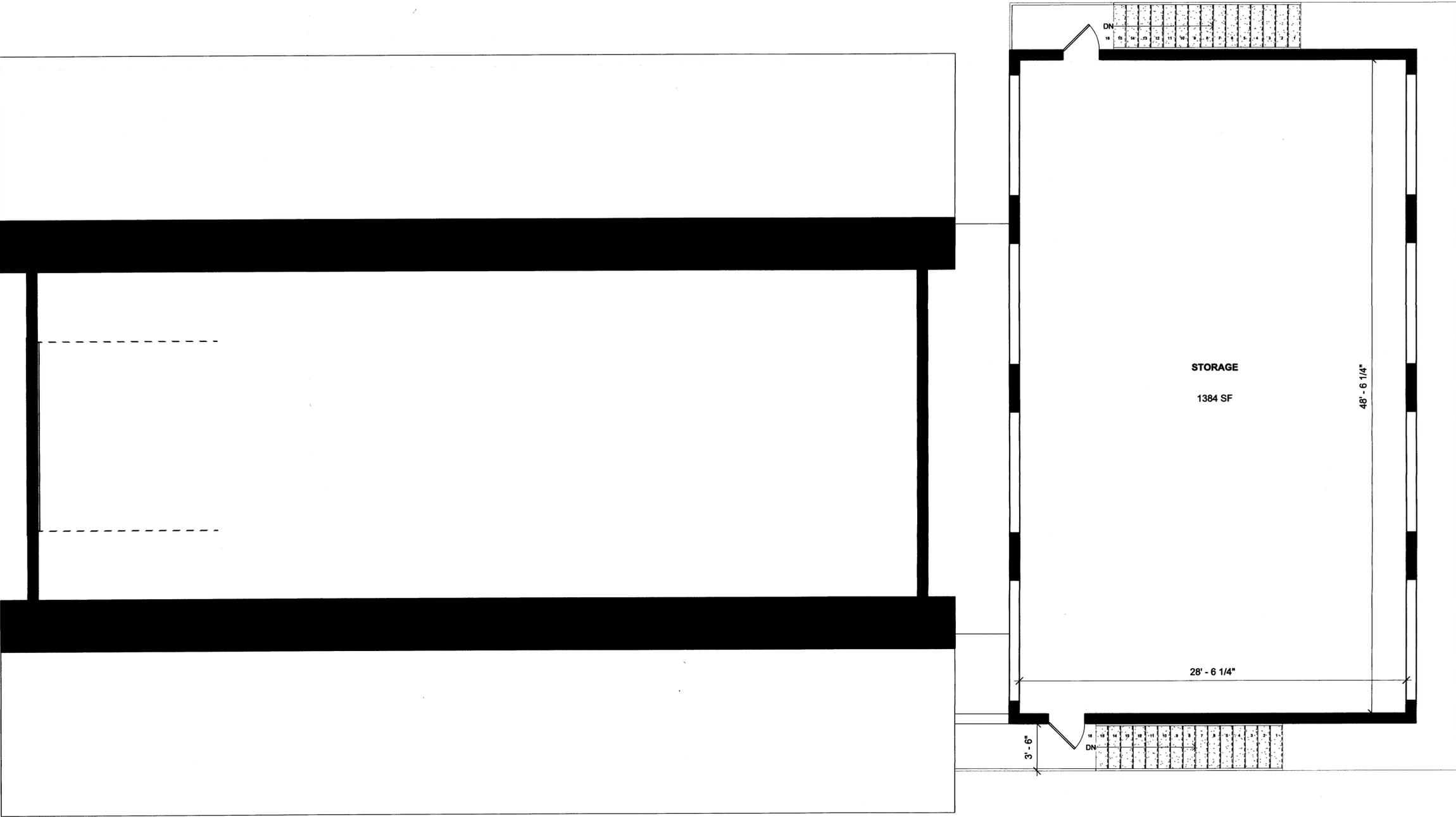
A200  
4

A200  
3

A200  
1

A200  
2

0 2'-0" 4'-0" 8'-0"  
SCALE: 1/4" = 1'-0"



1 02 LEVEL 2 FF  
1/4" = 1'-0"

12-23-24.rvt

2133

835 LARGO RENOVIATION

835 LARGO RD, KEY LARGO, FL 33037

CLIENT  
**ROBERT DOHERTY**

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 DYLAN RZEPKA 1/8/25

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EXTERIOR ELEVATIONS

A200

SCALE 1/4" = 1'-0"

G  
F  
E  
D  
C  
B  
A

① EAST ELEVATION  
 1/4" = 1'-0"

03 ROOFLINE  
 30' - 7 1/4" FT  
 30.60NGVD  
 10' - 0"  
 02 LEVEL 2 FF  
 20' - 7 1/4" FT  
 20.60NGVD  
 9' - 2 1/2"  
 01 LEVEL 1 FF  
 11' - 4 3/4" FT  
 11.40NGVD  
 00 EXISTING GRADE  
 10' - 7 1/4" FT  
 10.60NGVD

② SOUTH ELEVATION  
 1/4" = 1'-0"

03 ROOFLINE  
 30' - 7 1/4" FT  
 30.60NGVD  
 02 LEVEL 2 FF  
 20' - 7 1/4" FT  
 20.60NGVD  
 01 LEVEL 1 FF  
 11' - 4 3/4" FT  
 11.40NGVD  
 00 EXISTING GRADE  
 10' - 7 1/4" FT  
 10.60NGVD

③ WEST ELEVATION  
 1/4" = 1'-0"

03 ROOFLINE  
 30' - 7 1/4" FT  
 30.60NGVD  
 02 LEVEL 2 FF  
 20' - 7 1/4" FT  
 20.60NGVD  
 01 LEVEL 1 FF  
 11' - 4 3/4" FT  
 11.40NGVD  
 00 EXISTING GRADE  
 10' - 7 1/4" FT  
 10.60NGVD

④ NORTH ELEVATION  
 1/4" = 1'-0"

03 ROOFLINE  
 30' - 7 1/4" FT  
 30.60NGVD  
 02 LEVEL 2 FF  
 20' - 7 1/4" FT  
 20.60NGVD  
 01 LEVEL 1 FF  
 11' - 4 3/4" FT  
 11.40NGVD  
 00 EXISTING GRADE  
 10' - 7 1/4" FT  
 10.60NGVD

1 2 3 4 5 6 7 8 9

12-23-24.rvt



