

SMITH / HAWKS

ATTORNEYS AT LAW

Barton W. Smith, Esq.
Jess Miles Goodall, Esq.
Telephone: (305) 296-7227
Email: Bart@SmithHawks.com
Jess@SmithHawks.com
Brandi@SmithHawks.com

SENT VIA EMAIL

January 7, 2025

RECEIVED

Emily Schemper, Senior Director
Monroe County Planning & Environmental Resources Department
2798 Overseas Highway, Suite 400
Marathon, Florida 33050
Email: Schemper-Emily@MonroeCounty-FL.Gov

JAN 10 2025

MONROE COUNTY
PLANNING DEPT.

**RE: NOTICE OF CHANGE OF OWNERSHIP
92501 OVERSEAS HIGHWAY, TAVERNIER, FLORIDA 33070
DEVELOPMENT AGREEMENT APPLICATION - (FILE NO. 2024-041)**

Dear Emily,

On behalf of our clients, BLACKSTONE GROUP TAVERNIER 925, L.L.C. and VC TAVERNIER, LLC (collectively, the "New Owners"), please accept this formal notice of change of ownership for the real property located at 92501 Overseas Highway, Tavernier, Florida 33070 ("Property"). The New Owners are hereby notifying the Monroe County Planning and Environmental Resources Department (the "County") that on December 16, 2024, the New Owners completed the purchase of the Property from SINGLETARY CONCRETE PRODUCTS INC and CEMEX CONSTRUCTION MATERIALS FLORIDA LLC (collectively, the "Prior Owner").

As the County is aware, the BLACKSTONE GROUP TAVERNIER 925, L.L.C, and THE VESTCOR COMPANIES, INC. submitted an application for a Development Agreement for the Property [File No. 2024-041], and this notice is being provided to notify the County that the interest in the Property is now vested solely in the New Owners, and as such, the New Owners have assumed the interest in the above referenced pending application as Applicants, and request that the County amend its records to reflect the same.

As part of this notice, please find the following documents attached for the New Owners:

1. Recorded Warranty Deeds, attached hereto as **Exhibit A**;
2. Agent Authorizations, attached hereto as **Exhibit B**;
3. Ownership Disclosure Forms, attached hereto as **Exhibit C**; and
4. Updated Development Agreement to reflect New Owners, attached hereto as **Exhibit D**.

Emily Schemper, Senior Director

RE: NOTICE OF CHANGE OF OWNERSHIP – [File No. 2024-041]

January 7, 2025

Page 2 of 2

Please be advised that the Monroe County Property Appraiser has not yet updated its records to reflect the change in ownership, and updated property record cards will be provided once updated.

If you require anything further, please do not hesitate to contact our office.

Sincerely,



Barton W. Smith

Enclosures

BWS/JG/bg

EXHIBIT A

PREPARED BY AND RETURN TO:

Bryan Hawks
Smith Hawks, PL
138 Simonton St,
Key West, Florida 33040
Parcel ID No: portion of 00089490-000000
Consideration \$3,800,000.00

[Space Above This Line for Recording Data]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 10 day of December 2024, by CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC, a Delaware limited liability company, whose mailing address is 1720 Centrepark Drive East, West Palm Beach, FL 33401 ("Grantor"), and delivered VC TAVERNIER, LLC, a Florida limited liability company, whose mailing address is 1649 Atlantic Boulevard, Jacksonville, FL 32207 ("Grantee"), (Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations and other entities.)

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, remise, transfer and convey unto Grantee forever, the following described land in Monroe County, Florida (the "*Property*"):

A portion of Lot 6, MacDonald's Plat lying Easterly of the Easterly right of way line of Old State Road 4-A, and Recorded in Plat Book 1, at Page 64 of the Public Records of Monroe County, Florida and being more particularly described as follows:

BEGINNING at the Northwesterly corner of said Lot 6, P.B. 1, P. 64 on the Easterly right of way line of Old State Road 4-A; thence run N. 88°58'07" E. along the North line of Lot 6 for a distance of 1256.84 feet to the Northeast corner of Lot 6; thence run S. 02°34'13" E. along the East line of Lot 6 for a distance of 641.37 feet to the Southeast corner of Lot 6; thence run S. 89°19'34" W. along the South line of Lot 6 for a distance of 673.07 feet; thence run N. 00°02'56" W. for a distance of 531.01 feet; thence run N. 89°58'46" W. for a distance of 627.63 feet to a point on the Easterly right of way line of Old State Road 4-A; thence run N. 09°24'42" E. along said Easterly right of way line for a distance of 96.08 feet back to the POINT OF BEGINNING.

TOGETHER WITH all the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

The Property is conveyed in AS IS, WHERE IS condition WITH ALL FAULTS.

TO HAVE AND TO HOLD the same in fee simple forever.

SUBJECT TO (a) applicable zoning ordinances; (b) taxes and assessments for the year 2025 and subsequent years and easements; (c) use restrictions attached hereto and incorporated herein as Exhibit A; and (d) encumbrances, easements, restrictions and other matters specifically identified and listed on Exhibit B attached hereto and incorporated herein, provided, however, the foregoing statement is not intended to and shall not be construed to reimpose any such matters.

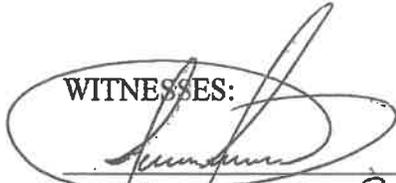
Grantor hereby covenants with Grantee that, except for those matters described above, at the time of the delivery of this Deed, the Property was free from all encumbrances made by Grantor, and that Grantor will warrant and defend the title to the Property against the lawful claims and demands of all persons whomsoever lawfully claiming by, through or under Grantor herein, but against none other.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this deed on the day and year first above written.

**Cemex Construction Materials Florida, LLC,
a Delaware limited liability company**

WITNESSES:



Print Name: Jolio REYES
Address: 10100 Katy Frwy, Suite 300
Houston, TX 77043



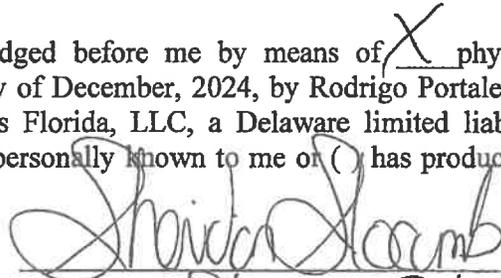
By: Rodrigo Portales
Its: Vice President



Print Name: Claudia Auer
Address: 10100 Katy Frwy, Suite 300
Houston, TX 77043

STATE OF Texas
COUNTY OF Harris

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization this 13 day of December, 2024, by Rodrigo Portales, as Vice President of Cemex Construction Materials Florida, LLC, a Delaware limited liability company, on behalf of said company. He (x) is personally known to me or () has produced a driver's license as identification.



Notary Public State of
Print Name: Sheridan Slocumb

(AFFIX NOTARIAL SEAL)

My Commission Expiration

and Commission Number:



EXHIBIT A

USE RESTRICTIONS

As a material inducement to Grantor's agreement to sell the Property to Grantee, Grantee and its successors, assigns and affiliates shall not develop, use or operate the Property, or permit the Property to be used, developed or operated, for the purpose of producing, manufacturing, grinding, selling or distributing ready-mix concrete, construction aggregates, fly ash, slag, cement, concrete block, asphalt, reinforced concrete pipe, precast products, flared ends sections, cementitious material or other products or services competitive with those sold or furnished by Grantor. In the event of ambiguity, the terms ready-mix concrete, construction aggregates, fly ash, slag, cement, concrete block, asphalt, pipe and cementitious materials shall have the meaning established by American Society for Testing and Materials (ASTM) or any successor entity of ASTM. Grantor shall have the right to enforce, by proceedings at law or in equity, the restrictions and covenants imposed by this provision including the right to prevent the violation of such restrictions and covenants, and the right to recover damages or other amounts due for such violation. Grantee acknowledges that breach of this use restriction would cause immediate and irreparable harm to Grantor for which money damages would be inadequate. Therefore, Grantor shall be entitled to injunctive relief for any breach by Grantee, its successors, assigns or affiliates of this use restriction without proof of actual damages and without the post of a bond or other security. Such remedy shall not be deemed to be the exclusive remedy for breach of this use restriction but shall be in addition to all other remedies available at law or equity. The use restriction shall not burden any real property other than the Property and shall run with the land.

EXHIBIT B

- 1) Terms, covenants, conditions and other matters contained in any unrecorded Lease(s) and all rights thereunder of the Lessee(s) and of any person claiming by, through or under the Lessee(s).
- 2) Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
- 3) Terms, provisions, easements and conditions contained in that Declaration of Restrictions, Covenants and Conditions and Grant of Easements and Covenants Regarding Commercial Use from Blackstone Group-Tavernier 925, L.L.C., a Florida limited liability company and VC Tavernier, LLC, a Florida limited liability company, recorded in Official Records
- 4) Survey prepared by David S. Massey, dated October 15, 2022 and last revised December 11, 2024 under Drawing No. 18980A reveals the following:
 - a. Sheds from adjoining Lot Owners onto our subject property along the Northerly property line.”
- 5) Subject to County Ordinance No. 026-2022, which among other matters, pertains to and provides for amendments to the Monroe County Land Development Code; repeals, reenacts and updates Chapter 122, Floodplain Management, and contains provisions requiring inspections of property occupied by an elevated residential structure meeting certain criteria, prior to the transfer of ownership thereof, and which establishes penalties for non-compliance.
- 6) Easement Grant in favor of the Key Largo Wastewater Treatment District recorded December 30, 2015, in Official Records Book 2776, Page 437.
- 7) State Law under Chapter 76-190 and Chapter 22F-8.02 of the Florida Administration Code for Land Planning for the Florida Keys Area of Critical State Concern, as contained in the instrument recorded in Official Records Book 668, Page 43.

PREPARED BY AND RETURN TO:
Gregory S. Oropeza, Esq.
Oropeza, Stones & Cardenas, PLLC
221 Simonton Street
Key West, Florida 33040
Parcel ID No: 00490250-000000 and portion of 00089490-000000
Consideration \$5,700,000.00

[Space Above This Line for Recording Data]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 16th day of December 2024, by CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC, a Delaware limited liability company, whose mailing address is 1720 Centrepark Drive East, West Palm Beach, FL 33401 (“Grantor”), and delivered BLACKSTONE GROUP-TAVERNIER 925, LLC a Florida limited liability company with its mailing address of One Lawrence Square, Springfield, IL 62704 (“Grantee”), (Wherever used herein, the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations and other entities.)

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, remise, transfer and convey unto Grantee forever, the following described land in Monroe County, Florida (the “Property”):

A portion of Lot 6, MacDonald's Plat Recorded in Plat Book 1, Page 64 and a Part of Tract 2, PLAT OF SURVEY OF ELLIS PROPERTY, Recorded in Plat Book 2, Page 99, all lying Easterly of the Easterly right of way line of Old State Road 4-A as Recorded in the Public Records of Monroe County, Florida and being more particularly described as follows:

COMMENCING at the Northwesterly corner of said Lot 6, P.B. 1, P. 64 on the Easterly right of way line of Old State Road 4-A; thence run S. 09°24'42” W. along the Easterly right of way line of Old State Road 4-A for a distance of 96.08 feet to the POINT OF BEGINNING of the parcel hereinafter described; thence run S. 89°58'46” E. for a distance of 627.63 feet; thence run S. 00°02'56” E. for a distance of 531.01 feet to a point on the South line of Lot 6; thence run along the South line of Lot 6, S. 89°19'34” W. for a distance of 596.34 feet to a point on the Southeasterly corner of Tract 2, P.B. 2, P. 99; thence continue along the South line of Tract 2, S. 89°19'34” W. for a distance of 148.15 feet to a point on the Easterly right of way line of Old State Road 4-A, said point being on a circular curve concave to the Northwest and having for its elements a radius of 2126.08 feet, a delta angle of 7°54'24”, a chord distance of 293.16 feet and a chord bearing of N.

14°30'41" E.; thence run along the arc of said curve along the Easterly right of way line of Old State Road 4-A for a distance of 293.39 feet; thence run N. 87°25'20" E. for a distance of 49.95 feet to a point on the East line of Tract 2; thence run N. 04°58'58" W. along the East line of Tract 2 for a distance of 120.11 feet; thence run S. 87°27'20" W. for a distance of 18.99 feet to a point on the Easterly right of way line of Old State Road 4-A; thence run along the Easterly right of way line of Old State Road 4-A for a distance of 136.98 feet back to the POINT OF BEGINNING.

TOGETHER WITH all the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

The Property is conveyed in AS IS, WHERE IS condition WITH ALL FAULTS.

TO HAVE AND TO HOLD the same in fee simple forever.

SUBJECT TO (a) applicable zoning ordinances; (b) taxes and assessments for the year 2025 and subsequent years and easements; (c) use restrictions attached hereto and incorporated herein as Exhibit A; and (d) encumbrances, easements, restrictions and other matters specifically identified and listed on Exhibit B attached hereto and incorporated herein, provided, however, the foregoing statement is not intended to and shall not be construed to reimpose any such matters.

Grantor hereby covenants with Grantee that, except for those matters described above, at the time of the delivery of this Deed, the Property was free from all encumbrances made by Grantor, and that Grantor will warrant and defend the title to the Property against the lawful claims and demands of all persons whomsoever lawfully claiming by, through or under Grantor herein, but against none other.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this deed on the day and year first above written.

**Cemex Construction Materials Florida, LLC,
a Delaware limited liability company**

WITNESSES:

[Signature]
Print Name: John Heffernan
Address: 10100 Katy Frwy, Suite 300
Houston TX 77043

[Signature]
By: Rodrigo Portales
Its: Vice President

[Signature]
Print Name: Julio Diaz
Address: 10100 Katy Frwy, Suite 300
Houston TX 77043

STATE OF Texas
COUNTY OF Harris

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 13 day of December, 2024, by Rodrigo Portales, as Vice President of Cemex Construction Materials Florida, LLC, a Delaware limited liability company, on behalf of said company. He is personally known to me or has produced a driver's license as identification.

(AFFIX NOTARIAL SEAL)

My Commission Expiration
and Commission Number:

[Signature]
Notary Public - State of
Print Name: Sheridan Slocumb



EXHIBIT A

USE RESTRICTIONS

As a material inducement to Grantor's agreement to sell the Property to Grantee, Grantee and its successors, assigns and affiliates shall not develop, use or operate the Property, or permit the Property to be used, developed or operated, for the purpose of producing, manufacturing, grinding, selling or distributing ready-mix concrete, construction aggregates, fly ash, slag, cement, concrete block, asphalt, reinforced concrete pipe, precast products, flared ends sections, cementitious material or other products or services competitive with those sold or furnished by Grantor. In the event of ambiguity, the terms ready-mix concrete, construction aggregates, fly ash, slag, cement, concrete block, asphalt, pipe and cementitious materials shall have the meaning established by American Society for Testing and Materials (ASTM) or any successor entity of ASTM. Grantor shall have the right to enforce, by proceedings at law or in equity, the restrictions and covenants imposed by this provision including the right to prevent the violation of such restrictions and covenants, and the right to recover damages or other amounts due for such violation. Grantee acknowledges that breach of this use restriction would cause immediate and irreparable harm to Grantor for which money damages would be inadequate. Therefore, Grantor shall be entitled to injunctive relief for any breach by Grantee, its successors, assigns or affiliates of this use restriction without proof of actual damages and without the post of a bond or other security. Such remedy shall not be deemed to be the exclusive remedy for breach of this use restriction but shall be in addition to all other remedies available at law or equity. The use restriction shall not burden any real property other than the Property and shall run with the land.

EXHIBIT B

1. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
2. Subject to County Ordinance No. 026-2022, which among other matters, pertains to and provides for amendments to the Monroe County Land Development Code; repeals, reenacts and updates Chapter 122, Floodplain Management, and contains provisions requiring inspections of property occupied by an elevated residential structure meeting certain criteria, prior to the transfer of ownership thereof, and which establishes penalties for non-compliance.
3. State Law under Chapter 76-190 and Chapter 22F-8.02 of the Florida Administration Code for Land Planning for the Florida Keys Area of Critical State Concern, as contained in the instrument recorded in Official Records Book 668, Page 43.
4. Easement Grant in favor of the Key Largo Wastewater Treatment District recorded December 30, 2015, in Official Records Book 2776, Page 437.
5. Any portion of the Land lying within the right-of-way of Old State Road 4-A.
6. Encroachments, overlaps, boundary line disputes, encumbrances, violations, variations or other matters that would be disclosed by an accurate and complete survey of the Property.

EXHIBIT B

ORIGINAL

AGENT AUTHORIZATION FORM IN FILE NO.

2022-012

Date of Authorization: 12 / 31 / 24
Month Day Year

I hereby authorize SMITH/HAWKS, PL / Barton W. Smith, Esq. / Jess Miles Goodall, Esq. be listed as authorized agent
(Print Name of Agent)

representing VC TAVERNIER, LLC for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of ANY/ALL MONROE COUNTY PLANNING DEPARTMENT APPLICATIONS
(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)

See Attached Legal Description.

Lot Block Subdivision Key (Island)

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

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

Authorized Agent Contact Information:

138 Simonton Street, Key West, FL 33040

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

(305) 296-7227

Work Phone Home Phone Cell Phone Email Address

Bart@SmithHawks.com
Jess@SmithHawks.com
Brandi@SmithHawks.com

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: 12/31/24

STATE OF Florida COUNTY OF Duval

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

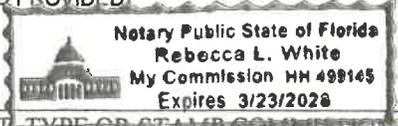
on 31st day of December, 2024, by Jason O. Ployd
(PRINT NAME OF PERSON MAKING STATEMENT)

as Vice President of VESTCOR, INC., Manager of VC TAVERNIER, LLC who is
(TITLE)

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

(TYPE OF ID PROVIDED)

Signature of Notary Public: Rebecca L. White
SIGNATURE OF NOTARY PUBLIC



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

A portion of Lot 6, MacDonald's Plat lying Easterly of the Easterly right of way line of Old State Road 4-A, and Recorded in Plat Book 1, at Page 64 of the Public Records of Monroe County, Florida and being more particularly described as follows:

BEGINNING at the Northwesterly corner of said Lot 6, P.B. 1, P. 64 on the Easterly right of way line of Old State Road 4-A; thence run N. 88°58'07" E. along the North line of Lot 6 for a distance of 1256.84 feet to the Northeast corner of Lot 6; thence run S. 02°34'13" E. along the East line of Lot 6 for a distance of 641.37 feet to the Southeast corner of Lot 6; thence run S. 89°19'34" W. along the South line of Lot 6 for a distance of 673.07 feet; thence run N. 00°02'56" W. for a distance of 531.01 feet; thence run N. 89°58'46" W. for a distance of 627.63 feet to a point on the Easterly right of way line of Old State Road 4-A; thence run N. 09°24'42" E. along said Easterly right of way line for a distance of 96.08 feet back to the POINT OF BEGINNING.

ORIGINAL IN
FILE NO. 2022-012

AGENT AUTHORIZATION FORM

Date of Authorization: 12 / 30 / 2024
Month Day Year

I hereby authorize SMITH/HAWKS, PL / Barton W. Smith, Esq
Jess Miles Goodall, Esq be listed as authorized agent
(Print Name of Agent)

representing BLACKSTONE GROUP - TAVERNIER 925, L.L.C for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of ANY/ALL MONROE COUNTY PLANNING DEPARTMENT APPLICATIONS
(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)

See Attached Legal Description.

Lot Block Subdivision Key (Island)

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

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

Authorized Agent Contact Information:

138 Simonton Street, Key West, FL 33040

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

Bart@SmithHawks.com
Jess@SmithHawks.com
Brandi@SmithHawks.com

(305) 296-7227

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: December 30, 2024

Andrew Toppino, as Manager of
BLACKSTONE GROUP - TAVERNIER 925, L.L.C

STATE OF FLORIDA

COUNTY OF MONROE

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

on 30th day of December, 2024, by Andrew Toppino, as Manager of
BLACKSTONE GROUP - TAVERNIER 925, L.L.C
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced N/A as
(TYPE OF ID PROVIDED) identification.

Brandi Green
SIGNATURE OF NOTARY PUBLIC

Brandi Green
PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC



COMMISSION EXPIRES:

A portion of Lot 6, MacDonald's Plat Recorded in Plat Book 1, Page 64 and a Part of Tract 2, PLAT OF SURVEY OF ELLIS PROPERTY, Recorded in Plat Book 2, Page 99, all lying Easterly of the Easterly right of way line of Old State Road 4-A as Recorded in the Public Records of Monroe County, Florida and being more particularly described as follows:

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EXHIBIT C

**MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



Ownership Disclosure of Interest

Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

- If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
BLACKSTONE GROUP - TAVERNIER 925, L.L.C.	
ANDREW TOPPINO	17.5%
RICHARD TOPPINO	17.5%
JOHN TOPPINO	10%
LOUIS PEREZ	10%

* Please provide date of contract May 17, 2021

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

<i>Name and Address</i>

Additional Ownership Percentages for BLACKSTONE GROUP - TAVERNIER 925, L.L.C.

<i>Name</i>	<i>% of Ownership</i>
The Joseph M. Hurwitz Living Trust	20%
Mary Hurwitz	10%
Michael A. Hurwitz	10%
Paul N. Arrington	10%

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

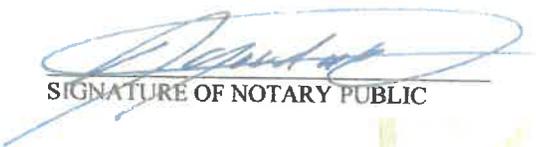
Printed Name / Signature of Person Completing Form: Mary Hurwitz 

STATE OF Florida

COUNTY OF Monroe

Sword to and subscribed before me, by means of either physical presence OR online notarization, on 10th day of May, 2024, by Mary Hurwitz
(PRINT NAME OF PERSON MAKING STATEMENT)

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


SIGNATURE OF NOTARY PUBLIC

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



**MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



Ownership Disclosure of Interest

Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
VC TAVERNIER, LLC <small>1849 Atlantic Boulevard, Jacksonville, FL 32207</small>	
John D. Rood	100%
Officers: John D Rood (P); Clarence S Moore (VP); James R Hoover (VP); Jason O Floyd (VP)	

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

- If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

* Please provide date of contract _____

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

<i>Name and Address</i>

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: Jason O. Floyd 

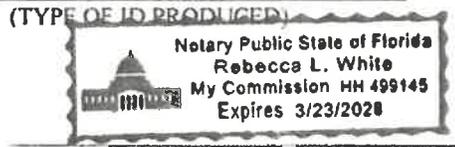
STATE OF Florida

COUNTY OF Duval

Sworn to and subscribed before me, by means of either physical presence OR online notarization, on 8th day of January, 2025, by Jason O. Floyd
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced _____ as identification.


SIGNATURE OF NOTARY PUBLIC



(TYPE OF ID PRODUCED)
PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:

EXHIBIT D

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT ("Agreement") is entered into on the ____ day of _____ 2024, by and between MONROE COUNTY, a political subdivision of the State of Florida ("Monroe County"), and BLACKSTONE GROUP TAVERNIER 925, L.L.C., a Florida limited liability company. ("Blackstone"), its heirs, assigns, and successors in interest and VC TAVERNIER, LLC, a Florida limited liability company ("Vestcor"), its heirs, assigns, and successors in interest (singularly a "Party", or collectively the "Parties"), pursuant to Sections 110-132, 110-133 of the Monroe County, Florida Code of Ordinances ("Monroe County Code") and the Florida Local Government Development Agreement Act, Florida Statutes Sections 163.3220-163.3243 (2023) and is binding on the "Effective Date" set forth herein:

WITNESSETH:

Monroe County and the Parties hereto hereby agree as follows:

I. RECITALS

- A. This Agreement involves the future redevelopment of property located at 92501 Overseas Hwy, Tavernier, Monroe County, Florida, having Monroe County Real Estate numbers: 00490250-000000 and 00089490-000000 ("Property"), fronting U.S. 1, the legal description of which is contained in **Exhibit A**. Blackstone and Vestcor are the legal owners of the Property.
- B. All Parties have the authority to enter into this Agreement through Florida Statute. Pursuant to Section 163.3223, Florida Statutes, any local government may, by ordinance, establish procedures and requirements, as provided in ss. 163.3220-163.3243, to consider and enter into a development agreement with any person having a legal or equitable interest in real property located within its jurisdiction.
- C. Section 163.3223, Florida Statutes, authorizes Monroe County to enter into development agreements with landowners and/or governmental agencies to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development.
- D. Monroe County Land Development Code Section 110-133 authorizes the Monroe County Board of County Commissioners to enter into a development agreement by resolution with any person having a legal or equitable interest in real property located within the unincorporated areas of the county.
- E. This Agreement, among other things, is intended to and shall constitute a development agreement among the Parties pursuant to the Florida Local Government Development Agreement Act, Sections 163.3220 163-3243, Florida Statutes (the "Act").

- F. The Parties recognize that the public noticing and hearing procedures shall follow the requirements of F.S. 163.3225, which require public hearings before the Planning Commission and the Board of County Commissioners (“BOCC”) for consideration of a development agreement.
- G. Monroe County finds that entering into this Agreement furthers the purposes, goals, objectives, and policies of the Monroe County Year 2030 Comprehensive Plan (“Comprehensive plan”).
- H. The Property, 92501 Overseas Highway, Tavernier, Florida, is generally described as follows:
1. Blackstone and Vestcor own, in fee simple, that certain real property located at 92501 Overseas Highway, Tavernier, Florida. A copy of the Warranty Deeds evidencing the Parties’ ownership interest are attached hereto and incorporated herein as **Exhibit B**. Currently the property is scarified land operated as an industrial cement plant.
 2. As of the date of this Agreement, the Property is assessed by the Monroe County Property Appraiser as real estate numbers 00490250-000000 and 00089490-000000.
 3. The Comprehensive Plan designates the approximately 8.24 acres of the Property, associated with the Commercial Development (as defined below), and the approximately 11.09 acres of the Property, associated with the Affordable Housing Development (as defined below) as Mixed Use/Commercial (MC) on its Future Land Use Map.
 4. The County Land Use District (zoning) Maps designate approximately 8.24 acres of the Property associated with the Commercial Development (as defined below), and the approximately 11.09 acres of the Property, associated with the Affordable Housing Development (as defined below), as Suburban Commercial (SC).
 5. The County Tier Overlay District map designation for the Property is Tier III.
 6. The Property consists of 19.33 acres of gross area, consisting of 14.5 upland acres, and 4.82 acres of mangroves.
 7. The Property is currently operated as an industrial cement plant with outdoor storage.
 8. The Property is required to receive a Nonresidential Rate of Growth Ordinance (“NROGO”) for any required NROGO not associated with the Property and is required to receive a Rate of Growth Ordinance (“ROGO”) allocation for all required residential ROGOs not associated with the Property.

- I. Section 163.3223, Florida Statutes, authorizes Monroe County to enter into agreements with landowners and/or governmental agencies to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development.

II. PURPOSE

- A. The overall purpose of this Agreement is to allow the redevelopment of the Property with up to forty-nine thousand nine-hundred square foot (49,900 sf) of nonresidential floor area, pursuant to Monroe County Code Sections 130-93 and 130-143 on the approximately 8.13 upland acres zoned Suburban Commercial with Monroe County RE# 00490250-000000 (“Commercial Development”), and up to eighty-six (86) attached affordable workforce housing dwelling units pursuant to Monroe County Code Sections 130-97, 130-143 and Monroe County Comprehensive Plan Goal 113, Objective 113.1, and Policy 113.1.1, on the approximately 6.38 acres of upland zoned Suburban Commercial with RE# 00089490-000000 (“Affordable Housing Development”).
- B. This Agreement allows the redevelopment of the Property utilizing, as part of its overall development, a Forty-nine thousand nine-hundred square foot (49,900 sf) NROGO allocation from the County, pursuant to Monroe County Code Sections 130-143; and eighty-six (86) workforce housing early evacuation building units allocated by the County, pursuant to Monroe County year 2030 Comprehensive Plan (“Comp. Plan”) Goal 113, Objective 113.1, and Policy 113.1.1, in compliance with all applicable provisions of Florida Statutes, the Principles for Guiding Development in the Florida Keys Area of Critical State Concern, the Comprehensive Plan, and the Monroe County Code.
- C. The Agreement allows the Parties to implement the provisions of Monroe County Code and Comprehensive Plan, as applied to the Property, to develop nonresidential floor area and much needed affordable workforce housing at the Property, that fits the community character and architectural design of Tavernier.

III. AGREEMENT REQUIREMENTS

- A. **Recitals.** The recitals explaining the intent and purpose of the project as set forth in the preceding clauses are incorporated herein and form a material part of this Agreement. The Parties recognize the binding effect of Florida Statutes Sections 163.3220-163.3243, as to the form and content of this Agreement and in accordance therewith set forth and agree to the following:
- B. **Legal Description and Ownership.** The legal description for the Property is set forth in **Exhibit A**.
- C. **Duration of Agreement.** This Agreement shall remain in effect until either 1) the expiration of ten (10) years from the "Effective Date" as defined herein; or 2) issuance of the certificate of occupancy for the nonresidential structure and

issuance of all certificates of occupancy for the eighty-six (86) affordable workforce housing dwelling units, whichever occurs sooner. This Agreement may be extended through an amendment to the development agreement and approval at a public hearing, in accordance with Florida Statutes Section 163.3237. For the duration of this Agreement, the Parties agree that any development shall comply with and be controlled by this Agreement, the Monroe County Code, and the Monroe County Comprehensive Plan governing the development of the land in effect on the date of execution of this Agreement, in accordance with Section 163.3220, Florida Statutes.

D. Permitted Uses.

1. The property on which the Commercial Development will be located, 92501 Overseas Highway, Tavernier, Florida, is generally described as follows:
 - a. The Commercial Development will be located on a portion of the Property that is approximately 8.24 acres, and is further legally described on **Exhibit C**, attached hereto, and incorporated herein.
 - b. The approximately 8.13 upland acres currently has a SC Land Use (Zoning) District designation and a corresponding MC Future Land Use Map designation.
 - c. In accordance with this Agreement and with the SC Land Use (Zoning) District, as set forth in Monroe County Code Section 130-46, the principal purpose of the SC Land Use Map Category 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.
 - d. In accordance with this Agreement and with the SC Land Use (Zoning) District, as set forth in Monroe County Code Section 130-93, and in compliance with other provisions of the Monroe County Code, the permitted uses in the Land Use (Zoning) District include Commercial retail, office, restaurant uses, or any combination thereof, of low and medium intensity, and of greater than 10,000 square feet in floor area, provided that access to U.S. 1 is by way of: (1) an existing curb cut, (2) a signalized intersections, or (3) a curb cut that is separate from any other curb cut on the same side of U.S. 1 by at least 400 feet. Development on the Property shall be governed and guided by Monroe County Code sections 130-46, 130-93, 130-143, and 130-164.
 - e. Code Section 130-93 provides, in pertinent part:

- a. The following uses are permitted as of right in the Suburban Commercial district:
- (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;
 - (2) Institutional residential uses, involving less than ten dwelling units or rooms;
 - (3) Commercial apartments involving less than six dwelling units;
 - (4) Commercial recreation uses limited to:
 - a. Bowling alleys;
 - b. Tennis and racquet ball courts;
 - c. Miniature golf and driving ranges;
 - d. Theaters;
 - e. Health clubs; and
 - f. Swimming pools;
 - (5) Institutional uses;
 - (6) Parks;
 - (7) Public buildings and uses;
 - (8) Accessory uses;
 - (9) Vacation rental use of nonconforming detached and attached dwelling units, if a special vacation rental permit is obtained under the regulations established in section 134-1;
 - (10) Collocations on existing antenna-supporting structures, pursuant to section 146-5(c);
 - (11) Attached wireless communications facilities, as accessory uses, pursuant to section 146-5(d);
 - (12) Replacement of an existing antenna-supporting structure pursuant to section 146-5(b);
 - (13) Stealth wireless communications facilities, as accessory uses, pursuant to section 146-5(e);
 - (14) Satellite earth stations, as accessory uses, pursuant to section 146-5(f);
 - (15) Attached and detached dwellings involving less than six units, designated as employee housing as provided for in section 139-1;
 - (16) Wastewater nutrient reduction cluster systems that serve less than ten residences; and

(17) Public infrastructure and utilities, provided that:

- a. The parcel(s) proposed for development shall be separated from any established residential use by a class C bufferyard. As determined by the Planning Director, the bufferyard may be required on all property lines adjacent to an established residential principal use to screen the use from view.
- b. A solid fence may be required upon determination by the Planning Director.

b. The following uses are permitted as minor conditional uses in the Suburban Commercial district, subject to the standards and procedures set forth in chapter 110, article III:

(1) Commercial retail, office, restaurant uses, or any combination thereof, of low and medium intensity, and of greater than 2,500 but less than 10,000 square feet of floor area, provided that access to U.S. 1 is by way of:

- a. An existing curb cut;
- b. A signalized intersection; or
- c. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;

(2) Commercial retail, restaurant uses, or any combination thereof, of high intensity, and of less than 2,500 square feet in floor area; provided that access to U.S. 1 is by way of:

- a. An existing curb cut;
- b. A signalized intersection; or
- c. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;

(3) Institutional residential uses involving ten (10) to twenty (20) dwelling units or rooms, provided that access to U.S. 1 is by way of:

- a. An existing curb cut;
- b. A signalized intersection; or
- c. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;

- (4) Commercial apartments involving six to 18 dwelling units, provided that:
 - a. The hours of operation of the commercial uses are compatible with residential uses;
 - b. Access to U.S. 1 is by way of:
 - i. An existing curb cut;
 - ii. A signalized intersection; or
 - iii. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet.
 - c. Tourist housing uses, including vacation rental uses, of commercial apartments are prohibited;
- (5) Hotels of fewer than 25 rooms, provided that:
 - a. One or more of the following amenities are available to guests:
 - i. Swimming pool;
 - ii. Docking facilities; or
 - iii. Tennis courts; and
- (6) Campgrounds and recreational vehicle parks, provided that:
 - a. The parcel proposed for development has an area of at least five acres;
 - b. If the use involves the sale of goods and services, other than the rental of camping sites or recreational vehicle parking spaces, such use does not exceed 1,000 square feet and is designed to serve the needs of the campground; and
 - c. The parcel proposed for development is separated from all adjacent parcels of land by at least a class C bufferyard;
- (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 use by a solid fence, wall, or hedge at least six feet in height;

- (8) Attached and detached dwellings involving six (6) to eighteen (18) units, designated as employee housing as provided for in section 139-1; and
 - (9) Commercial recreation uses (indoor and outdoor), excluding amusement or sea life parks and drive-in theaters, provided that:
 - a. The parcel of land proposed for development does not exceed five acres;
 - b. The parcel proposed for development is separated from any established residential use by a class C bufferyard; and
 - c. All outside lighting is designed and located so that light does not shine directly on any established residential use;
- d. The following uses are permitted as major conditional uses in the destination resort district, subject to the standards and procedures set forth in chapter 110, article III:
- (1) Commercial retail, office, restaurant uses, or any combination thereof, of low and medium intensity, and of greater than 10,000 square feet in floor area, provided that access to U.S. 1 is by way of:
 - a. An existing curb cut;
 - b. A signalized intersection; or
 - c. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
 - (2) Commercial retail, restaurant uses, or any combination thereof, of high intensity, and greater than 2,500 square feet in floor area, provided that access to U.S. 1 is by way of:
 - a. An existing curb cut;
 - b. A signalized intersection; or
 - c. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
 - (3) Institutional residential uses involving twenty (20) or more dwelling units or rooms provided that:
 - a. access to U.S. 1 is by way of:
 - i. An existing curb cut;
 - ii. A signalized intersection; or

- iii. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
 - b. Tourist housing uses, including vacation rental uses, of institutional residential units are prohibited;
- (4) Hotels providing 25 or more rooms, provided that:
 - a. The hotel has restaurant facilities on the premises;
 - b. One or more of the following amenities are available to guests:
 - i. Swimming pool;
 - ii. Docking facilities; or
 - iii. Tennis courts; and
 - c. Access to U.S. 1 is by way of:
 - i. An existing curb cut;
 - ii. A signalized intersection; or
 - iii. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet.
- (5) Marinas, provided that:
 - a. The parcel proposed for development has access to water at least four feet below mean sea level at mean low tide;
 - b. The sale of goods and services is limited to fuel, food, boating, diving, and sport fishing products;
 - c. All outside storage areas are screened from adjacent uses by a fence, wall, or hedge of at least six feet in height;
 - d. Any commercial fishing activities are limited to the landing of catch, mooring, and docking of boats and storage of traps and other fishing equipment; and
 - e. Each nonwaterside perimeter setback of the parcel proposed for development must have a class C bufferyard within a side yard setback of ten feet;
- (6) Agricultural uses, limited to mariculture, provided that:

- a. The parcel proposed for development is separated from any established residential use by at least a class C bufferyard; and
 - b. All outside storage areas are screened from adjacent uses by a solid fence, wall, or hedge at least six feet in height;
- (7) Heliports or seaplane ports, provided that:
 - a. The helicopter is associated with a government service facility, a law enforcement element, or a medical services facility;
 - b. The heliport or seaplane port is a Federal Aviation Administration certified landing facility;
 - c. The landing and departure approaches do not pass over established residential uses or known bird rookeries;
 - d. If there are established residential uses within 500 feet of the parcel proposed for development, the hours of operation for non-emergency aircraft shall be limited to daylight; and
 - e. The use is fenced or otherwise secured from entry by unauthorized persons;
- (8) New antenna-supporting structures, pursuant to section 146-5(a);
- (9) Attached and detached dwellings involving more than 18 units, designated as employee housing as provided for in section 139-1.
- e. The Commercial Development shall be subject to all land development regulations of the Suburban Commercial zoning district, except as limited by those regulations contained in Monroe County Code section 130-143 “Tavernier Workforce Housing Subarea 1 Overlay District”, an Overlay District lawfully adopted pursuant to Chapter 130 of the Land Development Code and permitting a structure over 10,000 square feet.
- f. The regulations controlling NROGO allocations to the Property shall be governed by Monroe County Code Section 130-143 “Tavernier Workforce Housing Subarea 1 Overlay District”, which as a lawfully adopted Overlay District pursuant to Chapter 130 of the Monroe County Code permitting a structure over 10,000 square feet, is consistent

with Monroe County Code Section 138-51(c). Monroe County Code Section 130-143 provides in pertinent part:

- (a) **NROGO Allocations.** Notwithstanding Section 138-51, the Tavernier Commercial Overlay District shall have the following NROGO allocation standards provided that the criteria set forth in subsections (f), (g) and (h) of Monroe County Code Section 130-143 are satisfied:
 - i. Maximum allocation of nonresidential floor area. The amount of nonresidential floor area to be allocated or transferred to the Tavernier Commercial Overlay District shall be limited to a maximum of 49,900 square feet.
 - ii. Maximum floor area per structure. A single nonresidential principal structure within the Tavernier Commercial Overlay District shall be permitted to receive an allocation that expands the structure to more than 10,000 square feet, but not to exceed a maximum of 49,900 square feet of nonresidential floor area.
 - g. The height of any new nonresidential structure associated with the Commercial Development on the Property shall not exceed 35 feet, except as allowed by Section 131-2 of the Code. The Height of the nonresidential structure, as shown on the Site Plan attached hereto, shall be measured from the crown or curb of U.S. 1, which "Grade" as defined in the Code shall be 8.9 feet NGVD.
2. The property on which the Affordable Housing Development will be located, 92501 Overseas Highway, Tavernier, Florida, is generally described as follows:
- a. The Affordable Housing Development will be located on a portion of the Property that is 6.38 acres of upland, and is further legally described on **Exhibit D**, attached hereto, and incorporated herein.
 - b. The 6.38 acres of the Property, has an SC Land Use District (zoning) Map and a corresponding MC Future Land Use Map designation.
 - c. In accordance with this Agreement and with the SC Land Use (Zoning) District, as set forth in Monroe County Code Section 130-46, the principal purpose of the SC Land Use Map Category 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.

- d. The Monroe County Year 2030 Comprehensive Plan has been amended concurrently with this Agreement, establishing Goal 113, Objective 113.1, and Policy 113.1.1, which establishes the “Tavernier Workforce Housing Subarea”, the boundary of which is established as the boundary of the 11.09 acres, as legally described on **Exhibit D**.
- e. In accordance with this Agreement and with the SC Land Use (Zoning) District, as set forth in Monroe County Code Section 130-93, and in compliance with other provisions of the Monroe County Code, the permitted uses in the Land Use (Zoning) District include Attached and detached dwellings involving more than 18 units, designated as employee housing as provided for in section 139-1. Development on the Property shall be governed and guided by Monroe County Code sections 130-46, 130-93, 130-143, 130-164, and by Monroe County Comprehensive Plan Goal 113, Objective 113.1, and policy 113.1.1.
- f. Monroe County Year 2030 Comprehensive Plan Goal 113 provides, in pertinent part:

GOAL 113

Monroe County shall manage future growth to enhance the quality of life and safety of County residents and prioritize the provision of workforce housing that is safe, code compliant, and resilient. To incentivize the supply of workforce housing near employment centers, the County shall provide for the development of site-specific land use mechanisms, and the allocation of workforce housing early evacuation Rate of Growth Ordinances from Monroe County within the Upper Keys, to address the inadequate availability of workforce housing in the Upper Keys.

OBJECTIVE 113.1

Monroe County shall create site-specific subareas located in Tavernier which permit the allocation of workforce housing early evacuation Rate of Growth Ordinances for developing workforce housing in suitable areas located in close proximity to employment centers (Islamorada, Tavernier, and Key Largo). All site-specific areas located in Tavernier shall require a Policy defining the development restrictions and allowances for the site.

POLICY 113.1.1 TAVERNIER WORKFORCE HOUSING SUBAREA 1

The purpose of Tavernier Workforce Housing Subarea 1 is to implement applicable goals, objectives, and policies of the Comprehensive Plan to promote and facilitate development of workforce housing to meet the needs of Monroe County.

- 4. Rate of Growth Ordinance Allocations.

- a. Notwithstanding Comprehensive Plan Policy 101.3.12(a) and LDC Section 138-24(e)(2)(a), the Tavernier Workforce Housing Subarea 1 shall be eligible to receive eighty-six (86) ROGO allocations by means of:
- i. Award of eighty-six (86) workforce housing early evacuation building unit allocations from Monroe County pursuant to the Workforce-Affordable Housing Initiative, reserved by means of a BOCC resolution. The BOCC may, at its discretion, place conditions on the reservation.
 - ii. The income categories for the eighty-six (86) units shall consist of a minimum of Thirty-Nine (39), or forty-five percent (45%) low-income units, and up to Forty-Seven (47), or fifty-five percent (55%), moderate-income units. Once the eighty-six (86) employee housing units are developed, the affordable housing income restrictions may be reconfigured within the property so as to ensure occupant(s) can meet the income requirements for the unit occupied.
 - iii. The eighty-six (86) workforce housing allocations are required to evacuate in Phase 1 of the 48-hr evacuation of a pending major hurricane, pursuant to Policies 101.3.2, 101.3.3 and 101.3.12.
 - iv. The eighty-six (86) workforce housing allocations shall be restricted to rental occupancy for those who derive at least 70% of their income as members of the workforce in Monroe County and who meet the affordable housing income categories of the Monroe County Land Development Code.
- g. **Height.** The height of any new residential structure associated with the Affordable Housing Development on the Property shall not exceed 38 feet, except as allowed by Section 131-2 of the Code. The Height of the residential structures identified as Building “A1” and “A2,” as shown on the Site Plan attached hereto, shall be measured from the crown or curb of U.S. 1, which “Grade” as defined in the Code shall be 8.9 feet NGVD. The Height of the residential structures identified as Buildings “B,” “C,” “D,” “E,” and the “Clubhouse,” as shown on the Site Plan attached hereto, shall be measured from the crown or curb of the internal private roadway, which “Grade” as defined in the Code shall be 7.5 feet NGVD.
- h. **Public Facilities.** Based on a preliminary concurrency review, all public facilities identified below are available as of the date of this Agreement, and capacity for each is projected to be available concurrent with the impacts of development. A final concurrency review shall be required as part of the building permit approval process.
- 1. The Florida Keys Aqueduct Authority (“FKAA”) provides domestic potable water to the Property. The FKAA will provide sufficient meters for the proposed Commercial Development and

Affordable Housing Development. In addition, the FKAA will meter accessory development accordingly.

2. Florida Keys Electric Cooperative (“FKEC”) provides electric service to the Property. FKEC will provide sufficient meters required for the proposed Commercial Development and Affordable Housing Development. In addition, FKEC will meter accessory development accordingly.
3. Solid waste service is provided to the Property by a solid waste collection system franchised by Monroe County.
4. The Property is required to be connected to central sewer via Key Largo Wastewater Treatment District (“KLWTD”).
5. Based on the level III traffic study performed and preliminary traffic concurrency review for the proposed Commercial Development and Affordable Housing Development, U.S. 1 has sufficient available capacity to operate at or within five percent (5%) of a level of service of C but may exceed the LOS C capacity of Segment 21. The proposed developments traffic on Segment 21 (Plantation) is projected to be 1,638 daily trips, which amounts to a theoretical shortfall of 14 daily trips on segment 21.

Mitigation may be in the form of specific improvements or proportioned shared contribution towards improvements and strategies identified by the County, and/or FDOT to address any level of service degradation beyond LOS C and/or deficiencies. The applicant shall submit evidence of an agreement between the applicant and the FDOT for inclusion in any contract or agreement for improvements to US 1.

Blackstone and Vestcor have agreed to the following mitigation for the theoretical shortfall of 16 daily trips, which the Parties agree satisfy all mitigation required for the proposed development:

- i. A monetary payment in the amount of _____ dollars (\$ _____), which constitutes the amount equal to the mitigation of sixteen (16) daily trips, as provided in the mitigation report.

Any future changes to the use of the development, as described herein, shall require County approval, and shall require additional traffic concurrency review at the time of approval pursuant to Comprehensive Plan Policy 301.1.1.

- E. **Reservation or Dedication of Land.** There is no reservation or dedication of land for public purpose contemplated by this Agreement.

F. **Development Allowed.** The following specific criteria are those which will guide the redevelopment of the Property with up to up to Forty-nine thousand nine-hundred square feet (49,900 sf) of nonresidential floor area, and accessory structures and uses; and up to eight-six (86) attached affordable workforce housing dwelling units, designated as employee housing, including associated accessory structures and uses, and are the standards by which any further approvals shall be measured and shall be as follows:

1. Provided such development can be designed and approved by all applicable codes, including but not limited to the Monroe County Comprehensive Plan, Monroe County Code and Florida Building Code, Blackstone and Vestcor are permitted to redevelop and operate the Property consisting of the following development:

- a. Eighty-six (86) attached affordable workforce housing dwelling units, designated and deed restricted as employee housing.
- b. Up to Forty-nine thousand nine-hundred square feet (49,900 sf) of nonresidential floor area
- c. Accessory uses and structures.
- d. Parking areas and landscaping.
- e. The height of any new nonresidential structure associated with the Commercial Development on the Property shall not exceed 35 feet, except as allowed by Section 131-2 of the Code. The Height of the nonresidential structure, as shown on the Site Plan attached hereto, shall be measured from the crown or curb of U.S. 1, which "Grade" as defined in the Code shall be 8.9 feet NGVD. The height of any new residential structure associated with the Affordable Housing Development on the Property shall not exceed 38 feet, except as allowed by Section 131-2 of the Code. The Height of the residential structures identified as Building "A1" and "A2," as shown on the Site Plan attached hereto, shall be measured from the crown or curb of U.S. 1, which "Grade" as defined in the Code shall be 8.9 feet NGVD. The Height of the residential structures identified as Buildings "B," "C," "D," "E," and the "Clubhouse," as shown on the Site Plan attached hereto, shall be measured from the crown or curb of the internal private roadway, which "Grade" as defined in the Code shall be 7.5 feet NGVD.

2. The Property is determined to have the following density and intensity:

- a. The Parties agree to limit the density on the Property to eighty-six (86) attached affordable workforce housing dwelling units, designated as employee housing;

- b. The Parties agree to limit the nonresidential uses on the Property to Forty-nine thousand nine-hundred square feet (49,900 sf); and
 - c. This maximum development potential (86) attached affordable workforce housing dwelling units, and 49,900 sf of nonresidential floor area shall be considered 100% of the cumulative development potential on the site.
 - 3. Pre-Leasing and Leasing of Workforce Housing Dwelling Units.
 - a. The Parties agree that the following pre-leasing and leasing of workforce housing dwelling units' standards shall apply:
 - i. At least thirty (30) days prior to the dwelling units being made available for lease to the general public, essential workers located within Monroe County shall have a first right and opportunity to lease a dwelling unit.
 - ii. After construction and the initial leasing of the workforce housing dwelling units, if any dwelling unit becomes available, essential workers who qualify under the Workforce Housing and Affordable Housing requirements shall be given preference to lease the available dwelling unit. For the avoidance of doubt, this provision will be interpreted that where multiple applicants apply for a workforce housing dwelling unit and one of the applicants is an essential worker, the essential worker shall be selected over other applicants.
 - 4. Parking.
 - a. The Parties agree that the parking standards for the Property shall remain compliant with the standards contained in Section 114-67, and shall be permitted at the front, side, or rear of a non-residential structure, subject to a required twenty-five foot (25 ft) front yard setback from U.S. 1, which setback shall have open swales drained by percolation, without parking, and a bicycle path or sidewalk along one or both sides pursuant to the Tavernier Creek to Mile Marker 97 U.S. Highway 1 Corridor Development Standards and Guidelines.
 - 5. Rate of Growth Ordinance allocations
 - a. The Parties agree that all required residential ROGO allocations will be allocated to the Property by either:
 - i. Award of eighty-six (86) workforce housing early evacuation building unit allocations from Monroe County

pursuant to the Workforce-Affordable Housing Initiative, reserved by means of a BOCC resolution. The BOCC may, at its discretion, place conditions on the reservation.

6. Nonresidential Rate of Growth Ordinance

- a. The Parties agree that all required NROGO allocations will be allocated to the Property by:
 - i. Award of forty-nine thousand nine hundred square feet (49,900 sf) of nonresidential floor area allocated to the Property pursuant to Monroe County Code Section 130-143.

G. **Approval of Conceptual Site Plan; Minor Revisions; Final Site Plan.**

The development authorized by this Agreement is depicted on the Conceptual Site Plan prepared by Perez Engineering & Development, Inc., (the “Conceptual Site Plan”), attached hereto as **Exhibit E**. The Conceptual Site Plan is hereby approved by the County, including, but not limited to, the orientation, placement, design features, the location and configuration of parking associated with the nonresidential structure and workforce housing, and the lawful filling of the manmade weir pit located on the nonresidential property, which are consistent with the Comprehensive Plan, Tavernier Livable Communikeys Plan, the Tavernier Creek to Mile Marker 97 US Highway Corridor Development Standards and Guidelines, and the Monroe County Code. Any subsequent site plans, site plan approvals and building permits shall substantially comply with this Conceptual Site Plan; provided, however, that the final site plan submitted for building permits may slightly deviate from the Conceptual Site Plan to accommodate: (1) refinements to the development plan made by the Developer, including minor configuration of structures, roadways, parking areas, and pathways; (2) changes to the proposed workforce housing dwelling units, pool, recreation and accessory uses so long as the density and intensity set forth in the Agreement is not exceeded; or (3) to accommodate minor modifications that are necessary to meet regulatory requirements. The Final Site Plan will meet all applicable requirements established in County Code and such requirements shall not be varied unless Owner obtains a variance pursuant to applicable provisions of the County Code.

- 1. The Parties agree that the Conceptual Site Plan must include the following, in addition to all site requirements in accordance with the Monroe County Code:
 - a. A pedestrian walkway connecting the nonresidential parking area to the right of way known as Orange Blossom Road. Required lighting for the pedestrian walkway must be in compliance with Chapter 114, Article VI.
 - b. If outdoor lighting is proposed, in addition to all requirements of Chapter 114, Article VI, such lighting shall be designed and located such that the maximum illumination measured in footcandles at any

exterior property line adjacent to residential uses, not included in this overlay, shall not exceed zero (0) for cutoff and noncutoff lights, with the exception of the pedestrian walkway or any lighting required for life safety, as provide by Monroe County.

H. **Required Approvals.** The following list of all development approvals and permits approved or needed to be approved for the redevelopment of the Property, as specified in this Agreement:

1. A Land Development Code Text Amendment to provide language for Section 130-143 of the Monroe County Land Development Code
2. A Land Use District (zoning) Map amendment creating the Overlay district on the Monroe County Official zoning maps;
3. A Major Conditional Use Approval for the development contemplated herein; and
4. A Comprehensive Plan amendment establishing Goal 113, Objective 113-1, and Policy 113-1.1 “Tavernier Workforce Housing Subarea”
5. Building permits will be required for the development contemplated herein. The development shall be consistent with all applicable codes, including but not limited to the Monroe County Comprehensive Plan and Monroe County Code.

I. **Finding of Consistency.** By entering into this Agreement, Monroe County finds that the development permitted or proposed herein is consistent with and furthers Monroe County's Comprehensive Plan and Monroe County Code.

1. This finding of consistency is contingent on the above approvals.

J. **Breach, Amendment, Enforcement, and Termination.**

1. Material Breach. A material breach by the Parties is the failure of any Party to comply with the terms of this Agreement after Notice as provided herein.
2. Notice. Upon any Party’s material breach of the terms and conditions of this Agreement, the non-breaching Party/s shall serve written notice on and shall provide the opportunity, within ninety (90) days, to propose a method of fulfilling the Agreement's terms and conditions or curing the breach. All Parties shall be provided an additional ninety (90) days to cure the material breach or to negotiate an amendment to this Agreement within a reasonable time, as mutually agreed to by the Parties.
3. Amendment or Termination. The Parties hereto shall at all times adhere to the terms and conditions of this Agreement. Amendment, termination,

extension, or revocation of this Agreement shall be made in accordance with the notification and procedural requirements set forth herein.

- a. Amendments to this Agreement shall subject the Parties to the laws and policies in effect at the time of the amendment only if the conditions of Section 163.3233(2), Florida Statutes, are met.
- b. No modifications, extensions, amendments, or alterations of the terms or conditions contained herein shall be effective unless contained in a written document approved and executed by the Parties.
- c. Amendment, extension, or termination shall require at least two (2) public hearings. The hearing shall be held pursuant to an application filed with Monroe County by the Party seeking to amend or terminate this Agreement, along with the requisite filing fee. Notice of public hearing shall be in accordance with Monroe County Ordinances and Florida Statutes.
- d. Upon termination or expiration of this Agreement, the Property shall be subject to the rules and regulations contained in the Monroe County Code and Monroe County Year 2030 Comprehensive Plan. Termination or expiration of this Agreement will not disrupt or detrimentally effect the continued operation of any commercial retail structures or workforce housing units built pursuant to this Agreement, and having received certificates of occupancy prior to the Termination or expiration of this Agreement.

4. Enforcement.

- a. After notice and an opportunity to respond and/or cure the material breach as provided for below. In addition, Monroe County may utilize appropriate code enforcement remedies to cure any breach after notice and an opportunity to cure as provided herein.
- b. The Parties, their successors, or assigns, or any aggrieved or any adversely affected person as defined in Section 163.3215(2), Florida Statutes, may file an action for injunctive relief in the Circuit Court of Monroe County to enforce the terms of this Agreement or to challenge compliance with the provisions of Sections 163.3243, Florida Statutes.
- c. Nothing contained herein shall limit any other powers, rights, or remedies that either Party has, or may have in the future, to enforce the terms of this Agreement.

K. State and Federal Law. If State or Federal laws enacted after the effective date of this Agreement preclude the Parties' compliance with the terms of this

Agreement, this Agreement shall be modified as is necessary to comply with the relevant State or Federal laws.

- L. **Compliance with Other Laws.** The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Parties of the necessity of complying with the laws governing said permitting requirements, conditions, terms, or restrictions.
- M. **Reservation of Rights.** This Agreement shall not affect any rights, which may have accrued to any party to this Agreement under applicable law. Both Monroe County and the Parties reserve any and all such rights. All approvals referenced in this Agreement are subordinate to compliance with all applicable laws, codes, and land development regulations and permits, except to the extent otherwise provided for in this Agreement.
- N. **No Permit.** This Agreement is not and shall not be construed as a Development Permit, Development Approval, or authorization to commence development, nor shall it relieve the Parties of the obligations to obtain necessary Development Approvals that are required under applicable law and under and pursuant to the terms of this Agreement and Monroe County Code.
- O. **Good Faith; Further Assurances; No Cost.** The Parties to this Agreement have negotiated in good faith. It is the intent and agreement of the Parties that they shall cooperate with each other in good faith to effectuate the purposes and intent of, and to satisfy their obligations under, this Agreement in order to secure to themselves the mutual benefits created under this Agreement. The Parties agree to execute such further documents as may be reasonably necessary to effectuate the provisions of this Agreement; provided that the foregoing shall in no way be deemed to inhibit, restrict, or require the exercise of Monroe County's police power or actions of Monroe County when acting in a quasi-judicial capacity. Wherever in this Agreement a provision requires cooperation, good faith, or similar effort to be undertaken at no cost to a party, the party co-operating, reviewing, or undertaking the effort shall, nonetheless, bear its cost of attendance at meetings, hearings or proceedings and comment and/or execution of documents, inclusive of the expense of its counsel.
- P. **Successors and Assigns.** This Agreement shall constitute a covenant running with the land, which shall be binding upon the Parties hereto, their successors in interest, heirs, assigns, and personal representatives.
- Q. **Joint Preparation.** This Agreement has been drafted with the participation of Monroe County, Blackstone and Vestcor, and their counsel and shall not be construed against any party on account of draftsmanship. The captions of each article, section and subsection contained in this Agreement are for ease of reference only and shall not affect the interpretational meaning of this Agreement. Whenever the term "included" is used in this Agreement, it shall mean that the included items, or terms are included without limitation as to any other items or terms, which may fall within the listed category.

- R. **Notices.** All notices, demands, requests, or replies provided for or permitted by this Agreement shall be in writing and may be delivered by any one of the following methods: (a) by personal delivery; (b) by deposit with the United States Postal Service as Certified or Registered mail, return receipt requested, postage prepaid, to the addresses stated below; or (c) by deposit with an overnight express delivery service with proof of receipt. Notice shall be deemed effective upon receipt. For purposes of notice, demand, request, or replies:

The address of Monroe County shall be:

County Administrator
1100 Simonton Street
Room 2-205
Key West, Florida 33040

with a copy to:

Assistant County Attorney
PO BOX 1026
Key West, FL 33041

and

1111 12th Street
Suite 408
Key West, Florida 33040

The Address of Blackstone, a Florida limited liability company shall be:

Blackstone Group Tavernier 925, L.L.C.
One Lawrence Square
Springfield, IL 62704

with a copy to:

Smith Hawks, PL
138 Simonton Street
Key West, FL 33040

The Address of Vestcor, a Florida corporation shall be:

VC Tavernier, LLC.
1649 Atlantic Blvd
Jacksonville, FL 32207

with a copy to:

Smith Hawks, PL
138 Simonton Street
Key West, FL 33040

It is the responsibility of the Parties to notify all Parties of change in name or address for proper notice.

S. **Force Majeure.** Any prevention, delay or stoppage due to strikes, lockouts, labor disputes, acts of God, inability to obtain labor or materials or reasonable substitutes therefore, riot, civil commotion, fire or other casualty and other causes beyond the reasonable control of the party obligated to perform, excluding the financial inability of such party to perform and excluding delays resulting from appeals or rehearing, shall excuse the performance by such party for a period equal to any such period of prevention, delay or stoppage. In order to avail itself of this force majeure provision, the party invoking the same shall provide the other party with a written notice that shall consist of a recitation of all events that constitute force majeure events under this Section, together with the beginning and ending dates of such events.

T. **Construction.**

1. This Agreement shall be construed in accordance and with the laws of the State of Florida. The Parties to this Agreement have participated fully in the negotiation and preparation hereof; and, accordingly, this Agreement shall not be more strictly construed against any one of the Parties hereto.
2. In construing this Agreement, the use of any gender shall include every other and all genders, and captions and section and paragraph headings shall be disregarded.

All of the exhibits attached to this Agreement are incorporated fully, and made a part of, this Agreement.

U. **Omissions.** The Parties hereto recognize and agree that the failure of this Agreement to address a particular permit, condition, terms, or restriction shall not relieve either Party of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction notwithstanding any such omission.

V. **Jurisdiction and Governing Law.** The Parties hereto agree that any and all suits or actions at law shall be brought in Monroe County, Florida, and no other jurisdiction. This Agreement shall be construed and interpreted under the laws of the State of Florida. This Agreement is not subject to arbitration.

W. **Litigation.** The Parties agree that in the event any cause of action or administrative proceeding is initiated or defended by any party relative to the enforcement or interpretation of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees, court costs, investigative, and out-of-pocket expenses, as an award against the non-prevailing party, and shall include attorney's fees, court costs, investigative, and out-of-pocket expenses in appellate proceedings. Mediation proceedings initiated and conducted pursuant to this Agreement shall be in accordance with the Florida Rules of Civil Procedure and usual and customary procedures required by the circuit court of Monroe County. This Agreement is not subject to arbitration.

- X. **Time of Essence.** Time shall be of the essence for each and every provision hereof.
- Y. **Entire Agreement.** This Agreement, together with the documents referenced herein, constitute the entire agreement and understanding among the Parties with respect to the subject matter hereof, and there are no other agreements, representations, or warranties other than as set forth herein. This Agreement may not be changed, altered, or modified except by an instrument in writing signed by the Party against whom enforcement of such change would be sought and subject to the requirements for the amendment of development agreements in the Act.
- Z. **Counterparts.** This Agreement may be executed in one or more counterparts, and by the different Parties hereto in separate counterparts, each of which when executed shall be deemed to be an original but all of which taken together shall constitute one and the same agreement.
- AA. **Recording.** Monroe County shall record this Agreement with the Clerk of the Circuit Court of Monroe County within fourteen (14) days following signature by all Parties. Blackstone and Vestcor agree that they shall be responsible for all recording fees and other related fees and costs related to the recording and delivery of this Agreement as described in this section. The provisions hereof shall remain in full force and effect during the term hereof and shall be binding upon all successors in Interest to the Parties to this Agreement. Whenever an extension of any deadline is permitted or provided for under the terms of this Agreement, at the request of either Party, the other Parties shall join in a short-form recordable memorandum confirming such extension that shall be recorded in the Public Records of Monroe County.
- BB. **Conflicting Resolutions.** All resolutions or parts thereof in conflict with the provisions of this Agreement and its resolution are hereby repealed to the extent of such conflict.
- CC. **Severability.** If any part of this Agreement is contrary to, prohibited by, or deemed invalid under any applicable law or regulation, such provisions shall be inapplicable and deemed omitted to the extent so contrary, prohibited, or invalid; however, the remainder here shall not be invalidated thereby and shall be given full force and effect.
- DD. **Effective Date.** The "Effective Date" of this Agreement shall be the date upon which the Agreement is properly recorded in the Public Records of Monroe County, Florida.

[Remainder of Page Intentionally Left Blank - Signature Pages to Follow]

IN WITNESS WHEREOF, the Parties hereto have set their hands and seals on the day and year below written.

Sign, sealed, and delivered in the presence of:

VC TAVENIER, LLC,
a Florida limited liability company.

Signature

Name of Witness (printed or typed)

Witness Address: _____

Signature

Name of Witness (printed or typed)

Witness Address: _____

BY: _____

Printed Name: _____

Title: _____

Address: _____

Dated: _____

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by _____, as _____ of **VC Tavernier, LLC**, a Florida limited liability company. He / She is personally known to me, OR produced _____ as identification and did OR did not take an oath.

(SEAL)

Notary Public, State of Florida

Printed Name

My Commission expires: _____

IN WITNESS WHEREOF, the Parties hereto have set their hands and seals on the day and year below written.

Sign, sealed, and delivered in the presence of:

BLACKSTONE GROUP - TAVERNIER 925, L.L.C.,
a Florida limited liability company.

Signature

BY: _____

Printed Name: _____

Title: _____

Address: _____

Name of Witness (printed or typed)

Witness Address: _____

Dated: _____

Signature

Name of Witness (printed or typed)

Witness Address: _____

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by _____, as _____ of **BLACKSTONE GROUP - TAVERNIER 925, L.L.C.,** a Florida limited liability company. He / She is personally known to me, OR produced as identification and did OR did not take an oath.

(SEAL)

Notary Public, State of Florida

Printed Name

My Commission expires: _____

ATTEST: KEVIN MADOK, CLERK

MONROE COUNTY BOARD OF
COUNTY COMMISSIONERS

DEPUTY CLERK

MAYOR RASCHEIN

EXHIBIT A

EXHIBIT A

LEGAL DESCRIPTION

DESCRIPTION: Parcel 1, RE# 00089490-000000

A Portion of Lot 6, MacDonald's Plat Recorded in Plat Book 1, Page 64, and a Part of Tract 2, PLAT OF SURVEY OF ELLIS PROPERTY, Recorded in Plat Book 2, Page 99, all lying Easterly of the Easterly right of way line of Old State Road 4-A as Recorded in the Public Records of Monroe County, Florida and being more particularly described as follows:

COMMENCING at the Northwesterly corner of said Lot 6, P.B. 1, P. 64, on the Easterly right of way line of Old State Road 4-A; for a distance of 96.08 feet to the POINT OF BEGINNING of the parcel hereinafter described; thence run S. $89^{\circ}58'46''$ E for a distance of 627.63 feet; thence run S $00^{\circ}02'56''$ E. for a distance of 531.01 feet to a point on the South line of Lot 6; thence run along the South line of Lot 6, S. $89^{\circ}19'34''$ W. for a distance of 596.34 feet to a point on the Southeasterly corner of Tract 2, P.B. 2. P. 99; thence continue along the South line of Tract 2, S. $89^{\circ}19'34''$ W. for a distance of 148.15 feet to a point on the Easterly right of way of Old State Road 4-A, said point being on a circular curve concave to the Northwest and having for its elements a radius of 2126.08 feet, a delta angle of $7^{\circ}54'24''$, a chord distance of 293.16 feet; thence run N. $87^{\circ}25'20''$ E. for a distance of 49.95 feet to a point on the East Tract 2 for a distance of 120.11 feet; thence run S. $87^{\circ}27'20''$ W. for a distance of 18.99 feet to a point on the Easterly right of way line of Old State Road 4-A for a distance of 136.98 feet back to the POINT OF THE BEGINNING.

TOGETHER WITH:

A Portion of Lot 6, MacDonald's Plat lying Easterly of the Easterly right of way line of Old State Road 4-A, and Recorded in Plat Book 1, at Page 64 of the Public Records of Monroe County, Florida and being more particularly described as follows:

BEGINNING at the Northwesterly corner of said Lot 6, P.B. 1, P. 64 on the Easterly right of way line of Old State Road 4-A; thence run N. $88^{\circ}58'07''$ E. along the North line of Old State Road 4-A; thence run N $88^{\circ}58'07''$ E. corner of Lot 6; thence run S. $02^{\circ}34'13''$ E. along the East line of Lot 6 for a distance of 641.37 feet to the Southeast corner of Lot 6; thence run S $89^{\circ}19'34''$ W. along the Southeast corner of Lot 6; thence run N. $89^{\circ}58'46''$ W. for a distance of 627.63 feet to a point on the Easterly right of way of Old State Road 4-A; thence run N. $09^{\circ}24'42''$ E. along said Easterly right of way line for a distance of 96.08 feet back to the POINT OF BEGINNING.

DESCRIPTION: Parcel 2, RE# 00490250-000000

That portion of the South 280 feet lying Easterly of the Easterly right of way line of State Road No. 5, U.S. No. 1 (formerly Old State Road No. 4-A), of Tract 2 of "Plat of Survey of Ellis Property in the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of Section 27, Township 62 South, Range 38 East, Key Largo, Monroe County, Florida" according to a map or plat thereof recorded in Plat Book 2, Page 99, of the Public Records of Monroe County, Florida.

EXHIBIT B

PREPARED BY AND RETURN TO:

Bryan Hawks
Smith Hawks, PL
138 Simonton St,
Key West, Florida 33040
Parcel ID No: portion of 00089490-000000
Consideration \$3,800,000.00

[Space Above This Line for Recording Data]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 10 day of December 2024, by **CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC**, a Delaware limited liability company, whose mailing address is 1720 Centrepark Drive East, West Palm Beach, FL 33401 ("**Grantor**"), and delivered **VC TAVERNIER, LLC**, a Florida limited liability company, whose mailing address is 1649 Atlantic Boulevard, Jacksonville, FL 32207 ("**Grantee**"), (Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations and other entities.)

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, remise, transfer and convey unto Grantee forever, the following described land in Monroe County, Florida (the "**Property**"):

A portion of Lot 6, MacDonald's Plat lying Easterly of the Easterly right of way line of Old State Road 4-A, and Recorded in Plat Book 1, at Page 64 of the Public Records of Monroe County, Florida and being more particularly described as follows:

BEGINNING at the Northwesterly corner of said Lot 6, P.B. 1, P. 64 on the Easterly right of way line of Old State Road 4-A; thence run N. 88°58'07" E. along the North line of Lot 6 for a distance of 1256.84 feet to the Northeast corner of Lot 6; thence run S. 02°34'13" E. along the East line of Lot 6 for a distance of 641.37 feet to the Southeast corner of Lot 6; thence run S. 89°19'34" W. along the South line of Lot 6 for a distance of 673.07 feet; thence run N. 00°02'56" W. for a distance of 531.01 feet; thence run N. 89°58'46" W. for a distance of 627.63 feet to a point on the Easterly right of way line of Old State Road 4-A; thence run N. 09°24'42" E. along said Easterly right of way line for a distance of 96.08 feet back to the POINT OF BEGINNING.

TOGETHER WITH all the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

The Property is conveyed in AS IS, WHERE IS condition WITH ALL FAULTS.

TO HAVE AND TO HOLD the same in fee simple forever.

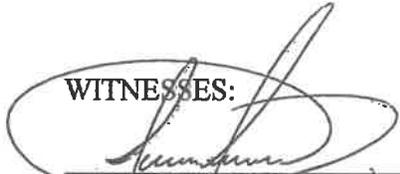
SUBJECT TO (a) applicable zoning ordinances; (b) taxes and assessments for the year 2025 and subsequent years and easements; (c) use restrictions attached hereto and incorporated herein as Exhibit A; and (d) encumbrances, easements, restrictions and other matters specifically identified and listed on Exhibit B attached hereto and incorporated herein, provided, however, the foregoing statement is not intended to and shall not be construed to reimpose any such matters.

Grantor hereby covenants with Grantee that, except for those matters described above, at the time of the delivery of this Deed, the Property was free from all encumbrances made by Grantor, and that Grantor will warrant and defend the title to the Property against the lawful claims and demands of all persons whomsoever lawfully claiming by, through or under Grantor herein, but against none other.

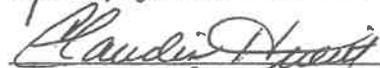
[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this deed on the day and year first above written.

**Cemex Construction Materials Florida, LLC,
a Delaware limited liability company**

WITNESSES:

Print Name: Julio Reyes
Address: 10100 Katy Frwy, Suite 300
Houston, TX 77043

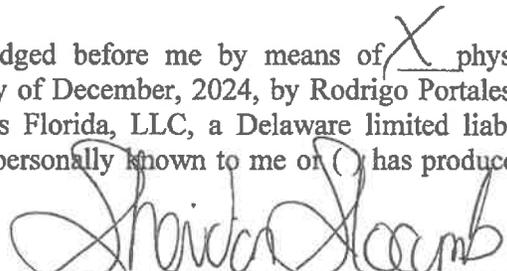

By: Rodrigo Portales
Its: Vice President


Print Name: Claudia Auer
Address: 10100 Katy Frwy, Suite 300
Houston, TX 77043

STATE OF Texas
COUNTY OF Harris

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization this 13 day of December, 2024, by Rodrigo Portales, as Vice President of Cemex Construction Materials Florida, LLC, a Delaware limited liability company, on behalf of said company. He (x) is personally known to me or () has produced a driver's license as identification.

(AFFIX NOTARIAL SEAL)


Notary Public - State of Texas
Print Name: Sheridan Slocumb

My Commission Expiration

and Commission Number:

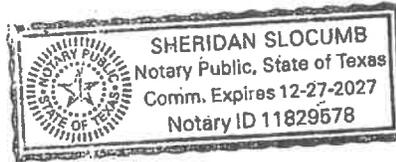


EXHIBIT A

USE RESTRICTIONS

As a material inducement to Grantor's agreement to sell the Property to Grantee, Grantee and its successors, assigns and affiliates shall not develop, use or operate the Property, or permit the Property to be used, developed or operated, for the purpose of producing, manufacturing, grinding, selling or distributing ready-mix concrete, construction aggregates, fly ash, slag, cement, concrete block, asphalt, reinforced concrete pipe, precast products, flared ends sections, cementitious material or other products or services competitive with those sold or furnished by Grantor. In the event of ambiguity, the terms ready-mix concrete, construction aggregates, fly ash, slag, cement, concrete block, asphalt, pipe and cementitious materials shall have the meaning established by American Society for Testing and Materials (ASTM) or any successor entity of ASTM. Grantor shall have the right to enforce, by proceedings at law or in equity, the restrictions and covenants imposed by this provision including the right to prevent the violation of such restrictions and covenants, and the right to recover damages or other amounts due for such violation. Grantee acknowledges that breach of this use restriction would cause immediate and irreparable harm to Grantor for which money damages would be inadequate. Therefore, Grantor shall be entitled to injunctive relief for any breach by Grantee, its successors, assigns or affiliates of this use restriction without proof of actual damages and without the post of a bond or other security. Such remedy shall not be deemed to be the exclusive remedy for breach of this use restriction but shall be in addition to all other remedies available at law or equity. The use restriction shall not burden any real property other than the Property and shall run with the land.

EXHIBIT B

- 1) Terms, covenants, conditions and other matters contained in any unrecorded Lease(s) and all rights thereunder of the Lessee(s) and of any person claiming by, through or under the Lessee(s).
- 2) Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
- 3) Terms, provisions, easements and conditions contained in that Declaration of Restrictions, Covenants and Conditions and Grant of Easements and Covenants Regarding Commercial Use from Blackstone Group-Tavernier 925, L.L.C., a Florida limited liability company and VC Tavernier, LLC, a Florida limited liability company, recorded in Official Records
- 4) Survey prepared by David S. Massey, dated October 15, 2022 and last revised December 11, 2024 under Drawing No. 18980A reveals the following:
 - a. Sheds from adjoining Lot Owners onto our subject property along the Northerly property line.”
- 5) Subject to County Ordinance No. 026-2022, which among other matters, pertains to and provides for amendments to the Monroe County Land Development Code; repeals, reenacts and updates Chapter 122, Floodplain Management, and contains provisions requiring inspections of property occupied by an elevated residential structure meeting certain criteria, prior to the transfer of ownership thereof, and which establishes penalties for non-compliance.
- 6) Easement Grant in favor of the Key Largo Wastewater Treatment District recorded December 30, 2015, in Official Records Book 2776, Page 437.
- 7) State Law under Chapter 76-190 and Chapter 22F-8.02 of the Florida Administration Code for Land Planning for the Florida Keys Area of Critical State Concern, as contained in the instrument recorded in Official Records Book 668, Page 43.

PREPARED BY AND RETURN TO:

Gregory S. Oropeza, Esq.
Oropeza, Stones & Cardenas, PLLC
221 Simonton Street
Key West, Florida 33040
Parcel ID No: 00490250-000000 and portion of 00089490-000000
Consideration \$5,700,000.00

[Space Above This Line for Recording Data]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 10th day of December 2024, by **CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC, a Delaware limited liability company**, whose mailing address is 1720 Centrepark Drive East, West Palm Beach, FL 33401 ("**Grantor**"), and delivered **BLACKSTONE GROUP-TAVERNIER 925, LLC a Florida limited liability company** with its mailing address of One Lawrence Square, Springfield, IL 62704 ("**Grantee**"), (Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations and other entities.)

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, remise, transfer and convey unto Grantee forever, the following described land in Monroe County, Florida (the "**Property**"):

A portion of Lot 6, MacDonald's Plat Recorded in Plat Book 1, Page 64 and a Part of Tract 2, PLAT OF SURVEY OF ELLIS PROPERTY, Recorded in Plat Book 2, Page 99, all lying Easterly of the Easterly right of way line of Old State Road 4-A as Recorded in the Public Records of Monroe County, Florida and being more particularly described as follows:

COMMENCING at the Northwesterly corner of said Lot 6, P.B, 1, P. 64 on the Easterly right of way line of Old State Road 4-A; thence run S. 09°24'42" W. along the Easterly right of way line of Old State Road 4-A for a distance of 96.08 feet to the POINT OF BEGINNING of the parcel hereinafter described; thence run S. 89°58'46" E. for a distance of 627.63 feet; thence run S. 00°02'56" E. for a distance of 531.01 feet to a point on the South line of Lot 6; thence run along the South line of Lot 6, S. 89°19'34" W. for a distance of 596.34 feet to a point on the Southeasterly corner of Tract 2, P.B. 2, P, 99; thence continue along the South line of Tract 2, S. 89°19'34" W. for a distance of 148.15 feet to a point on the Easterly right of way line of Old State Road 4-A, said point being on a circular curve concave to the Northwest and having for its elements a radius of 2126.08 feet, a delta angle of 7°54'24", a chord distance of 293.16 feet and a chord bearing of N.

14°30'41" E.; thence run along the arc of said curve along the Easterly right of way line of Old State Road 4-A for a distance of 293.39 feet; thence run N. 87°25'20" E. for a distance of 49.95 feet to a point on the East line of Tract 2; thence run N. 04°58'58" W. along the East line of Tract 2 for a distance of 120.11 feet; thence run S. 87°27'20" W. for a distance of 18.99 feet to a point on the Easterly right of way line of Old State Road 4-A; thence run along the Easterly right of way line of Old State Road 4-A for a distance of 136.98 feet back to the POINT OF BEGINNING.

TOGETHER WITH all the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

The Property is conveyed in AS IS, WHERE IS condition WITH ALL FAULTS.

TO HAVE AND TO HOLD the same in fee simple forever.

SUBJECT TO (a) applicable zoning ordinances; (b) taxes and assessments for the year 2025 and subsequent years and easements; (c) use restrictions attached hereto and incorporated herein as Exhibit A; and (d) encumbrances, easements, restrictions and other matters specifically identified and listed on Exhibit B attached hereto and incorporated herein, provided, however, the foregoing statement is not intended to and shall not be construed to reimpose any such matters.

Grantor hereby covenants with Grantee that, except for those matters described above, at the time of the delivery of this Deed, the Property was free from all encumbrances made by Grantor, and that Grantor will warrant and defend the title to the Property against the lawful claims and demands of all persons whomsoever lawfully claiming by, through or under Grantor herein, but against none other.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this deed on the day and year first above written.

**Cemex Construction Materials Florida, LLC,
a Delaware limited liability company**

WITNESSES:

[Signature]
Print Name: John Heffernan
Address: 10100 Katy Frwy, Suite 300
Houston TX 77043

[Signature]
By: Rodrigo Portales
Its: Vice President

[Signature]
Print Name: Julio Ruiz
Address: 10100 Katy Frwy, Suite 300
Houston TX 77043

STATE OF Texas
COUNTY OF Harris

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 13 day of December, 2024, by Rodrigo Portales, as Vice President of Cemex Construction Materials Florida, LLC, a Delaware limited liability company, on behalf of said company. He is personally known to me or has produced a driver's license as identification.

(AFFIX NOTARIAL SEAL)

My Commission Expiration

and Commission Number:

[Signature]
Notary Public - State of Texas
Print Name: Sheridan Slocumb



EXHIBIT A

USE RESTRICTIONS

As a material inducement to Grantor's agreement to sell the Property to Grantee, Grantee and its successors, assigns and affiliates shall not develop, use or operate the Property, or permit the Property to be used, developed or operated, for the purpose of producing, manufacturing, grinding, selling or distributing ready-mix concrete, construction aggregates, fly ash, slag, cement, concrete block, asphalt, reinforced concrete pipe, precast products, flared ends sections, cementitious material or other products or services competitive with those sold or furnished by Grantor. In the event of ambiguity, the terms ready-mix concrete, construction aggregates, fly ash, slag, cement, concrete block, asphalt, pipe and cementitious materials shall have the meaning established by American Society for Testing and Materials (ASTM) or any successor entity of ASTM. Grantor shall have the right to enforce, by proceedings at law or in equity, the restrictions and covenants imposed by this provision including the right to prevent the violation of such restrictions and covenants, and the right to recover damages or other amounts due for such violation. Grantee acknowledges that breach of this use restriction would cause immediate and irreparable harm to Grantor for which money damages would be inadequate. Therefore, Grantor shall be entitled to injunctive relief for any breach by Grantee, its successors, assigns or affiliates of this use restriction without proof of actual damages and without the post of a bond or other security. Such remedy shall not be deemed to be the exclusive remedy for breach of this use restriction but shall be in addition to all other remedies available at law or equity. The use restriction shall not burden any real property other than the Property and shall run with the land.

EXHIBIT B

1. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
2. Subject to County Ordinance No. 026-2022, which among other matters, pertains to and provides for amendments to the Monroe County Land Development Code; repeals, reenacts and updates Chapter 122, Floodplain Management, and contains provisions requiring inspections of property occupied by an elevated residential structure meeting certain criteria, prior to the transfer of ownership thereof, and which establishes penalties for non-compliance.
3. State Law under Chapter 76-190 and Chapter 22F-8.02 of the Florida Administration Code for Land Planning for the Florida Keys Area of Critical State Concern, as contained in the instrument recorded in Official Records Book 668, Page 43.
4. Easement Grant in favor of the Key Largo Wastewater Treatment District recorded December 30, 2015, in Official Records Book 2776, Page 437.
5. Any portion of the Land lying within the right-of-way of Old State Road 4-A.
6. Encroachments, overlaps, boundary line disputes, encumbrances, violations, variations or other matters that would be disclosed by an accurate and complete survey of the Property.

EXHIBIT C

EXHIBIT C

LEGAL DESCRIPTION

Commercial Development

DESCRIPTION:

A portion of Lot 6, MacDonald's Plat Recorded In Plat Book 1, Page 64 and a Part of Tract 2, PLAT OF SURVEY OF ELLIS PROPERTY, Recorded In Plat Book 2, Page 99, all lying Easterly of the Easterly right of way line of Old State Road 4-A as Recorded in the Public Records of Monroe County, Florida and being more particularly described as follows:

COMMENCING at the Northwesterly corner of said Lot 6, P.B. 1, P. 64 on the Easterly right of way line of Old State Road 4-A; thence run S. 09°24'42" W. along the Easterly right of way line of Old State Road 4-A for a distance of 96.08 feet to the POINT OF BEGINNING of the parcel hereinafter described; thence run S. 89°58'46" E. for a distance of 627.63 feet; thence run S. 00°02'56" E. for a distance of 531.01 feet to a point on the South line of Lot 6; thence run along the South line of Lot 6, S. 89°19'34" W. for a distance of 596.34 feet to a point on the Southeasterly corner of Tract 2, P.B. 2, P. 99; thence continue along the South line of Tract 2, S. 89°19'34" W. for a distance of 148.15 feet to a point on the Easterly right of way line of Old State Road 4-A, said point being on a circular curve concave to the Northwest and having for its elements a radius of 2126.08 feet, a delta angle of 7°54'24", a chord distance of 293.16 feet and a chord bearing of N. 14°30'41" E.; thence run along the arc of said curve along the Easterly right of way line of Old State Road 4-A for a distance of 293.39 feet; thence run N. 87°25'20" E. for a distance of 49.95 feet to a point on the East line of Tract 2; thence run N. 04°58'58" W. along the East line of Tract 2 for a distance of 120.11 feet; thence run S. 87°27'20" W. for a distance of 18.99 feet to a point on the Easterly right of way line of Old State Road 4-A; thence run along the Easterly right of way line of Old State Road 4-A for a distance of 136.98 feet back to the POINT OF BEGINNING.

SUBJECT TO:

37 FOOT WIDE, INGRESS, EGRESS EASEMENT:

A 37 foot wide Ingress, Egress Easement over a portion of Lot 6, MacDonald's Plat Recorded In Plat Book 1, Page 64 and a Part of Tract 2, PLAT OF SURVEY OF ELLIS PROPERTY Recorded In Plat Book 2, Page 99, all lying Easterly of the Easterly right of way line of Old State Road 4-A as Recorded in the Public Records of Monroe County, Florida and being more particularly described as follows:

COMMENCING at the Northwesterly corner of said Lot 6, P.B. 1, P. 64 on the Easterly right of way line of Old State Road 4-A; thence run S. 09°24'42" W. along the Easterly right of way line of Old State Road 4-A for a distance of 198.24 feet to the POINT OF BEGINNING of the Center line of a 37 foot wide Ingress, Egress Easement hereinafter described; thence run along the Center line of said 37 foot wide Easement the following; S. 89°58'49" E. for a distance of 92.28 feet; thence run N. 71°49'23" E. for a distance of 157.90 feet; thence run S. 89°58'46" E. for a distance of 402.02 feet to the end of said Center line.

EXHIBIT D

EXHIBIT D

LEGAL DESCRIPTION

Affordable Housing Development

DESCRIPTION:

A portion of Lot 6, MacDonald's Plat lying Easterly of the Easterly right of way line of Old State Road 4-A, and Recorded in Plat Book 1, at Page 64 of the Public Records of Monroe County, Florida and being more particularly described as follows:

BEGINNING at the Northwestern corner of said Lot 6, P.B. 1, P. 64 on the Easterly right of way line of Old State Road 4-A; thence run N. 88°58'07" E. along the North line of Lot 6 for a distance of 1256.84 feet to the Northeast corner of Lot 6; thence run S. 02°34'13" E. along the East line of Lot 6 for a distance of 641.37 feet to the Southeast corner of Lot 6; thence run S. 89°19'34" W. along the South line of Lot 6 for a distance of 673.07 feet; thence run N. 00°02'56" W. for a distance of 531.01 feet; thence run N. 89°58'46" W. for a distance of 627.63 feet to a point on the Easterly right of way line of Old State Road 4-A; thence run N. 09°24'42" E. along said Easterly right of way line for a distance of 96.08 feet back to the POINT OF BEGINNING.

TOGETHER WITH:

37 FOOT WIDE, INGRESS, EGRESS EASEMENT:

A 37 foot wide Ingress, Egress Easement over a portion of Lot 6, MacDonald's Plat Recorded in Plat Book 1, Page 64 and a Part of Tract 2, PLAT OF SURVEY OF ELLIS PROPERTY Recorded in Plat Book 2, Page 99, all lying Easterly of the Easterly right of way line of Old State Road 4-A as Recorded in the Public Records of Monroe County, Florida and being more particularly described as follows:

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EXHIBIT E

KBP CONSULTING, INC.

MEMORANDUM

To: Janene Sclafani
Naresh Kotari
Vivek Reddy, P.E.

From: Karl Peterson, P.E.
Mimi Hurwitz
Bart Smith, Esq.
Jess Miles Goodall, Esq.

Date: January 10, 2025

Subject: Mixed-Use Development – (File No. 2022-053)
Response to Mitigation Analysis Comments

On December 23, 2024, comments specific to the November 26, 2024, Mitigation Analysis for the proposed Mixed-Use Development in Tavernier were provided. The following is a restatement of each pending review comment with a corresponding response prepared by KBP Consulting, Inc.

1. *Please provide backup documentation for the assumptions made. For example, average riders per day (140), the expense of one vehicle per hour (\$37.28).*
 - a. **Response: The referenced information was provided by Richard Clark, Executive Director of the Monroe County Transit Department, and the service provider. Correspondence related to this information is presented in Attachment A.**

2. *The following calculation assumes one rider per trip. Please revise the calculation, as needed, based on the average vehicle occupancy in Monroe County.*
 - a. **Response: Freebee is already operating on the roadway segments in Islamorada. It does not add trips by picking people up or dropping people off, it eliminates another vehicle from driving into the area. If the statement were correct that rideshares only replace trips and do not reduce trips, then rideshares such as Freebee would not and should not exist. Their intent and purpose is to reduce vehicles on the roadway through sharing rides.**

3. *The following calculations/processes regarding the mitigation fee are unclear. Could you please clarify if the Developer is proposing to pay the \$17,111.20 (present value) or the \$46,416 (future value). In addition, please explain the basis for the 5% interest rate and 20-year participation period.*
 - a. **Response: The average transit bus is in service for 12 to 15 years. The average taxicab is in service for 15 to 20 years. Since we are making a payment towards a rideshare service, we used the 20-year timeline. The average interest rate over the last 20 years has been approximately 5%. The Applicant is proposing the \$46,614 payment.**

KBP CONSULTING, INC.

4. *Has the applicant considered any other mitigation strategies to mitigate the 16 trips? If yes, please provide details.*
 - a. **Response: Yes, bicycle racks and the sidewalk to the south were considered; however, the County's rideshare program has been successful, and we were directed by the County to explore this option. Additionally, the Applicant is open to this proposal as this option would be a helpful contribution to what Monroe County and the Village of Islamorada are already operating. It is worth noting again that these 16 hypothetical trips will most likely be mitigated and more based on this store location relieving traffic on the impacted segments as much of the population of Tavernier is currently shopping at the Islamorada Publix. While we are not proposing this store as a self-mitigation option, it most likely will be. This information was included in our traffic study as supplemental information. Additionally, it is noted in the traffic study that it is highly likely that the number of trips projected to be generated by this project will not materialize as the population of Tavernier is approximately 2,530 people.**

5. Was there any coordination conducted with the Village of Islamorada regarding the proposed mitigation strategy? If yes, was there any input provided? Also, were there any draft agreements prepared?
 - a. **Response: We are not including the Village of Islamorada in any documents or agreements. Since the subject site is located in unincorporated Monroe County the Village of Islamorada has no jurisdiction.**

Attachment A

E-Mail Exchange Regarding Ridership and Costs

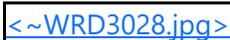
From: Jason Spiegel <jason@ridefreebee.com>
Sent: Wednesday, November 20, 2024 4:12 PM
To: Jess Goodall <Jess@smithhawks.com>
Cc: Clark-Richard <Clark-Richard@MonroeCounty-FL.Gov>; Bart Smith <bart@smithhawks.com>; Brandi Green <brandi@smithhawks.com>
Subject: Re: Freebee service numbers

Hi All,

We are moving around 140 riders in Islamorada daily with the hour expansion they implemented in August. Prior to that, we were moving between 100-110 riders daily.

The cost for service in Key West/Stock Island is billed at an hourly rate of \$37.28 per vehicle hour, ran as a turn key program inclusive of all costs.

Best regards,



Jason Spiegel

| Managing Partner

| **phone:** 215-370-5699

| **website:** ridefreebee.com



On Nov 20, 2024, at 3:39 PM, Jess Goodall <Jess@smithhawks.com> wrote:

Thank you Richard,

Is it possible for you to provide me with the overhead cost associated with each trip, or say the cost to run one (1) of the Tesla's for a day so that I can break that down to a per trip cost?

Thank you-

Jess Miles Goodall

S M I T H / H A W K S

ATTORNEYS AT LAW

138 SIMONTON STREET, KEY WEST, FLORIDA 33040 U.S.A.

TEL. 305-296-7227 FAX. 305-296-8448 WEB. SMITHHAWKS.COM

* Please copy Brandi Green, Brandi@SmithHawks.com, on all correspondence.

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful. Please note: This law firm may be deemed a "debt collector" under the Fair Debt Collection Practices Act. Any and all information obtained during and from communications may be used for the purpose of collecting debt.

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From: Clark-Richard <Clark-Richard@MonroeCounty-FL.Gov>

Sent: Wednesday, November 20, 2024 2:38 PM

To: Jason Spiegel <jason@ridefreebee.com>; Jess Goodall <Jess@smithhawks.com>

Subject: Freebee service numbers

We run 200 riders a day 7 days a week. 6 vehicles. All Tesla's.

Jason, can you provide the same numbers for Islamorada.

Richard Clark
Executive Director
Monroe County Transit
1100 Simonton Street
Key West, FL 33040
305-570-8744
clark-richard@monroecounty-fl.gov
<image001.jpg>



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

Detail by Entity Name

Florida Limited Liability Company
VC TAVERNIER, LLC

Filing Information

Document Number	L24000461055
FEI/EIN Number	NONE
Date Filed	10/30/2024
Effective Date	10/30/2024
State	FL
Status	ACTIVE

Principal Address

1649 ATLANTIC BOULEVARD
JACKSONVILLE, FL 32207

Mailing Address

1649 ATLANTIC BOULEVARD
JACKSONVILLE, FL 32207

Registered Agent Name & Address

VESTCOR, INC.
1649 ATLANTIC BOULEVARD
JACKSONVILLE, FL 32207

Authorized Person(s) Detail

Name & Address

Title MGR

VESTCOR, INC.
1649 ATLANTIC BOULEVARD
JACKSONVILLE, FL 32207 UN

Annual Reports

No Annual Reports Filed

Document Images

[10/30/2024 -- Florida Limited Liability](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations

MEMORANDUM

To: Janene Sclafani
Naresh Kotari
Vivek Reddy, P.E.

From: Karl Peterson, P.E.

Date: December 20, 2024

Subject: Mixed-Use Development – (File No. 2024-041)
Response to Crash Data Review

On December 6, 2024, comments specific to the July 2, 2024, Crash Data Technical Memorandum and response to comments memo dated October 1, 2024, for the proposed Mixed-Use Development in Tavernier were provided. The following is a restatement of each pending review comment with a corresponding response prepared by KBP Consulting, Inc.

1. *Crash data reviewed does not include the influence area of the driveway. Typically, as part of safety reviews, the crash data for the influence area (which extends to 0.05 miles on either side) is reviewed to identify crash patterns.*
 - a. Response: As requested, we have expanded the crash study area to include 0.05 mile to the north and south of the subject driveway. We have requested the crash data from the Florida Department of Transportation (FDOT) and will provide that information to Monroe County as soon as we receive it.
 - i. **Response acknowledged.**

2. *The study area does not seem to have roadway lighting. As the proposed Mixed-Use development consists of a supermarket (Publix), a liquor store, and multifamily affordable housing community, it may generate pedestrian/bicycle activity. As such, roadway lighting may be necessary to improve visibility.*
 - a. Response: The reviewer is correct in noting that the study area currently lacks roadway lighting. The subject mixed-use site will include lighting that will adequately illuminate the parking lot and pedestrian facilities within the property. If desired, a broader roadway lighting plan that encompasses the overall study area would best be addressed by Monroe County and/or the FDOT as the beneficiaries would extend well beyond the mixed-use development.
 - i. **The study area does not seem to have roadway lighting. It is critical that US 1 in the vicinity of the project driveway has adequate lighting to provide visibility for vehicular and pedestrian/bicycle traffic entering/exiting the proposed development.**

Street lighting is needed to reduce the potential for nighttime crashes associated with the traffic generated from the development. As such, it is the responsibility of the applicant to provide lighting at the project driveway on US 1, to mitigate any potential impacts from the development.

Response: The proposed site plan includes the lighting required for this project both on site and at the driveway connection to Overseas Highway / US 1. A broader areawide lighting plan for Overseas Highway / US 1 should not be the responsibility of this project. Instead, lighting along Overseas Highway / US 1 should be the responsibility of Monroe County and/or FDOT and should be addressed as soon as possible as to address any existing safety concerns.

3. *Consider adding a section describing existing pedestrian/bicycle facilities (such as sidewalks/crosswalks, etc.), any potential deficiencies and associated enhancements.*

a. Response: Once we receive the updated / expanded crash data from the FDOT, we will prepare an update to the crash data report, and we will include the requested information relative to pedestrian and bicycle facilities / deficiencies (if any) and proposed enhancements.

i. Response acknowledged.

4. *Based on Google Street View (see below), it appears that some markings/signs related to prohibiting wrong-way movements are missing and some markings are faded at the intersections connecting the access road with US 1 northbound and US 1 southbound. Consider adding a section related to potential signing and pavement marking enhancements.*

a. Response: Based upon the image provided in the comments from the reviewer, it does appear that some traffic control elements (i.e. signage and markings) are missing or are faded. In fact, some of the apparent missing elements are a major safety concern. Since the mixed-use project is in the planning stages, it is recommended that Monroe County Public Works and/or the FDOT be made aware of these deficiencies so that they can be corrected as soon as possible.

i. Response acknowledged. Consider adding a section related to potential signing and pavement marking enhancements in the report.

Response: Since the referenced conditions are existing, we believe that it would be more effective to coordinate as soon as possible with Monroe County and/or FDOT.

Regarding comment #5 of the “Clear Sight Triangle Analysis Memorandum” comments, the westbound to southbound movement was not called into question by the County and, as such, was not part of the requested sight distance evaluation. Furthermore, there does not appear to be any sight distance limitations (i.e. physical obstructions or roadway curvature) for this movement.

Lastly, regarding comment #6 pertaining to the “Clear Sight Triangle Analysis Memorandum”, the firm responsible for this analysis (HBC Engineering Company) is working as a consultant to the project team and we do not believe that they need to be pre-qualified for this effort provided that the primary traffic engineering consultant on the assignment is on the County’s pre-qualified list.

Furthermore, the current list of pre-qualified traffic engineering firms in Monroe County indicates that the firms on the list “*have been pre-qualified by Monroe County to prepare Traffic Impact Reports.*” The services provided by HBC are considered to be roadway design analyses and are not considered to be traffic engineering services for a traffic impact analysis.

RECEIVED
2024-041
DEC 02 2024
MONROE COUNTY
PLANNING DEPT.

MEMORANDUM

To: Janene Sclafani
Naresh Kotari
Vivek Reddy, P.E.

From: Karl Peterson, P.E.

Date: November 26, 2024

Subject: Mixed-Use Development – (File No. 2022-053)
Mitigation Analysis

The proposed Mixed-Use Development in Tavernier consists of a supermarket (Publix), a liquor store, and multifamily affordable housing community. The traffic concurrency analysis for this report (dated February 1, 2024) concluded that 14 daily trips will need to be mitigated on roadway Segment 21 (Plantation) as a result of this project. According to the latest Monroe County Remaining Roadway Capacity Chart (dated 9/19/24), the remaining capacity of Segment 21 has been reduced by two (2) trips. As such, the number of trips to be mitigated is now 16.

As a means of mitigating these trips, the Applicant has proposed to participate in Monroe County's free ride service currently being provided in the Village of Islamorada. Based upon information provided by Monroe County, we have developed the following proposed mitigation strategy to address the project traffic impacts on Segment 21:

- The existing free ride service utilizes three (3) Tesla vehicles for 11 hours per day
- The free ride program is serving, on average, 140 riders per day
- On an hourly basis, this yields 12.73 riders per hour (i.e. $140 \text{ riders} \div 11 \text{ hours}$)
- The expense of one (1) vehicle per hour is \$37.28
- The resulting "fare" for this service is \$2.93 per rider (i.e. $\$37.28 \div 12.73 \text{ riders}$)
- Mitigating 16 daily trips results in a daily cost of \$46.88 (i.e. $16 \text{ trips} \times \2.93 per rider)
- This results in an annual cost of \$17,111.20 (i.e. $\$46.88 \text{ per day} \times 365 \text{ days}$)
- Based upon an annual cost of \$17,111.20, at an annual interest rate of 5% and a 20-year participation period, the value of this mitigation strategy is \$46,416 (and for 16 trips this equates to \$2,901 per trip)

Please let us know if you have any questions or require any additional information.

MEMORANDUM

To: Janene Sclafani
Naresh Kotari
Vivek Reddy, P.E.

From: Karl Peterson, P.E.

Date: November 26, 2024

Subject: Mixed-Use Development – (File No. 2022-053)
Mitigation Analysis

The proposed Mixed-Use Development in Tavernier consists of a supermarket (Publix), a liquor store, and multifamily affordable housing community. The traffic concurrency analysis for this report (dated February 1, 2024) concluded that 14 daily trips will need to be mitigated on roadway Segment 21 (Plantation) as a result of this project. According to the latest Monroe County Remaining Roadway Capacity Chart (dated 9/19/24), the remaining capacity of Segment 21 has been reduced by two (2) trips. As such, the number of trips to be mitigated is now 16.

As a means of mitigating these trips, the Applicant has proposed to participate in Monroe County's free ride service currently being provided in the Village of Islamorada. Based upon information provided by Monroe County, we have developed the following proposed mitigation strategy to address the project traffic impacts on Segment 21:

- The existing free ride service utilizes three (3) Tesla vehicles for 11 hours per day
- The free ride program is serving, on average, 140 riders per day
- On an hourly basis, this yields 12.73 riders per hour (i.e. $140 \text{ riders} \div 11 \text{ hours}$)
- The expense of one (1) vehicle per hour is \$37.28
- The resulting "fare" for this service is \$2.93 per rider (i.e. $\$37.28 \div 12.73 \text{ riders}$)
- Mitigating 16 daily trips results in a daily cost of \$46.88 (i.e. $16 \text{ trips} \times \2.93 per rider)
- This results in an annual cost of \$17,111.20 (i.e. $\$46.88 \text{ per day} \times 365 \text{ days}$)
- Based upon an annual cost of \$17,111.20, at an annual interest rate of 5% and a 20-year participation period, the value of this mitigation strategy is \$46,416 (and for 16 trips this equates to \$2,901 per trip)

Please let us know if you have any questions or require any additional information.

MEMORANDUM

To: Janene Sclafani
Naresh Kotari
Vivek Reddy, P.E.

From: Karl Peterson, P.E.

Date: October 1, 2024

Subject: Mixed-Use Development – (File No. 2024-041)
Response to Crash Data Review

On September 10, 2024, comments specific to the July 2, 2024, Crash Data Technical Memorandum for the proposed Mixed-Use Development in Tavernier were provided. The following is a restatement of each pending review comment with a corresponding response prepared by KBP Consulting, Inc.

1. *Crash data reviewed does not include the influence area of the driveway. Typically, as part of safety reviews, the crash data for the influence area (which extends to 0.05 miles on either side) is reviewed to identify crash patterns.*
 - a. **Response: As requested, we have expanded the crash study area to include 0.05 mile to the north and south of the subject driveway. We have requested the crash data from the Florida Department of Transportation (FDOT) and will provide that information to Monroe County as soon as we receive it.**

2. *The study area does not seem to have roadway lighting. As the proposed Mixed-Use development consists of a supermarket (Publix), a liquor store, and multifamily affordable housing community, it may generate pedestrian/bicycle activity. As such, roadway lighting may be necessary to improve visibility.*
 - a. **Response: The reviewer is correct in noting that the study area currently lacks roadway lighting. The subject mixed-use site will include lighting that will adequately illuminate the parking lot and pedestrian facilities within the property. If desired, a broader roadway lighting plan that encompasses the overall study area would best be addressed by Monroe County and/or the FDOT as the beneficiaries would extend well beyond the mixed-use development.**

3. *Consider adding a section describing existing pedestrian/bicycle facilities (such as sidewalks/crosswalks, etc.), any potential deficiencies and associated enhancements.*

- a. Response: Once we receive the updated / expanded crash data from the FDOT, we will prepare an update to the crash data report, and we will include the requested information relative to pedestrian and bicycle facilities / deficiencies (if any) and proposed enhancements**

4. *Based on Google Street View (see below), it appears that some markings/signs related to prohibiting wrong-way movements are missing and some markings are faded at the intersections connecting the access road with US 1 northbound and US 1 southbound. Consider adding a section related to potential signing and pavement marking enhancements.*
 - a. Response: Based upon the image provided in the comments from the reviewer, it does appear that some traffic control elements (i.e. signage and markings) are missing or are faded. In fact, some of the apparent missing elements are a major safety concern. Since the mixed-use project is in the planning stages, it is recommended that Monroe County Public Works and/or the FDOT be made aware of these deficiencies so that they can be corrected as soon as possible.**

Crash Data Review

1. Crash data reviewed does not include the influence area of the driveway. Typically, as part of safety reviews, the crash data for the influence area (which extends to 0.05 miles on either side) is reviewed to identify crash patterns.
2. The study area does not seem to have roadway lighting. As the proposed Mixed-Use development consists of a supermarket (Publix), a liquor store, and multifamily affordable housing community, it may generate pedestrian/bicycle activity. As such, roadway lighting may be necessary to improve visibility.
3. Consider adding a section describing existing pedestrian/bicycle facilities (such as sidewalks/crosswalks, etc.), any potential deficiencies and associated enhancements.
4. Based on Google Street View (see below), it appears that some markings/signs related to prohibiting wrong-way movements are missing and some markings are faded at the intersections connecting the access road with US 1 northbound and US 1 southbound. Consider adding a section related to potential signing and pavement marking enhancements.



Clear Sight Triangle Analysis Memorandum

1. Page 5: Design speeds of 45 mph and 50 mph were used for calculations. Please clarify which is the correct design speed and update the calculations as needed.
 - Plans have been updated to include an existing design speed of 45 mph as shown in as built typical section package which correlated with the calculations performed using 45 mph. Report has been updated to remove inconsistency.
2. Exhibit 1 below: Please clarify if the sight triangle shown in blue circle is related to US 1 traffic?
 - Exhibit 1 is related to the sight distance for the existing traffic from the study area.
3. Exhibit 1 label at the bottom right corner states “right-turn exit.” Please clarify if this sight triangle is adequate for the westbound through movement?
 - Exhibit 1 reflects all movements exiting from the study area and the exhibit has been updated to reflect the intent.
4. Clarify if the sight distance is adequate for the westbound left-turn movement to US 1 southbound?
 - The study area was limited to the exiting and entrance approaches to and from the site’s study area.
5. The engineering firm that prepared the clear sight triangle analysis is not on the Monroe County’s Pre-Qualified Firm list. Please submit necessary documents to be pre-qualified. Please contact Ms. Janene Sclafani at 305.289.2545 or at Sclafani-Janene@MonroeCounty-FL.Gov for additional questions.



Clear Sight Triangle Analysis Memorandum

Proposed Mixed-Use Development
MM 92.5, Oceanside, Tavernier, FL

Prepared for:

Blackstone Group - Tavernier 925, LLC

Prepared by:

HBC Engineering
Company

8935 NW 35th Lane, Suite 201

Doral, FL - 33172

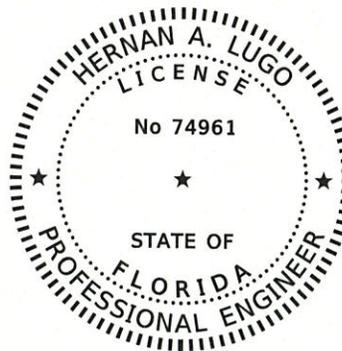
Engineer's Certification

I, Hernan A. Lugo, PE, with Florida PE No. 74961, certify that I currently hold an active Professional Engineer's License in the State of Florida, and I am competent through education and experience to provide engineering services in the civil and traffic engineering disciplines contained in this report. I further certify that this report was prepared by me or under my responsible charge as defined in Chapter 61G15-18.001 F.A.C. and that all statements, conclusions, and recommendations made herein are true and correct to the best of my knowledge and ability.

Hernan A. Lugo, PE, CFM

Hernan A Lugo
Digitally signed by Hernan A Lugo
DN: CN=Hernan A Lugo,
OU=HBC Engineering Company, O=HBC Engineering Company,
C=US
Date: 2024.09.19 09:51:46-0400

September 17, 2024



*THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY:*

ON THE DATE ADJACENT TO THE SEAL

*PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED.
THE SIGNATURE MUST BE VERIFIED
IN THE ELECTRONIC DOCUMENTS.*

*HBC ENGINEERING COMPANY
5200 NW 33RD AVE., SUITE 211
FORT LAUDERDALE, FLORIDA 33309
HERNAN A. LUGO, P.E. NO. 74961*

State of Florida Professional Engineer License No. 74961

The official record of this document is the electronic file digitally signed and sealed under Rule 61G15-23, F.A.C.

Subject: Blackstone Group – Tavernier 925, LLC

Clear Sight Triangle Analysis for the
Proposed Mixed-Use Development at
92501 Overseas Highway
Tavernier, FL 33070

To: Mimi Hurwitz

Purpose: The purpose of this memorandum is to outline the findings of the clear sight triangle analysis at the Blackstone Group – Tavernier 925, LLC mixed-use development site's access point at 92501 Overseas Highway, Tavernier, FL 33070, approximately at mile marker (MP) 92.5. The clear sight triangle was developed using the Florida Department of Transportation (FDOT) Florida Design Manual (FDM) and the American Association of State Highway and Transportation Officials (AASHTO) A Policy on Geometric Design of Highways and Streets 2018 (The Green Book, 7th Edition, 2018).

Background: The segment of the Overseas Highway/SR-5/US-1 within the study area consists of a four-lane, two-way, roadway, with two lanes in each direction with a posted speed of 45 mph and a design speed of 45 mph. The roadway is divided by an approximately 132-foot-wide median with businesses within this area. The northbound (NB) and southbound (SB) directions are connected by two-lane, two-way stop-controlled roadways/Access Roads. The existing travel lanes along US-1 are 11 feet wide, with a 10-foot outer shoulder (5-foot paved bike lane) and a 4-foot inner shoulder (2 feet paved). The existing 6- to 8-foot sidewalk is present on the eastern side (northbound direction) of US-1, with a varying 5- to 12-foot sod utility strip. The existing border width ranges from 23 to 109 feet. Since the large median dividing the NB and SB directions allows for several vehicles to cross over into the connecting roadway and wait for a gap to perform a left turn, US-1 will be analyzed as a one-way roadway, allowing only right turns and crossing movements.

The FDM defines the Clear Sight Triangle as the area along intersection approach legs and across their common corners that should be clear of visual obstructions. The clear sight triangle dimensions are based on the design speed, design vehicle, and type of traffic control used at the intersection. Adequate sight distance is essential for allowing drivers sufficient time to react and perform either a turning movement or a crossing movement. This concept applies to both vehicular and pedestrian traffic, both on the street and sidewalk. The analysis performed is based on AASHTO Case B for stop-control intersections (Figure 1), with a design speed of 45 mph, taken from FPID No. 425600-8-52-01, As-Built typical section package (Appendix C), and using a control vehicle type of a combination truck (WB 62) (Appendix D) for the analysis due to the current and future land use.

The FDM provides several exhibits to determine the limits of the clear sight distance to perform turning and crossing movements for various lane configurations with stop control. However, these exhibits come with some limitations for their use, such as:

1. The exhibits apply to intersections in all context classifications with stop control or flashing beacon control.
2. The exhibits apply only to intersections with intersection angles between 60° and 120°, and where vertical curves and horizontal curves are not present.

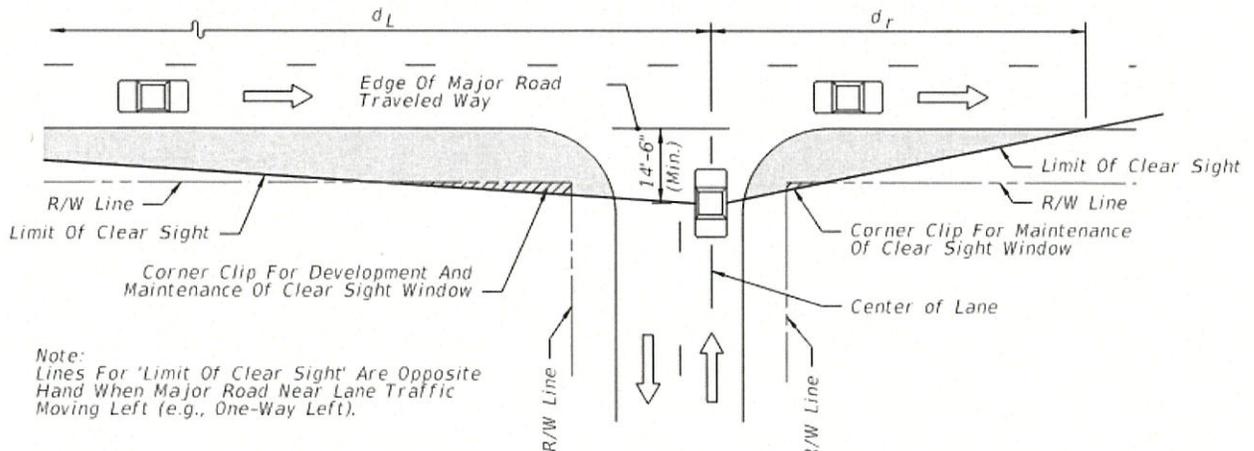


Figure 1 Clear Sight Triangles
(Figure 212.11.1 in FDM 212)

The approximate location of the access point is at mile marker (MP) 92.5. US-1 has an existing horizontal curve with a point of curvature (PC) at MP 18.417 and a point of tangency (PT) at MP 18.625, with 3 degrees of curvature. The intersection sight distance was calculated by determining the horizontal sight distance, tangent, and radial from the centerline of the exit lane, 14.5 feet from the edge of pavement, and using the principles of Horizontal Sightline Offset (HSO) from the access point.

The sight distance was calculated using AASHTO Green Book equation 9-1 for intersection sight distance along a major road for a turning or crossing maneuver from a stop-controlled intersection, using the previously mentioned design speed of 45 mph and a time gap of 10.5 seconds for a combination truck. An Intersection Sight Distance (ISD) of 694.6 feet, rounded to 695 feet, was determined for both the right turn maneuver and crossing maneuver from the site location. The Clear Sight Triangle was measured 14.5 feet (the minimum driver-eye setback) from the edge of the travel way at the center of the entrance lane of the crossroad (development access point) to the center of the near approach lane of the highway (Overseas Highway/US-1/SR-5). Figure 1: Clear Sight Triangle illustrates the basis of the clear sight zone and where the clear zone is located, with dimensions d_L & d_r being created from the sight distance to the center of the upstream/downstream vehicle to the edge of the pavement.

$$ISD = 1.47 V_{major} t_g$$

where:

ISD = intersection sight distance (length of the leg of sight triangle along the major road) (ft)

V_{major} = design speed of major road (mph)

t_g = time gap for minor road vehicle to enter the major road (s)

Equation 9-1: Intersection Sight distance along major road (AASHTO)

This ISD is valid for an assumed 3% or less approach grade to the stop bar. Exhibit 1 from Appendix A lays out the sight distance triangle and the clear sight zone location, where the area should be clear of all obstructions for the exiting movements going to US-1 NB and the through movement to get to US-1 SB.

The Horizontal Sightline Offset (HSO) is the approximate calculation of the minimum lateral clearance required between the centerline of the inside lane and a potential obstruction along the horizontal curve. Using this concept, it can be determined if there is sufficient sight distance clearance around the curve for an upcoming vehicle to perform a turning or stopping maneuver, resulting from a vehicle exiting from the access point. This can also be used to indirectly find out how far from the access a turning vehicle need to be to see a vehicle to safely turn onto US-1. HSO can be determined by using equation 3-3; however, first the Stopping Sight Distance (SSD) is required for the use of the equation. SSD is determined by using equation 3-2. Using the design variables for $V=45$ mph, $t=2.5$ s, and $a=11.2$ ft/s², an SSD of 360' is determined, which is also shown on Table 3-1 from AASHTO. AASHTO references that equation 3-2 is not limited to high truck traffic, due to truck drivers having a high vantage point and are able to see above most vertical obstructions. They are considered to be more experienced than normal drivers, since they can quickly recognize potential risks and take actions accordingly. The major limitation to using this equation involves the steepness of the road. No existing roadway profile or Digital Terrain Model (DTM) was provided; however, using an existing cross section of FPID No. 425600-8-52-01, an average slope of 0.01% was calculated from the access point to a point south of the PC point. The effects of the longitudinal slope of the road is negligible in determining the SSD in this case.

With the SSD determined, the required HSO can now be calculated by using an SSD of 360' and the radius of curve of 2,183' from FPID No. 425600-8-52-01 As-Built Roadway Plans. This resulted in an HSO distance of 7.4'. Using both the HSO and SSD south of the access point, the clearance distance can be illustrated in Exhibit 3 from Appendix A.

$$SSD = 1.47Vt + 1.075 \frac{V^2}{a}$$

where:
 SSD = stopping sight distance, ft
 V = design speed, mph
 t = brake reaction time, 2.5 s
 a = deceleration rate, ft/s²

Equation 3-2: Stopping Sight Distance (SSD)
(AASHTO)

$$HSO = R \left[1 - \cos \left(\frac{28.65S}{R} \right) \right]$$

where:
 HSO = Horizontal sight line offset, ft
 S = Sight distance, ft
 R = Radius of curve, ft

Equation 3-37: Horizontal Sightline Offset (HSO)
(AASHTO)

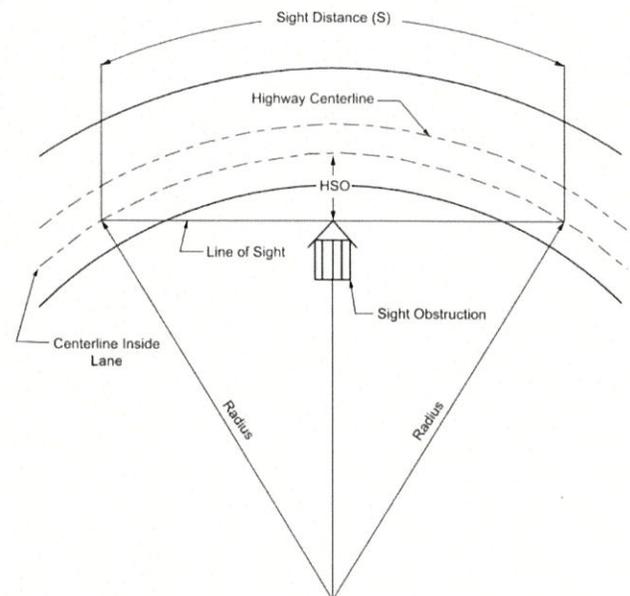


Figure 3-19: Diagram Illustrating Components for Determining Horizontal Sight Distance
(AASHTO)

Findings: This segment of the Overseas Highway/SR-5/US-1 was treated as a one-way street, due to the large, approximately 132', median separating the Northbound and Southbound directions.

The AASHTO Green Book calls for an Intersection Sight Distance (ISD) from the center of the exit lane at the access point to the center of the crossroad to the center of the near approach lane, to be 695', this point is 14.5' away from the edge of pavement (EOP). For the analysis of the exiting movements (through and right) from the site, the distance for both the tangentially and the radially was plotted out to find the obstruction clear zone and was determined that the current roadway conditions do not impede or obstruct the vision of a combination truck (design vehicle). It would be recommended to add additional "No Parking" signs (R8-3) along the shoulder, to avoid visual obstructions. Exhibit 1 in Appendix A lays out the sight distance for the exit movements to US 1 NB and the through movement to go to US-1 SB. For the entering movement from SB US 1 using the access road, both the tangentially and the radially was plotted out to find the obstruction clear zone and was determined that the current road conditions could create visual obstructions for a combination truck (design vehicle) accessing the site. Within the view zone of the combination truck are existing vegetation and property line fencing. An additional analysis was performed using a passenger vehicle accessing the site at the same location. AASHTO Green Book determined that an intersection sight distance of 430 ft is required for a passenger vehicle. Based on this finding, passenger vehicles do not have visual obstruction based on the current roadway conditions. Exhibit 2 in Appendix A lays out the sight distance for the entering movements from the access road though moved from used by US 1 SB. The AASHTO Green Book calls for a Horizontal Sightline Offset (HSO) distance of 7.4' from a distance of 360', for the minimum Stopping Sight Distance (SSD). Using a point 360' away from the access point, there are minimal sight obstructions that would impact the ability of a vehicle to respond to a departing vehicle, if needed, while departing vehicles can look upstream without any hindrance and perform a turning or crossing movement. Exhibit 3 in Appendix A has the HSO layout based on the site conditions.

It is recommended to remove the obstructions from the clear sight line obstruction zone for combination trucks. Some obstructions, such as several trees, fencing, and clutter along the property line, may be infeasible to remove. However, coordinating with property owners and Monroe County to explore the possibility of clearing some of the objects and cargo containers within the area to improve the sight line is advised. Additionally, maintaining the vegetation within the clear sight window concept, following the FDM figure 212.11.3 (5 feet above and 1.5 feet below the line-of-sight datum of 3.5 feet above the pavement), is crucial. An additional recommendation includes the installation of a stop sign on the access road.

Conclusion: Based on the Intersection Sight Distance (ISD) and the Horizontal Sightline Offset (HSO) distance calculated using the AASHTO Green Book and analyzing the existing roadway characteristics, the entering combination truck traffic using the access road from US-1 SB has apparent visual obstructions that could hinder the driver's judgment in performing a safe vehicle maneuver onto US-1 NB. The combination trucks face obstructions within the clear sight view, including several trees, fencing, cargo containers, and clutter along the property line. However, at the same location, passenger vehicles do not encounter the same visual obstructions that could hinder the driver's judgment in performing a safe vehicle maneuver.

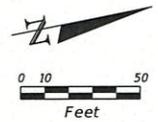
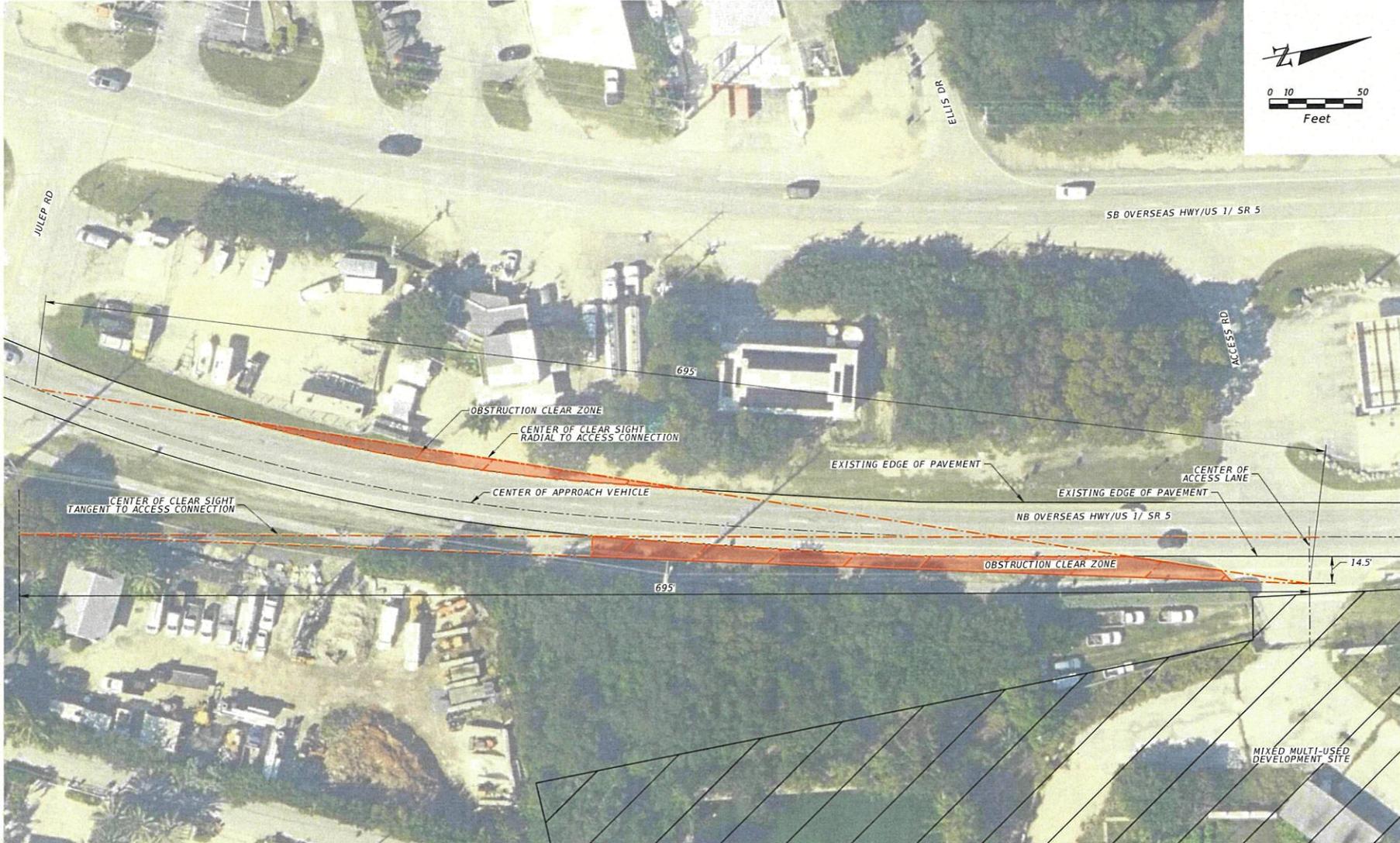
For the opposite location, for the exiting combination traffic making either a through movement, crossing US-1 NB, or making a right turn onto US-1 NB, there are no apparent visual obstructions that could hinder the driver's judgment in performing a safe vehicle maneuver. The current roadside features are free of any large vegetation or significant aboveground obstructions.

It is recommended to notify FDOT to trim trees within the sight triangle and to inform Monroe County about the sight distance violations discussed above in adjacent properties and FDOT right-of-way, so these issues can be corrected.

Appendix

- A) Sight Distance Triangle Exhibits
 - 1) EXHIBIT 1: INTERSECTION SIGHT DISTANCE TRIANGLE (ISD) EXITING SITE
 - 2) EXHIBIT 2: INTERSECTION SIGHT DISTANCE TRIANGLE (ISD) ENTERING SITE
 - 3) EXHIBIT 3: HORIZONTAL SIGHT OFFSET (HSO)
 - 4) EXHIBIT 4: ISD AND HSO
- B) Straight Line Diagram
- C) As-Built Roadway Plans and Typical Section Package
- D) Design Vehicle Exhibit from AASHTO Green Book
- E) FDM Exhibits
- F) AASHTO Exhibits
- G) Crash Data Memo

**APPENDIX A:
Sight Distance Triangle Exhibits
&
Horizontal Sightline Offset (HSO)
Exhibits**



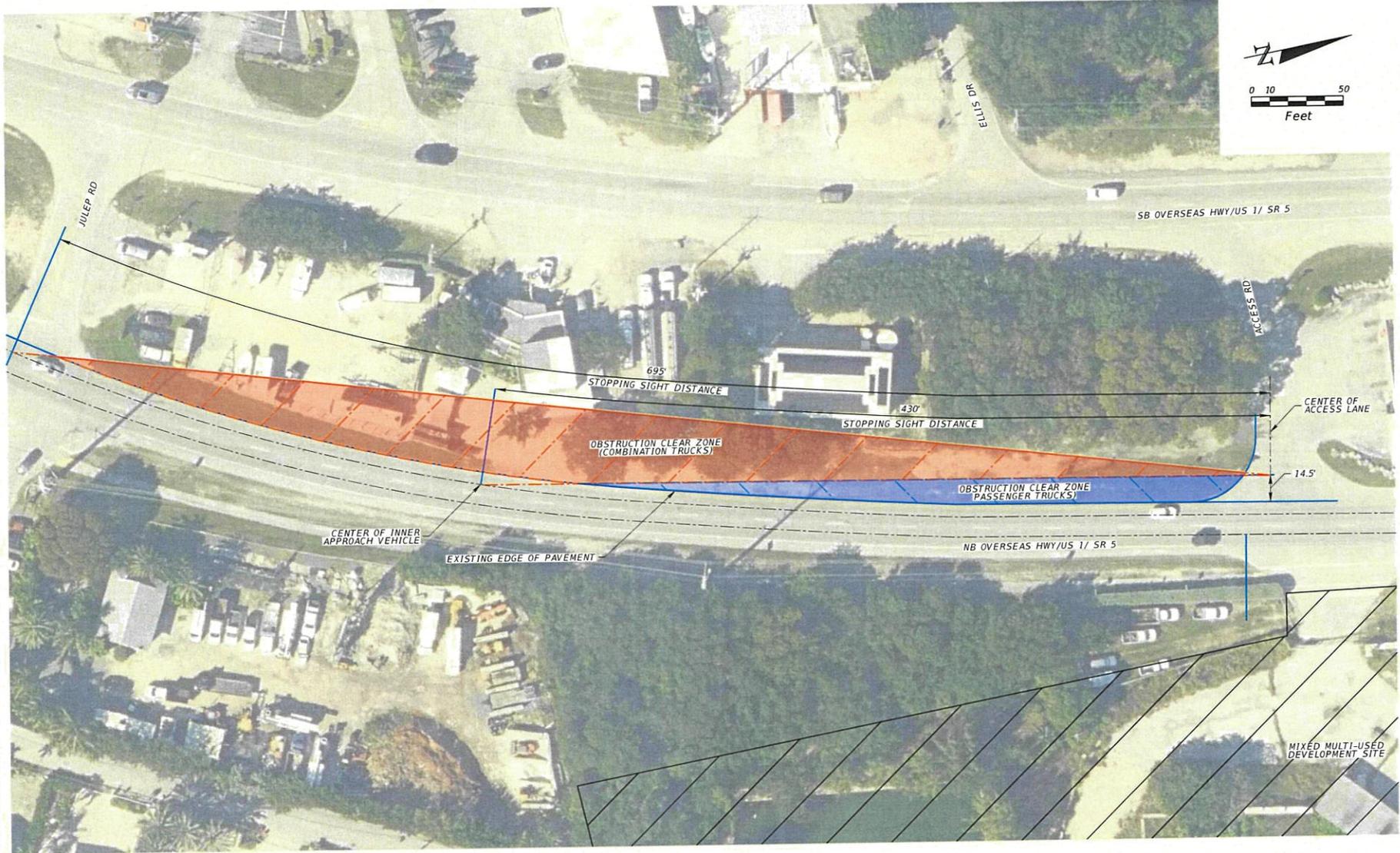
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REVISIONS	
DATE	DESCRIPTION

BLACKSTONE GROUP - TAVERNIER 926, LLC OVERSEAS HIGHWAY MULTI-USE DEVELOPMENT		
ROAD NO.	COUNTY	PROJECT NUMBER
US 1/SR 5	MONROE	P00465.01

**EXHIBIT 1: INTERSECTION
 SIGHT DISTANCE TRIANGLE
 (ISD) EXITING SITE**

SHEET NO.
1



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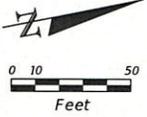
REVISIONS	
DATE	DESCRIPTION

BLACKSTONE GROUP - TAVERNIER 925, LLC		
OVERSEAS HIGHWAY MULTI-USE DEVELOPMENT		
ROAD NO.	COUNTY	PROJECT NUMBER
US 1/SR 5	MONROE	P00465.01

**EXHIBIT 2: INTERSECTION
 SIGHT DISTANCE TRIANGLE
 (ISD) ENTERING SITE**

SHEET NO.
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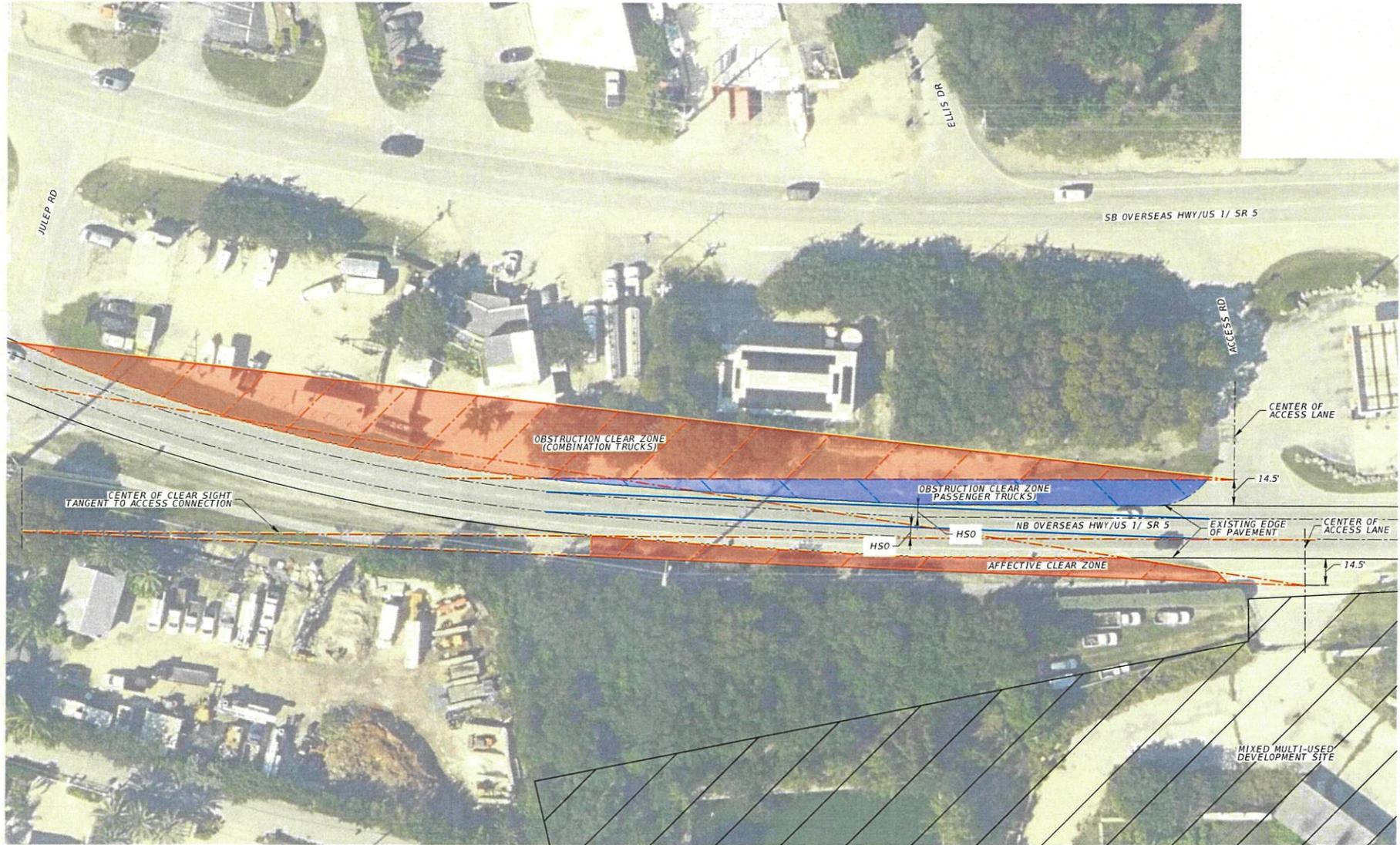
REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

BLACKSTONE GROUP - TAVERNIER 926, LLC OVERSEAS HIGHWAY MULTI-USE DEVELOPMENT		
ROAD NO.	COUNTY	PROJECT NUMBER
US 1/SR 5	MONROE	P00465.01

EXHIBIT 3:
HORIZONTAL SIGHT OFFSET
(H50)

SHEET NO.
3

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

BLACKSTONE GROUP - TAVERNIER 926, LLC		
OVERSEAS HIGHWAY MULTI-USE DEVELOPMENT		
ROAD NO.	COUNTY	PROJECT NUMBER
US 1/SR 5	MONROE	P00465.01

**EXHIBIT 4
ISD AND HSO**

SHEET NO.
4

**APPENDIX B:
Straight Line Diagram**

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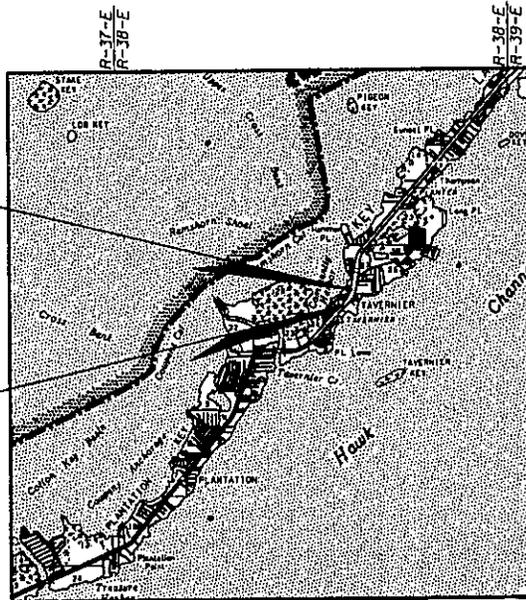
**APPENDIX C:
As-Built
Typical Section Package &
Roadway Plans**

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
TYPICAL SECTION PACKAGE
REVISED 02/21/2013

FINANCIAL PROJECT ID 425600-9-52-01
MONROE COUNTY (90060)
STATE ROAD NO. 5 / US 1 / OVERSEAS HIGHWAY
FROM NORTH OF JO JEAN WAY (MM 92) TO SOUTH OF CAMELOT DRIVE (MM 93) NORTHBOUND ONLY

END PROJECT
STA. 351+09.79 (C CONST.)
MM 93
MP 19.232

BEGIN PROJECT
STA. 300+00.00 (C CONST.)
MM 92
MP 18.279



LOCATION MAP

PREPARED BY:
BND ENGINEERS, INC.
14331 SW 120 STREET - SUITE 201
MIAMI, FLORIDA 33186
PHONE (305) 599-8495 FAX: (305) 597-9312
CERTIFICATE OF AUTHORIZATION #6658

FDOT PROJECT MANAGER: VILMA CROFT, P.E.
ENGINEER OF RECORD: KEVIN A. KEANE, P.E. (53177)

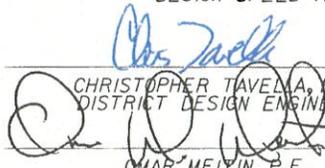
PROJECT IDENTIFICATION

FINANCIAL PROJECT ID 425600-9-52-01 COUNTY (SECTION) MONROE (90060)
 PROJECT DESCRIPTION SR 5 /USI/ OVERSEAS HIGHWAY RRR FROM NORTH OF JO JEAN WAY TO SOUTH OF CAMELOT DR. (MM 93) NORTHBOUND ONLY

PROJECT CONTROLS

<u>FUNCTIONAL CLASSIFICATION</u>	<u>HIGHWAY SYSTEM</u>
<input type="checkbox"/> RURAL <input checked="" type="checkbox"/> URBAN <input type="checkbox"/> FREEWAY/EXPWY. <input type="checkbox"/> MAJOR COLL. <input checked="" type="checkbox"/> PRINCIPAL ART. <input type="checkbox"/> MINOR COLL. <input type="checkbox"/> MINOR ART. <input type="checkbox"/> LOCAL	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/> NATIONAL HIGHWAY SYSTEM <input type="checkbox"/> <input checked="" type="checkbox"/> FLORIDA INTRASTATE HIGHWAY SYSTEM <input type="checkbox"/> <input checked="" type="checkbox"/> STRATEGIC INTERMODAL SYSTEM <input checked="" type="checkbox"/> <input type="checkbox"/> STATE HIGHWAY SYSTEM <input type="checkbox"/> <input checked="" type="checkbox"/> OFF STATE HIGHWAY SYSTEM

<u>ACCESS CLASSIFICATION</u>	<u>TRAFFIC</u>																																
<input type="checkbox"/> 1 - FREEWAY <input type="checkbox"/> 2 - RESTRICTIVE w/Service Roads <input type="checkbox"/> 3 - RESTRICTIVE w/660 ft. Connection Spacing <input checked="" type="checkbox"/> 4 - NON-RESTRICTIVE w/2640 ft. Signal Spacing <input type="checkbox"/> 5 - RESTRICTIVE w/440 ft. Connection Spacing <input type="checkbox"/> 6 - NON-RESTRICTIVE w/1320 ft. Signal Spacing <input type="checkbox"/> 7 - BOTH MEDIAN TYPES	<table style="width:100%; border-collapse: collapse;"> <tr> <td></td> <td style="text-align: center;">YEAR</td> <td style="text-align: center;">AADT</td> <td></td> </tr> <tr> <td style="text-align: right;">CURRENT</td> <td style="text-align: center;"><u>2011</u></td> <td style="text-align: center;"><u>28000</u></td> <td></td> </tr> <tr> <td style="text-align: right;">OPENING</td> <td style="text-align: center;"><u>2015</u></td> <td style="text-align: center;"><u>27800</u></td> <td></td> </tr> <tr> <td style="text-align: right;">DESIGN</td> <td style="text-align: center;"><u>2035</u></td> <td style="text-align: center;"><u>31200</u></td> <td></td> </tr> </table> <table style="width:100%; border-collapse: collapse;"> <tr> <td></td> <td></td> <td style="text-align: center;"><u>DISTRIBUTION</u></td> <td></td> </tr> <tr> <td style="text-align: right;">DESIGN SPEED</td> <td style="text-align: center;"><u>45 MPH</u></td> <td style="text-align: center;">K</td> <td style="text-align: right;">10.40 %</td> </tr> <tr> <td style="text-align: right;">POSTED SPEED</td> <td style="text-align: center;"><u>45 MPH</u></td> <td style="text-align: center;">D</td> <td style="text-align: right;">50 %</td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">T₂₄</td> <td style="text-align: right;">9.92 %</td> </tr> </table>		YEAR	AADT		CURRENT	<u>2011</u>	<u>28000</u>		OPENING	<u>2015</u>	<u>27800</u>		DESIGN	<u>2035</u>	<u>31200</u>				<u>DISTRIBUTION</u>		DESIGN SPEED	<u>45 MPH</u>	K	10.40 %	POSTED SPEED	<u>45 MPH</u>	D	50 %			T ₂₄	9.92 %
	YEAR	AADT																															
CURRENT	<u>2011</u>	<u>28000</u>																															
OPENING	<u>2015</u>	<u>27800</u>																															
DESIGN	<u>2035</u>	<u>31200</u>																															
		<u>DISTRIBUTION</u>																															
DESIGN SPEED	<u>45 MPH</u>	K	10.40 %																														
POSTED SPEED	<u>45 MPH</u>	D	50 %																														
		T ₂₄	9.92 %																														

<u>CRITERIA</u>	
<input type="checkbox"/> NEW CONSTRUCTION / RECONSTRUCTION <input type="checkbox"/> RRR INTERSTATE / FREEWAY <input checked="" type="checkbox"/> RRR NON-INTERSTATE / FREEWAY <input type="checkbox"/> TDLC / NEW CONSTRUCTION / RECONSTRUCTION <input type="checkbox"/> TDLC / RRR <input type="checkbox"/> MANUAL OF UNIFORM MINIMUM STANDARDS (FLORIDA GREENBOOK) (OFF-STATE HIGHWAY SYSTEM ONLY)	<p align="center">DESIGN SPEED APPROVALS</p> <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">  CHRISTOPHER TAVELIA, P.E. DISTRICT DESIGN ENGINEER </div> <div style="text-align: center;"> <u>3/4/13</u> DATE </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="text-align: center;">  OMAR MEIYIN, P.E. DISTRICT TRAFFIC OPERATIONS ENGINEER </div> <div style="text-align: center;"> <u>3/12/13</u> DATE </div> </div>

LIST ANY POTENTIAL EXCEPTIONS AND VARIATIONS RELATED TO TYPICAL SECTION ELEMENTS:

1. VARIATION - PARKING LANE CROSS SLOPES
2. VARIATION - LANE WIDTH
3. VARIATION - RECOVERABLE TERRAIN

LIST MAJOR STRUCTURES LOCATION/DESCRIPTION - REQUIRING INDEPENDENT STRUCTURE DESIGN:

N/A

LIST MAJOR UTILITIES WITHIN PROJECT CORRIDOR:

COMCAST CABLE, FLORIDA KEYS ELCTERIC COOPERATIVE ASSOC., FLORIDA KEYS AQUEDUCT AUTHORITY - AREA 4 , FLORIDA KEYS AQUEDUCT, AUTHORITY FLORIDA KEYS AQUEDUCT UPPER KEY, AND ATT DISTRIBUTION.

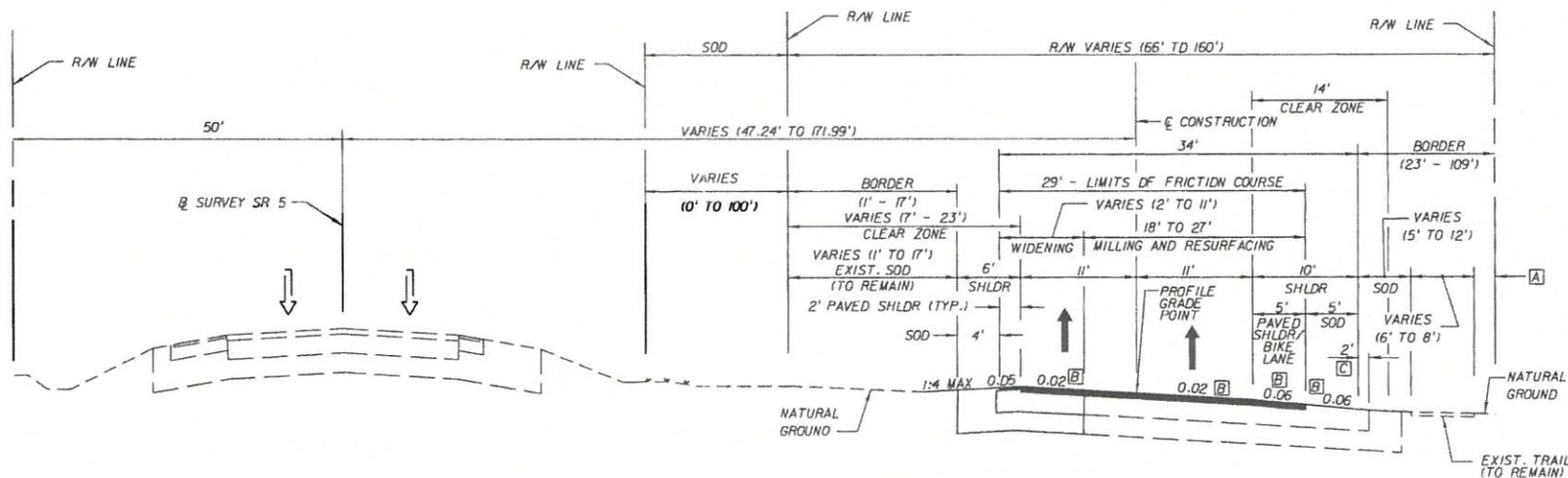
LIST OTHER INFORMATION PERTINENT TO DESIGN OF PROJECT:

1. EXISTING NB LANE WIDTHS WERE REDUCED FROM 12' TO 11' IN ORDER TO ACCOMODATE A 6' SHOULDER ON EITHER SIDE OF THE ROADWAY.
2. SOUTHBOUND SECTION OF ROADWAY WAS RESURFACED UNDER FDOT PROJECT No. 419849-1-52-01.
3. THIS PROJECT IS STRUNG WITH FDOT PROJECT No. 419848-1-52-01 (LEAD) & 425600-8-52-01 (GOES WITH)

PROJECT IDENTIFICATION

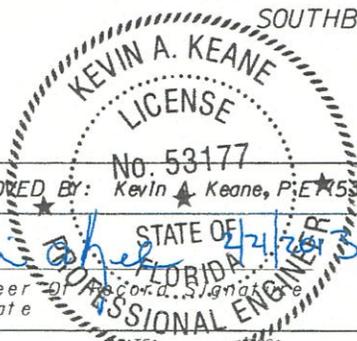
FINANCIAL PROJECT ID 425600-9-52-01 FEDERAL AID PROJECT NO. N/A COUNTY NAME MONROE
 SECTION NO. 90060 ROAD DESIGNATION SR 5 / OVERSEAS HIGHWAY LIMITS/MILEPOST MP 18.279 TO MP 19.232
 PROJECT DESCRIPTION SR 5 / US 1 / OVERSEAS HIGHWAY FROM NORTH OF JO JEAN WAY (MM 92) TO SOUTH OF CAMELOT DRIVE (MM 93) NORTHBOUND ONLY

PROPOSED ROADWAY TYPICAL SECTION



SOUTHBOUND NORTHBOUND
 DESIGN SPEED = 45 MPH
 STA. 310+77.65 (℄ CONST.) TO STA. 334+55.20 (℄ CONST.)
 (NORTHBOUND ONLY)

- [A] VARIES FROM 6.5' TO 10'
- [B] PROPOSED CROSS SLOPE CORRECTION
- [C] 2' STABILIZATION EXTENSION SOD TREATMENT INDEX 105



APPROVED By: <u>Kevin A. Keane, P.E. (53177)</u> Engineer and Date <i>Kevin A. Keane</i> 2/21/13	FDOT CONCURRENCE <i>Chris Tavello</i> Christopher Tavello, P.E. FDOT District Design Engineer	FHWA CONCURRENCE N/A Printed Name FHWA Transportation Engineer
	Date <u>3/4/13</u>	Date

COMPONENTS OF CONTRACT PLANS SET

ROADWAY PLANS
SIGNING AND PAVEMENT MARKING PLANS
SIGNALIZATION PLANS

This project was constructed in substantial compliance with these plans as provided by the Engineer of Record. If changes were made, those changes are indicated by black ink revision and bear the seal and signature of the responsible Professional Engineer.

A DETAILED INDEX APPEARS ON THE KEY SHEET OF EACH COMPONENT

INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	DRAINAGE MAP
3 - 7	TYPICAL SECTIONS
8 - 9	TYPICAL SECTION DETAILS
10 - 11	SUMMARY OF QUANTITIES
12	SUMMARY OF DRAINAGE STRUCTURES
13 - 14	GENERAL NOTES
15 - 32	ROADWAY PLAN DETAIL
33	DRAINAGE STRUCTURES
34 - 37	CROSS SECTIONS
38 - 58	TRAFFIC CONTROL GENERAL NOTES
59 - 60	TRAFFIC CONTROL PLAN
61 - 65	TRAFFIC CONTROL GUIDE SIGN WORKSHEET
66	PROJECT SURVEY CONTROL
CTL-1 - CTL-4	ROADWAY SOIL PROFILES
GR-1 - GR-2	ROADWAY SOILS SHEET
GR-3	

3/24/14 UPDATED OFFSET FOR R & SURVEY SR 5

GOVERNING STANDARDS AND SPECIFICATIONS:
FLORIDA DEPARTMENT OF TRANSPORTATION, 2013 DESIGN STANDARDS
AND REVISED INDEX DRAWINGS AS APPENDED HEREIN, AND 2013
STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS
AMENDED BY CONTRACT DOCUMENTS.

For Design Standards modifications click on
"Design Standards" link of the following web site:
<http://www.dot.state.fl.us/rddesign/>

For the Standard Specifications for Road and Bridge
Construction click on the "Specifications" link of the following
web site:
<http://www.dot.state.fl.us/specifications/office/>

REVISIONS

- FINANCIAL PROJECT ID 425600-8-52-01, 425600-9-52-01
ROADWAY PLANS - 10, 12, 23-25, 31, 35, 44-47, & 58 (REVISED 4-24-13)
SIGNING & PAVEMENT MARKING PLANS - 5-3, 5-8 & 5-19 (REVISED 4-24-13)
- FINANCIAL PROJECT ID 425600-8-52-01, 425600-9-52-01
ROADWAY PLANS - 24 & 32 (REVISED 3-24-14)
- FINANCIAL PROJECT ID 425600-8-52-01, 425600-9-52-01
ROADWAY PLANS - 20 & 23 (REVISED 4-18-14)
- FINANCIAL PROJECT ID 425600-8-52-01, 425600-9-52-01
SIGNING & PAVEMENT MARKING PLANS - 5-10, 5-8, 5-12 & 5-13 (REVISED 4-18-14)
- FINANCIAL PROJECT ID 425600-8-52-01, 425600-9-52-01
SIGNING & PAVEMENT MARKING PLANS - 5-13 & 5-17 (REVISED 5-22-14)
- FINANCIAL PROJECT ID 425600-8-52-01, 425600-9-52-01
ROADWAY PLANS - 28, 29, 31, 34 & 35 (REVISED 6-09-14)
- FINANCIAL PROJECT ID 425600-8-52-01, 425600-9-52-01
SIGNING & PAVEMENT MARKING PLANS - 5-15 (REVISED 7-23-14)
- FINANCIAL PROJECT ID 425600-8-52-01, 425600-9-52-01
ROADWAY PLANS - 20 (REVISED 10-22-14)
- FINANCIAL PROJECT ID 425600-8-52-01, 425600-9-52-01
SIGNING & PAVEMENT MARKING PLANS - 5-10 (REVISED 10-22-14)
- FINANCIAL PROJECT ID 425600-8-52-01, 425600-9-52-01
SIGNING & PAVEMENT MARKING PLANS - 5-14 (REVISED 12-08-14)

**STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION**

FINAL "AS-BUILT" PLANS

FINANCIAL PROJECT ID 425600-8-52-01 & 425600-9-52-01
MONROE COUNTY (90060)

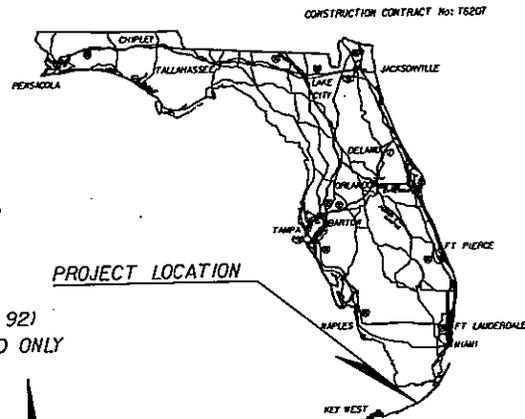
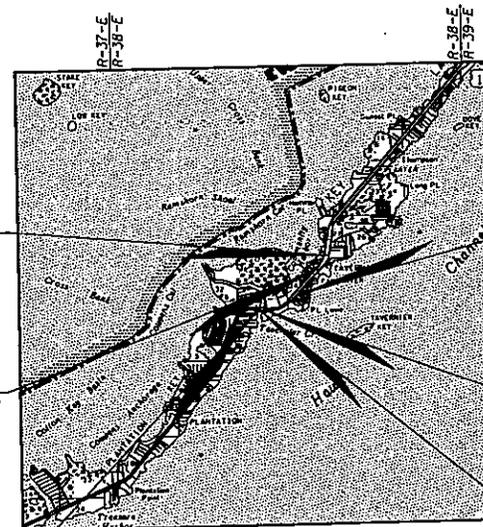
STATE ROAD NO. 5 / US 1 / OVERSEAS HIGHWAY
FROM TAVERNIER CREEK BRIDGE (MM 90.766) TO NORTH OF JO JEAN WAY (MM 92)
AND NORTH OF JO JEAN WAY TO SOUTH OF CAMELOT DRIVE (MM 93) NORTHBOUND ONLY

CONTRACTOR: GENERAL ASPHALT
COMPANY
CCEI: RSH, Inc.
RESIDENT ENGINEER: CLAUDIO
DIAFERIA, P.E.
SR. PROJECT ENGINEER: ADAM
GOSSELIN, P.E.
PROJECT ADMINISTRATOR: TYLER
STONE, P.E.
DISTRICT SECRETARY: GUS PEGO, P.E.
DATE WORK STARTED: JANUARY 27, 2014

END PROJECT
FPID 425600-9-52-01
STA. 101+40.00
MP 19.232
MM 93

END PROJECT
FPID 425600-8-52-01
BEGIN PROJECT
FPID 425600-9-52-01
STA. 51+12.72
MP 18.279
MM 92

BEGIN PROJECT
FPID 425600-8-52-01
STA. 346+40.00
MP 17.105
MM 90.766



STA. EQUATION
374+90.94 BK=
17+06.86 AH

END BRIDGE
STA. 350+06.23

BEGIN BRIDGE
STA. 346+46.47

PROJECT LENGTH IS BASED ON R OF SURVEY

LENGTH OF PROJECT		
	LINEAR FEET	MILES
ROADWAY	10,924.32	2.069
BRIDGES	0.00	0.00
NET LENGTH OF PROJECT	10,924.32	2.069
EXCEPTIONS	359.76	0.068
GROSS LENGTH OF PROJECT	11,284.08	2.137

KEY SHEET REVISIONS	
DATE	DESCRIPTION

ROADWAY SHOP DRAWINGS
TO BE SUBMITTED TO:
KEVIN KEAME, P.E. - PE No.: 5377
DND ENGINEERS, INC.
143 S.W. 120 STREET - SUITE 201
MIAMI, FLORIDA 33196
PHONE: 305-599-8495 FAX: 305-599-9332
www.dndengineers.com
CERTIFICATE OF AUTHORIZATION NO. 6658
PLANS PREPARED BY:

BND
CIVIL ENGINEERING CONSULTING SERVICE
14331 S.W. 120 STREET, SUITE 201, MIAMI, FLORIDA 33196
PH: (305) 599-8495 FAX: (305) 591-9332
CERTIFICATE OF AUTHORIZATION NO. 6459

CONTRACT NO. C-8020
VENDOR NO. F65042595-03

THIS PROJECT TO BE LET WITH CONTRACT FINANCIAL
PROJECT ID 49848-1-52-01

NOTE: THE SCALE OF THESE PLANS MAY
HAVE CHANGED DUE TO REPRODUCTION.

INDEX OF FINAL PLANS:
COMP BOOK #1
COMP BOOK #2

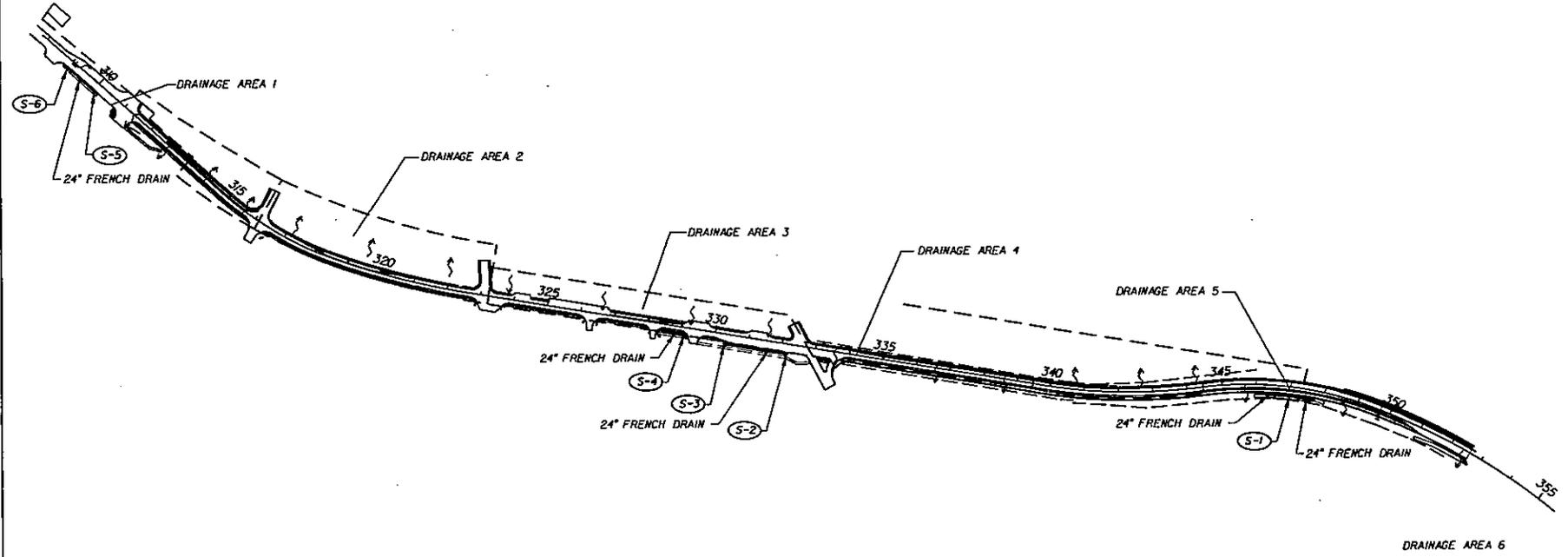
ROADWAY PLANS
ENGINEER OF RECORD: KEVIN A. KEAME, P.E.

P.E. NO. 5377

FISCAL YEAR	SHEET NO.
13	1

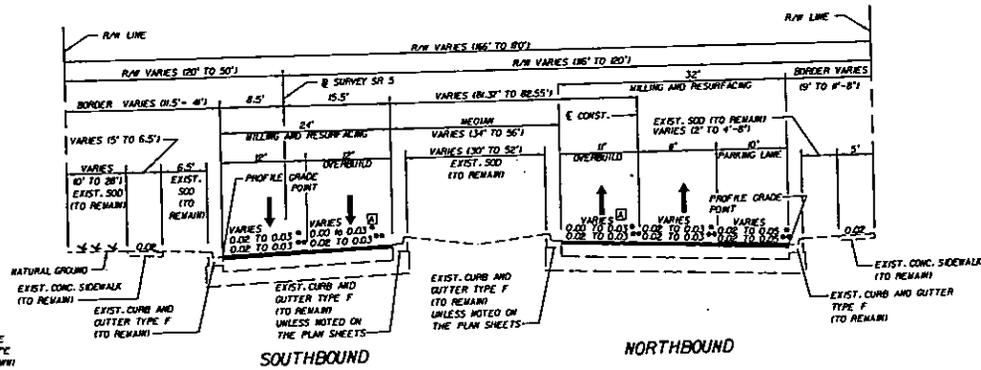
FOOT PROJECT MANAGER: VILMA CROFT, P.E.

NOTE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 6005-23.003, F.A.C.



NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G13-23.003, F.A.C.

REVISIONS		BND <small>CIVIL ENGINEERING EXPIRES 08/31/2010</small> 14331 S.W. 120 STREET, SUITE 204, MIAMI, FLORIDA 33186 PH: (305) 558-4455 FAX: (305) 551-5112 CERTIFICATE OF AUTHORIZATION NO. 6684 KEVIN A. KEANE, P.E. LICENSE No. 5307	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			DRAINAGE MAP	SHEET NO. 2
DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
			5	MONROE	425600-B-52-01		



* EXISTING CROSS SLOPE
 ** PROPOSED CROSS SLOPE
 (VALUE RANGE IS SHOWN)
 (1) PROPOSED CROSS SLOPE CORRECTION
 TO 0.02% OVERBUILD AT:
 SB: STA. 30+00.00 TO STA. 32+00.00,
 STA. 44+00 TO STA. 46+00
 NB: STA. 23+50 TO STA. 30+00

STA. 19+44.59 TO STA. 51+12.72
 F.P.ID. #425600-8-52-01
 STA. 300+00.00 (E CONST.) TO STA. 310+77.65 (E CONST.)
 F.P.ID. #425600-9-52-01

MILLING

MILL EXISTING ASPHALT PAVEMENT (1 1/2")
 (1-1/4" BELOW LIP OF GUTTER ON LOW SIDE)

RESURFACING

FRICION COURSE FC-9.5 (TRAFFIC C)(1 1/2")(RUBBER)

OVERBUILD

TYPE SP OVERBUILD (TRAFFIC C)(THICKNESS VARIES FROM 1/2" TO 2.48")

WIDENING

OPTIONAL BASE GROUP 9 WITH
 TYPE SP STRUCTURAL COURSE (TRAFFIC C)(1 1/2")
 AND FRICION COURSE FC-9.5 (TRAFFIC C)(1 1/2")(RUBBER)

TURNOUTS (DRIVEWAYS)

SEE INDEX 515

NOTE:
 1) SEE TYPICAL SECTION DETAILS SHEET FOR WIDENING DETAIL.

TRAFFIC DATA (425600-8-52-01)

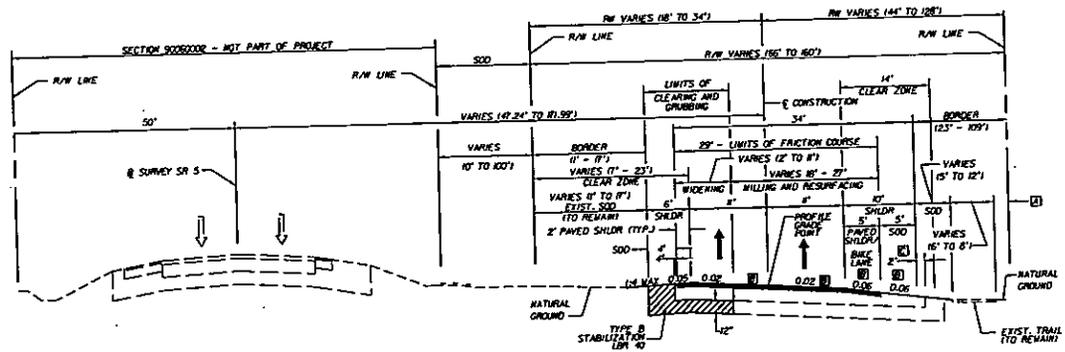
CURRENT YEAR = 2010 AADT = 33800
 ESTIMATED OPENING YEAR = 2015 AADT = 30800
 ESTIMATED DESIGN YEAR = 2035 AADT = 37800
 K = 10% D = 50% T = 9.92% (24 HOUR)
 DESIGN HOUR T = 8.30%
 DESIGN SPEED = 45 MPH

TRAFFIC DATA (425600-9-52-01)

CURRENT YEAR = 2010 AADT = 28100
 ESTIMATED OPENING YEAR = 2015 AADT = 27800
 ESTIMATED DESIGN YEAR = 2035 AADT = 31200
 K = 10% D = 50% T = 9.92% (24 HOUR)
 DESIGN HOUR T = 9.30%
 DESIGN SPEED = 45 MPH

REVISONS				DESCRIPTION	 <small>BURNS & MCDONNELL ENGINEERS, ARCHITECTS AND PLANNERS 14311 S.E. 170 STREET, SUITE 204, MIAMI, FLORIDA 33165 TEL: (305) 599-8400 FAX: (305) 592-3312 CERTIFICATE OF AUTHORIZATION NO. 5628 KEVIN A. KEANE, P.E. LICENSE No. 5377</small>	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			TYPICAL SECTION	SHEET NO. 5
DATE	DESCRIPTION	DATE	DESCRIPTION			ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
					5	MONROE	425600-8-52-01			

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-33.003, F.A.C.



SOUTHBOUND

NORTHBOUND

STA. 310+77.65 (E CONST.) TO STA. 334+55.20 (E CONST.)
 (NORTHBOUND ONLY)
 F.P.ID. #425600-9-52-01

- Ⓚ VARIES FROM 6.5' TO 10'
- Ⓛ PROPOSED CROSS SLOPE CONNECTION
- Ⓜ 2' STABILIZATION EXTENSION SOD TREATMENT INDEX 105

MILLING

MILL EXISTING ASPHALT PAVEMENT (1 1/2")

RESURFACING

FRICTION COURSE FC-9.5 (TRAFFIC C) (1 1/2") (RUBBER)

OVERBUILD

TYPE SP OVERBUILD (TRAFFIC C) (THICKNESS VARIES FROM 1/2" TO 2.46")

WIDENING/ SHOULDER PAVEMENT

OPTIONAL BASE GROUP 9 WITH
 TYPE SP STRUCTURAL COURSE (TRAFFIC C) (1 1/2")
 AND FRICTION COURSE FC-9.5 (1 1/2") (RUBBER) (TRAFFIC C)

TURNOUTS (DRIVEWAYS)

SEE INDEX 515

TRAFFIC DATA

CURRENT YEAR = 2010 AADT = 28100
 ESTIMATED OPENING YEAR = 2015 AADT = 27800
 ESTIMATED DESIGN YEAR = 2035 AADT = 31200
 K = 10% D = 50% T = 9.92% (24 HOUR)
 DESIGN HOUR T = 9.30%
 DESIGN SPEED = 45 MPH

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23.003, F.A.C.

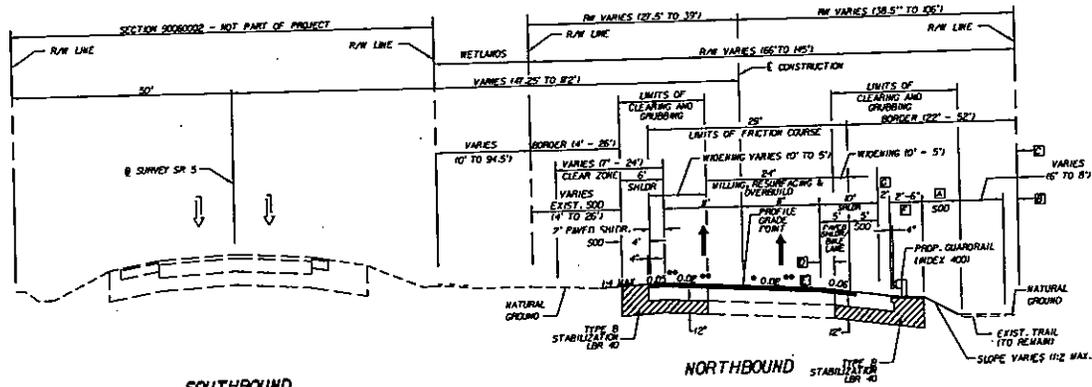
REVISIONS				BND <small>2715 LEGATION, ESTIMATED, JAMES GIBSON, VICE PRESIDENT</small> 14331 S.W. 170 STREET, SUITE 200, MIAMI, FLORIDA 33186 PH: (305) 559-9495 FAX: (305) 557-3312 CERTIFICATE OF AUTHORIZATION NO. 1624 KEVIN A. KEANE, P.E. LICENSE No. 5307	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			TYPICAL SECTION	SHEET NO. 6
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
				5	MONROE	425600-8-52-01			

Revised

5/23/2013

8:40:08 PM

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STA. 334+55.20 (E CONST.) TO STA. 351+09.79 (E CONST.)
 (NORTHBOUND ONLY)
 F.P.ID. #425600-9-52-01

- * EXISTING CROSS SLOPE VARIES FROM 0.00 TO 0.02.
- ** PROPOSED CROSS SLOPE VALUE RANGE IS SHOWN
- ☐ VARIES FROM 3' TO 10'
- ☐ VARIES FROM 0' TO 20'
- ☐ R/W VARIES IN LOCATION FROM IN FRONT OF THE EXISTING TRAIL TO BEHIND THE EXISTING TRAIL
- ☐ VARIES FROM 0' TO 5'
- ☐ PROPOSED CROSS SLOPE CORRECTION/OVERBUILD NB: STA. 345+50 TO STA. 346+50
- ☐ 2.5" WISC ASPHALT
- ☐ STABILIZATION EXTENSION 500 TREATMENT INDEX 125

MILLING

MILL EXISTING ASPHALT PAVEMENT (1 1/2")

RESURFACING

FRICTION COURSE FC-9.5 (TRAFFIC C)(1-1/2") (RUBBER)

OVERBUILD

OVERBUILD TO ACHIEVE THE PROPOSED CROSS SLOPE WITH TYPE SP OVERBUILD (TRAFFIC C)(THICKNESS VARIES FROM 1/2" TO 3.0")

WIDENING/ SHOULDER PAVEMENT

OPTIONAL BASE GROUP 9 WITH TYPE SP STRUCTURAL COURSE (TRAFFIC C)(1-1/2") AND FRICTION COURSE FC-9.5 (TRAFFIC C)(1-1/2") (RUBBER)

TURNOUTS (DRIVEWAYS)

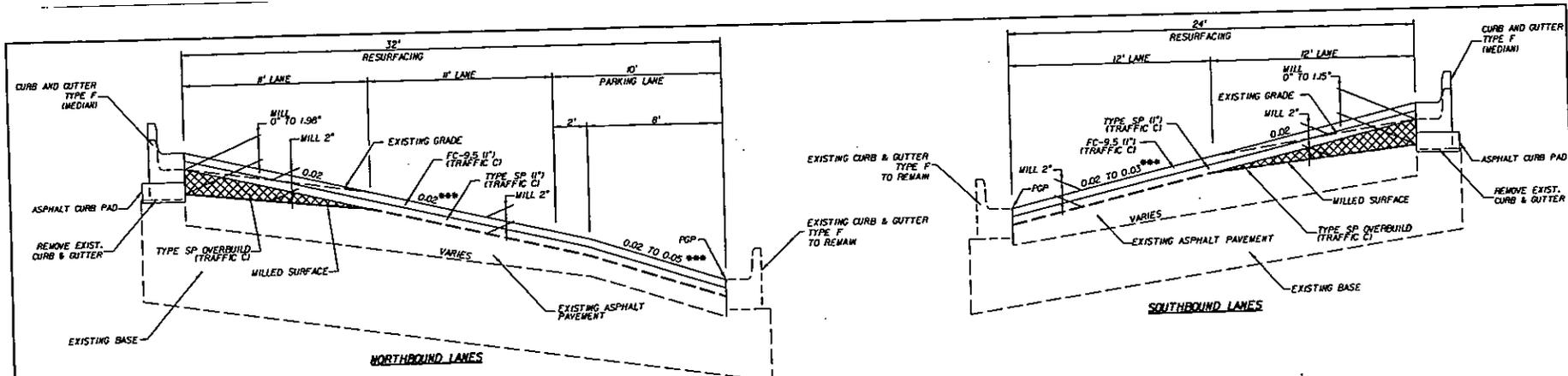
SEE INDEX 515

TRAFFIC DATA

CURRENT YEAR = 2010 AADT = 28100
 ESTIMATED OPENING YEAR = 2015 AADT = 27800
 ESTIMATED DESIGN YEAR = 2035 AADT = 31200
 K = 10% D = 50% T = 9.92% (24 HOUR)
 DESIGN HOUR T = 9.30%
 DESIGN SPEED = 45 MPH

REVISIONS		DATE	DESCRIPTION	CIVIL ENGINEERING CONSULTANTS, LIMITED 11311 S.W. 4TH STREET, SUITE 201, MIAMI, FLORIDA 33146 PH. (305) 593-8435 FAX. (305) 593-9112 CERTIFICATE OF REGISTRATION NO. 6584 KEVIN A. KEANE, P.E. LICENSE NO. 53377	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		FINANCIAL PROJECT ID	TYPICAL SECTION	SHEET NO. 7
DATE	DESCRIPTION				ROAD NO.	COUNTY			
				5	MONROE	425600-8-52-01			

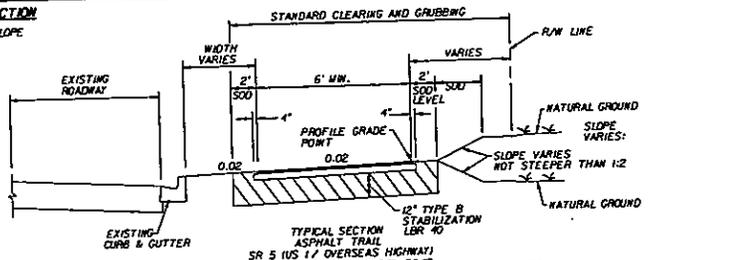
NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE STORED AND SEALED UNDER RULE 61G15-32.003, F.A.C.



MILLING, OVERBUILD AND RESURFACING DETAIL

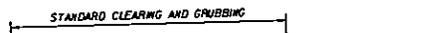
CURB & GUTTER SECTION

*** MATCH EXISTING CROSS SLOPE



TYPICAL SECTION ASPHALT TRAIL
SR 5 (US 17 OVERSEAS HIGHWAY)
STA. 306+72.56 TO STA. 307+36.67

OPTIONAL BASE GROUP 1 WITH
TYPE SP STRUCTURAL COURSE (TRAFFIC A11')

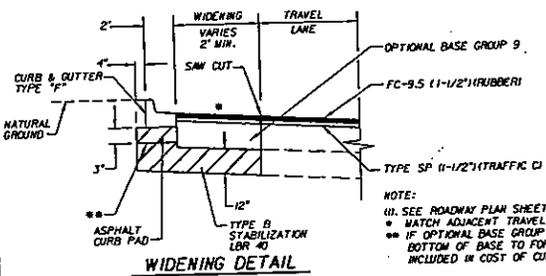


TYPICAL SECTION ASPHALT TRAIL
SR 5 (US 17 OVERSEAS HIGHWAY)

STA. 306+72.56 TO STA. 307+08.76
STA. 307+08.76 TO STA. 307+36.67
STA. 307+36.67 TO STA. 307+72.74
STA. 307+72.74 TO STA. 308+05.52
STA. 308+05.52 TO STA. 308+41.87
STA. 308+41.87 TO STA. 312+65.53

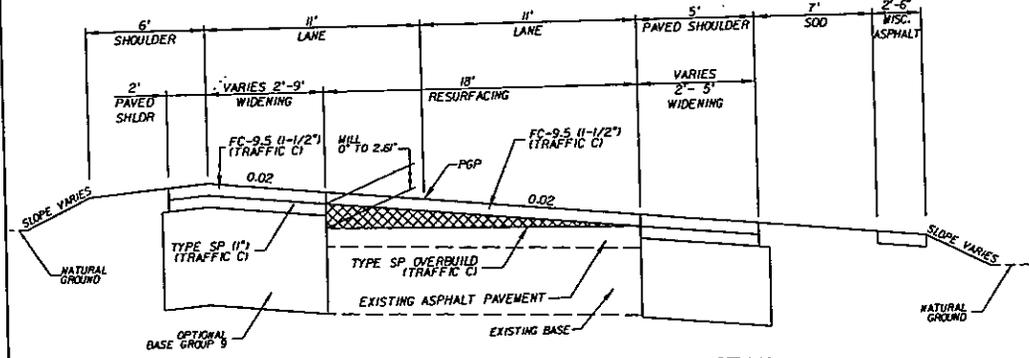
STA. 328+27.74 TO STA. 329+73.31
STA. 329+73.31 TO STA. 329+73.31
STA. 345+94.78 TO STA. 348+05.52
STA. 350+94.67 TO STA. 352+58.27

OPTIONAL BASE GROUP 1 WITH
TYPE SP STRUCTURAL COURSE (TRAFFIC A11')



NOTE:
(1) SEE ROADWAY PLAN SHEETS FOR WIDENING LOCATIONS
(2) MATCH ADJACENT TRAVEL LAKE CROSS SLOPE
(3) IF OPTIONAL BASE GROUP 9 (B-12.5) IS USED, EXTEND BOTTOM OF BASE TO FORM CURB PAD, COST TO BE INCLUDED IN COST OF CURB AND GUTTER

WIDENING DETAIL



MILLING, OVERBUILD AND RESURFACING DETAIL

SHOULDER SECTION

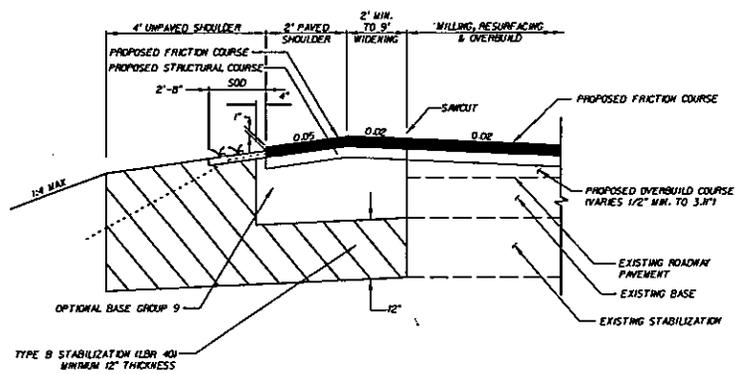
REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

BND
CIVIL ENGINEERING (PROFESSIONAL) APPROVE (REGISTERED PROFESSIONAL ENGINEER)
1431 S.W. 12th STREET, SUITE 201, MIAMI, FLORIDA 33136
PH. (305) 550-0495 FAX (305) 551-9322
CERTIFICATE OF REGISTRATION NO. 6608
KEVIN A. KEANE, P.E. LICENSE NO. 53177

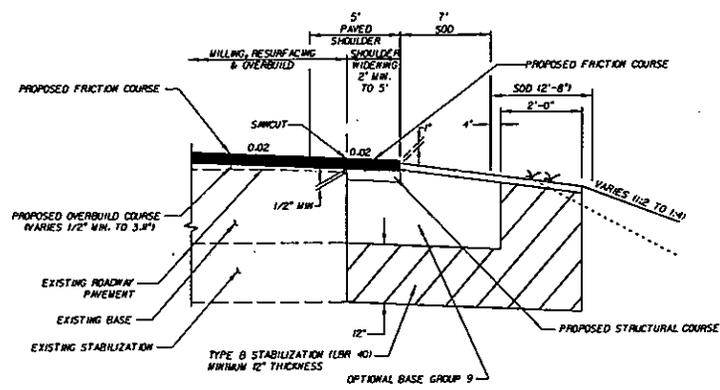
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	425600-8-52-01

TYPICAL SECTION DETAILS		SHEET NO.
		8

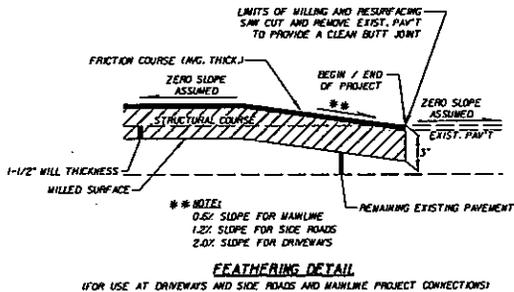
NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-33.007, F.A.C.



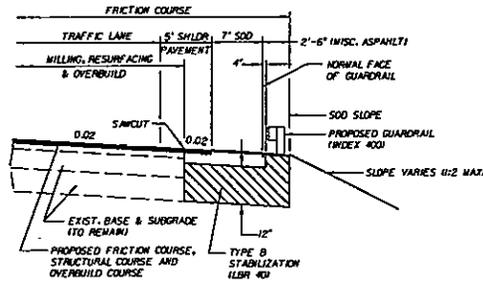
SHOULDER WIDENING DETAIL (LEFT SIDE)



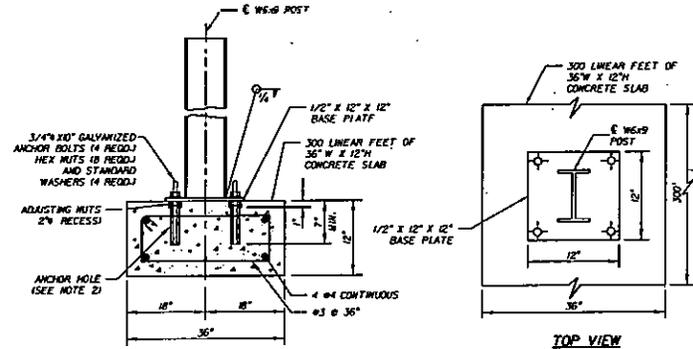
SHOULDER WIDENING DETAIL (RIGHT SIDE)



FEATHERING DETAIL



GUARDRAIL DETAIL



CONSTRUCTION OF GUARDRAIL NEAR DRAINAGE STRUCTURE 5-1

- NOTES:
- CONCRETE SLAB SHALL BE 4,500 PSI COMPRESSIVE STRENGTH. WEDGE ANCHORS SHALL MEET THE FOLLOWING REQUIREMENTS:
A. TENSILE LOAD EACH ANCHOR: 6,000 POUNDS
B. SHEAR LOAD EACH ANCHOR: 7,800 POUNDS
 - POSTS ARE TO BE PLUMBED BY ADJUSTING NUTS OR MORTAR SEATING. POSTS INSTALLED USING ANCHOR BOLTS AND ADHESIVE ANCHORS ARE TO BE SET WITH ADJUSTING NUTS AS DETAILED, UNLESS THE ENGINEER APPROVES THE USE OF MORTAR SEATING IN LIEU OF ADJUSTING NUTS. POSTS INSTALLED USING WEDGE ANCHORS ARE TO BE SET WITH MORTAR SEATING. BASE PLATES SHALL BE GROUTED WITH NEAT FINISH.
 - ADHESIVE BONDING FOR STRUCTURAL APPLICATIONS SHALL COMPLY WITH SECTION 937 OF THE STANDARD SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH SECTION 46. DRILLED HOLE DIAMETER SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 - STEEL POSTS AND WASER UNITS SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A123. ANY DAMAGED GALVANIZED AREAS ARE TO BE METALIZED IN ACCORDANCE WITH SECTION 562 OF THE STANDARD SPECIFICATIONS.
 - THE ANCHOR BOLTS FOR THE GUARDRAIL POSTS TO BE LOCATED SO AS TO NOT INTERFERE WITH CONCRETE SLAB REINFORCEMENT.

REVISIONS	
DATE	DESCRIPTION

BND
 CIVIL ENGINEERING PROFESSIONAL LICENSE INFORMATION
 11331 S.W. 120 STREET, SUITE 200, MIAMI, FLORIDA 33186
 TEL: (305) 595-8495 FAX: (305) 551-9373
 CERTIFICATE OF REGISTRATION NO. 6628
 KEVIN A. KEANE, P.E. LICENSE NO. 5377

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	425600-8-52-01

TYPICAL SECTION DETAILS

DATE: 3/7/2013 8:40:51 PM C:\Projects\proj\BND\SH 3\256200\320\Drawings\TYPICAL.DWG

SHEET NO.
9

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G13-23.003, F.A.C.

SUMMARY OF PERFORMANCE TURF-SOD

LOCATION STA. TO STA.	SIDE	P			F			FIELD BOOK REFERENCE
		L	W	SY	L	W	SY	
FPID NO. 425600-8-52-01								
346+40.00 TO 51+12.72	LT/RT	VARIES	VARIES	468.70				NO CHANGES TO THE PLAN QUANTITIES
346+40.00 TO 51+12.72 FROM STA TO STA	LT/RT	VARIES	VARIES	973.10				FINAL QUANTITIES ROUNDED TO PROPER ACCURACY.
TOTAL				1441.80			1442	
FPID NO. 425600-9-52-01								
300+00.00 TO 352+62.19	LT/RT	VARIES	VARIES	4113.50			4114	
TOTAL				4113.50				

SEDIMENT BARRIER

LOCATION STA. TO STA.	SIDE	P	F
		LF	LF
333+00 TO 346+00	LT	1300	0
333+80 TO 352+00	RT	1820	0
TOTALS :		3120	0 *

* SEDIMENT BARRIER ELIMINATED DURING ENVIRONMENTAL INSPECTION.

NOTE: SEDIMENT BARRIER IS FOR FPID NO. 425600-9-52-01 ONLY

SUMMARY OF TEMPORARY SIGNALIZATION

PHASE	DURATION	TEMP. SIGNAL AND MAINTENANCE PER INTERSECTION, EACH DAY						TEMP. DETECTION AND MAINTENANCE PER INTERSECTION, EACH DAY					
		PAY ITEM 102-104											
		EXISTING			TEMPORARY			EXISTING			TEMPORARY/NEW		
	DAYS	#	P	F	#	P	F	#	P	F	#	P	F
1	100	1	100					1	100				
				252						252			
SUBTOTAL	100	ED	100					ED	100				
TOTAL-PLAN		ED	100					ED	100				
TOTAL-FINAL		ED		252				ED		252			

NOTE: PHASE DURATION SHALL NOT BE USED FOR SCHEDULING PURPOSES - TEMPORARY SIGNAL AND DETECTION MAINTENANCE 6/19/14 THRU 2/15/15 (252 DAYS). CONTRACTOR CERTIFIED QUANTITY. SEE MIT CERTIFICATION FILE FOR CERTS.

SUMMARY OF GUARDRAIL

LOCATION STATION	SIDE	GUARDRAIL (LF)								END ANCHORAGE ASSEMBLIES (EA)								REMARKS	FIELD BOOK REFERENCE					
		(536-1-1)		(536-1-3)		MOD. THRIE BEAM, DOUBLE FACE		PEDESTRIAN SAFETY TREATMENT		RUBRAIL		FLARED (536-85-22)		PARALLEL (536-85-24)		TYPE II (536-85-25)				TYPE CRT				
		P	F	P	F	P	F	P	F	P	F	P	F	P	F	P	F			P	F			
FROM 311+53.14 TO 311+83.93	RT							FROM TO				1	1										* ITEM 536-85-22 RODED IN Since #14.	
FROM 328+33.64 TO 328+44.08	RT	30					30	FROM TO									2						SHOP BENT PANEL 536-2 AUTHORIZED CHANGE SEE SHEET NO. 28	
FROM 334+21.92 TO 350+19.79	RT	1600	1600					FROM 345+73.59 TO 348+31.22				1	1	1	1								144 ENCASED GUARDRAIL POST 536-7 & 536-1-1 DOUBLE FACE 536-1-3 AUTHORIZED CHANGE SEE SHEET NO. 2A.	
FROM 348+52.75 TO 352+53.50	LT	401			401			FROM TO						1	1									
FROM TO								FROM TO																
FROM TO								FROM TO																
FROM TO								FROM TO																
FROM TO								FROM TO																
TOTAL		2031	1630		401		30					2	2				2	4						

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE STORED AND SEALED UNDER RULE 61G15, F.A.C.

REVISIONS DATE DESCRIPTION DATE DESCRIPTION 04/26/13 Δ REVISED SOD QUANTITY FOR LEFT TURN LANE		BND CIVIL ENGINEERING CORPORATION, 40901 CONCRETE ROAD, SUITE 100, MIAMI, FLORIDA 33196 PH. (305) 593-8995 FAX. (305) 593-9312 CERTIFICATE OF AUTHORIZATION, NO. 6454 KEVIN A. KEANE, P.E. LICENSE No. 5307	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROAD NO. COUNTY FINANCIAL PROJECT TO 5 MONROE 425600-8-52-01	SUMMARY OF QUANTITIES SHEET NO. 10
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425600-8-52-01									
SUMMARY OF LITTER REMOVAL AND MOWING									
CONST. PHASE	DURATION (DAYS)	FREQUENCY (DAYS)	LITTER REMOVAL			MOWING			REMARKS
			CYCLES	AREA AC/CYCLE	TOTAL (AC)	CYCLES	AREA AC/CYCLE	TOTAL (AC)	
1	33	30	1	24	24	1	28824	28824	SEE COMP BOOK
2	33	30	1	24	24	1	28824	28824	SHEETS 104 11.
3	33	30	1	24	24	1	28824	28824	
TOTAL			P	72	72	TOTAL	P	774	
			F	72	72	F	774		

NOTE: PHASE DURATION SHOWN ARE NOT BASED ON PROJECT SCHEDULE AND SHOULD NOT BE USED FOR SCHEDULING PURPOSES BY THE CONTRACTOR

425600-9-52-01									
SUMMARY OF LITTER REMOVAL AND MOWING									
CONST. PHASE	DURATION (DAYS)	FREQUENCY (DAYS)	LITTER REMOVAL			MOWING			REMARKS
			CYCLES	AREA AC/CYCLE	TOTAL (AC)	CYCLES	AREA AC/CYCLE	TOTAL (AC)	
1	33	30	1	12	12	1	DA 12	DA 12	SEE COMP
2	33	30	1	12	12	1	DA 12	DA 12	BOOK SHEETS
3	33	30	1	12	12	1	DA 12	DA 12	13 AND 14.
TOTAL			P	36	36	TOTAL	P	1.2	
			F	36	36	F	36		

NOTE: PHASE DURATION SHOWN ARE NOT BASED ON PROJECT SCHEDULE AND SHOULD NOT BE USED FOR SCHEDULING PURPOSES BY THE CONTRACTOR

PAY ITEM NOTES:

- 110-1-1 - INCLUDES ALL TREE TRIMMING AND PRUNING NECESSARY DURING CONSTRUCTION WITHIN THE PROJECT CORRIDOR. INCLUDES SAW CUT FIR PAVEMENT WIDENING.
- 334-1-13 - INCLUDES 10T TN OF OVERBUILD FOR FPID: 425600-8-52-01 AND 10 TN OF OVERBUILD FOR FPID: 425600-9-52-01.
- 425 - INCLUDES COST OF PAVEMENT AND SITE RESTORATION.
- 425-1-355 INCLUDES COST TO REPLACE TOP FOR EXISTING DRAINAGE INLETS AS SHOWN ON PLAN.
- 425-5 - ONLY ONE PAYMENT SHALL BE MADE PER FACILITY TO BE ADJUSTED. PRICE AND PAYMENT FOR EACH UNIT INCLUDES COST OF ALL ADJUSTMENTS REGARDLESS OF THE NUMBER OF ADJUSTMENTS REQUIRED FOR THE PROPER CONSTRUCTION OF THE PROJECT. VALVE BOXES AND MANHOLES SHALL BE ADJUSTED WHENEVER THEY ARE 1/4" OR MORE ABOVE OR BELOW THE PAVEMENT FINAL GRADE ELEVATION. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING MEASUREMENTS ON ALL MANHOLES/VALVE BOXES WITHIN PAVING LIMITS. COST OF THE MEASURING IS INCLUDED IN THE MANHOLE/VALVE BOX ADJUSTMENT PAY ITEMS. THE MEASUREMENTS SHALL BE MADE PRIOR TO PLACING FRICTION COURSE BETWEEN THE STRUCTURAL COURSE AND THE TOP OF THE MANHOLE/VALVE BOX. THE LABELS IN THE ROADWAY PLANS SUMMARIZES THE MANHOLES/VALVE BOXES OWNED BY THE UTILITY AGENCY/OWNER THAT HAVE BEEN IDENTIFIED WITHIN THE PROJECT; HOWEVER, THE ACTUAL NUMBER TO BE ADJUSTED WILL BE AS APPROVED BY THE ENGINEER.
- 520 1 10 INCLUDES REMOVAL AND DISPOSAL OF THE EXISTING CURB AND CUTTER OUTSIDE CLEARING AND GRUBBING LIMITS; INCLUDE EXCAVATION AND FILL FOR CONSTRUCTION OF THE NEW CURB AND GUTTER. INCLUDES 320 LF OF CURB AND GUTTER FOR REPLACEMENT TO THE NEAREST FLAG JOINT. QUANTITIES MAY BE INCREASED, DECREASED OR OMITTED AS DIRECTED BY THE ENGINEER. QUANTITIES UNDER THIS INCLUDES THE COST OF EXTENDING BASE TO FORM CURB PAD UNDER CURB AND GUTTER. PAY ITEM ARE NOT PLAN QUANTITIES.
- 522-1 & 522-2 - INCLUDES REMOVAL AND DISPOSAL OF THE EXISTING SIDEWALK OUTSIDE CLEARING AND GRUBBING LIMITS; INCLUDE EXCAVATION AND FILL FOR CONSTRUCTION OF THE NEW CURB AND GUTTER. INCLUDES 111 SY OF SIDEWALK FOR EXTENSION TO THE NEAREST FLAG JOINT. QUANTITIES MAY BE INCREASED, DECREASED OR OMITTED AS DIRECTED BY THE ENGINEER. QUANTITIES UNDER THIS PAY ITEM ARE NOT PLAN QUANTITIES.
- 536-1-1 & 536-7 - INCLUDES COST OF CONCRETE SLAB IF NEEDED.
- 536-73 - INCLUDES COST TO FILL GUARDRAIL POST HOLES AFTER REMOVAL OF EXISTING AND RESTORING AREAS TO ITS ORIGINAL CONDITION.
- 710 - THE TOTALS SHOWN ON THE SUMMARY OF ROADWAY PAY ITEMS INCLUDE THE QUANTITIES FOR PAVEMENT MARKINGS USED FOR TRAFFIC CONTROL PAVEMENT MARKINGS AND FOR FINAL PAVEMENT MARKINGS (AS SHOWN ON THE SIGNING AND PAVEMENT MARKING PLANS).

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23.003, F.A.C.

REVISIONS DATE DESCRIPTION DATE DESCRIPTION		BND <small>CIVIL ENGINEERING SURVEYING INSURANCE ENGINEERING SURVEYING</small> 14131 S.W. 12th STREET, SUITE 204, MIAMI, FLORIDA 33196 PH: (305) 596-9400 FAX: (305) 591-9312 CERTIFICATE OF REGISTRATION NO. 9858 KEVIN A. KEANE, P.E. LICENSE NO. 5377	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		SUMMARY OF QUANTITIES	SHEET NO. 11
ROAD NO.	COUNTY		FINANCIAL PROJECT ID			
5	MONROE	425600-8-52-01				

GENERAL NOTES:

- REFER TO THE "NETWORK CONTROL SHEET" FOR HORIZONTAL AND VERTICAL DATUM'S USED ON THIS PROJECT.
- ALL PUBLIC LAND CORNERS AND PRIMARY NETWORK CONTROL SURVEY MONUMENTS ARE TO BE PROTECTED BY THE CONTRACTOR. CORNERS AND MONUMENTS WITHIN THE WORK ZONE AND IN DANGER OF BEING DAMAGED, DESTROYED OR COVERED SHALL BE PROPERLY REFERENCED BY A REGISTERED LAND SURVEYOR IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS OF THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYOR PRIOR TO THE BEGINNING OF WORK. UPON PROJECT COMPLETION THE CONTRACTOR SHALL RESTORE ALL SUCH CORNERS AND MONUMENTS AND SHALL FURNISH TO THE DISTRICT LOCATION SURVEYOR A SIGNED AND SEALED COPY OF THE LAND SURVEYOR'S REFERENCE DRAWING. INCLUDE ALL COST OF REFERENCING, RESTORING AND PRESERVING CORNERS AND MONUMENTS IN THE BID PRICE FOR ITEM 101-1 MOBILIZATION.
- ALL EXCESS MATERIAL AS DESIGNATED BY THE ENGINEER IS TO BE DISPOSED BY THE CONTRACTOR IN AREAS PROVIDED BY HIM WITHIN 72 HOURS OF BEING DEPOSITED IN THE CONSTRUCTION AREA AND AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL USE A STREET SWEEPER (USING WATER) OR OTHER EQUIPMENT CAPABLE OF CONTROLLING AND REMOVING DUST. APPROVAL OF THE USE OF SUCH EQUIPMENT IS CONTINGENT UPON ITS DEMONSTRATED ABILITY TO DO THE WORK. CLEANING AND SWEEPING IS TO BE INCLUDED IN ITEM 102-1 MAINTENANCE OF TRAFFIC.
- COMMERCIAL MATERIAL INCLUDED FOR DRIVEWAY MAINTENANCE AND SAFE ACCESS TO RESIDENTIAL AND BUSINESS PROPERTIES AFFECTED BY CONSTRUCTION SHALL BE PAID ONLY ONCE PER ACCESS. IF THE MATERIAL IS REMOVED DURING SUBSEQUENT CONSTRUCTION OPERATION, IT SHALL BE REPLACED AT THE CONTRACTORS EXPENSE. QUANTITY FOR THIS ITEM MAY BE INCREASED, DECREASED OR OMITTED AS DIRECTED BY THE DEPARTMENT.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING EXISTING AND NEW INLETS CLEAN OF MILLING MATERIAL, LIMESTONE, DEBRIS, ETC. DURING THE CONSTRUCTION AT NO ADDITIONAL COST.
- EXISTING UTILITIES ARE BACKFILLED WITH FLOWABLE FILL. LARGE CHUNKS OF EXCAVATED MATERIAL SHALL BE REPLACED WITH SUITABLE MATERIAL OR PROCESSED TO MAKE THEM SUITABLE FOR BACKFILLING OR EMBANKMENT CONSTRUCTION. COST TO BE INCLUDED IN RELATED BID ITEMS.
- WORK NECESSARY FOR HARMONIZATION IN THE MEDIUM AND OUTSIDE OF R/W SHALL BE INCLUDED IN RELATED BID ITEMS (STRUCTURAL ASPHALT, SOO, CONCRETE, BRICKS, ETC.). CLEARING AND GRUBBING, EARTHWORK AND GRADING ARE INCIDENTAL TO THESE ITEMS.
- OUTSIDE OF THE CLEARING AND GRUBBING LIMITS SHOWN ON THE PLANS THE CONTRACTOR SHALL PERFORM STANDARD CLEARING AND GRUBBING FOR THE WORK BEING DONE AS APPROVED BY THE ENGINEER. COST TO BE INCLUDED IN 110-1-1, CLEARING AND GRUBBING.
- CONTRACTOR'S ATTENTION IS DIRECTED TO THE FACT THAT CONCRETE PLANS IN MONROE COUNTY DO NOT REMAIN IN CONTINUOUS FOOT CERTIFICATION. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE AVAILABILITY OF ALL CLASSES OF CONCRETE DESIGN MIXES REQUIRED FOR THE PROJECT AND DELIVERY TIMES PRIOR TO BIDDING. ANY COSTS ASSOCIATED WITH PLANT CERTIFICATION SHALL BE INCLUDED IN THE APPROPRIATE CONCRETE BID ITEMS.
- SAW CUTTING OF THE EXISTING SIDEWALKS SHALL BE MADE ONLY AT THE NEAREST FLAG JOINTS.
- INSTALLATIONS OF NEW PULL BOXES SHALL BE PERFORMED BY A QUALIFIED ELECTRICAL CONTRACTOR. WHEN NEW PULL BOX IS REPLACING EXISTING PULL BOX, THE CONTRACTOR SHALL ADJUST CONDUITS AND CABLES TO FIT THE NEW PULL BOX ELEVATION. COST OF ADJUSTMENTS IS INCLUDED IN THE PULL BOX PAY ITEM.
- THE CONTRACTOR SHALL PERFORM AN INVENTORY OF ALL EXISTING STREET LIGHTING, TRAFFIC SIGNAL AND OTHER ELECTRIC AND COMMUNICATION INSTALLATIONS (POLES, PULL BOXES, CONTROLLER CABINET, SERVICE POINTS, ETC.) WITHIN THE AFFECTED LIMITS. AFFECTED LIMITS INCLUDE ALL AREAS WHERE CLEARING AND GRUBBING, EXCAVATION, REMOVAL OF SIDEWALK, OR ANY SPECIFIED ELECTRICAL WORKS ARE BEING PERFORMED. THE CONTRACTOR SHALL SUBMIT A REPORT OF THE CONDITION OF EACH INSTALLATION AND ITS CONTENT TO THE ENGINEER PRIOR TO THE BEGINNING OF CONSTRUCTION; INCLUDING PHOTOGRAPHS OF ANY IDENTIFY DEFICIENCIES.
- THE CONTRACTOR SHALL REPAIR ALL DAMAGED PULL BOXES AND THEIR CONTENT IN ACCORDANCE WITH THE LATEST FOOT, MAINTAINING AGENCY AND NATIONAL ELECTRICAL CODE REQUIREMENTS. ALL DAMAGED CABLES AND CONDUCTORS SHALL BE REPLACED, NO SPLICES ARE ALLOWED.
- WHEN A NEW PULL BOX IS REPLACING AN EXISTING PULL BOX, THE CONTRACTOR SHALL ADJUST CONDUITS AND GROUNDING ROD TO FIT THE NEW PULL BOX ELEVATION. COST OF ADJUSTMENTS IS INCLUDED IN THE PULL BOX PAY ITEM.*

DRAINAGE NOTES:

- EXISTING STORM SEWERS (PIPES, TRENCH DRAINS AND/OR SLAB COVERED TRENCHES) MAY REMAIN IN PLACE IF NOT IN CONFLICT WITH PROPOSED CONSTRUCTION. PLUG OPEN ENDS WHERE NEEDED WITH NONSTRUCTURAL CONCRETE. COST TO BE INCLUDED IN PAY ITEM 110-1 CLEARING & GRUBBING, UNLESS OTHERWISE STATED ON PLANS.
- EXISTING STORM SEWERS (PIPES, FRENCH DRAINS AND/OR SLAB COVERED TRENCHES) IN CONFLICT WITH PROPOSED CONSTRUCTION SHALL BE REMOVED. COST OF REMOVAL, DISPOSAL, BACKFILLING AND COMPACTING SHALL BE INCLUDED IN ITEM 110-1-1 CLEARING AND GRUBBING AS PER 110-6 OF STANDARD SPECIFICATIONS.
- EXISTING INLETS, MANHOLES, RETAINING/GRAVITY WALLS THAT ARE PLACED OUT OF SERVICE AND ARE NOT SHOWN IN PLANS TO REMAIN SHALL BE REMOVED. COST OF REMOVAL, DISPOSAL, BACKFILLING AND COMPACTING SHALL BE INCLUDED IN PAY ITEM 110-1-1 CLEARING AND GRUBBING.
- THERE SHALL BE NO MORE THAN THREE LATERAL DRAINAGE INSTALLATIONS WITHOUT BACKFILLING. BACKFILLING OF LATERAL DRAINAGE SHALL NOT LAG MORE THAN 72 HOURS BEHIND THE START OF EXCAVATION.
- ELEVATIONS AND OFFSETS FOR CURB INLETS ARE GIVEN AT THE EDGE OF PAVEMENT.

UTILITIES NOTES:

- FOR UTILITY ADJUSTMENT SYMBOLS, SEE STANDARD INDEX NO.002.
- ALL EXISTING UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED.
- TWO FULL BUSINESS DAYS PRIOR TO DIGGING THE CONTRACTOR SHALL CALL SUNSHINE 811 AND THE UTILITY OWNER AND REQUEST UTILITY LOCATIONS. A CONTRACTOR'S REPRESENTATIVE MUST BE PRESENT WHEN UTILITY COMPANIES LOCATE THEIR FACILITIES.
- TWO FULL BUSINESS DAYS PRIOR TO DIGGING NOTIFY THE ENGINEER AND FOOT MAINTENANCE DEPARTMENT. TELEPHONE NUMBER (305) 650-0082 AND REQUEST LIGHTING CONDUITS LOCATIONS.
- THE CONTRACTOR IS ADVISED THAT PROPERTIES ADJACENT TO THE PROJECT HAVE ELECTRIC, TELEPHONE, GAS, WATER AND/OR SEWER SERVICES LATERALS WHICH MAY NOT BE SHOWN IN PLANS. THE CONTRACTOR MUST REQUEST THE LOCATION OF THESE LATERAL SERVICES FROM THE UTILITY COMPANIES. THE ADDITIONAL COST OF EXCAVATING, INSTALLING, BACKFILLING AND COMPACTING AROUND THESE LATERAL SERVICES MUST BE INCLUDED IN THE BID RELATED ITEM FOR THE WORK BEING DONE.
- PRE-TRENCHING IN THE ALIGNMENT AND GRADE OF PROPOSED PIPES STRUCTURES, FRENCH DRAINS, SLAB COVER TRENCHES, CONDUITS, POLE FOUNDATIONS AND/OR SUB-GRADE SHALL BE PERFORMED SEVEN DAYS IN ADVANCE OF ITS CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE UNDERGROUND UTILITY OWNERS AND THE DEPARTMENT WITH A SEVEN DAYS ADVANCE NOTICE OF ANY CONFLICT WITH PROPOSED CONSTRUCTION. THIS NOTIFICATION SHALL PROVIDE SURVEY INFORMATION ABOUT EXISTING UTILITY ALIGNMENT, GRADE AND POSSIBLE CONFLICTS. PAYMENT FOR PRE-TRENCHING, SURVEY AND BACKFILLING SHALL BE INCLUDED IN THE COST OF THE RELATED BID ITEM FOR THE WORK BEING DONE.
- UTILITY CONTACTS

UTILITY COMPANY	CONTACT NAME	PHONE
FLORIDA KEY'S AQUEDUCT AUTHORITY (WATER)	MS. MARNIE WALTERSON	305-295-2154
FLORIDA KEY'S ELECTRIC COOPERATIVE ASSOC.	MR. KEITH KROFF	305-852-1034
KEY LARGO WASTEWATER TREATMENT DISTRICT	MR. SUZI RUBIO	305-451-4019
AT&T DISTRIBUTION	MR. STEVE MASSIE	305-222-8745
COMCAST COMMUNICATIONS	MR. LEONARD MAXWELL-NEWBOLD	954-447-8405
MONROE COUNTY ENGINEERING	MS. JUDITH CLARK	305-292-4426
FLORIDA DEPARTMENT OF TRANSPORTATION (ITS)	MR. THOMAS MILLER	305-470-5757



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

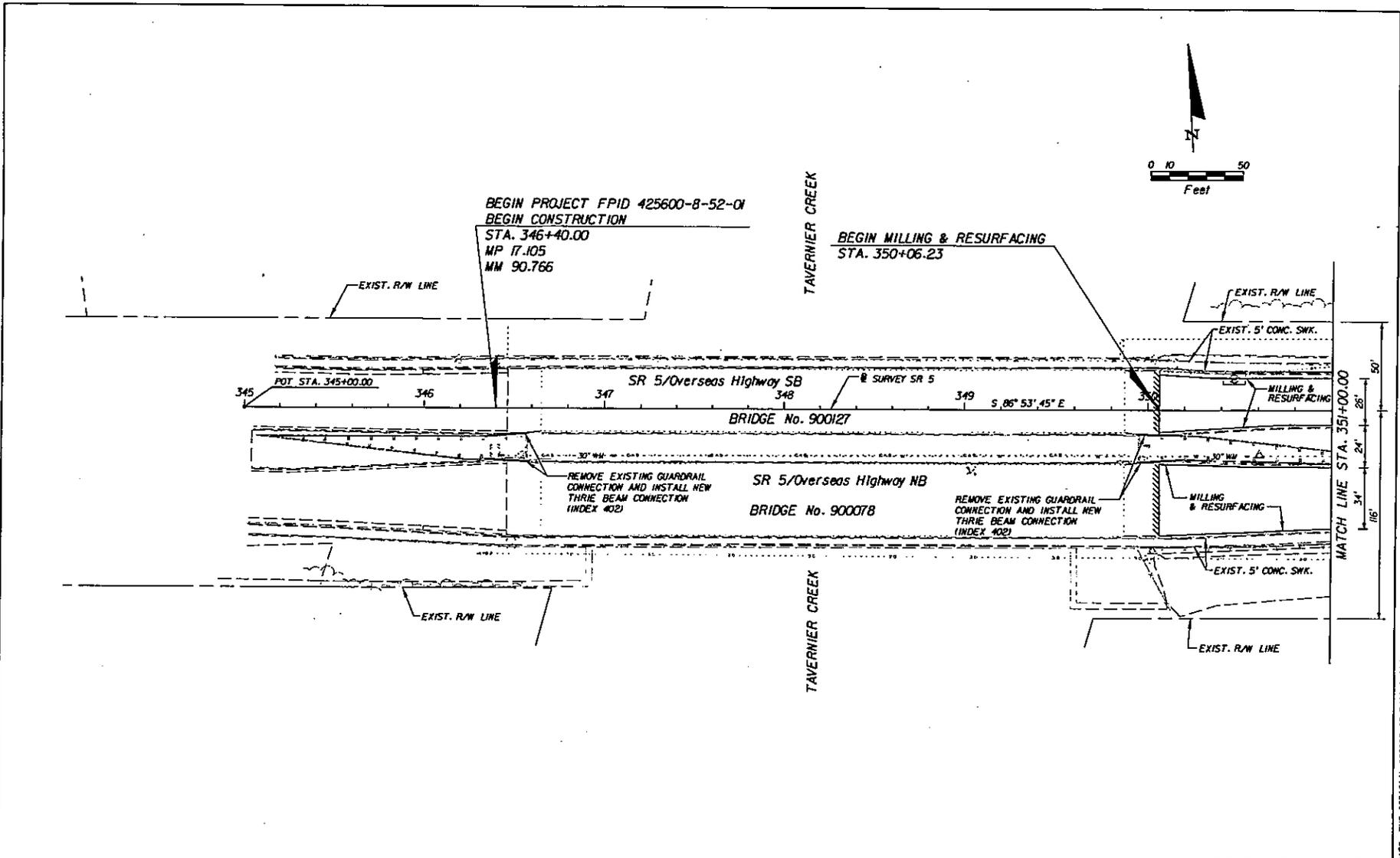
BND
 CIVIL ENGINEERING SURVEYING ARCHITECTURE CONSTRUCTION MANAGEMENT
 14311 S.W. 17th STREET, SUITE 200, MIAMI, FLORIDA 33196
 TEL: (305) 594-0400 FAX: (305) 591-0332
 CERTIFICATE OF AUTHORIZATION: NO. 6458
 KEVIN A. KEANE, P.E. LICENSE No. 5307

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	425600-8-52-01

GENERAL NOTES

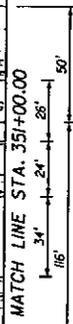
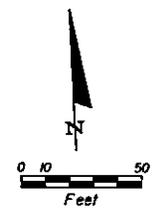
SHEET NO. 13

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G13-23.003, F.A.C.



BEGIN PROJECT FPID 425600-8-52-01
 BEGIN CONSTRUCTION
 STA. 346+40.00
 MP 17.105
 MM 90.766

BEGIN MILLING & RESURFACING
 STA. 350+06.23



F.P.ID. #425600-8-52-01

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

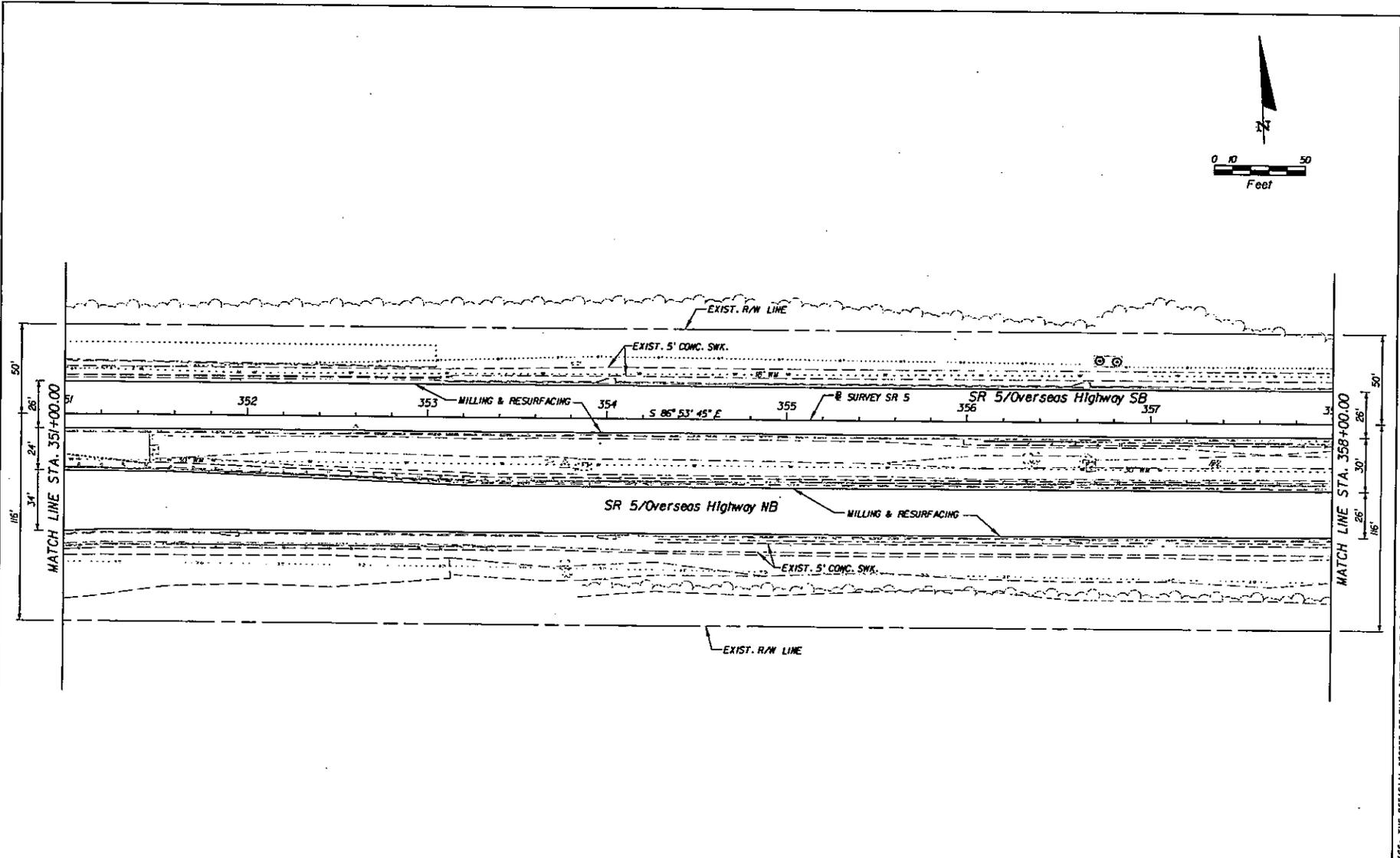
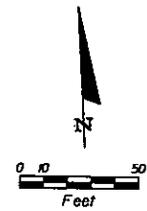
BND
 CIVIL ENGINEERING ENVIRONMENTAL DESIGN CONSTRUCTION MANAGEMENT
 14327 S.W. 12th STREET, SUITE 200A, MIAMI, FLORIDA 33186
 TEL: (305) 305-8400 FAX: (305) 551-9132
 CERTIFICATE OF AUTHORIZATION: 06-1658
 KEVIN A. KEANE, P.E. LICENSE No. 5377

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	425600-8-52-01

ROADWAY PLAN

SHEET NO.
15

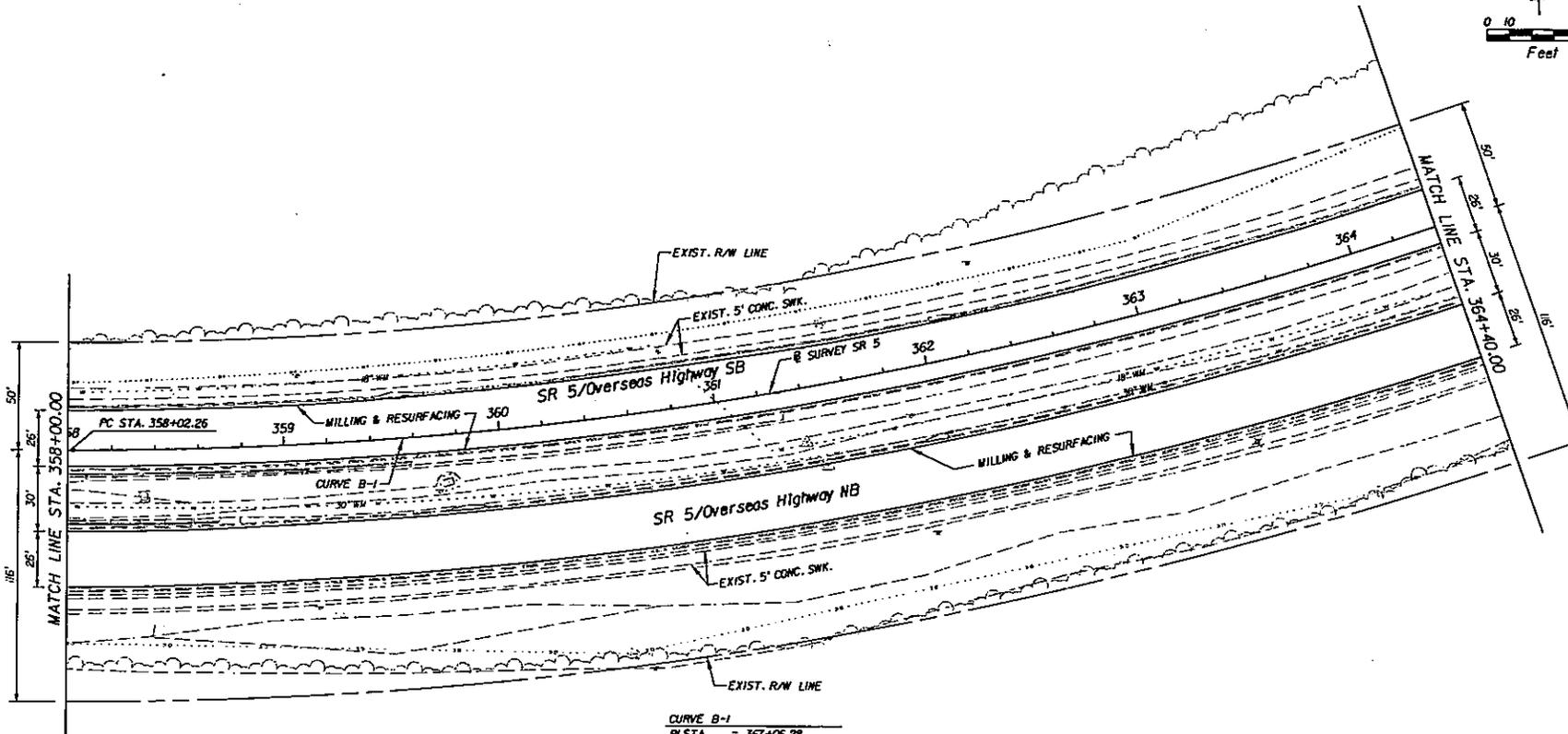
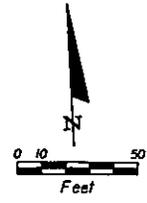
NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23.003, F.A.C.



NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE STORED AND SEALED UNDER RULE 61G15-23.003, F.A.C.

F.P.ID. #425600-8-52-01

REVISIONS		<small> CIVIL ENGINEERING, SURVEYING, LAND SURVEYING, PROFESSIONAL ENGINEERING 14031 S.E. 17th STREET, SUITE 201, MONROE, FLORIDA 33116 P.O. BOX 599-0175, FAX: (305) 231-1312 CERTIFICATE OF AUTHORIZATION NO. 5400 KEVIN A. KEANE, P.E. LICENSE NO. 5307 </small>	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		<h2 style="margin: 0;">ROADWAY PLAN</h2>	SHEET NO. 16
DATE	DESCRIPTION		ROAD NO.	COUNTY		
			5	MONROE	425600-8-52-01	



CURVE B-1

PI STA.	= 367+06.28
Δ	= 50° 39' 37" (LT)
D	= 3° 00' 00"
T	= 904.02'
L	= 1688.68'
R	= 1909.86'
PC STA.	= 358+02.26
PT STA.	= 374+90.94

NOTE:
 EXISTING ROADWAY IS SUPERELEVATED FROM STA. 358+44 (+/-) TO STA. 374+40 (+/-). A SUPERELEVATION TRANSITION OCCURS 200' PRIOR TO AND AFTER THESE LIMITS.

F.P.ID. #425600-8-52-01

REVISIONS	
DATE	DESCRIPTION

BND
 CIVIL ENGINEERING, SURVEYING, LAND ACQUISITION AND CONSTRUCTION SUPERVISOR
 14331 S.W. 170 STREET, SUITE 200, MIAMI, FLORIDA 33166
 PH: (305) 593-8495 FAX: (305) 593-8512
 CERTIFICATE OF AUTHORIZATION NO. 4658
 KEVIN A. KEANE, P.E. LICENSE NO. 53077

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	425600-8-52-01

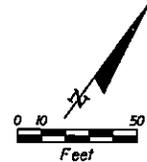
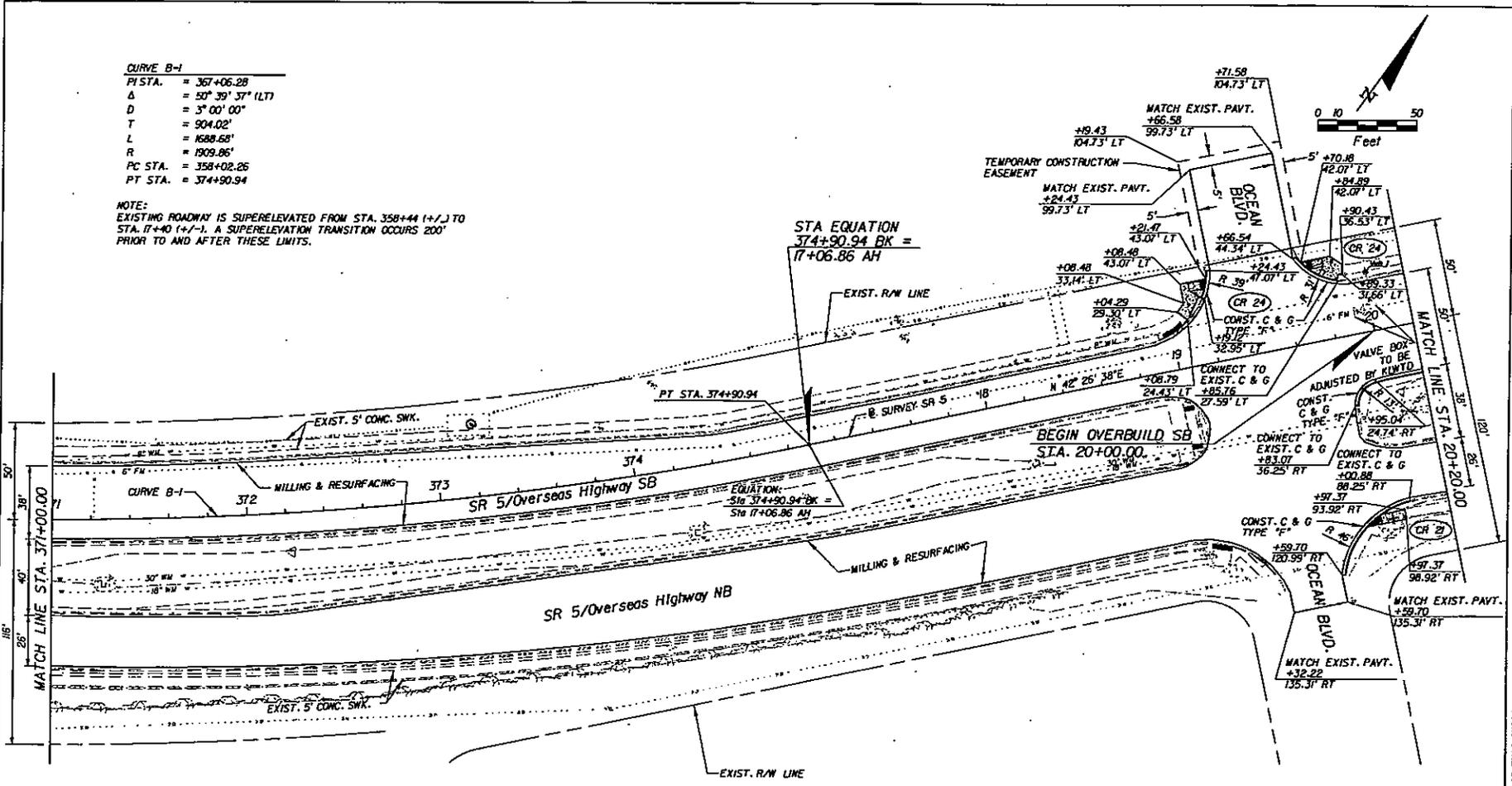
ROADWAY PLAN

SHEET NO.	17
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NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23.003, F.A.C.

CURVE B-1
 PI STA. = 367+06.28
 Δ = 50° 39' 37" (LT)
 D = 3° 00' 00"
 T = 904.02'
 L = 1688.68'
 R = 1909.86'
 PC STA. = 358+02.26
 PT STA. = 374+90.94

NOTE:
 EXISTING ROADWAY IS SUPERELEVATED FROM STA. 358+44 (+/-) TO STA. 374+00 (+/-). A SUPERELEVATION TRANSITION OCCURS 200' PRIOR TO AND AFTER THESE LIMITS.



LEGEND

- DEMOTES PROPOSED DETECTABLE WARNING SURFACE
- DEMOTES 4" CONCRETE SIDEWALK AND REMOVAL OF EXIST. SWK.
- BORING LOCATION

VERIFIED VERTICAL/HORIZONTAL LOCATIONS OF EXISTING UNDERGROUND UTILITIES

Util No.	UTILITY DESCRIPTION	STATION	OFFSET	TOP ELEVATION	GROUND ELEVATION	DESCRIPTION/COMMENTS
1	4" PVC FORCE MAIN	20+04.13	30.55 LT	5.46'	7.44'	

REVISIONS	
DATE	DESCRIPTION

BND
 CIVIL ENGINEERING ENVIRONMENTAL SERVICE CONSULTING ENGINEERS ARCHITECTS
 14331 S.W. 17th STREET, SUITE 200, MIAMI, FLORIDA 33146
 TEL: (305) 555-9455 FAX: (305) 551-0132
 CERTIFICATE OF AUTHORIZATION NO. 6628
 KEVIN A. KEANE, P.E. LICENSE NO. 53177

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	425600-8-52-01

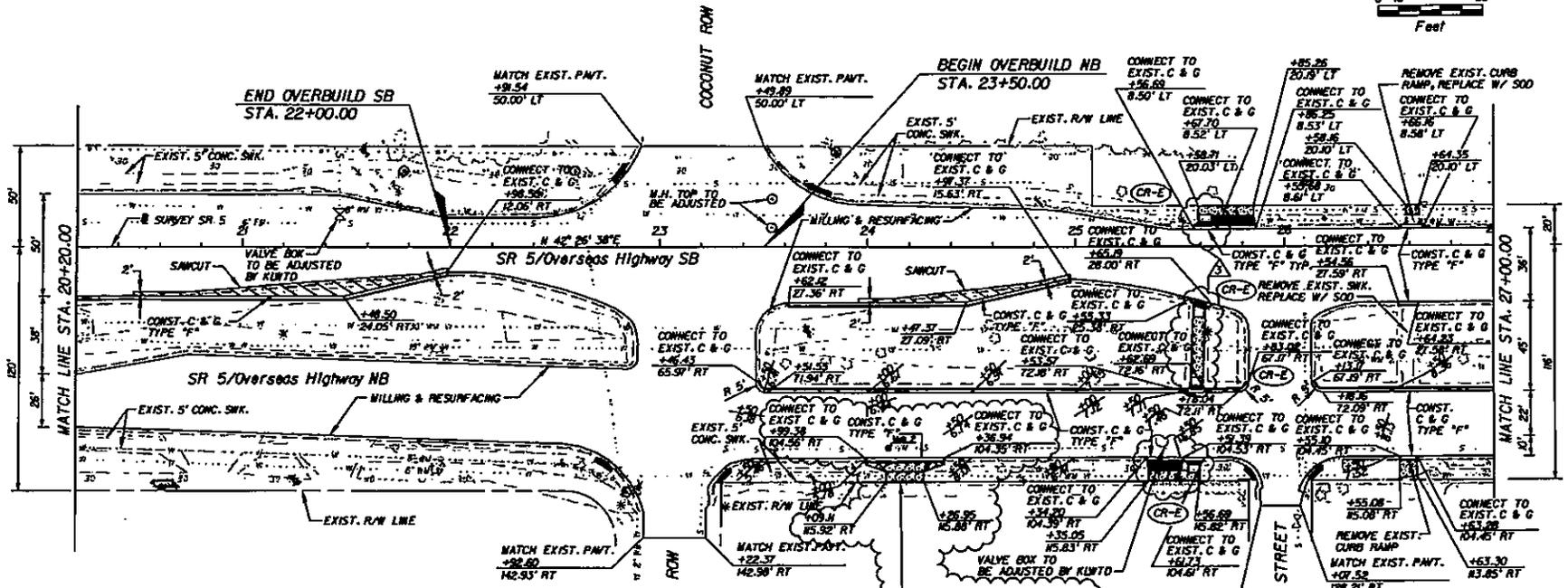
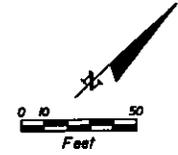
F.P.ID. #425600-8-52-01

ROADWAY PLAN

SHEET NO.
19

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE STORED AND SEALED UNDER RULE 61G19-23.003, F.A.C.

REVISED ADDITIONAL QUANTITIES 04-B-204		
QUANTITY	PAV ITEM NO.	DESCRIPTION
483 SF	SB-E	CONCRETE SIDEWALK 6"
4	SB-E	DETECTABLE WARNING



- LEGEND**
- DENOTES EXIST. DRIVEWAY TO BE REMOVED AND REPLACED WITH SOD, CURB & GUTTER TYPE F
 - DENOTES PROPOSED DETECTABLE WARNING SURFACE
 - DENOTES WIDENING
 - DENOTES 4" CONCRETE SIDEWALK AND REMOVAL OF EXIST. SWK.
 - DENOTES STATIONS AND ELEVATIONS AT LANE LINES (ELEVATIONS SHOWN ONLY AT ROADWAY SEGMENTS WHERE OVERBUILD IS REQUIRED)
 - BORING LOCATION

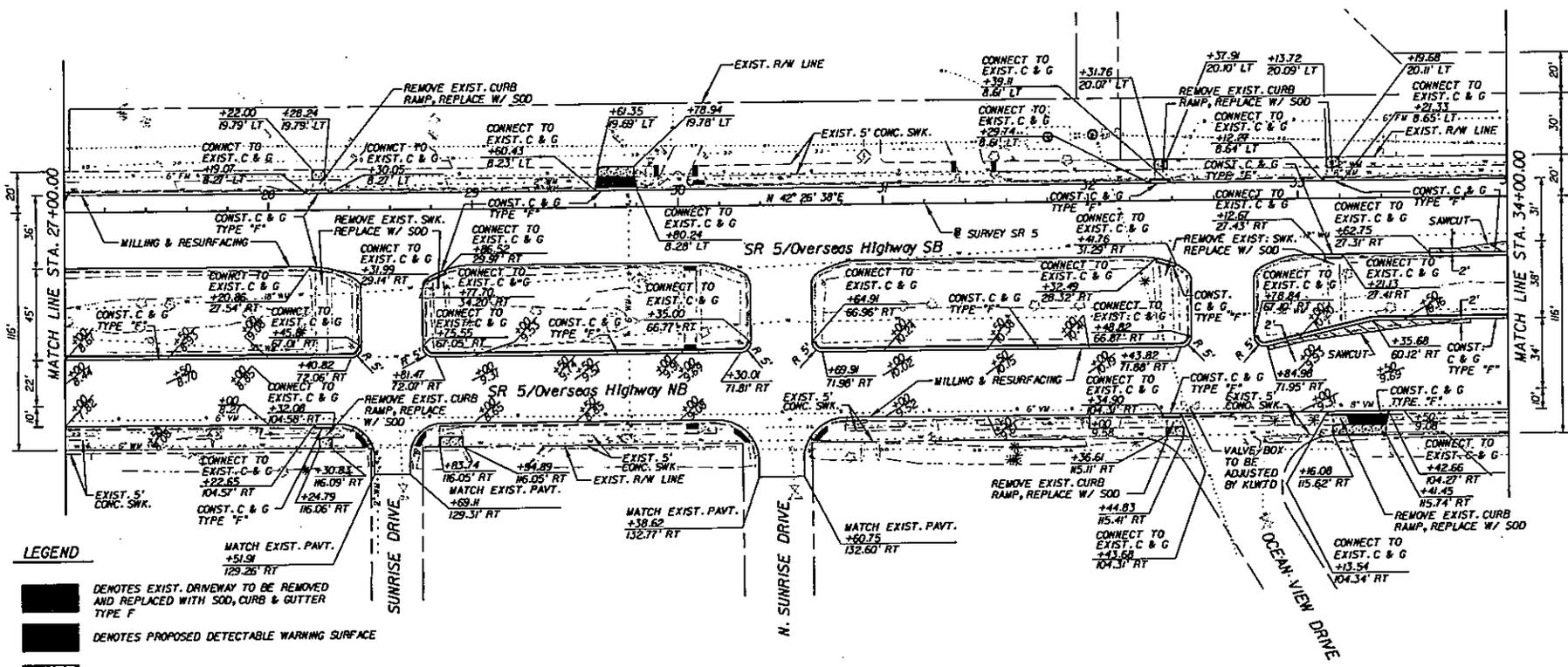
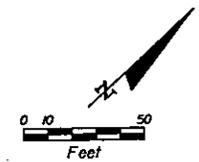
VERIFIED VERTICAL/HORIZONTAL LOCATIONS OF EXISTING UNDERGROUND UTILITIES						
UTILITY NO.	UTILITY DESCRIPTION	STATION	OFFSET	TOP ELEVATION	GROUND ELEVATION	DESCRIPTION/COMMENTS
2	6" PVC FORCE MAIN	24+98.8	39.88 RT	2.24'	7.05'	



F.P.ID. #425600-8-52-01

DATE		DESCRIPTION	DATE	DESCRIPTION	RD <small>Civil Engineering, Survey, and Professional Services, Inc.</small> 14331 S.W. 12th STREET, SUITE 200, MIAMI, FLORIDA 33186 P.O. BOX 10000, MIAMI, FLORIDA 33102 CERTIFICATE OF REGISTRATION: BE 0008 KEVIN A. KEANE, P.E. LICENSE NO. 5387	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		ROAD NO. 5 COUNTY MONROE FINANCIAL PROJECT ID 425600-8-52-01	ROADWAY PLAN	SHEET NO. 20
DATE	DESCRIPTION	DATE	DESCRIPTION	ROAD NO.		COUNTY	FINANCIAL PROJECT ID			
4/18/14	ADDED PEDESTRIAN CROSSWALK									
10/22/14	ADDED DRIVEWAY									

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE STORED AND SEALED UNDER RULE #1015-23.003, F.A.C.



LEGEND

-  DENOTES EXIST. DRIVEWAY TO BE REMOVED AND REPLACED WITH SOD, CURB & GUTTER TYPE F
-  DENOTES PROPOSED DETECTABLE WARNING SURFACE
-  DENOTES WIDENING
-  DENOTES 4" CONCRETE SIDEWALK AND REMOVAL OF EXIST. SWK.
-  DENOTES STATIONS AND ELEVATIONS AT LANE LINES (ELEVATIONS SHOWN ONLY AT ROADWAY SEGMENTS WHERE OVERBUILD IS REQUIRED)

F.P.ID. #425600-8-52-01

REVISIONS	
DATE	DESCRIPTION

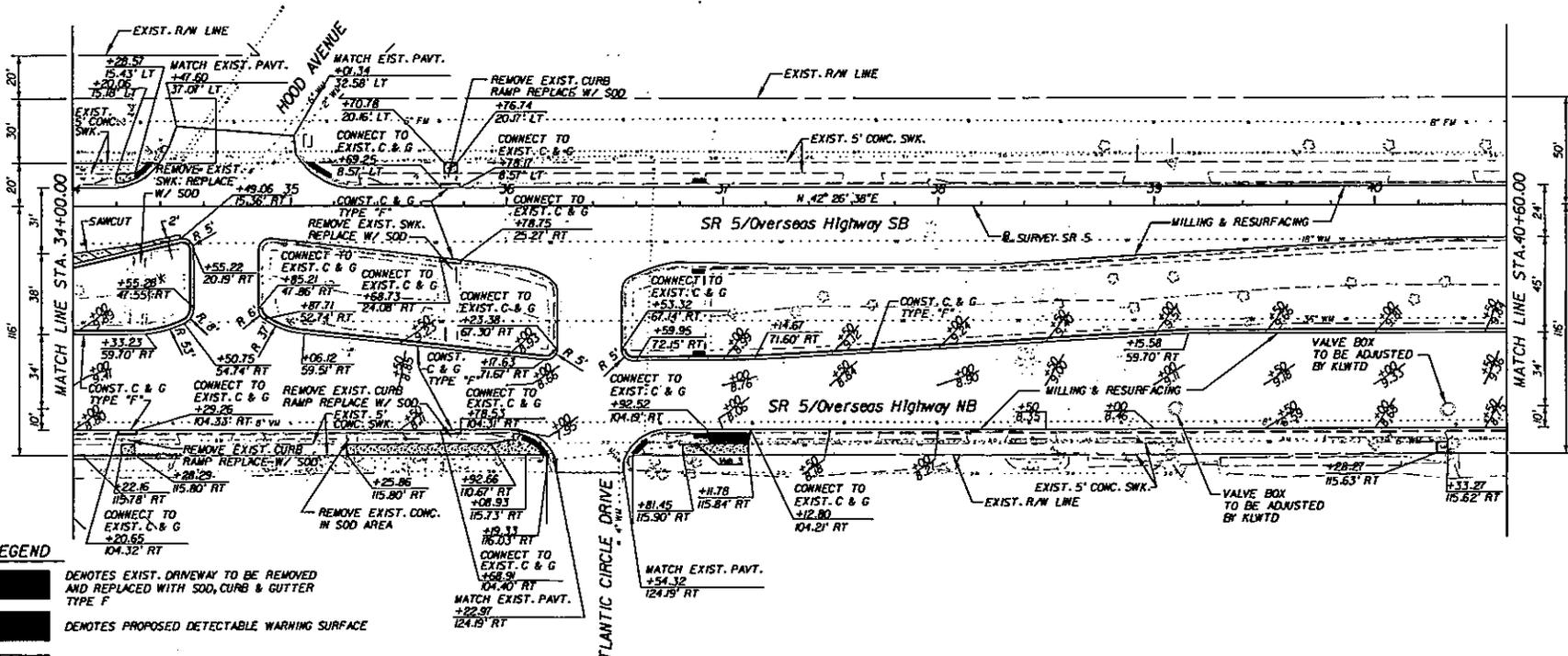
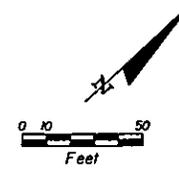
BND
 CIVIL ENGINEERING ARCHITECTURE SURVEY CONSULTANTS
 14331 S.E. 170 STREET, SUITE 204, MIAMI, FLORIDA 33165
 PH: (305) 375-1475 FAX: (305) 375-1512
 CERTIFICATE OF AUTHORIZATION, NO. 6458
 KEVIN A. KEANE, P.E. LICENSE No. 53077

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	425600-8-52-01

ROADWAY PLAN

SHEET NO.
21

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23.009, F.A.C.



- LEGEND**
- DENOTES EXIST. DRIVEWAY TO BE REMOVED AND REPLACED WITH SOD, CURB & GUTTER TYPE F
 - DENOTES PROPOSED DETECTABLE WARNING SURFACE
 - DENOTES WIDENING
 - DENOTES 4" CONCRETE SIDEWALK AND REMOVAL OF EXIST. SWK.
 - DENOTES STATIONS AND ELEVATIONS AT LAINE LINES (ELEVATIONS SHOWN ONLY AT ROADWAY SEGMENTS WHERE OVERBUILD IS REQUIRED)
 - BORING LOCATION

VERIFIED VERTICAL/HORIZONTAL LOCATIONS OF EXISTING UNDERGROUND UTILITIES						
UA No.	UTILITY DESCRIPTION	STATION	OFFSET	TOP ELEVATION	GROUND ELEVATION	DESCRIPTION/COMMENTS
3	6" C.I. WATER	36+07.50	IN SS RT	5.93'	8.54'	

REVISIONS	
DATE	DESCRIPTION

BND
 CIVIL ENGINEERING SUPERVISOR LICENSE NO. 5317
 14331 S.W. 12th STREET, SUITE 200, MIAMI, FLORIDA 33186
 PH: (305) 556-1115 FAX: (305) 556-1112
 CERTIFICATE OF REGISTRATION NO. 6420
 KEVIN A. KEANE, P.E. LICENSE No. 5317

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION	
ROAD NO.	COUNTY
5	MONROE

FINANCIAL PROJECT ID	
425600-8-52-01	

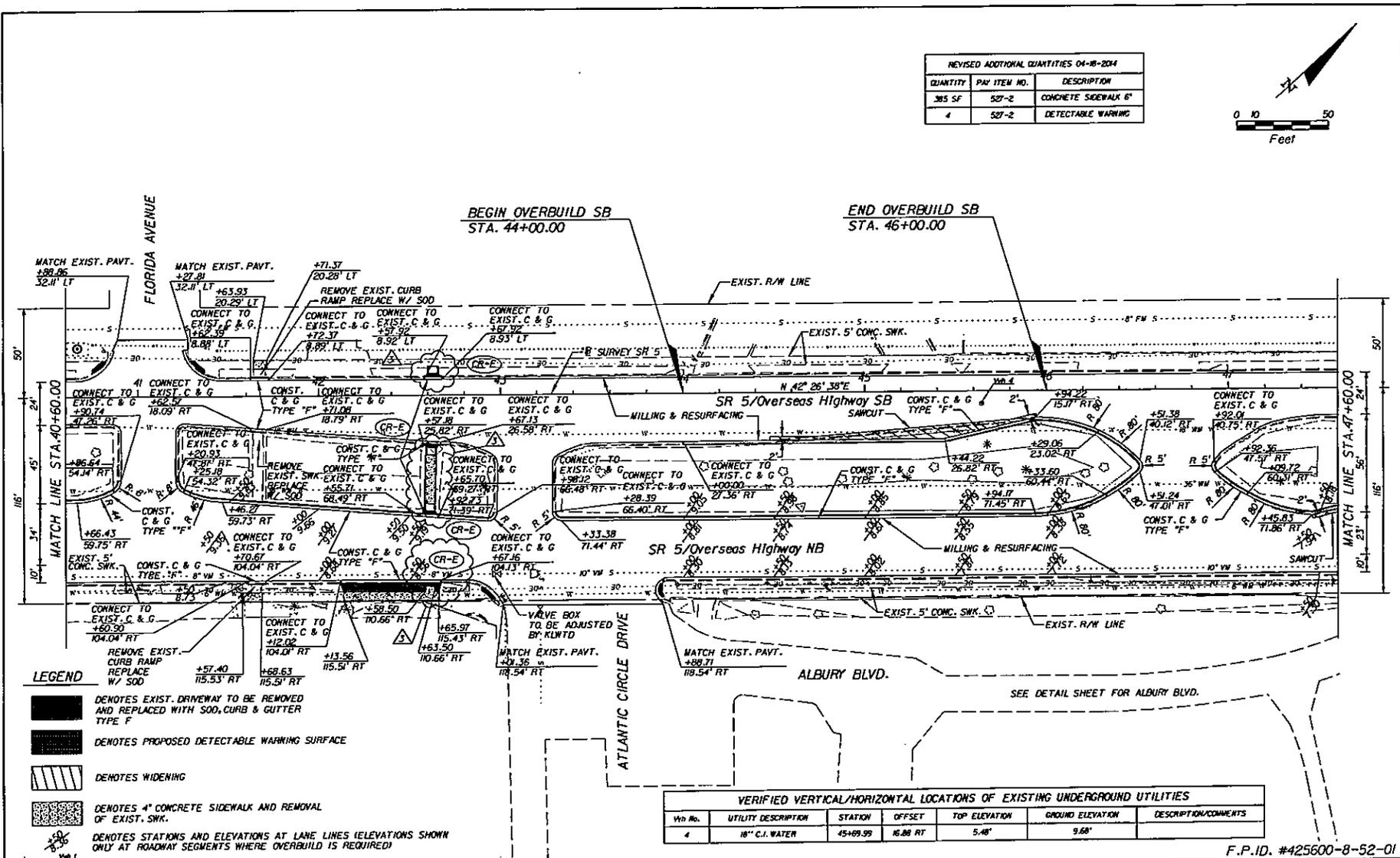
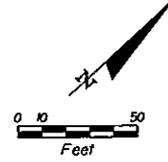
ROADWAY PLAN

SHEET NO.
22

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23.003, F.A.C.

F.P.ID. #425600-8-52-01

REVISED ADDITIONAL QUANTITIES 04-18-2014		
QUANTITY	PAV ITEM NO.	DESCRIPTION
365 SF	507-2	CONCRETE SIDEWALK 6"
4	507-2	DETECTABLE WARNING



- LEGEND**
- DENOTES EXIST. DRIVEWAY TO BE REMOVED AND REPLACED WITH SOD, CURB & GUTTER TYPE F
 - DENOTES PROPOSED DETECTABLE WARNING SURFACE
 - DENOTES WIDENING
 - DENOTES 4" CONCRETE SIDEWALK AND REMOVAL OF EXIST. SWK.
 - DENOTES STATIONS AND ELEVATIONS AT LANE LINES (ELEVATIONS SHOWN ONLY AT ROADWAY SEGMENTS WHERE OVERBUILD IS REQUIRED)
 - BORING LOCATION

VERIFIED VERTICAL/HORIZONTAL LOCATIONS OF EXISTING UNDERGROUND UTILITIES						
UTL NO.	UTILITY DESCRIPTION	STATION	OFFSET	TOP ELEVATION	GROUND ELEVATION	DESCRIPTION/COMMENTS
4	18" C.I. WATER	45+69.99	16.88 RT	5.48'	9.68'	

REVISIONS	
DATE	DESCRIPTION
4/18/14	ADDED PEDESTRIAN CROSSWALK

BND
 CIVIL ENGINEERING LICENSE CERTIFICATE NUMBER 11997
 14331 S.W. 128 STREET, SUITE 204, MIAMI, FLORIDA 33186
 PH: (305) 579-0475 FAX: (305) 391-9312
 CERTIFICATE OF REGISTRATION NO. 5656
 KEVIN A. KEANE, P.E. LICENSE NO. 53177

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	425600-8-52-01

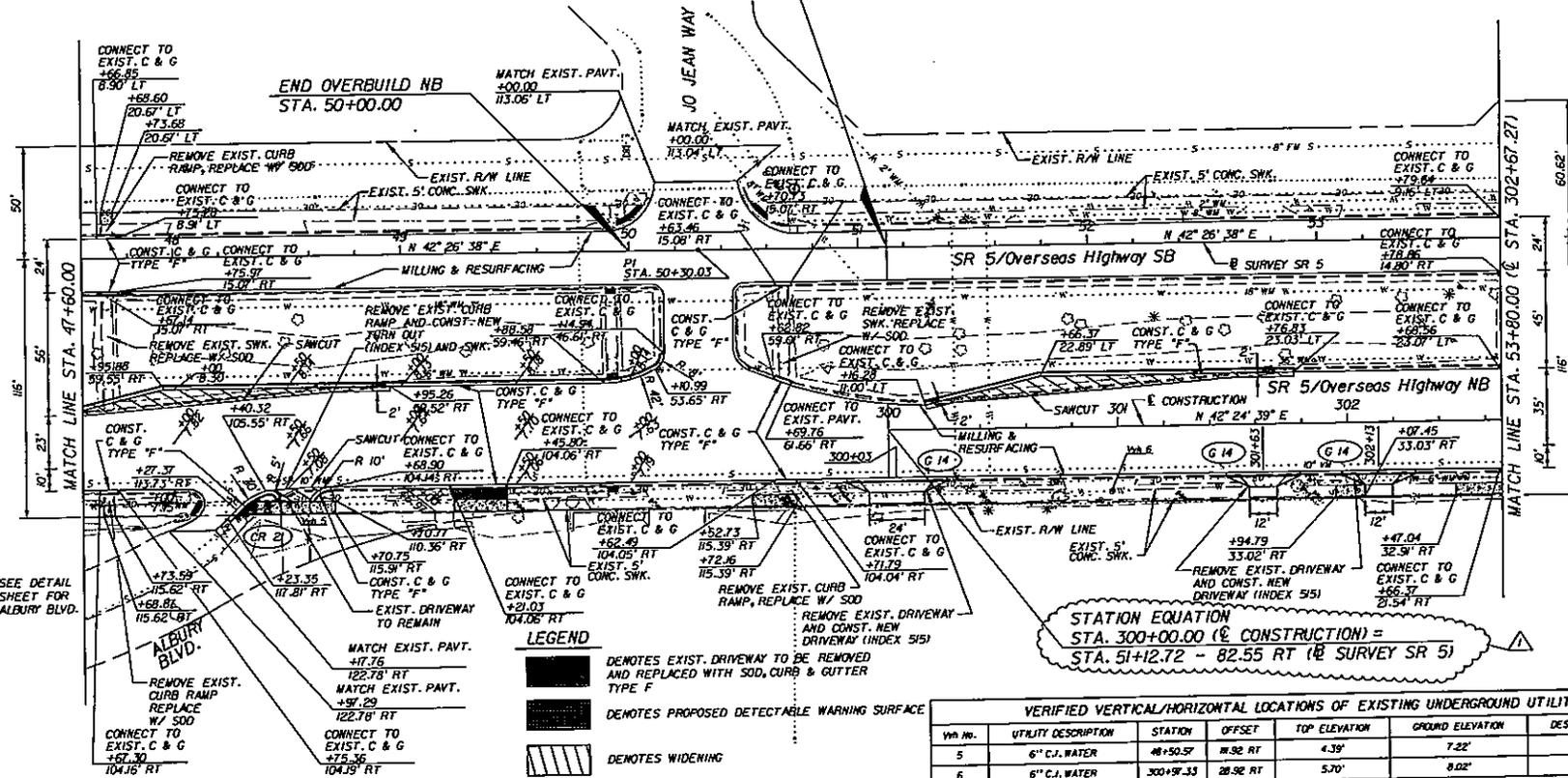
F.P.ID. #425600-8-52-01

ROADWAY PLAN

SHEET NO.
23

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23.003, F.A.C.

END PROJECT FPID 425600-8-52-01
 END CONSTRUCTION
 END MILLING & RESURFACING
 BEGIN PROJECT FPID 425600-9-52-01
 BEGIN CONSTRUCTION
 BEGIN MILLING AND RESURFACING
 STA. 51+12.72
 MP 18.279
 MM 92



STATION EQUATION
 STA. 300+00.00 (± CONSTRUCTION) =
 STA. 51+12.72 - 82.55 RT (± SURVEY SR 5)

- LEGEND**
- DENOTES EXIST. DRIVEWAY TO BE REMOVED AND REPLACED WITH SOD, CURB & GUTTER TYPE F
 - DENOTES PROPOSED DETECTABLE WARNING SURFACE
 - DENOTES WIDENING
 - DENOTES 4" CONCRETE SIDEWALK (6' AT DRIVEWAYS) AND REMOVAL OF EXIST. SNK.
 - DENOTES STATIONS AND ELEVATIONS AT LANE LINES (ELEVATIONS SHOWN ONLY AT ROADWAY SEGMENTS WHERE OVERBUILD IS REQUIRED)

VERIFIED VERTICAL/HORIZONTAL LOCATIONS OF EXISTING UNDERGROUND UTILITIES						
UTL. NO.	UTILITY DESCRIPTION	STATION	OFFSET	TOP ELEVATION	GROUND ELEVATION	DESCRIPTION/COMMENTS
5	6" C.I. WATER	46+50.57	18.92 RT	4.39'	7.22'	
6	6" C.I. WATER	300+97.33	28.92 RT	5.70'	8.02'	

F.P.ID. #425600-8-52-01
 F.P.ID. #425600-9-52-01

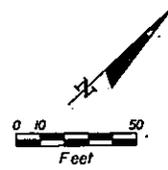
REVISIONS	
DATE	DESCRIPTION
3/24/14	UPDATED OFFSET FOR ± SURVEY SR 5

BN
 CIVIL ENGINEERING DIVISION
 14311 S.W. 120 STREET, SUITE 201, MIAMI, FLORIDA 33186
 TEL: (305) 556-8400 FAX: (305) 556-5112
 CERTIFICATE OF REGISTRATION NO. 6454
 KEVIN A. KEANE, P.E. LICENSE NO. 53177

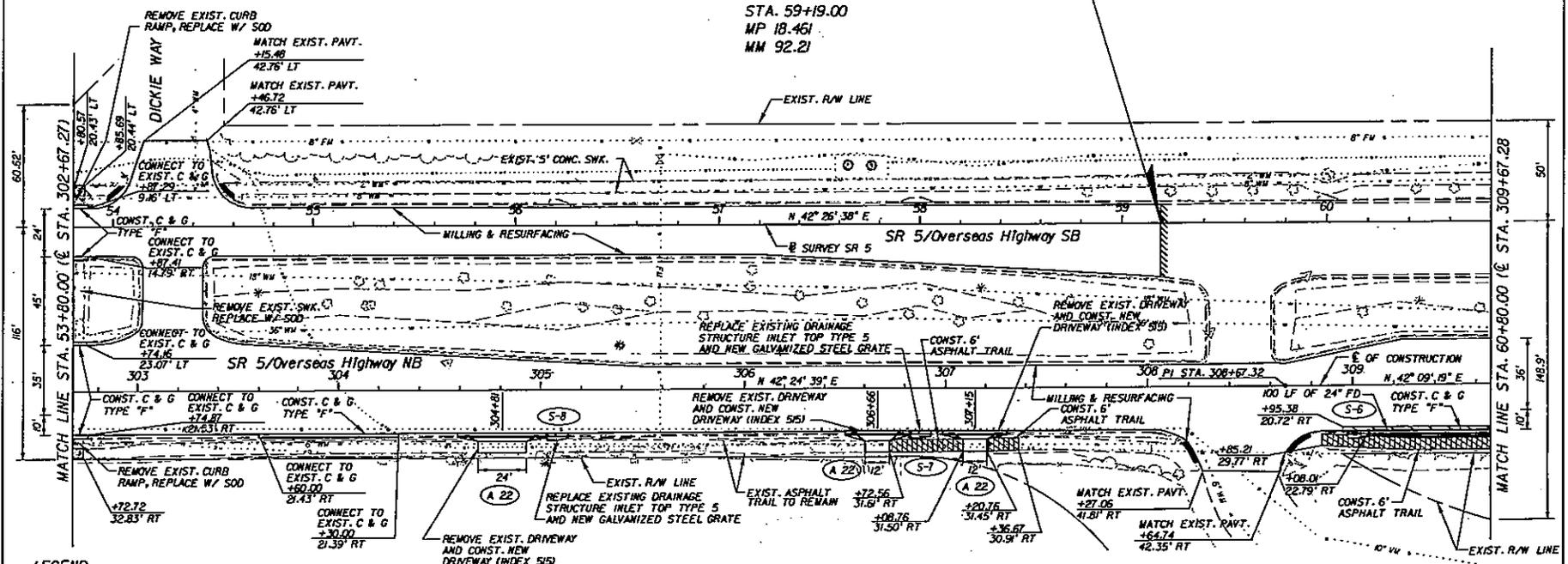
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	425600-8-52-01

ROADWAY PLAN	
DATE	SHEET NO.
3/24/2014	24

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END MILLING & RESURFACING (SOUTHBOUND)
 MATCH EXISTING PAVEMENT
 FPID # 425600-9-52-01
 STA. 59+19.00
 MP 18.461
 MM 92.21



LEGEND

- DEMOTES PROPOSED DETECTABLE WARNING SURFACE
- DEMOTES WIDENING
- DEMOTES 4" CONCRETE SIDEWALK AND REMOVAL OF EXIST. SWK.
- DEMOTES 6' ASPHALT TRAIL

F.P.ID. #425600-9-52-01

REVISIONS	
DATE	DESCRIPTION

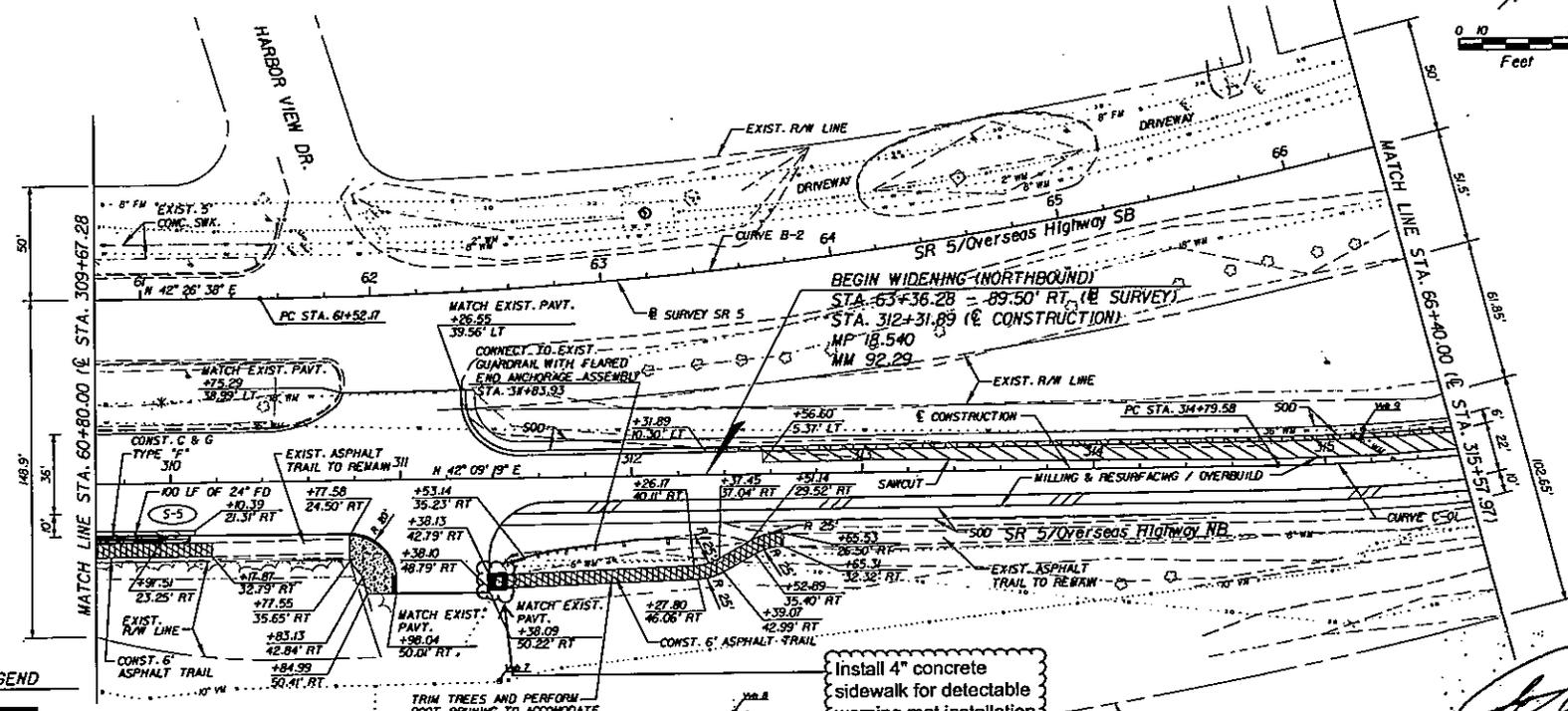
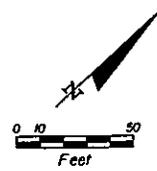
BND
 CIVIL ENGINEERING CONSULTANTS, INC.
 14331 S.W. 129 STREET, SUITE 201, MIAMI, FLORIDA 33186
 PH. (305) 595-9150 FAX (305) 591-9152
 CERTIFICATE OF AUTHORIZATION NO. 5459
 KEVIN A. KEANE, P.E. LICENSE NO. 5317

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	425600-8-52-01

ROADWAY PLAN

SHEET NO.
25

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23.003, F.A.C.



LEGEND

- DENOTES PROPOSED DETECTABLE WARNING SURFACE
- DENOTES SHOULDER WIDENING
- DENOTES WIDENING
- DENOTES PAVED SHOULDER WITH RUMBLE STRIPS
- DENOTES 4" CONCRETE SIDEWALK AND REMOVAL OF EXIST. SWK.
- DENOTES 6' ASPHALT TRAIL
- BORING LOCATION

TRIM TREES AND PERFORM
ROOT PRUNING TO ACCOMMODATE
NEW ASPHALT TRAIL
STA. 314+50.22 TO STA. 312+65.53

CURVE C-0	CURVE B-2
PI STA. = 316+73.58	PI STA. = 67+48.54
Δ = 22° 24' 59.11" (LT)	Δ = 33° 01' 56" (LT)
D = 5° 51' 08.53"	D = 2° 59' 59"
T = 193.99'	T = 566.38'
L = 383.02'	L = 1101.20'
R = 979.00'	R = 1901.08'
PC STA. = 314+79.58	PC STA. = 61+52.17
PT STA. = 318+62.61	PT STA. = 72+53.37
e = (-)0.02	

NOTE:
EXISTING ROADWAY IS SUPERELEVATED FROM STA. 315+10 (+/-) TO STA. 322+26 (+/-). A SUPERELEVATION TRANSITION OCCURS 150' PRIOR TO AND AFTER THESE LIMITS.

Install 4" concrete sidewalk for detectable warning mat installation

VERIFIED VERTICAL/HORIZONTAL LOCATIONS OF EXISTING UNDERGROUND UTILITIES						
U#	UTILITY DESCRIPTION	STATION	OFFSET	TOP ELEVATION	GROUND ELEVATION	DESCRIPTION/COMMENTS
7	10" PVC FORCE MAIN	31+42.06	88.85 RT	2.3'	5.7'	
8	6" PVC WATER	32+43.44	105.59 RT	2.23'	4.73'	
9	36" C.I. WATER	35+17.06	14.86 LT	3.33'	6.88'	

F.P.ID. #425600-9-52-01

REVISIONS	
DATE	DESCRIPTION

BND
 CIVIL ENGINEERING CONSULTANTS AND ARCHITECTS
 14331 S.W. 120 STREET, SUITE 201, MIAMI, FLORIDA 33186
 TEL: (305) 595-8900 FAX: (305) 531-5112
 CERTIFICATE OF REGISTRATION: 00000000
 KEVIN A. KEANE, P.E. LICENSE NO. 53177

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	425600-8-52-01

ROADWAY PLAN

SHEET NO.	26
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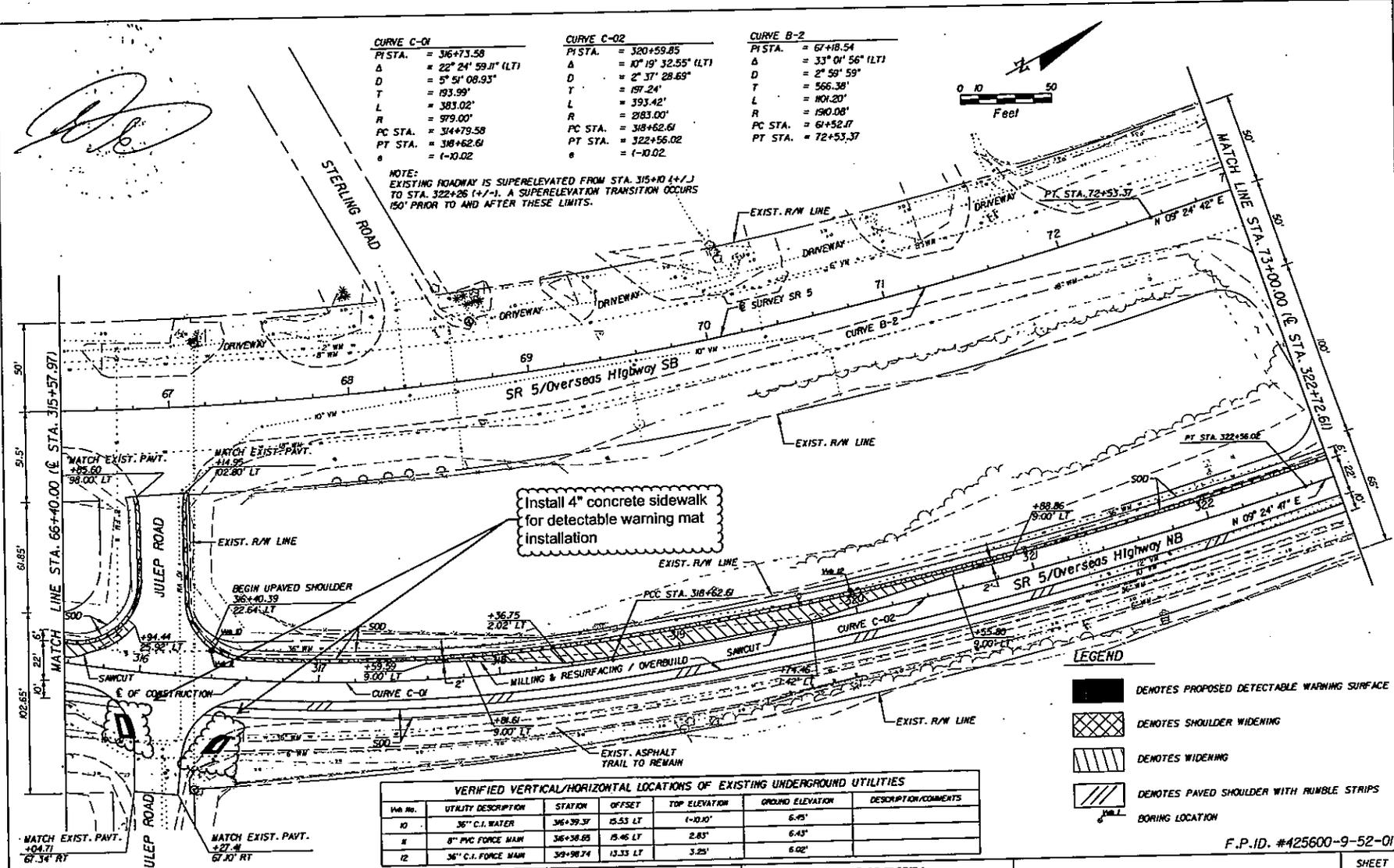
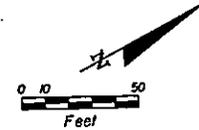
NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE STORED AND SEALED UNDER RULE 61G15-23.002, F.A.C.

CURVE C-01
 P.I. STA. = 316+73.58
 Δ = 22° 24' 59.11" (LT)
 D = 5' 51' 08.93"
 T = 193.99'
 L = 383.02'
 R = 979.00'
 PC STA. = 314+79.58
 PT STA. = 318+62.61
 e = 1-10.02

CURVE C-02
 P.I. STA. = 320+59.85
 Δ = 10° 19' 32.55" (LT)
 D = 2' 37' 28.65"
 T = 197.24'
 L = 393.42'
 R = 283.00'
 PC STA. = 318+62.61
 PT STA. = 322+56.02
 e = 1-10.02

CURVE B-2
 P.I. STA. = 67+18.54
 Δ = 33° 01' 56" (LT)
 D = 2' 59' 59"
 T = 566.38'
 L = 1101.20'
 R = 190.08'
 PC STA. = 61+52.17
 PT STA. = 72+53.37

NOTE:
 EXISTING ROADWAY IS SUPERELEVATED FROM STA. 315+10 (+/-) J
 TO STA. 322+26 (+/-) I. A SUPERELEVATION TRANSITION OCCURS
 150' PRIOR TO AND AFTER THESE LIMITS.



Install 4" concrete sidewalk
 for detectable warning mat
 installation

LEGEND

- DENOTES PROPOSED DETECTABLE WARNING SURFACE
- DENOTES SHOULDER WIDENING
- DENOTES WIDENING
- DENOTES PAVED SHOULDER WITH RUMBLE STRIPS
- BORING LOCATION

VERIFIED VERTICAL/HORIZONTAL LOCATIONS OF EXISTING UNDERGROUND UTILITIES						
U&E NO.	UTILITY DESCRIPTION	STATION	OFFSET	TOP ELEVATION	GROUND ELEVATION	DESCRIPTION/COMMENTS
10	36" C.I. WATER	316+39.37	15.53 LT	1-10.10'	6.75'	
11	8" PVC FORCE MAIN	316+38.65	15.46 LT	2.83'	6.43'	
12	36" C.I. FORCE MAIN	319+98.74	13.33 LT	3.25'	6.02'	

F.P.I.D. #425600-9-52-01

REVISIONS	
DATE	DESCRIPTION

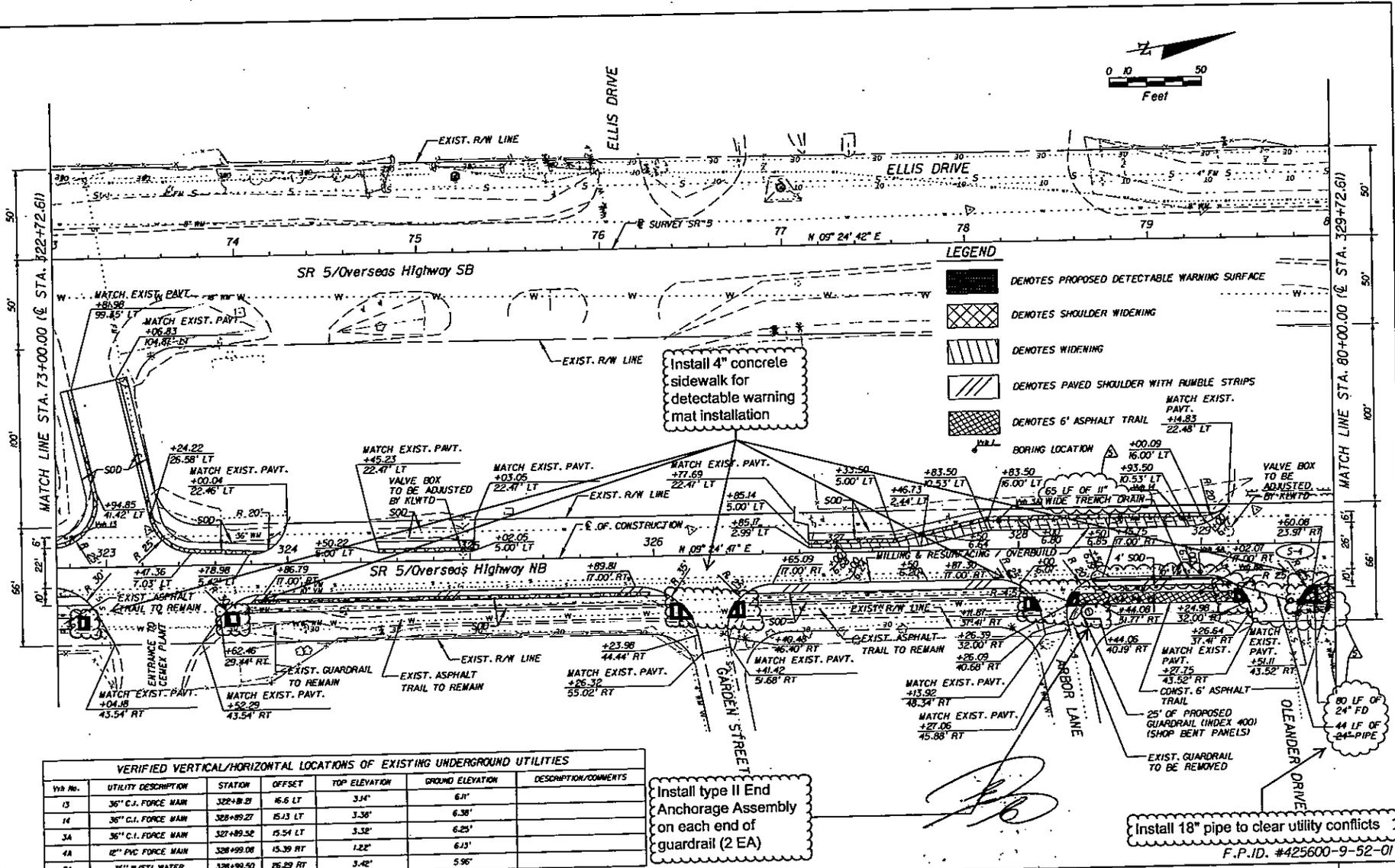
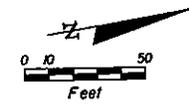
BND
 STATE OF FLORIDA
 DEPARTMENT OF TRANSPORTATION
 14111 S.W. 17th STREET, SUITE 200, MIAMI, FLORIDA 33186
 PH: (305) 795-4995 FAX: (305) 581-3312
 CERTIFICATE OF AUTHORIZATION, No. 6894
 KEVIN A. KEANE, P.E. LICENSE No. 53177

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	425600-8-52-01

ROADWAY PLAN

SHEET NO. 27

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G13-23.003, F.A.C.



VERIFIED VERTICAL/HORIZONTAL LOCATIONS OF EXISTING UNDERGROUND UTILITIES

UTL No.	UTILITY DESCRIPTION	STATION	OFFSET	TOP ELEVATION	GROUND ELEVATION	DESCRIPTION/COMMENTS
13	36" C.I. FORCE MAIN	322+8.21	16.6 LT	3.14'	6.11'	
14	36" C.I. FORCE MAIN	328+89.27	15.13 LT	3.36'	6.36'	
3A	36" C.I. FORCE MAIN	327+89.52	15.54 LT	3.32'	6.25'	
4A	12" PVC FORCE MAIN	328+99.08	15.39 RT	1.22'	6.13'	
8A	36" W/STL WATER	328+99.50	26.29 RT	3.42'	5.96'	

REVISIONS

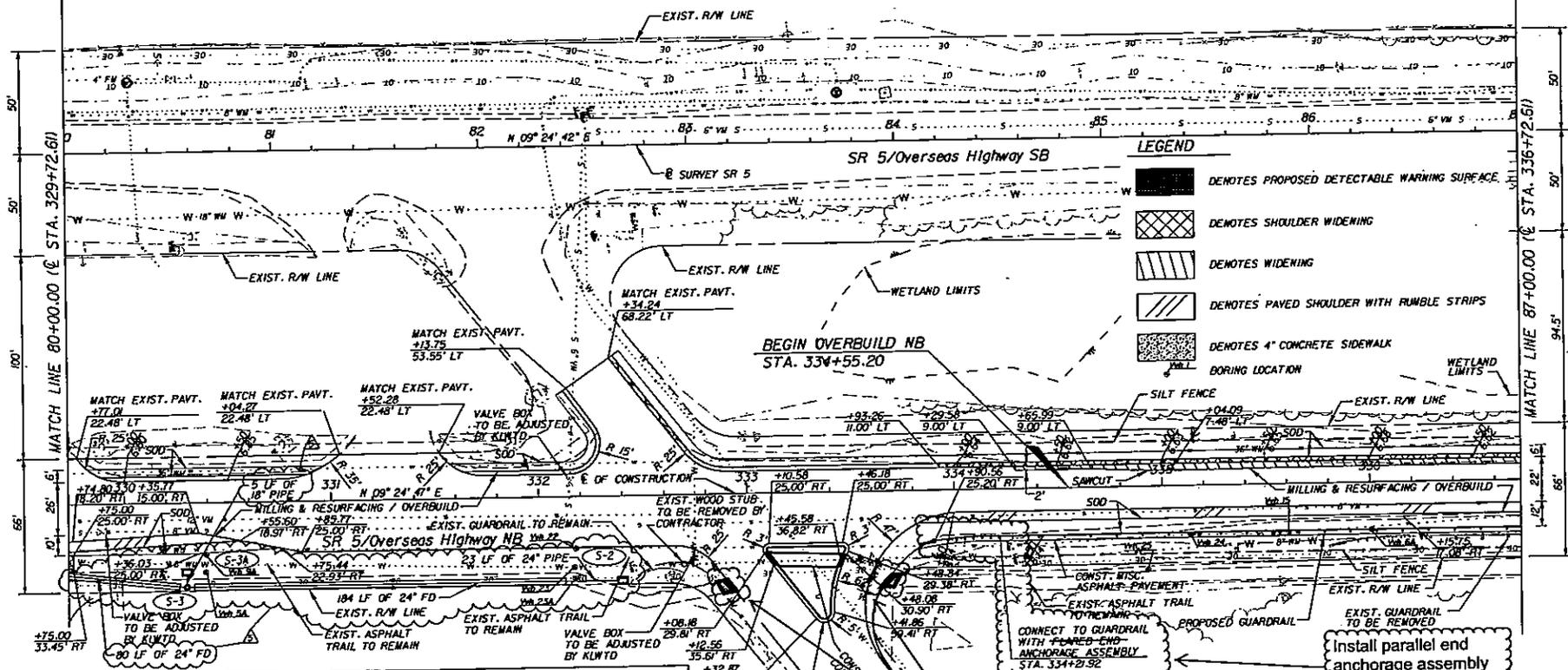
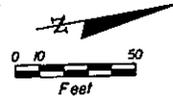
DATE	DESCRIPTION	DATE	DESCRIPTION
4/24/13	REVISED ROADWAY PLAN SHEET FOR LEFT TURN LANE		
6/9/14	REVISED DRAINAGE FOR UTILITY CONFLICTS		

BND
 CIVIL ENGINEERING PROFESSIONAL LIMITED LIABILITY CORPORATION
 14331 S.W. 120 STREET, SUITE 200, MIAMI, FLORIDA 33186
 P.O. BOX 5797-9005, MIAMI, FLORIDA 33157-5797
 CERTIFICATE OF REGISTRATION NO. 1454
 KEVIN A. KEANE, P.E. LICENSE NO. 53177

STATE OF FLORIDA
 DEPARTMENT OF TRANSPORTATION
 ROAD NO. 5 COUNTY MONROE FINANCIAL PROJECT ID 425600-8-52-01

ROADWAY PLAN
 SHEET NO. 28

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23.003, F.A.C.



- LEGEND**
- DENOTES PROPOSED DETECTABLE WARNING SURFACE
 - DENOTES SHOULDER WIDENING
 - DENOTES WIDENING
 - DENOTES PAVED SHOULDER WITH RUMBLE STRIPS
 - DENOTES 4" CONCRETE SIDEWALK
 - BORING LOCATION

Install parallel end anchorage assembly to avoid utility conflicts

Install 4" concrete sidewalk for detectable warning mat installation

F.P.ID. #425600-9-52-01

VERIFIED VERTICAL/HORIZONTAL LOCATIONS OF EXISTING UNDERGROUND UTILITIES

Wh No.	UTILITY DESCRIPTION	STATION	OFFSET	TOP ELEVATION	GROUND ELEVATION	DESCRIPTION/COMMENTS
15	36" W/STL WATER	335+60.39	24.0 RT	2.53'	5.33'	
22	36" W/STL WATER	332+11.59	25.6 RT	3.03'	5.95'	
23	6" PVC WATER	332+18.34	34.71 RT	3.38'	5.85'	
23A	2" C.I. WATER	332+18.37	40.23 RT	4.44'	5.84'	
24	36" W/STL WATER	335+13.73	24.5 RT	2.63'	5.59'	
25	8" PVC WATER	334+13.81	41.08 RT	2.28'	4.76'	
5A	6" PVC WATER	330+39.26	34.34 RT	3.60'	6.09'	
6A	36" W/STL WATER	336+00.74	23.38 RT	2.70'	5.55'	
9A	36" W/STL WATER	330+39.46	25.68 RT	3.4'	6.0'	

REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION
4/24/13	REVISED ROADWAY PLAN SHEET FOR LEFT TURN LANE		
6/9/14	REVISED DRAINAGE FOR UTILITY CONFLICTS		

BN
 CIVIL ENGINEERING PROFESSIONAL SERVICE CORPORATION
 14131 S.E. 126 STREET, SHILOH ZONE, MONROE, FLORIDA 33106
 PH: (781) 599-8495 FAX: (781) 591-5311
 CERTIFICATE OF REGISTRATION NO. 969
 KEVIN A. KEANE, P.E. LICENSE NO. 53177

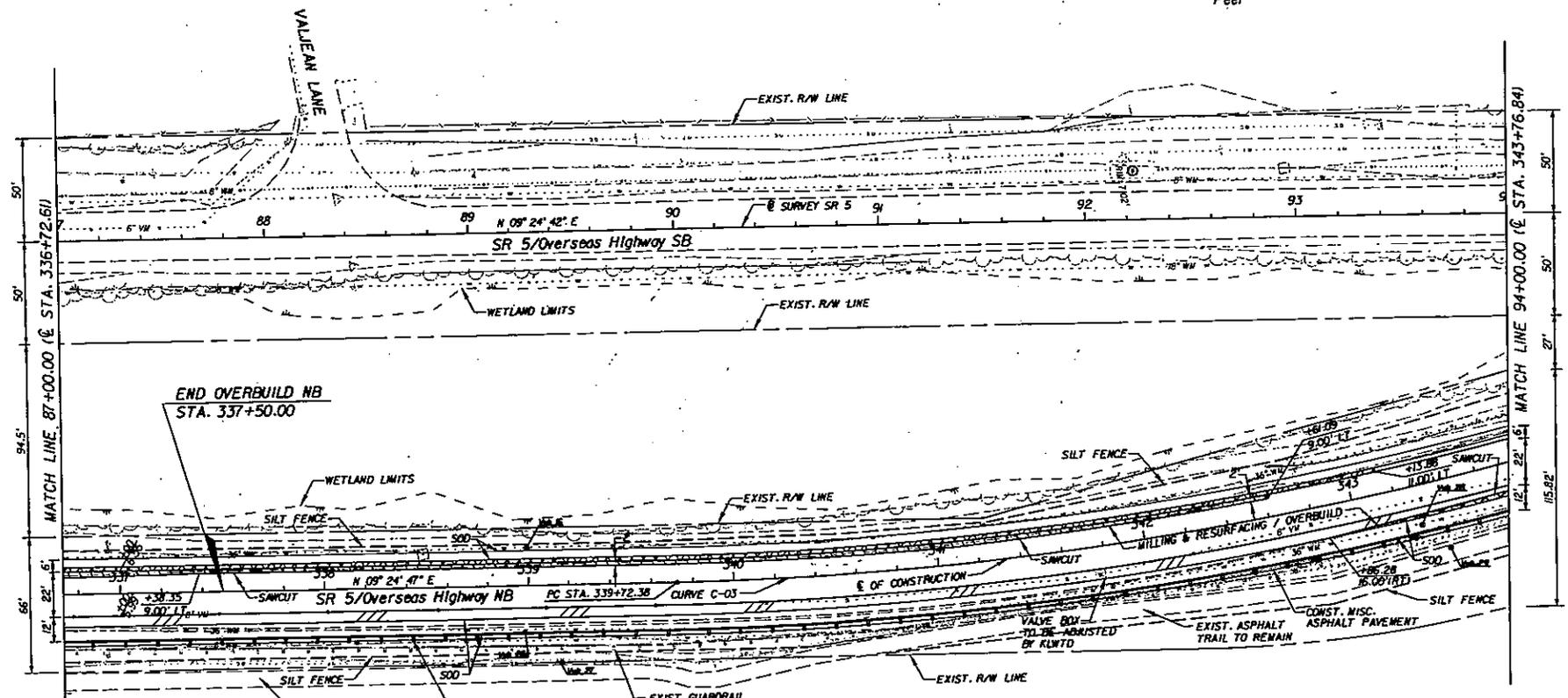
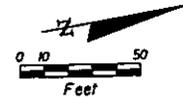
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	425600-8-52-01

ROADWAY PLAN

SHEET NO.
29

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61C15-23.003, F.A.C.



- LEGEND**
- DENOTES SHOULDER WIDENING
 - DENOTES WIDENING
 - DENOTES PAVED SHOULDER WITH RUMBLE STRIPS
 - BORING LOCATION

CURVE C-03
 PI STA. = 342+11.27
 Δ = 16° 52' 09.56" (LT)
 D = 3° 33' 23.53"
 T = 238.89'
 L = 474.32'
 R = 161.00'
 PC STA. = 339+72.38
 PT STA. = 344+46.70
 e = 1-10.05

NOTE:
 EXISTING ROADWAY IS SUPERELEVATED FROM STA. 340+02 (+/-) TO STA. 349+32 (+/-). A SUPERELEVATION TRANSITION OCCURS 150' PRIOR TO AND AFTER THESE LIMITS.

VERIFIED VERTICAL/HORIZONTAL LOCATIONS OF EXISTING UNDERGROUND UTILITIES						
UTL ID.	UTILITY DESCRIPTION	STATION	OFFSET	TOP ELEVATION	GROUND ELEVATION	DESCRIPTION/COMMENTS
16	36" C.I. FORCE MAIN	338+99.30	18.31 LT	3.25'	3.55'	
26	36" W/STL WATER	338+19.34	22.81 RT	3.60'	3.94'	
27	8" PVC WATER	338+16.07	38.19 RT	2.84'	3.72'	
28	36" W/STL WATER	343+29.80	18.55 RT	3.78'	7.25'	
29	8" PVC WATER	343+40.40	33.42 RT	1.91'	6.35'	

F.P.-ID. #425600-9-52-01

REVISIONS	
DATE	DESCRIPTION

BND
 CIVIL ENGINEERING PROFESSIONAL ENGINEER REGISTRATION NO. 11321 S.W. 120 STREET, SUITE 200, MIAMI, FLORIDA 33146
 TEL: (305) 299-4400 FAX: (305) 961-5112
 CERTIFICATE OF AUTHORIZATION: 06-1658
 KEVIN A. KEANE, P.E. LICENSE NO. 5377

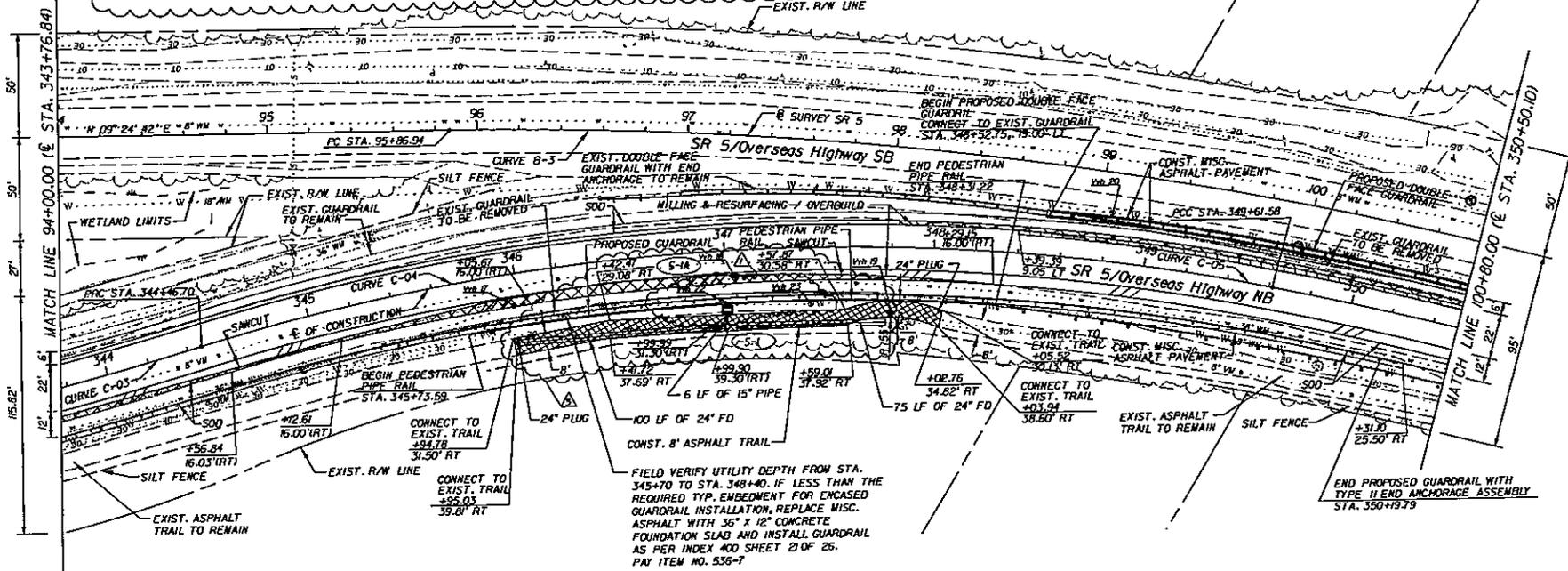
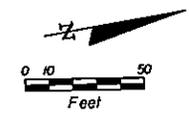
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	425600-8-52-01

ROADWAY PLAN

SHEET NO.
30

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE STORED AND SEALED UNDER RULE 61B15-23.003, F.A.C.

VERIFIED VERTICAL/HORIZONTAL LOCATIONS OF EXISTING UNDERGROUND UTILITIES						
WH NO.	UTILITY DESCRIPTION	STATION	OFFSET	TOP ELEVATION	GROUND ELEVATION	DESCRIPTION/COMMENTS
17	36" C.I. WATER	345+97.72	14.07 RT	2.46'	5.78'	
18	36" W/STL WATER	347+04.70	13.81 RT	2.34'	5.24'	
19	8" PVC FORCE MAIN	347+80.12	28.55 RT	2.40'	4.57'	
20	36" C.I. FORCE MAIN	348+80.88	28.07 LT	4.82'	6.90'	
22	8" PVC WATER	347+00.67	26.43 RT	2.23'	5.02'	
23	8" PVC WATER	347+40.94	27.63 RT	2.29'	4.68'	



LEGEND

- DENOTES WIDENING
- DENOTES WIDENING
- DENOTES PAVED SHOULDER WITH RUMBLE STRIPS
- DENOTES 8" ASPHALT TRAIL
- BORING LOCATION

<p>CURVE C-03</p> <p>PI STA. = 342+11.27</p> <p>Δ = 16° 52' 09.56" (LT)</p> <p>D = 3" 33' 23.53"</p> <p>T = 258.89'</p> <p>L = 474.32'</p> <p>R = 161.00'</p> <p>PC STA. = 339+72.38</p> <p>PT STA. = 344+46.70</p> <p>e = 1-10.05</p>	<p>CURVE C-04</p> <p>PI STA. = 347+09.92</p> <p>Δ = 29° 21' 12.16" (RT)</p> <p>D = 5' 42' 03.86"</p> <p>T = 263.22'</p> <p>L = 54.87'</p> <p>R = 1005.00'</p> <p>PC STA. = 344+46.70</p> <p>PCC STA. = 349+61.58</p> <p>e = 0.05</p>	<p>CURVE C-05</p> <p>PI STA. = 352+58.54</p> <p>Δ = 18° 03' 55.94" (RT)</p> <p>D = 3' 04' 02.01"</p> <p>T = 296.96'</p> <p>L = 588.99'</p> <p>R = 1868.00'</p> <p>PCC STA. = 349+61.58</p> <p>PT STA. = 355+50.56</p> <p>e = 0.05</p>	<p>CURVE B-3</p> <p>PI STA. = 104+08.60</p> <p>Δ = 30° 33' 01" (RT)</p> <p>D = 2' 59' 59" (RT)</p> <p>T = 521.66'</p> <p>L = 1018.48'</p> <p>R = 190.12'</p> <p>PC STA. = 95+86.94</p> <p>PT STA. = 106+05.42</p>
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NOTE:
EXISTING ROADWAY IS SUPERELEVATED FROM STA. 340+02 (+/-) TO STA. 349+32 (+/-). A SUPERELEVATION TRANSITION OCCURS 150' PRIOR TO AND AFTER THESE LIMITS.

F.P.ID. #425600-9-52-01

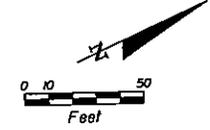
REVISIONS		STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION	FINANCIAL PROJECT ID	ROAD NO.	COUNTY	SHEET NO.
DATE	DESCRIPTION					
4/24/13	ADDED VHH 22 & 23 AND ADJUSTED 8" WW RELOCATED STRUCTURE 5-1	<p>ROADWAY PLAN</p> <p>5 MOHROE 425600-8-52-01</p>	425600-8-52-01	5	MOHROE	31
6/9/14	REVISED DRAINAGE FOR UTILITY CONFLICTS					

END

DATE: 1/2/2014 2:46:36 PM

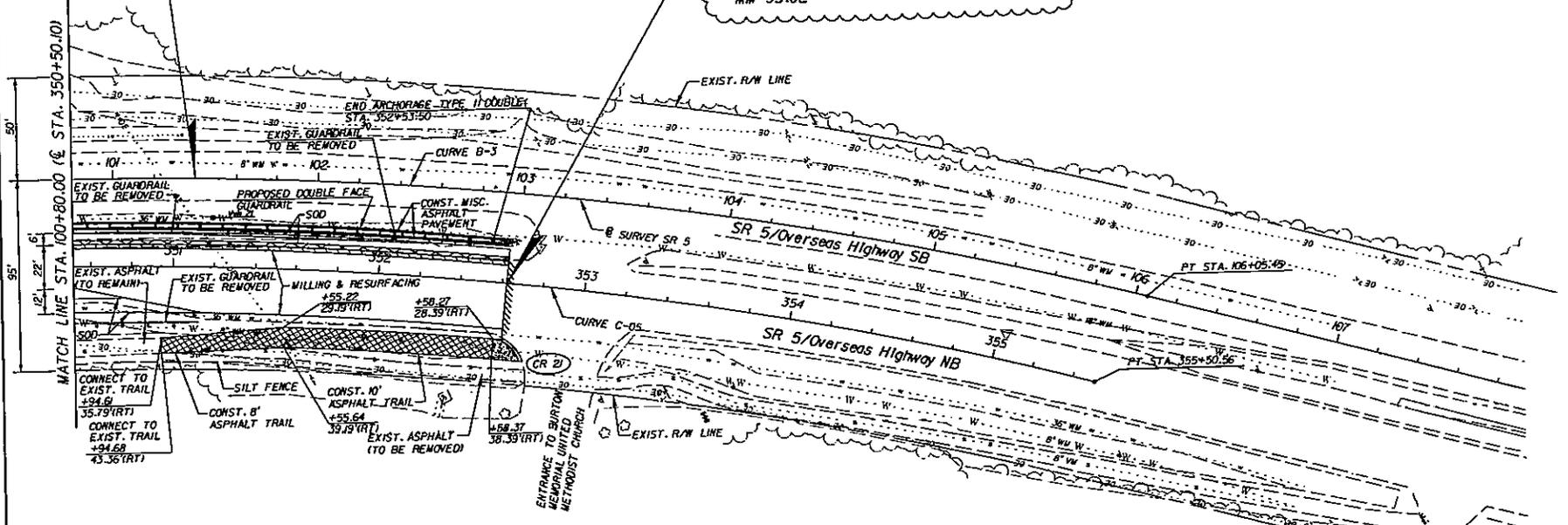
1401 S.W. 170 STREET, SUITE 201, MIAMI, FLORIDA 33116
 PH: (305) 993-9199 FAX: (305) 992-9392
 CERTIFICATE OF AUTHORIZATION: 06-6658
 KEVIN A. KEMM, P.E. LICENSE No. 5307

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE STORED AND SEALED UNDER RULE 61G15-23.007, F.A.C.



END PROJECT FPID 425600-9-52-01
 STA. 101+40.00 (E SURVEY)
 STA. 351+09.79 (E CONSTRUCTION)
 MP 19.232
 MM 93

END CONSTRUCTION
 END MILLING AND RESURFACING
 END WIDENING
 SAW CUT AND MATCH EXISTING
 STA. 102+95.68 - 45.08' RT (E SURVEY)
 STA. 352+62.19 (E CONSTRUCTION)
 MP 19.261
 MM 93.02



LEGEND

- DENOTES SHOULDER WIDENING
- DENOTES WIDENING
- DENOTES PAVED SHOULDER WITH RUMBLE STRIPS
- DENOTES 8' ASPHALT TRAIL
- BORING LOCATION

CURVE C-05
 P.I. STA. = 352+58.54
 Δ = 18° 03' 55.94" (RT)
 D = 3° 04' 02.01"
 T = 296.96'
 L = 588.99'
 R = 1868.00'
 P.C. STA. = 349+61.58
 P.T. STA. = 355+50.56
 e = 0.05

CURVE B-3
 P.I. STA. = 101+08.60
 Δ = 30° 33' 01" (RT)
 D = 2° 59' 59" (RT)
 T = 521.66'
 L = 1028.48'
 R = 1910.12'
 P.C. STA. = 95+86.94
 P.T. STA. = 106+05.42

VERIFIED VERTICAL/HORIZONTAL LOCATIONS OF EXISTING UNDERGROUND UTILITIES						
Yrb No.	UTILITY DESCRIPTION	STATION	OFFSET	TOP ELEVATION	GROUND ELEVATION	DESCRIPTION/COMMENTS
21	8" C.I. WATER	351+17.37	27.81' LT	3.31'	6.69'	

F.P.ID. #425600-9-52-01

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
3/24/14	△ UPDATED OFFSET FOR E SURVEY SR 5		

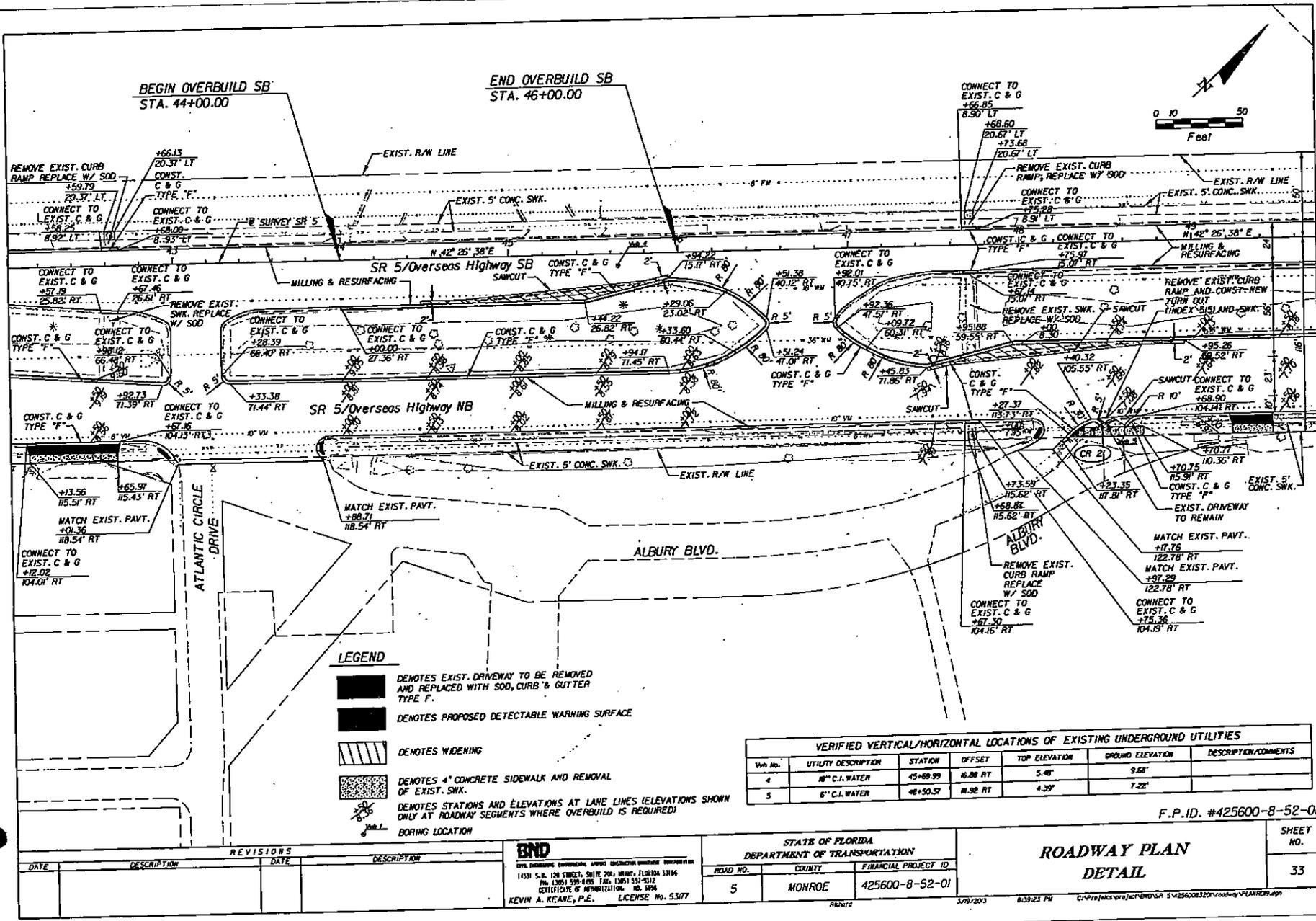
BND
 CIVIL ENGINEERING ENVIRONMENTAL ARCHITECTURE INTERIOR DESIGNATION
 (4331 S.W. 120 STREET, SUITE 201, MIAMI, FLORIDA 33196)
 PH: (305) 370-9400 FAX: (305) 371-5332
 EXPIRES DATE OF AUTHORIZATION: 06/30/08
 KEVIN A. KEANE, P.E. LICENSE No. 53077

STATE OF FLORIDA
 DEPARTMENT OF TRANSPORTATION
 ROAD NO. 5 COUNTY MONROE FINANCIAL PROJECT ID 425600-8-52-01

ROADWAY PLAN

SHEET NO. 32

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23.003, F.A.C.



VERIFIED VERTICAL/HORIZONTAL LOCATIONS OF EXISTING UNDERGROUND UTILITIES

Util. No.	UTILITY DESCRIPTION	STATION	OFFSET	TOP ELEVATION	GROUND ELEVATION	DESCRIPTION/COMMENTS
4	18" C.I. WATER	45+68.99	16.88 RT	5.46'	9.68'	
5	6" C.I. WATER	46+50.57	11.32 RT	4.39'	7.22'	

F.P.ID. #425600-8-52-01

REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION

BND
 CIVIL ENGINEERING DIVISION
 11331 S.W. 128 STREET, SUITE 200, MIAMI, FLORIDA 33146
 P.O. BOX 590470, MIAMI, FLORIDA 33156
 CERTIFICATE OF REGISTRATION NO. 10538
 KEVIN A. KEANE, P.E. LICENSE NO. 5317

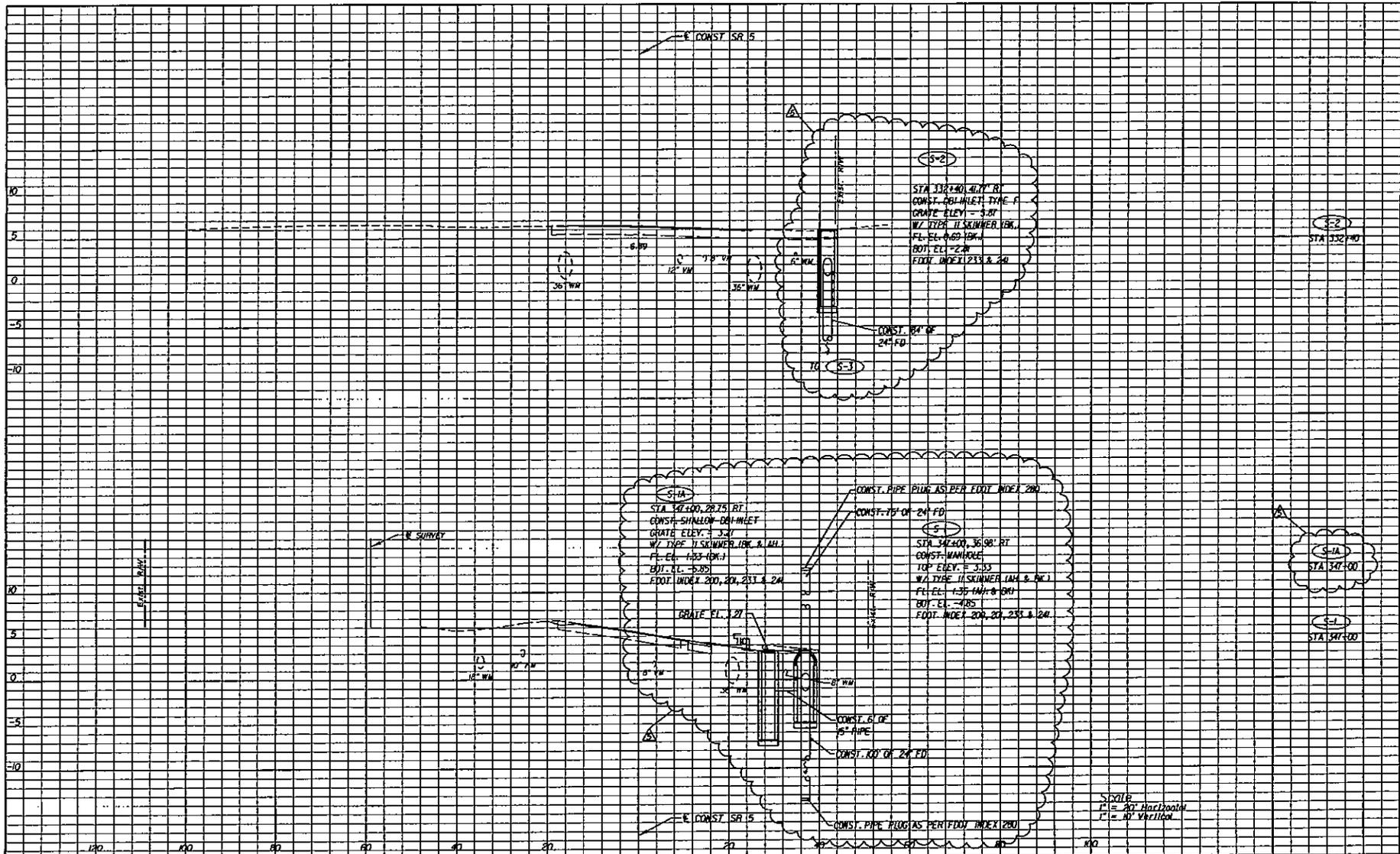
STATE OF FLORIDA
 DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	425600-8-52-01

**ROADWAY PLAN
 DETAIL**

SHEET NO.
 33

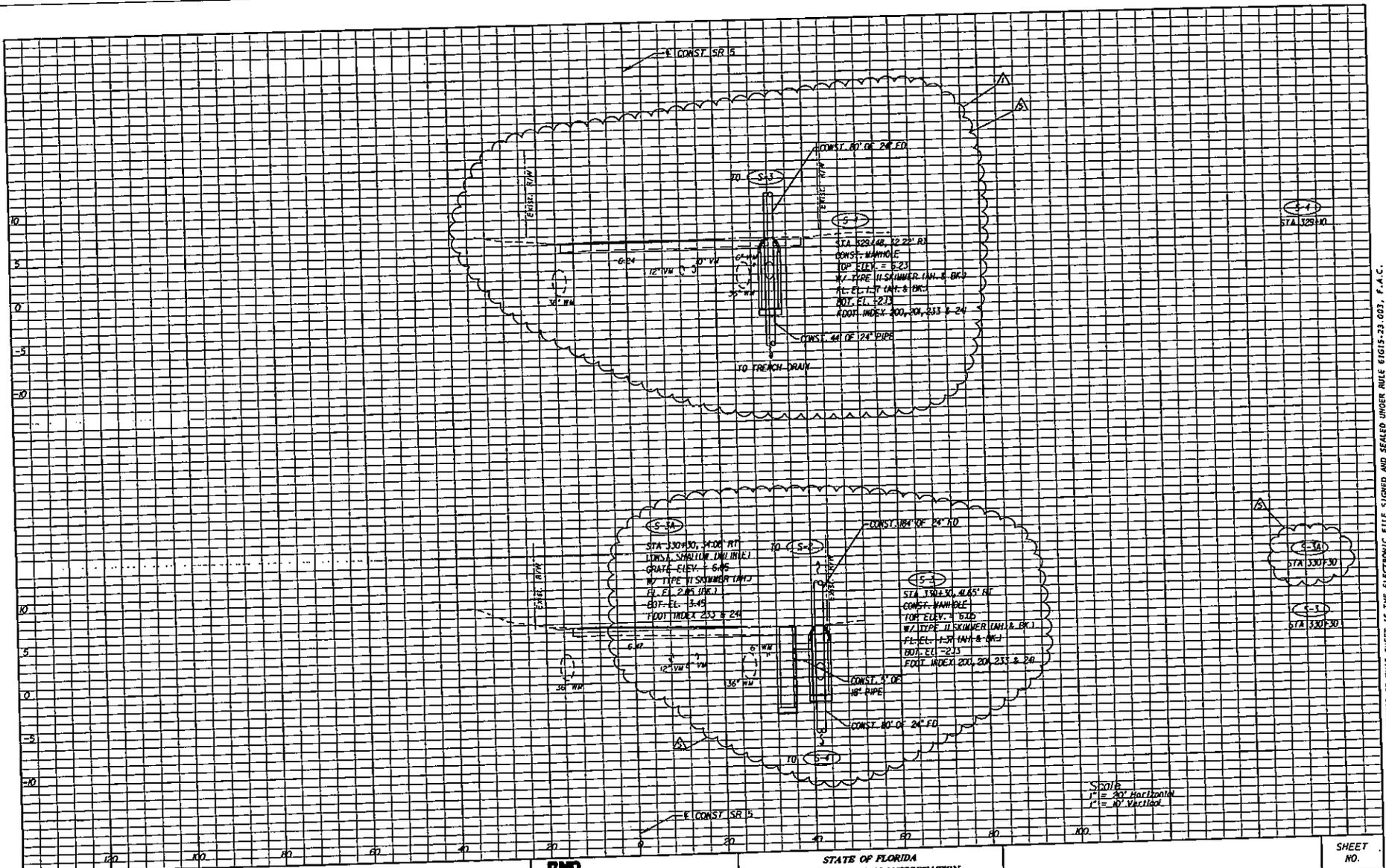
NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-29.003, F.A.C.



NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE STORED AND SEALED UNDER RULE 61015-23.003, F.A.C.

REVISIONS		DESCRIPTION	BND <small>ENGINEERING CORPORATION</small> 14311 S.W. 12th Street, Suite 200, Miami, Florida 33186 PH: (305) 553-8400 FAX: (305) 551-5332 CERTIFICATE OF AUTHORIZATION NO. 1658 KEVIN A. KEANE, P.E. LICENSE NO. 53377	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		DRAINAGE STRUCTURES	SHEET NO. 34
DATE	DESCRIPTION			ROAD NO.	COUNTY		
6/9/14	REVISED DRAINAGE FOR UTILITY CONFLICTS		5	MONROE	425600-8-52-01		

ROSEB ROATCH BIRBA WFLER



REVISIONS	
DATE	DESCRIPTION
4/24/13	REVISD STRUCTURE CROSS SECTION S-4 FOR LEFT TURN LANE
6/9/14	REVISD DRAINAGE FOR UTILITY CONFLICTS

BND
 CIVIL ENGINEERING PROFESSIONAL SERVICE CORPORATION
 14311 S.W. 120 STREET, SUITE 200, MIAMI, FLORIDA 33186
 PH: (305) 350-9475 FAX: (305) 350-3312
 CERTIFICATE OF AUTHORIZATION NO. 6550
 KEVIN A. KEANE, P.E. LICENSE NO. 53177

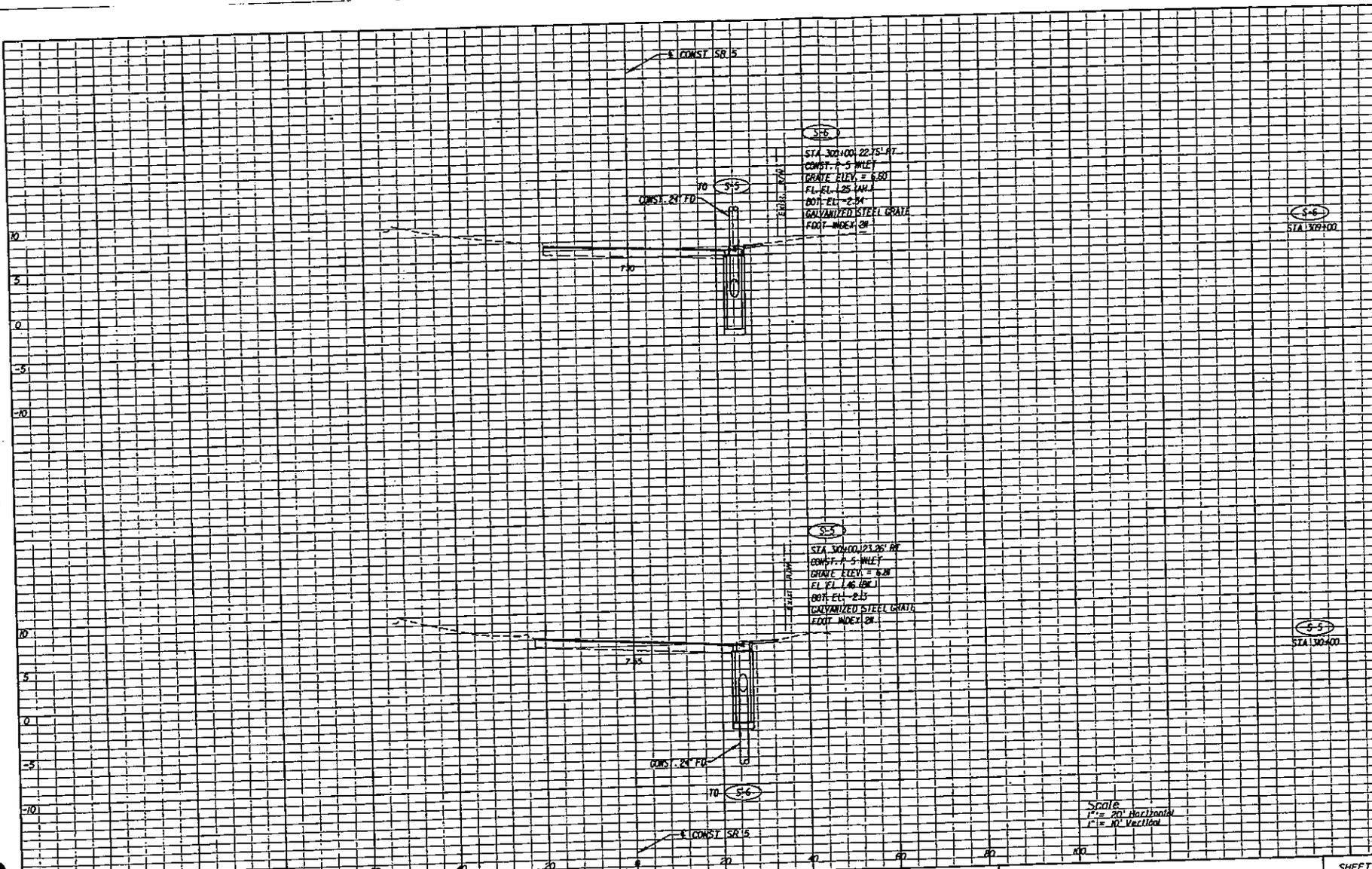
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	425600-8-52-01

DRAINAGE STRUCTURES

SHEET NO.
35

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23.003, F.A.C.

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Scale
 1" = 20' Horizontal
 1" = 10' Vertical

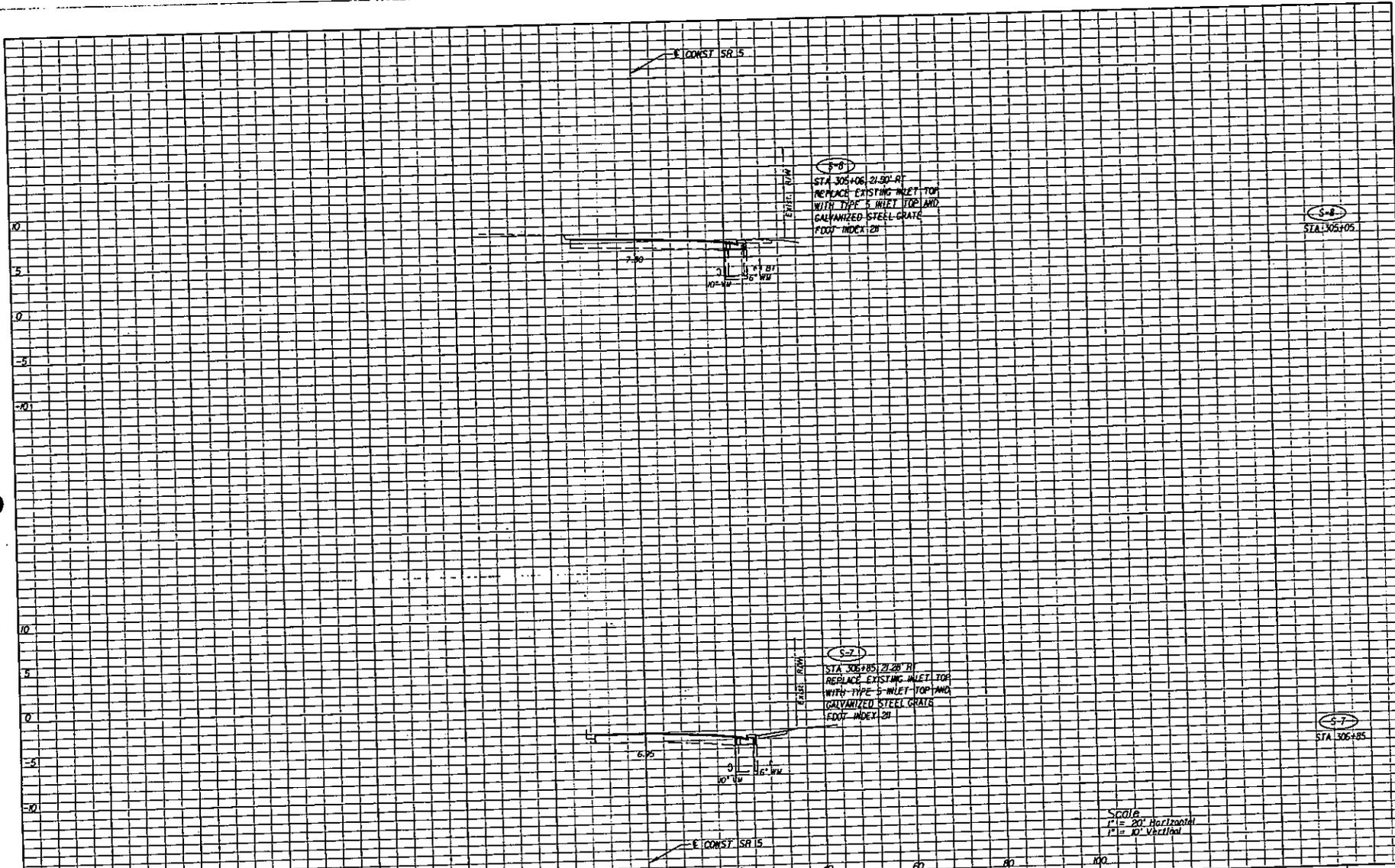
REVISIONS	
DATE	DESCRIPTION

END
 CIVIL ENGINEER
 1433 S.W. 120 STREET, SUITE 204, MONROE, FLORIDA 33106
 PH. (504) 370-4400 FAX. (504) 391-4312
 CERTIFICATE OF REGISTRATION NO. 5208
 KEVIN A. KEANE, P.E. LICENSE NO. 53077

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	425600-8-52-01

DRAINAGE STRUCTURES		SHEET NO. 36
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NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G13-23.003, F.A.C.



(S-1)
 STA 306+06 21.50' RT
 REPLACE EXISTING INLET TOP
 WITH TYPE 5 INLET TOP AND
 GALVANIZED STEEL GRATE
 FOOT INDEX 20

(S-8)
 STA 306+05

(S-2)
 STA 306+85 21.28' R
 REPLACE EXISTING INLET TOP
 WITH TYPE 5 INLET TOP AND
 GALVANIZED STEEL GRATE
 FOOT INDEX 20

(S-7)
 STA 306+85

Scale
 1" = 20' Horizontal
 1" = 10' Vertical

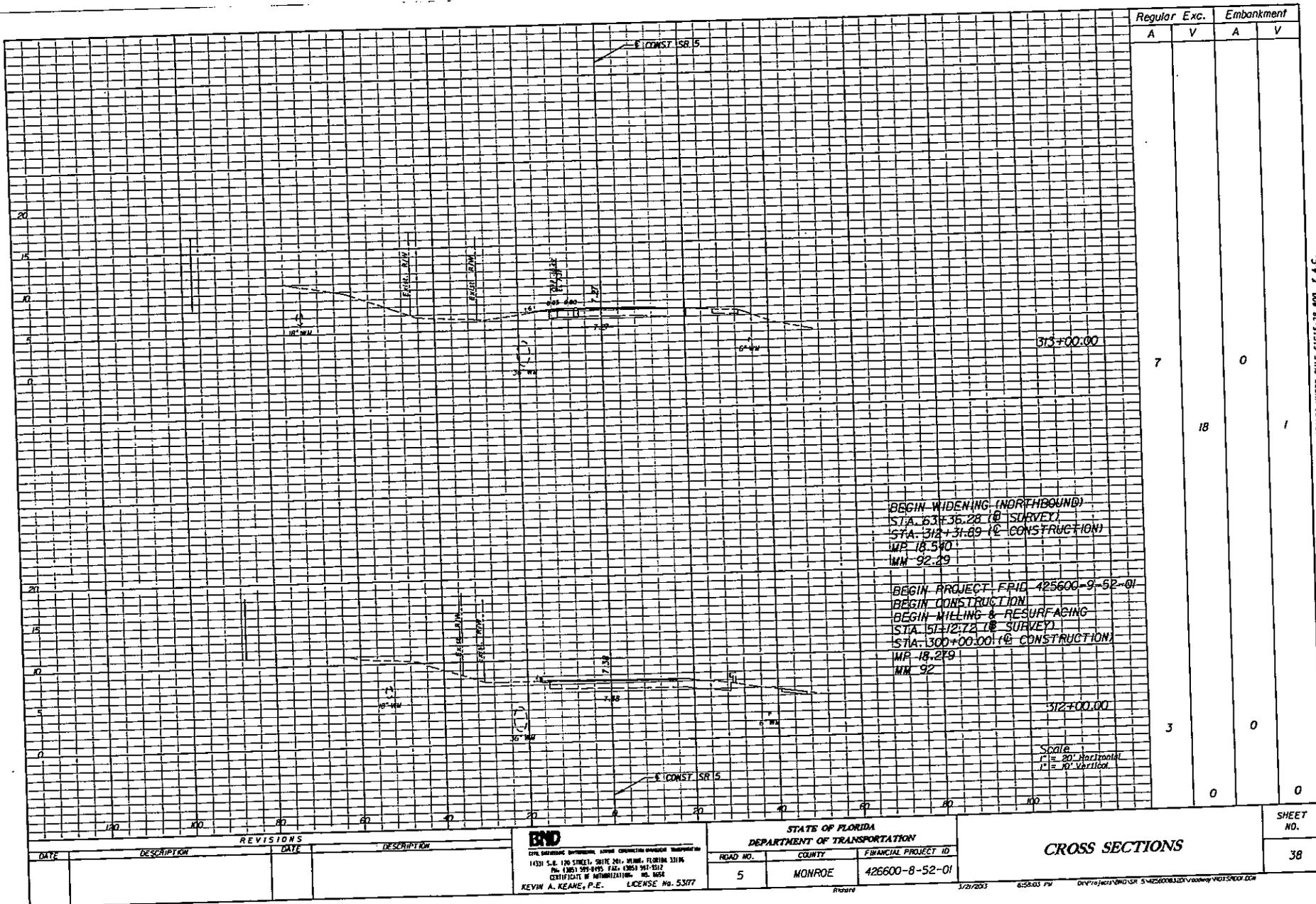
NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23.003, F.A.C.

REVISIONS	
DATE	DESCRIPTION

BND
 CIVIL ENGINEERING PROFESSIONAL SERVICE CORPORATION
 14331 S.W. 170 STREET, SUITE 204, MIAMI, FLORIDA 33186
 PH. (305) 590-0495 FAX (305) 591-7312
 CERTIFICATE OF REGISTRATION NO. 4608
 KEVIN A. KEANE, P.E. LICENSE No. 5377

STATES OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	425600-8-52-01

DRAINAGE STRUCTURES	SHEET NO. 37
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BEGIN WIDENING (NORTHBOUND)
 STA. 63+36.28 (S SURVEY)
 STA. 312+31.89 (C CONSTRUCTION)
 WP 18.540'
 WM 92.29

BEGIN PROJECT, F.PID 425600-9-52-01
 BEGIN CONSTRUCTION
 BEGIN MILLING & RESURFACING
 STA. 151+72.72 (S SURVEY)
 STA. 1300+00.00 (C CONSTRUCTION)
 WP 18.279'
 WM 92

Scale
 1" = 20' Horizontal
 1" = 10' Vertical

REVISIONS	
DATE	DESCRIPTION

END
 CIVIL ENGINEERING SUPERVISOR, ROAD CONSTRUCTION DIVISION, TRANSPORTATION
 14331 S.E. 170 STREET, SUITE 201, MIAMI, FLORIDA 33166
 PH: (305) 595-8495 FAX: (305) 595-5312
 CERTIFICATE OF REGISTRATION NO. 5024
 KEVIN A. KEANE, P.E. LICENSE NO. 53377

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	425600-8-52-01

CROSS SECTIONS

SHEET NO.
38

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15.18, 600, F.A.C.



Regular		Exc.		Embankment	
A	V	A	V	A	V
13				0	
	41				1
9				0	
	30				1

Scale
 1" = 20' Horizontal
 1" = 10' Vertical

REVISIONS	
DATE	DESCRIPTION

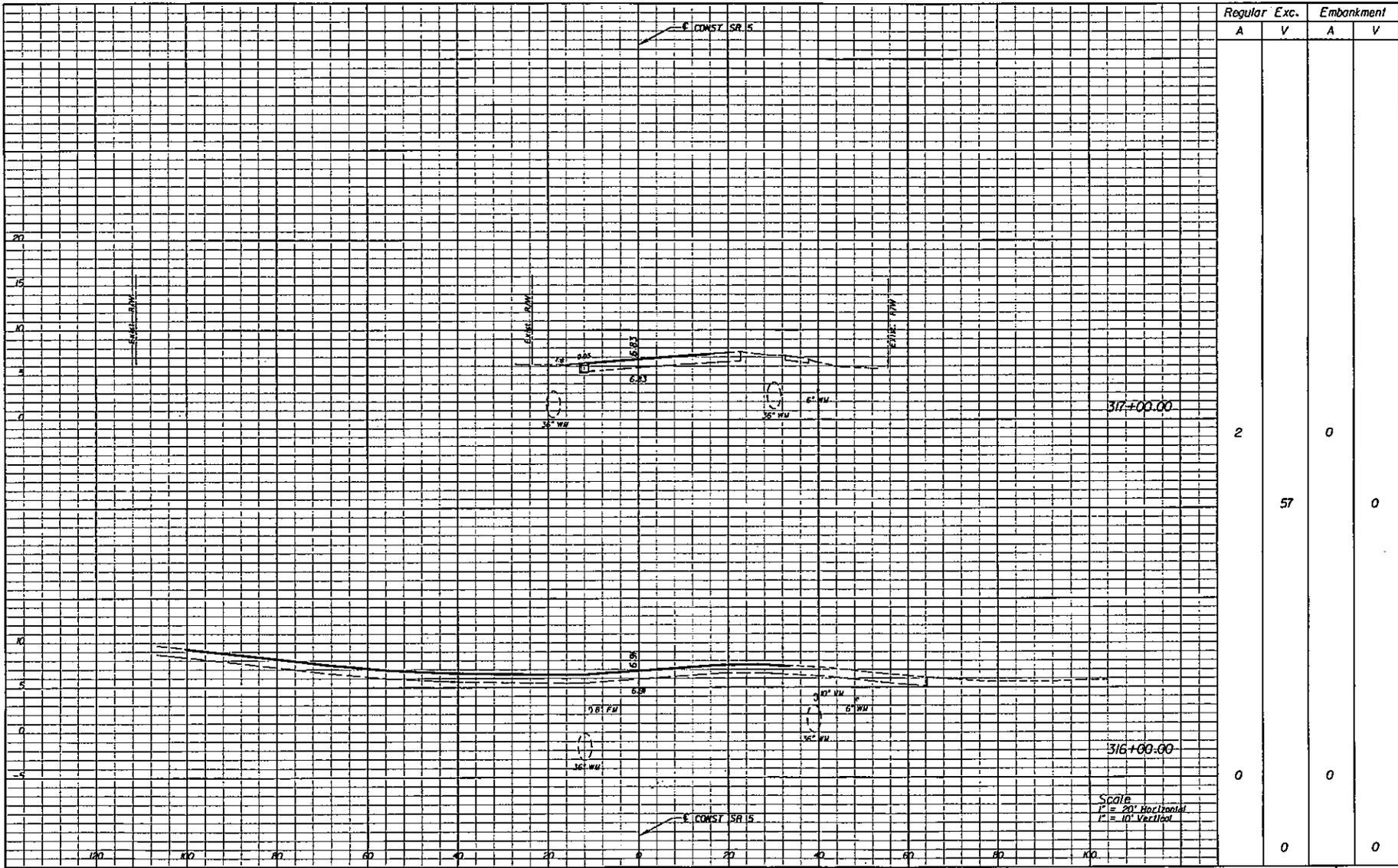
BND
 CIVIL ENGINEER SUPPLEMENTAL LICENSE EXPIRES 12/31/2016
 1434 S.W. 120 STREET, SUITE 204 • MIAMI, FLORIDA 33136
 PH: (305) 595-8495 FAX: (305) 595-1312
 CERTIFICATE OF AUTHORIZATION NO. 6658
 KEVIN A. KEANE, P.E. LICENSE No. 53177

STATE OF FLORIDA
 DEPARTMENT OF TRANSPORTATION
 ROAD NO. 5 COUNTY MONROE FINANCIAL PROJECT ID 426600-8-52-01

CROSS SECTIONS

SHEET NO. 39

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 610.15, F.S. 600, F.A.C.



Regular Exc.		Embankment	
A	V	A	V
2		0	
	57	0	
0		0	
		0	
0		0	

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-33.002, F.A.C.

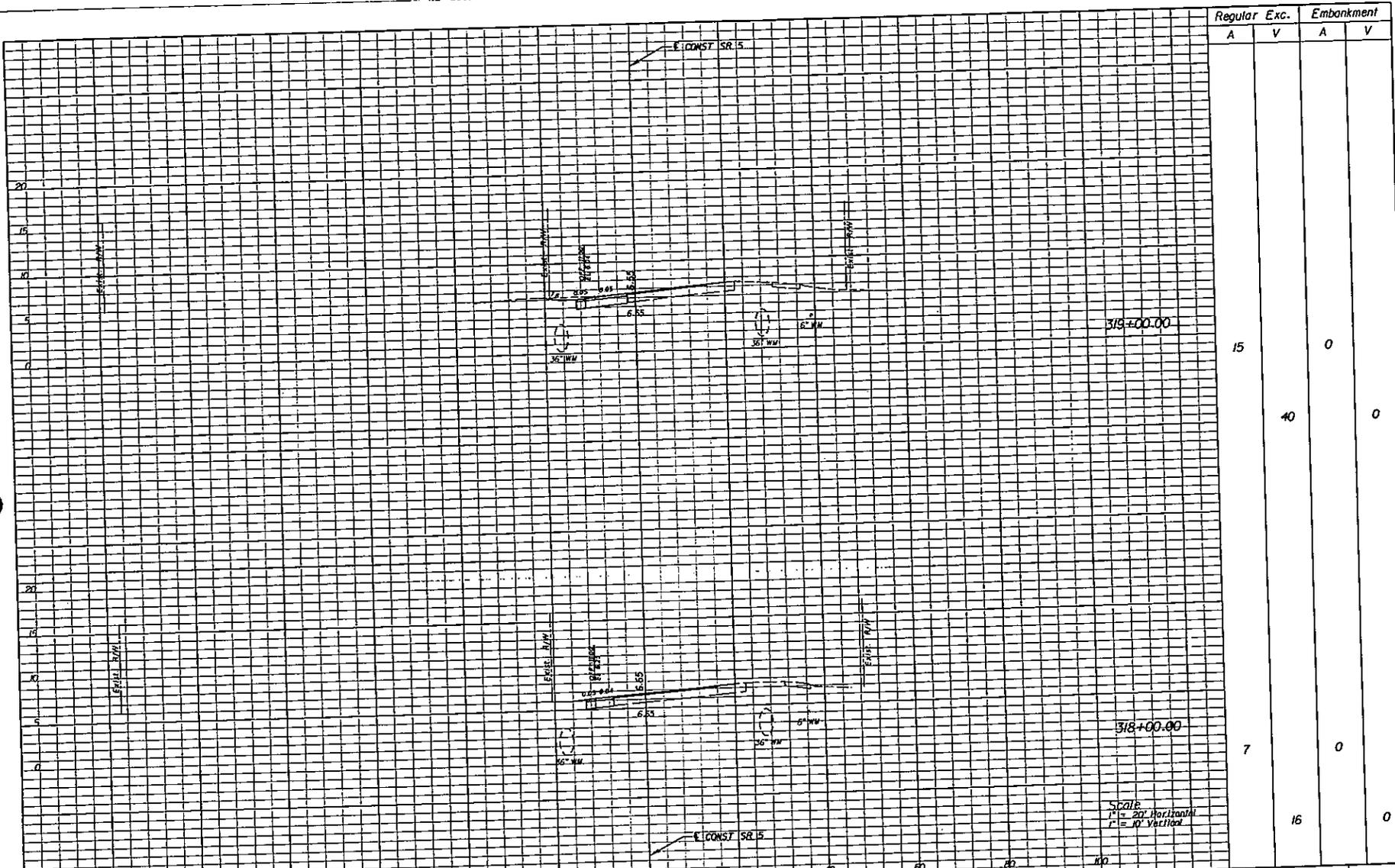
REVISIONS	
DATE	DESCRIPTION

BND
 CIVIL ENGINEERING, SURVEYING, AND CONSTRUCTION CONSULTANTS
 14331 S.W. 12th STREET, SUITE 204, MIAMI, FLORIDA 33186
 PH: (305) 596-0475 FAX: (305) 597-1512
 CERTIFICATE OF REGISTRATION NO. 5498
 KEVIN A. KEANE, P.E. LICENSE NO. 53177

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	426600-8-52-01

CROSS SECTIONS

SHEET NO.
40



Regular Exc.		Embankment	
A	V	A	V
	15	0	
	40	0	
7		0	
	16		0

319+00.00

318+00.00

Scale
 $1" = 20'$ Horizontal
 $1" = 10'$ Vertical

DATE	DESCRIPTION	REVISIONS		DESCRIPTION
		NO.	DATE	

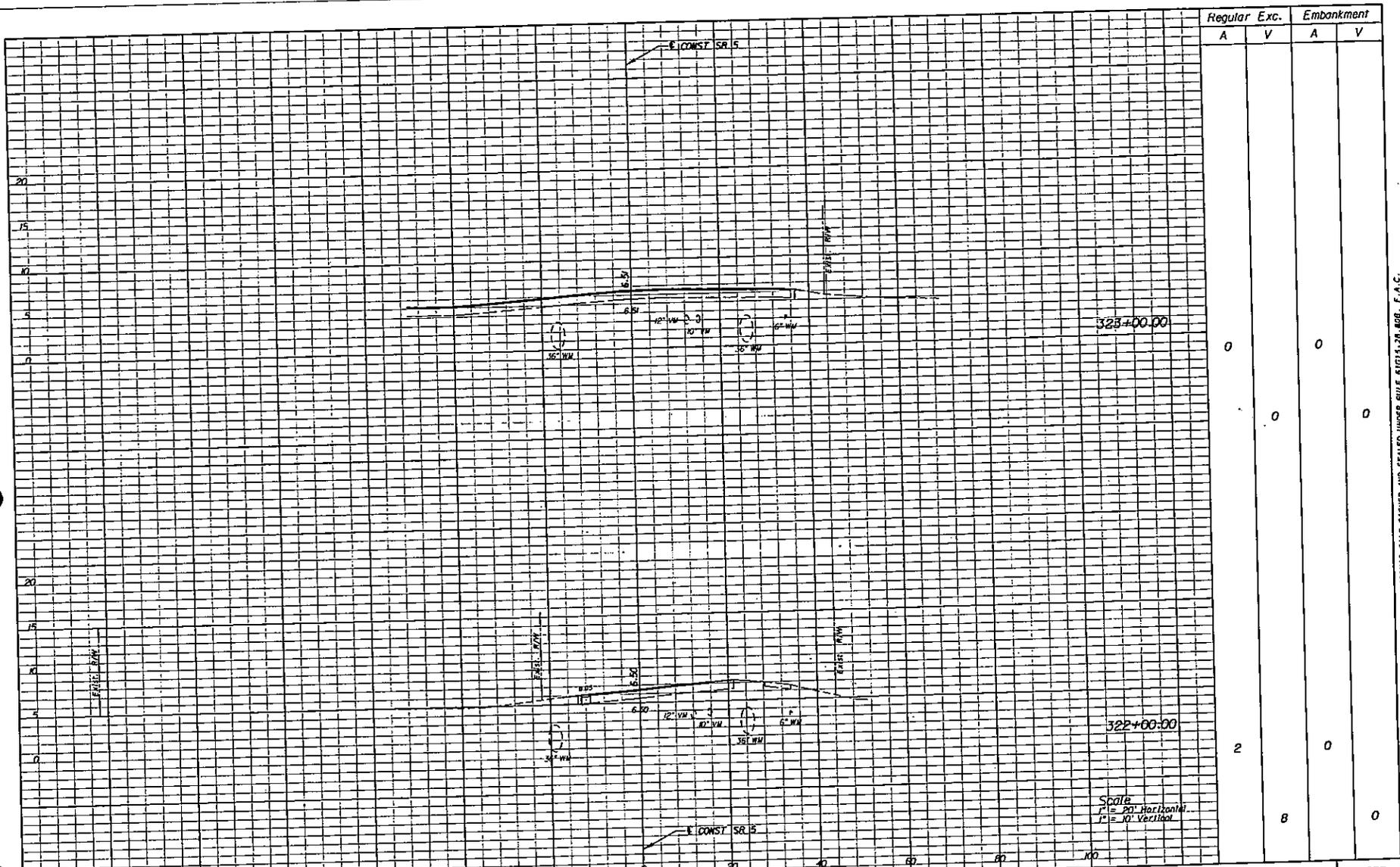
BND
 CIVIL ENGINEERING, SURVEYING, LAND SURVEYING, INSURANCE BROKERAGE
 1431 S.W. 130 STREET, SUITE 201, WILMINGTON, FLORIDA 33616
 PH. (904) 999-9795 FAX. (904) 991-9312
 CERTIFICATE OF AUTHORIZATION NO. 4858
 KEVIN A. KEANE, P.E. LICENSE No. 5377

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	426600-8-52-01

CROSS SECTIONS

SHEET NO.
41

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Regular		Exc.		Embankment	
A	V	A	V	A	V
0				0	
	0				0
2				0	
	8				0

Scale
 1" = 20' Horizontal
 1" = 10' Vertical

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

BND
 CIVIL ENGINEERING CONSULTANTS, LIMITED
 14331 S.W. 120 STREET, SUITE 204, MIAMI, FLORIDA 33186
 PH. (305) 596-1475 FAX (305) 550-0332
 CERTIFICATE OF REGISTRATION NO. 6584
 KEVIN A. KEANE, P.E. LICENSE NO. 53177

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	426600-8-52-01

CROSS SECTIONS

SHEET NO.
43

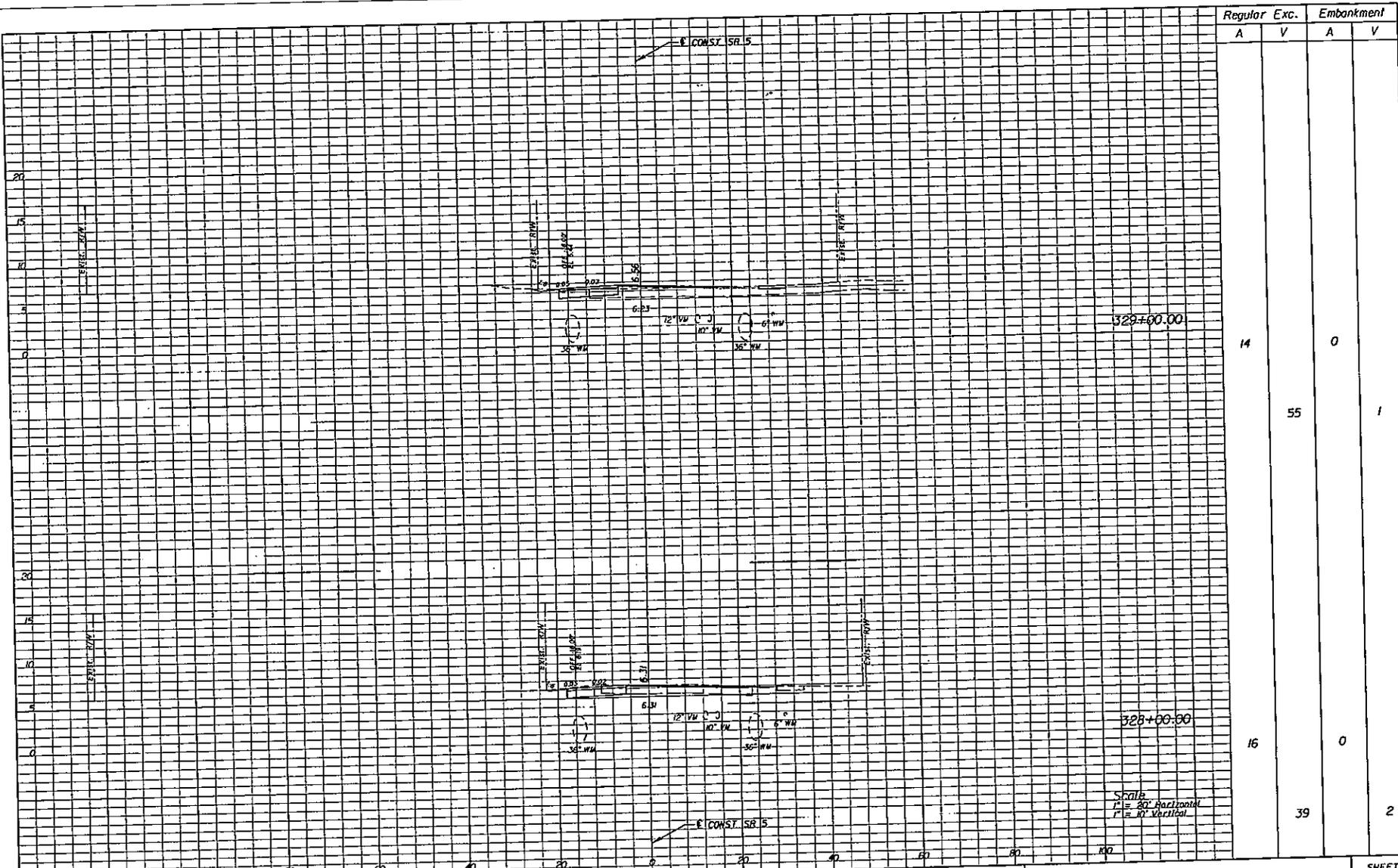
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Richard

3/27/2003

ES&D.P#

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Regular		Exc.		Embankment	
A	V	A	V	A	V
14				0	
	55				1
16				0	
	39				2

Scale
 1" = 20' Horizontal
 1" = 10' Vertical

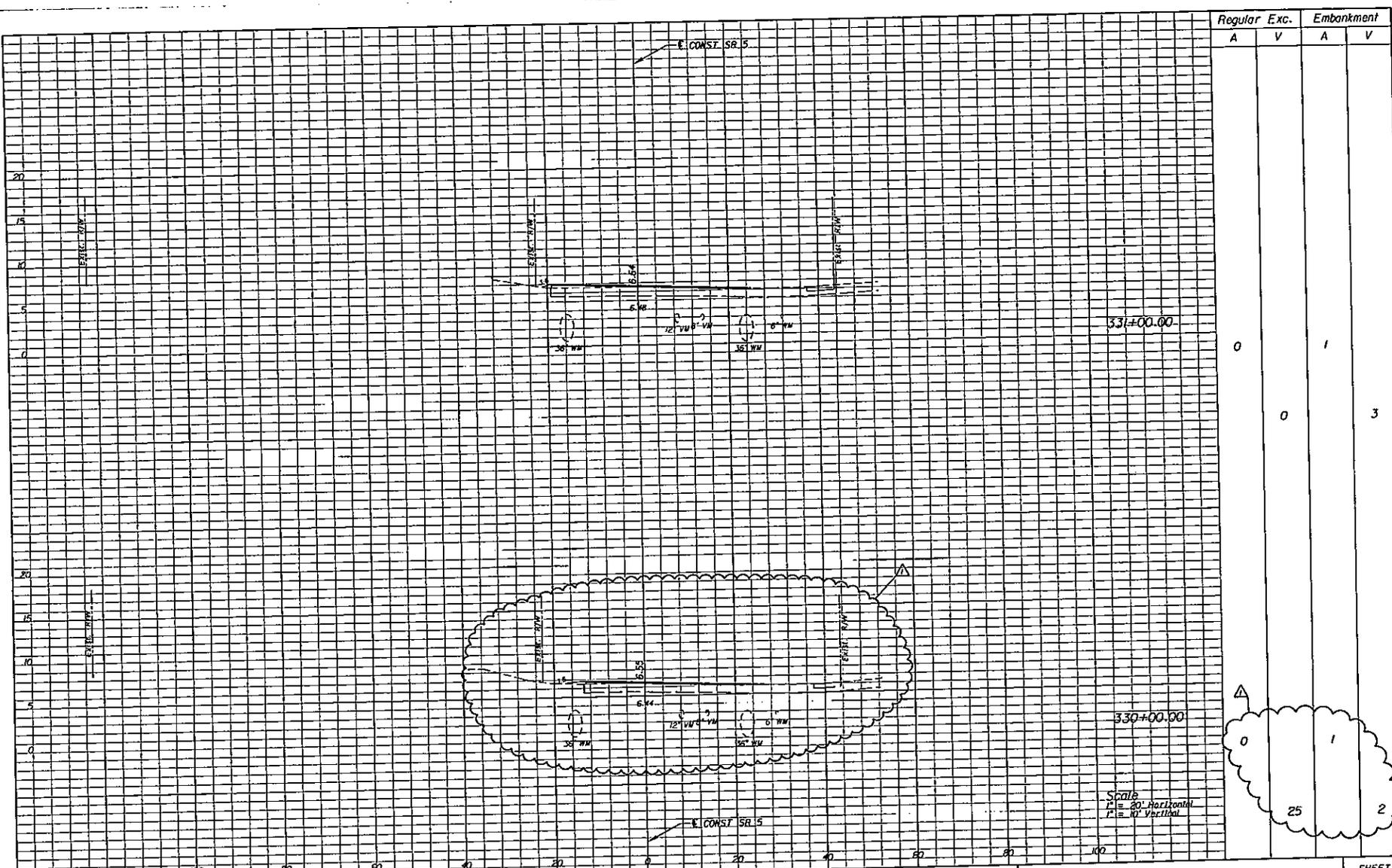
REVISIONS	
DATE	DESCRIPTION
04/26/13	△ REVISED CROSS SECTION FOR LEFT TURN LANE

BND
 CIVIL ENGINEERING SURVEYING LAND SURVEYING PROFESSIONAL CORPORATION
 14331 S.W. 120 STREET, SUITE 204, MIAMI, FLORIDA 33146
 PH: (305) 559-9195 FAX: (305) 559-9312
 CERTIFICATE OF AUTHORIZATION: No. 5628
 KEVIN A. KEANE, P.E. LICENSE No. 5377

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	426600-8-52-01

CROSS SECTIONS	
SHEET NO.	
46	

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DATE	DESCRIPTION	DATE	DESCRIPTION
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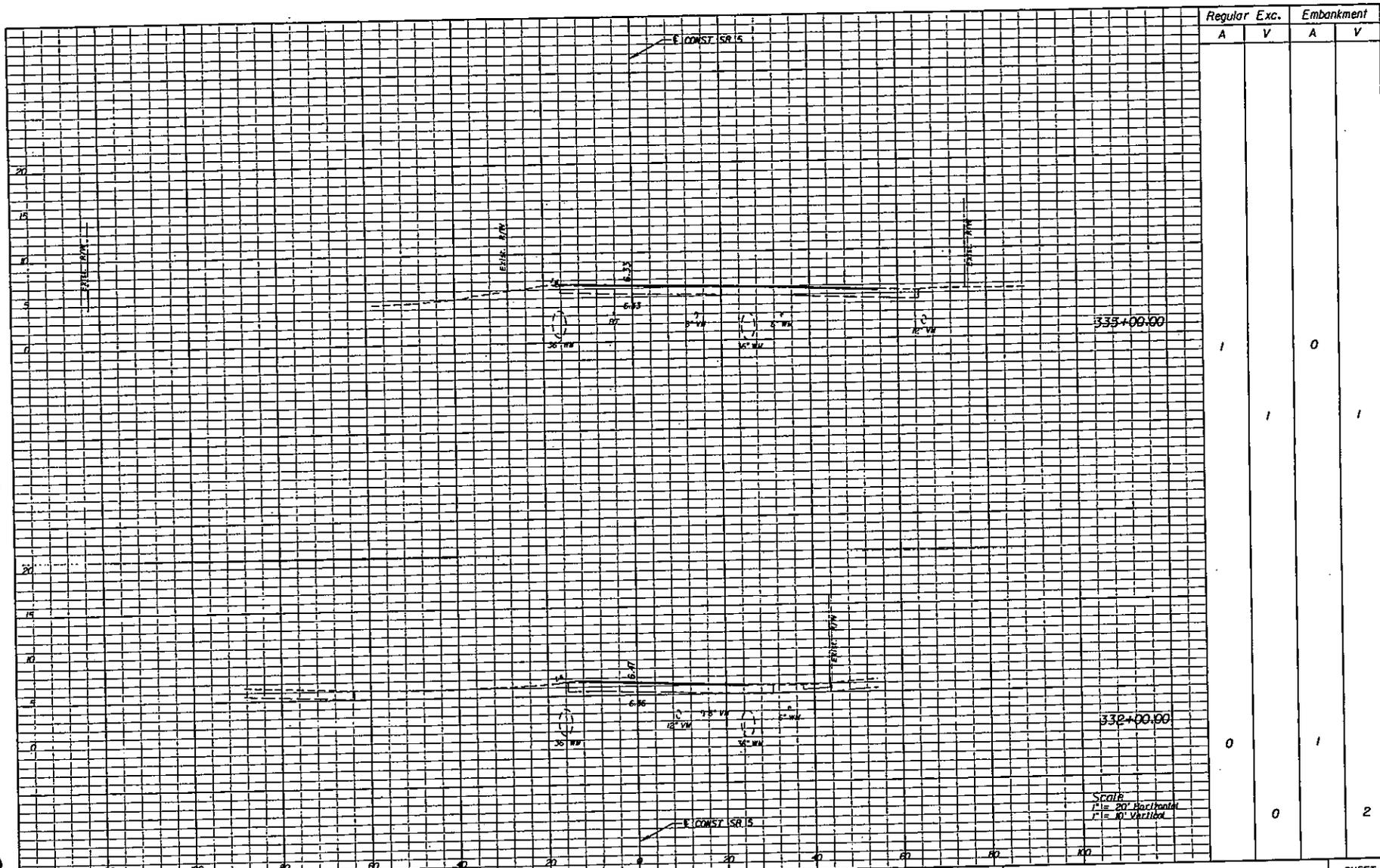
BND
 CIVIL ENGINEERING SURVEYING ENGINEERING ARCHITECTURE INTERIOR DESIGN
 14331 S.W. 170 STREET, SUITE 200, MIAMI, FLORIDA 33196
 PH: 305.576.8400 FAX: 305.576.8132
 CERTIFICATE OF REGISTRATION NO. 6458
 KEVIN A. KEANE, P.E. LICENSE No. 53177

STATE OF FLORIDA
 DEPARTMENT OF TRANSPORTATION
 ROAD NO. 5 COUNTY MONROE FINANCIAL PROJECT ID 426600-8-52-01

CROSS SECTIONS

SHEET NO. 47

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Regular		Exc.		Embankment	
A	V	A	V	A	V
1				0	
	1				1
0				1	
		0			2

Scale
 1" = 20' Horizontal
 1" = 40' Vertical

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15.760, F.A.C.

REVISIONS	
DATE	DESCRIPTION

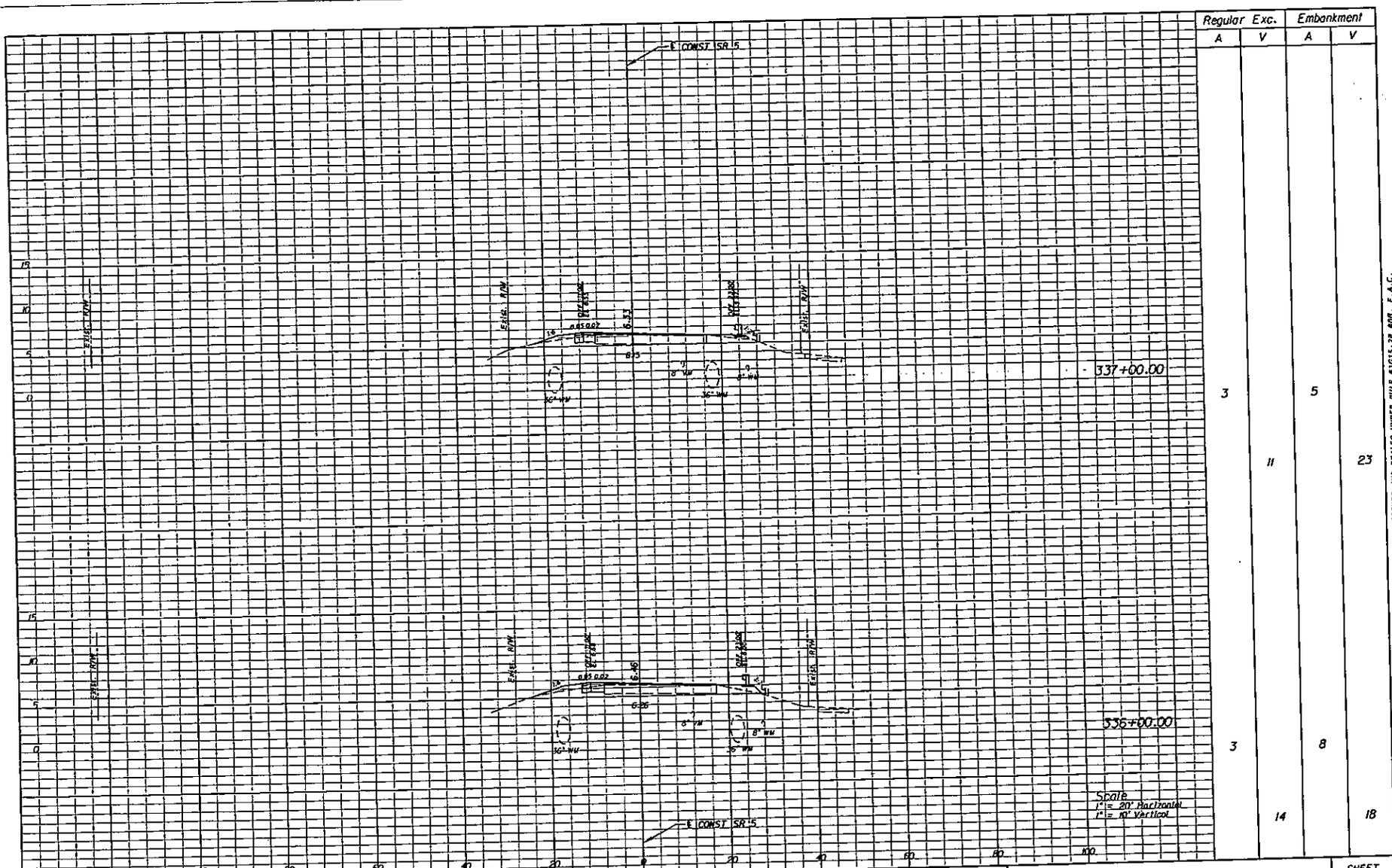
BND
 CIVIL ENGINEERING, SURVEYING, LAND ACQUISITION, ENVIRONMENTAL ENGINEERING
 14331 S.W. 12th STREET, SUITE 200 • MONROE, FLORIDA 33106
 PH: (781) 595-0495 FAX: (781) 595-0512
 CERTIFICATE OF AUTHORIZATION NO. 1658
 KEVIN A. KEANE, P.E. LICENSE NO. 5317

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	426600-8-52-01

CROSS SECTIONS

SHEET NO.
48

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Scale
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 1" = 10' Vertical

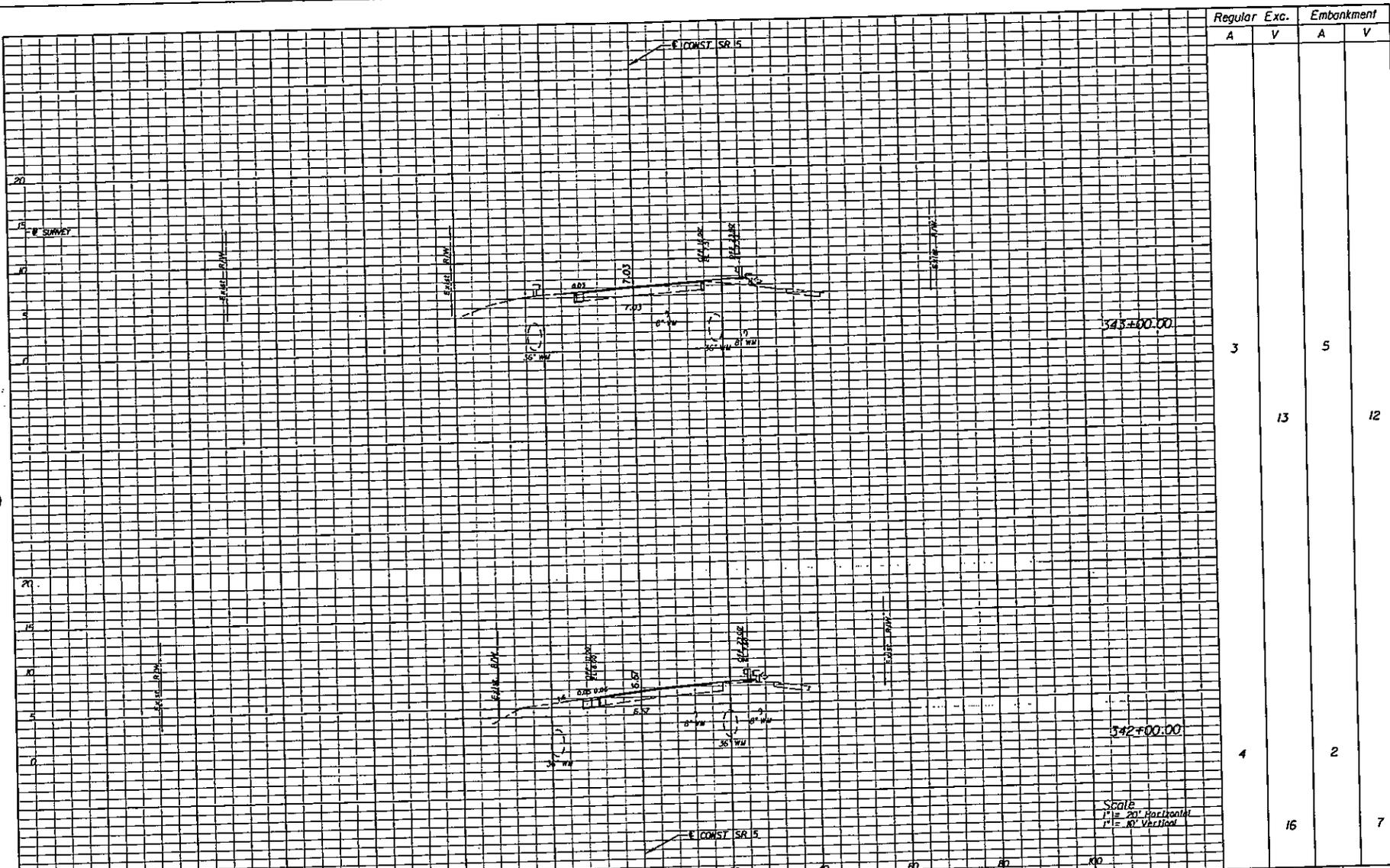
REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

BND
 CIVIL ENGINEERING SURVEYING LAND SURVEYING INSURANCE BROKERAGE
 1431 S.W. 1st STREET, SUITE 200, MIAMI, FLORIDA 33136
 PH. (305) 576-8400 FAX: (305) 581-5322
 CERTIFICATE OF REGISTRATION NO. 6008
 KEVIN A. KEANE, P.E. LICENSE No. 53077

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	426600-8-52-01

CROSS SECTIONS		SHEET NO.
		50

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-22.009, F.A.C.



Regular		Exc.		Embankment	
A	V	A	V	A	V
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	4		16	2	7

Scale
 1" = 20' Horizontal
 1" = 10' Vertical

REVISIONS	
DATE	DESCRIPTION

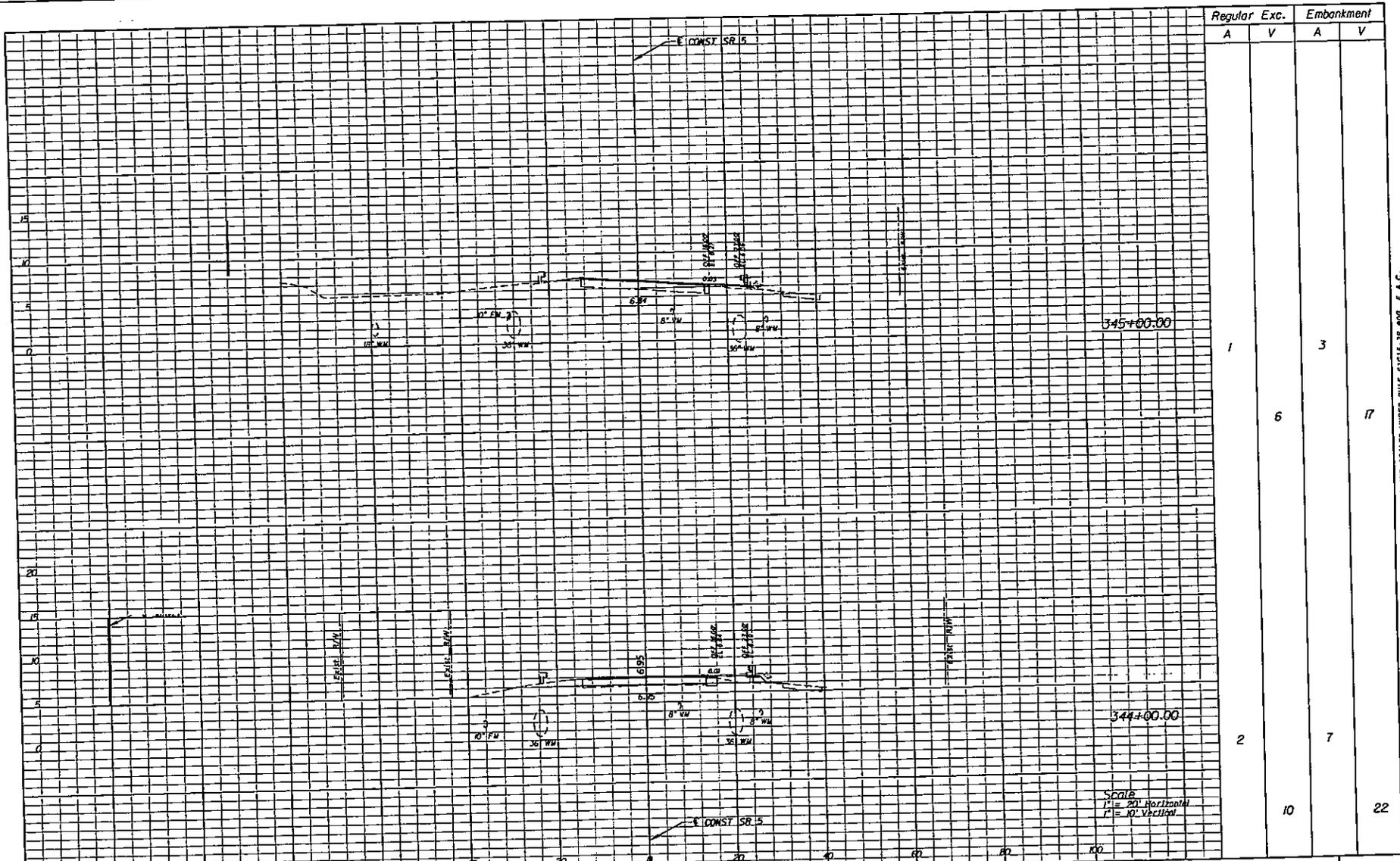
BND
 CIVIL ENGINEERING SURVEYING ARCHITECTURE MECHANICAL ELECTRICAL
 11211 N.W. 120 STREET, SUITE 204, MIAMI, FLORIDA 33186
 PH: (305) 595-8795 FAX: (305) 591-9312
 CERTIFICATE OF REGISTRATION: RL 6526
 KEVIN A. KEANE, P.E. LICENSE NO. 53177

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	426600-8-52-01

CROSS SECTIONS

SHEET NO.
53

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G151-28.000, F.A.C.



Regular		Exc.		Embankment	
A	V	A	V	A	V
1				3	
	6				17
2				7	
		10			22

SCALE
 1" = 20' Horizontal
 1" = 10' Vertical

REVISIONS	
DATE	DESCRIPTION

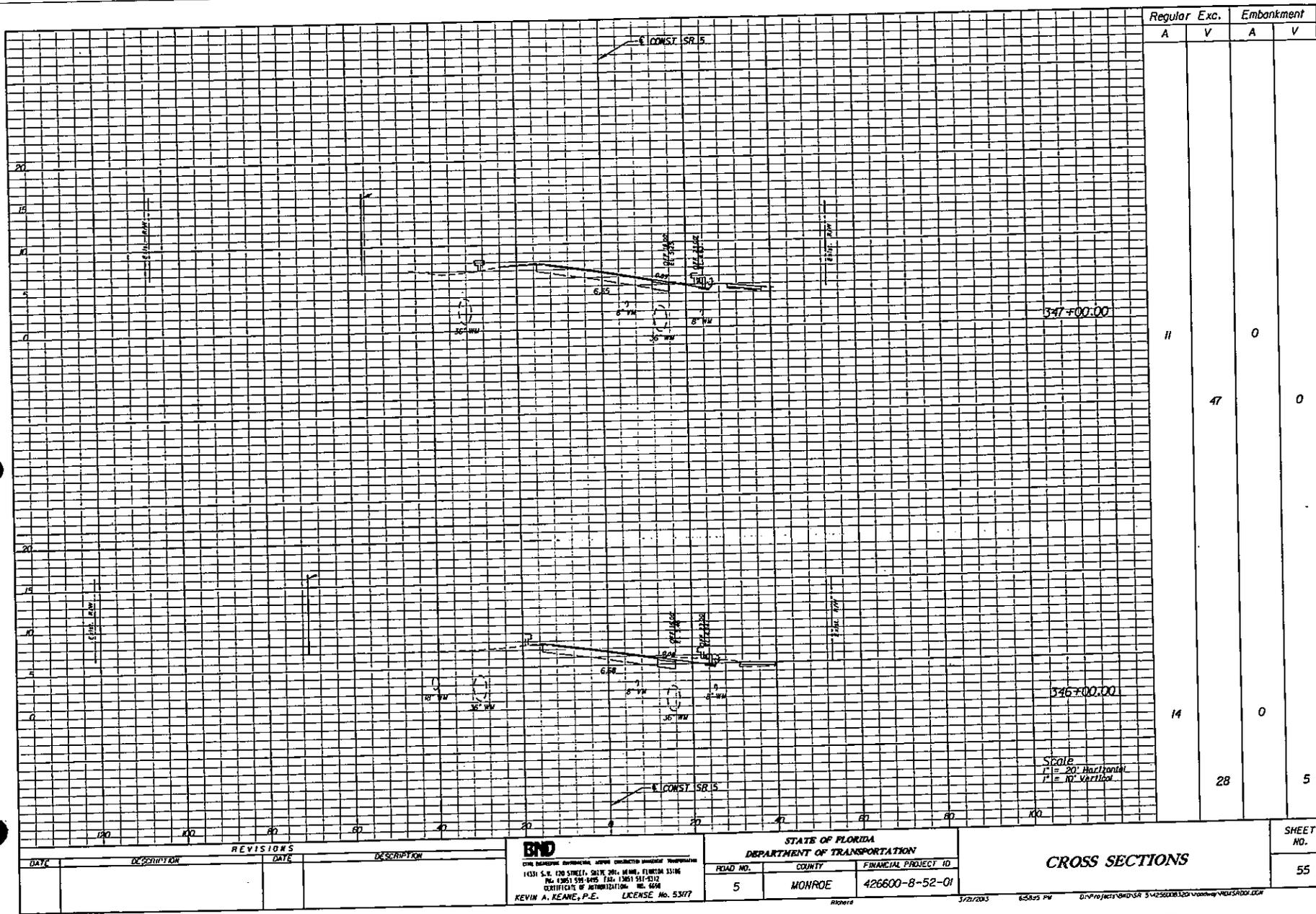
BND
 CIVIL ENGINEERING REFERENCE: JAYAN ENGINEERING CONSULTANTS
 14311 S.W. 120 STREET, SUITE 200, MIAMI, FLORIDA 33186
 PH: (305) 599-8895 FAX: (305) 591-8112
 CERTIFICATE OF REGISTRATION NO. 6028
 KEVIN A. REAME, P.E. LICENSE NO. 53177

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	426600-8-52-01

CROSS SECTIONS

SHEET NO.
54

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61015.12B.A05, F.A.C.



Regular		Exc.		Embankment	
A	V	A	V	A	V
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14			28	0	5

Scale
 1" = 20' Horizontal
 1" = 10' Vertical

REVISIONS	
DATE	DESCRIPTION

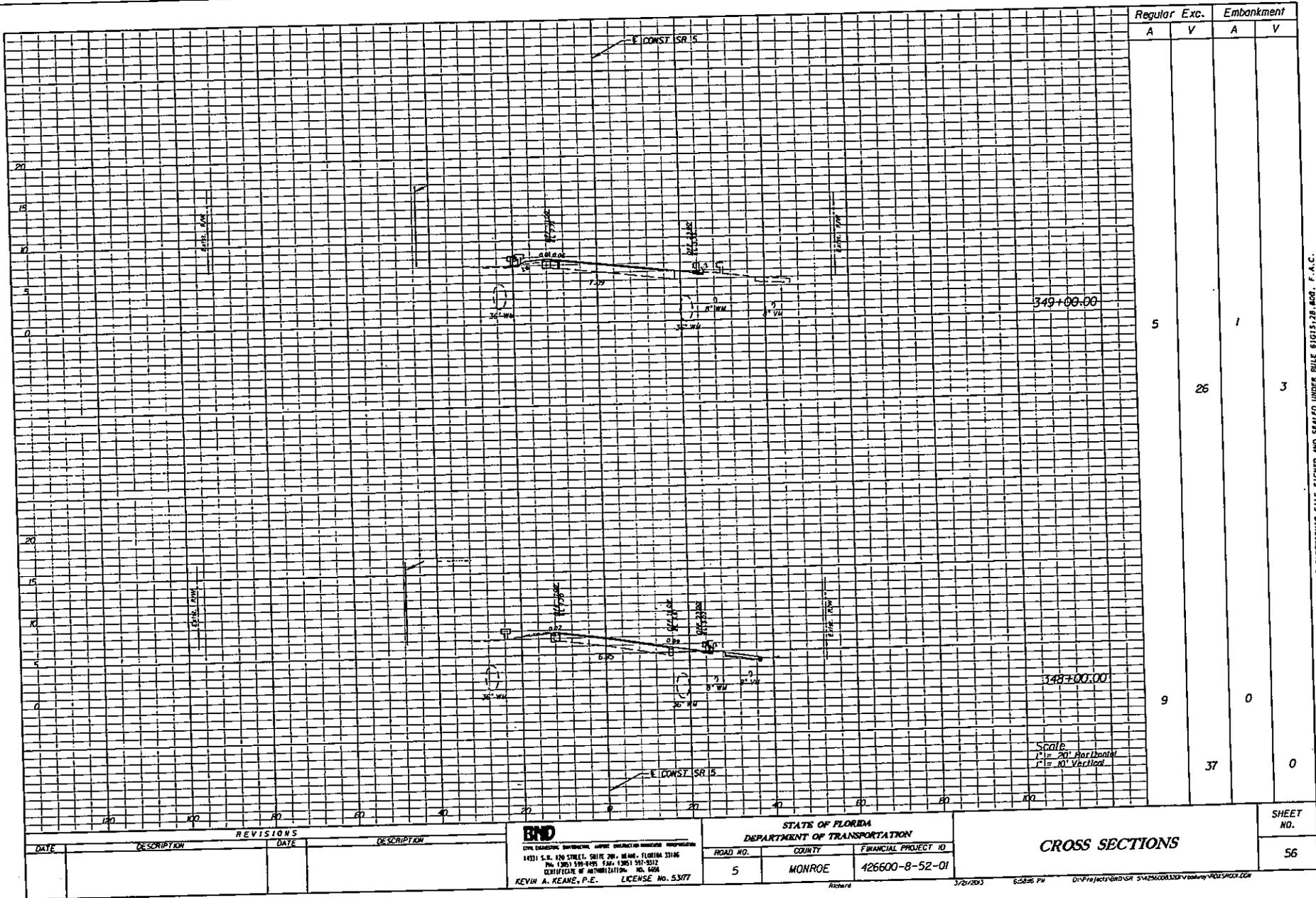
BND
 CIVIL ENGINEERING, SURVEYING, LAND SURVEYING, ARCHITECTURE
 1431 S.W. 120 STREET, SUITE 201, MIAMI, FLORIDA 33146
 PH: (305) 556-8400 FAX: (305) 551-4312
 CERTIFICATE OF REGISTRATION NO. 6608
 KEVIN A. KEANE, P.E. LICENSE No. 53177

STATES OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	426600-8-52-01

CROSS SECTIONS

SHEET NO.
55

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE STORED AND SEALED UNDER RULE 61G15-28.009, F.A.C.



Regular		Exc.		Embankment	
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	37				0

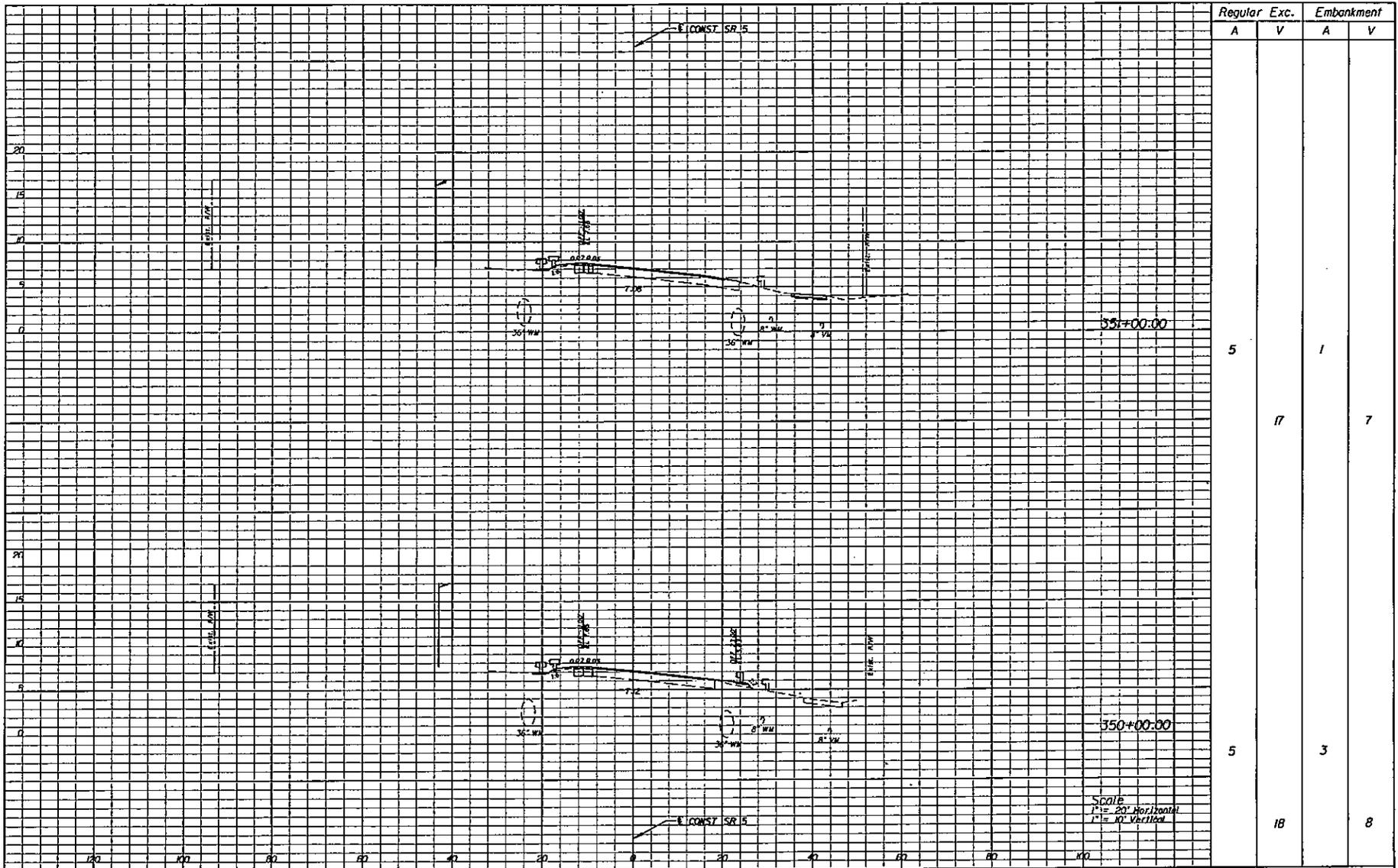
REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

BND
 CIVIL ENGINEERING SURVEYING ARCHITECT ENGINEERING INSURANCE CORPORATION
 14331 S.W. 120 STREET, SUITE 200, MIAMI, FLORIDA 33186
 PH. (305) 499-4499 FAX. (305) 561-8112
 CERTIFICATE OF AUTHORIZATION NO. 5004
 KEVIN A. KEANE, P.E. LICENSE NO. 5307

STATES OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	426600-8-52-01

CROSS SECTIONS		SHEET NO.
		56

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15.78, BOG. F.A.C.



Regular		Exc.		Embankment	
A	V	A	V	A	V
5			17	1	7
5			18	3	8

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

BND
 CIVIL ENGINEERING, SURVEYING, ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE
 14331 S.W. 120 STREET, SUITE 204, MIAMI, FLORIDA 33186
 PH: (305) 590-9495 FAX: (305) 591-9316
 CERTIFICATE OF REGISTRATION NO. 6504
 KEVIN A. KEANE, P.E. LICENSE NO. 5307

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT NO.
5	MONROE	426600-8-52-01

CROSS SECTIONS

SHEET NO.
57

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE STORED AND SEALED UNDER RULE 61G15.28-400, F.A.C.

TRAFFIC CONTROL GENERAL NOTES

1. TRAFFIC CONTROLS SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE FLORIDA DOT DESIGN STANDARDS (600 SERIES), THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009 EDITION AS MINIMUM CRITERIA.
2. NOTIFICATION OF LANE CLOSURES OR TEMPORARY DETOURS SHALL BE ACCOMPLISHED 14 WORKING DAYS PRIOR TO CLOSURE, DETOUR OR MOT PHASE CHANGE BY SUBMITTING THE REQUIRED ELECTRONIC LANE CLOSURE FORM ([HTTP://GIS.ATECTRANS.NET/LCIS/1](http://GIS.ATECTRANS.NET/LCIS/1)), SKETCHES, CALCULATIONS, AND OTHER DATA THROUGH THE ENGINEER TO THE DISTRICT TRAFFIC OPERATIONS OFFICE.
3. AT THE DISCRETION OF THE ENGINEER, IF A LANE CLOSURE CAUSES EXTENDED CONGESTION OR DELAY, THE CONTRACTOR SHALL BE DIRECTED TO REOPEN THE CLOSED LANE(S) UNTIL SUCH TIME THAT THE TRAFFIC FLOW HAS RETURNED TO AN ACCEPTABLE LEVEL.
4. THE TRAFFIC AND TRAVEL WAYS SHALL NOT BE ALTERED BY THE CONTRACTOR TO CREATE A WORK ZONE UNTIL ALL LABOR AND MATERIAL ARE AVAILABLE FOR THE CONSTRUCTION IN THAT AREA.
5. LANE CLOSINGS SHALL OCCUR ONLY DURING NON-PEAK HOURS.
NON-PEAK HOURS ARE: FROM 9:00 A.M. TO 4:00 P.M. AND FROM 8:00 P.M. TO 6:00 A.M., MONDAY THROUGH FRIDAY.

NO EXISTING LANES SHALL BE CLOSED ON SATURDAY, SUNDAY, OR ANY HOLIDAY. NO EXISTING LANES SHALL BE CLOSED ON A FRIDAY PRECEDING A SATURDAY HOLIDAY OR THE MONDAY FOLLOWING A SUNDAY HOLIDAY. NO EXISTING LANE SHALL BE CLOSED DURING KEYS SPECIAL EVENT DATES AS DETERMINED BY THE ENGINEER. THE ENGINEER MAY ADJUST LANE CLOSURE TIMES IF CONDITIONS WARRANT.
6. TRAFFIC CONTROL PLANS FOR PHASES I, II AND III ARE DESIGNED FOR NON-PEAK HOURS ONLY. THE CONTRACTOR SHALL KEEP ALL EXISTING LANES OPEN DURING PEAK HOURS IN THESE PHASES.
7. REGULATORY SPEED ESTABLISHED WITHIN WORK ZONE TRAVEL WAYS SHALL BE 45 M.P.H. REDUCED SPEED AND REGULATORY SPEED SIGNS SHALL BE INSTALLED ON SEPARATE POSTS IN ACCORDANCE WITH THE STANDARD INDEXES.
8. THE CONTRACTOR SHALL NOT PROPOSE AN ALTERNATIVE TRAFFIC CONTROL PLAN THAT REDUCES THE NUMBER OF TRAVEL LANES SHOWN ON THE CONTRACT TRAFFIC CONTROL PLANS.
9. ARROWS ON THE TOP DENOTE THE DIRECTION OF TRAFFIC ONLY AND DO NOT REFLECT PAVEMENT MARKINGS UNLESS SPECIFICALLY NOTED.
10. LANE CLOSURES SHALL NOT BE PERMITTED DURING SCHOOL SPEED ZONE HOURS WHERE SUCH CLOSURES WILL AFFECT TRAFFIC FLOW IN THE VICINITY OF THE SCHOOL SPEED ZONES.
11. TWO CONSTRUCTION INFORMATION SIGNS ARE REQUIRED FOR THIS PROJECT (SEE TRAFFIC CONTROL GUIDE SIGN WORK SHEET). COST OF THE SIGNS IS INCLUDED IN THE PAY ITEM 102-1-- MAINTENANCE OF TRAFFIC.
12. EACH EXISTING STREET NAME AND STOP SIGN AFFECTED BY CONSTRUCTION SHALL BE RELOCATED AND MAINTAINED IN AN APPROPRIATE LOCATION FOR THE DURATION OF THE PROJECT. WHEN NO LONGER AFFECTED BY CONSTRUCTION, THESE SIGNS SHALL BE RESTORED TO THEIR ORIGINAL POSITION. COST OF TEMPORARILY RELOCATING AND RESTORING THE SIGNS SHALL BE INCLUDED IN PAY ITEM 102-1, MAINTENANCE OF TRAFFIC.

DROP-OFFS:

13. FOR DROPS OFFS, THE CONTRACTOR'S ATTENTION IS DIRECTED TO STANDARD INDEX NO. 600, SHEET 10 OF 13. THE CONTRACTOR SHALL USE SHOULDER TREATMENT DETAIL WHEN NO BARRIERS ARE REQUIRED IN THE PLANS.

MARKINGS:

14. COST OF REMOVAL OF WORK ZONE PAVEMENT MARKINGS (INCLUDING PAINT, REMOVABLE TAPE AND MARKERS), REGARDLESS OF METHOD, TO BE INCLUDED IN THE RELATED PAVEMENT MARKING/MARKERS PAY ITEMS. COST OF REMOVAL OF PAVEMENT MARKINGS AND MARKERS, EXISTING PRIOR TO CONSTRUCTION, TO BE INCLUDED IN MAINTENANCE OF TRAFFIC, 15.
15. TEMPORARY LANE TRANSITIONS, SHIFTS, AND CROSSOVERS SHALL HAVE SOLID LANE AND EDGE LINES FOR THE LENGTH OF THE TRANSITION, SHIFT OR CROSSOVER. IN ADDITION, SOLID LANE AND EDGE LINES SHALL EXTEND 100 FT ON TANGENT BEYOND EACH END OF THE TRANSITION, SHIFT, OR CROSSOVER. EXCEPTION SHALL BE THROUGH INTERSECTIONS WHERE 2 - 4 FT SKIP LINES WILL BE PLACED.
16. ALL TEMPORARY STRIPES AND MARKINGS SHALL BE PAINT ONLY, UNLESS OTHERWISE SPECIFIED ON THE PLANS OR APPROVED BY THE ENGINEER.

REVISIONS				RND <small>CITE: MEMPHIS ENGINEERING, L.P. CIVIL ENGINEERING DIVISION TRANSPORTATION 14131 S.W. 120 STREET, SUITE 204, MIAMI, FLORIDA 33186 PH: (754) 599-8475 FAX: (754) 591-1312 CERTIFICATE OF AUTHORIZATION: NO. 9506 KEVIN A. KEANE, P.E. LICENSE NO. 5377</small>	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			TRAFFIC CONTROL GENERAL NOTES	SHEET NO. 59
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
				5	MONROE	425600-8-52-01			

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04/14/23

3/20/2023

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TRAFFIC CONTROL GENERAL NOTES

SIGNALS:

17. CONTRACTOR SHALL NOTIFY MONROE COUNTY SIGNS AND SIGNALS DIVISION LOCATED AT 100 SIMONTON STREET KEY WEST, FLORIDA 33040 AND PHONE NO. 1305292-4426, 48 HOURS PRIOR TO ANY MODIFICATION OF AN EXISTING TRAFFIC SIGNAL SYSTEM. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR THE MAINTENANCE OF THE EXISTING OR LOOPS DURING CONSTRUCTION. EXISTING LOOPS DAMAGED OR REMOVED DUE TO MILLING AND RESURFACING REQUIRE TEMPORARY LOOPS OR TEMPORARY DETECTION DEVICES TO BE INSTALLED WITHIN 72 HOURS. COST OF MAINTAINING TEMPORARY LOOPS OR DETECTION DEVICES, SHALL BE INCLUDED IN PAY ITEM 102-107-1, TEMPORARY DETECTION AND MAINTENANCE PER EACH INTERSECTION.

WORK ZONE LIMITS:

18. THE LENGTH OF AN OPEN TRENCH SHALL NOT EXCEED 500 FT. PROPERTY ACCESS SHALL BE MAINTAINED IN ACCORDANCE TO ARTICLE 102- 5.5 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

INTERSECTIONS:

19. ADJACENT INTERSECTIONS SHALL NOT BE CONSTRUCTED SIMULTANEOUSLY UNLESS DIRECTED BY THE ENGINEER.
20. M.O.T. TRANSITIONS AND TEMPORARY INTERSECTION CROSSOVERS WHERE CONSTRUCTION HAS CAUSED GRADE DIFFERENCES BETWEEN THE EXISTING AND NEW ROADWAYS SHALL BE CONSTRUCTED USING A 1:20 TYPE SP ASPHALT CONCRETE SLOPE TO ACCOMMODATE VEHICULAR TRAFFIC FROM ANY DIRECTION. ALL MATERIAL AND WORK, INCLUDING ITS REMOVAL, SHALL BE INCLUDED IN PAY ITEM 102-1, MAINTENANCE OF TRAFFIC.

PEDESTRIANS, BICYCLES, AND WHEELCHAIRS:

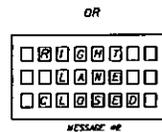
21. AT THE END OF EACH WORK DAY OR WHENEVER THE WORK ZONE BECOMES INACTIVE, ANY DROP OFF GREATER THAN 6 INCHES ADJACENT TO THE PEDESTRIAN, BICYCLE, AND WHEELCHAIR TRAVEL PATHS SHALL BE BACKFILLED FLUSH WITH THE SAID PATHS OR PROTECTED WITH TEMPORARY FENCE, CONCRETE BARRIER WALL OR APPROVED HANDRAIL. COST SHALL BE INCLUDED IN PAY ITEM 102-1, MAINTENANCE OF TRAFFIC.
22. CONSTRUCTION ACTIVITIES THAT INVOLVE SIDEWALKS ON BOTH SIDES OF THE STREET ARE NOT ALLOWED UNLESS APPROVED BY THE ENGINEER.

ADVANCE CONSTRUCTION NOTICE:

23. THE CONTRACTOR SHALL FURNISH AND MAINTAIN PORTABLE CHANGEABLE MESSAGE SIGNS (PCMS) AT LOCATIONS SHOWN ON THE PLANS. MESSAGES FOR THE PCMS SHALL BE AS INDICATED ON THE PLANS OR AS DIRECTED BY THE ENGINEER. THE CMS SHALL BE IN PLACE TWO WEEKS BEFORE THE START OF ANY WORK ITEMS AFFECTING THE EXISTING VEHICULAR AND PEDESTRIAN TRAFFIC. CMS INSTALLATION, OPERATION, AND REMOVAL BEFORE CONSTRUCTION BEGINS, AND CMS INSTALLATION, OPERATION, AND REMOVAL DURING CONSTRUCTION SHALL BE PAID UNDER PAY ITEM 102-99, PORTABLE CHANGEABLE VARIABLE MESSAGE SIGN.



PCMS TO READ TWO WEEKS BEFORE CONSTRUCTION



PCMS TO READ DURING CONSTRUCTION

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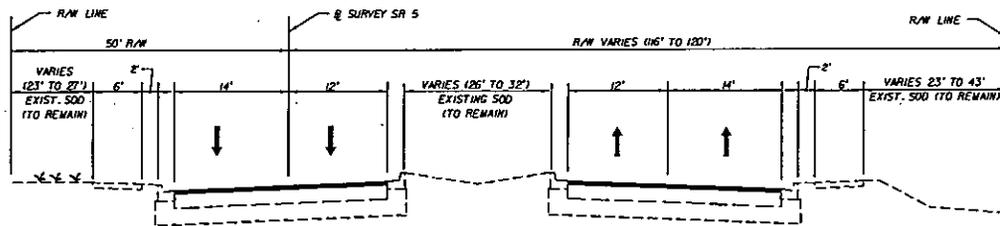
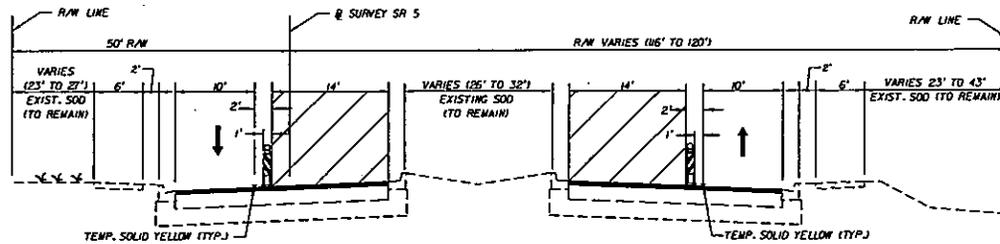
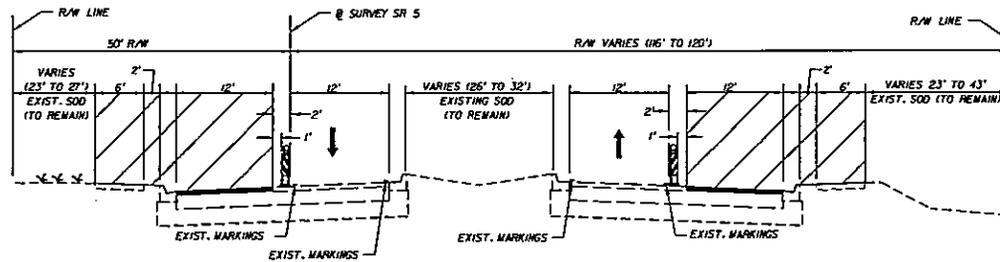
REVISIONS		BND <small>CIVIL ENGINEER, PROFESSIONAL ENGINEER, LICENSE NO. 53177 1431 S.W. 120 STREET, SUITE 201, MIAMI, FLORIDA 33136 PH: (305) 994-6496 FAX: (305) 581-9312 CERTIFICATE OF AUTHORIZATION NO. 5024 KEVIN A. KEANE, P.E. LICENSE NO. 53177</small>	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		TRAFFIC CONTROL GENERAL NOTES	SHEET NO. 60
DATE	DESCRIPTION		ROAD NO.	COUNTY		
			5	MONROE	425600-8-52-01	

04/21/13

3/22/2013

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PHASE I

1. CONTRACTOR SHALL COMPLETE ALL WORK WHICH MAY DAMAGE THE ASPHALT PAVEMENT PRIOR TO MILLING AND RESURFACING OPERATIONS.
2. INSTALL TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH FLORIDA DESIGN STANDARDS INDEX 600, 613, 615, 616 AND 660 AS MINIMUM CRITERIA (ONE DIRECTION AT A TIME - EITHER NB OR SB).
3. CLEAR & GRUB.
4. CONSTRUCT NEW SIDEWALK AND ADA RAMPS.
5. INSTALL NEW GUARDRAIL END ANCHORAGES.
6. MILL AND RESURFACE OUTSIDE LANES UP TO STRUCTURAL COURSE.

PHASE II

1. INSTALL TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH FLORIDA DESIGN STANDARDS INDEX 600, 613, 615, 616 AND 660 AS MINIMUM CRITERIA.
2. CLEAR & GRUB.
3. MILL AND RESURFACE INSIDE LANES UP TO THE STRUCTURAL COURSE.

PHASE III

1. REPEAT TRAFFIC OPERATIONS FROM PHASE I AND PHASE II ACCORDINGLY DEPENDANT OF WHICH LANES ARE IN THE WORK ZONE.
2. PLACE FRICTION COURSE.
3. PLACE FINAL SIGNAGE AND PAVEMENT MARKINGS.

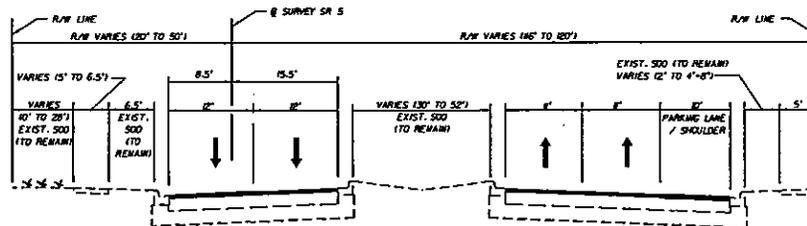
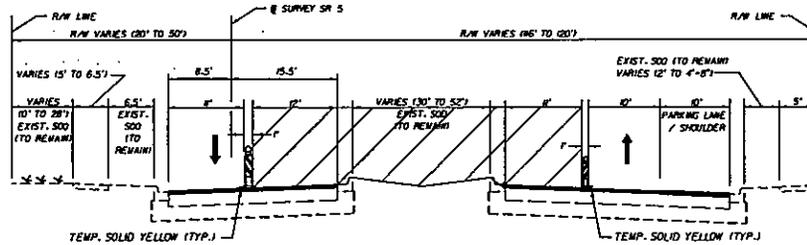
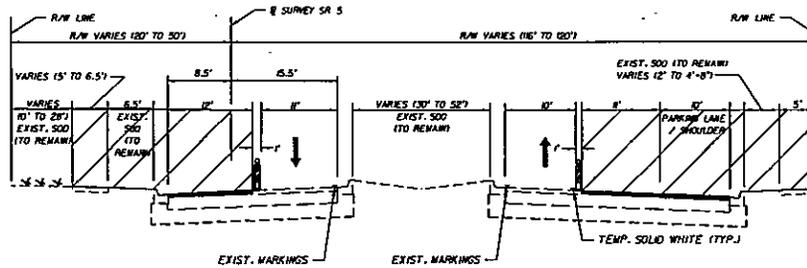
REVISIONS	
DATE	DESCRIPTION

BND
CIVIL ENGINEERING PROFESSIONAL SERVICE CORPORATION
 14331 S.E. 170 STREET, SUITE 200, MIAMI, FLORIDA 33146
 PH. (305) 595-5495 FAX (305) 591-9332
 CERTIFICATE OF AUTHORIZATION NO. 0458
 KEVIN A. KEANE, P.E. LICENSE NO. 53177

STATS OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
5	MONROE	425600-8-52-01

TRAFFIC CONTROL PLAN	SHEET NO. 61
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NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-33.003, F.A.C.



SR 5 / OVERSEAS HIGHWAY / US 1
STA. 19+44.59 TO STA. 61+89.97

PHASE I

1. CONTRACTOR SHALL COMPLETE ALL WORK WHICH MAY DAMAGE THE ASPHALT PAVEMENT PRIOR TO MILLING AND RESURFACING OPERATIONS.
2. INSTALL TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH FLORIDA DESIGN STANDARDS INDEX 600, 613, 615, 616 AND 660 AS MINIMUM CRITERIA (ONE DIRECTION AT A TIME - EITHER NB OR SB).
3. CLEAR & GRUB.
4. CONSTRUCT NEW SIDEWALK AND ADA RAMPS.
5. MILL AND RESURFACE OUTSIDE LANES UP TO STRUCTURAL COURSE.

PHASE II

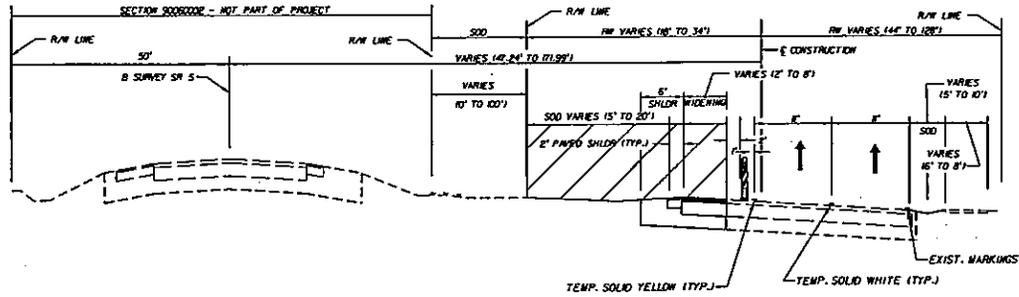
1. INSTALL TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH FLORIDA DESIGN STANDARDS INDEX 600, 613, 615, 616 AND 660 AS MINIMUM CRITERIA.
2. CLEAR & GRUB.
3. CONSTRUCT NEW ADA RAMPS.
4. CONSTRUCT TYPE "F" CURB AND GUTTER.
5. MILL AND RESURFACE INSIDE LANE UP TO THE STRUCTURAL COURSE.

PHASE III

1. REPEAT TRAFFIC OPERATIONS FROM PHASE I AND PHASE II ACCORDINGLY DEPENDANT OF WHICH LANES ARE IN THE WORK ZONE.
2. PLACE FRICTION COURSE.
3. PLACE FINAL SIGNAGE AND PAVEMENT MARKINGS AND RPM'S.
4. REMOVE AND INSTALL NEW SIGNALIZATION EQUIPMENTS SHOWN ON THE SIGNALIZATIONS PLANS.

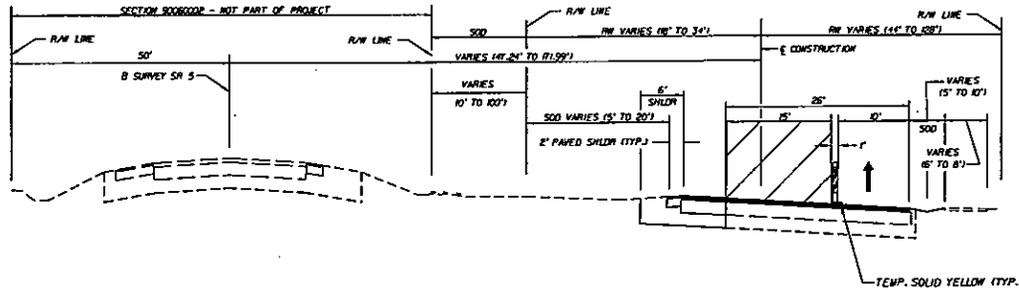
REVISIONS				BND CITY ENGINEERING DIVISION, STAFF ENGINEER/PROJECT SUPERVISOR 14321 S.W. 120 STREET, SUITE 200, MIAMI, FLORIDA 33196 PH. (305) 259-8400 FAX (305) 551-5112 CERTIFICATE OF AUTHORIZATION NO. 1658 KEVIN A. KEANE, P.E. LICENSE NO. 53377	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SHEET NO. 62
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID	
					5	MONROE	425600-8-52-01	

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G13-23.003, F.A.C.



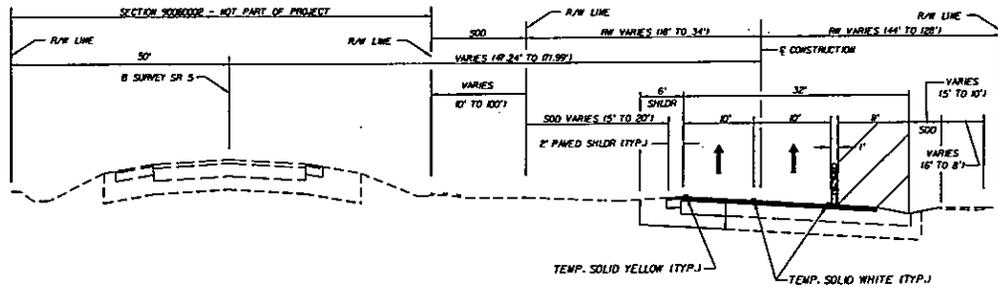
PHASE I

1. INSTALL TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH FLORIDA DESIGN STANDARDS INDEX 600, 613, 615, 616 AND 660 AS MINIMUM CRITERIA.
2. CLEAR & GRUB.
3. CONSTRUCT WIDENING AND NEW SHOULDER.
4. AS LONG AS THE PROPOSED WIDENING HAS NOT BEEN COMPLETED, CONTRACTOR ATTENTION IS DIRECTED TO STANDARD INDEX NO. 600, SHEET 10 OF 13. THE CONTRACTOR SHALL USE SHOULDER TREATMENT DETAIL WHEN NO BARRIERS ARE REQUIRED IN THE PLANS.



PHASE II-A

1. INSTALL TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH FLORIDA DESIGN STANDARDS INDEX 600, 613, 615, 616 AND 660 AS MINIMUM CRITERIA.
2. CLEAR & GRUB.
3. MILL AND RESURFACE INSIDE LANE UP TO THE STRUCTURAL COURSE.



PHASE II-B

1. INSTALL TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH FLORIDA DESIGN STANDARDS INDEX 600, 613, 615, 616 AND 660 AS MINIMUM CRITERIA.
2. CLEAR & GRUB.
3. CONSTRUCT ASPHALT PATH AND DRAINAGE STRUCTURE.
4. MILL AND RESURFACE OUTSIDE LANES UP TO THE STRUCTURAL COURSE.

PHASE III (NOT SHOWN)

1. REPEAT TRAFFIC OPERATIONS FROM PHASE I AND PHASE II ACCORDINGLY DEPENDANT OF WHICH LANES ARE IN THE WORK ZONE.
2. PLACE FRICTION COURSE.
3. PLACE FINAL SIGNAGE AND PAVEMENT MARKINGS.

SR 5 / OVERSEAS HIGHWAY / US 1
STA. 61+89.97 TO STA. 81+66.21

REVISIONS	
DATE	DESCRIPTION

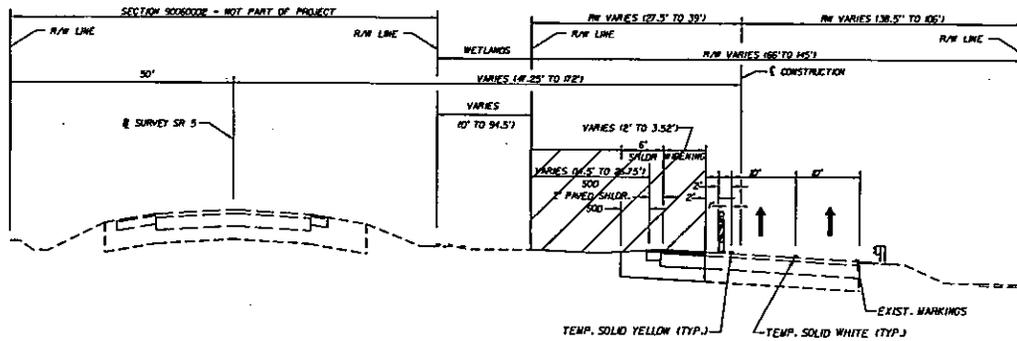
BND
CIVIL ENGINEERING (PROFESSIONAL) LICENSE NO. 53177
11331 S.E. 12th STREET, SUITE 201 - BOCA RATON, FLORIDA 33436
TEL: (561) 393-8418 FAX: (561) 393-1312
CERTIFICATE OF REGISTRATION NO. 1658
KEVIN A. KEANE, P.E. LICENSE NO. 53177

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT NO.
5	MONROE	425600-8-52-01

TRAFFIC CONTROL PLAN

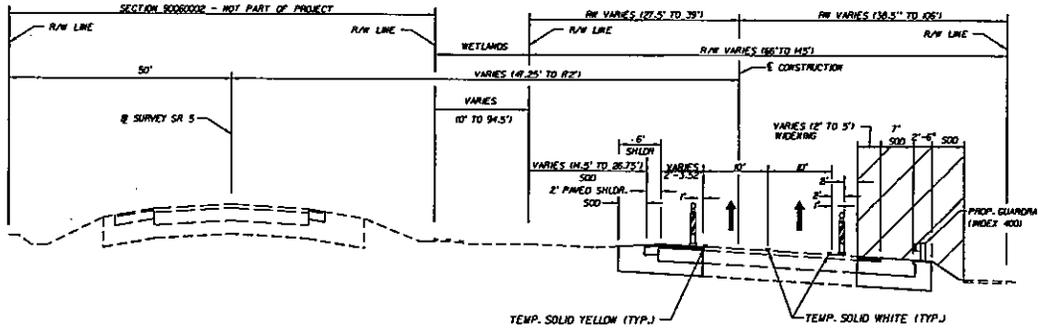
SHEET NO. 63

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-33.003, F.A.C.



PHASE I

1. INSTALL TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH FLORIDA DESIGN STANDARDS INDEX 600, 613, 615, 616 AND 660 AS MINIMUM CRITERIA.
2. CLEAR & GRUB.
3. CONSTRUCT PROPOSED WIDENING AND SHOULDER.
4. AS LONG AS THE PROPOSED WIDENING HAS NOT BEEN COMPLETED, CONTRACTOR MUST SAFE UP TRAVEL LANES WITH 1:4 SLOPES AT THE END OF THE DAY AND PRIOR TO OPENING TO TRAFFIC.



PHASE II

1. INSTALL TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH FLORIDA DESIGN STANDARDS INDEX 600, 613, 615, 616 AND 660 AS MINIMUM CRITERIA.
2. CLEAR & GRUB.
3. CONSTRUCT PROPOSED WIDENING, INSTALL NEW DRAINAGE, GUARDRAIL AND ASPHALT PATH. THE ASPHALT SHALL BE CLOSED UNTIL THE DRAINAGE STRUCTURE AND ASPHALT PATH IS COMPLETED.

SR 5 / OVERSEAS HIGHWAY / US 1
STA. 81+66.21 TO STA. 100+20.00

REVISIONS		REVISIONS		 <small> CIVIL ENGINEERING SUPERVISOR LICENSE NO. 55317 1431 S.W. 15th STREET, SUITE 201, MIAMI, FLORIDA 33136 TEL: (305) 376-8175 FAX: (305) 376-1312 CERTIFICATE OF AUTHORIZATION: 04, 669 KEVIN A. KEANE, P.E. LICENSE No. 55317 </small>	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SHEET NO. 64
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID	
					5	MONROE	425600-8-52-01	

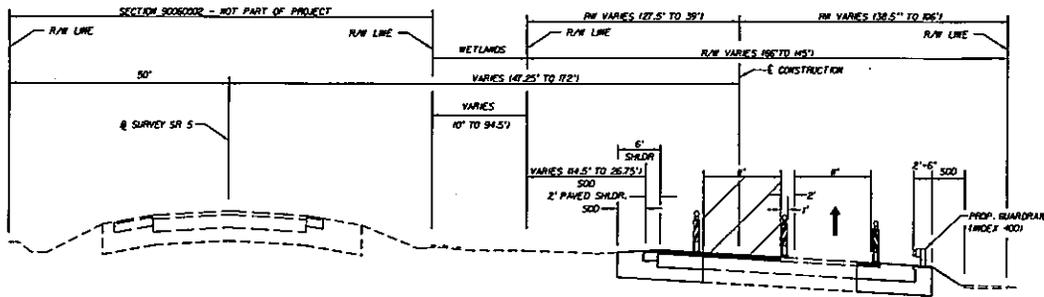
TRAFFIC CONTROL PLAN

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23.003, F.A.C.

DATE: 3/20/2013

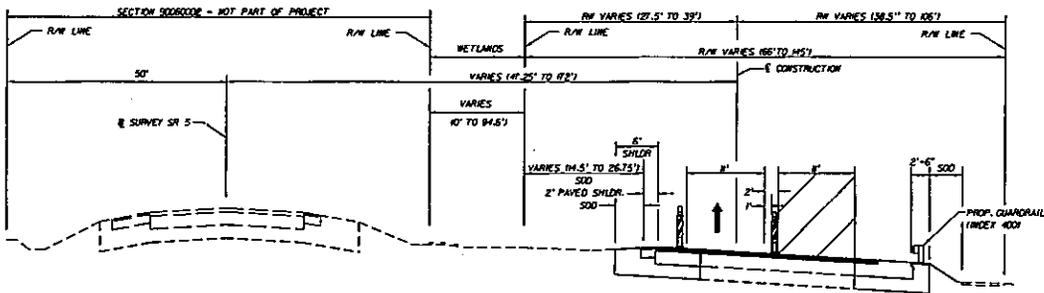
TIME: 9:22:03 AM

USER: C:\DL\APP\O\PA\1425600\320\1\100004\10117004.dwg



PHASE III

1. INSTALL TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH FLORIDA DESIGN STANDARDS INDEX 600, 613, 615, 616 AND 660 AS MINIMUM CRITERIA.
2. MILL AND RESURFACE INSIDE LANE UP TO THE STRUCTURAL COURSE.



PHASE IV

1. INSTALL TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH FLORIDA DESIGN STANDARDS INDEX 600, 613, 615, 616 AND 660 AS MINIMUM CRITERIA.
2. MILL AND RESURFACE OUTSIDE LANE UP TO THE STRUCTURAL COURSE.

PHASE V

1. INSTALL TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH FLORIDA DESIGN STANDARDS INDEX 600, 613, 615, 616 AND 660 AS MINIMUM CRITERIA.
2. PLACE FRICTION COURSE AND NEW PAVEMENT MARKINGS, SIGNAGE AND RPM'S IN ACCORDANCE WITH THE SIGNING AND PAVEMENT MARKING PLANS, THE FDOT DESIGN STANDARDS, AS MINIMUM CRITERIA.

SR 5 / OVERSEAS HIGHWAY / US 1
 STA. 81+66.21 TO STA. 100+20.00

REVISIONS		DESCRIPTION	DATE	DESCRIPTION	BND <small>(THE DESIGNER'S PROFESSIONAL ENGINEER NUMBER IDENTIFICATION)</small> 14311 S.W. 12th STREET, SUITE 201, MIAMI, FLORIDA 33186 PH. (305) 599-9400 FAX (305) 591-5332 CERTIFICATE OF AUTHORIZATION NO. 9558 KEVIN A. KEANE, P.E. LICENSE No. 53377	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SHEET NO. 65
DATE	DESCRIPTION					ROAD NO.	COUNTY	FINANCIAL PROJECT ID	
						5	MONROE	425600-B-52-01	

TRAFFIC CONTROL PLAN

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61B15-23.003, F.A.C.

SPECIFIC PURPOSE SURVEY

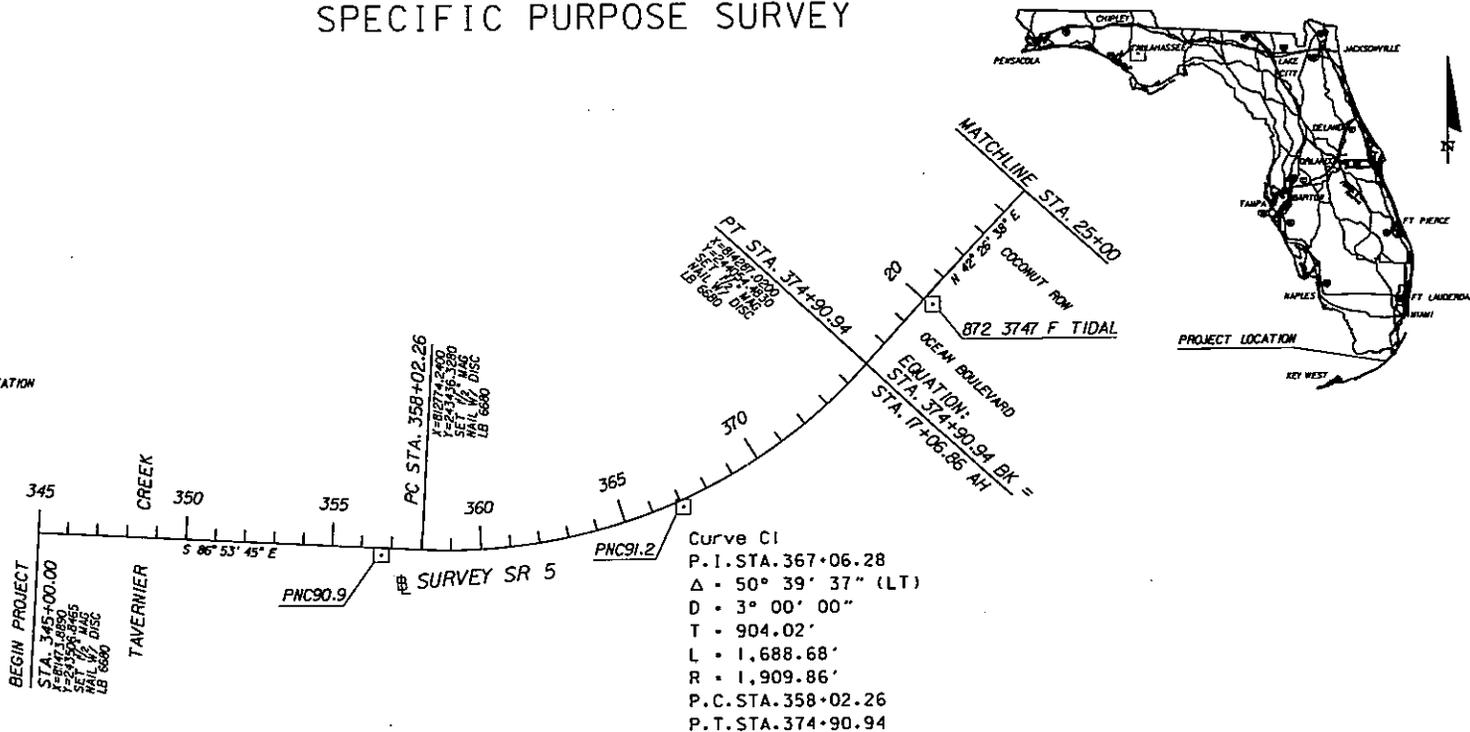
LEGEND

-  BASELINE SURVEY
-  POINT OF CURVATURE
-  POINT OF TANGENCY
-  POINT OF INTERSECTION
-  POURED CONCRETE MONUMENT
-  FLDOT FLORIDA DEPARTMENT OF TRANSPORTATION
-  STA STATION
-  SR STATE ROAD
-  LT LEFT
-  RT RIGHT
-  CB CHORD BEARING
-  T TANGENT LENGTH
-  L CURVE LENGTH
-  Δ CURVE DELTA
-  R CURVE RADIUS
-  AH. AHEAD
-  BK. BACK
-  W/ WITH
-  LB LICENSED BUSINESS
-  P.S.M. PROFESSIONAL SURVEYOR AND MAPPER

REFERENCES:

- 1) FLDOT RIGHT OF WAY MAP SECTION 90060 PREPARED BY METRIC ENGINEERING, INC. DATED 03/02 AS PROVIDED BY THE FLDOT DISTRICT VI LOCATION / SURVEY OFFICE.
- 2) FLDOT SPECIFIC PURPOSE (PNC) SURVEY F.M. 49848-1-52-01 PREPARED BY H.G. VERA & ASSOCIATES DATED 12/18/2006 AS PROVIDED BY THE FLDOT DISTRICT VI LOCATION / SURVEY OFFICE.

BEARINGS AND COORDINATES ARE RELATIVE TO THE STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 ADJUSTMENT 1990.
 A BEARING OF N 22° 51' 04" E HAS BEEN ESTABLISHED BETWEEN MONUMENTS PNC90.9 STAMPED 90-09-5-PNC90.9 TO PNC91.2 STAMPED 90-09-5-PNC91.2.
 VERTICAL DATUM NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
 PROJECT UNITS SURVEY FEET
 FIELD BOOK REFERENCES M-753, M-767
 ELECTRONIC DATABASE 00216.ZIP, J08005.GPK

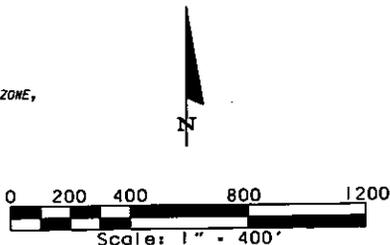


Curve C1
 P. I. STA. 367+06.28
 Δ - 50° 39' 37" (LT)
 D - 3° 00' 00"
 T - 904.02'
 L - 1,688.68'
 R - 1,909.86'
 P. C. STA. 358+02.26
 P. T. STA. 374+90.94

LIMITS: FROM STATION 345+00 TO STATION 50+30.023 (JO JEAN WAY)

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THIS SPECIFIC PURPOSE SURVEY WAS MADE FOR THE PURPOSE OF SURVEYING, REFERENCING, DESCRIBING AND MAPPING THE PRIMARY NETWORK CONTROL OR BASELINE FOR THE TRANSPORTATION FACILITY DEPICTED HEREON AND THAT SAID SURVEY WAS DONE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G 17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.021 FLORIDA STATUTES. THIS MAP CONSISTING OF SHEETS CTL-1 THROUGH CTL-2 IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF THE RESULTS OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON 3 NOVEMBER 2009.

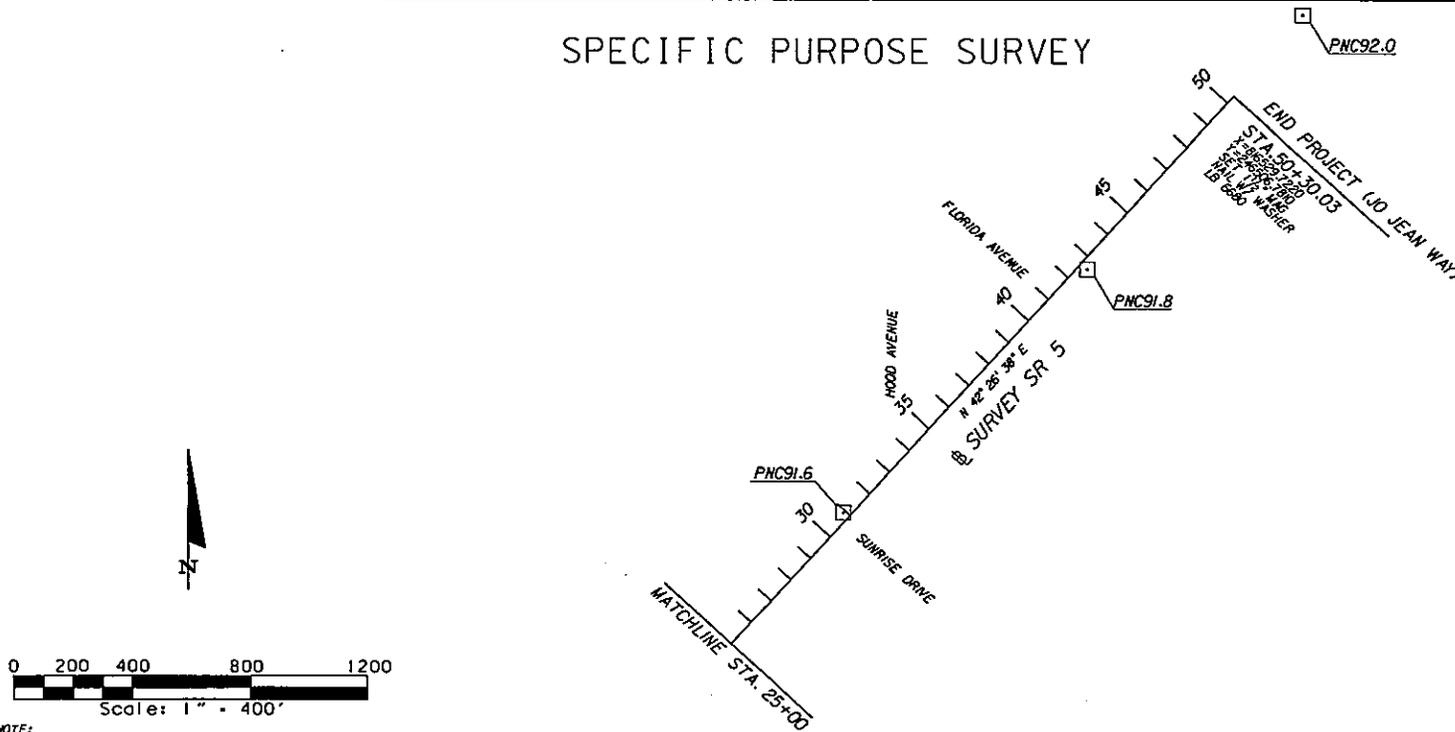
SURVEYOR SAMUEL THOMAS HALL, P.S.M. NUMBER 6644



REVISIONS				SAMUEL THOMAS HALL, P.S.M. SURVEYOR LICENSE NUMBER 6644 WILLER LEGG AND ASSOCIATES 1048 NW 31 TERRACE MIAMI, FLORIDA 33172 CERTIFICATE OF AUTHORIZATION L.B. 6680	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			PROJECT NETWORK CONTROL	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		CTL-1
					5	MONROE	425600-8-52-01		

NOTICE THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 5417.062, F.A.C.

SPECIFIC PURPOSE SURVEY



NOTE:
SEE SHEET "CTL-1" FOR NOTES, LEGEND, AND CERTIFICATION.

PROJECT NETWORK CONTROL TABULATION SHEET DETAILS

POINT NAME	(X) EASTING	(Y) NORTHING	SCALE FACTOR	LATITUDE	LONGITUDE	BASELINE STATION	OFFSET	(Z) ELEVATION	DESCRIPTION
PNC90.9	243418.8847	812638.5092	.99996926	25° 00' 08.78014"	80° 31' 39.10011"	356+67.68	24.77 RT	7.48'	SET 3/2" FDOT BRASS DISC IN CONCRETE STAMPED "90-09-5-PNC90.9"
PNC91.2	813661.1341	243575.2723	.99996962	25° 00' 10.29388"	80° 31' 27.97819"	367+02.36	24.07 RT	6.62'	SET 3/2" FDOT BRASS DISC IN CONCRETE STAMPED "90-09-5-PNC91.2"
872 3747	814514.5935	244253.5389	.99996993	25° 00' 16.98300"	80° 31' 18.67502"	20+07.33	33.60 RT	8.69'	FOUND 3/4" IRON BAR - NGS CONTROL POINT "873 3747 F TIDAL"
PNC91.6	815204.1312	245091.7683	.99997018	25° 00' 25.26229"	80° 31' 11.14731"	30+91.24	23.26 LT	9.56'	SET 3/2" FDOT BRASS DISC IN CONCRETE STAMPED "90-09-5-PNC91.6"
PNC91.8	816035.6281	245921.4311	.99997049	25° 00' 33.45159"	80° 31' 02.07646"	42+64.63	30.42 RT	10.99'	SET 3/2" FDOT BRASS DISC IN CONCRETE STAMPED "90-09-5-PNC91.8"
PNC92.0	816758.2544	246779.3549	.99997075	25° 00' 41.92455"	80° 30' 54.18769"	N/A	N/A	9.42'	SET 3/2" FDOT BRASS DISC IN CONCRETE STAMPED "90-09-5-PNC92.0"

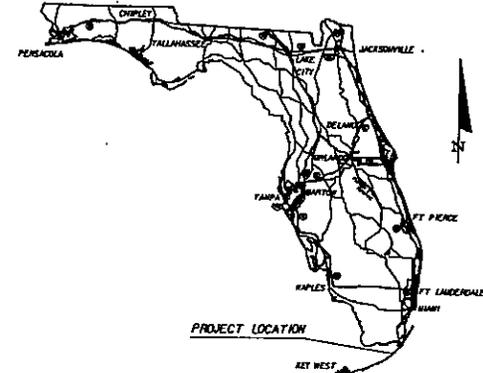
REVISIONS		DATE		DESCRIPTION	

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			PROJECT NETWORK CONTROL	SHEET NO. CTL-2
ROAD NO.	COUNTY	FINANCIAL PROJECT NO.		
5	MONROE	425600-8-52-01		

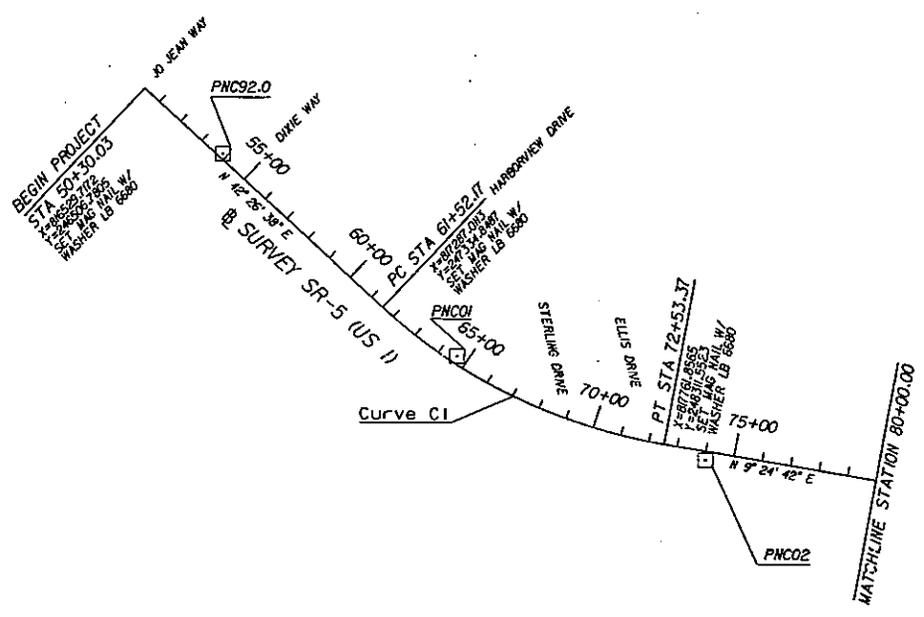
SAMUEL THOMAS HALL, P.S.M.
LICENSE NUMBER 6644
MILLER LEGG AND ASSOCIATES
10418 NW 31 TERRACE
MIAMI, FLORIDA 33172
CERTIFICATE OF AUTHORIZATION L.B. 6680

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 54P.062, F.A.C.

SPECIFIC PURPOSE SURVEY



- LEGEND**
- BASELINE SURVEY
 - POINT OF CURVATURE
 - POINT OF TANGENCY
 - POINT OF INTERSECTION
 - POURED CONCRETE MONUMENT
 - FDOT** FLORIDA DEPARTMENT OF TRANSPORTATION
 - STA** STATION
 - SR** STATE ROAD
 - IT** LEFT
 - RT** RIGHT
 - CB** CHORD BEARING
 - T** TANGENT LENGTH
 - L** CURVE LENGTH
 - Δ** CURVE DELTA
 - R** CURVE RADIUS
 - AH.** AHEAD
 - BAK.** BACK
 - W/** WITH
 - LB** LICENSED BUSINESS
 - P.S.M.** PROFESSIONAL SURVEYOR AND MAPPER



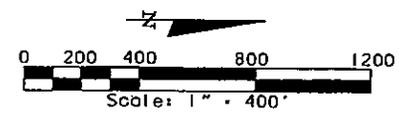
Curve CI
 P.I. STA. 67+18.54
 $\Delta = 33^\circ 01' 56''$ (LT)
 $D = 2^\circ 59' 59''$
 $T = 566.38'$
 $L = 1,101.20'$
 $R = 1,910.08'$
 P.C. STA. 61+52.17
 P.T. STA. 72+53.37

REFERENCES:

1) FDOT RIGHT OF WAY MAP SECTION 90060 PREPARED BY METRIC ENGINEERING, INC. DATED 03/02 AS PROVIDED BY THE FDOT DISTRICT VI LOCATION / SURVEY OFFICE.

2) FDOT SPECIFIC PURPOSE (PNC) SURVEY F.M. 419848-1-52-01 PREPARED BY H.G. VERA & ASSOCIATES DATED 12/18/2006 AS PROVIDED BY THE FDOT DISTRICT VI LOCATION / SURVEY OFFICE.

BEARINGS AND COORDINATES ARE RELATIVE TO THE STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 ADJUSTMENT 1990.
 A BEARING OF $N 22^\circ 51' 04'' E$ HAS BEEN ESTABLISHED BETWEEN MONUMENTS PNC01 STAMPED 90-07-5-PNC01 TO PNC02 STAMPED 90-07-5-PNC02.
 VERTICAL DATUM NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
 PROJECT UNITS SURVEY FEET
 FIELD BOOK REFERENCES M-753
 ELECTRONIC DATABASE 1743AA.ZIP, J08005.GPX



LIMITS: FROM STATION 50+30.03 TO STATION 475+00.

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THIS SPECIFIC PURPOSE SURVEY WAS MADE FOR THE PURPOSE OF SURVEYING, REFERENCING, DESCRIBING AND MAPPING THE PRIMARY NETWORK CONTROL OR BASELINE FOR THE TRANSPORTATION FACILITY DEPICTED HEREON AND THAT SAID SURVEY WAS DONE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 617 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.022 FLORIDA STATUTES. THIS MAP CONSISTING OF SHEETS CTL-1 THROUGH CTL-2 IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF THE RESULTS OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON 3 NOVEMBER 2009.

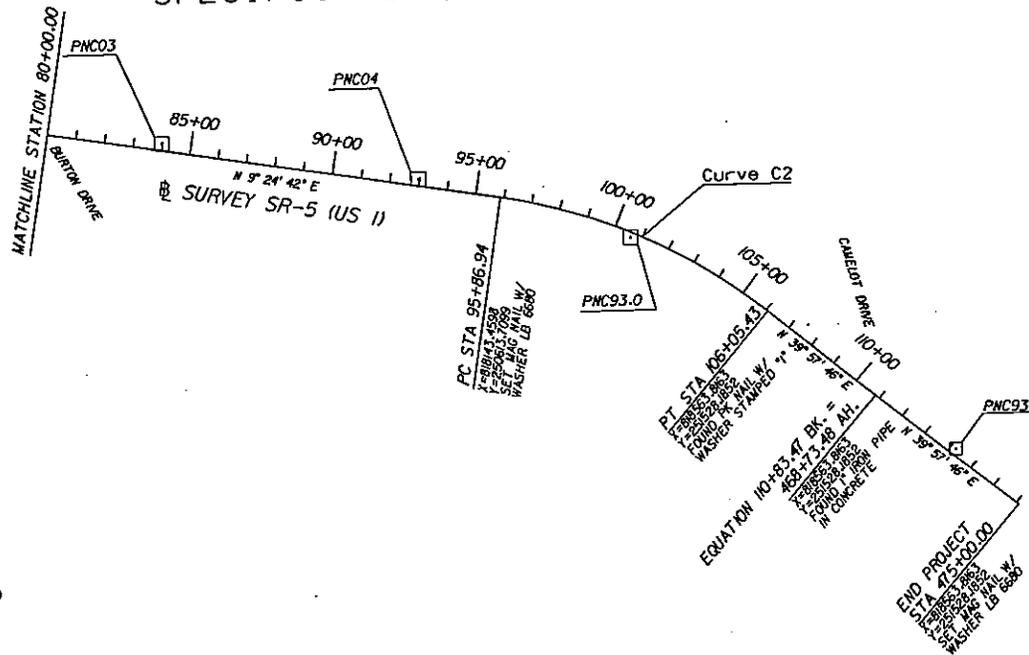
SURVEYOR SAMUEL THOMAS HALL, P.S.M. NUMBER 6644

REVISIONS				STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			PROJECT NETWORK CONTROL	SHEET NO. CTL-3
DATE	DESCRIPTION	DATE	DESCRIPTION	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
				5	MONROE	425600-8-52-01		

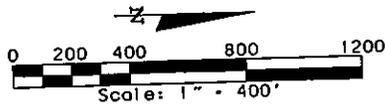
NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61B7-002, F.A.C.

Curve C2
 P.I. STA. 101+08.60
 $\Delta = 30^\circ 33' 01''$ (RT)
 $D = 2^\circ 59' 59''$
 $T = 521.66'$
 $L = 1,018.48'$
 $R = 1,910.12'$
 P.C. STA. 95+86.94
 P.T. STA. 106+05.42

SPECIFIC PURPOSE SURVEY



NOTE:
 SEE SHEET "CTL-1" FOR NOTES, LEGEND, AND CERTIFICATION.



PROJECT NETWORK CONTROL TABULATION SHEET DETAILS

POINT NAME	(X) EASTING	(Y) NORTHING	SCALE FACTOR	LATITUDE	LONGITUDE	BASELINE STATION	OFFSET	(Z) ELEVATION	DESCRIPTION
PNC92.0	816758.2544	246779.3549	.99997075	25° 00' 41.92455"	80° 30' 54.18769"	53+85.41	15.31 RT	9.42	SET 3/2" FDOT BRASS DISC IN CONCRETE STAMPED "90-09-5-PNC92.0"
PNC01	817454.3063	247592.1654	.99997101	25° 00' 49.95144"	80° 30' 46.58927"	64+60.42	25.71 LT	9.19	SET 3/2" FDOT BRASS DISC IN CONCRETE STAMPED "90-07-5-PNC01"
PNC02	817817.6237	248454.3125	.99997115	25° 00' 58.47882"	80° 30' 42.60588"	74+03.33	31.66 RT	7.46	SET 3/2" FDOT BRASS DISC IN CONCRETE STAMPED "90-07-5-PNC02"
PNC03	817925.5938	249443.0433	.99997119	25° 01' 8.26923"	80° 30' 41.39335"	83+96.41	23.50 LT	6.53	SET 3/2" FDOT BRASS DISC IN CONCRETE STAMPED "90-07-5-PNC03"
PNC04	818072.3898	250329.3263	.99997124	25° 01' 17.04340"	80° 30' 39.76269"	92+94.77	23.61 LT	6.46	SET 3/2" FDOT BRASS DISC IN CONCRETE STAMPED "90-07-5-PNC04"
PNC93.0	818294.702	251059.941	.99997132	25° 01' 24.27283"	80° 30' 37.31707"	100+61.23	18.21 RT	7.12	FOUND 3/2" FDOT BRASS DISC IN CONCRETE STAMPED "90/06/93.0"
PNC93.2	819069.287	252165.303	.99997161	25° 01' 35.19461"	80° 30' 28.85224"	472+08.42	21.79 LT	6.99	FOUND 3/2" FDOT BRASS DISC IN CONCRETE STAMPED "90/06/93.2"

REVISIONS DATE DESCRIPTION DATE DESCRIPTION		SAMUEL THOMAS HALL, P.S.M. LICENSE NUMBER 6644 MILLER LEGG AND ASSOCIATES 1040 NW 31 TERRACE MIAMI, FLORIDA 33172 CERTIFICATE OF AUTHORIZATION L.B. 6680	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		PROJECT NETWORK CONTROL	SHEET NO. CTL-4
ROAD NO. 5	COUNTY MONROE		FINANCIAL PROJECT NO. 425600-8-52-01			

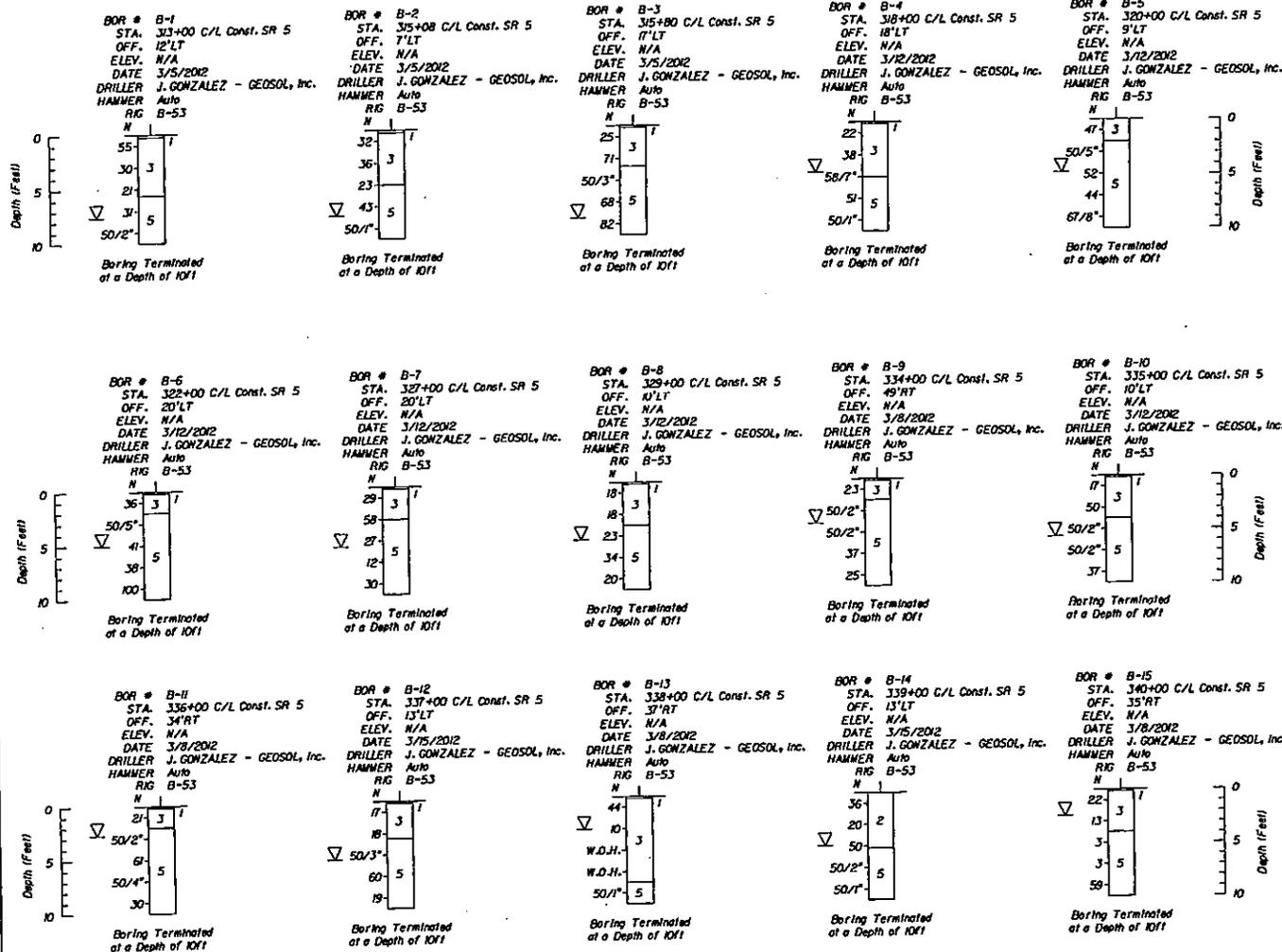
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LEGEND

- 1) Dark Brown Organic Silty Fine SAND with Grass (TOPSOIL; A-8)
- 2) Brown Slightly Silty Fine to Coarse SAND and Limerock Fragments (FILL; A-1-a)
- 3) Light Brown to Brown Clean to Silty Fine to Coarse SAND with Trace to Some Limerock Fragments (FILL; A-1-b)
- 4) Brown Silty Fine to Coarse SAND with Little Limerock Fragments (FILL; A-2-d)
- 5) Light Brown to Light Gray Sandy LIMESTONE (Key Large Limestone Formations)

- NOTES:**
- 1) SPT BORINGS PERFORMED PER ASTM D-1586 WITH A HAMMER WEIGHT OF 140 LBS FALLING 30 INCHES.
 - 2) WATER TABLE AT TIME OF DRILLING
 - 3) NUMBERS TO THE LEFT OF BORINGS INDICATE SPT VALUE FOR 12" PENETRATION (UNLESS OTHERWISE NOTED).
 - 4) W.O.H. FELL UNDER WEIGHT OF HAMMER

GRANULAR MATERIALS-RELATIVE DENSITY	AUTOMATIC SPT HAMMER (BLDS PER FOOT)
VERY LOOSE	LESS THAN 3
LOOSE	3-8
MEDIUM DENSE	8-24
DENSE	24-40
VERY DENSE	GREATER THAN 40
SILTS AND CLAYS CONSISTENCY	AUTOMATIC SPT HAMMER (BLDS PER FOOT)
VERY SOFT	LESS THAN 1
SOFT	1-3
FIRM	3-6
STIFF	6-12
VERY STIFF	12-24
HARD	GREATER THAN 24



REVISIONS				ENGINEER OF RECORD: GEOSOL, INC. ORLANDO RECORDING, P.E. P.E. LICENSE NO. 49324 5335-A HWY 1957 STREET MIAMI LAKES, FL 33044 PHONE: (305) 828-1387 CERTIFICATE OF AUTHORIZATION #530	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ROADWAY SOIL PROFILES	SHEET NO. GR-1
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
					5	MONROE	425600-8-52-01		

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G8-3.005, F.A.C.

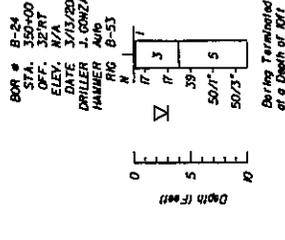
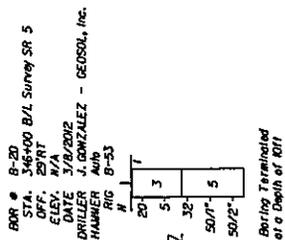
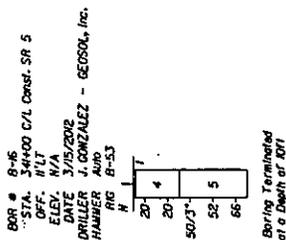
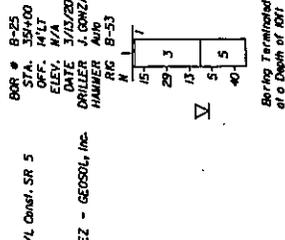
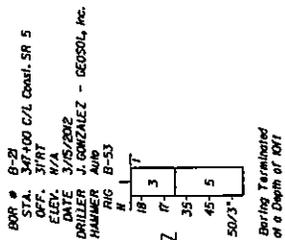
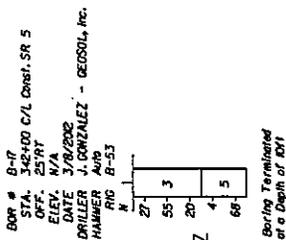
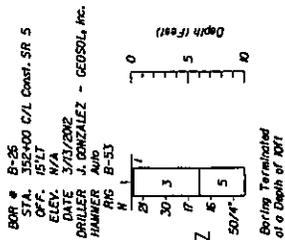
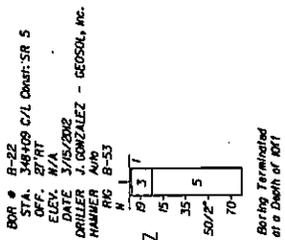
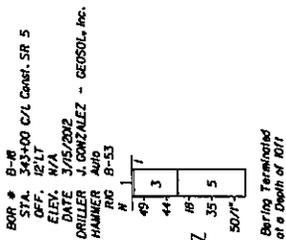
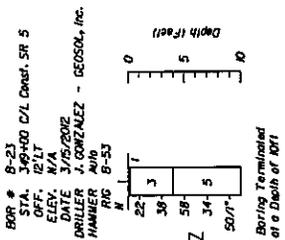
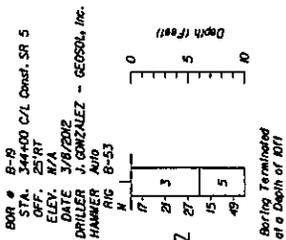
LEGEND

- 1) Dark Brown Organic Silty Fine Sand with Great (TOPSOIL) A-B
- 2) Brown Silty Silty Fine to Coarse Sand and Limerock Fragments (FILL; A-1-a)
- 3) Light Brown to Brown Clay to Silty Fine to Coarse Sand with Trace to Some Limerock Fragments (FILL; A-1-b)
- 4) Brown Silty Fine to Coarse Sand with Little Limerock Fragments (FILL; A-2-4)
- 5) Light Brown to Light Gray Sandy Limestone Key Large Limestone Formations

NOTES:

- 1) SPT BLOWNS PERFORMED PER ASTM D-1586 WITH A HAMMER WEIGHT OF 140 LBS FALLING 30 INCHES.
- 2) WATER TABLE AT TIME OF DRILLING
- 3) NUMBERS TO THE LEFT OF BLOWNS INDICATE SPT VALUE FOR 12" PENETRATION UNLESS OTHERWISE NOTED.
- 4) W.D.H. - FELL UNDER WEIGHT OF HAMMER

RELATIVE MATERIALS - GRANULAR MATERIALS -	RELATIVE DENSITY	AUTOMATIC RECORDS PER FOOT
VERY LOOSE	LESS THAN 3	3-8
LOOSE	3-8	8-24
MEDIUM DENSE	8-24	24-40
DENSE	24-40	40-60
VERY DENSE	40-60	60-80
SILTS AND CLAYS CONSISTENCY	AUTOMATIC RECORDS PER FOOT	
VERY SOFT	LESS THAN 1	1-3
SOFT	1-3	3-6
STIFF	6-24	24-40
VERY STIFF	40-60	60-80
HARD	GREATER THAN 84	



DATE	REVISIONS	DESCRIPTION

ENGINEER OF RECORD		STATE OF FLORIDA	
GEOSOL, INC.		DEPARTMENT OF TRANSPORTATION	
5935-A NW 52nd STREET		ROAD NO. 5	
MIAMI LAKES, FL 33064		COUNTY 425600-8-52-01	
CERTIFICATE OF AUTHORIZATION 8330		MONROE	

SHEET NO.	GR-2
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STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
MATERIALS AND RESEARCH

DATE OF SURVEY: 3/5/2012 - 3/15/2012
SURVEY MADE BY: ORACIO RICCOBONO, P.E.
SUBMITTED BY: GEOSOL, Inc.

FINANCIAL PROJECT ID : 425600-8-52-01 & 425600-9-52-01
PROJECT NAME: SR 5 (US-1 / OVERSEAS HIGHWAY) ROADWAY IMPROVEMENTS

DISTRICT: SIX
ROAD NO.: 5
COUNTY: MONROE

CROSS SECTION SOIL SURVEY FOR THE DESIGN OF ROADS

SURVEY BEGINS STA.: STATION 313+00 SURVEY ENDS STA.: STATION 352+00 REFERENCE: C/L CONSTRUCTION

STRATUM NO.	ORGANIC CONTENT			SIEVE ANALYSIS RESULTS PERCENT PASS					ATTERBERG LIMITS (%)			DESCRIPTION	CORROSION TEST RESULTS							
	NO. OF TESTS	% ORGANIC	MOISTURE CONTENT	NO. OF TESTS	10 MESH	40 MESH	60 MESH	100 MESH	200 MESH	NO. OF TESTS	LIQUID LIMIT		PLASTIC INDEX	AASHTO GROUP	NO. OF TESTS	RESISTIVITY OHM CM	CHLORIDE PPM	SULFATES PPM	pH	
1													A-8							Dark Brown Organic Silty Fine SAND with gross (TOPSOIL)
2	1		12	1	46	25	19	14	9				A-1-a						Brown Slightly Silty Fine to Coarse SAND and Limerock Fragments (FILL)	
3	H		3-32	14	43-65	21-46	4-34	2-28	0-23				A-1-b						Light Brown to Brown Clean to Silty Fine to Coarse SAND with Trace to Some Limerock Fragments (FILL)	
4	1		12	1	70	51	45	39	35				A-2-4						Brown Silty Fine to Coarse SAND with Little Limerock Fragments (FILL)	
5													N/A						Light Brown to Light Gray Sandy LIMESTONE (Key Largo Limestone Formation)	
														2	11-14	15,700-16,400	1,870-2,030	7.6-7.7		

EMBANKMENT AND SUBGRADE MATERIAL
STRATA BOUNDARIES ARE APPROXIMATE. MAKE FINAL CHECK AFTER GRADING.
W - WATER TABLE ENCOUNTERED
GW - GROUND WATER NOT ENCOUNTERED.

NOTES

- 1) The material from Stratum 1 is topsoil (A-8) and considered to be unsuitable (muck). It shall be removed during clearing and grubbing in accordance with Section 110 of the FDOT Standard Specifications.
- 2) The material from Strata Numbers 2 and 3 (A-1-a and A-1-b) are considered to be select and should be utilized in accordance with FDOT Standard Index 505.
- 3) The materials from Stratum Number 4 (A-2-4) are considered to be select and should be utilized in accordance with FDOT Standard Index 505. Certain types of A-2-4 material are likely to retain excess moisture and may be difficult to dry and compact. They should be used in the embankment above the water level existing at time of construction. They may be used in the subgrade portion of the roadbed when approved by the District Materials Engineer.
- 4) The material from Stratum Number 5 is the natural Key Largo Limestone Formation. This material may be difficult to dewater, excavate and/or penetrate and may require special equipment to do so.
- 5) The soils survey presented on this sheet was performed by GEOSOL, Inc. for FDOT under Task Work Order No. 65.

REVISIONS				ENGINEER OF RECORD: GEOSOL, INC. ORACIO RICCOBONO, P.E. P.E. LICENSE NO. 49324 5075-A NW 156TH STREET WALK LAKES, FL 33044 PHONE: (305) 828-1367 CERTIFICATE OF AUTHORIZATION 8530	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ROADWAY SOILS SURVEY	SHEET NO. GR-3
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
				5	MONROE	425600-8-52-01			

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 6106-3.005, F.A.C.

APPENDIX D:
Design Vehicle Exhibits
From AASHTO Green Book

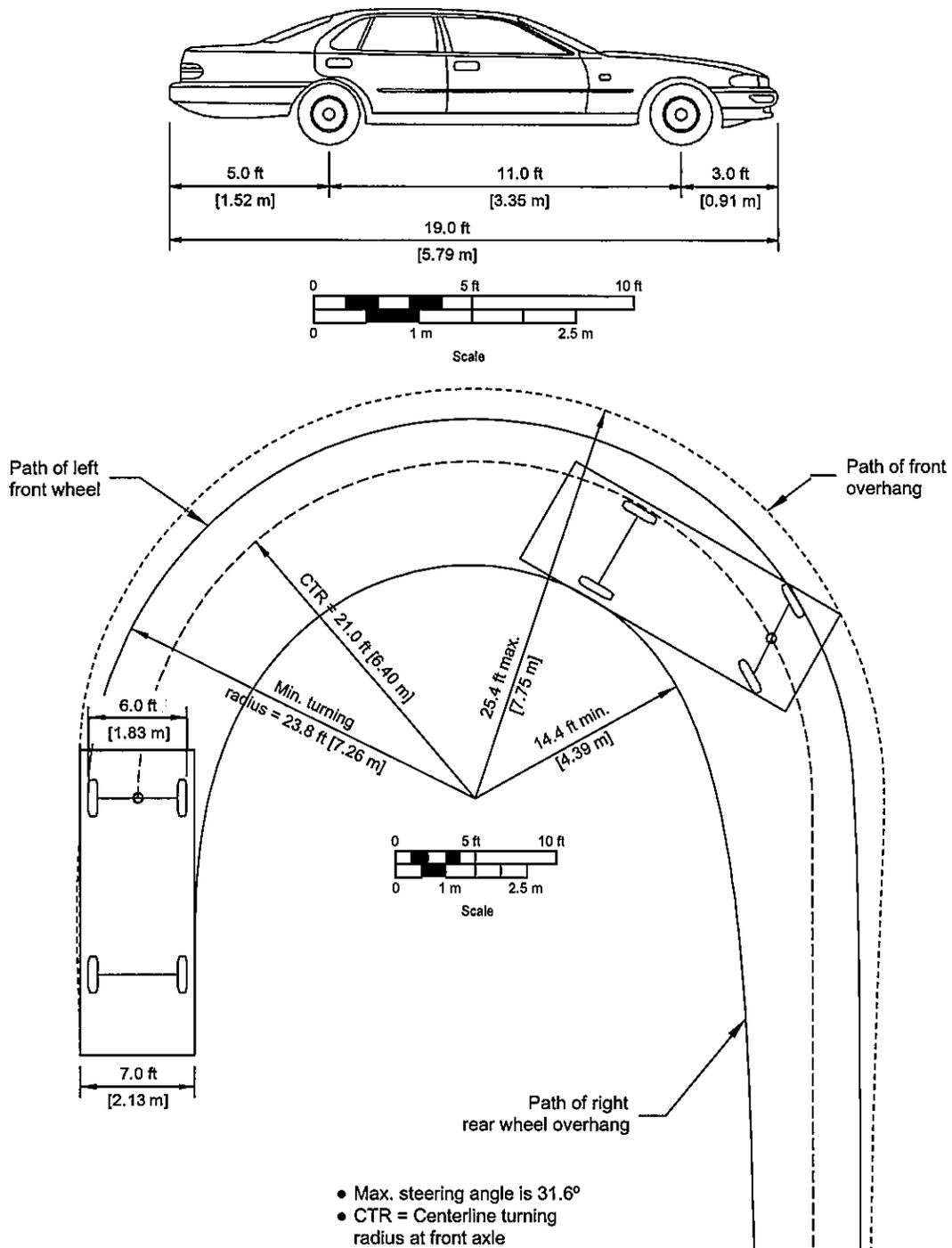


Figure 2-10. Minimum Turning Path for Passenger Car (P) Design Vehicle

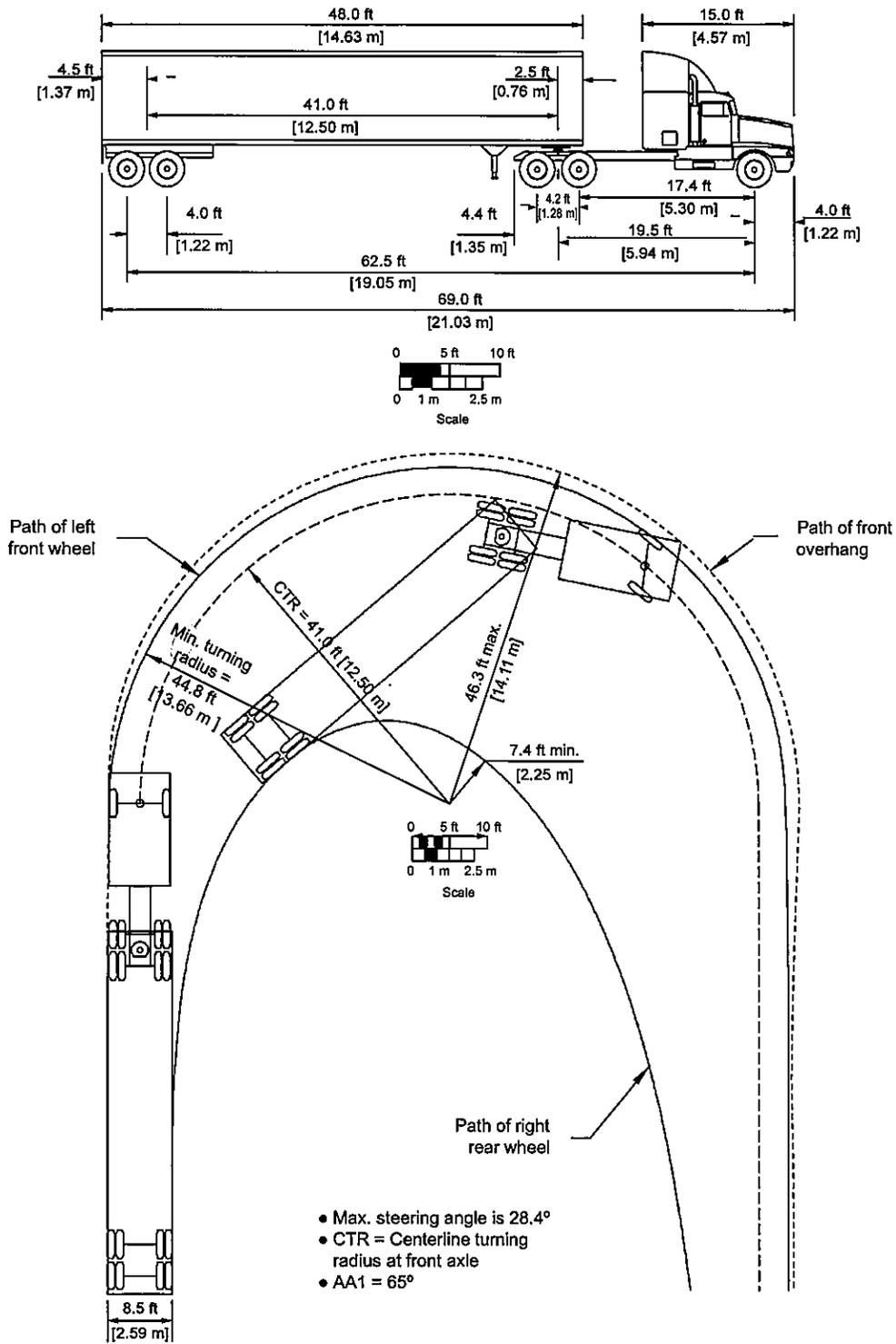


Figure 2-23. Minimum Turning Path for Interstate Semitrailer (WB-62 [WB-19]) Design Vehicle

**APPENDIX E:
FDM Exhibits**

212.10 Clear Sight Triangles

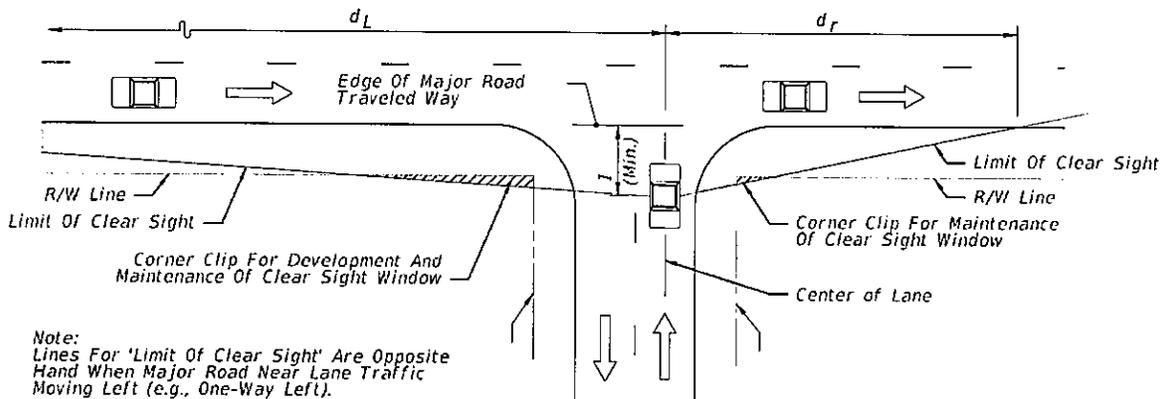
Establish clear sight triangles to assure that drivers are provided a sufficient view of the intersecting highway to identify gaps in traffic and decide when it is safe to proceed. Document the analysis of sight distance for all intersections.

Clear sight triangles are the areas along intersection approach legs and across their common corners that should be clear of visual hindrances. Dimensions of clear sight triangles are based on design speed, design vehicle, and the type of traffic control used at the intersection.

212.11.1 Stop Control (AASHTO Case B)

Figure 212.11.1 illustrates clear sight triangles for intersections and driveways.

Figure 212.11.1 Clear Sight Triangles



The minimum driver-eye setback of 14.5 feet from the edge of the traveled way may be adjusted on any intersection leg only when justified by a documented, site-specific field study of vehicle stopping position and driver-eye position.

Exhibits 212-4 through **212-7** provide intersection sight distances for stop-controlled intersections. The tables in the exhibits provide sight distance values for Passenger vehicles, Single Unit (SU) Trucks, and Combination vehicles for design speeds ranging from 25 mph to 70 mph. Intersection sight distance based on Passenger vehicles is suitable for most intersections; however, consider the values for SU Vehicles or Combination vehicles for intersections with high truck volumes.

The following guidance applies to **Exhibits 212-4** through **212-7**:

(1) Limitations

- (a) The exhibits apply to intersections in all context classifications with stop control or flashing beacon control.
- (b) The exhibits apply only to intersections with intersecting angles between 60° and 120°, and where vertical and horizontal curves are not present.

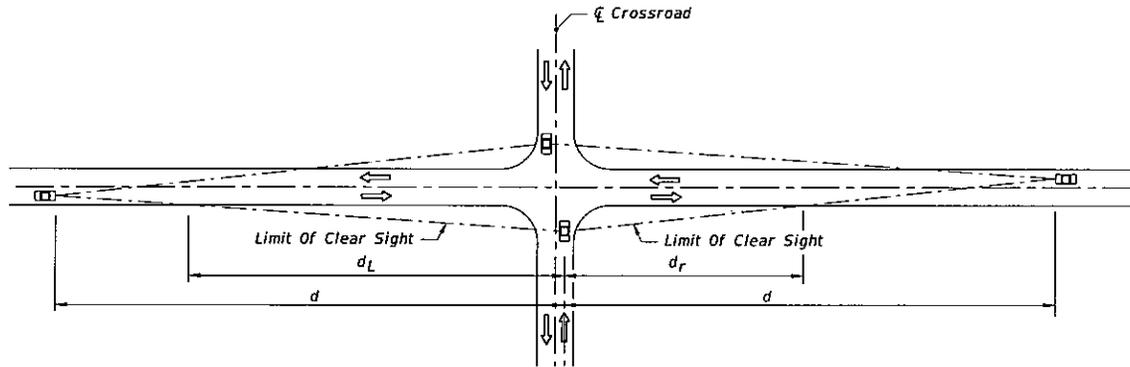
(2) Dimensions

- (a) Sight distance (d) is measured from the center of the entrance lane of the crossroad to the center of the near approach lane (right or left) of the highway.
- (b) Distances ' d_L ' and ' d_r ' are measured from the centerline of the entrance lane of the crossroad to a point on the edge of the near side outer traffic lane on the highway.
- (c) Distance ' d_m ' is measured from the centerline of the entrance lane of the crossroad to a point on the median clear zone limit or horizontal clearance limit for the far side road of the highway.

(3) Vertical limits

- (a) Provide a clear sight window throughout the limits of all intersection sight triangles.
- (b) Provide a clear line of sight between vehicles at intersection stop locations and vehicles on the highway throughout the limits of all intersection sight triangles.
- (c) The reference datum between roadways is 3'-6" above respective pavements since observations are made in both directions along the line of sight.

INTERSECTION SIGHT DISTANCE: 2-LANE UNDIVIDED



Design Speed (mph)	d (Ft.)	d _L (Ft.)	d _r (Ft.)
≤ 25	280	200	130
30	335	240	155
35	390	275	175
40	445	315	200
45	500	355	225
50	555	395	250
55	610	435	275
60	665	470	300
65	720	510	325
70	775	550	350

Passenger Vehicle

Design Speed (mph)	d (Ft.)	d _L (Ft.)	d _r (Ft.)
≤ 25	350	250	160
30	420	300	190
35	490	350	220
40	560	400	250
45	630	450	285
50	700	495	315
55	770	545	345
60	840	595	375
65	910	645	410
70	980	695	440

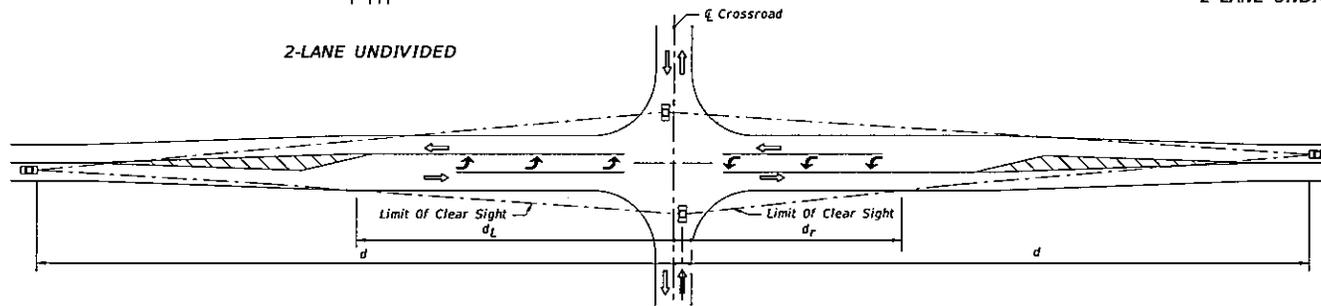
SU Vehicle

Design Speed (mph)	d (Ft.)	d _L (Ft.)	d _r (Ft.)
≤ 25	425	300	190
30	510	365	230
35	595	420	265
40	680	480	305
45	765	545	345
50	845	600	380
55	930	660	415
60	1015	720	455
65	1100	780	495
70	1185	840	530

Combination Vehicle

SIGHT DISTANCE (d) AND RELATED DISTANCES (d_L, d_r) (FEET)

2 LANE UNDIVIDED



2-LANE UNDIVIDED

2-LANE WITH LEFT TURN LANE

Design Speed (mph)	d (Ft.)	d _L (Ft.)	d _r (Ft.)
≤ 25	295	165	115
30	355	195	135
35	415	230	160
40	475	260	180
45	530	290	200
50	590	325	225
55	650	355	245
60	710	390	270
65	765	420	290
70	825	455	315

Passenger Vehicle

Design Speed (mph)	d (Ft.)	d _L (Ft.)	d _r (Ft.)
≤ 25	375	205	145
30	450	250	170
35	525	290	200
40	600	330	230
45	675	370	255
50	750	410	285
55	825	455	315
60	900	495	340
65	975	535	370
70	1050	575	395

SU Vehicle

Design Speed (mph)	d (Ft.)	d _L (Ft.)	d _r (Ft.)
≤ 25	450	250	170
30	540	295	205
35	630	345	240
40	720	395	275
45	810	445	305
50	900	495	340
55	990	545	375
60	1080	590	410
65	1170	640	440
70	1260	690	475

Combination Vehicle

SIGHT DISTANCE (d) AND RELATED DISTANCES (d_L, d_r) (FEET)

2-LANE WITH LEFT TURN

NOT TO SCALE

NOTE:

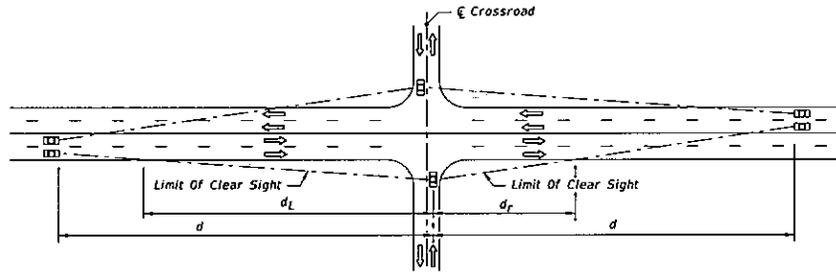
1. See Figure 212.11.1 for origin of clear sight line on the minor road.

LEGEND

□ Areas Free Of Sight Obstructions

EXHIBIT 212-4
01/01/2023

INTERSECTION SIGHT DISTANCE: 4-LANE UNDIVIDED



4-LANE UNDIVIDED

Design Speed (mph)	d (FT.)	d _L (FT.)	d _r (FT.)
≤ 25	295	210	100
30	355	255	120
35	415	295	135
40	475	335	155
45	530	375	175
50	590	420	195
55	650	460	215
60	705	500	230
65	765	545	250
70	825	585	270

Passenger Vehicle

Design Speed (mph)	d (FT.)	d _L (FT.)	d _r (FT.)
≤ 25	375	265	125
30	450	320	150
35	525	375	175
40	600	425	200
45	675	480	220
50	750	530	245
55	825	585	270
60	900	640	295
65	975	690	320
70	1050	745	345

SU Vehicle

Design Speed (mph)	d (FT.)	d _L (FT.)	d _r (FT.)
≤ 25	450	320	150
30	540	385	180
35	630	450	205
40	720	510	235
45	810	575	265
50	900	640	295
55	990	700	325
60	1080	765	355
65	1170	830	385
70	1255	890	410

Combination Vehicle

SIGHT DISTANCE (d) AND RELATED DISTANCES (d_L, d_r) (FEET)
4 LANE UNDIVIDED

Design Speed (mph)	d (FT.)	d _L (FT.)	d _r (FT.)
≤ 25	315	175	90
30	375	205	110
35	440	245	130
40	500	275	145
45	565	310	165
50	625	345	180
55	690	380	200
60	750	410	215
65	815	450	235
70	875	480	255

Passenger Vehicle

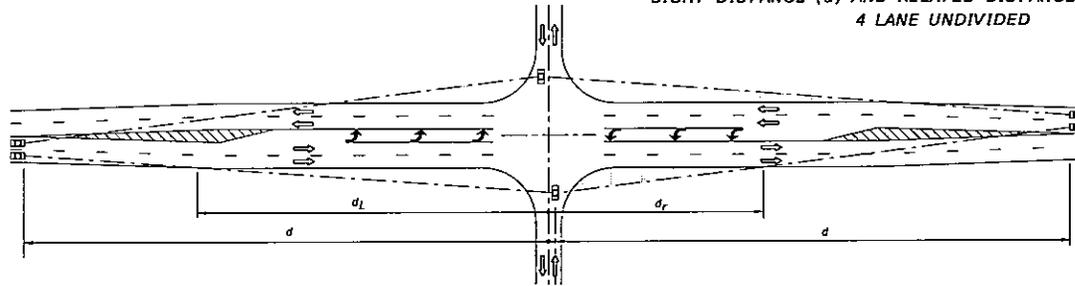
Design Speed (mph)	d (FT.)	d _L (FT.)	d _r (FT.)
≤ 25	400	220	115
30	480	265	140
35	560	310	165
40	640	350	185
45	720	395	210
50	800	440	230
55	880	485	255
60	960	525	280
65	1040	570	300
70	1120	615	325

SU Vehicle

Design Speed (mph)	d (FT.)	d _L (FT.)	d _r (FT.)
≤ 25	475	260	140
30	570	315	165
35	665	365	195
40	760	420	220
45	855	470	245
50	950	520	275
55	1045	575	300
60	1140	625	330
65	1235	675	355
70	1330	730	385

Combination Vehicle

SIGHT DISTANCE (d) AND RELATED DISTANCES (d_L, d_r) (FEET)
4-LANE UNDIVIDED WITH LEFT TURN LANE



4-LANE UNDIVIDED WITH LEFT TURN LANE

Design Speed (mph)	d (FT.)	d _L (FT.)	d _r (FT.)
≤ 25	315	225	70
30	375	265	80
35	440	315	95
40	500	355	110
45	565	400	120
50	625	445	135
55	690	490	150
60	750	530	160
65	815	580	175
70	875	620	190

Passenger Vehicle

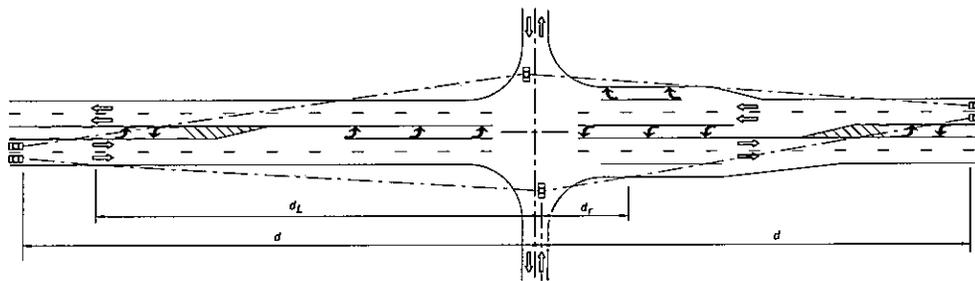
Design Speed (mph)	d (FT.)	d _L (FT.)	d _r (FT.)
≤ 25	405	290	90
30	480	340	105
35	560	400	120
40	640	455	135
45	720	510	155
50	800	570	170
55	880	625	190
60	960	680	205
65	1040	740	220
70	1125	800	240

SU Vehicle

Design Speed (mph)	d (FT.)	d _L (FT.)	d _r (FT.)
≤ 25	475	340	105
30	570	405	125
35	665	470	145
40	760	540	165
45	855	605	185
50	950	675	205
55	1045	740	225
60	1140	810	245
65	1235	875	265
70	1330	945	285

Combination Vehicle

SIGHT DISTANCE (d) AND RELATED DISTANCES (d_L, d_r) (FEET)
4-LANE UNDIVIDED WITH LEFT TURN LANE AND OPTIONAL LANE



4-LANE UNDIVIDED WITH LEFT TURN LANE AND OPTIONAL LANE

LEGEND

Areas Free Of Sight Obstructions

NOTE:

1. See Figure 212.11.1 for origin of clear sight line on the minor road.

NOT TO SCALE

EXHIBIT 212-5
01/01/2023

INTERSECTION SIGHT DISTANCE: 4-LANE DIVIDED

Median 22' or Less				
Design Speed (mph)	d (Ft.)	d _L (Ft.)	d _r (Ft.)	d _m (Ft.)
≤ 25	330	235	75	270
30	395	280	90	325
35	460	325	100	380
40	525	375	115	430
45	590	420	130	485
50	655	465	145	540
55	720	510	160	590
60	785	555	175	645
65	850	605	185	700
70	920	655	200	755

25'-64" Median				
Design Speed (mph)	d (Ft.)	d _L (Ft.)	d _v (Ft.)	d _{vL} (Ft.)
≤ 25	295	210	275	200
30	355	255	330	240
35	415	295	390	280
40	470	335	445	320
45	530	375	500	360
50	590	420	550	400
55	650	460	610	440
60	705	500	665	480
65	765	545	720	520
70	825	585	775	560

Passenger Vehicle

Median 35' or Less				
Design Speed (mph)	d (Ft.)	d _L (Ft.)	d _r (Ft.)	d _m (Ft.)
≤ 25	450	320	90	385
30	540	385	110	460
35	630	450	125	535
40	720	510	145	615
45	810	575	160	685
50	900	640	180	760
55	990	700	195	840
60	1080	765	215	915
65	1170	830	230	990
70	1255	890	250	1060

SU Vehicle

40'-64" Median				
Design Speed (mph)	d (Ft.)	d _L (Ft.)	d _v (Ft.)	d _{vL} (Ft.)
≤ 25	375	270	350	260
30	450	320	420	310
35	525	375	490	360
40	600	425	560	410
45	675	480	630	460
50	750	530	700	510
55	825	585	770	560
60	900	640	840	610
65	975	690	910	660
70	1050	745	980	710

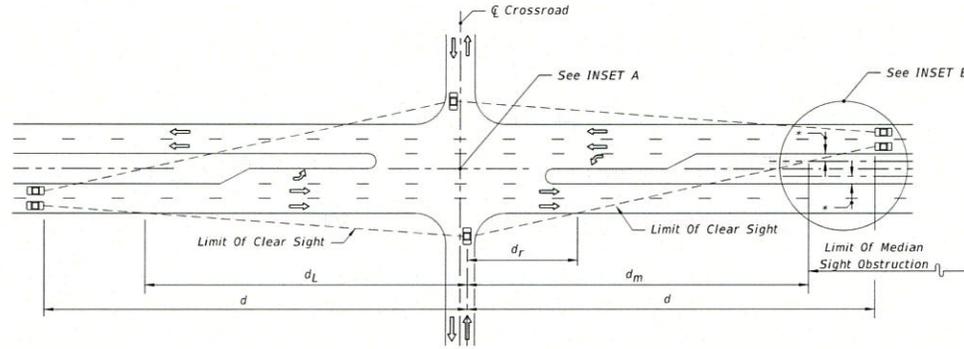
Median 30' or Less				
Design Speed (mph)	d (Ft.)	d _L (Ft.)	d _r (Ft.)	d _m (Ft.)
≤ 25	515	365	100	432
30	615	435	120	520
35	720	510	140	605
40	820	580	160	690
45	925	655	180	780
50	1025	725	200	860
55	1130	800	220	950
60	1230	870	240	1035
65	1335	945	260	1120
70	1440	1020	280	1210

35'-50" Median				
Design Speed (mph)	d (Ft.)	d _L (Ft.)	d _r (Ft.)	d _m (Ft.)
≤ 25	555	395	85	485
30	670	475	105	585
35	780	555	120	680
40	890	630	140	780
45	1000	710	155	875
50	1110	790	170	970
55	1225	870	190	1070
60	1335	945	205	1165
65	1445	1025	225	1265
70	1555	1100	240	1360

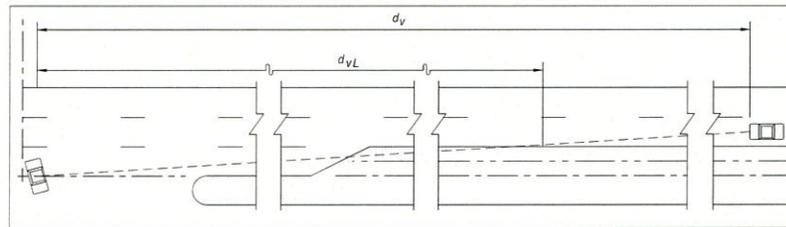
Combined Vehicles

64" Median				
Design Speed (mph)	d (Ft.)	d _L (Ft.)	d _r (Ft.)	d _m (Ft.)
≤ 25	585	415	80	520
30	705	500	95	630
35	820	580	110	730
40	935	665	125	835
45	1055	750	145	940
50	1170	830	160	1045
55	1290	915	175	1150
60	1405	995	190	1250
65	1520	1080	205	1355
70	1640	1160	220	1460

Vehicle Type	Vehicle Length (Ft.)
Passenger (P)	19
Single Unit (SU)	30
Large School Bus	40
WB-40	45.5
WB-62FL	73.5

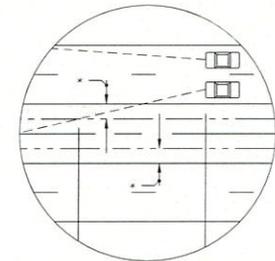


4-LANE DIVIDED



Where The Median Is Sufficiently Wide For The Design Vehicle To Pause In The Median (Vehicle Length Plus 6' Min.) The Clear Line Of Sight To The Right (d_v) Is Measured From The Vehicle Pause Location, I.e., Not From The Cross Road Stop Position; Distances d_r & d_m Do Not Apply.

INSET A



INSET B

* Lateral Offset For Restricted Conditions
Clear Zone For Nonrestricted Conditions

NOTES FOR 4-LANE DIVIDED ROADWAY

- See Figure 212.11.1 for origin of clear sight line on the minor road.
- Values shown in the tables are the governing (controlling) sight distances calculated based on "AASHTO Case B - Intersection with Stop Control on the Minor Road."

NOT TO SCALE

LEGEND

Areas Free Of Sight Obstructions

EXHIBIT 212-6
01/01/2023

SIGHT DISTANCES (d) & (d_v) AND RELATED DISTANCES (d_L, d_r, d_m & d_{vL}) (FEET)

INTERSECTION SIGHT DISTANCE: 6-LANE DIVIDED

Median 22' or Less				
Design Speed (mph)	d_x (Ft.)	d_L (Ft.)	d_r (Ft.)	d_m (Ft.)
≤ 25	330	250	65	300
30	415	295	80	355
35	485	345	90	415
40	555	395	105	470
45	625	445	115	530
50	690	490	130	585
55	760	540	140	645
60	830	590	155	705
65	900	640	170	765
70	970	690	180	825

25'-64" MEDIAN				
Design Speed (mph)	d (Ft.)	d_L (Ft.)	d_v (Ft.)	d_{vL} (Ft.)
≤ 25	315	225	275	200
30	375	265	330	240
35	440	315	385	280
40	500	355	445	320
45	565	400	500	360
50	625	445	555	400
55	690	490	610	440
60	750	530	665	480
65	815	580	720	520
70	875	620	775	560

Passenger Vehicle

Median 35' or Less				
Design Speed (mph)	d_x (Ft.)	d_L (Ft.)	d_r (Ft.)	d_m (Ft.)
≤ 25	475	340	75	415
30	570	405	90	495
35	665	470	105	580
40	760	540	120	660
45	855	605	135	745
50	955	675	155	830
55	1050	745	170	915
60	1145	810	185	995
65	1240	880	200	1080
70	1330	940	210	1155

SU Vehicle

40'-64" Median				
Design Speed (mph)	d (Ft.)	d_L (Ft.)	d_v (Ft.)	d_{vL} (Ft.)
≤ 25	400	285	350	250
30	480	340	420	300
35	560	400	490	350
40	640	455	560	400
45	720	510	630	450
50	805	570	700	500
55	885	625	770	550
60	965	685	840	600
65	1045	740	910	650
70	1125	795	980	700

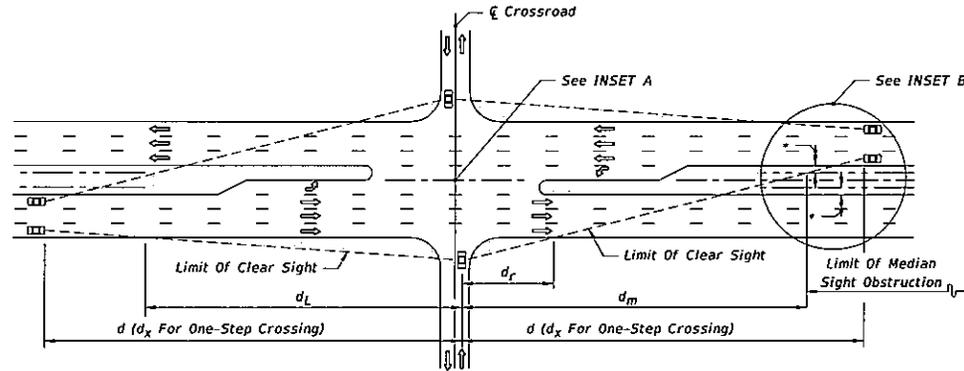
Median 30' or Less				
Design Speed (mph)	d_x (Ft.)	d_L (Ft.)	d_r (Ft.)	d_m (Ft.)
≤ 25	540	385	90	465
30	650	460	110	560
35	755	535	130	655
40	865	615	145	745
45	970	690	165	835
50	1080	765	185	930
55	1185	840	200	1025
60	1290	915	220	1115
65	1400	990	235	1210
70	1510	1070	255	1300

35'-50" Median				
Design Speed (mph)	d_x (Ft.)	d_L (Ft.)	d_r (Ft.)	d_m (Ft.)
≤ 25	585	415	80	520
30	700	495	95	625
35	815	580	115	725
40	930	660	130	825
45	1045	740	145	930
50	1165	825	160	1035
55	1280	905	175	1140
60	1395	990	190	1240
65	1510	1070	210	1340
70	1630	1155	225	1450

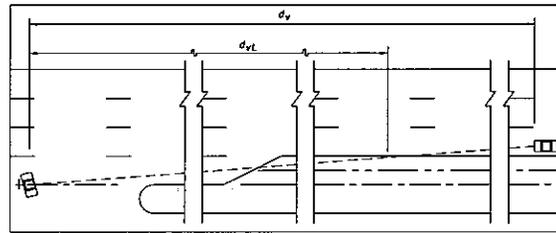
Combined Vehicles

64" Median				
Design Speed (mph)	d (Ft.)	d_L (Ft.)	d_r (Ft.)	d_m (Ft.)
≤ 25	610	435	75	550
30	735	520	90	665
35	900	640	110	815
40	980	695	120	885
45	1100	780	135	995
50	1220	865	150	1100
55	1345	955	160	1215
60	1465	1040	175	1320
65	1590	1125	190	1435
70	1710	1210	205	1545

Vehicle Type	Vehicle Length (FL)
Passenger (P)	19
Single Unit (SU)	30
Large School Bus	40
WB-40	45.5
WB-62FL	73.5

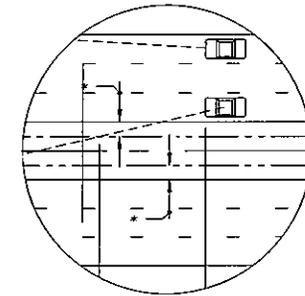


6-LANE DIVIDED



Where The Median Is Sufficiently Wide For The Design Vehicle To Pause In The Median (Vehicle Length Plus 5' Min.) The Clear Line Of Sight To The Right (d_v) Is Measured From The Vehicle Pause Location, I.e., Not From The Cross Road Stop Position; Distances d_v & d_{vL} Do Not Apply.

INSET A



INSET B

* Lateral Offset For Restricted Conditions
Clear Zone For Nonrestricted Conditions

NOTES FOR 6-LANE DIVIDED ROADWAY

- See Figure 212.11.1 for origin of clear sight line on the minor road.
- Values shown in the tables are the governing (controlling) sight distances calculated based on 'AASHTO Case B - Intersection with Stop Control on the Minor Road.'

NOT TO SCALE

LEGEND

Areas Free Of Sight Obstructions

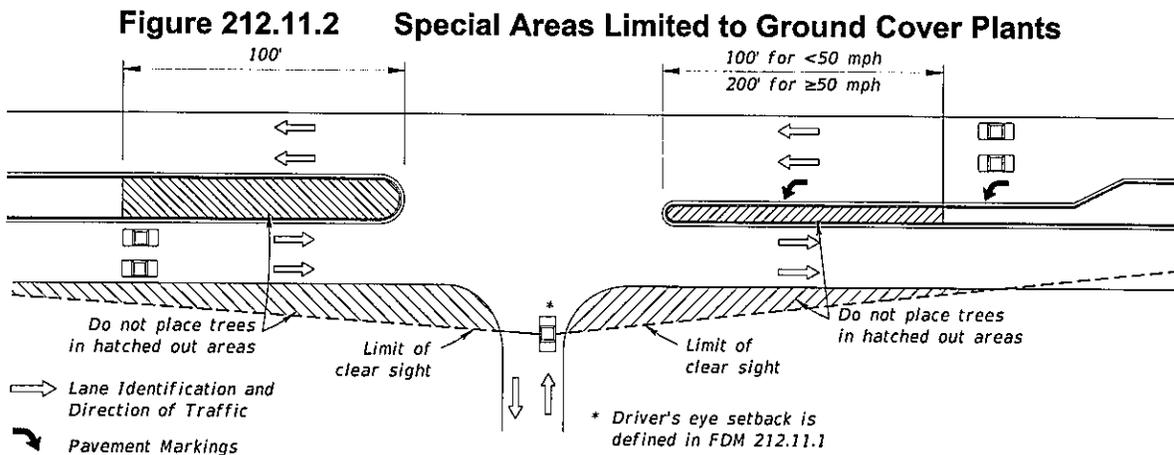
EXHIBIT 212-7
01/01/2023

SIGHT DISTANCES (d), (d_v) & (d_x) AND RELATED DISTANCES (d_L , d_r , d_m & d_{vL}) (FEET)

212.11.6 Trees and Vegetation

Intersections should be designed to accommodate the placement of trees and other desired vegetation (e.g., ground cover plants, trunked plants) in C2T, C3C, C4, C5, and C6 context classifications while still maintaining clear sight triangles. Ground cover plants are naturally low-growing plants with a maximum mature height of ≤ 18 inches. Trunked plants are those with a mature trunk diameter of 4 inches or less (measured 6 inches above the ground).

Maintain clear sight triangles for all approaches. Do not place trees within the hatched-out areas as shown in **Figure 212.11.2**. The hatched-out areas are for ground cover plants only. Coordinate with the Project Landscape Architect for the placement of vegetation and the necessary space above and below ground for tree growth that will maintain clear sight triangles.

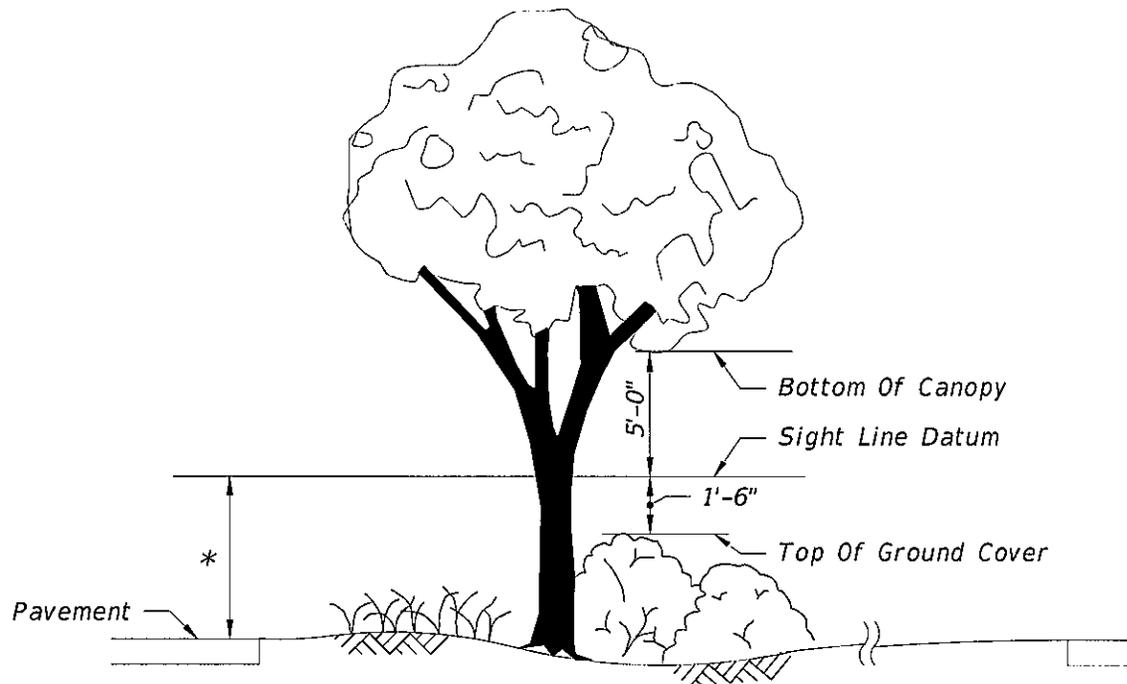


Where left turns from the major road are permitted, do not locate trees within the distance d_b shown in **Table 212.11.1** (see **FDM 212.11.4**) and not less than the distances shown in **Figure 212.11.2** and the spacings in **Table 212.11.3** as applicable.

212.11.6.1 Clear Sight Window Concept

The clear sight window concept may provide opportunities for vegetation within the limits of intersection sight triangles. This concept is illustrated in **Figure 212.11.3**. This detail provides the required vertical clear sight limits with respect to the sight line datum. Do not place trees within the hatched-out areas as shown in **Figure 212.11.2** (even if using the clear sight window concept). The hatched-out areas are for ground cover plants only.

Figure 212.11.3 Window Detail



- * Since observations are made in both directions, the line-of-sight datum between roadways is 3.5 feet above both pavements.

The horizontal limits of the window are defined by clear sight triangles. Within the limits of clear sight triangles, the following restrictions apply:

- Canopy of trees and trunked plants must be at least 5 feet above the sight line datum.
- The top of the ground cover plants must be at least 1.5 feet below the sight line datum.

See **FDM 270** for additional information about plant selection and placement. Enforcing these limits provides a clear line of sight for approaches to an intersection.

When trees are located in the median of a divided roadway and fall within the limits of a clear sight triangle, conform to **Table 212.11.3** for tree size and spacing. Spacing values for trees with diameter of 11 inches or less were derived assuming a maximum 6-foot-wide shadow band on a vehicle at the stop bar location when viewed by a mainline driver beginning at sight distance 'd'. This is illustrated in **Figure 212.11.4**. Spacing values for

trees with diameter greater than 11 inches and less than or equal to 18 inches were derived assuming a 2 second full view of the vehicle at the stop bar when viewed by the mainline driver beginning at sight distance 'd'. (See **Figure 212.11.5**).

Table 212.11.3 Minimum Tree Spacing

Design Speed (mph)	Minimum Tree Spacing (Center-to-Center of Trunk) (feet)	
	4" < Tree Diameter ≤ 11"	11" < Tree Diameter ≤ 18"
25	20	75
30	25	90
35	30	105
40	35	120
45	40	135
50	50	150
55	55	165
60	60	180

Notes:

- (1) Size and spacing are based on the following conditions:
 - (a) A single line of trees in the median parallel to but not necessarily collinear with the centerline.
 - (b) A straight approaching mainline and intersection angle between 60° and 120°.
 - (c) Space trees with 4" < Dia. ≤ 11" intermixed with trees with 11" < Dia. ≤ 18" based on trees with 11" < Dia. ≤ 18".
- (2) Detail tree size, spacing, and location in the plans for any other conditions.
- (3) Trunked Plants may be placed on 20-foot centers.

**APPENDIX F:
AASHTO Green Book Exhibits**

9.5 INTERSECTION SIGHT DISTANCE

9.5.1 General Considerations

Each intersection has the potential for several different types of vehicular conflicts. The possibility of these conflicts actually occurring can be greatly reduced through the provision of proper sight distances and appropriate traffic controls. The avoidance of conflicts and the efficiency of traffic operations still depend on the judgment, capabilities, and response of each individual driver.

Stopping sight distance is provided continuously along each roadway so that drivers have a view of the roadway ahead that is sufficient to allow drivers to stop. The provision of stopping sight distance at all locations along each roadway, including intersection approaches, is fundamental to intersection operation.

Vehicles are assigned the right-of-way at intersections by traffic-control devices or, where no traffic-control devices are present, by the rules of the road. A basic rule of the road, at an intersection where no traffic-control devices are present, requires the vehicle on the left to yield to the vehicle on the right if they arrive at approximately the same time. Sight distance is provided at intersections to allow drivers to perceive the presence of potentially conflicting vehicles. This should occur in sufficient time for a motorist to stop or adjust their speed, as appropriate, to avoid colliding in the intersection. The methods for determining the sight distances needed by drivers approaching intersections are based on the same principles as stopping sight distance, but incorporate modified assumptions based on observed driver behavior at intersections.

The driver of a vehicle approaching an intersection should have an unobstructed view of the entire intersection, including any traffic-control devices. At uncontrolled or minor approach stop controlled intersections, sight distance along the intersecting roadway should be sufficient to permit the driver on the minor road to anticipate and avoid potential collisions. If the available sight distance for an entering or crossing vehicle is at least equal to the appropriate stopping sight distance for the major road, then drivers have sufficient sight distance to anticipate and avoid collisions. However, in some cases, a major-road vehicle may need to slow or stop to accommodate the maneuver by a minor-road vehicle. To enhance traffic operations, intersection sight distances that exceed stopping sight distances are desirable along the major road. Specific

policies for intersection sight distance vary by intersection control type and are presented below in Section 9.5.3 for seven specific cases, designated Cases A through G.

Less sight distance may be needed at roundabouts, signalized intersections, or all-way stop controlled intersections. The sight distance needed under various assumptions of physical conditions and driver behavior is directly related to the type of traffic control, to the maneuvers allowed, to the vehicle speeds, and to the resultant distances traversed during perception–reaction time and braking.

9.5.2 Sight Triangles

Specified areas along intersection approach legs and across their included corners should be clear of obstructions that might block a driver's view of potentially conflicting vehicles. These specified areas are known as clear sight triangles. The dimensions of the legs of the sight triangles depend on the design speeds of the intersecting roadways and the type of traffic control used at the intersection. These dimensions are based on observed driver behavior and are documented by space-time profiles and speed choices of drivers on intersection approaches (21). Two types of clear sight triangles are considered in intersection design—approach sight triangles and departure sight triangles.

9.5.2.1 Approach Sight Triangles

Each quadrant of an intersection should contain a triangular area free of obstructions that might block an approaching driver's view of potentially conflicting vehicles. The length of the legs of this triangular area, along both intersecting roadways, should be such that the drivers can see any potentially conflicting vehicles in sufficient time to slow or stop before colliding within the intersection. Figure 9-16 shows typical clear sight triangles to the left and to the right for a vehicle approaching an uncontrolled or yield-controlled intersection.

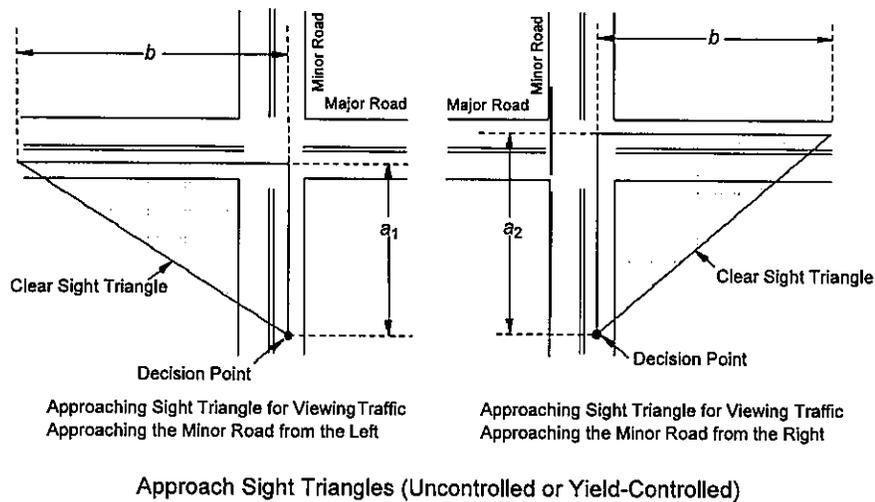


Figure 9-16—Approach Sight Triangles at Intersections

The vertex of the sight triangle on a minor-road approach (or an uncontrolled approach) represents the decision point for the minor-road driver (see Figure 9-16). This decision point is the location at which the minor-road driver should begin to brake to a stop if another vehicle is present on an intersecting approach. The distance from the major road, along the minor road, is illustrated by the distance a_1 to the left and a_2 to the right as shown in Figure 9-16. Distance a_2 is equal to distance a_1 plus the width of the lane(s) departing from the intersection on the major road to the right. Distance a_2 should also include the width of any median present on the major road unless the median is wide enough to permit a vehicle to stop before entering or crossing the roadway beyond the median.

The geometry of a clear sight triangle is such that when the driver of a vehicle without the right-of-way sees a vehicle that has the right of way on an intersecting approach, the driver of that potentially conflicting vehicle can also see the first vehicle. Distance b illustrates the length of this leg of the sight triangle. Thus, the provision of a clear sight triangle for vehicles without the right-of-way also permits the drivers of vehicles with the right-of-way to slow, stop, or avoid other vehicles, if needed.

Although desirable at higher volume intersections, approach sight triangles like those shown in Figure 9-16 are not needed for intersection approaches controlled by stop signs or traffic signals. In that case, the need for approaching vehicles to stop at the intersection is determined by the traffic control devices and not by the presence or absence of vehicles on the intersecting approaches.

9.5.2.2 Departure Sight Triangles

A second type of clear sight triangle provides sight distance sufficient for a stopped driver on a minor-road approach to depart from the intersection and enter or cross the major road. Figure 9-17 shows typical departure sight triangles to the left and to the right of the location of a stopped vehicle on the minor road. Departure sight triangles should be provided in each quadrant of each intersection approach controlled by stop or yield signs. Departure sight triangles should also be provided for some signalized intersection approaches (see Section 9.5.3.4). Distance a_2 in Figure 9-17 is equal to distance a_1 plus the width of the lane(s) departing from the intersection on the major road to the right. Distance a_2 should also include the width of any median present on the major road unless the median is wide enough to permit a vehicle to stop before entering or crossing the roadway beyond the median. The appropriate measurement of distances a_1 and a_2 for departure sight triangles depends on the placement of any marked stop line that may be present and, thus, may vary with site-specific conditions.

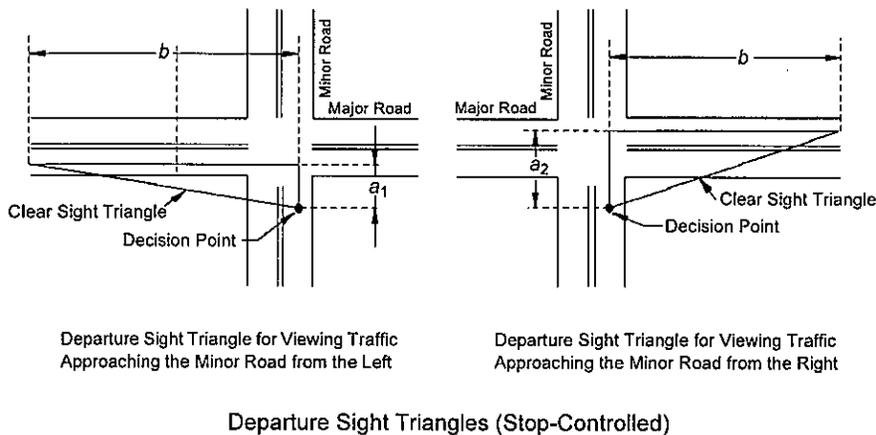


Figure 9-17. Departure Sight Triangles for Intersections

The recommended dimensions of the clear sight triangle for desirable traffic operations where stopped vehicles enter or cross a major road are based on assumptions derived from field observations of driver gap-acceptance behavior (21). The provision of clear sight triangles like those shown in Figure 9-17 also allows the drivers of vehicles on the major road to see any vehicles stopped on the minor-road approach and to be prepared to slow or stop, if needed.

9.5.2.3 Identification of Sight Obstructions within Sight Triangles

The profiles of the intersecting roadways should be designed to provide the recommended sight distances for drivers on the intersection approaches. Within a sight triangle, any object at a height above the elevation of the adjacent roadways that would obstruct the driver's view should

be removed or lowered, if practical. Such objects may include buildings, parked vehicles, roadway structures, roadside hardware, hedges, trees, bushes, unmowed vegetation, tall crops, walls, fences, and the terrain itself. Particular attention should be given to the evaluation of clear sight triangles at interchange ramp/crossroad intersections where features such as bridge railings, roadside barriers, piers, and abutments are potential sight obstructions.

The determination of whether an object constitutes a sight obstruction should consider both the horizontal and vertical alignment of both intersecting roadways, as well as the height and position of the object. In making this determination, it should be assumed that the driver's eye is 3.50 ft [1.08 m] above the roadway surface and that the object to be seen is 3.50 ft [1.08 m] above the surface of the intersecting road.

This object height is based on a vehicle height of 4.35 ft [1.33 m], which represents the 15th percentile of vehicle heights in the current passenger car population less an allowance of 10 in. [250 mm]. This allowance represents a near-maximum value for the portion of a passenger car height that needs to be visible for another driver to recognize it as the object. The use of an object height equal to the driver eye height makes intersection sight distances reciprocal (i.e., if one driver can see another vehicle, then the driver of that vehicle can also see the first vehicle).

Where the sight-distance value used in design is based on a single-unit or combination truck as the design vehicle, it is also appropriate to use the eye height of a truck driver in checking sight obstructions. The recommended value of a truck driver's eye height is 7.6 ft [2.33 m] above the roadway surface.

9.5.3 Intersection Control

The recommended dimensions of the sight triangles vary with the type of traffic control used at an intersection because different types of control impose different legal constraints on drivers and, therefore, result in different driver behavior. Procedures to determine sight distances at intersections are presented below according to different types of traffic control, as follows:

- ☒ Case A—Intersections with no control (see Section 9.5.3.1)
- ☒ Case B—Intersections with stop control on the minor road (see Section 9.5.3.2)
 - Case B1—Left turn from the minor road (see Section 9.5.3.2.1)
 - Case B2—Right turn from the minor road (see Section 9.5.3.2.2)
 - Case B3—Crossing maneuver from the minor road (see Section 9.5.3.2.3)
- ☒ Case C—Intersections with yield control on the minor road (see Section 9.5.3.3)
 - Case C1—Crossing maneuver from the minor road (see Section 9.5.3.3.1)
 - Case C2—Left or right turn from the minor road (see Section 9.5.3.3.2)
- ☒ Case D—Intersections with traffic signal control (see Section 9.5.3.4)

- ☒ Case E—Intersections with all-way stop control (see Section 9.5.3.5)
- ☒ Case F—Left turns from the major road (see Section 9.5.3.6)
- ☒ Case G—Roundabouts (see Section 9.5.3.7)

9.5.3.1 Case A—Intersections with No Control

For intersections not controlled by yield signs, stop signs, or traffic signals, the driver of a vehicle approaching an intersection should be able to see potentially conflicting vehicles in sufficient time to stop before reaching the intersection. The location of the decision point (driver's eye) of the sight triangles on each approach is determined from a model that is analogous to the stopping sight distance model, with slightly different assumptions.

While some perceptual tasks at intersections may need substantially less time, the detection and recognition of a vehicle that is a substantial distance away on an intersecting approach, and is near the limits of the driver's peripheral vision, may take up to 2.5 s. The distance to brake to a stop can be determined from the same braking coefficients used to determine stopping sight distance in Table 3-1.

Field observations indicate that vehicles approaching uncontrolled intersections typically slow to approximately 50 percent of their midblock running speed. This occurs even when no potentially conflicting vehicles are present (21). This initial slowing typically occurs at deceleration rates up to 5 ft/s^2 [1.5 m/s^2]. Deceleration at this gradual rate has been observed to begin even before a potentially conflicting vehicle comes into view. Braking at greater deceleration rates, which can approach those assumed in stopping sight distance, can begin up to 2.5 s after a vehicle on the intersecting approach comes into view. Thus, approaching vehicles may be traveling at less than their midblock running speed during all or part of the perception–reaction time and can, therefore, where needed, brake to a stop from a speed less than the midblock running speed.

Table 9-4 shows the distance traveled by an approaching vehicle during perception–reaction and braking time as a function of the design speed of the roadway on which the intersection approach is located. These distances should be used as the legs of the sight triangles shown in Figure 9-16 as dimensions a_1 and b . Distance a_2 is longer than distance a_1 , as defined Section 9.5.2.1, "Approach Sight Triangles." Referring to Figure 9-16, roadway A with an assumed design speed of 50 mph [80 km/h] and roadway B with an assumed design speed of 30 mph [50 km/h] need a clear sight triangle with legs extending at least 245 and 140 ft [75 m and 45 m] along roadways A and B, respectively.

Table 9-4. Length of Sight Triangle Leg—Case A, No Traffic Control

U.S. Customary		Metric	
Design Speed (mph)	Length of Leg (ft)	Design Speed (km/h)	Length of Leg (m)
15	70	20	20
20	90	30	25
25	115	40	35
30	140	50	45
35	165	60	55
40	195	70	65
45	220	80	75
50	245	90	90
55	285	100	105
60	325	110	120
65	365	120	135
70	405	130	150
75	445		
80	485		

Note: For approach grades greater than 3 percent, multiply the sight distance values in this table by the appropriate adjustment factor from Table 9-5.

This clear triangular area will permit the vehicles on either road to stop, if needed, before reaching the intersection. If the design speed of any approach is not known, it can be estimated by using the 85th percentile of the midblock running speeds for that approach.

The distances shown in Table 9-4 are generally less than the corresponding values of stopping sight distance for the same design speed. Where a clear sight triangle has legs that correspond to the stopping sight distances on their respective approaches, an even greater margin of efficient operation is provided. However, since field observations show that motorists slow down to some extent on approaches to uncontrolled intersections, the provision of a clear sight triangle with legs equal to the full stopping sight distance is not essential.

Where the grade along an intersection approach exceeds 3 percent, the leg of the clear sight triangle along that approach should be adjusted by multiplying the appropriate sight distance from Table 9-5 by the appropriate adjustment factor from Table 9-6.

Table 9-5. Adjustment Factors for Intersection Sight Distance Based on Approach Grade

U.S. Customary														
Approach Grade (%)	Design Speed (mph)													
	15	20	25	30	35	40	45	50	55	60	65	70	75	80
-6	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.2	1.2	1.2	1.2	1.2	1.2	1.2
-5	1.0	1.0	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.2	1.2	1.2	1.2
-4	1.0	1.0	1.0	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
-3 to +3	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
+4	1.0	1.0	1.0	1.0	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9
+5	1.0	1.0	1.0	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9
+6	1.0	1.0	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9

Metric													
Approach Grade (%)	Design Speed (km/h)												
	20	30	40	50	60	70	80	90	100	110	120	130	
-6	1.1	1.1	1.1	1.1	1.1	1.1	1.2	1.2	1.2	1.2	1.2	1.2	1.2
-5	1.0	1.0	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.2	1.2	1.2	1.2
-4	1.0	1.0	1.0	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
-3 to +3	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
+4	1.0	1.0	1.0	1.0	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9
+5	1.0	1.0	1.0	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9
+6	1.0	1.0	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9

Note: Based on ratio of stopping sight distance on specified approach grade to stopping sight distance on level terrain.

Note: This table is used in determining intersection sight distance criteria for Cases A and C.

If the sight distances given in Table 9-4, as adjusted for grades, cannot be provided, consideration should be given to installing regulatory speed signing to reduce speeds or installing stop signs on one or more approaches.

No departure sight triangle like that shown in Figure 9-17 is needed at an uncontrolled intersection because such intersections typically have very low traffic volumes. If a motorist needs to stop at an uncontrolled intersection because of the presence of a conflicting vehicle on an intersecting approach, it is very unlikely another potentially conflicting vehicle will be encountered as the first vehicle departs the intersection.

9.5.3.2 Case B—Intersections with Stop Control on the Minor Road

Departure sight triangles for intersections with stop control on the minor road should be considered for three situations:

- ☐ Case B1—Left turns from the minor road;

- ☒ Case B2—Right turns from the minor road; and
- ☒ Case B3—Crossing the major road from a minor-road approach.

Intersection sight distance criteria for stop-controlled intersections are longer than stopping sight distance to allow the intersection to operate smoothly. Minor-road vehicle operators can wait until they can proceed safely without forcing a major-road vehicle to stop.

9.5.3.2.1 Case B1—Left Turn from the Minor Road

Departure sight triangles for traffic approaching from either the right or the left, like those shown in Figure 9-17, should be provided for left turns from the minor road onto the major road for all stop-controlled approaches. The length of the leg of the departure sight triangle along the major road in both directions, shown as distance b in Figure 9-17, is the recommended intersection sight distance for Case B1.

The vertex (decision point) of the departure sight triangle on the minor road should be 14.5 ft [4.4 m] from the edge of the major-road traveled way. This represents the typical position of the minor-road driver's eye when a vehicle is stopped relatively close to the major road. Field observations of vehicle stopping positions found that, where needed, drivers will stop with the front of their vehicle 6.5 ft [2.0 m] or less from the edge of the major-road traveled way. Measurements of passenger cars indicate that the distance from the front of the vehicle to the driver's eye for the current U.S. passenger car population is nearly always 8 ft [2.4 m] or less (21). Where practical, it is desirable to increase the distance from the edge of the major-road traveled way to the vertex of the clear sight triangle from 14.5 to 18 ft [4.4 m to 5.4 m]. This increase allows 10 ft [3.0 m] from the edge of the major-road traveled way to the front of the stopped vehicle, providing a larger sight triangle. The length of the sight triangle along the minor road (distance a in Figure 9-17) is the sum of the distance from the major road plus $\frac{1}{2}$ lane width for vehicles approaching from the left, or $1\frac{1}{2}$ lane widths for vehicles approaching from the right.

Field observations of the gaps in major-road traffic actually accepted by drivers turning onto the major road have shown that the values in Table 9-6 provide sufficient time for the minor-road vehicle to accelerate from a stop and complete a left turn without unduly interfering with major-road traffic operations. The time gap acceptance time does not vary with approach speed on the major road. Studies have indicated that a constant value of time gap, independent of approach speed, can be used as a basis for intersection sight distance determinations. Observations have also shown that major-road drivers will reduce their speed to some extent when minor-road vehicles turn onto the major road. Where the time gap acceptance values in Table 9-6 are used to determine the length of the leg of the departure sight triangle, most major-road drivers should not need to reduce speed to less than 70 percent of their initial speed (21).

The intersection sight distance in each direction should be equal to the distance traveled at the design speed of the major road during a period of time equal to the applicable time gap shown

in Table 9-6. The length of the sight triangle leg to the right needed for a left-turn maneuver by a passenger car onto the major road, shown as dimension b in the drawing on the right in Figure 9-17, is based on a time gap of 7.5 s. A sight triangle to the left is also needed for the left-turning vehicle to cross the near lane(s) of the major road on which traffic approaches from the left; the length of the leg of this sight triangle along the major road is shown as dimension b in the drawing to the left in Figure 9-17. This sight triangle to the left is normally provided by Case B2 for the right-turn maneuver (see below). In the rare case where a right-turn maneuver is not permitted onto a two-way street, Case B2 should still be provided so that sight distance is available for crossing the near lane(s) in a left-turn maneuver. In applying Table 9-6, it can usually be assumed that the minor-road vehicle is a passenger car. However, where substantial volumes of heavy vehicles enter the major road, such as from a ramp terminal, the use of tabulated values for single-unit or combination trucks should be considered.

Table 9-6 includes appropriate adjustments to the gap times for the number of lanes on the major road and for the approach grade of the minor road. The adjustment for the grade of the minor-road approach is needed only if the rear wheels of the design vehicle would be on an upgrade that exceeds 3 percent when the vehicle is at the stop line of the minor-road approach.

Table 9-6. Time Gap for Case B1, Left Turn from Stop

Design Vehicle	Time Gap (t_g)(s) at Design Speed of Major Road
Passenger car	7.5
Single-unit truck	9.5
Combination truck	11.5

Note: Time gaps are for a stopped vehicle to turn left onto a two-lane highway with no median and with minor-road approach grades of 3 percent or less. The time gaps are applicable to determining sight distance to the right in left-turn maneuvers. The table values should be adjusted as follows:

For multilane roadways or medians—For left turns onto two-way roadways with more than two lanes, including turn lanes, add 0.5 s for passenger cars or 0.7 s for trucks for each additional lane, from the left, in excess of one, to be crossed by the turning vehicle. Median widths should be converted to an equivalent number of lanes in applying the 0.5 and 0.7 s criteria presented above; for example, an 18-ft [5.5-m] median is equivalent to one and a half lanes, and would require an additional 0.75 s for a passenger to cross and an additional 1.05 s for a truck to cross.

For minor-road approach grades—If the approach grade is an upgrade that exceeds 3 percent, add 0.2 s for each percent grade by which the approach grade exceeds zero percent.

The intersection sight distance along the major road (distance b in Figure 9-17) is determined by:

U.S. Customary	Metric
$ISD = 1.47 V_{\text{major}} t_g$	$ISD = 0.278 V_{\text{major}} t_g$
where:	where:
ISD = intersection sight distance (length of the leg of sight triangle along the major road) (ft)	ISD = intersection sight distance (length of the leg of sight triangle along the major road) (m)
V_{major} = design speed of major road (mph)	V_{major} = design speed of major road (km/h)
t_g = time gap for minor road vehicle to enter the major road (s)	t_g = time gap for minor road vehicle to enter the major road (s)

(9-1)

For example, a passenger car turning left onto a two-lane major road should be provided sight distance equivalent to a time gap of 7.5 s in major-road traffic. If the design speed of the major road is 60 mph [100 km/h], this corresponds to a sight distance of $1.47(60)(7.5) = 661.5$ or 665 ft [$0.278(100)(7.5) = 208.5$ or 210 m], rounded for design.

A passenger car turning left onto a four-lane undivided roadway will need to cross two near lanes, rather than one. This increases the recommended gap in major-road traffic from 7.5 to 8.0 s. The corresponding value of sight distance for this example would be 706 ft [223 m]. If the minor-road approach to such an intersection is located on a 4 percent upgrade, then the time gap selected for intersection sight distance design for left turns should be increased from 8.0 to 8.8 s, equivalent to an increase of 0.2 s for each percent grade.

The design values for intersection sight distance for passenger cars are shown in Table 9-7.

No adjustment of the recommended sight distance values for the major-road grade is generally needed because both the major- and minor-road vehicle will be on the same grade when departing from the intersection. However, if the minor-road design vehicle is a heavy truck and the intersection is located near a sag vertical curve with grades over 3 percent, then an adjustment to extend the recommended sight distance based on the major-road grade should be considered.

Table 9-7. Design Intersection Sight Distance—Case B1, Left Turn from Stop

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	165.4	170	20	20	41.7	45
20	115	220.5	225	30	35	62.6	65
25	155	275.6	280	40	50	83.4	85
30	200	330.8	335	50	65	104.3	105
35	250	385.9	390	60	85	125.1	130
40	305	441.0	445	70	105	146.0	150
45	360	496.1	500	80	130	166.8	170
50	425	551.3	555	90	160	187.7	190
55	495	606.4	610	100	185	208.5	210
60	570	661.5	665	110	220	229.4	230
65	645	716.6	720	120	250	250.2	255
70	730	771.8	775	130	285	271.1	275
75	820	826.9	830				
80	910	882.0	885				

Note: Intersection sight distance shown is for a stopped passenger car to turn left onto a two-lane highway with no median and grades 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.

Sight distance design for left turns at intersections on divided roads or streets should consider multiple design vehicles and median width. If the design vehicle used to determine sight distance for an intersection on a divided road or street is larger than a passenger car, then sight distance for left turns should be checked for that selected design vehicle and for a passenger car as well. If the median on a divided road or street is wide enough to store the design vehicle with a clearance to the through lanes of approximately 3 ft [1 m] at both ends of the vehicle, no separate analysis for the departure sight triangle for left turns is needed on the minor-road approach for the near roadway to the left. In most cases, the departure sight triangle for right turns (Case B2) will provide sufficient sight distance for a passenger car to cross the near roadway to reach the median. Possible exceptions are addressed in the discussion of Case B3.

If the design vehicle can be stored in the median with adequate clearance to the through lanes, a departure sight triangle to the right for left turns should be provided for that design vehicle turning left from the median roadway. Where the median is not wide enough to store the design vehicle, a departure sight triangle should be provided for that design vehicle to turn left from the minor-road approach.

The median width should be considered in determining the number of lanes to be crossed. The median width should be converted to equivalent lanes. For example, an 18-ft [5.5-m] median should be considered as one and a half additional lanes to be crossed in applying the multilane roadway adjustment for time gaps in Table 9-6. Furthermore, a departure sight triangle for left turns from the median roadway should be provided for the largest design vehicle that can be stored on the median roadway with adequate clearance to the through lanes.

If the sight distance along the major road shown in Figure 9-17, including any appropriate adjustments, cannot be provided, then consideration should be given to installing regulatory speed signing on the major-road approaches.

For left-turns onto a one-way roadway, time gaps based on Case B2 (see below) can be applied in determining the sight triangle needed for looking at vehicles approaching from the right.

9.5.3.2.2 Case B2—Right Turn from the Minor Road

A departure sight triangle for traffic approaching from the left like that shown in Figure 9-17 should be provided for right turns from the minor road onto the major road. The intersection sight distance for right turns is determined in the same manner as for Case B1, except that the time gaps (t_g) in Table 9-6 should be adjusted. Field observations indicate that, in making right turns, drivers generally accept gaps that are slightly shorter than those accepted in making left turns ($2l$). The time gaps in Table 9-6 can be decreased by 1.0 s for right-turn maneuvers without undue interference with major-road traffic. These adjusted time gaps for the right turn from the minor road are shown in Table 9-8. Design values based on these adjusted time gaps are shown in Table 9-9 for passenger cars. This 1.0-s reduction in the time gap applies only where turns are limited to right turns; where left turns are also permitted, the time gaps for Case B1 from Table 9-5 apply. When the minimum recommended sight distance for a right-turn maneuver cannot be provided, even with the reduction of 1.0 s from the values in Table 9-6, consideration should be given to installing regulatory speed signing or other traffic control devices on the major-road approaches.

Table 9-8. Time Gap for Case B2—Right Turn from Stop

Design Vehicle	Time Gap (t_g)(s) at Design Speed of Major Road
Passenger car	6.5
Single-unit truck	8.5
Combination truck	10.5

Note: Time gaps are for a stopped vehicle to turn right onto or to cross a two-lane roadway with no median and with minor-road approach grades of 3 percent or less. The table values should be adjusted as follows:

For minor-road approach grades—If the approach grade is an upgrade that exceeds 3 percent, add 0.1 s for each percent grade by which the approach grade exceeds zero percent.

Table 9-9. Design Intersection Sight Distance—Case B2, Right Turn from Stop

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	143.3	145	20	20	36.1	40
20	115	191.1	195	30	35	54.2	55
25	155	238.9	240	40	50	72.3	75
30	200	286.7	290	50	65	90.4	95
35	250	334.4	335	60	85	108.4	110
40	305	382.2	385	70	105	126.5	130
45	360	430.0	430	80	130	144.6	145
50	425	477.8	480	90	160	162.6	165
55	495	525.5	530	100	185	180.7	185
60	570	573.3	575	110	220	198.8	200
65	645	621.1	625	120	250	216.8	220
70	730	668.9	670	130	285	234.9	235
75	820	716.6	720				
80	910	764.4	765				

Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or to cross a two-lane roadway with no median and with grades of 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.

9.5.3.2.3 Case B3—Crossing Maneuver from the Minor Road

In most cases, the departure sight triangles for left and right turns onto the major road, as described for Cases B1 and B2, will also provide adequate sight distance for minor-road vehicles to cross the major road. However, in the following situations, it is advisable to check the availability of sight distance for crossing maneuvers:

- ☐ where left or right turns or both are not permitted from a particular approach and the crossing maneuver is the only legal maneuver;
- ☐ where the crossing vehicle would cross the equivalent width of more than six lanes; or
- ☐ where substantial volumes of heavy vehicles cross the roadway and steep grades that might slow the vehicle while its back portion is still in the intersection are present on the departure roadway on the far side of the intersection.

The equation for intersection sight distance in Case B1 (see Equation 9-1) is used again for the crossing maneuver except that time gaps (tg) are the same as those for the Right Turn from Stop maneuver, which presents time gaps and appropriate adjustment factors to determine the intersection sight distance along the major road to accommodate crossing maneuvers. At divid-

ed roadway intersections, depending on the relative magnitudes of the median width and the length of the design vehicle, intersection sight distance may need to be considered for crossing both roadways of the divided roadway or for crossing the near roadway only and stopping in the median before proceeding. The application of adjustment factors for median width and grade is discussed under Case B1.

The time gaps for use in determining intersection sight distance for crossing maneuvers are shown in Table 9-10. Table 9-11 shows the design values for passenger cars for the crossing maneuver based on the unadjusted time gaps in Table 9-10. For major roads with less than six lanes for both directions of travel combined, the provision of sight triangles for Cases B1 and B2 at an intersection will also provide sufficient sight distance for Case B3.

Table 9-10. Time Gap for Case B3, Crossing Maneuver from the Minor Road

Design Vehicle	Time Gap (tg)(s) at Design Speed of Major Road
Passenger car	6.5
Single-unit truck	8.5
Combination truck	10.5

Note: Time gaps are for a stopped vehicle to cross a two-lane highway with no median and with minor-road approach grades of 3 percent or less. The table values should be adjusted as follows:

For multilane roadways or medians—For crossing maneuvers that cross roadways with more than two lanes, including turn lanes, add 0.5 s for passenger cars or 0.7 s for trucks for each additional lane, from the left, in excess of two, to be crossed by the turning vehicle. Median widths should be converted to equivalent lanes; for example, an 18 ft [5.5 m] median would be equal to one and a half lanes and would need an additional time gap of 0.75 s for passenger cars and 1.05 s for trucks.

For minor-road approach grades—If the approach grade is an upgrade that exceeds 3 percent, add 0.2 s for each percent grade by which the approach grade exceeds zero percent.

Table 9-11. Design Intersection Sight Distance—Case B3, Crossing Maneuver

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	143.3	145	20	20	36.1	40
20	115	191.1	195	30	35	54.2	55
25	155	238.9	240	40	50	72.3	75
30	200	286.7	290	50	65	90.4	95
35	250	334.4	335	60	85	108.4	110
40	305	382.2	385	70	105	126.5	130
45	360	430.0	430	80	130	144.6	145
50	425	477.8	480	90	160	162.6	165
55	495	525.5	530	100	185	180.7	185
60	570	573.3	575	110	220	198.8	200
65	645	621.1	625	120	250	216.8	220
70	730	668.9	670	130	285	234.9	235
75	820	716.6	720				
80	910	764.4	765				

Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or to cross a two-lane roadway with no median and with grades of 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.

9.5.3.3 Case C—Intersections with Yield Control on the Minor Road

Drivers approaching yield signs are permitted to enter or cross the major road without stopping, if there are no potentially conflicting vehicles on the major road. The sight distances needed by drivers on yield-controlled approaches exceed those for stop-controlled approaches.

For four-leg intersections with yield control on the minor road, two separate pairs of approach sight triangles like those shown in Figure 9-16 should be provided. One set of approach sight triangles is needed to accommodate crossing the major road and a separate set of sight triangles is needed to accommodate left and right turns onto the major road. Both sets of sight triangles should be checked for potential sight obstructions.

For three-leg intersections with yield control on the minor road, only the approach sight triangles to accommodate left- and right-turn maneuvers need be considered, because the crossing maneuver does not exist.

Both approach and departure sight triangles for intersections with yield control on the minor road should be considered for two situations:

☒ Case C1—Crossing Maneuver from the Minor Road

☒ Case C2—Left- and Right-Turn Maneuvers

9.5.3.3.1 Case C1—Crossing Maneuver from the Minor Road

The length of the leg of the approach sight triangle along the minor road to accommodate the crossing maneuver from a yield-controlled approach (distance a_1 in Figure 9-16) is given in Table 9-12. Distance a_2 is longer than distance a_1 as defined in Section 9.5.2.1, "Approach Sight Triangles." The distances in Table 9-12 are based on the same assumptions as those for Case A except that, based on field observations, minor-road vehicles that do not stop are assumed to decelerate to 60 percent of the minor-road design speed rather than 50 percent.

Sufficient travel time for the major road vehicle should be provided to allow the minor-road vehicle: (1) to travel from the decision point to the intersection, while decelerating at the rate of 5 ft/s² [1.5 m/s²] to 60 percent of the minor-road design speed; and then (2) to cross and clear the intersection at that same speed. The intersection sight distance along the major road to accommodate the crossing maneuver (distance b in Figure 9-16) should be computed with the following equations:

U.S. Customary	Metric
$t_g = t_a + \frac{w + L_a}{0.88V_{\text{minor}}}$ $b = 1.47V_{\text{major}}t_g$	$t_g = t_a + \frac{w + L_a}{0.167V_{\text{minor}}}$ $b = 0.278V_{\text{major}}t_g$
where:	where:
t_g = travel time to reach and clear the major road (s)	t_g = travel time to reach and clear the major road (s)
b = length of leg of sight triangle along the major road (ft)	b = length of leg of sight triangle along the major road (m)
t_a = travel time to reach the major road from the decision point for a vehicle that does not stop (s) (use appropriate value for the minor-road design speed from Table 9-12 adjusted for approach grade, where appropriate)	t_a = travel time to reach the major road from the decision point for a vehicle that does not stop (s) (use appropriate value for the minor-road design speed from Table 9-12 adjusted for approach grade, where appropriate)
w = width of intersection to be crossed (ft)	w = width of intersection to be crossed (m)
L_a = length of design vehicle (ft)	L_a = length of design vehicle (m)
V_{minor} = design speed of minor road (mph)	V_{minor} = design speed of minor road (km/h)
V_{major} = design speed of major road (mph)	V_{major} = design speed of major road (km/h)

(9-2)

Table 9-12. Case C1—Crossing Maneuvers from Yield-Controlled Approaches, Length of Minor Road Leg and Travel Times

U.S. Customary					Metric				
Design Speed (mph)	Minor-Road Approach		Travel Time (t_g) (s)		Design Speed (km/h)	Minor-Road Approach		Travel Time (t_g) (s)	
	Length of Leg ^a (ft)	Travel Time $t_a^{a,b}$ (s)	Calculated Value	Design Value ^{c,d}		Length of Leg ^a (m)	Travel Time $t_a^{a,b}$ (s)	Calculated Value	Design Value ^{c,d}
15	75	3.4	6.7	6.7	20	20	3.2	7.1	7.1
20	100	3.7	6.1	6.5	30	30	3.6	6.2	6.5
25	130	4.0	6.0	6.5	40	40	4.0	6.0	6.5
30	160	4.3	5.9	6.5	50	55	4.4	6.0	6.5
35	195	4.6	6.0	6.5	60	65	4.8	6.1	6.5
40	235	4.9	6.1	6.5	70	80	5.1	6.2	6.5
45	275	5.2	6.3	6.5	80	100	5.5	6.5	6.5
50	320	5.5	6.5	6.5	90	115	5.9	6.8	6.8
55	370	5.8	6.7	6.7	100	135	6.3	7.1	7.1
60	420	6.1	6.9	6.9	110	155	6.7	7.4	7.4
65	470	6.4	7.2	7.2	120	180	7.0	7.7	7.7
70	530	6.7	7.4	7.4	130	205	7.4	8.0	8.0
75	590	7.0	7.7	7.7					
80	660	7.3	7.9	7.9					

- a For minor-road approach grades that exceed 3 percent, multiply the distance or the time in this table by the appropriate adjustment factor from Table 9-5.
- b Travel time applies to a vehicle that slows before crossing the intersection but does not stop.
- c The value of t_g should equal or exceed the appropriate time gap for crossing the major road from a stop-controlled approach.
- d Values shown are for a passenger car crossing a two-lane roadway with no median and with minor-road approach grades of 3 percent or less.

The value of t_g should equal or exceed the appropriate travel time for crossing the major road from a stop-controlled approach, as shown in Table 9-8. The design values for the time gap (t_g) shown in Table 9-12 incorporate these crossing times for two-lane roadways and are used to develop the length of the leg of the sight triangle along the major road in Table 9-13.

The distances and times in Table 9-12 should be adjusted for the grade of the minor-road approach using the factors in Table 9-5. If the major road is a divided roadway with a median wide enough to store the design vehicle for the crossing maneuver, then only crossing of the near lanes needs to be considered and a departure sight triangle for accelerating from a stopped position in the median should be provided as described in Case B3. For median widths not wide enough to store the design vehicle, the crossing width should be adjusted as discussed in Case B1.

9.5.3.3.2 Case C2—Left- and Right-Turn Maneuvers

The length of the leg of the approach sight triangle along the minor road to accommodate right turns without stopping (distance a_1 in Figure 9-16) should be 82 ft [25 m]. This distance is based on the assumption that drivers making left and right turns without stopping will slow to a turning speed of 10 mph [16 km/h]. Distance a_2 for left turns is longer than distance a_1 for right turns as defined in Section 9.5.2.1, “Approach Sight Triangles.”

The leg of the approach sight triangle along the major road (distance b in Figure 9-16) is similar to the major-road leg of the departure sight triangle for a stop-controlled intersection in Cases B1 and B2. However, the time gaps in Table 9-6 should be increased by 0.5 s to the values shown in Table 9-14. The appropriate lengths of the sight triangle leg are shown in Table 9-15 for passenger cars. The minor-road vehicle needs 3.5 s to travel from the decision point to the intersection. This represents additional travel time that is needed at a yield-controlled intersection, but is not needed at a stop-controlled intersection (Case B). However, the acceleration time after entering the major road is 3.0 s less for a yield sign than for a stop sign because the turning vehicle accelerates from 10 mph [16 km/h] rather than from a stop condition. The net 0.5-s increase in travel time for a vehicle turning from a yield-controlled approach is the difference between the 3.5-s increase in travel time and the 3.0-s reduction in travel time.

Departure sight triangles like those provided for stop-controlled approaches (see Cases B1, B2, and B3) should also be provided for yield-controlled approaches to accommodate minor-road vehicles that stop at the yield sign to avoid conflicts with major-road vehicles. However, since approach sight triangles for turning maneuvers at yield-controlled approaches are larger than the departure sight triangles used at stop-controlled intersections, no specific check of departure sight triangles at yield-controlled intersections should be needed.

Yield-controlled approaches generally need greater sight distance than stop-controlled approaches, especially at four-leg yield-controlled intersections where the sight distance needs of the crossing maneuver should be considered. If sight distance sufficient for yield control is not available, use of a stop sign instead of a yield sign should be considered. In addition, at locations where the recommended sight distance cannot be provided, consideration should be given to installing regulatory speed signing or other traffic control devices at the intersection on the major road to reduce the speeds of approaching vehicles.

Table 9-13. Length of Sight Triangle Leg along Major Road—Case C1, Crossing Maneuver at Yield-Controlled Intersections

U.S. Customary									
Major Road Design Speed (mph)	Stopping Sight Distance (ft)	Design Values (ft)							
		Minor-Road Design Speed (mph)							
		15	20–50	55	60	65	70	75	80
15	80	150	145	150	155	160	165	170	175
20	115	200	195	200	205	215	220	230	235
25	155	250	240	250	255	265	275	285	295
30	200	300	290	300	305	320	330	340	350
35	250	345	335	345	360	375	385	400	410
40	305	395	385	395	410	425	440	455	465
45	360	445	430	445	460	480	490	510	525
50	425	495	480	495	510	530	545	570	585
55	495	545	530	545	560	585	600	625	640
60	570	595	575	595	610	640	655	680	700
65	645	645	625	645	660	690	710	740	755
70	730	690	670	690	715	745	765	795	815
75	820	740	720	740	765	795	820	850	875
80	910	790	765	790	815	850	875	910	930

Metric								
Major Road Design Speed (km/h)	Stopping Sight Distance (m)	Design Values (m)						
		Minor-Road Design Speed (km/h)						
		20	30–80	90	100	110	120	130
20	20	40	40	40	40	45	45	45
30	35	60	55	60	60	65	65	70
40	50	80	75	80	80	85	90	90
50	65	100	95	95	100	105	110	115
60	85	120	110	115	120	125	130	135
70	105	140	130	135	140	145	150	160
80	130	160	145	155	160	165	175	180
90	160	180	165	175	180	190	195	205
100	185	200	185	190	200	210	215	225
110	220	220	200	210	220	230	240	245
120	250	240	220	230	240	250	260	270
130	285	260	235	250	260	270	280	290

Note: Values in the table are for passenger cars and are based on the unadjusted distances and times in Table 9-12. The distances and times in Table 9-12 need to be adjusted using the factors in Table 9-5.

Table 9-14. Time Gap for Case C2, Left or Right Turn at Yield-Controlled Intersections

Design Vehicle	Time Gap (t _g)(s)
Passenger car	8.0
Single-unit truck	10.0
Combination truck	12.0

Note: Time gaps are for a vehicle to turn right or left onto a two-lane roadway with no median. The table values should be adjusted for multilane roadways:

For multilane roadways or medians—For left turns onto two-way roadways with more than two lanes, including turn lanes, add 0.5 s for passenger cars or 0.7 s for trucks for each additional lane, from the left, in excess of one, to be crossed by the turning vehicle. Median widths should be converted to equivalent lanes; for example, an 18 ft [5.5 m] median would be equal to one and a half lanes and would need an additional time gap of 0.75 s for passenger cars and 1.05 s for trucks.

For right turns, no adjustment is needed.

Table 9-15. Design Intersection Sight Distance—Case C2, Left or Right Turn at Yield-Controlled Intersections

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Length of Leg Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Length of Leg Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	176.4	180	20	20	44.5	45
20	115	235.2	240	30	35	66.7	70
25	155	294.0	295	40	50	89.0	90
30	200	352.8	355	50	65	111.2	115
35	250	411.6	415	60	85	133.4	135
40	305	470.4	475	70	105	155.7	160
45	360	529.2	530	80	130	177.9	180
50	425	588.0	590	90	160	200.2	205
55	495	646.8	650	100	185	222.4	225
60	570	705.6	710	110	220	244.6	245
65	645	764.4	765	120	250	266.9	270
70	730	823.2	825	130	285	289.1	290
75	820	882.0	885				
80	910	940.8	945				

Note: Intersection sight distance shown is for a passenger car making a right or left turn without stopping onto a two-lane road.

9.5.3.4 Case D—Intersections with Traffic Signal Control

At signalized intersections, the first vehicle stopped on one approach should be visible to the driver of the first vehicle stopped on each of the other approaches. Left-turning vehicles should have sufficient sight distance to select gaps in oncoming traffic and complete left turns. Apart

from these sight conditions, there are generally no other approach or departure sight triangles needed for signalized intersections. Signalization may be an appropriate crash countermeasure for higher volume intersections with restricted sight distance that have experienced a pattern of sight-distance related crashes.

However, if the traffic signal is to be placed on two-way flashing operation (i.e., flashing yellow on the major-road approaches and flashing red on the minor-road approaches) under off-peak or nighttime conditions, then the appropriate departure sight triangles for Case B, both to the left and to the right, should be provided for the minor-road approaches. In addition, if right turns on a red signal are to be permitted from any approach, then the appropriate departure sight triangle to the left for Case B2 should be provided to accommodate right turns from that approach.

9.5.3.5 Case E—Intersections with All-Way Stop Control

At intersections with all-way stop control, the first stopped vehicle on one approach should be visible to the drivers of the first stopped vehicles on each of the other approaches. There are no other sight distance criteria applicable to intersections with all-way stop control and, indeed, all-way stop control may be the best option at a limited number of intersections where sight distance for other control types cannot be attained. However, if the projected traffic volumes indicate that the intersection may need to be signalized within a few years, then consideration should be given to providing sight distances for Case D. The Case D sight distances do not differ markedly from the Case E sight distances except where provision is made to accommodate two-way flashing operation and or right turn on red at the future signal.

9.5.3.6 Case F—Left Turns from the Major Road

All locations along a major roadway from which vehicles are permitted to turn left across opposing traffic, including intersections and driveways, should have sufficient sight distance to accommodate the left-turn maneuver. Left-turning drivers need sufficient sight distance to decide when to turn left across the lane(s) used by opposing traffic. Sight distance design should be based on a left turn by a stopped vehicle, since a vehicle that turns left without stopping would need less sight distance. The sight distance along the major road to accommodate left turns is the distance traversed at the design speed of the major road in the travel time for the design vehicle given in Table 9-16.

Table 9-16—Time Gap for Case F, Left Turns from the Major Road

Design Vehicle	Time Gap (t_g)(s) at Design Speed of Major Road
Passenger car	5.5
Single-unit truck	6.5
Combination truck	7.5

Note: Time gaps are for a stopped vehicle turning left from a two-lane highway with no median

For multilane and/or divided roadways—For left turns on two-way roadways across more than one opposing lane, including turn lanes, add 0.5 s for passenger cars or 0.7 s for trucks for each additional lane to be crossed in the left-turn maneuver in excess of one lane. Where the left-turning vehicle must pass through a median, the median width should be converted to an equivalent number of lanes; for example, an 18-ft [5.5-m] median would be equivalent to one and a half lanes and crossing through the median would require an additional 0.75 s for a passenger car and 1.05 s for a truck. The table also contains appropriate adjustment factors for the number of major-road lanes to be crossed by the turning vehicle. The unadjusted time gap in Table 9-16 for passenger cars was used to develop the sight distances in Table 9-17.

Table 9-17. Intersection Sight Distance—Case F, Left Turn from the Major Road

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance	
		Passenger Cars				Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	121.3	125	20	20	30.6	35
20	115	161.7	165	30	35	45.9	50
25	155	202.1	205	40	50	61.2	65
30	200	242.6	245	50	65	76.5	80
35	250	283.0	285	60	85	91.7	95
40	305	323.4	325	70	105	107.0	110
45	360	363.8	365	80	130	122.3	125
50	425	404.3	405	90	160	137.6	140
55	495	444.7	445	100	185	152.9	155
60	570	485.1	490	110	220	168.2	170
65	645	525.5	530	120	250	183.5	185
70	730	566.0	570	130	285	198.8	200
75	820	606.4	610				
80	910	646.8	650				

Note: Intersection sight distance shown is for a passenger car making a left turn from an undivided roadway. For other conditions and design vehicles, the time gap should be adjusted and the sight distance recalculated.

If stopping sight distance has been provided continuously along the major road and if sight distance for Case B (stop control) or Case C (yield control) has been provided for each minor-road

approach, sight distance will generally be adequate for left turns from the major road. Therefore, no separate check of sight distance for Case F may be needed.

However, at three-leg intersections or driveways located on or near a horizontal curve or crest vertical curve on the major road, the availability of adequate sight distance for left turns from the major road should be checked. In addition, the availability of sight distance for left turns from divided roadways should be checked because of the possibility of sight obstructions in the median.

At four-leg intersections on divided roadways, opposing vehicles turning left can block a driver's view of oncoming traffic. Figure 9-40, presented in Section 9.7.3, illustrates intersection designs that can be used to offset the opposing left-turn lanes and provide left-turning drivers with a better view of oncoming traffic.

9.5.3.7 Case G—Roundabouts

Similar in application to other intersection types, a roundabout needs intersection sight distance so that drivers on a yield-controlled approach to the roundabout can decide when to proceed into the roundabout. Drivers entering a roundabout need to see and react to the presence of potentially conflicting vehicles. Specifically, drivers entering a roundabout need to see potentially conflicting vehicles along the circulatory roadway and vehicles entering the roundabout from the immediate upstream entry. NCHRP Report 672, *Roundabouts: An Informational Guide (41)*, presents a procedure for determining sight distances for use in the design of roundabouts. The report indicates that, based on international experience, it is advantageous to provide only the minimum sight distance needed at a roundabout. Additional intersection sight distance could result in higher vehicle speeds that may increase conflicts between motor vehicles, bicyclists, and pedestrians. Landscaping within the central island can be effective in restricting sight distance to the minimum needed while creating a "terminal vista" on the approach to improve visibility of the central island.

9.5.4 Effect of Skew

Where two roadways intersect at an angle less than 75 degrees or greater than 105 degrees, and where conversion to a roundabout or realignment to increase the angle of intersection is not justified, some of the factors for determination of intersection sight distance may need adjustment.

Each of the clear sight triangles described above are applicable to oblique-angle intersections. As shown in Figure 9-18, the legs of the sight triangle will lie along the intersection approaches and each sight triangle will be larger or smaller than the corresponding sight triangle would be at a right-angle intersection. The area within each sight triangle should be clear of potential sight obstructions as described previously.

At an oblique-angle intersection, the length of the travel paths for some turning and crossing maneuvers will be increased. The actual path length for a turning or crossing maneuver can be computed by dividing the total widths of the lanes (plus the median width, where appropriate) to be crossed by the sine of the intersection angle. If the actual path length exceeds the total widths of the lanes to be crossed by 12 ft [3.6 m] or more, then an appropriate number of additional lanes should be considered in applying the adjustment for the number of lanes to be crossed shown in Table 9-6 for Case B1, Table 9-8 for Case B2, and Table 9-10 for Case B3. For Case C1, the w term in the equation for the major-road leg of the sight triangle to accommodate the crossing maneuver should also be divided by the sine of the intersection angle to obtain the actual path length. In the obtuse-angle quadrant of an oblique-angle intersection, the angle between the approach leg and the sight line is often so small that drivers can look across the full sight triangle with only a small head movement. However, in the acute-angle quadrant, drivers often need to turn their heads considerably to see across the entire clear sight triangle. For this reason, it is recommended that the sight distance criteria for Case A not be applied to oblique-angle intersections and that sight distances at least equal to those for Case B should be provided, whenever practical.

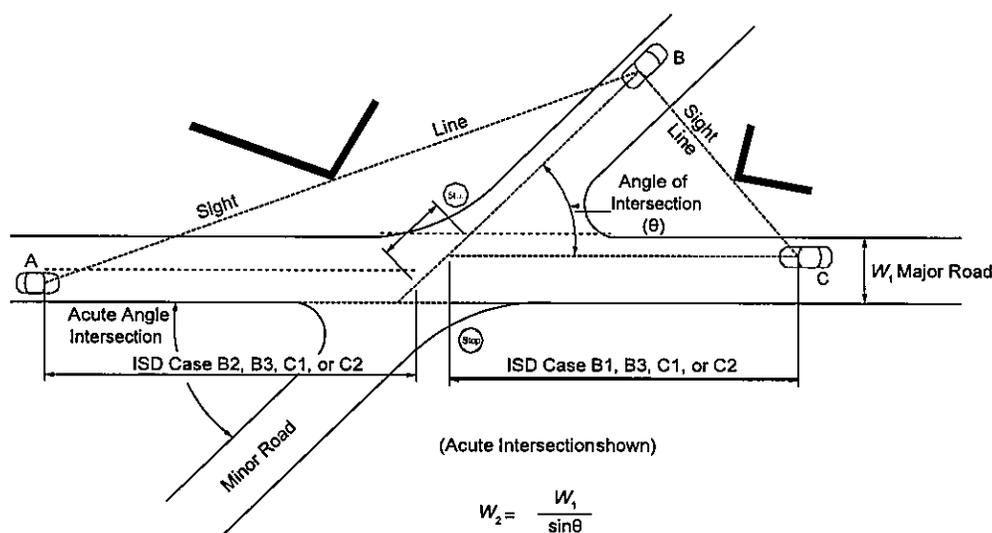


Figure 9-18. Sight Triangles at Skewed Intersections

**APPENDIX G:
Crash Data Memo
(KBP Consulting, INC.)**

MEMORANDUM

To: Janene Sclafani
Naresh Kotari
Vivek Reddy, P.E.

From: Karl Peterson, P.E.

Date: July 2, 2024

Subject: Mixed-Use Development – (File No. 2022-053)
Crash Reports

The proposed Mixed-Use Development in Tavernier consists of a supermarket (Publix), a liquor store, and multifamily affordable housing community. Vehicular access to the site is proposed via one (1) driveway located on the northbound lanes of Overseas Highway / US 1. This driveway will be located near mile marker 92.5 and opposite the median connector roadway located on the south side of the existing Mobil gas station at 92439 Overseas Highway. As requested by the project team, we have conducted a review of the crash history at the intersection formed by the subject median connector roadway and the northbound lanes of Overseas Highway / US 1.

The Signal Four Analytics crash database was queried with respect to events that have occurred in the general vicinity of the subject driveway for a ten-year period between January 1, 2014, and December 28, 2023. Attachment A to this memorandum contains screenshots from the Signal Four Analytics portal. During the referenced ten-year time period, the state of Florida's crash database indicates that six (6) crashes occurred at the subject location. The detailed crash reports are presented in Attachment B. A summary of each crash is provided below:

- **Crash #83807498.** This single-vehicle crash occurred on January 16, 2015, at 5:00 AM. The vehicle was traveling in the northbound lanes of Overseas Highway when the driver of this vehicle lost control for unknown reasons. There were no contributing causes and no apparent injuries as the driver fled the scene.
- **Crash #86412086.** This crash occurred on March 13, 2017, at 10:00 PM in the southbound lanes of Overseas Highway. This was a rear-end crash and the driver at fault was cited for careless driving.
- **Crash #88337232.** The date and time of this crash was March 16, 2021, at 8:49 PM. This crash occurred in the northbound lanes of Overseas Highway and involved a vehicle that was stopped in the right (outside) lane due to a construction related lane closure. The result was a rear end collision and careless driving was the cause.

KBP CONSULTING, INC.

- **Crash #24972407.** This crash occurred on November 17, 2022, at 4:00 PM. This crash involved two (2) vehicles traveling in the northbound lanes of Overseas Highway. The vehicle traveling in the outside lane failed to observe another vehicle traveling in the inside lane and turned in front of that vehicle. Failure to yield the right-of-way was the charge.
- **Crash #24972409.** This crash occurred on November 29, 2022, at 2:47 PM. This crash was similar to the previous crash in that it involved two (2) vehicles traveling in the northbound lanes of Overseas Highway and the vehicle in the outside lane turned in front of the vehicle in the inside lane. In this case, the charge was an improper lane change.
- **Crash #25075918.** This crash occurred on June 12, 2023, at 8:02 AM. This crash is similar to the previous two crashes. A vehicle traveling in the outside lane of the northbound lanes of Overseas Highway made an improper lane change that resulted in a crash with another vehicle traveling in the inside lane. In this case, the charge was an improper lane change.

Findings

In summary, the six (6) crashes that have occurred in the study area over the 10-year period ending in December 2023 were primarily classified as either rear-end crashes or sideswipe crashes. Based upon the crash data reported by the state, there were no crashes during the ten-year time period involving eastbound vehicles on the median connector roadway (approaching the northbound lanes of Overseas Highway) at the location of the driveway that will serve the proposed Mixed-Use Development in Tavernier.

Attachment A

Signal Four Analytics Output

Crash data available from January 1, 2014 to December 28, 2023. Last data update completed February 29, 2024 at 1:24 AM.

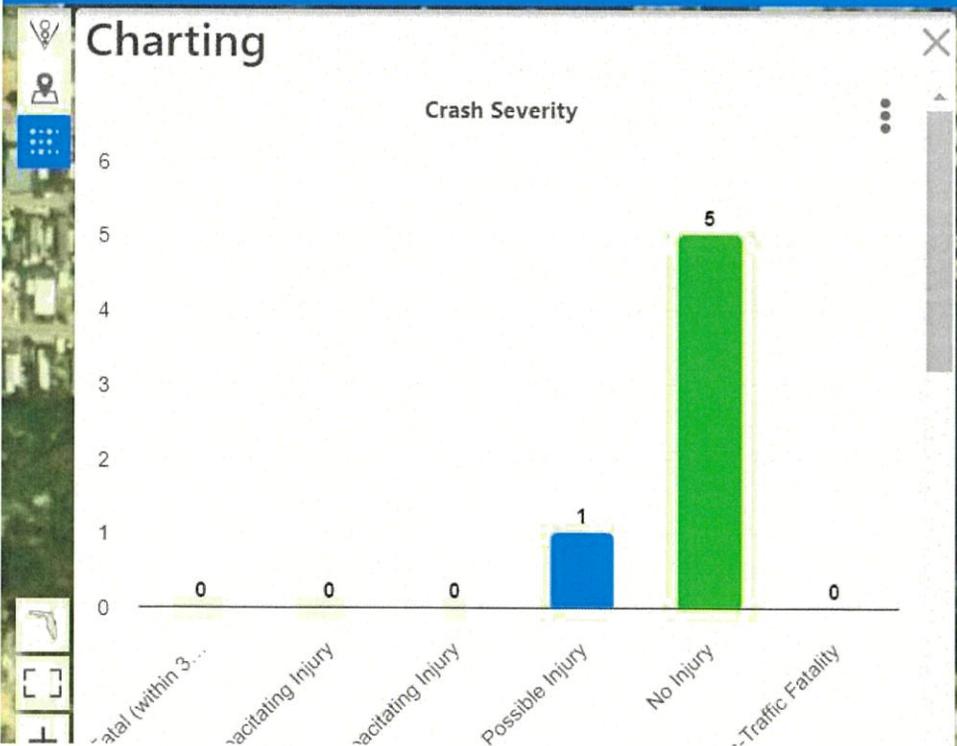
Search Crashes

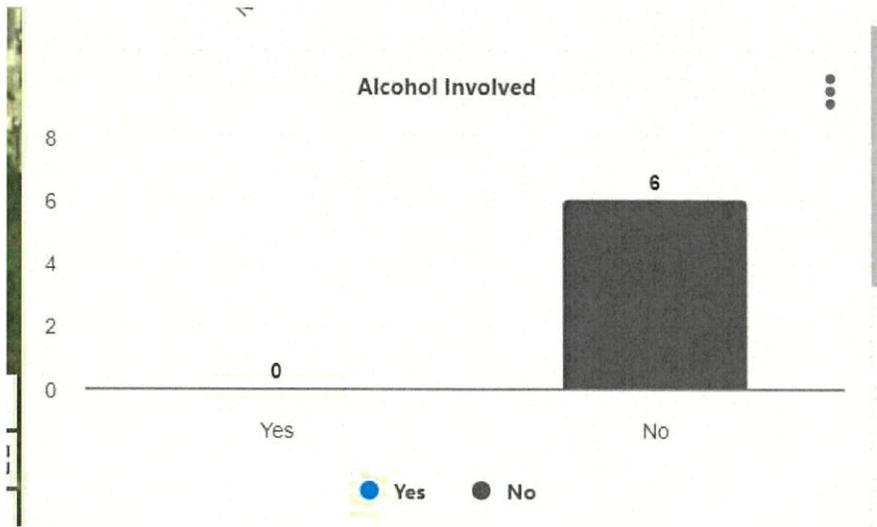


Crashes in Custom Area
from 1/1/2014 - 12/28/2023

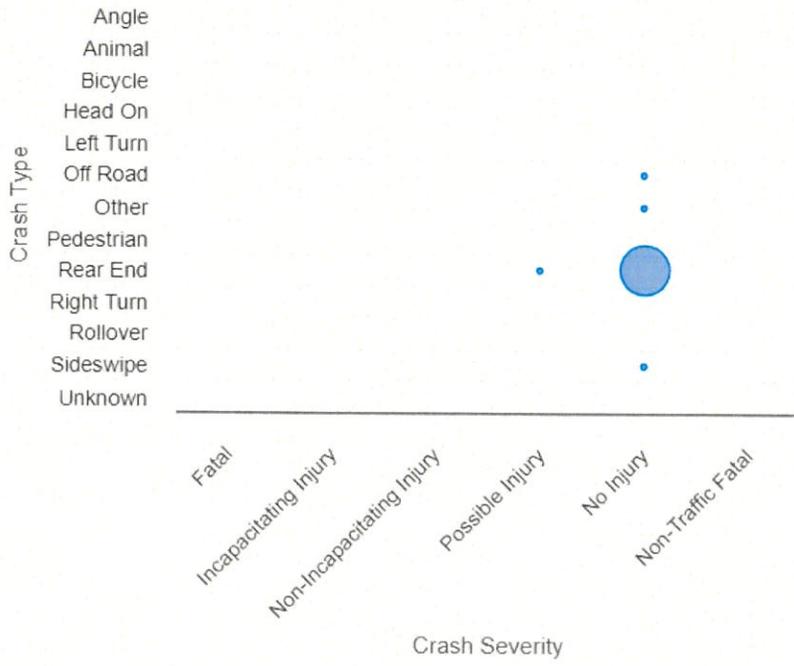


	Total	Fatal Crashes	Serious Injury Crashes	Injury Crashes
Crashes	6	0	0	1





Crash Severity vs Crash Type



Attachment B

Detailed Crash Reports

FLORIDA TRAFFIC CRASH REPORT

LONG FORM SHORT FORM UPDATE

(Electronic Version)

HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

Date of Crash 16/Jan/2015 05:00 AM	Time of Crash 16/Jan/2015 05:00 AM	Date of Report 16/Jan/2015 08:21 AM	Invest. Agency Report Number FHPE15OFF002705	HSMV Crash Report Number 83807498
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CRASH IDENTIFIERS

County Code 38	City Code 52	County of Crash MONROE	Place or City of Crash TAVERNIER	Within City Limits No	Time Reported 16/Jan/2015 07:50 AM	Time Dispatched 16/Jan/2015 07:53 AM
Time on Scene 16/Jan/2015 08:15 AM	Time Cleared Scene 16/Jan/2015 09:11 AM	Completed Yes	Reason (if Investigation NOT Completed)			Notified By Law Enforcement

ROADWAY INFORMATION

Crash Occured On Street, Road, Highway US-1(STATE ROAD 5) NB MM92		At Street Address#	At Latitude and Longitude 25.015532617365601 -80.511651405018497	
At Feet 300	Or Miles	Direction South	From Intersection With Street, Road, Highway GARDEN STREET	Or From Milepost #
Road System Identifier 2 U.S.	Type Of Shoulder 2 Unpaved	Type Of Intersection 1 Not at Intersection		

CRASH INFORMATION (Check if Pictures Taken)

Light Condition 5 Dark-Not Lighted	Weather Condition 2 Cloudy	Roadway Surface Condition 1 Dry	School Bus Related 1 No	Manner Of Collision 77 Other, Explain in Narrative
First Harmful Event Type	First Harmful Event 9	First Harmful Event Location 2 Off Roadway	Within Interchange No	First Harmful Event Relation to Junction 1 Non-Junction
Contributing Circumstances: Road 1 None		Contributing Circumstances: Road		Contributing Circumstances: Road
Contributing Circumstances: Environment 1 None		Contributing Circumstances: Environment		Contributing Circumstances: Environment
Work Zone Related 1 No	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone

VEHICLE (Check if Commercial)

Vehicle 1	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number 504NQL	State FL	Reg. Expires 06/Apr/2015	Permanent Reg. No	VIN 1HGCM56334A031891		
Year 2004	Make HOND	Model ACCORD	Style 4D	Color GRY	Extent of Damage Disabling	Est. Damage 6500	Towed Due To Damage No	Vehicle Removed By GUYS TOWING	Rotation Rotation
Insurance Company					Insurance Policy Number				
Name of Vehicle Owner (Check Box If Business) <input type="checkbox"/>			Current Address (Number and Street) JESSIE MORENO 129 SABAL AVE			City and State TAVERNIER FL		Zip Code 33070-2959	
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Vehicle Traveling:	Direction North	On Street, Road, Highway US-1(STATE ROAD 5) NB MM92				At Est. Speed 50	Posted Speed 45	Total Lanes 2	
CMV Configuration			Cargo Body Type			Area of Initial Impact		Most Damaged Area	
Comm GVWR/GCWR			Trailer Type (trailer one)		Trailer Type (trailer two)				
Haz. Mat. Release		Haz Mat. Placard	Number	Class					
Motor Carrier Name				US DOT Number					
Motor Carrier Address				City and State		Zip Code		Phone Number	
Comm/Non-Commercial	Vehicle Body Type 1 Passenger Car	Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function		
Vehicle Maneuver Action 15 Negotiating a Curve	Trafficway 4 Two-Way, Divided, Positive Median Barrier	Roadway Grade 1 Level	Roadway Alignment 1 Straight	Most Harmful Event 3 Collision with Fixed Object		Most Harmful Event Detail 32 Tree (standing)			
Traffic Control Device For This Vehicle 1 No Controls		First (1) Sequence of Events 3 Collision with Fixed Object 32 Tree (standing)		Second (2) Sequence of Events		Third (3) Sequence of Events		Fourth (4) Sequence of Events	

NARRATIVE

Date of Crash 16/Jan/2015 05:00 AM	Date of Report 16/Jan/2015 05:00 AM	Invest. Agency Report Number FHPE15OFF002705	HSMV Crash Report Number 83807498
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ID Number	Rank	Name	Troop / Post	Officer Agency	Phone Number	Date Created
2286	TROOPER	J.F. BURGOS	E	FLORIDA HIGHWAY PATROL	305-470-2500	Jan 16, 2015

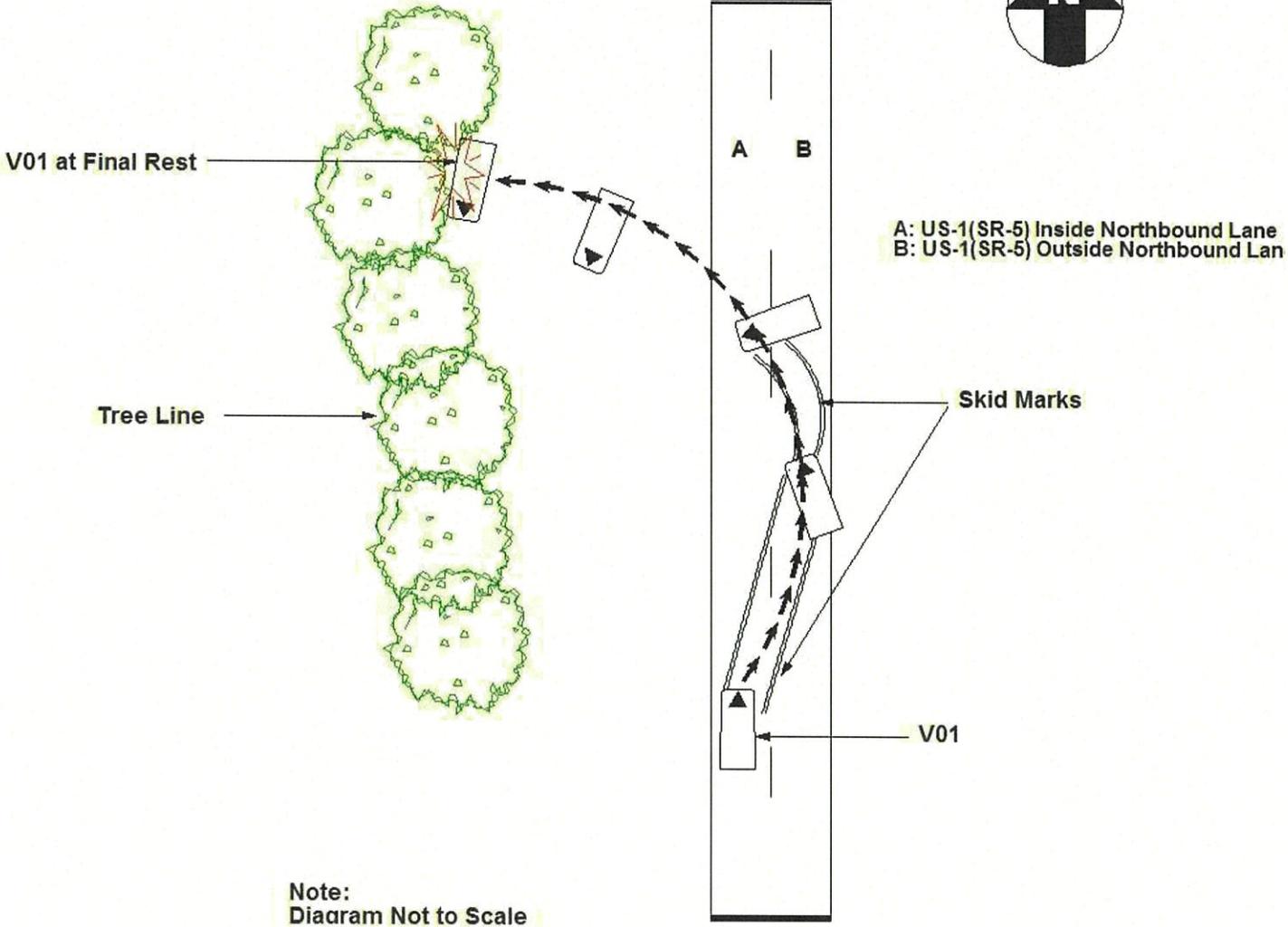
V01 was traveling northbound on the inside lane on US-1(SR-5). For unknown reasons, the driver of V01 lost control of the vehicle and skidded towards the outside lane. The driver of V01 tried to steer back into the lane but over corrected causing V01 to yaw in a counterclockwise direction into the tree line located in the median of US-1(SR-5). As a result, the passenger side of V01 collided into the trees in the median. Upon my arrival at the scene, V01 was at final rest facing in a south direction alongside the trees.

V01 was abandoned as the driver of V01 had fled the scene. We located the registered owner of V01, who stated that he didn't know who had driven his vehicle at the time of the accident.

REPORTING OFFICER

ID/Badge # 2286	Rank and Name TROOPER J.F. BURGOS	Department FLORIDA HIGHWAY PATROL	Type of Department FHP
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Date of Crash 16/Jan/2015 05:00 AM	Date of Report 16/Jan/2015 05:00 AM	Invest. Agency Report Number FHPE15OFF002705	HSMV Crash Report Number 83807498
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FLORIDA TRAFFIC CRASH REPORT

LONG FORM SHORT FORM UPDATE

(Electronic Version)

HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

Date of Crash 13/Mar/2017 10:00 PM	Time of Crash 13/Mar/2017 10:00 PM	Date of Report 13/Mar/2017 10:15 PM	Invest. Agency Report Number MCSO17OFF001848	HSMV Crash Report Number 86412086
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CRASH IDENTIFIERS

County Code 38	City Code	County of Crash MONROE	Place or City of Crash TAVERNIER	Within City Limits No	Time Reported 13/Mar/2017 10:03 PM	Time Dispatched 13/Mar/2017 10:03 PM
Time on Scene 13/Mar/2017 10:03 PM	Time Cleared Scene 14/Mar/2017 12:08 AM	Completed Yes	Reason (if Investigation NOT Completed)			Notified By Law Enforcement

ROADWAY INFORMATION

Crash Occured On Street, Road, Highway MM / SOUTHBOUND LANES		At Street Address# 93	At Latitude 25.023409999999998	Longitude -80.510480000000001
At Feet 1000	Or Miles	Direction West	From Intersection With Street, Road, Highway BURTON DRIVE / SR-5 (US-1)	Or From Milepost #
Road System Identifier 1 Interstate	Type Of Shoulder 2 Unpaved	Type Of Intersection 1 Not at Intersection		

CRASH INFORMATION (Check if Pictures Taken)

Light Condition 5 Dark-Not Lighted	Weather Condition 1 Clear	Roadway Surface Condition 1 Dry	School Bus Related 1 No	Manner Of Collision 1 Front to Rear
First Harmful Event Type	First Harmful Event 14	First Harmful Event Location 1 On Roadway	Within Interchange No	First Harmful Event Relation to Junction 1 Non-Junction
Contributing Circumstances: Road 77 Other, Explain in Narrative		Contributing Circumstances: Road		Contributing Circumstances: Road
Contributing Circumstances: Environment 77 Other, Explain in Narrative		Contributing Circumstances: Environment		Contributing Circumstances: Environment
Work Zone Related 1 No	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone

VEHICLE (Check if Commercial)

Vehicle 1	Motor Vehicle Type 1 Vehicle In Transport	Hit and Run 1 No	Veh License Number CJSX80	State FL	Reg. Expires 14/Feb/2018	Permanent Reg. No	VIN 1D7HA16K57J521532			
Year 2007	Make DODG	Model RAM	Style PK	Color GRY	Extent of Damage Disabling	Est. Damage 15000	Towed Due To Damage No	Vehicle Removed By	Rotation	
Insurance Company GEICO GENERAL INSURANCE COMPANY					Insurance Policy Number 4146887999					
Name of Vehicle Owner (Check Box If Business) JEFFREY ALLEN SENTZ			Current Address (Number and Street) 150 PEACE AVE			City and State TAVERNIER FL		Zip Code 33070-0000		
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles	
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles	
Vehicle Traveling:	Direction South	On Street, Road, Highway US-1 SB 93MM				At Est. Speed 45	Posted Speed 45	Total Lanes 2		
CMV Configuration		Cargo Body Type		Area of Initial Impact			Most Damaged Area			
Comm GVWR/GCWR		Trailer Type (trailer one)		Trailer Type (trailer two)						
Haz. Mat. Release	Haz. Mat. Placard	Number	Class							
Motor Carrier Name				US DOT Number						
Motor Carrier Address				City and State			Zip Code		Phone Number	
Comm/Non-Commercial	Vehicle Body Type 3 Pickup	Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function			
Vehicle Maneuver Action 1 Straight Ahead	Trafficway 3 Two-Way, Divided, Unprotected (painted >4 feet) Median	Roadway Grade 1 Level	Roadway Alignment 1 Straight	Most Harmful Event 2 Collision with Non-Fixed Object		Most Harmful Event Detail 14 Motor Vehicle in Transport				
Traffic Control Device For This Vehicle 77 Other, Explain in Narrative	First (1) Sequence of Events 2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport		Second (2) Sequence of Events		Third (3) Sequence of Events		Fourth (4) Sequence of Events			

VEHICLE (Check if Commercial)

Vehicle 2	Motor Vehicle Type 1 Vehicle In Transport	Hit and Run 1 No	Veh License Number 122PII	State FL	Reg. Expires 25/Jun/2017	Permanent Reg. No	VIN 2HGFG3B51FH523811		
Year 2015	Make HOND	Model CIVIC	Style 2D	Color BLK	Extent of Damage Disabling	Est. Damage 15000	Towed Due To Damage No	Vehicle Removed By	Rotation
Insurance Company GEICO INDEMNITY COMPANY					Insurance Policy Number 4149735609				

Date of Crash 13/Mar/2017 10:00 PM	Date of Report 13/Mar/2017 10:00 PM	Invest. Agency Report Number MCSO17OFF001848	HSMV Crash Report Number 86412086
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Name of Vehicle Owner (Check Box If Business) <input type="checkbox"/> TORRI HAWKINS WILLIAMS	Current Address (Number and Street) PO BOX 500845	City and State MARATHON FL	Zip Code 33050-0845
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Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axes
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axes

Vehicle Travelling:	Direction South	On Street, Road, Highway US-1 SB 93MM	At Est. Speed 10	Posted Speed 45	Total Lanes 2
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CMV Configuration	Cargo Body Type	Area of Initial Impact	Most Damaged Area
Comm GVWR/GCWR	Trailer Type (trailer one)	Trailer Type (trailer two)	
Haz. Mat. Release	Haz Mat. Placard	Number	Class
Motor Carrier Name	US DOT Number		

Motor Carrier Address	City and State	Zip Code	Phone Number
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Comm/Non-Commercial	Vehicle Body Type 1 Passenger Car	Vehicle Defects (one) 1 None	Vehicle Defects (two)	Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function
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Vehicle Maneuver Action 14 Slowing	Trafficway 3 Two-Way, Divided, Unprotected (painted >4 feet) Median	Roadway Grade 1 Level	Roadway Alignment 1 Straight	Most Harmful Event 2 Collision with Non-Fixed Object	Most Harmful Event Detail 14 Motor Vehicle in Transport
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Traffic Control Device For This Vehicle 77 Other, Explain in Narrative	First (1) Sequence of Events 2 Collision with Non-Fixed Object	Second (2) Sequence of Events	Third (3) Sequence of Events	Fourth (4) Sequence of Events 14 Motor Vehicle in Transport
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PERSON RECORD

Person# 1	Description 1 Driver	Vehicle # 1	Name KIRK ALLEN SENTZ	Date of Birth 01/Jan/1996	Sex 1 Male	Phone Number	Re-Exam No	
Address PO BOX 1026		City TAVERNIER	State FL	Zip Code 33070				
Driver License Number S532501960010	State FL	Expires 01/Jan/2020	DL Type 5 E/Operator	Req. End.	Injury Severity 1 None	Ejection 1 Not Ejected		
Restraint System 3 Shoulder and Lap Belt Used	Air Bag Deployed 2 Not Deployed	Helmet Use	Eye Protection 3 Not Applicable	Seating Location Seat 1 Left	Seating Location Row 1 Front	Seating Location Other 1 Not Applicable		
Drivers Actions at Time of Crash (first) 2 Operated MV in Careless or Negligent Manner		Drivers Actions at Time of Crash (second)		Driver Distracted By 1 Not Distracted	Vision Obstruction 1 Vision Not Obscured			
Drivers Actions at Time of Crash (third)		Drivers Actions at Time of Crash (fourth)		Drivers Condition at Time of Crash 1 Apparently Normal				
Suspected Alcohol Use 1 No	Alcohol Tested 1 Test Not Given	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No	Drug Tested 1 Test Not Given	Drug Test Type	Drug Test Result
Source of Transport to Medical Facility 1 Not Transported		EMS Agency Name or ID		EMS Run Number	Medical Facility Transported To			

PERSON RECORD

Person# 2	Description 1 Driver	Vehicle # 2	Name WALTER CLIFTON HEATH 3	Date of Birth 04/Feb/1985	Sex 1 Male	Phone Number	Re-Exam No	
Address 12 SOUTH CONCH AVENUE		City CONCH KEY	State FL	Zip Code 33050				
Driver License Number H300903850440	State FL	Expires 04/Feb/2018	DL Type 5 E/Operator	Req. End.	Injury Severity 2 Possible	Ejection 1 Not Ejected		
Restraint System 3 Shoulder and Lap Belt Used	Air Bag Deployed 2 Not Deployed	Helmet Use	Eye Protection 3 Not Applicable	Seating Location Seat 1 Left	Seating Location Row 1 Front	Seating Location Other 1 Not Applicable		
Drivers Actions at Time of Crash (first) 1 No Contributing Action		Drivers Actions at Time of Crash (second)		Driver Distracted By 1 Not Distracted	Vision Obstruction 1 Vision Not Obscured			
Drivers Actions at Time of Crash (third)		Drivers Actions at Time of Crash (fourth)		Drivers Condition at Time of Crash 1 Apparently Normal				
Suspected Alcohol Use 1 No	Alcohol Tested 1 Test Not Given	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No	Drug Tested 1 Test Not Given	Drug Test Type	Drug Test Result
Source of Transport to Medical Facility 2 EMS		EMS Agency Name or ID MONROE COUNTY EMS		EMS Run Number R22	Medical Facility Transported To MARINERS HOSPITAL			

PERSON RECORD

Person# 3	Description 3 Passenger	Vehicle # 2	Name TORRI HAWKINS WILLIAMS	Date of Birth 25/Jun/1960	Sex 2 Female	Injury Severity 2 Possible	Ejection 1 Not Ejected
Address PO BOX 500845			City MARATHON	State FL	Zip Code 33050		

Date of Crash 13/Mar/2017 10:00 PM	Date of Report 13/Mar/2017 10:00 PM	Invest. Agency Report Number MCSO17OFF001848	HSMV Crash Report Number 86412086
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Restraint System 3 Shoulder and Lap Belt Used	Air Bag Deployed 2 Not Deployed	Helmet Use	Eye Protection 3 Not Applicable	Seating Location Seat 3	Seating Location Row 1	Seating Location Other 1
Source of Transport to Medical Facility 2 EMS	EMS Agency Name or ID MONROE COUNTY EMS	EMS Run Number R22	Medical Facility Transported To MARINERS HOSPITAL			

WITNESSES

Name ORLANDO ALVAREZ	Address 50 HIGHPOINT RD	City TAVERNIER	State FL	Zip Code 33037
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VIOLATIONS

Person# 1	Name KIRK ALLEN SENTZ	Florida Statute Number 316.1925(1)	Charge CARELESS DRIVING	Citation A7B1YOE
Person# 1	Name KIRK ALLEN SENTZ	Florida Statute Number 316.126(1)(b)	Charge FAILURE TO MOVE OVER/SLOW DOWN FOR EMERGENCY VEHICLE/WRECKER	Citation A7B1YPE

NARRATIVE

ID Number 0087 Rank DEPUTY Name JACKSON, CODY Troop / Post Officer Agency MCSO/ROAD MONROE COUNTY SO Phone Number 305-853-3211 Date Created Mar 14, 2017

Vehicle 1 and Vehicle 2 were both traveling southbound on US-1 at the 93 mile marker. Vehicle 2 slowed for stopped emergency vehicles while Vehicle 1 continued at its normal rate of speed.

Vehicle 1 rear-ended vehicle 2 pushing vehicle 2 across the median and all lanes of oncoming traffic.

REPORTING OFFICER

ID/Badge # 0087	Rank and Name DEPUTY JACKSON, CODY	Department MONROE COUNTY SO	Type of Department SO
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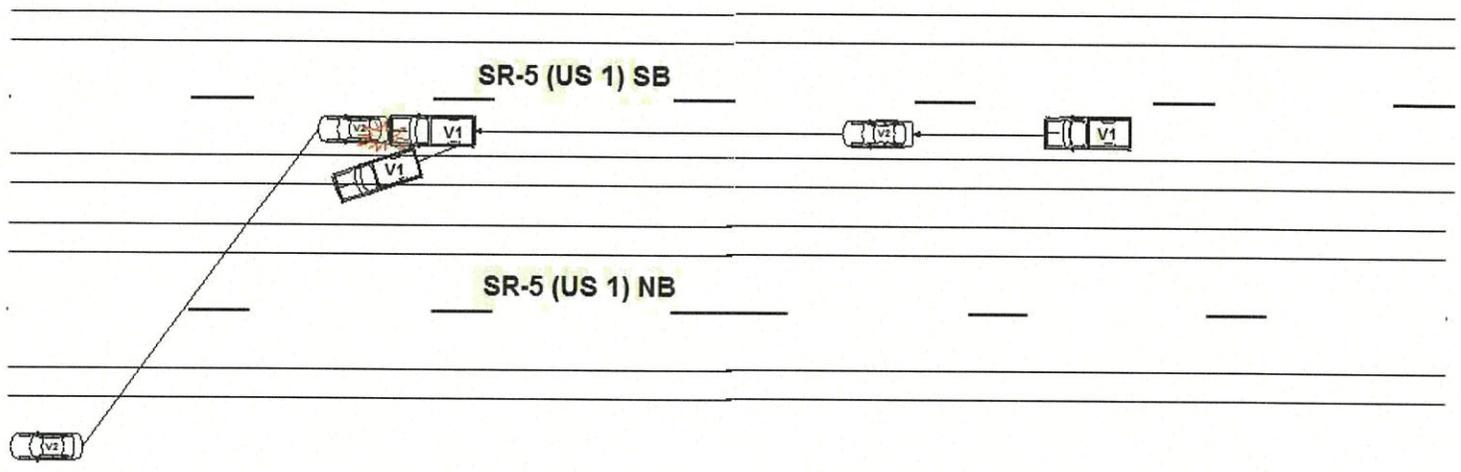
Date of Crash
13/Mar/2017 10:00 PM

Date of Report
13/Mar/2017 10:00 PM

Invest. Agency Report Number
MCSO17OFF001848

HSMV Crash Report Number
86412086

NOT TO SCALE



FLORIDA TRAFFIC CRASH REPORT

LONG FORM SHORT FORM UPDATE

HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

(Electronic Version)

Date of Crash 16/Mar/2021 08:49 PM	Time of Crash 16/Mar/2021 08:49 PM	Date of Report 16/Mar/2021 09:10 PM	Invest. Agency Report Number FHPE21OFF012026	HSMV Crash Report Number 88337232
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CRASH IDENTIFIERS

County Code 38	City Code 52	County of Crash MONROE	Place or City of Crash TAVERNIER	Within City Limits Yes	Time Reported 16/Mar/2021 08:54 PM	Time Dispatched 16/Mar/2021 08:56 PM
Time on Scene 16/Mar/2021 09:05 PM	Time Cleared Scene 16/Mar/2021 09:30 PM	Completed Yes	Reason (if Investigation NOT Completed)			Notified By Law Enforcement

ROADWAY INFORMATION

Crash Occured On Street, Road, Highway US-1		At Street Address#	At Latitude 25.015871940000899	and Longitude -80.511283270428194
At Feet	Or Miles .50	Direction North	From Intersection With Street, Road, Highway MILE MARKER 92	Or From Milepost #
Road System Identifier 2 U.S.		Type Of Shoulder 1 Paved	Type Of Intersection 1 Not at Intersection	

CRASH INFORMATION (Check if Pictures Taken)

Light Condition 5 Dark-Not Lighted	Weather Condition 1 Clear	Roadway Surface Condition 1 Dry	School Bus Related 1 No	Manner Of Collision 1 Front to Rear
First Harmful Event Type	First Harmful Event 14	First Harmful Event Location 1 On Roadway	Within Interchange No	First Harmful Event Relation to Junction 1 Non-Junction
Contributing Circumstances: Road 1 None		Contributing Circumstances: Road		Contributing Circumstances: Road
Contributing Circumstances: Environment 1 None		Contributing Circumstances: Environment		Contributing Circumstances: Environment
Work Zone Related 2 Yes	Crash In Work Zone 3 Transition Area	Type Of Work Zone 1 Lane Closure	Workers In Work Zone 2 Yes	Law Enforcement In Work Zone 1 No

VEHICLE (Check if Commercial)

Vehicle 1	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number 0128	State FL	Reg. Expires 21/Sep/2021	Permanent Reg. No	VIN 5NPEG4JA8MH092239		
Year 2021	Make HYUN	Model SONATA	Style 4D	Color WHI	Extent of Damage Minor	Est. Damage 3000	Towed Due To Damage No	Vehicle Removed By	Rotation
Insurance Company ALLSTATE					Insurance Policy Number 988 472 232				
Name of Vehicle Owner (Check Box If Business) <input type="checkbox"/> ROBERT THOMAS DENNEHY				Current Address (Number and Street) 80151 OVERSEAS HWY			City and State ISLAMORADA FL		Zip Code 33036-3801
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axes
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axes
Vehicle Traveling:	Direction North	On Street, Road, Highway US-1				At Est. Speed 20	Posted Speed 45	Total Lanes 2	
CMV Configuration		Cargo Body Type		Area of Initial Impact			Most Damaged Area		
Comm GVWR/GCWR		Trailer Type (trailer one)		Trailer Type (trailer two)					
Haz. Mat. Release	Haz Mat. Placard	Number	Class						
Motor Carrier Name				US DOT Number					
Motor Carrier Address				City and State			Zip Code		Phone Number
Comm/Non-Commercial	Vehicle Body Type 1 Passenger Car	Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function		
Vehicle Maneuver Action 1 Straight Ahead	Trafficway 5 One-Way Trafficway	Roadway Grade 1 Level	Roadway Alignment 1 Straight	Most Harmful Event 2 Collision with Non-Fixed Object		Most Harmful Event Detail 14 Motor Vehicle in Transport			
Traffic Control Device For This Vehicle 1 No Controls	First (1) Sequence of Events 2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport		Second (2) Sequence of Events		Third (3) Sequence of Events		Fourth (4) Sequence of Events		

VEHICLE (Check if Commercial)

Vehicle 2	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number EVP206	State FL	Reg. Expires 30/Jun/2021	Permanent Reg. No	VIN 1FATP8UH3L5112750		
Year 2020	Make FORD	Model MUSTANG	Style CV	Color GRY	Extent of Damage Minor	Est. Damage 1000	Towed Due To Damage No	Vehicle Removed By	Rotation
Insurance Company SELF INSURED					Insurance Policy Number SELF INSURED				

Date of Crash 16/Mar/2021 08:49 PM	Date of Report 16/Mar/2021 08:49 PM	Invest. Agency Report Number FHPE21OFF012026	HSMV Crash Report Number 88337232
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Name of Vehicle Owner (Check Box If Business) <input type="checkbox"/>		Current Address (Number and Street) 14002 E 21ST ST STE 1500		City and State TULSA OK		Zip Code 74134-1424			
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Vehicle Traveling:	Direction North	On Street, Road, Highway US-1				At Est. Speed	Posted Speed 45	Total Lanes 2	
CMV Configuration			Cargo Body Type			Area of Initial Impact		Most Damaged Area	
Comm GVWR/GCWR			Trailer Type (trailer one)		Trailer Type (trailer two)				
Haz. Mat. Release	Haz Mat. Placard	Number		Class					
Motor Carrier Name				US DOT Number					
Motor Carrier Address			City and State			Zip Code	Phone Number		
Comm/Non-Commercial	Vehicle Body Type 1 Passenger Car	Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function		
Vehicle Maneuver Action 13 Stopped in Traffic	Trafficway 5 One-Way Trafficway	Roadway Grade 1 Level	Roadway Alignment 1 Straight	Most Harmful Event 2 Collision with Non-Fixed Object		Most Harmful Event Detail 14 Motor Vehicle in Transport			
Traffic Control Device For This Vehicle 1 No Controls	First (1) Sequence of Events 2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport		Second (2) Sequence of Events		Third (3) Sequence of Events		Fourth (4) Sequence of Events		

PERSON RECORD

Person# 1	Description 1 Driver	Vehicle # 1	Name ROBERT THOMAS DENNEHY		Date of Birth 21/Sep/1947	Sex 1 Male	Phone Number	Re-Exam No
Address 80151 OVERSEAS HWY		City ISLAMORADA	State FL		Zip Code 33036			
Driver License Number D500778473410	State FL	Expires 21/Sep/2022	DL Type 5 E/Operator	Req. End. 3 No Req Endorsement	Injury Severity 1 None	Ejection 1 Not Ejected		
Restraint System 3 Shoulder and Lap Belt Used	Air Bag Deployed 2 Not Deployed	Helmet Use	Eye Protection 3 Not Applicable	Seating Location Seat 1 Left	Seating Location Row 1 Front	Seating Location Other		
Drivers Actions at Time of Crash (first) 2 Operated MV in Careless or Negligent Manner		Drivers Actions at Time of Crash (second)			Driver Distracted By 1 Not Distracted	Vision Obstruction 1 Vision Not Obscured		
Drivers Actions at Time of Crash (third)		Drivers Actions at Time of Crash (fourth)			Drivers Condition at Time of Crash 1 Apparently Normal			
Suspected Alcohol Use 1 No	Alcohol Tested 1 Test Not Given	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No	Drug Tested 1 Test Not Given	Drug Test Type	Drug Test Result
Source of Transport to Medical Facility 1 Not Transported		EMS Agency Name or ID		EMS Run Number		Medical Facility Transported To		

PERSON RECORD

Person# 2	Description 1 Driver	Vehicle # 2	Name SCOTT ALAN HESTON		Date of Birth 17/Dec/1965	Sex 1 Male	Phone Number	Re-Exam No
Address 170 CARLSON LOOP		City WENATCHEE	State WA		Zip Code 98801-3859			
Driver License Number WDLBRZ33913B	State WA	Expires 17/Dec/2024	DL Type 5 E/Operator	Req. End. 3 No Req Endorsement	Injury Severity 1 None	Ejection 1 Not Ejected		
Restraint System 3 Shoulder and Lap Belt Used	Air Bag Deployed 2 Not Deployed	Helmet Use	Eye Protection 3 Not Applicable	Seating Location Seat 1 Left	Seating Location Row 1 Front	Seating Location Other		
Drivers Actions at Time of Crash (first) 1 No Contributing Action		Drivers Actions at Time of Crash (second)			Driver Distracted By 1 Not Distracted	Vision Obstruction 1 Vision Not Obscured		
Drivers Actions at Time of Crash (third)		Drivers Actions at Time of Crash (fourth)			Drivers Condition at Time of Crash 1 Apparently Normal			
Suspected Alcohol Use 1 No	Alcohol Tested 1 Test Not Given	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No	Drug Tested 1 Test Not Given	Drug Test Type	Drug Test Result
Source of Transport to Medical Facility 1 Not Transported		EMS Agency Name or ID		EMS Run Number		Medical Facility Transported To		

PERSON RECORD

Person# 3	Description 3 Passenger	Vehicle # 2	Name NANCY EILEEN HESTON		Date of Birth 20/Nov/1968	Sex 2 Female	Injury Severity 1 None	Ejection 1 Not Ejected
Address 170 CARLSON LOOP		City WENATCHEE	State WA		Zip Code 98801-3859			

Date of Crash 16/Mar/2021 08:49 PM	Date of Report 16/Mar/2021 08:49 PM	Invest. Agency Report Number FHPE21OFF012026	HSMV Crash Report Number 88337232
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Restraint System 3 Shoulder and Lap Belt Used	Air Bag Deployed 2 Not Deployed	Helmet Use	Eye Protection 3 Not Applicable	Seating Location Seat 3	Seating Location Row 1	Seating Location Other
Source of Transport to Medical Facility 1 Not Transported	EMS Agency Name or ID	EMS Run Number	Medical Facility Transported To			

VIOLATIONS

Person# 1	Name ROBERT THOMAS DENNEHY	Florida Statute Number 316.1925(1)	Charge CARELESS DRIVING	Citation ACVEGEE
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NARRATIVE

ID Number 3954	Rank TPR	Name R. GUTIERREZ	Troop / Post E	Officer Agency FLORIDA HIGHWAY PATROL	Phone Number 305-470-2500	Date Created Mar 18, 2021
<p>V01 was Northbound on US-1 in the outside lane North of Mile Marker 92. V02 was stopped Northbound on US-1 in the outside lane just North of Mile Marker 92. V01 was behind V02. The inside lane was closed due to construction. V01 failed to notice V02 stopped. As a result, V01's front bumper collided with V02's rear bumper. Both vehicles were moved prior to my arrival.</p>						

REPORTING OFFICER

ID/Badge # 3954	Rank and Name TPR R. GUTIERREZ	Department FLORIDA HIGHWAY PATROL	Type of Department FHP
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Date of Crash 16/Mar/2021 08:49 PM	Date of Report 16/Mar/2021 08:49 PM	Invest. Agency Report Number FHPE21OFF012026	HSMV Crash Report Number 88337232
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FLORIDA TRAFFIC CRASH REPORT

LONG FORM SHORT FORM UPDATE

HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

(Electronic Version)

Date of Crash 17/Nov/2022 04:00 PM	Time of Crash 17/Nov/2022 04:00 PM	Date of Report 17/Nov/2022 04:37 PM	Invest. Agency Report Number FHP22ON0594514	HSMV Crash Report Number 24972407
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CRASH IDENTIFIERS

County Code 38	City Code 52	County of Crash MONROE	Place or City of Crash TAVERNIER	Within City Limits No	Time Reported 17/Nov/2022 04:01 PM	Time Dispatched 17/Nov/2022 04:01 PM
Time on Scene 17/Nov/2022 04:01 PM	Time Cleared Scene 17/Nov/2022 05:07 PM	Completed Yes	Reason (if Investigation NOT Completed)			Notified By Law Enforcement

ROADWAY INFORMATION

Crash Occured On Street, Road, Highway US1 (OVERSEAS HWY) NB MM92		At Street Address#	At Latitude 25.015960326609999	and Longitude -80.511430986773107
At Feet	Or Miles	Direction	From Intersection With Street, Road, Highway JSO OF GARDEN ST	Or From Milepost #
Road System Identifier 2 U.S.	Type Of Shoulder 1 Paved	Type Of Intersection 1 Not at Intersection		

CRASH INFORMATION (Check if Pictures Taken)

Light Condition 1 Daylight	Weather Condition 1 Clear	Roadway Surface Condition 1 Dry	School Bus Related 1 No	Manner Of Collision 4 Sideswipe, same direction
First Harmful Event Type	First Harmful Event 14	First Harmful Event Location 1 On Roadway	Within Interchange No	First Harmful Event Relation to Junction 1 Non-Junction
Contributing Circumstances: Road 1 None		Contributing Circumstances: Road		Contributing Circumstances: Road
Contributing Circumstances: Environment 1 None		Contributing Circumstances: Environment		Contributing Circumstances: Environment
Work Zone Related 1 No	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone

VEHICLE (Check if Commercial)

Vehicle 2	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number PDMC60	State FL	Reg. Expires 01/Jun/2023	Permanent Reg. No	VIN 1C6SRFJT5KN879941				
Year 2019	Make RAM	Model 1500	Style TK	Color GRY	Extent of Damage Disabling	Est. Damage 4000	Towed Due To Damage Yes	Vehicle Removed By ALL AMERICAN	Rotation Rotation		
Insurance Company PROGRESSIVE				Insurance Policy Number 957938507							
Name of Vehicle Owner (Check Box If Business) <input type="checkbox"/>			Current Address (Number and Street) SHEDRACK C GORDON DOWNS 6101 NW 21ST AVE			City and State MIAMI FL		Zip Code 33142-7836			
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles		
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles		
Vehicle Traveling:	Direction North	On Street, Road, Highway US1 (OVERSEAS HWY) NB MM92				At Est. Speed 45	Posted Speed 45	Total Lanes 4			
CMV Configuration		Cargo Body Type		Area of Initial Impact			Most Damaged Area				
Comm GVWR/GCWR		Trailer Type (trailer one)		Trailer Type (trailer two)							
Haz. Mat. Release	Haz Mat. Placard	Number	Class								
Motor Carrier Name				US DOT Number							
Motor Carrier Address				City and State			Zip Code		Phone Number		
Comm/Non-Commercial	Vehicle Body Type 3 Pickup	Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No		Special Function of MV 1 No Special Function			
Vehicle Maneuver Action 1 Straight Ahead	Trafficway 4 Two-Way, Divided, Positive Median Barrier	Roadway Grade 1 Level	Roadway Alignment 1 Straight	Most Harmful Event 2 Collision with Non-Fixed Object		Most Harmful Event Detail 14 Motor Vehicle in Transport					
Traffic Control Device For This Vehicle 1 No Controls	First (1) Sequence of Events 2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport		Second (2) Sequence of Events		Third (3) Sequence of Events		Fourth (4) Sequence of Events				

VEHICLE (Check if Commercial)

Vehicle 1	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number 09772F3	State CA	Reg. Expires 31/Oct/2023	Permanent Reg. No	VIN 1N6ED1EJXNN606771		
Year 2022	Make NISS	Model FRONTIER	Style PK	Color BLU	Extent of Damage Disabling	Est. Damage 3000	Towed Due To Damage Yes	Vehicle Removed By ALL AMERICAN	Rotation Rotation
Insurance Company SIXT RENT A CAR LLC				Insurance Policy Number SELF INSURED					

Date of Crash 17/Nov/2022 04:00 PM	Date of Report 17/Nov/2022 04:00 PM	Invest. Agency Report Number FHP22ON0594514	HSMV Crash Report Number 24972407
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Name of Vehicle Owner (Check Box If Business) <input checked="" type="checkbox"/>		Current Address (Number and Street) 1501 NW 49TH ST STE 100		City and State FT LAUDERDALE FL		Zip Code 33309			
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Vehicle Traveling:	Direction North	On Street, Road, Highway US1 (OVERSEAS HWY) NB MM92				At Est. Speed 35	Posted Speed 45	Total Lanes 4	
CMV Configuration			Cargo Body Type			Area of Initial Impact		Most Damaged Area	
Comm GVWR/GCWR			Trailer Type (trailer one)		Trailer Type (trailer two)				
Haz. Mat. Release	Haz Mat. Placard	Number		Class					
Motor Carrier Name				US DOT Number					
Motor Carrier Address				City and State		Zip Code		Phone Number	
Comm/Non-Commercial	Vehicle Body Type 3 Pickup		Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function	
Vehicle Maneuver Action 3 Turning Left	Trafficway 4 Two-Way, Divided, Positive Median Barrier		Roadway Grade 1 Level		Roadway Alignment 1 Straight		Most Harmful Event 2 Collision with Non-Fixed Object		Most Harmful Event Detail 14 Motor Vehicle in Transport
Traffic Control Device For This Vehicle 1 No Controls	First (1) Sequence of Events 2 Collision with Non-Fixed Object		Second (2) Sequence of Events		Third (3) Sequence of Events		Fourth (4) Sequence of Events		
		14 Motor Vehicle in Transport							

PERSON RECORD

Person# 1	Description 1 Driver	Vehicle # 1	Name MARTIN KAMMERLE			Date of Birth 11/May/1989	Sex 1 Male	Phone Number 491-627-0757	Re-Exam No	
Address N/A		City DEUTSCHLAND		State FF		Zip Code 00000				
Driver License Number A4312793334		State FF	Expires 11/May/2024	DL Type 5 E/Operator	Req. End. 3 No Req Endorsement	Injury Severity 1 None		Ejection 1 Not Ejected		
Restraint System 3 Shoulder and Lap Belt Used		Air Bag Deployed 2 Not Deployed		Helmet Use		Eye Protection 3 Not Applicable		Seating Location Seat 1 Left	Seating Location Row 1 Front	Seating Location Other 1 Not Applicable
Drivers Actions at Time of Crash (first) 3 Failed to Yield Right.of.Way			Drivers Actions at Time of Crash (second)			Driver Distracted By 1 Not Distracted		Vision Obstruction 1 Vision Not Obscured		
Drivers Actions at Time of Crash (third)			Drivers Actions at Time of Crash (fourth)			Drivers Condition at Time of Crash 1 Apparently Normal				
Suspected Alcohol Use 1 No		Alcohol Tested 1 Test Not Given	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No		Drug Tested 1 Test Not Given	Drug Test Type	Drug Test Result
Source of Transport to Medical Facility 1 Not Transported		EMS Agency Name or ID			EMS Run Number		Medical Facility Transported To			

PERSON RECORD

Person# 2	Description 1 Driver	Vehicle # 2	Name SHEDRACK C GORDON DOWNS			Date of Birth 01/Jun/1962	Sex 1 Male	Phone Number 954-658-5529	Re-Exam No	
Address 6101 NW 21ST AVE		City MIAMI		State FL		Zip Code 33142				
Driver License Number G635783622010		State FL	Expires 01/Jun/2027	DL Type 5 E/Operator	Req. End. 3 No Req Endorsement	Injury Severity 1 None		Ejection 1 Not Ejected		
Restraint System 3 Shoulder and Lap Belt Used		Air Bag Deployed 2 Not Deployed		Helmet Use		Eye Protection 3 Not Applicable		Seating Location Seat 1 Left	Seating Location Row 1 Front	Seating Location Other 1 Not Applicable
Drivers Actions at Time of Crash (first) 1 No Contributing Action			Drivers Actions at Time of Crash (second)			Driver Distracted By 1 Not Distracted		Vision Obstruction 1 Vision Not Obscured		
Drivers Actions at Time of Crash (third)			Drivers Actions at Time of Crash (fourth)			Drivers Condition at Time of Crash 1 Apparently Normal				
Suspected Alcohol Use 1 No		Alcohol Tested 1 Test Not Given	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No		Drug Tested 1 Test Not Given	Drug Test Type	Drug Test Result
Source of Transport to Medical Facility 1 Not Transported		EMS Agency Name or ID			EMS Run Number		Medical Facility Transported To			

VIOLATIONS

Person# 1	Name MARTIN KAMMERLE	Florida Statute Number 316.122	Charge FAIL TO YIELD - TO ONCOMING TRAFFIC/VEHICLE PASSING ON LEFT	Citation AFRKKJE
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NARRATIVE

Date of Crash 17/Nov/2022 04:00 PM	Date of Report 17/Nov/2022 04:00 PM	Invest. Agency Report Number FHP22ON0594514	HSMV Crash Report Number 24972407
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ID Number 4373	Rank TPR	Name LUNA, A	Troop / Post E	Officer Agency FLORIDA HIGHWAY PATROL	Phone Number 305-470-2500	Date Created Nov 26, 2022
<p>V01 was traveling north in the outside lane on US1 Overseas Hwy at MM 92 just south of Garden ST. V02 was traveling north in the inside lane on US1 Overseas Hwy at MM 92 just south of Garden ST.</p> <p>D01 failed to observe V02 in the Inside lane and D01 made a left turn from the outside lane violating the right of way of V02. The left side of V01 collided with the right side of V02.</p> <p>Upon my arrival V01 and V02 were moved to the right shoulder of US1 facing north.</p>						

REPORTING OFFICER

ID/Badge # 4373	Rank and Name TPR LUNA, A	Department FHPE	Type of Department FHP
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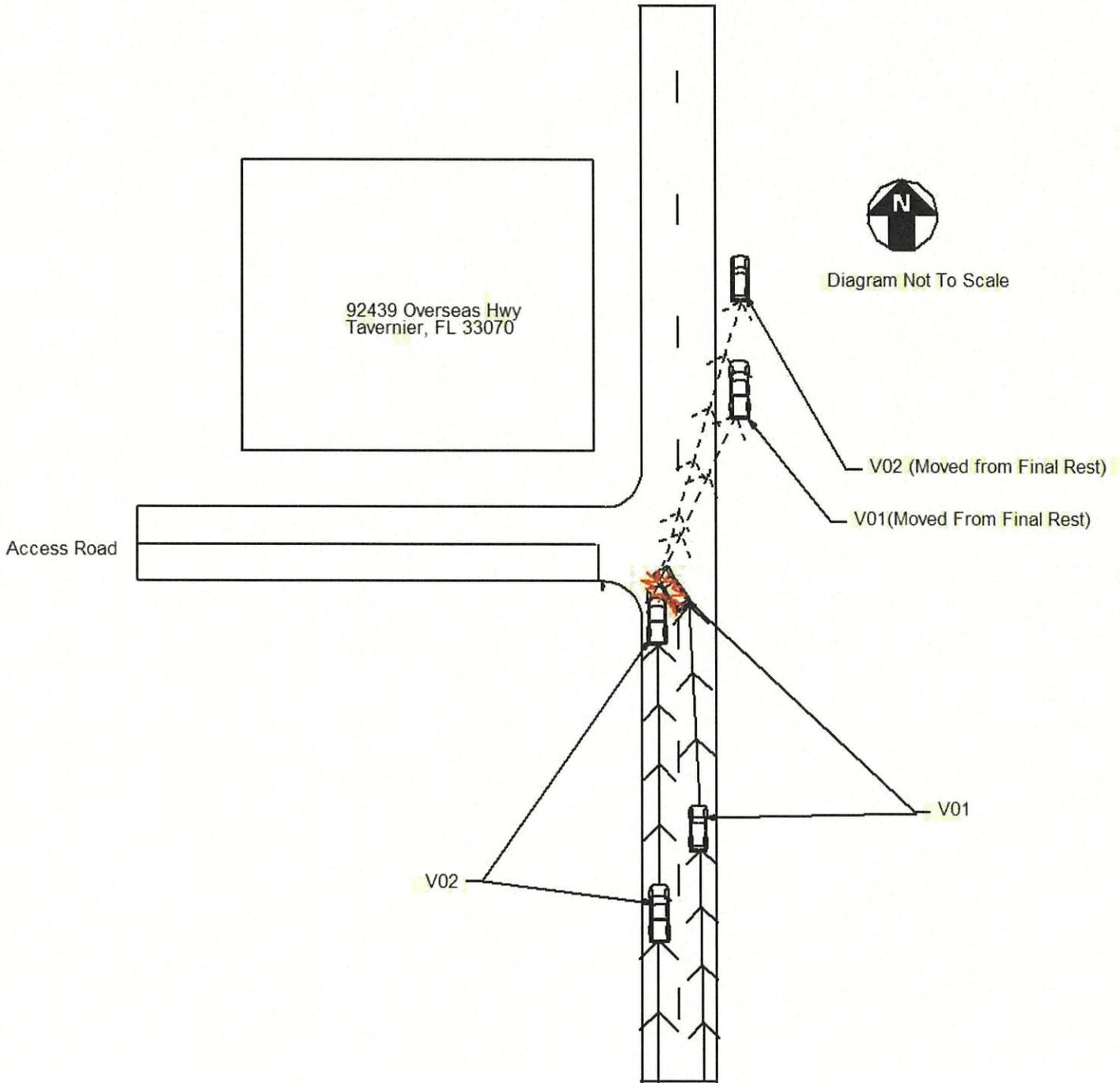
Date of Crash
17/Nov/2022 04:00 PM

Date of Report
17/Nov/2022 04:00 PM

Invest. Agency Report Number
FHP22ON0594514

HSMV Crash Report Number
24972407

US1 (Overseas Hwy) NB MM 92



FLORIDA TRAFFIC CRASH REPORT

LONG FORM SHORT FORM UPDATE

HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

(Electronic Version)

Date of Crash 29/Nov/2022 02:47 PM	Time of Crash 29/Nov/2022 02:47 PM	Date of Report 29/Nov/2022 03:16 PM	Invest. Agency Report Number FHP22ON0617051	HSMV Crash Report Number 24972409
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CRASH IDENTIFIERS

County Code 38	City Code 52	County of Crash MONROE	Place or City of Crash TAVERNIER	Within City Limits No	Time Reported 29/Nov/2022 02:47 PM	Time Dispatched 29/Nov/2022 02:49 PM
Time on Scene 29/Nov/2022 02:59 PM	Time Cleared Scene 29/Nov/2022 03:53 PM	Completed Yes	Reason (if Investigation NOT Completed)			Notified By Law Enforcement

ROADWAY INFORMATION

Crash Occured On Street, Road, Highway US1 (OVERSEAS HWY) NB MM 92		At Street Address#	At Latitude 25.0160186846126	Longitude -80.511377632100405
At Feet	Or Miles	Direction	From Intersection With Street, Road, Highway 92439 OVERSEAS HWY	Or From Milepost #
Road System Identifier 2 U.S.	Type Of Shoulder 1 Paved	Type Of Intersection 1 Not at Intersection		

CRASH INFORMATION (Check if Pictures Taken)

Light Condition 1 Daylight	Weather Condition 1 Clear	Roadway Surface Condition 1 Dry	School Bus Related 1 No	Manner Of Collision 77 Other, Explain in Narrative
First Harmful Event Type	First Harmful Event 34	First Harmful Event Location 2 Off Roadway	Within Interchange No	First Harmful Event Relation to Junction 1 Non-Junction
Contributing Circumstances: Road 1 None		Contributing Circumstances: Road		Contributing Circumstances: Road
Contributing Circumstances: Environment 1 None		Contributing Circumstances: Environment		Contributing Circumstances: Environment
Work Zone Related 1 No	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone

VEHICLE (Check if Commercial)

Vehicle 2	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number INIG05	State FL	Reg. Expires 15/Jan/2024	Permanent Reg. No	VIN 1FADP3H2XJL265857			
Year 2018	Make FORD	Model FOCUS	Style 4D	Color WHI	Extent of Damage Functional	Est. Damage 4000	Towed Due To Damage No	Vehicle Removed By	Rotation	
Insurance Company PROGRESSIVE				Insurance Policy Number 952673176						
Name of Vehicle Owner (Check Box If Business) <input type="checkbox"/>			Current Address (Number and Street) 15 OAKWOOD AVE			City and State KEY LARGO FL		Zip Code 33037-0000		
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles	
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles	
Vehicle Traveling:	Direction North	On Street, Road, Highway US1 (OVERSEAS HWY) NB MM 92				At Est. Speed 15	Posted Speed 45	Total Lanes 4		
CMV Configuration			Cargo Body Type			Area of Initial Impact		Most Damaged Area		
Comm GVWR/GCWR			Trailer Type (trailer one)		Trailer Type (trailer two)					
Haz. Mat. Release	Haz Mat. Placard	Number	Class							
Motor Carrier Name				US DOT Number						
Motor Carrier Address				City and State		Zip Code		Phone Number		
Comm/Non-Commercial	Vehicle Body Type 1 Passenger Car	Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function			
Vehicle Maneuver Action 1 Straight Ahead	Trafficway 4 Two-Way, Divided, Positive Median Barrier	Roadway Grade 1 Level	Roadway Alignment 1 Straight	Most Harmful Event 3 Collision with Fixed Object		Most Harmful Event Detail 34 Traffic Sign Support				
Traffic Control Device For This Vehicle 1 No Controls	First (1) Sequence of Events 43 Ran Off Roadway, Left		Second (2) Sequence of Events 34 Traffic Sign Support		Third (3) Sequence of Events		Fourth (4) Sequence of Events			

VEHICLE (Check if Commercial)

Vehicle 1	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number BIS	State TX	Reg. Expires 30/Apr/2023	Permanent Reg. No	VIN 5GAERCKW4LJ219848		
Year 2020	Make BUICK	Model ENCLAVE	Style 4D	Color BLK	Extent of Damage None	Est. Damage	Towed Due To Damage No	Vehicle Removed By	Rotation
Insurance Company STATE FARM INS				Insurance Policy Number U107088B0553Z					

Date of Crash 29/Nov/2022 02:47 PM	Date of Report 29/Nov/2022 02:47 PM	Invest. Agency Report Number FHP22ON0617051	HSMV Crash Report Number 24972409
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Name of Vehicle Owner (Check Box If Business) <input type="checkbox"/> PAUL EDWARD SKRENTY		Current Address (Number and Street) 4112 WESTCHESTER DR		City and State WACO TX		Zip Code 76710			
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Vehicle Traveling:	Direction North	On Street, Road, Highway US1 (OVERSEAS HWY) NB MM 92				At Est. Speed 20	Posted Speed 45	Total Lanes 4	
CMV Configuration			Cargo Body Type			Area of Initial Impact		Most Damaged Area	
Comm GVWR/GCWR			Trailer Type (trailer one)		Trailer Type (trailer two)				
Haz. Mat. Release	Haz Mat. Placard	Number		Class					
Motor Carrier Name				US DOT Number					
Motor Carrier Address			City and State			Zip Code		Phone Number	
Comm/Non-Commercial	Vehicle Body Type 16 (Sport) Utility Vehicle		Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function	
Vehicle Maneuver Action 6 Changing Lanes	Trafficway 4 Two-Way, Divided, Positive Median Barrier		Roadway Grade 1 Level		Roadway Alignment 1 Straight		Most Harmful Event 2 Collision with Non-Fixed Object		Most Harmful Event Detail 14 Motor Vehicle In Transport
Traffic Control Device For This Vehicle 1 No Controls	First (1) Sequence of Events 2 Collision with Non-Fixed Object		Second (2) Sequence of Events		Third (3) Sequence of Events		Fourth (4) Sequence of Events 14 Motor Vehicle in Transport		

PERSON RECORD

Person# 1	Description 1 Driver	Vehicle # 1	Name PAUL EDWARD SKRENTY			Date of Birth 01/Jan/1945	Sex 1 Male	Phone Number 254-722-1065	Re-Exam No	
Address 4112 WESTCHESTER DR		City WACO		State TX		Zip Code 76710				
Driver License Number 14697770		State FL	Expires 01/Jan/2026	DL Type 5 E/Operator	Req. End. 3 No Req Endorsement	Injury Severity 1 None		Ejection 1 Not Ejected		
Restraint System 3 Shoulder and Lap Belt Used		Air Bag Deployed 2 Not Deployed		Helmet Use		Eye Protection 3 Not Applicable		Seating Location Seat 1 Left	Seating Location Row 1 Front	Seating Location Other 1 Not Applicable
Drivers Actions at Time of Crash (first) 3 Failed to Yield Right.of.Way			Drivers Actions at Time of Crash (second)			Driver Distracted By 1 Not Distracted		Vision Obstruction 1 Vision Not Obscured		
Drivers Actions at Time of Crash (third)			Drivers Actions at Time of Crash (fourth)			Drivers Condition at Time of Crash 1 Apparently Normal				
Suspected Alcohol Use 1 No		Alcohol Tested 1 Test Not Given	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No		Drug Tested 1 Test Not Given	Drug Test Type	Drug Test Result
Source of Transport to Medical Facility 1 Not Transported		EMS Agency Name or ID			EMS Run Number		Medical Facility Transported To			

PERSON RECORD

Person# 2	Description 1 Driver	Vehicle # 2	Name FABIAN CICILIO BEOVIDES			Date of Birth 23/Oct/2004	Sex 1 Male	Phone Number 305-393-1950	Re-Exam No	
Address 15 OAKWOOD AVE		City KEY LARGO		State FL		Zip Code 33037				
Driver License Number C241240043830		State FL	Expires 23/Oct/2028	DL Type 5 E/Operator	Req. End. 3 No Req Endorsement	Injury Severity 1 None		Ejection 1 Not Ejected		
Restraint System 3 Shoulder and Lap Belt Used		Air Bag Deployed 2 Not Deployed		Helmet Use		Eye Protection 3 Not Applicable		Seating Location Seat 1 Left	Seating Location Row 1 Front	Seating Location Other 1 Not Applicable
Drivers Actions at Time of Crash (first) 1 No Contributing Action			Drivers Actions at Time of Crash (second)			Driver Distracted By 1 Not Distracted		Vision Obstruction 1 Vision Not Obscured		
Drivers Actions at Time of Crash (third)			Drivers Actions at Time of Crash (fourth)			Drivers Condition at Time of Crash 1 Apparently Normal				
Suspected Alcohol Use 1 No		Alcohol Tested 1 Test Not Given	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No		Drug Tested 1 Test Not Given	Drug Test Type	Drug Test Result
Source of Transport to Medical Facility 1 Not Transported		EMS Agency Name or ID			EMS Run Number		Medical Facility Transported To			

PERSON RECORD

Person# 3	Description 3 Passenger	Vehicle # 2	Name JUAN PABLO VILLALOBOS			Date of Birth 31/Dec/2005	Sex 1 Male	Injury Severity 1 None	Ejection 1 Not Ejected
Address 19 JENNY LN		City KEY LARGO		State FL		Zip Code 33037			

Date of Crash 29/Nov/2022 02:47 PM	Date of Report 29/Nov/2022 02:47 PM	Invest. Agency Report Number FHP22ON0617051	HSMV Crash Report Number 24972409
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Restraint System 3 Shoulder and Lap Belt Used	Air Bag Deployed 2 Not Deployed	Helmet Use	Eye Protection 3 Not Applicable	Seating Location Seat 3	Seating Location Row 1	Seating Location Other 1
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Source of Transport to Medical Facility 1 Not Transported	EMS Agency Name or ID	EMS Run Number	Medical Facility Transported To
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VIOLATIONS

Person# 1	Name PAUL EDWARD SKRENTY	Florida Statute Number 316.085(2)	Charge IMPROPER-CHANGE-OF-LANE/ PULLING OUT IN FRONT OF VEHICLE GO1	Citation AFRKKSE
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NON VEHICLE PROPERTY DAMAGE

Vehicle#	Person#	Property Damage - Other Than Vehicle STOP SIGN	Est. Amount 1000	Business Yes	Owner's Name FDOT	Address 1000	City & State NW FL	Zip Code 33172
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NARRATIVE

ID Number	Rank	Name	Troop / Post	Officer Agency	Phone Number	Date Created
4373	TPR	LUNA, A	E	FLORIDA HIGHWAY PATROL	305-470-2500	Dec 04, 2022

V01 was traveling north in the outside lane on US1 Overseas Hwy at MM 92 just south of Garden ST. V02 was traveling north in the inside lane on US1 Overseas Hwy at MM 92 just south of Garden ST.

D01 failed to observe V02 in the inside lane and D01 made a left turn from the outside lane violating the right of way of V02. V02 swerved to the left to avoid colliding with V01 and came off of the roadway to the left. V02 traveled in a north western direction and the front end of V02 collided with a stop sign.

Upon my arrival V01 was not on scene and V02 remained at final rest facing north west on the left shoulder of US1 .

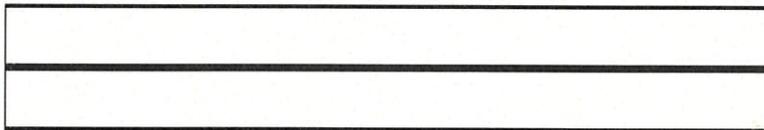
REPORTING OFFICER

ID/Badge # 4373	Rank and Name TPR LUNA, A	Department FHPE	Type of Department FHP
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US1 (Overseas Hwy) MM 92



Diagram Not To Scale



Stop Sign

V02

V01



FLORIDA TRAFFIC CRASH REPORT

LONG FORM SHORT FORM UPDATE

(Electronic Version)

HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

Date of Crash 12/Jun/2023 08:02 AM	Time of Crash 12/Jun/2023 08:02 AM	Date of Report 12/Jun/2023 08:14 AM	Invest. Agency Report Number FHP23ON0305688	HSMV Crash Report Number 25075918
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CRASH IDENTIFIERS

County Code 38	City Code 52	County of Crash MONROE	Place or City of Crash TAVERNIER	Within City Limits No	Time Reported 12/Jun/2023 08:02 AM	Time Dispatched 12/Jun/2023 08:05 AM
Time on Scene 12/Jun/2023 08:05 AM	Time Cleared Scene 12/Jun/2023 08:58 AM	Completed Yes	Reason (if Investigation NOT Completed)			Notified By Law Enforcement

ROADWAY INFORMATION

Crash Occured On Street, Road, Highway SR 5 (US 1)		At Street Address#	At Latitude 25.015959560100701	Longitude -80.511426435605003
At Feet	Or Miles .25	Direction South	From Intersection With Street, Road, Highway GARDEN ST	Or From Milepost #
Road System Identifier 3 State	Type Of Shoulder 2 Unpaved	Type Of Intersection 1 Not at Intersection		

CRASH INFORMATION (Check if Pictures Taken)

Light Condition 1 Daylight	Weather Condition 1 Clear	Roadway Surface Condition 1 Dry	School Bus Related 1 No	Manner Of Collision 1 Front to Rear
First Harmful Event Type	First Harmful Event 14	First Harmful Event Location 1 On Roadway	Within Interchange No	First Harmful Event Relation to Junction 1 Non-Junction
Contributing Circumstances: Road 1 None		Contributing Circumstances: Road		Contributing Circumstances: Road
Contributing Circumstances: Environment 1 None		Contributing Circumstances: Environment		Contributing Circumstances: Environment
Work Zone Related 1 No	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone

VEHICLE (Check if Commercial)

Vehicle 2	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number BU29AF	State FL	Reg. Expires 26/Feb/2024	Permanent Reg. No	VIN JTEBT17R658019019				
Year 2005	Make TOYOT	Model 4RUNNER	Style UT	Color BLK	Extent of Damage Functional	Est. Damage 3000	Towed Due To Damage No	Vehicle Removed By	Rotation		
Insurance Company GEICO				Insurance Policy Number 6124399764							
Name of Vehicle Owner (Check Box if Business) SAMANTHA GRAY VONNEGUT <input type="checkbox"/>			Current Address (Number and Street) 165 SUNRISE DR			City and State TAVERNIER FL		Zip Code 33070-0000			
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles		
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles		
Vehicle Traveling:	Direction North	On Street, Road, Highway SR 5 (US 1)				At Est. Speed 4	Posted Speed 45	Total Lanes 4			
CMV Configuration		Cargo Body Type		Area of Initial Impact			Most Damaged Area				
Comm GVWR/GCWR		Trailer Type (trailer one)		Trailer Type (trailer two)							
Haz. Mat. Release	Haz Mat. Placard	Number	Class								
Motor Carrier Name				US DOT Number							
Motor Carrier Address				City and State			Zip Code		Phone Number		

Comm/Non-Commercial	Vehicle Body Type 16 (Sport) Utility Vehicle	Vehicle Defects (one) 1 None	Vehicle Defects (two)	Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function
Vehicle Maneuver Action 1 Straight Ahead	Trafficway 4 Two-Way, Divided, Positive Median Barrier	Roadway Grade 1 Level	Roadway Alignment 1 Straight	Most Harmful Event 2 Collision with Non-Fixed Object	Most Harmful Event Detail 14 Motor Vehicle in Transport
Traffic Control Device For This Vehicle 1 No Controls	First (1) Sequence of Events 2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport	Second (2) Sequence of Events	Third (3) Sequence of Events	Fourth (4) Sequence of Events	

VEHICLE (Check if Commercial)

Vehicle 1	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number RUD5R	State FL	Reg. Expires 03/Jan/2024	Permanent Reg. No	VIN 5TDXZ3DC1JS915206		
Year 2018	Make TOYOT	Model SIENNA	Style VN	Color SIL	Extent of Damage Disabling	Est. Damage 10000	Towed Due To Damage Yes	Vehicle Removed By WHEATONS SVC CNTR	Rotation Rotation
Insurance Company STATE FARM				Insurance Policy Number K966019F3059					

Date of Crash 12/Jun/2023 08:02 AM	Date of Report 12/Jun/2023 08:02 AM	Invest. Agency Report Number FHP23ON0305688	HSMV Crash Report Number 25075918
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Name of Vehicle Owner (Check Box If Business) <input type="checkbox"/> ANNA ELIZABETH MAXEY		Current Address (Number and Street) 1253 SHORECREST CIR		City and State CLERMONT FL		Zip Code 34711-0000			
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Vehicle Traveling:	Direction North	On Street, Road, Highway SR 5 (US 1)				At Est. Speed 35	Posted Speed 45	Total Lanes 4	
CMV Configuration			Cargo Body Type			Area of Initial Impact		Most Damaged Area	
Comm GVWR/GCWR			Trailer Type (trailer one)		Trailer Type (trailer two)				
Haz. Mat. Release		Haz Mat. Placard	Number		Class				
Motor Carrier Name				US DOT Number					
Motor Carrier Address			City and State			Zip Code		Phone Number	
Comm/Non-Commercial	Vehicle Body Type 2 Passenger Van		Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function	
Vehicle Maneuver Action 6 Changing Lanes		Trafficway 4 Two-Way, Divided, Positive Median Barrier		Roadway Grade 1 Level		Roadway Alignment 1 Straight		Most Harmful Event 3 Collision with Fixed Object	
Traffic Control Device For This Vehicle 1 No Controls		First (1) Sequence of Events 2 Collision with Non-Fixed Object		Second (2) Sequence of Events 39 Other Fixed Object (wall, building, tunnel, etc.)		Third (3) Sequence of Events		Fourth (4) Sequence of Events	
		14 Motor Vehicle in Transport							

PERSON RECORD

Person# 1	Description 1 Driver	Vehicle # 1	Name ANNA ELIZABETH MAXEY			Date of Birth 03/Jan/1981	Sex 2 Female	Phone Number	Re-Exam No
Address 1253 SHORECREST CIR		City CLERMONT		State FL		Zip Code 34711			
Driver License Number M200045815030		State FL	Expires 03/Jan/2029	DL Type 5 E/Operator	Req. End. 3 No Req Endorsement	Injury Severity 1 None		Ejection 1 Not Ejected	
Restraint System 3 Shoulder and Lap Belt Used		Air Bag Deployed 2 Not Deployed		Helmet Use	Eye Protection	Seating Location Seat 1 Left		Seating Location Row 1 Front	
Drivers Actions at Time of Crash (first) 3 Failed to Yield Right of Way			Drivers Actions at Time of Crash (second)			Driver Distracted By 88 Unknown		Vision Obstruction 1 Vision Not Obscured	
Drivers Actions at Time of Crash (third)			Drivers Actions at Time of Crash (fourth)			Drivers Condition at Time of Crash 1 Apparently Normal			
Suspected Alcohol Use 1 No		Alcohol Tested 1 Test Not Given	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No		Drug Tested 1 Test Not Given	
Source of Transport to Medical Facility 1 Not Transported		EMS Agency Name or ID			EMS Run Number		Medical Facility Transported To		

PERSON RECORD

Person# 3	Description 3 Passenger	Vehicle # 1	Name JOSHUA DANIEL MAXEY			Date of Birth 14/Nov/1980	Sex 1 Male	Injury Severity 1 None	Ejection 1 Not Ejected
Address 1253 SHORECREST CIR		City CLERMONT		State FL		Zip Code 34711-2969			
Restraint System 3 Shoulder and Lap Belt Used		Air Bag Deployed 2 Not Deployed		Helmet Use	Eye Protection	Seating Location Seat 3		Seating Location Row 1	
Source of Transport to Medical Facility 1 Not Transported		EMS Agency Name or ID			EMS Run Number		Medical Facility Transported To		

PERSON RECORD

Person# 4	Description 3 Passenger	Vehicle # 1	Name ANDREW LEE			Date of Birth 14/Mar/1977	Sex 1 Male	Injury Severity 1 None	Ejection 1 Not Ejected
Address 1253 SHORECREST CIR		City CLERMONT		State FL		Zip Code 34711			
Restraint System 3 Shoulder and Lap Belt Used		Air Bag Deployed 2 Not Deployed		Helmet Use	Eye Protection	Seating Location Seat 3		Seating Location Row 2	
Source of Transport to Medical Facility 1 Not Transported		EMS Agency Name or ID			EMS Run Number		Medical Facility Transported To		

PERSON RECORD

Person# 2	Description 1 Driver	Vehicle # 2	Name SAMANTHA GRAY VONNEGUT			Date of Birth 26/Feb/1994	Sex 2 Female	Phone Number	Re-Exam No
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Date of Crash 12/Jun/2023 08:02 AM	Date of Report 12/Jun/2023 08:02 AM	Invest. Agency Report Number FHP23ON0305688	HSMV Crash Report Number 25075918
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Address 165 SUNRISE DR		City TAVERNIER		State FL		Zip Code 33070		
Driver License Number V523787945660		State FL	Expires 26/Feb/2031	DL Type 5 E/Operator	Req. End. 3 No Req Endorsement	Injury Severity 1 None	Ejection 1 Not Ejected	
Restraint System 3 Shoulder and Lap Belt Used	Air Bag Deployed 2 Not Deployed	Helmet Use	Eye Protection	Seating Location Seat 1 Left	Seating Location Row 1 Front	Seating Location Other		
Drivers Actions at Time of Crash (first) 1 No Contributing Action			Drivers Actions at Time of Crash (second)		Driver Distracted By 1 Not Distracted	Vision Obstruction 1 Vision Not Obscured		
Drivers Actions at Time of Crash (third)			Drivers Actions at Time of Crash (fourth)		Drivers Condition at Time of Crash 1 Apparently Normal			
Suspected Alcohol Use 1 No	Alcohol Tested 1 Test Not Given	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No	Drug Tested 1 Test Not Given	Drug Test Type	Drug Test Result
Source of Transport to Medical Facility 1 Not Transported		EMS Agency Name or ID		EMS Run Number		Medical Facility Transported To		

VIOLATIONS

Person# 1	Name ANNA ELIZABETH MAXEY	Florida Statute Number 316.085(2)	Charge IMPROPER-CHANGE-OF-LANE/ PULLING OUT IN FRONT OF VEHICLE GOI	Citation AHK9LWE
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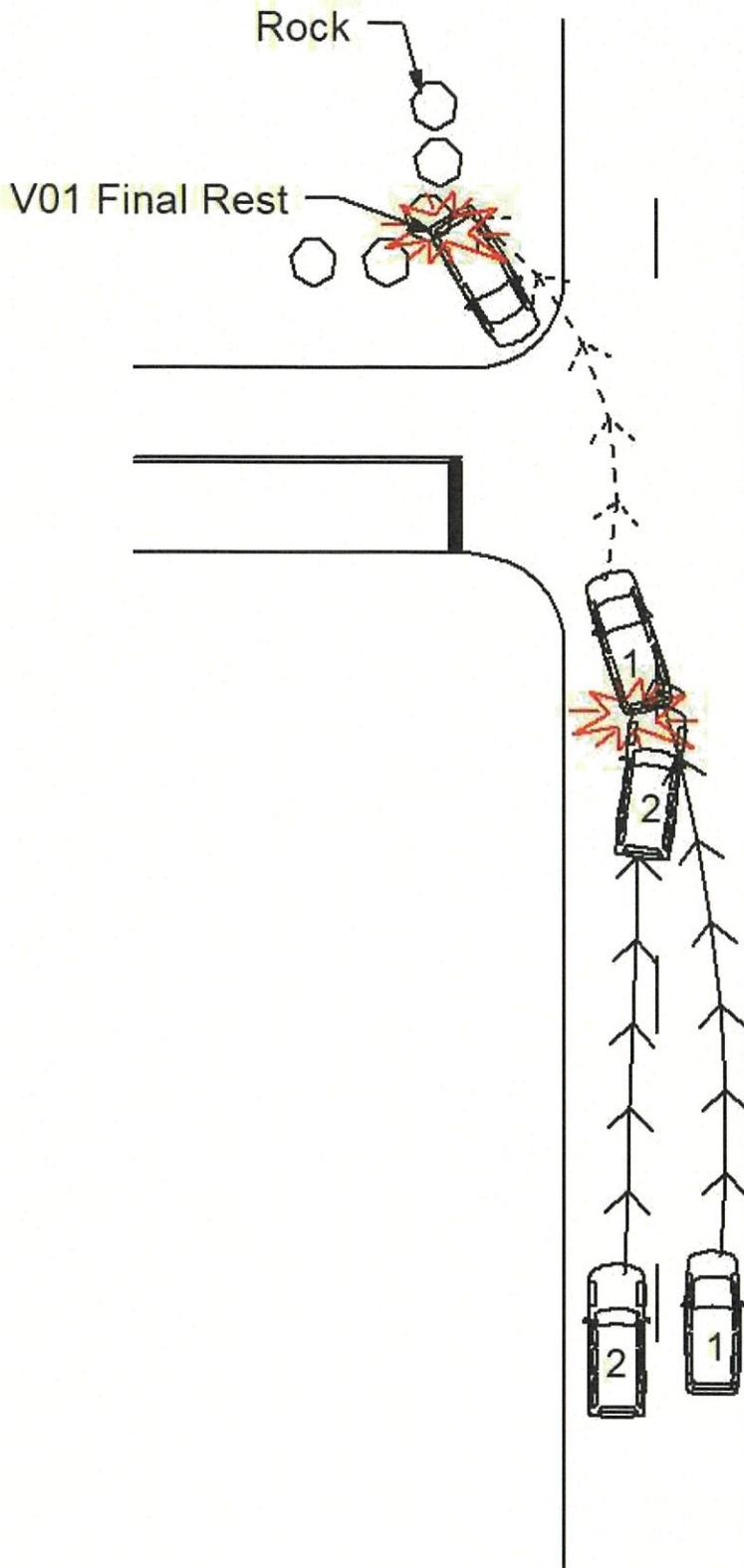
NARRATIVE

ID Number	Rank	Name	Troop / Post	Officer Agency	Phone Number	Date Created
2864	TPR	C.FRANCO	K	FLORIDA HIGHWAY PATROL	407-332-6797	Jun 12, 2023

V01 was traveling north in the right lane on State Road 5 (US 1). V02 was traveling north in the left lane on State Road 5. V01 driver attempted to change lanes. V01 traveled into the left lane into the path of V02. V02's front struck the rear of V01. V01 rotated counterclockwise and traveled onto the left shoulder of the roadway striking a rock. V01's rear struck the rock. V01 was at final rest facing in a southeasterly direction on the left shoulder of State Road 5. V02 was moved from final rest prior to my arrival.

REPORTING OFFICER

ID/Badge # 2864	Rank and Name TPR C.FRANCO	Department FHPK	Type of Department FHP
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State Road 5
(US 1)
Northbound Lanes Only

Diagram NOT to Scale

SMITH/HAWKS
ATTORNEYS AT LAW

RECEIVED
2024-041
NOV 07 2024

MONROE COUNTY
PLANNING DEPT.

Barton W. Smith, Esq.
Jess Miles Goodall, Esq.
Telephone: (305) 296-7227
E-mail: Bart@SmithHawks.com
Jess@SmithHawks.com
Brandi@SmithHawks.com

SENT VIA FEDEX

November 5, 2024

Ms. Emily Schemper, Sr. Director
Monroe County Planning & Environmental Resources Department
2798 Overseas Highway, Suite 400
Marathon, FL 33050
Email: Schemper-Emily@MonroeCounty-FL.Gov

RE: SUPPLEMENTAL DOCUMENTATION AND PLANS FOR DEVELOPMENT AGREEMENT [FILE# 2024-041].

Dear Emily,

On behalf of the property owner, **SINGLETARY CONCRETE PRODUCTS INC's** and **CEMEX CONSTRUCTION MATERIALS FLORIDA LLC's**, and our clients, the purchasers, **THE VESTCOR COMPANIES, INC.**, a Florida corporation and **BLACKSTONE GROUP-TAVERNIER 925, LLC**, a Florida limited liability company, please find the following supplemental documentation and revised plans for file no. 2022-041, based on the reduction in the size of the non-residential component and in response to that certain compliance report received on October 16, 2024 from Devin Tolpin:

1. The legal description included as Exhibit A appears to incorrectly reference RE# 0009490-000000. Please revise so as to include a legal description for the property currently bearing Parcel ID# 00089490-000000.
 - Exhibit A has been revised to correctly reference RE# 00089490-000000.
2. The legal description included as part of Exhibit A references three parcels, however only two appear to be subject of this Development Agreement. Please revise Exhibit A to correctly describe the two parcels that are proposed for development.
 - Exhibit A has been revised to correctly reflect two (2) parcels, directly relating to the Monroe County Real Estate Numbers.

3. The proposed development agreement does not include the proposed income distribution of affordable dwelling units as required through LDC Section 130-143. Please provide language related to the proposed income distribution.
 - The Development Agreement has been revised to reflect the required income distribution of the affordable housing units on page 13 of the Development Agreement, and is shown as follows:
 - The income categories for the eighty-six (86) units shall consist of a minimum of Thirty-Nine (39), or forty-five percent (45%) low-income units, and up to Forty-Seven (47), or fifty-five percent (55%), moderate-income units. Once the eighty-six (86) employee housing units are developed, the affordable housing income restrictions may be reconfigured within the property so as to ensure occupant(s) can meet the income requirements for the unit occupied.
4. The proposed Development Agreement states that Blackstone and Vestcor have legal and equitable interest in the subject property as demonstrated in Exhibit B, however Exhibit B is almost entirely redacted and does not demonstrate current legal and equitable interest. Please amend Exhibit B or provide additional documentation that indicates that the agreement is still effective and meets this criteria.
 - The Contracts provided are still active and moving towards closing but are subject to a confidentiality clause which does not allow the contract to be disseminated outside of the parties in the deal until closing. The Applicant has also provided documentation required for the current property owner as part of the Application and is therefore compliant with this requirement.
5. LDC Section 130-143 provides that the development of a single nonresidential structure that contains more than 10,000 square feet within the [Tavernier Commercial] Overlay District shall be subject to the terms and conditions of an approved Development Agreement as defined in Sections 110-132,110-133, and must include an approved site plan with certain criteria. Further, as drafted, the proposed development agreement includes the approval of the submitted site plan. Please refer to the comments regarding the proposed site plan as provided in reference to Major CUP File #2022-12 on 9/25/2024 (email attached).
 - The preliminary Site Plan has been revised to incorporate the changes referenced above and is attached hereto.

Emily Schemper, Sr. Director Planning & Environmental Resources
Re: Supplemental Documentation for Development Agreement [File #2024-041]
November 5, 2024
Page 3 of 3

6. The County's Transportation Consultant has had an opportunity to review the Traffic Safety Study that was submitted with the proposed Development Agreement. Please address the comments attached to this email.

- Please see attached traffic safety study and response comments.

If you require anything further, or have any questions and/or concerns, please do not hesitate to contact our office.

Sincerely,



Jess Miles Goodall

Enclosures

JG/bg



SMITH / HAWKS
ATTORNEYS AT LAW

Brandi Green, Paralegal
Telephone: (305) 296-7227
Email: Brandi@SmithHawks.com

SENT VIA EMAIL & FEDEX
7778 2604 6997

August 6, 2024

Devin Tolpin, AICP, CFM, *Planning & Development Review Manager*
Monroe County | Planning and Environmental Resources
102050 Overseas Highway
Key Largo, FL 33037
Email: Tolpin-Devin@MonroeCounty-FL.Gov

RE: Supplemental Documents – Blackstone Group- Tavernier 925, LLC and the Vestcor Companies, Inc. - Application for Development Agreement (File No.: 2024-041)

Dear Devin,

Enclosed, please find KBP Consulting, Inc. and HBC Engineering Company's Traffic Safety Analysis Memorandums to supplement the above referenced file.

If you have any questions and/or concerns, or require anything further for this application, please do not hesitate to contact our office.

Sincerely,


Brandi Green

bg

Enclosures

Cc (Electronically):

Ilze Aguila, *Senior Administrator, Operations*, (Aguila-Ilze@MonroeCounty-FL.Gov)

MEMORANDUM

To: Janene Sclafani
Naresh Kotari
Vivek Reddy, P.E.

From: Karl Peterson, P.E.

Date: July 2, 2024

Subject: Mixed-Use Development – (File No. 2022-053)
Crash Reports

The proposed Mixed-Use Development in Tavernier consists of a supermarket (Publix), a liquor store, and multifamily affordable housing community. Vehicular access to the site is proposed via one (1) driveway located on the northbound lanes of Overseas Highway / US 1. This driveway will be located near mile marker 92.5 and opposite the median connector roadway located on the south side of the existing Mobil gas station at 92439 Overseas Highway. As requested by the project team, we have conducted a review of the crash history at the intersection formed by the subject median connector roadway and the northbound lanes of Overseas Highway / US 1.

The Signal Four Analytics crash database was queried with respect to events that have occurred in the general vicinity of the subject driveway for a ten-year period between January 1, 2014, and December 28, 2023. Attachment A to this memorandum contains screenshots from the Signal Four Analytics portal. During the referenced ten-year time period, the state of Florida's crash database indicates that six (6) crashes occurred at the subject location. The detailed crash reports are presented in Attachment B. A summary of each crash is provided below:

- **Crash #83807498.** This single-vehicle crash occurred on January 16, 2015, at 5:00 AM. The vehicle was traveling in the northbound lanes of Overseas Highway when the driver of this vehicle lost control for unknown reasons. There were no contributing causes and no apparent injuries as the driver fled the scene.
- **Crash #86412086.** This crash occurred on March 13, 2017, at 10:00 PM in the southbound lanes of Overseas Highway. This was a rear-end crash and the driver at fault was cited for careless driving.
- **Crash #88337232.** The date and time of this crash was March 16, 2021, at 8:49 PM. This crash occurred in the northbound lanes of Overseas Highway and involved a vehicle that was stopped in the right (outside) lane due to a construction related lane closure. The result was a rear end collision and careless driving was the cause.

KBP CONSULTING, INC.

- **Crash #24972407.** This crash occurred on November 17, 2022, at 4:00 PM. This crash involved two (2) vehicles traveling in the northbound lanes of Overseas Highway. The vehicle traveling in the outside lane failed to observe another vehicle traveling in the inside lane and turned in front of that vehicle. Failure to yield the right-of-way was the charge.
- **Crash #24972409.** This crash occurred on November 29, 2022, at 2:47 PM. This crash was similar to the previous crash in that it involved two (2) vehicles traveling in the northbound lanes of Overseas Highway and the vehicle in the outside lane turned in front of the vehicle in the inside lane. In this case, the charge was an improper lane change.
- **Crash #25075918.** This crash occurred on June 12, 2023, at 8:02 AM. This crash is similar to the previous two crashes. A vehicle traveling in the outside lane of the northbound lanes of Overseas Highway made an improper lane change that resulted in a crash with another vehicle traveling in the inside lane. In this case, the charge was an improper lane change.

Findings

In summary, the six (6) crashes that have occurred in the study area over the 10-year period ending in December 2023 were primarily classified as either rear-end crashes or sideswipe crashes. Based upon the crash data reported by the state, there were no crashes during the ten-year time period involving eastbound vehicles on the median connector roadway (approaching the northbound lanes of Overseas Highway) at the location of the driveway that will serve the proposed Mixed-Use Development in Tavernier.

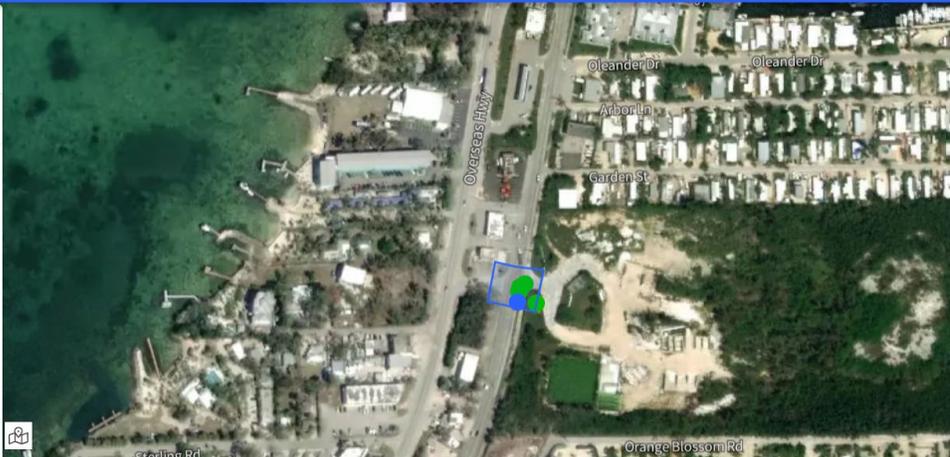
Attachment A

Signal Four Analytics Output

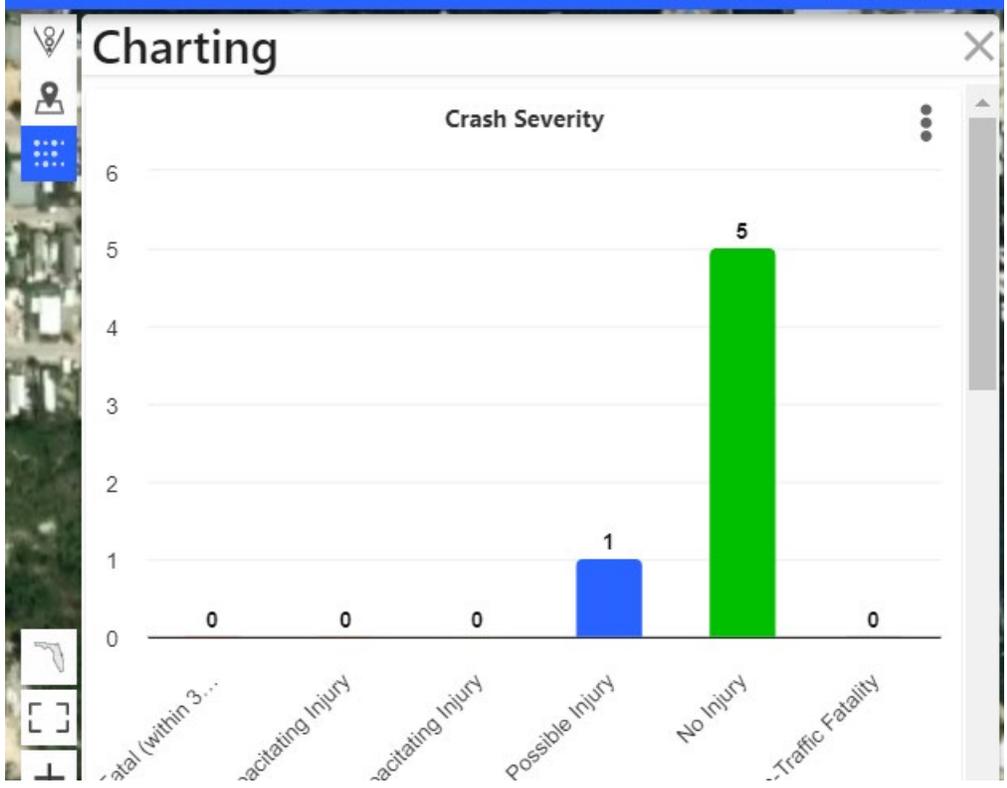
Crash data available from January 1, 2014 to December 28, 2023. Last data update completed February 29, 2024 at 1:24 AM.

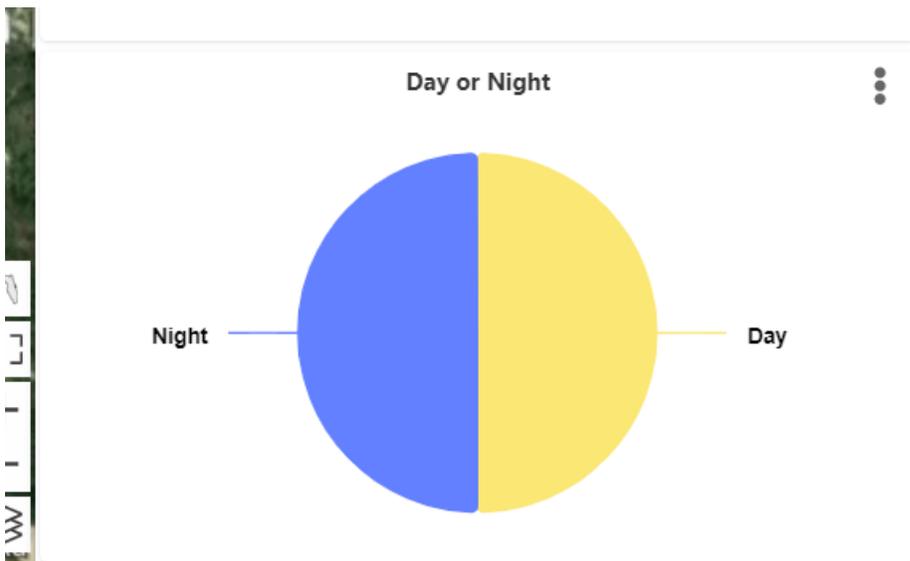
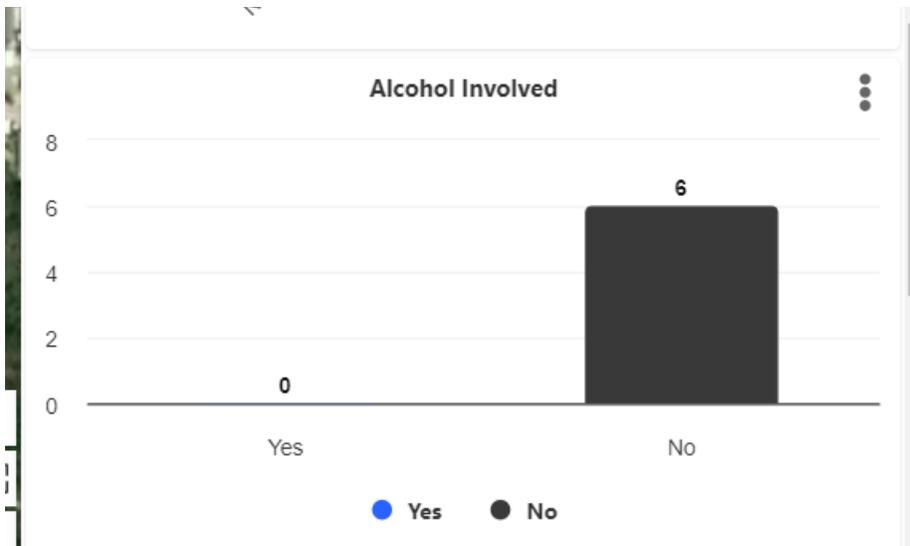
Search Crashes

Crashes in Custom Area
from 1/1/2014 - 12/28/2023

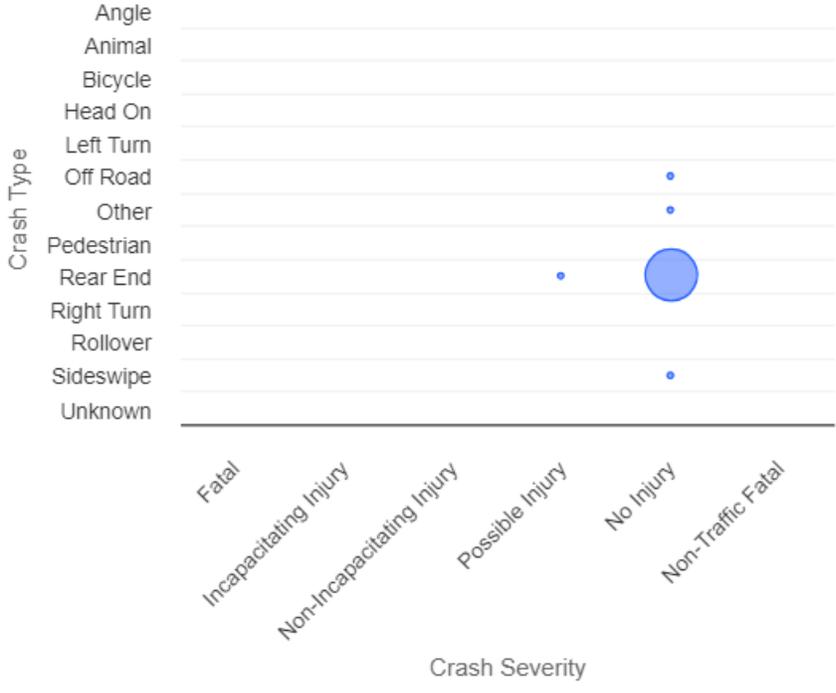


Injury Summary				
	Total	Fatal Crashes	Serious Injury Crashes	Injury Crashes
Crashes	6	0	0	1





Crash Severity vs Crash Type



Attachment B

Detailed Crash Reports

FLORIDA TRAFFIC CRASH REPORT

LONG FORM SHORT FORM UPDATE

HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

(Electronic Version)

Date of Crash 16/Jan/2015 05:00 AM	Time of Crash 16/Jan/2015 05:00 AM	Date of Report 16/Jan/2015 08:21 AM	Invest. Agency Report Number FHPE15OFF002705	HSMV Crash Report Number 83807498
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CRASH IDENTIFIERS

County Code 38	City Code 52	County of Crash MONROE	Place or City of Crash TAVERNIER	Within City Limits No	Time Reported 16/Jan/2015 07:50 AM	Time Dispatched 16/Jan/2015 07:53 AM
Time on Scene 16/Jan/2015 08:15 AM	Time Cleared Scene 16/Jan/2015 09:11 AM	Completed Yes	Reason (if Investigation NOT Completed)			Notified By Law Enforcement

ROADWAY INFORMATION

Crash Occured On Street, Road, Highway US-1(STATE ROAD 5) NB MM92			① At Street Address#	② At Latitude and Longitude 25.015532617365601 -80.511651405018497
At Feet 300	Or Miles	Direction South	③ From Intersection With Street, Road, Highway GARDEN STREET	④ Or From Milepost #
Road System Identifier 2 U.S.		Type Of Shoulder 2 Unpaved	Type Of Intersection 1 Not at Intersection	

CRASH INFORMATION (Check if Pictures Taken)

Light Condition 5 Dark-Not Lighted	Weather Condition 2 Cloudy	Roadway Surface Condition 1 Dry	School Bus Related 1 No	Manner Of Collision 77 Other, Explain in Narrative
First Harmful Event Type	First Harmful Event 9	First Harmful Event Location 2 Off Roadway	Within Interchange No	First Harmful Event Relation to Junction 1 Non-Junction
Contributing Circumstances: Road 1 None		Contributing Circumstances: Road		Contributing Circumstances: Road
Contributing Circumstances: Environment 1 None		Contributing Circumstances: Environment		Contributing Circumstances: Environment
Work Zone Related 1 No	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone

VEHICLE (Check if Commercial)

Vehicle 1	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number 504NQI	State FL	Reg. Expires 06/Apr/2015	Permanent Reg. No	VIN 1HGCM56334A031891		
Year 2004	Make HOND	Model ACCORD	Style 4D	Color GRY	Extent of Damage Disabling	Est. Damage 6500	Towed Due To Damage No	Vehicle Removed By GUYS TOWING	Rotation Rotation
Insurance Company					Insurance Policy Number				

Name of Vehicle Owner (Check Box If Business) <input type="checkbox"/> JESSIE MORENO	Current Address (Number and Street) 129 SABAL AVE	City and State TAVERNIER FL	Zip Code 33070-2959
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Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles

Vehicle Traveling: North	On Street, Road, Highway US-1(STATE ROAD 5) NB MM92	At Est. Speed 50	Posted Speed 45	Total Lanes 2
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CMV Configuration	Cargo Body Type	Area of Initial Impact	Most Damaged Area
Comm GVWR/GCWR	Trailer Type (trailer one)	Trailer Type (trailer two)	
Haz. Mat. Release	Haz Mat. Placard	Number	Class
Motor Carrier Name		US DOT Number	

18. Undercarriage
19. Overturn
20. Windshield
21. Trailer

18. Undercarriage
19. Overturn
20. Windshield
21. Trailer

Motor Carrier Address	City and State	Zip Code	Phone Number
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Comm/Non-Commercial	Vehicle Body Type 1 Passenger Car	Vehicle Defects (one) 1 None	Vehicle Defects (two)	Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function
Vehicle Maneuver Action 15 Negotiating a Curve	Trafficway 4 Two-Way, Divided, Positive Median Barrier	Roadway Grade 1 Level	Roadway Alignment 1 Straight	Most Harmful Event 3 Collision with Fixed Object	Most Harmful Event Detail 32 Tree (standing)
Traffic Control Device For This Vehicle 1 No Controls	First (1) Sequence of Events 3 Collision with Fixed Object 32 Tree (standing)	Second (2) Sequence of Events	Third (3) Sequence of Events	Fourth (4) Sequence of Events	

NARRATIVE

Date of Crash 16/Jan/2015 05:00 AM	Date of Report 16/Jan/2015 05:00 AM	Invest. Agency Report Number FHPE15OFF002705	HSMV Crash Report Number 83807498
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ID Number	Rank	Name	Troop / Post	Officer Agency	Phone Number	Date Created
2286	TROOPER	J.F. BURGOS	E	FLORIDA HIGHWAY PATROL	305-470-2500	Jan 16, 2015

V01 was traveling northbound on the inside lane on US-1(SR-5). For unknown reasons, the driver of V01 lost control of the vehicle and skidded towards the outside lane. The driver of V01 tried to steer back into the lane but over corrected causing V01 to yaw in a counterclockwise direction into the tree line located in the median of US-1(SR-5). As a result, the passenger side of V01 collided into the trees in the median. Upon my arrival at the scene, V01 was at final rest facing in a south direction alongside the trees.

V01 was abandoned as the driver of V01 had fled the scene. We located the registered owner of V01, who stated that he didn't know who had driven his vehicle at the time of the accident.

REPORTING OFFICER

ID/Badge # 2286	Rank and Name TROOPER J.F. BURGOS	Department FLORIDA HIGHWAY PATROL	Type of Department FHP
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V01 at Final Rest

Tree Line

Note:
Diagram Not to Scale



A: US-1(SR-5) Inside Northbound Lane
B: US-1(SR-5) Outside Northbound Lan

Skid Marks

V01

FLORIDA TRAFFIC CRASH REPORT

LONG FORM SHORT FORM UPDATE

HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

(Electronic Version)

Date of Crash 13/Mar/2017 10:00 PM	Time of Crash 13/Mar/2017 10:00 PM	Date of Report 13/Mar/2017 10:15 PM	Invest. Agency Report Number MCSO17OFF001848	HSMV Crash Report Number 86412086
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CRASH IDENTIFIERS

County Code 38	City Code	County of Crash MONROE	Place or City of Crash TAVERNIER	Within City Limits No	Time Reported 13/Mar/2017 10:03 PM	Time Dispatched 13/Mar/2017 10:03 PM
Time on Scene 13/Mar/2017 10:03 PM	Time Cleared Scene 14/Mar/2017 12:08 AM	Completed Yes	Reason (if Investigation NOT Completed)			Notified By Law Enforcement

ROADWAY INFORMATION

Crash Occured On Street, Road, Highway MM / SOUTHBOUND LANES			At Street Address# 93	At Latitude 25.023409999999998	and Longitude -80.510480000000001
At Feet 1000	Or Miles	Direction West	From Intersection With Street, Road, Highway BURTON DRIVE / SR-5 (US-1)		Or From Milepost #
Road System Identifier 1 Interstate		Type Of Shoulder 2 Unpaved		Type Of Intersection 1 Not at Intersection	

CRASH INFORMATION (Check if Pictures Taken)

Light Condition 5 Dark-Not Lighted	Weather Condition 1 Clear	Roadway Surface Condition 1 Dry	School Bus Related 1 No	Manner Of Collision 1 Front to Rear
First Harmful Event Type	First Harmful Event 14	First Harmful Event Location 1 On Roadway	Within Interchange No	First Harmful Event Relation to Junction 1 Non-Junction
Contributing Circumstances: Road 77 Other, Explain in Narrative		Contributing Circumstances: Road		Contributing Circumstances: Road
Contributing Circumstances: Environment 77 Other, Explain in Narrative		Contributing Circumstances: Environment		Contributing Circumstances: Environment
Work Zone Related 1 No	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone

VEHICLE (Check if Commercial)

Vehicle 1	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number CJSX80	State FL	Reg. Expires 14/Feb/2018	Permanent Reg. No	VIN 1D7HA16K57J521532				
Year 2007	Make DODG	Model RAM	Style PK	Color GRY	Extent of Damage Disabling	Est. Damage 15000	Towed Due To Damage No	Vehicle Removed By	Rotation		
Insurance Company GEICO GENERAL INSURANCE COMPANY					Insurance Policy Number 4146887999						
Name of Vehicle Owner (Check Box If Business) <input type="checkbox"/> JEFFREY ALLEN SENTZ			Current Address (Number and Street) 150 PEACE AVE			City and State TAVERNIER FL		Zip Code 33070-0000			
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles		
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles		
Vehicle Traveling:	Direction South	On Street, Road, Highway US-1 SB 93MM				At Est. Speed 45	Posted Speed 45	Total Lanes 2			
CMV Configuration			Cargo Body Type			Area of Initial Impact			Most Damaged Area		
Comm GVWR/GCWR			Trailer Type (trailer one)			Trailer Type (trailer two)					
Haz. Mat. Release	Haz Mat. Placard	Number	Class								
Motor Carrier Name				US DOT Number							
Motor Carrier Address				City and State				Zip Code		Phone Number	
Comm/Non-Commercial	Vehicle Body Type 3 Pickup	Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No		Special Function of MV 1 No Special Function			
Vehicle Maneuver Action 1 Straight Ahead	Trafficway 3 Two-Way, Divided, Unprotected (painted >4 feet) Median	Roadway Grade 1 Level		Roadway Alignment 1 Straight		Most Harmful Event 2 Collision with Non-Fixed Object		Most Harmful Event Detail 14 Motor Vehicle in Transport			
Traffic Control Device For This Vehicle 77 Other, Explain in Narrative		First (1) Sequence of Events 2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport		Second (2) Sequence of Events		Third (3) Sequence of Events		Fourth (4) Sequence of Events			

VEHICLE (Check if Commercial)

Vehicle 2	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number 122PII	State FL	Reg. Expires 25/Jun/2017	Permanent Reg. No	VIN 2HGFG3B51FH523811		
Year 2015	Make HOND	Model CIVIC	Style 2D	Color BLK	Extent of Damage Disabling	Est. Damage 15000	Towed Due To Damage No	Vehicle Removed By	Rotation
Insurance Company GEICO INDEMNITY COMPANY					Insurance Policy Number 4149735609				

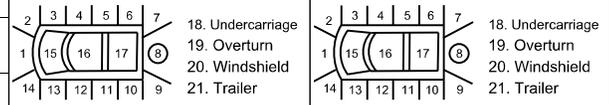
Date of Crash 13/Mar/2017 10:00 PM	Date of Report 13/Mar/2017 10:00 PM	Invest. Agency Report Number MCSO17OFF001848	HSMV Crash Report Number 86412086
---------------------------------------	--	---	--------------------------------------

Name of Vehicle Owner (Check Box If Business) <input type="checkbox"/> TORRI HAWKINS WILLIAMS	Current Address (Number and Street) PO BOX 500845	City and State MARATHON FL	Zip Code 33050-0845
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Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles

Vehicle Traveling:	Direction South	On Street, Road, Highway US-1 SB 93MM	At Est. Speed 10	Posted Speed 45	Total Lanes 2
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CMV Configuration	Cargo Body Type	Area of Initial Impact	Most Damaged Area
Comm GVWR/GCWR	Trailer Type (trailer one)	Trailer Type (trailer two)	
Haz. Mat. Release	Haz Mat. Placard	Number	Class
Motor Carrier Name	US DOT Number		
Motor Carrier Address	City and State	Zip Code	Phone Number



Comm/Non-Commercial	Vehicle Body Type 1 Passenger Car	Vehicle Defects (one) 1 None	Vehicle Defects (two)	Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function
Vehicle Maneuver Action 14 Slowing	Trafficway 3 Two-Way, Divided, Unprotected (painted >4 feet) Median	Roadway Grade 1 Level	Roadway Alignment 1 Straight	Most Harmful Event 2 Collision with Non-Fixed Object	Most Harmful Event Detail 14 Motor Vehicle in Transport
Traffic Control Device For This Vehicle 77 Other, Explain in Narrative	First (1) Sequence of Events 2 Collision with Non-Fixed Object	Second (2) Sequence of Events	Third (3) Sequence of Events	Fourth (4) Sequence of Events	

PERSON RECORD

Person# 1	Description 1 Driver	Vehicle # 1	Name KIRK ALLEN SENTZ	Date of Birth 01/Jan/1996	Sex 1 Male	Phone Number	Re-Exam No	
Address PO BOX 1026		City TAVERNIER	State FL	Zip Code 33070				
Driver License Number S532501960010	State FL	Expires 01/Jan/2020	DL Type 5 E/Operator	Req. End.	Injury Severity 1 None	Ejection 1 Not Ejected		
Restraint System 3 Shoulder and Lap Belt Used	Air Bag Deployed 2 Not Deployed	Helmet Use	Eye Protection 3 Not Applicable	Seating Location Seat 1 Left	Seating Location Row 1 Front	Seating Location Other 1 Not Applicable		
Drivers Actions at Time of Crash (first) 2 Operated MV in Careless or Negligent Manner		Drivers Actions at Time of Crash (second)		Driver Distracted By 1 Not Distracted	Vision Obstruction 1 Vision Not Obscured			
Drivers Actions at Time of Crash (third)		Drivers Actions at Time of Crash (fourth)		Drivers Condition at Time of Crash 1 Apparently Normal				
Suspected Alcohol Use 1 No	Alcohol Tested 1 Test Not Given	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No	Drug Tested 1 Test Not Given	Drug Test Type	Drug Test Result
Source of Transport to Medical Facility 1 Not Transported	EMS Agency Name or ID		EMS Run Number		Medical Facility Transported To			

PERSON RECORD

Person# 2	Description 1 Driver	Vehicle # 2	Name WALTER CLIFTON HEATH 3	Date of Birth 04/Feb/1985	Sex 1 Male	Phone Number	Re-Exam No	
Address 12 SOUTH CONCH AVENUE		City CONCH KEY	State FL	Zip Code 33050				
Driver License Number H300903850440	State FL	Expires 04/Feb/2018	DL Type 5 E/Operator	Req. End.	Injury Severity 2 Possible	Ejection 1 Not Ejected		
Restraint System 3 Shoulder and Lap Belt Used	Air Bag Deployed 2 Not Deployed	Helmet Use	Eye Protection 3 Not Applicable	Seating Location Seat 1 Left	Seating Location Row 1 Front	Seating Location Other 1 Not Applicable		
Drivers Actions at Time of Crash (first) 1 No Contributing Action		Drivers Actions at Time of Crash (second)		Driver Distracted By 1 Not Distracted	Vision Obstruction 1 Vision Not Obscured			
Drivers Actions at Time of Crash (third)		Drivers Actions at Time of Crash (fourth)		Drivers Condition at Time of Crash 1 Apparently Normal				
Suspected Alcohol Use 1 No	Alcohol Tested 1 Test Not Given	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No	Drug Tested 1 Test Not Given	Drug Test Type	Drug Test Result
Source of Transport to Medical Facility 2 EMS	EMS Agency Name or ID MONROE COUNTY EMS		EMS Run Number R22		Medical Facility Transported To MARINERS HOSPITAL			

PERSON RECORD

Person# 3	Description 3 Passenger	Vehicle # 2	Name TORRI HAWKINS WILLIAMS	Date of Birth 25/Jun/1960	Sex 2 Female	Injury Severity 2 Possible	Ejection 1 Not Ejected
Address PO BOX 500845			City MARATHON	State FL	Zip Code 33050		

Date of Crash 13/Mar/2017 10:00 PM	Date of Report 13/Mar/2017 10:00 PM	Invest. Agency Report Number MCSO17OFF001848	HSMV Crash Report Number 86412086
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Restraint System 3 Shoulder and Lap Belt Used	Air Bag Deployed 2 Not Deployed	Helmet Use	Eye Protection 3 Not Applicable	Seating Location Seat 3	Seating Location Row 1	Seating Location Other 1
Source of Transport to Medical Facility 2 EMS	EMS Agency Name or ID MONROE COUNTY EMS	EMS Run Number R22	Medical Facility Transported To MARINERS HOSPITAL			

WITNESSES

Name ORLANDO ALVAREZ	Address 50 HIGHPOINT RD	City TAVERNIER	State FL	Zip Code 33037
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VIOLATIONS

Person# 1	Name KIRK ALLEN SENTZ	Florida Statute Number 316.1925(1)	Charge CARELESS DRIVING	Citation A7B1YOE
Person# 1	Name KIRK ALLEN SENTZ	Florida Statute Number 316.126(1)(b)	Charge FAILURE TO MOVE OVER/SLOW DOWN FOR EMERGENCY VEHICLE/WRECKER	Citation A7B1YPE

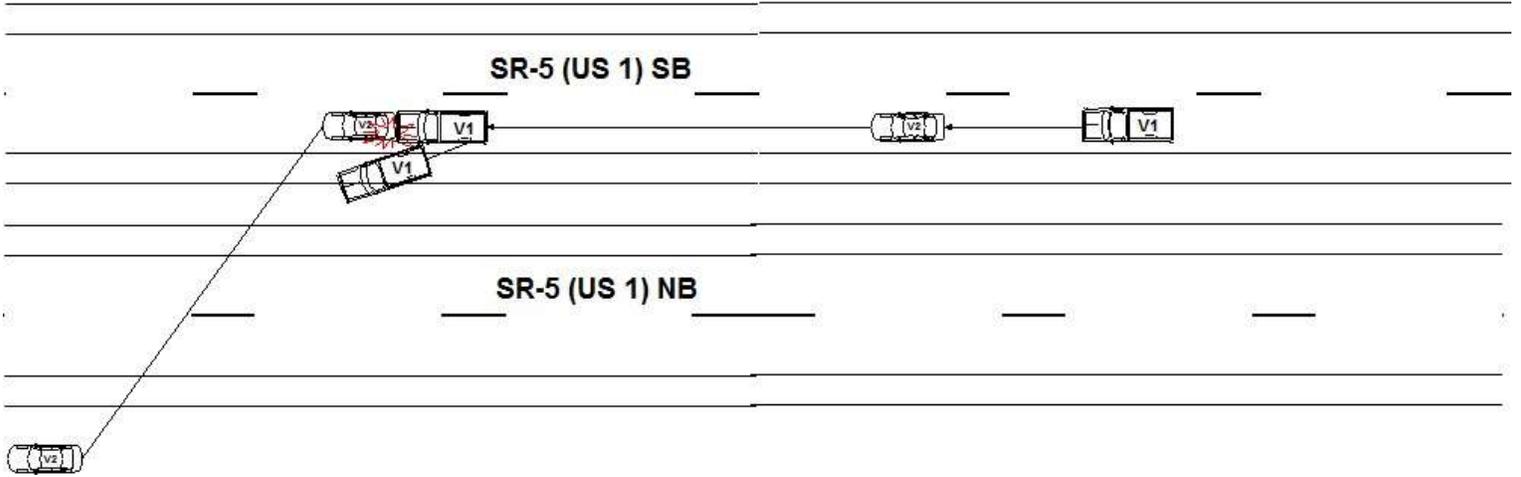
NARRATIVE

ID Number 0087	Rank DEPUTY	Name JACKSON, CODY	Troop / Post Officer Agency MCSO\ROAD MONROE COUNTY SO	Phone Number 305-853-3211	Date Created Mar 14, 2017
<p>Vehicle 1 and Vehicle 2 were both traveling southbound on US-1 at the 93 mile marker. Vehicle 2 slowed for stopped emergency vehicles while Vehicle 1 continued at its normal rate of speed.</p> <p>Vehicle 1 rear-ended vehicle 2 pushing vehicle 2 across the median and all lanes of oncoming traffic.</p>					

REPORTING OFFICER

ID/Badge # 0087	Rank and Name DEPUTY JACKSON, CODY	Department MONROE COUNTY SO	Type of Department SO
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NOT TO SCALE



FLORIDA TRAFFIC CRASH REPORT

LONG FORM SHORT FORM UPDATE

HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

(Electronic Version)

Date of Crash 16/Mar/2021 08:49 PM	Time of Crash 16/Mar/2021 08:49 PM	Date of Report 16/Mar/2021 09:10 PM	Invest. Agency Report Number FHPE21OFF012026	HSMV Crash Report Number 88337232
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CRASH IDENTIFIERS

County Code 38	City Code 52	County of Crash MONROE	Place or City of Crash TAVERNIER	Within City Limits Yes	Time Reported 16/Mar/2021 08:54 PM	Time Dispatched 16/Mar/2021 08:56 PM
Time on Scene 16/Mar/2021 09:05 PM	Time Cleared Scene 16/Mar/2021 09:30 PM	Completed Yes	Reason (if Investigation NOT Completed)			Notified By Law Enforcement

ROADWAY INFORMATION

Crash Occured On Street, Road, Highway US-1		At Street Address# 1	At Latitude 25.015871940000899	and Longitude -80.511283270428194
At Feet	Or Miles .50	Direction North	From Intersection With Street, Road, Highway MILE MARKER 92	Or From Milepost #
Road System Identifier 2 U.S.	Type Of Shoulder 1 Paved	Type Of Intersection 1 Not at Intersection		

CRASH INFORMATION (Check if Pictures Taken)

Light Condition 5 Dark-Not Lighted	Weather Condition 1 Clear	Roadway Surface Condition 1 Dry	School Bus Related 1 No	Manner Of Collision 1 Front to Rear
First Harmful Event Type	First Harmful Event 14	First Harmful Event Location 1 On Roadway	Within Interchange No	First Harmful Event Relation to Junction 1 Non-Junction
Contributing Circumstances: Road 1 None		Contributing Circumstances: Road		Contributing Circumstances: Road
Contributing Circumstances: Environment 1 None		Contributing Circumstances: Environment		Contributing Circumstances: Environment
Work Zone Related 2 Yes	Crash In Work Zone 3 Transition Area	Type Of Work Zone 1 Lane Closure	Workers In Work Zone 2 Yes	Law Enforcement In Work Zone 1 No

VEHICLE (Check if Commercial)

Vehicle 1	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number 0128	State FL	Reg. Expires 21/Sep/2021	Permanent Reg. No	VIN 5NPEG4JA8MH092239				
Year 2021	Make HYUN	Model SONATA	Style 4D	Color WHI	Extent of Damage Minor	Est. Damage 3000	Towed Due To Damage No	Vehicle Removed By	Rotation		
Insurance Company ALLSTATE				Insurance Policy Number 988 472 232							
Name of Vehicle Owner (Check Box If Business) <input type="checkbox"/> ROBERT THOMAS DENNEHY			Current Address (Number and Street) 80151 OVERSEAS HWY			City and State ISLAMORADA FL		Zip Code 33036-3801			
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles		
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles		
Vehicle Traveling:	Direction North	On Street, Road, Highway US-1				At Est. Speed 20	Posted Speed 45	Total Lanes 2			
CMV Configuration			Cargo Body Type			Area of Initial Impact			Most Damaged Area		
Comm GVWR/GCWR			Trailer Type (trailer one)			Trailer Type (trailer two)					
Haz. Mat. Release	Haz Mat. Placard	Number	Class								
Motor Carrier Name				US DOT Number							
Motor Carrier Address				City and State				Zip Code		Phone Number	
Comm/Non-Commercial	Vehicle Body Type 1 Passenger Car	Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No		Special Function of MV 1 No Special Function			
Vehicle Maneuver Action 1 Straight Ahead	Trafficway 5 One-Way Trafficway	Roadway Grade 1 Level		Roadway Alignment 1 Straight		Most Harmful Event 2 Collision with Non-Fixed Object		Most Harmful Event Detail 14 Motor Vehicle in Transport			
Traffic Control Device For This Vehicle 1 No Controls	First (1) Sequence of Events 2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport			Second (2) Sequence of Events		Third (3) Sequence of Events		Fourth (4) Sequence of Events			

VEHICLE (Check if Commercial)

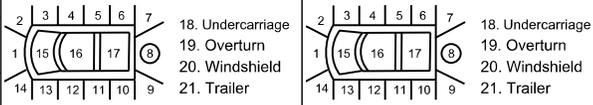
Vehicle 2	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number EVPZ06	State FL	Reg. Expires 30/Jun/2021	Permanent Reg. No	VIN 1FATP8UH3L5112750		
Year 2020	Make FORD	Model MUSTANG	Style CV	Color GRY	Extent of Damage Minor	Est. Damage 1000	Towed Due To Damage No	Vehicle Removed By	Rotation
Insurance Company SELF INSURED				Insurance Policy Number SELF INSURED					

Name of Vehicle Owner (Check Box If Business) <input type="checkbox"/> LLC EAN HOLDINGS	Current Address (Number and Street) 14002 E 21ST ST STE 1500	City and State TULSA OK	Zip Code 74134-1424
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Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles

Vehicle Traveling:	Direction North	On Street, Road, Highway US-1	At Est. Speed	Posted Speed 45	Total Lanes 2
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CMV Configuration	Cargo Body Type	Area of Initial Impact	Most Damaged Area
Comm GVWR/GCWR	Trailer Type (trailer one)	Trailer Type (trailer two)	
Haz. Mat. Release	Haz Mat. Placard	Number	Class
Motor Carrier Name	US DOT Number		
Motor Carrier Address	City and State	Zip Code	Phone Number



Comm/Non-Commercial	Vehicle Body Type 1 Passenger Car	Vehicle Defects (one) 1 None	Vehicle Defects (two)	Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function
Vehicle Maneuver Action 13 Stopped in Traffic	Trafficway 5 One-Way Trafficway	Roadway Grade 1 Level	Roadway Alignment 1 Straight	Most Harmful Event 2 Collision with Non-Fixed Object	Most Harmful Event Detail 14 Motor Vehicle in Transport
Traffic Control Device For This Vehicle 1 No Controls	First (1) Sequence of Events 2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport	Second (2) Sequence of Events	Third (3) Sequence of Events	Fourth (4) Sequence of Events	

PERSON RECORD

Person# 1	Description 1 Driver	Vehicle # 1	Name ROBERT THOMAS DENNEHY	Date of Birth 21/Sep/1947	Sex 1 Male	Phone Number	Re-Exam No	
Address 80151 OVERSEAS HWY		City ISLAMORADA	State FL	Zip Code 33036				
Driver License Number D500778473410	State FL	Expires 21/Sep/2022	DL Type 5 E/Operator	Req. End. 3 No Req Endorsement	Injury Severity 1 None	Ejection 1 Not Ejected		
Restraint System 3 Shoulder and Lap Belt Used	Air Bag Deployed 2 Not Deployed	Helmet Use	Eye Protection 3 Not Applicable	Seating Location Seat 1 Left	Seating Location Row 1 Front	Seating Location Other		
Drivers Actions at Time of Crash (first) 2 Operated MV in Careless or Negligent Manner		Drivers Actions at Time of Crash (second)		Driver Distracted By 1 Not Distracted	Vision Obstruction 1 Vision Not Obscured			
Drivers Actions at Time of Crash (third)		Drivers Actions at Time of Crash (fourth)		Drivers Condition at Time of Crash 1 Apparently Normal				
Suspected Alcohol Use 1 No	Alcohol Tested 1 Test Not Given	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No	Drug Tested 1 Test Not Given	Drug Test Type	Drug Test Result
Source of Transport to Medical Facility 1 Not Transported	EMS Agency Name or ID		EMS Run Number		Medical Facility Transported To			

PERSON RECORD

Person# 2	Description 1 Driver	Vehicle # 2	Name SCOTT ALAN HESTON	Date of Birth 17/Dec/1965	Sex 1 Male	Phone Number	Re-Exam No	
Address 170 CARLSON LOOP		City WENATCHEE	State WA	Zip Code 98801-3859				
Driver License Number WDLBRZ33913B	State WA	Expires 17/Dec/2024	DL Type 5 E/Operator	Req. End. 3 No Req Endorsement	Injury Severity 1 None	Ejection 1 Not Ejected		
Restraint System 3 Shoulder and Lap Belt Used	Air Bag Deployed 2 Not Deployed	Helmet Use	Eye Protection 3 Not Applicable	Seating Location Seat 1 Left	Seating Location Row 1 Front	Seating Location Other		
Drivers Actions at Time of Crash (first) 1 No Contributing Action		Drivers Actions at Time of Crash (second)		Driver Distracted By 1 Not Distracted	Vision Obstruction 1 Vision Not Obscured			
Drivers Actions at Time of Crash (third)		Drivers Actions at Time of Crash (fourth)		Drivers Condition at Time of Crash 1 Apparently Normal				
Suspected Alcohol Use 1 No	Alcohol Tested 1 Test Not Given	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No	Drug Tested 1 Test Not Given	Drug Test Type	Drug Test Result
Source of Transport to Medical Facility 1 Not Transported	EMS Agency Name or ID		EMS Run Number		Medical Facility Transported To			

PERSON RECORD

Person# 3	Description 3 Passenger	Vehicle # 2	Name NANCY EILEEN HESTON	Date of Birth 20/Nov/1968	Sex 2 Female	Injury Severity 1 None	Ejection 1 Not Ejected
Address 170 CARLSON LOOP			City WENATCHEE	State WA	Zip Code 98801-3859		

Date of Crash 16/Mar/2021 08:49 PM	Date of Report 16/Mar/2021 08:49 PM	Invest. Agency Report Number FHPE21OFF012026	HSMV Crash Report Number 88337232
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Restraint System 3 Shoulder and Lap Belt Used	Air Bag Deployed 2 Not Deployed	Helmet Use	Eye Protection 3 Not Applicable	Seating Location Seat 3	Seating Location Row 1	Seating Location Other
Source of Transport to Medical Facility 1 Not Transported	EMS Agency Name or ID	EMS Run Number	Medical Facility Transported To			

VIOLATIONS

Person# 1	Name ROBERT THOMAS DENNEHY	Florida Statute Number 316.1925(1)	Charge CARELESS DRIVING	Citation ACVEGEE
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NARRATIVE

ID Number	Rank	Name	Troop / Post	Officer Agency	Phone Number	Date Created
3954	TPR	R. GUTIERREZ	E	FLORIDA HIGHWAY PATROL	305-470-2500	Mar 18, 2021

V01 was Northbound on US-1 in the outside lane North of Mile Marker 92. V02 was stopped Northbound on US-1 in the outside lane just North of Mile Marker 92. V01 was behind V02. The inside lane was closed due to construction. V01 failed to notice V02 stopped. As a result, V01's front bumper collided with V02's rear bumper. Both vehicles were moved prior to my arrival.

REPORTING OFFICER

ID/Badge # 3954	Rank and Name TPR R. GUTIERREZ	Department FLORIDA HIGHWAY PATROL	Type of Department FHP
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Date of Crash 16/Mar/2021 08:49 PM	Date of Report 16/Mar/2021 08:49 PM	Invest. Agency Report Number FHPE21OFF012026	HSMV Crash Report Number 88337232
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FLORIDA TRAFFIC CRASH REPORT

LONG FORM SHORT FORM UPDATE

HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

(Electronic Version)

Date of Crash 17/Nov/2022 04:00 PM	Time of Crash 17/Nov/2022 04:00 PM	Date of Report 17/Nov/2022 04:37 PM	Invest. Agency Report Number FHP22ON0594514	HSMV Crash Report Number 24972407
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CRASH IDENTIFIERS

County Code 38	City Code 52	County of Crash MONROE	Place or City of Crash TAVERNIER	Within City Limits No	Time Reported 17/Nov/2022 04:01 PM	Time Dispatched 17/Nov/2022 04:01 PM
Time on Scene 17/Nov/2022 04:01 PM	Time Cleared Scene 17/Nov/2022 05:07 PM	Completed Yes	Reason (if Investigation NOT Completed)			Notified By Law Enforcement

ROADWAY INFORMATION

Crash Occured On Street, Road, Highway US1 (OVERSEAS HWY) NB MM92			At Street Address# 1	At Latitude 25.015960326609999	and Longitude -80.511430986773107
At Feet	Or Miles	Direction	From Intersection With Street, Road, Highway JSO OF GARDEN ST	Or From Milepost #	
Road System Identifier 2 U.S.		Type Of Shoulder 1 Paved	Type Of Intersection 1 Not at Intersection		

CRASH INFORMATION (Check if Pictures Taken)

Light Condition 1 Daylight	Weather Condition 1 Clear	Roadway Surface Condition 1 Dry	School Bus Related 1 No	Manner Of Collision 4 Sideswipe, same direction
First Harmful Event Type	First Harmful Event 14	First Harmful Event Location 1 On Roadway	Within Interchange No	First Harmful Event Relation to Junction 1 Non-Junction
Contributing Circumstances: Road 1 None		Contributing Circumstances: Road		Contributing Circumstances: Road
Contributing Circumstances: Environment 1 None		Contributing Circumstances: Environment		Contributing Circumstances: Environment
Work Zone Related 1 No	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone

VEHICLE (Check if Commercial)

Vehicle 2	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number PDMC60	State FL	Reg. Expires 01/Jun/2023	Permanent Reg. No	VIN 1C6SRFJT5KN879941			
Year 2019	Make RAM	Model 1500	Style TK	Color GRY	Extent of Damage Disabling	Est. Damage 4000	Towed Due To Damage Yes	Vehicle Removed By ALL AMERICAN	Rotation Rotation	
Insurance Company PROGRESSIVE				Insurance Policy Number 957938507						
Name of Vehicle Owner (Check Box If Business) SHEDRACK C GORDON DOWNS <input type="checkbox"/>			Current Address (Number and Street) 6101 NW 21ST AVE			City and State MIAMI FL		Zip Code 33142-7836		
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles	
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles	
Vehicle Traveling:	Direction North	On Street, Road, Highway US1 (OVERSEAS HWY) NB MM92				At Est. Speed 45	Posted Speed 45	Total Lanes 4		
CMV Configuration			Cargo Body Type			Area of Initial Impact		Most Damaged Area		
Comm GVWR/GCWR			Trailer Type (trailer one)		Trailer Type (trailer two)					
Haz. Mat. Release	Haz Mat. Placard	Number	Class							
Motor Carrier Name				US DOT Number						
Motor Carrier Address				City and State			Zip Code		Phone Number	
Comm/Non-Commercial	Vehicle Body Type 3 Pickup	Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function			
Vehicle Maneuver Action 1 Straight Ahead	Trafficway 4 Two-Way, Divided, Positive Median Barrier	Roadway Grade 1 Level		Roadway Alignment 1 Straight		Most Harmful Event 2 Collision with Non-Fixed Object		Most Harmful Event Detail 14 Motor Vehicle in Transport		
Traffic Control Device For This Vehicle 1 No Controls	First (1) Sequence of Events 2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport		Second (2) Sequence of Events		Third (3) Sequence of Events		Fourth (4) Sequence of Events			

VEHICLE (Check if Commercial)

Vehicle 1	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number 09772F3	State CA	Reg. Expires 31/Oct/2023	Permanent Reg. No	VIN 1N6ED1EJXNN606771		
Year 2022	Make NISS	Model FRONTIER	Style PK	Color BLU	Extent of Damage Disabling	Est. Damage 3000	Towed Due To Damage Yes	Vehicle Removed By ALL AMERICAN	Rotation Rotation
Insurance Company SIXT RENT A CAR LLC				Insurance Policy Number SELF INSURED					

Date of Crash 17/Nov/2022 04:00 PM	Date of Report 17/Nov/2022 04:00 PM	Invest. Agency Report Number FHP22ON0594514	HSMV Crash Report Number 24972407
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Name of Vehicle Owner (Check Box If Business) <input checked="" type="checkbox"/>		Current Address (Number and Street) 1501 NW 49TH ST STE 100		City and State FT LAUDERDALE FL		Zip Code 33309			
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Vehicle Traveling:	Direction North	On Street, Road, Highway US1 (OVERSEAS HWY) NB MM92				At Est. Speed 35	Posted Speed 45	Total Lanes 4	
CMV Configuration		Cargo Body Type		Area of Initial Impact			Most Damaged Area		
Comm GVWR/GCWR		Trailer Type (trailer one)		Trailer Type (trailer two)					
Haz. Mat. Release	Haz Mat. Placard	Number		Class					
Motor Carrier Name				US DOT Number					
Motor Carrier Address			City and State			Zip Code		Phone Number	
Comm/Non-Commercial	Vehicle Body Type 3 Pickup	Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function		
Vehicle Maneuver Action 3 Turning Left	Trafficway 4 Two-Way, Divided, Positive Median Barrier	Roadway Grade 1 Level		Roadway Alignment 1 Straight		Most Harmful Event 2 Collision with Non-Fixed Object		Most Harmful Event Detail 14 Motor Vehicle in Transport	
Traffic Control Device For This Vehicle 1 No Controls	First (1) Sequence of Events 2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport		Second (2) Sequence of Events		Third (3) Sequence of Events		Fourth (4) Sequence of Events		

PERSON RECORD

Person# 1	Description 1 Driver	Vehicle # 1	Name MARTIN KAMMERLE		Date of Birth 11/May/1989	Sex 1 Male	Phone Number 491-627-0757	Re-Exam No
Address N/A		City DEUTSCHLAND		State FF		Zip Code 00000		
Driver License Number A4312793334		State FF	Expires 11/May/2024	DL Type 5 E/Operator	Req. End. 3 No Req Endorsement	Injury Severity 1 None	Ejection 1 Not Ejected	
Restraint System 3 Shoulder and Lap Belt Used	Air Bag Deployed 2 Not Deployed	Helmet Use		Eye Protection 3 Not Applicable	Seating Location Seat 1 Left	Seating Location Row 1 Front	Seating Location Other 1 Not Applicable	
Drivers Actions at Time of Crash (first) 3 Failed to Yield Right.of.Way			Drivers Actions at Time of Crash (second)			Driver Distracted By 1 Not Distracted	Vision Obstruction 1 Vision Not Obscured	
Drivers Actions at Time of Crash (third)			Drivers Actions at Time of Crash (fourth)			Drivers Condition at Time of Crash 1 Apparently Normal		
Suspected Alcohol Use 1 No	Alcohol Tested 1 Test Not Given	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No	Drug Tested 1 Test Not Given	Drug Test Type	Drug Test Result
Source of Transport to Medical Facility 1 Not Transported		EMS Agency Name or ID		EMS Run Number		Medical Facility Transported To		

PERSON RECORD

Person# 2	Description 1 Driver	Vehicle # 2	Name SHEDRACK C GORDON DOWNS		Date of Birth 01/Jun/1962	Sex 1 Male	Phone Number 954-658-5529	Re-Exam No
Address 6101 NW 21ST AVE		City MIAMI		State FL		Zip Code 33142		
Driver License Number G635783622010		State FL	Expires 01/Jun/2027	DL Type 5 E/Operator	Req. End. 3 No Req Endorsement	Injury Severity 1 None	Ejection 1 Not Ejected	
Restraint System 3 Shoulder and Lap Belt Used	Air Bag Deployed 2 Not Deployed	Helmet Use		Eye Protection 3 Not Applicable	Seating Location Seat 1 Left	Seating Location Row 1 Front	Seating Location Other 1 Not Applicable	
Drivers Actions at Time of Crash (first) 1 No Contributing Action			Drivers Actions at Time of Crash (second)			Driver Distracted By 1 Not Distracted	Vision Obstruction 1 Vision Not Obscured	
Drivers Actions at Time of Crash (third)			Drivers Actions at Time of Crash (fourth)			Drivers Condition at Time of Crash 1 Apparently Normal		
Suspected Alcohol Use 1 No	Alcohol Tested 1 Test Not Given	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No	Drug Tested 1 Test Not Given	Drug Test Type	Drug Test Result
Source of Transport to Medical Facility 1 Not Transported		EMS Agency Name or ID		EMS Run Number		Medical Facility Transported To		

VIOLATIONS

Person# 1	Name MARTIN KAMMERLE	Florida Statute Number 316.122	Charge FAIL TO YIELD - TO ONCOMING TRAFFIC/VEHICLE PASSING ON LEFT	Citation AFRKKJE
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NARRATIVE

Date of Crash 17/Nov/2022 04:00 PM	Date of Report 17/Nov/2022 04:00 PM	Invest. Agency Report Number FHP22ON0594514	HSMV Crash Report Number 24972407
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ID Number	Rank	Name	Troop / Post	Officer Agency	Phone Number	Date Created
4373	TPR	LUNA, A	E	FLORIDA HIGHWAY PATROL	305-470-2500	Nov 26, 2022

V01 was traveling north in the outside lane on US1 Overseas Hwy at MM 92 just south of Garden ST. V02 was traveling north in the inside lane on US1 Overseas Hwy at MM 92 just south of Garden ST.

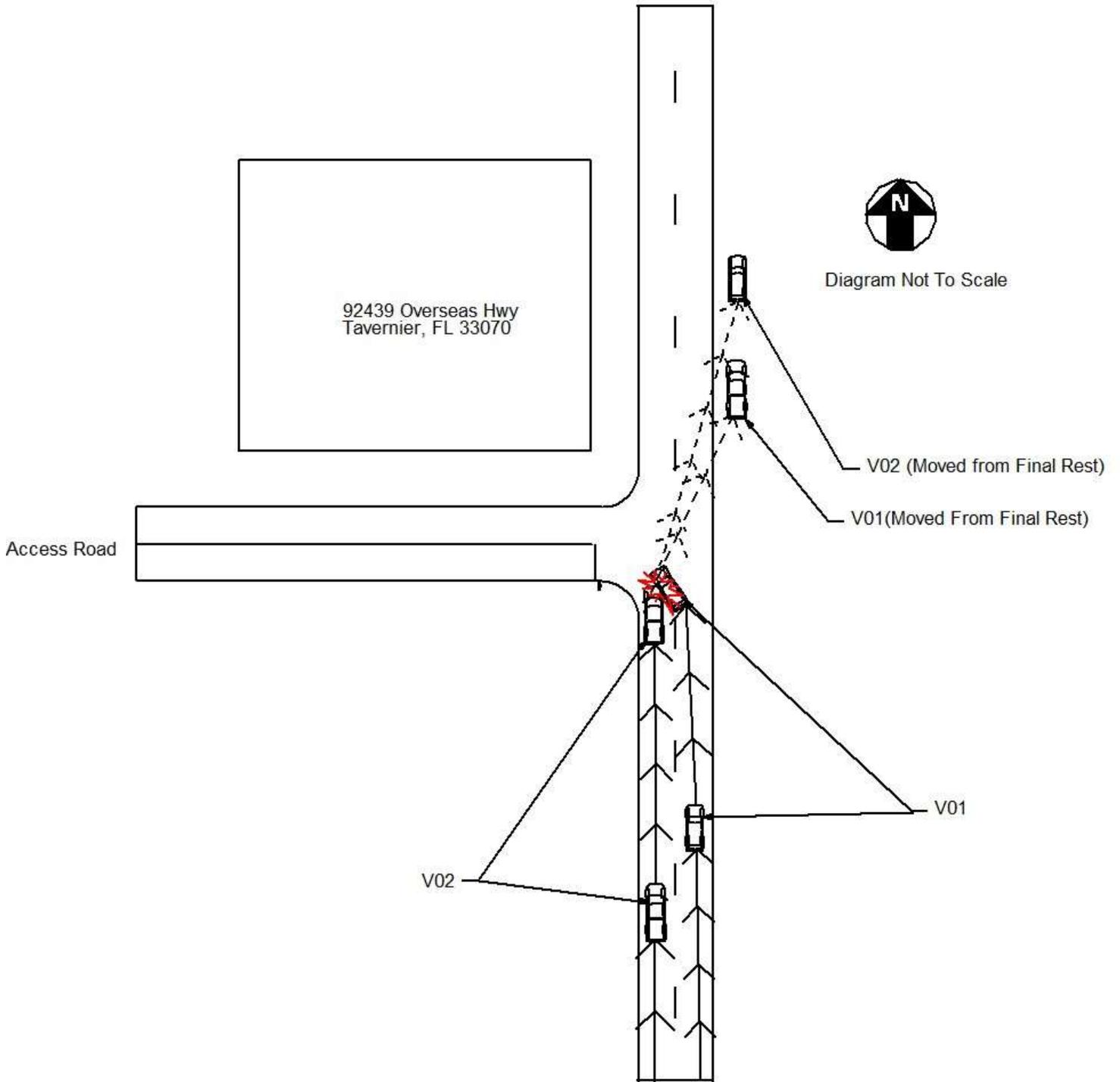
D01 failed to observe V02 in the inside lane and D01 made a left turn from the outside lane violating the right of way of V02. The left side of V01 collided with the right side of V02.

Upon my arrival V01 and V02 were moved to the right shoulder of US1 facing north.

REPORTING OFFICER

ID/Badge # 4373	Rank and Name TPR LUNA, A	Department FHPE	Type of Department FHP
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US1 (Overseas Hwy) NB MM 92



FLORIDA TRAFFIC CRASH REPORT

LONG FORM SHORT FORM UPDATE

HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

(Electronic Version)

Date of Crash 29/Nov/2022 02:47 PM	Time of Crash 29/Nov/2022 02:47 PM	Date of Report 29/Nov/2022 03:16 PM	Invest. Agency Report Number FHP22ON0617051	HSMV Crash Report Number 24972409
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CRASH IDENTIFIERS

County Code 38	City Code 52	County of Crash MONROE	Place or City of Crash TAVERNIER	Within City Limits No	Time Reported 29/Nov/2022 02:47 PM	Time Dispatched 29/Nov/2022 02:49 PM
Time on Scene 29/Nov/2022 02:59 PM	Time Cleared Scene 29/Nov/2022 03:53 PM	Completed Yes	Reason (if Investigation NOT Completed)			Notified By Law Enforcement

ROADWAY INFORMATION

Crash Occured On Street, Road, Highway US1 (OVERSEAS HWY) NB MM 92			At Street Address# 1	At Latitude 25.0160186846126	and Longitude -80.511377632100405
At Feet	Or Miles	Direction	From Intersection With Street, Road, Highway 92439 OVERSEAS HWY		Or From Milepost #
Road System Identifier 2 U.S.		Type Of Shoulder 1 Paved	Type Of Intersection 1 Not at Intersection		

CRASH INFORMATION (Check if Pictures Taken)

Light Condition 1 Daylight	Weather Condition 1 Clear	Roadway Surface Condition 1 Dry	School Bus Related 1 No	Manner Of Collision 77 Other, Explain in Narrative
First Harmful Event Type	First Harmful Event 34	First Harmful Event Location 2 Off Roadway	Within Interchange No	First Harmful Event Relation to Junction 1 Non-Junction
Contributing Circumstances: Road 1 None		Contributing Circumstances: Road		Contributing Circumstances: Road
Contributing Circumstances: Environment 1 None		Contributing Circumstances: Environment		Contributing Circumstances: Environment
Work Zone Related 1 No	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone

VEHICLE (Check if Commercial)

Vehicle 2	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number INIG05	State FL	Reg. Expires 15/Jan/2024	Permanent Reg. No	VIN 1FADP3H2XJL265857		
Year 2018	Make FORD	Model FOCUS	Style 4D	Color WHI	Extent of Damage Functional	Est. Damage 4000	Towed Due To Damage No	Vehicle Removed By	Rotation
Insurance Company PROGRESSIVE				Insurance Policy Number 952673176					
Name of Vehicle Owner (Check Box If Business) <input type="checkbox"/> SECUNDINA RODRIGUEZ			Current Address (Number and Street) 15 OAKWOOD AVE			City and State KEY LARGO FL		Zip Code 33037-0000	
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Vehicle Traveling:	Direction North	On Street, Road, Highway US1 (OVERSEAS HWY) NB MM 92				At Est. Speed 15	Posted Speed 45	Total Lanes 4	
CMV Configuration			Cargo Body Type			Area of Initial Impact		Most Damaged Area	
Comm GVWR/GCWR			Trailer Type (trailer one)		Trailer Type (trailer two)				
Haz. Mat. Release		Haz Mat. Placard	Number	Class					
Motor Carrier Name				US DOT Number					
Motor Carrier Address				City and State		Zip Code		Phone Number	
Comm/Non-Commercial	Vehicle Body Type 1 Passenger Car	Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function		
Vehicle Maneuver Action 1 Straight Ahead	Trafficway 4 Two-Way, Divided, Positive Median Barrier	Roadway Grade 1 Level		Roadway Alignment 1 Straight		Most Harmful Event 3 Collision with Fixed Object		Most Harmful Event Detail 34 Traffic Sign Support	
Traffic Control Device For This Vehicle 1 No Controls	First (1) Sequence of Events 43 Ran Off Roadway, Left		Second (2) Sequence of Events 34 Traffic Sign Support		Third (3) Sequence of Events		Fourth (4) Sequence of Events		

VEHICLE (Check if Commercial)

Vehicle 1	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number BIS	State TX	Reg. Expires 30/Apr/2023	Permanent Reg. No	VIN 5GAERCKW4LJ219848		
Year 2020	Make BUICK	Model ENCLAVE	Style 4D	Color BLK	Extent of Damage None	Est. Damage	Towed Due To Damage No	Vehicle Removed By	Rotation
Insurance Company STATE FARM INS				Insurance Policy Number U107088B0553Z					

Date of Crash 29/Nov/2022 02:47 PM	Date of Report 29/Nov/2022 02:47 PM	Invest. Agency Report Number FHP22ON0617051	HSMV Crash Report Number 24972409
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Name of Vehicle Owner (Check Box If Business) <input type="checkbox"/>		Current Address (Number and Street) 4112 WESTCHESTER DR				City and State WACO TX		Zip Code 76710			
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles		
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles		
Vehicle Traveling:	Direction North	On Street, Road, Highway US1 (OVERSEAS HWY) NB MM 92				At Est. Speed 20	Posted Speed 45	Total Lanes 4			
CMV Configuration			Cargo Body Type			Area of Initial Impact			Most Damaged Area		
Comm GVWR/GCWR			Trailer Type (trailer one)			Trailer Type (trailer two)					
Haz. Mat. Release		Haz Mat. Placard		Number		Class					
Motor Carrier Name				US DOT Number							
Motor Carrier Address				City and State				Zip Code		Phone Number	
Comm/Non-Commercial	Vehicle Body Type 16 (Sport) Utility Vehicle		Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No		Special Function of MV 1 No Special Function		
Vehicle Maneuver Action 6 Changing Lanes		Trafficway 4 Two-Way, Divided, Positive Median Barrier		Roadway Grade 1 Level		Roadway Alignment 1 Straight		Most Harmful Event 2 Collision with Non-Fixed Object		Most Harmful Event Detail 14 Motor Vehicle in Transport	
Traffic Control Device For This Vehicle 1 No Controls		First (1) Sequence of Events 2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport			Second (2) Sequence of Events		Third (3) Sequence of Events		Fourth (4) Sequence of Events		

PERSON RECORD

Person# 1	Description 1 Driver	Vehicle # 1	Name PAUL EDWARD SKRENTY			Date of Birth 01/Jan/1945	Sex 1 Male	Phone Number 254-722-1065	Re-Exam No							
Address 4112 WESTCHESTER DR		City WACO			State TX		Zip Code 76710									
Driver License Number 14697770		State FL	Expires 01/Jan/2026	DL Type 5 E/Operator	Req. End. 3 No Req Endorsement	Injury Severity 1 None		Ejection 1 Not Ejected								
Restraint System 3 Shoulder and Lap Belt Used		Air Bag Deployed 2 Not Deployed		Helmet Use		Eye Protection 3 Not Applicable		Seating Location Seat 1 Left		Seating Location Row 1 Front		Seating Location Other 1 Not Applicable				
Drivers Actions at Time of Crash (first) 3 Failed to Yield Right.of.Way				Drivers Actions at Time of Crash (second)				Driver Distracted By 1 Not Distracted		Vision Obstruction 1 Vision Not Obscured						
Drivers Actions at Time of Crash (third)				Drivers Actions at Time of Crash (fourth)				Drivers Condition at Time of Crash 1 Apparently Normal								
Suspected Alcohol Use 1 No		Alcohol Tested 1 Test Not Given		Alcohol Test Type		Alcohol Test Result		BAC	Suspected Drug Use 1 No		Drug Tested 1 Test Not Given		Drug Test Type		Drug Test Result	
Source of Transport to Medical Facility 1 Not Transported			EMS Agency Name or ID			EMS Run Number			Medical Facility Transported To							

PERSON RECORD

Person# 2	Description 1 Driver	Vehicle # 2	Name FABIAN CICILIO BEOVIDES			Date of Birth 23/Oct/2004	Sex 1 Male	Phone Number 305-393-1950	Re-Exam No							
Address 15 OAKWOOD AVE		City KEY LARGO			State FL		Zip Code 33037									
Driver License Number C241240043830		State FL	Expires 23/Oct/2028	DL Type 5 E/Operator	Req. End. 3 No Req Endorsement	Injury Severity 1 None		Ejection 1 Not Ejected								
Restraint System 3 Shoulder and Lap Belt Used		Air Bag Deployed 2 Not Deployed		Helmet Use		Eye Protection 3 Not Applicable		Seating Location Seat 1 Left		Seating Location Row 1 Front		Seating Location Other 1 Not Applicable				
Drivers Actions at Time of Crash (first) 1 No Contributing Action				Drivers Actions at Time of Crash (second)				Driver Distracted By 1 Not Distracted		Vision Obstruction 1 Vision Not Obscured						
Drivers Actions at Time of Crash (third)				Drivers Actions at Time of Crash (fourth)				Drivers Condition at Time of Crash 1 Apparently Normal								
Suspected Alcohol Use 1 No		Alcohol Tested 1 Test Not Given		Alcohol Test Type		Alcohol Test Result		BAC	Suspected Drug Use 1 No		Drug Tested 1 Test Not Given		Drug Test Type		Drug Test Result	
Source of Transport to Medical Facility 1 Not Transported			EMS Agency Name or ID			EMS Run Number			Medical Facility Transported To							

PERSON RECORD

Person# 3	Description 3 Passenger	Vehicle # 2	Name JUAN PABLO VILLALOBOS			Date of Birth 31/Dec/2005	Sex 1 Male	Injury Severity 1 None	Ejection 1 Not Ejected
Address 19 JENNY LN				City KEY LARGO				State FL	Zip Code 33037

Date of Crash 29/Nov/2022 02:47 PM	Date of Report 29/Nov/2022 02:47 PM	Invest. Agency Report Number FHP22ON0617051	HSMV Crash Report Number 24972409
---------------------------------------	--	--	--------------------------------------

Restraint System 3 Shoulder and Lap Belt Used	Air Bag Deployed 2 Not Deployed	Helmet Use	Eye Protection 3 Not Applicable	Seating Location Seat 3	Seating Location Row 1	Seating Location Other 1
Source of Transport to Medical Facility 1 Not Transported	EMS Agency Name or ID	EMS Run Number	Medical Facility Transported To			

VIOLATIONS

Person# 1	Name PAUL EDWARD SKRENTY	Florida Statute Number 316.085(2)	Charge IMPROPER-CHANGE-OF-LANE/ PULLING OUT IN FRONT OF VEHICLE GOI	Citation AFRKKSE
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NON VEHICLE PROPERTY DAMAGE

Vehicle#	Person#	Property Damage - Other Than Vehicle	Est. Amount	Business	Owner's Name	Address	City & State	Zip Code
		STOP SIGN	1000	Yes	FDOT	1000	NW FL	33172

NARRATIVE

ID Number 4373	Rank TPR	Name LUNA, A	Troop / Post E	Officer Agency FLORIDA HIGHWAY PATROL	Phone Number 305-470-2500	Date Created Dec 04, 2022
<p>V01 was traveling north in the outside lane on US1 Overseas Hwy at MM 92 just south of Garden ST. V02 was traveling north in the inside lane on US1 Overseas Hwy at MM 92 just south of Garden ST.</p> <p>D01 failed to observe V02 in the inside lane and D01 made a left turn from the outside lane violating the right of way of V02. V02 swerved to the left to avoid colliding with V01 and came off of the roadway to the left. V02 traveled in a north western direction and the front end of V02 collided with a stop sign.</p> <p>Upon my arrival V01 was not on scene and V02 remained at final rest facing north west on the left shoulder of US1 .</p>						

REPORTING OFFICER

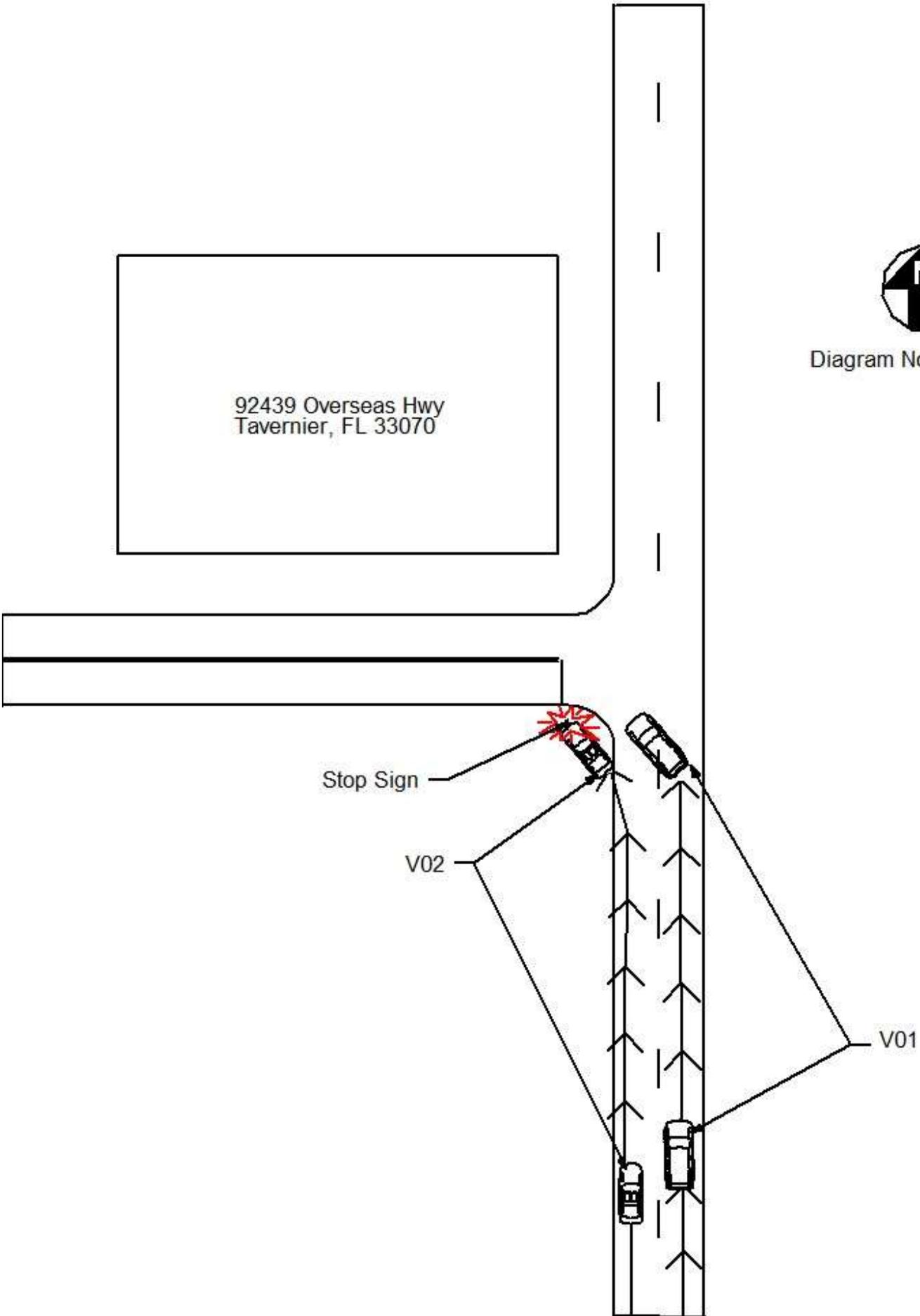
ID/Badge # 4373	Rank and Name TPR LUNA, A	Department FHPE	Type of Department FHP
--------------------	------------------------------	--------------------	---------------------------

US1 (Overseas Hwy) MM 92

92439 Overseas Hwy
Tavernier, FL 33070



Diagram Not To Scale



FLORIDA TRAFFIC CRASH REPORT

LONG FORM SHORT FORM UPDATE

HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

(Electronic Version)

Date of Crash 12/Jun/2023 08:02 AM	Time of Crash 12/Jun/2023 08:02 AM	Date of Report 12/Jun/2023 08:14 AM	Invest. Agency Report Number FHP23ON0305688	HSMV Crash Report Number 25075918
--	--	---	---	---

CRASH IDENTIFIERS

County Code 38	City Code 52	County of Crash MONROE	Place or City of Crash TAVERNIER	Within City Limits No	Time Reported 12/Jun/2023 08:02 AM	Time Dispatched 12/Jun/2023 08:05 AM
Time on Scene 12/Jun/2023 08:05 AM	Time Cleared Scene 12/Jun/2023 08:58 AM	Completed Yes	Reason (if Investigation NOT Completed)			Notified By Law Enforcement

ROADWAY INFORMATION

Crash Occured On Street, Road, Highway SR 5 (US 1)			At Street Address# 1	At Latitude 25.015959560100701	and Longitude -80.511426435605003
At Feet	Or Miles .25	Direction South	From Intersection With Street, Road, Highway GARDEN ST		Or From Milepost #
Road System Identifier 3 State		Type Of Shoulder 2 Unpaved		Type Of Intersection 1 Not at Intersection	

CRASH INFORMATION (Check if Pictures Taken)

Light Condition 1 Daylight	Weather Condition 1 Clear	Roadway Surface Condition 1 Dry	School Bus Related 1 No	Manner Of Collision 1 Front to Rear
First Harmful Event Type	First Harmful Event 14	First Harmful Event Location 1 On Roadway	Within Interchange No	First Harmful Event Relation to Junction 1 Non-Junction
Contributing Circumstances: Road 1 None		Contributing Circumstances: Road		Contributing Circumstances: Road
Contributing Circumstances: Environment 1 None		Contributing Circumstances: Environment		Contributing Circumstances: Environment
Work Zone Related 1 No	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone

VEHICLE (Check if Commercial)

Vehicle 2	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number BU29AF	State FL	Reg. Expires 26/Feb/2024	Permanent Reg. No	VIN JTEBT17R658019019		
Year 2005	Make TOYOT	Model 4RUNNER	Style UT	Color BLK	Extent of Damage Functional	Est. Damage 3000	Towed Due To Damage No	Vehicle Removed By	Rotation
Insurance Company GEICO				Insurance Policy Number 6124399764					
Name of Vehicle Owner (Check Box If Business) <input type="checkbox"/> SAMANTHA GRAY VONNEGUT			Current Address (Number and Street) 165 SUNRISE DR			City and State TAVERNIER FL		Zip Code 33070-0000	
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Vehicle Traveling:	Direction North	On Street, Road, Highway SR 5 (US 1)				At Est. Speed 4	Posted Speed 45	Total Lanes 4	
CMV Configuration			Cargo Body Type			Area of Initial Impact		Most Damaged Area	
Comm GVWR/GCWR			Trailer Type (trailer one)		Trailer Type (trailer two)				
Haz. Mat. Release		Haz Mat. Placard	Number	Class					
Motor Carrier Name				US DOT Number					
Motor Carrier Address				City and State			Zip Code		Phone Number
Comm/Non-Commercial	Vehicle Body Type 16 (Sport) Utility Vehicle	Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function		
Vehicle Maneuver Action 1 Straight Ahead	Trafficway 4 Two-Way, Divided, Positive Median Barrier	Roadway Grade 1 Level		Roadway Alignment 1 Straight		Most Harmful Event 2 Collision with Non-Fixed Object		Most Harmful Event Detail 14 Motor Vehicle in Transport	
Traffic Control Device For This Vehicle 1 No Controls		First (1) Sequence of Events 2 Collision with Non-Fixed Object		Second (2) Sequence of Events		Third (3) Sequence of Events		Fourth (4) Sequence of Events	
		14 Motor Vehicle in Transport							

VEHICLE (Check if Commercial)

Vehicle 1	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number RUD5R	State FL	Reg. Expires 03/Jan/2024	Permanent Reg. No	VIN 5TDXZ3DC1JS915206		
Year 2018	Make TOYOT	Model SIENNA	Style VN	Color SIL	Extent of Damage Disabling	Est. Damage 10000	Towed Due To Damage Yes	Vehicle Removed By WHEATONS SVC CNTR	Rotation Rotation
Insurance Company STATE FARM				Insurance Policy Number K966019F3059					

Date of Crash 12/Jun/2023 08:02 AM	Date of Report 12/Jun/2023 08:02 AM	Invest. Agency Report Number FHP23ON0305688	HSMV Crash Report Number 25075918
---------------------------------------	--	--	--------------------------------------

Name of Vehicle Owner (Check Box If Business) <input type="checkbox"/>		Current Address (Number and Street) 1253 SHORECREST CIR				City and State CLERMONT FL		Zip Code 34711-0000		
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles	
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles	
Vehicle Traveling:	Direction North	On Street, Road, Highway SR 5 (US 1)				At Est. Speed 35	Posted Speed 45	Total Lanes 4		
CMV Configuration			Cargo Body Type			Area of Initial Impact		Most Damaged Area		
Comm GVWR/GCWR			Trailer Type (trailer one)		Trailer Type (trailer two)					
Haz. Mat. Release		Haz Mat. Placard		Number		Class				
Motor Carrier Name				US DOT Number						
Motor Carrier Address				City and State				Zip Code		Phone Number
Comm/Non-Commercial	Vehicle Body Type 2 Passenger Van		Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No		Special Function of MV 1 No Special Function	
Vehicle Maneuver Action 6 Changing Lanes		Trafficway 4 Two-Way, Divided, Positive Median Barrier		Roadway Grade 1 Level		Roadway Alignment 1 Straight		Most Harmful Event 3 Collision with Fixed Object		Most Harmful Event Detail 39 Other Fixed Object (wall, building, tunnel, etc.)
Traffic Control Device For This Vehicle 1 No Controls		First (1) Sequence of Events 2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport		Second (2) Sequence of Events 39 Other Fixed Object (wall, building, tunnel, etc.)		Third (3) Sequence of Events		Fourth (4) Sequence of Events		

PERSON RECORD

Person# 1	Description 1 Driver	Vehicle # 1	Name ANNA ELIZABETH MAXEY			Date of Birth 03/Jan/1981	Sex 2 Female	Phone Number	Re-Exam No	
Address 1253 SHORECREST CIR		City CLERMONT			State FL		Zip Code 34711			
Driver License Number M200045815030		State FL	Expires 03/Jan/2029	DL Type 5 E/Operator	Req. End. 3 No Req Endorsement	Injury Severity 1 None		Ejection 1 Not Ejected		
Restraint System 3 Shoulder and Lap Belt Used		Air Bag Deployed 2 Not Deployed		Helmet Use		Eye Protection		Seating Location Seat 1 Left	Seating Location Row 1 Front	Seating Location Other
Drivers Actions at Time of Crash (first) 3 Failed to Yield Right.of.Way			Drivers Actions at Time of Crash (second)			Driver Distracted By 88 Unknown		Vision Obstruction 1 Vision Not Obscured		
Drivers Actions at Time of Crash (third)			Drivers Actions at Time of Crash (fourth)			Drivers Condition at Time of Crash 1 Apparently Normal				
Suspected Alcohol Use 1 No		Alcohol Tested 1 Test Not Given	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No		Drug Tested 1 Test Not Given	Drug Test Type	Drug Test Result
Source of Transport to Medical Facility 1 Not Transported		EMS Agency Name or ID			EMS Run Number		Medical Facility Transported To			

PERSON RECORD

Person# 3	Description 3 Passenger	Vehicle # 1	Name JOSHUA DANIEL MAXEY			Date of Birth 14/Nov/1980	Sex 1 Male	Injury Severity 1 None	Ejection 1 Not Ejected	
Address 1253 SHORECREST CIR		City CLERMONT			State FL		Zip Code 34711-2969			
Restraint System 3 Shoulder and Lap Belt Used		Air Bag Deployed 2 Not Deployed		Helmet Use		Eye Protection		Seating Location Seat 3	Seating Location Row 1	Seating Location Other
Source of Transport to Medical Facility 1 Not Transported		EMS Agency Name or ID			EMS Run Number		Medical Facility Transported To			

PERSON RECORD

Person# 4	Description 3 Passenger	Vehicle # 1	Name ANDREW LEE			Date of Birth 14/Mar/1977	Sex 1 Male	Injury Severity 1 None	Ejection 1 Not Ejected	
Address 1253 SHORECREST CIR		City CLERMONT			State FL		Zip Code 34711			
Restraint System 3 Shoulder and Lap Belt Used		Air Bag Deployed 2 Not Deployed		Helmet Use		Eye Protection		Seating Location Seat 3	Seating Location Row 2	Seating Location Other
Source of Transport to Medical Facility 1 Not Transported		EMS Agency Name or ID			EMS Run Number		Medical Facility Transported To			

PERSON RECORD

Person# 2	Description 1 Driver	Vehicle # 2	Name SAMANTHA GRAY VONNEGUT			Date of Birth 26/Feb/1994	Sex 2 Female	Phone Number	Re-Exam No
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Date of Crash 12/Jun/2023 08:02 AM	Date of Report 12/Jun/2023 08:02 AM	Invest. Agency Report Number FHP23ON0305688	HSMV Crash Report Number 25075918
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Address 165 SUNRISE DR		City TAVERNIER		State FL		Zip Code 33070		
Driver License Number V523787945660		State FL	Expires 26/Feb/2031	DL Type 5 E/Operator	Req. End. 3 No Req Endorsement	Injury Severity 1 None	Ejection 1 Not Ejected	
Restraint System 3 Shoulder and Lap Belt Used	Air Bag Deployed 2 Not Deployed	Helmet Use	Eye Protection	Seating Location Seat 1 Left	Seating Location Row 1 Front	Seating Location Other		
Drivers Actions at Time of Crash (first) 1 No Contributing Action			Drivers Actions at Time of Crash (second)			Driver Distracted By 1 Not Distracted	Vision Obstruction 1 Vision Not Obscured	
Drivers Actions at Time of Crash (third)			Drivers Actions at Time of Crash (fourth)			Drivers Condition at Time of Crash 1 Apparently Normal		
Suspected Alcohol Use 1 No	Alcohol Tested 1 Test Not Given	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No	Drug Tested 1 Test Not Given	Drug Test Type	Drug Test Result
Source of Transport to Medical Facility 1 Not Transported		EMS Agency Name or ID		EMS Run Number		Medical Facility Transported To		

VIOLATIONS

Person# 1	Name ANNA ELIZABETH MAXEY	Florida Statute Number 316.085(2)	Charge IMPROPER-CHANGE-OF-LANE/ PULLING OUT IN FRONT OF VEHICLE GOI	Citation AHK9LWE
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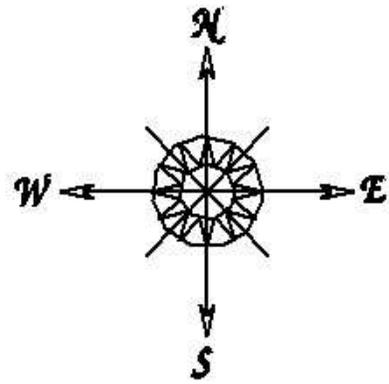
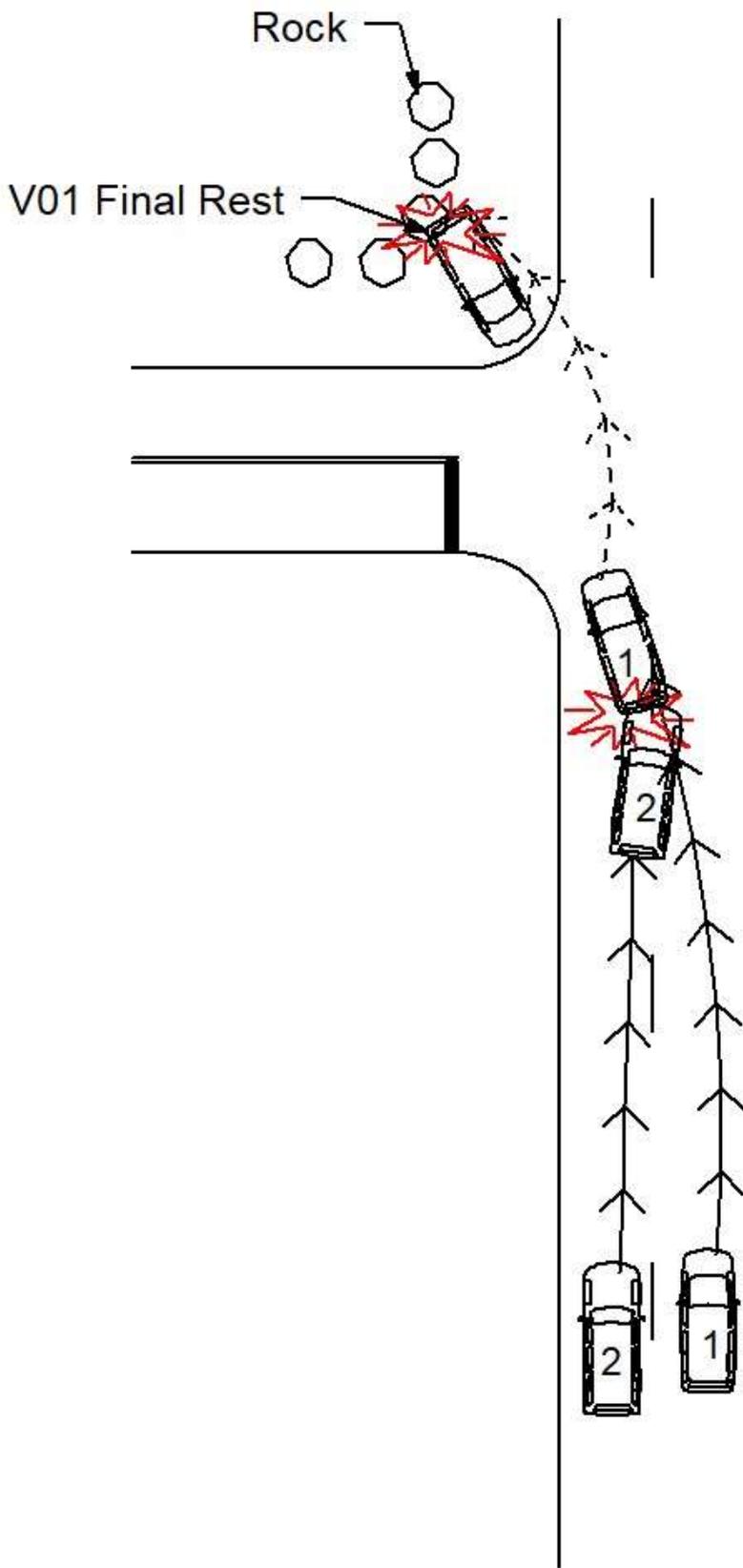
NARRATIVE

ID Number	Rank	Name	Troop / Post	Officer Agency	Phone Number	Date Created
2864	TPR	C.FRANCO	K	FLORIDA HIGHWAY PATROL	407-532-6797	Jun 12, 2023

V01 was traveling north in the right lane on State Road 5 (US 1). V02 was traveling north in the left lane on State Road 5. V01 driver attempted to change lanes. V01 traveled into the left lane into the path of V02. V02's front struck the rear of V01. V01 rotated counterclockwise and traveled onto the left shoulder of the roadway striking a rock. V01's rear struck the rock. V01 was at final rest facing in a southeasterly direction on the left shoulder of State Road 5. V02 was moved from final rest prior to my arrival.

REPORTING OFFICER

ID/Badge # 2864	Rank and Name TPR C.FRANCO	Department FHPK	Type of Department FHP
---------------------------	--------------------------------------	---------------------------	----------------------------------



State Road 5
(US 1)
Northbound Lanes Only

Diagram NOT to Scale

SMITH / HAWKS
ATTORNEYS AT LAW

Brandi Green, Paralegal
Telephone: (305) 296-7227
Email: Brandi@SmithHawks.com

SENT VIA EMAIL & FEDEX
7767 2048 7659

June 5, 2024

Devin Tolpin, AICP, CFM, *Planning & Development Review Manager*
Monroe County | Planning and Environmental Resources
102050 Overseas Highway
Key Largo, FL 33037
Email: Tolpin-Devin@MonroeCounty-FL.Gov

RECEIVED

JUN 06 2024

MONROE COUNTY
PLANNING DEPT.

2024-041

RE: Supplemental Documents in Response to Determination of Incompleteness dated May 29, 2024 – Blackstone Group- Tavernier 925, LLC and the Vestcor Companies, Inc. - Application for Development Agreement (File No.: 2024-041)

Dear Devin,

Enclosed, please find:

1. Additional fully executed Ownership Disclosure of Interest forms from the current property owner, Cemex Construction Materials Florida, LLC, Blackstone Group-Tavernier 925, LLC and the Vestcor Companies, Inc, on the most recent form from the Planning Department's website;
2. Additional fully executed agent authorization from the current property owner, Cemex Construction Materials Florida, LLC, on the most recent form from the Planning Department's website; and
3. Email correspondence from FLDEP indicating the project falls within the jurisdiction of SFWMD for ERP. As previously provided, SFWMD no longer provides letters of coordination.

Please note, Applicants are working on the Traffic Safety Analysis and will submit the same as soon as completed. Applicants request this does not hold up the processing of the Application and Determination of Completeness

If you have any questions and/or concerns, or require anything further for this application, please do not hesitate to contact our office.

Sincerely,


Brandi Green

bg

Enclosures

Cc (Electronically):

Ilze Aguila, *Senior Administrator, Operations*, (Aguila-Ilze@MonroeCounty-FL.Gov)

From: Tolpin-Devin <Tolpin-Devin@MonroeCounty-FL.Gov>
Sent: Wednesday, May 29, 2024 9:47 AM
To: Bart Smith <bart@smithhawks.com>; Jess Goodall <Jess@smithhawks.com>; Brandi Green <brandi@smithhawks.com>
Cc: Schemper-Emily <Schemper-Emily@MonroeCounty-FL.Gov>; Cioffari-Cheryl <Cioffari-Cheryl@MonroeCounty-FL.Gov>; Morris-Peter <Morris-Peter@MonroeCounty-FL.Gov>; Aguila-Ilze <Aguila-Ilze@MonroeCounty-FL.Gov>
Subject: Determination of Completeness–Request for a Development Agreement-File 2024-041

County of Monroe

Planning & Environmental Resources Department

Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



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

We strive to be caring, professional, and fair

May 29, 2024

Barton W. Smith, Esq.
Smith Hawks, P.L.
Bart@SmithHawks.com
Jess@SmithHawks.com
Brandi@SmithHawks.com

RE: Determination of Completeness – Request for a Development Agreement - File# 2024-041

Dear Applicant:

On May 9, 2024, the Planning and Environmental Resources Department received additional documentation to be added to the above referenced file. Consistent with the standards provided in LDC Section 110-4, I have reviewed the application for completeness. **The application is incomplete.** The following must be addressed in order for this application to be deemed complete:

- ① • Please submit a current Ownership Disclosure of Interest forms (**using the form most recently updated March, 2023**), linked here: <https://fl-monroecounty2.civicplus.com/189/Forms-Applications>) for the current property owner(s), Blackstone Group- Tavernier 925, LLC and the Vestctor Companies, Inc in accordance with LDC Section 101-6 (snipped below):

Sec. 101-6. - Ownership Disclosures.



- (a) Purpose. The purpose of this section is to provide the minimum requirements for disclosing ownership of property as it relates to certain applications required by this Land Development Code.
- (b) Intent. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit from land use-related applications.
- (c) Applicability.
 - (1) Disclosure provisions are required for future land use map amendments, land use district (zoning) map amendments, overlay map amendments, developments of regional impact, development agreements, plat approvals, major conditional use permits and minor conditional use permits.
 - (2) Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided in this section, shall, during application submittal for the types of applications provided in subsection (1), make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. In the case of a trust, the four largest beneficiaries must also sign the affidavit.
 - (3) **This written disclosure shall be made to the planning director at the time of application.** The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal. All evidence submitted shall be subject to the planning director's satisfaction, and said satisfaction shall be liberally interpreted in favor of the county's interest.
 - (4) The planning and environmental resources department's applications shall notice applicants to make disclosures required under this section. **When a required disclosure is not provided, the application may be found incomplete by the planning director.**
 - (5) Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to F.S. chapter 517, whose stock is for sale to the general public.

- ② • Please submit current Agent Authorization forms (using the form most recently updated March, 2023, linked here: <https://fl-monroecounty2.civicplus.com/189/Forms-Applications>) for all **current property owner(s)**;
- ③ • Based on the Letter of Coordination from KLWTD, please provide a Letter of Coordination with Florida Department of Environmental Protection;
 - The traffic study submitted does not include the traffic safety analysis as specifically requested by the Monroe County BOCC at a public hearing on February 15, 2024. Please submit a traffic safety analysis.

Please be aware that on May 17, 2024, the Florida Department of Commerce through Final Order No. COM-24-020 rejected the Land Development Code text amendment upon which this development agreement would rely upon in order to be lawful. As such, Ordinance No. 004-2024 is not legally effective and any determination of completeness shall not be treated or construed as said ordinance being lawful and/ or legally effective.

Please note that only a completeness review of the application has been performed. Staff will begin to review the submitted application for compliance with the LDC and Comprehensive Plan once the requested documentation has been submitted and the application is determined to be complete.

Let me know if you have any questions.

Best,

Devin Tolpin, AICP, CFM
Planning & Development Review Manager
Monroe County | Planning and Environmental Resources
102050 Overseas Highway, Key Largo, FL 33037
305.453.8755

Brandi Green

Subject: RE: Case#00169370 is Overdue ref:!00DG00i115.!5004w02wJsP6:ref

Importance: High

From: SED Permitting <SED_Permitting@dep.state.fl.us>

Sent: Thursday, May 30, 2024 3:51 PM

To: Jess Goodall <Jess@smithhawks.com>; Bart Smith <bart@smithhawks.com>; Jacob McMahon <Jacob@smithhawks.com>; Brandi Green <brandi@smithhawks.com>

Cc: Moore, Jon W <Jon.W.Moore@FloridaDEP.gov>

Subject: FW: Case#00169370 is Overdue ref:!00DG00i115.!5004w02wJsP6:ref

Good afternoon Jess,
Please see the Environmental Administrators reply below

the project may require an ERP. ERP jurisdiction falls to the South Florida Water Management District.

Thank you,
Vanessa



Vanessa J. Osborne

Government Operations Consultant I

Florida Department of Environmental Protection

Southeast District - West Palm Beach

3301 Gun Club Road, MSC 7210-1

West Palm Beach, FL 33406

Vanessa.Osborne@floridadep.gov

Office: 561.681.6745

Brandi Green

Subject: RE: Case#00169370 is Overdue ref:!00DG00i115.!5004w02wJsP6:ref

Importance: High

From: Jess Goodall <Jess@smithhawks.com>

Sent: Tuesday, May 28, 2024 9:49 AM

To: Moore, Jon W <Jon.W.Moore@FloridaDEP.gov>; Brandi Green <brandi@smithhawks.com>; SED Permitting <SED_Permitting@dep.state.fl.us>; Jacob McMahan <Jacob@smithhawks.com>

Subject: RE: Case#00169370 is Overdue ref:!00DG00i115.!5004w02wJsP6:ref

Good morning Jon,

Please find attached preliminary site plan.

Thank you-

Jess Miles Goodall

SMITH/HAWKS

ATTORNEYS AT LAW

138 SIMONTON STREET, KEY WEST, FLORIDA 33040 U.S.A.

TEL. 305-296-7227 FAX. 305-296-8448 WEB. SMITHHAWKS.COM

* Please copy Brandi Green, Brandi@SmithHawks.com, on all correspondence.

Disclaimer

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From: Moore, Jon W <Jon.W.Moore@FloridaDEP.gov>

Sent: Tuesday, May 28, 2024 9:45 AM

To: Brandi Green <brandi@smithhawks.com>; SED Permitting <SED_Permitting@dep.state.fl.us>; Jess Goodall <Jess@smithhawks.com>; Jacob McMahan <Jacob@smithhawks.com>

Subject: RE: Case#00169370 is Overdue ref:!00DG00i115.!5004w02wJsP6:ref

Good Morning,

Can you please re attach the re attach the site plans you referenced in your original email?

Thanks,



Florida Department of Environmental Protection

Southeast District – West Palm Beach

3301 Gun Club Road, MSC 7210-1

West Palm Beach, FL 33406

Office: (561) 681-6600

Please note: Florida has a very broad public records law.

This communication may be subject to public disclosure

if it regards state business and is not exempt under

Chapter 119, Florida Statutes.

From: Brandi Green <brandi@smithhawks.com>
Sent: Friday, May 24, 2024 1:27 PM
To: SED Permitting <SED_Permitting@dep.state.fl.us>; Jess Goodall <Jess@smithhawks.com>; Jacob McMahon <Jacob@smithhawks.com>
Cc: Moore, Jon W <Jon.W.Moore@FloridaDEP.gov>
Subject: RE: Case#00169370 is Overdue ref:!00DG00i115.!5004w02wJsP6:ref
Importance: High

EXTERNAL MESSAGE

This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Good afternoon-

For clarification, Monroe County is requesting a letter of coordination for our clients' pending project.

The letter can include what is required from the DEP during the permitting stage.

Please do not hesitate to reach out should you have any further questions and/or require anything further for this request.

Thank you-

Brandi Green, FRP

PARALEGAL

S M I T H / H A W K S

ATTORNEYS AT LAW

138 SIMONTON STREET, KEY WEST, FLORIDA 33040 U.S.A.

TEL. 305-296-7227 DIRECT. 305-204-4023 FAX. 305-296-8448 WEB. SMITHHAWKS.COM

From: SED Permitting <SED_Permitting@dep.state.fl.us>
Sent: Friday, May 24, 2024 1:19 PM
To: Jess Goodall <Jess@smithhawks.com>; Brandi Green <brandi@smithhawks.com>; Jacob McMahon <Jacob@smithhawks.com>
Cc: Moore, Jon W <Jon.W.Moore@FloridaDEP.gov>
Subject: RE: Case#00169370 is Overdue ref:!00DG00i115.!5004w02wJsP6:ref
Importance: High

Good afternoon,

Can you clarify what you need. The attachments looks like an ERP application in Miami Dade which needs to be sent to sed_permitting@dep.state.fl.us for an official submittal

Then there is a message regarding a property in Monroe County (please see below)

Can you please let me know

If any questions please let me know

Thank you,

Vanessa



Vanessa J. Osborne

Government Operations Consultant I

Florida Department of Environmental Protection

Southeast District – West Palm Beach

3301 Gun Club Road, MSC 7210-1

West Palm Beach, FL 33406

Vanessa.Osborne@floridadep.gov

Office: 561.681.6745

From: Moore, Jon W <Jon.W.Moore@FloridaDEP.gov>
Sent: Friday, May 17, 2024 1:14 PM
To: SED Permitting <SED_Permitting@dep.state.fl.us>
Subject: FW: Case#00169370 is Overdue ref:!00DG00i115.!5004w02wJsP6:ref

Good Afternoon,

Can you do some digging on this one? I looked in the portal and wasn't able to find anything. This person is seeking records on an exemption verification that was submitted a little while back (attached).

Can you follow up with the requestor? Do they just need to contact the USACE?

Thanks,

-Jon

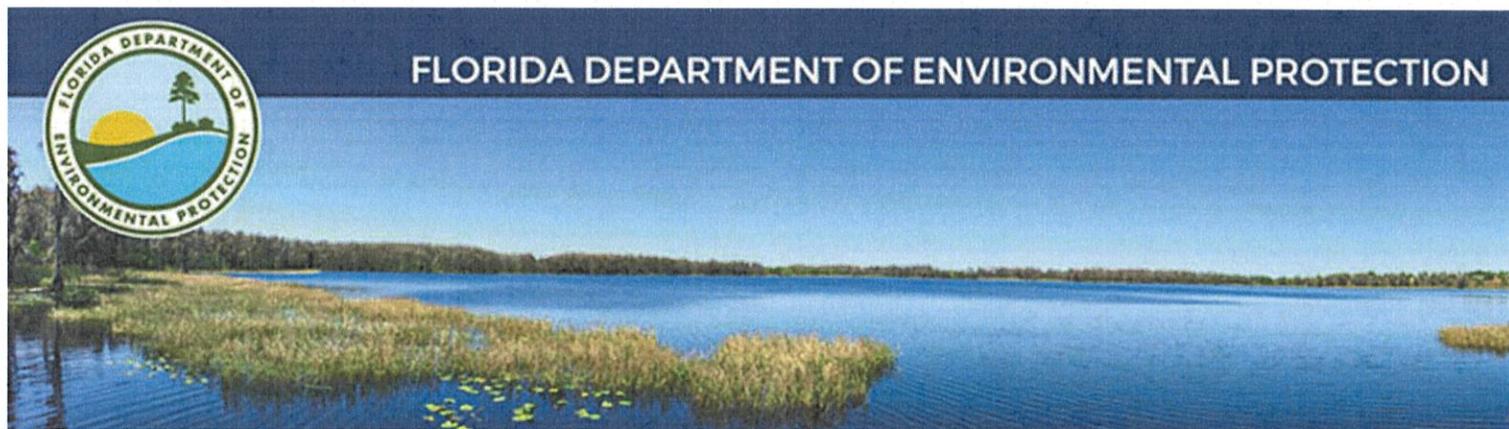
From: Plichta, Teri <Teri.Plichta@FloridaDEP.gov>
Sent: Friday, May 17, 2024 1:03 PM
To: Moore, Jon W <Jon.W.Moore@FloridaDEP.gov>
Subject: RE: Case#00169370 is Overdue ref:!00DG00i115.!5004w02wJsP6:ref

The due date on this is May 31st not the 14th
I'm just trying to figure out where it would go

From: noreply@salesforce.com <noreply@salesforce.com> **On Behalf Of** Office of Public Services
Sent: Friday, May 17, 2024 1:00 PM
To: Moore, Jon W <Jon.W.Moore@FloridaDEP.gov>; Plichta, Teri <Teri.Plichta@FloridaDEP.gov>
Subject: Case#00169370 is Overdue ref:!00DG00i115.!5004w02wJsP6:ref

EXTERNAL MESSAGE

This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.



*** CASE 1 DAY OVERDUE ALERT ***

Reminder - A resolution for case number 00169370 assigned to DEP District Southeast was due by 5/14/2024 5:00 PM.

If you have already resolved this issue please close the case in SalesForce or request the case owner do so.

If you need more time to respond or if this case has already been resolved please contact the assigning agent in the Office of Public Services:

Instructions:

Forwarded email with attachment

Would this be SED?

Reassigned to SED

reassigned to ARM per OGC

Due Date: 5/14/2024 5:00 PM

Contact Name: Jess Miles

Contact email: jess@smithhawks.com

Contact Phone: (305) 296-7227

Organization: Smith Hawks Attorneys at Law
Case Subject: Letter of Coordination - Monroe
Case Description:
Please see email below and attachment
Please review and respond as appropriate

From: Jess Goodall <Jess@smithhawks.com>
Sent: Tuesday, May 7, 2024 1:46 PM
To: Public Services <Public.Services@FloridaDEP.gov>
Cc: Brandi Green <brandi@smithhawks.com>; Jacob McMahon <Jacob@smithhawks.com>
Subject: Letter of coordination request -FDEP
Importance: High

To whom it may concern,

This firm represents BLACKSTONE GROUP - TAVERNIER 925, L.L.C and THE VESTCOR COMPANIES, INC., (collectively "Applicant"), in their request for a Development Agreement and Major Conditional Use Approval. The property is currently developed and operated as a heavy industrial cement plant. The applications are for the development of a 49,240 SF commercial grocery store and eighty-six (86) attached deed-restricted affordable workforce housing dwelling units and accessory uses. The applications are for the property located 92501 Overseas Highway, Key Largo, FL 33037.

The County has requested a letter of coordination from the Florida Department of Environmental Protection.

As such attached please find a copy of the site plan for this project, and please provide a letter of coordination as required. If you need additional information, please do not hesitate to contact me.

Thank you for your assistance in this matter.

Thank you-
Jess Miles Goodall
S M I T H / H A W K S
ATTORNEYS AT LAW
138 SIMONTON STREET, KEY WEST, FLORIDA 33040 U.S.A.
TEL. 305-296-7227 FAX. 305-296-8448 WEB. SMITHHAWKS.COM

Survey Link:

If you have questions about this case or how to respond please contact the DEP Public Services Case Owner (below):

Owner:
Teri Plichta
Email: teri.plichta@dep.state.fl.us
Phone: (850) 245-2133

ref:!00DG00i115.!5004w02wJsP6:ref

www.dep.state.fl.us

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful. Please note: This law firm may be deemed a "debt collector" under the Fair Debt Collection Practices Act. Any and all information obtained during and from communications may be used for the purpose of collecting debt.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).



AGENT AUTHORIZATION FORM

RECEIVED

JUN 06 2024

MONROE COUNTY PLANNING DEPT. 2024-041

Date of Authorization: 05 / 31 / 2024
Month Day Year

I hereby authorize Smith Hawks, PL / Barton W. Smith, Esq. Jess Miles Goodall, Esq. be listed as authorized agent
(Print Name of Agent)

representing CEMEX Construction Materials Florida, LLC f/k/a Singletary Concrete Products, Inc. for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Any/All Planning Department Applications
(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)

27 62 38 ISLAND OF KEY LARGO PB1-64 LOT 6 G12-38 KEY LARGO

Lot Block Subdivision Key (Island)

00089490-000000 and 00490250-000000 1101389 and 1605689

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

92501 OVERSEAS HIGHWAY, TAVERNIER, FL 33070 92.5

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

Authorized Agent Contact Information:

138 Simonton Street, Key West, Florida 33040

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

(305) 296-7227 Bart@SmithHawks.com; Jess@SmithHawks.com; Brandi@SmithHawks.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: 5/31/24

Printed Name of Owner: Rodrigo Portales

Title: Vice-President

STATE OF Texas

COUNTY OF Harris

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

on 31 day of May, 2024, by Rodrigo Portales

(PRINT NAME OF PERSON MAKING STATEMENT)

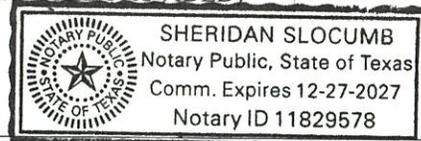
as Vice President for CEMEX Construction Materials Florida, LLC f/k/a Singletary Concrete Products, Inc.

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

(TYPE OF ID PROVIDED)

[Signature of Notary Public]

SIGNATURE OF NOTARY PUBLIC



PRINT, TYPE OR STAMP COMMISSIONED

NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES:



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

Detail by Entity Name

Foreign Limited Liability Company
CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC

Filing Information

Document Number	M08000003758
FEI/EIN Number	26-3068068
Date Filed	08/13/2008
State	DE
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/20/2021
Event Effective Date	NONE

Principal Address

1720 Centrepark Drive East
West Palm Beach, FL 33401

Changed: 04/04/2023

Mailing Address

1720 Centrepark Drive East
West Palm Beach, FL 33401

Changed: 04/04/2023

Registered Agent Name & Address

CORPORATE CREATIONS NETWORK, INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

Address Changed: 03/25/2020

Authorized Person(s) Detail

Name & Address

Title President

Bobolts, Jeffrey B
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title VP

Nelson, Kelly A
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title VP

Martinez, Guillermo
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title Director, VP, Secretary, General Counsel

Egan, Mike F
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title Asst. Secretary

Heffernan, John V.
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title CEO

Muguiro, Jaime
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title VP

Foxe, Tanya
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title VP, Treasurer, Assistant Secretary:

Quintanilla, Luciano Martinez
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title VP

Felix, Ernesto
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title Asst. Treasurer

Salinas, , Francisco Javier, Jr.
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title VP

GALASSINI, JOEL L
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title VP

GONZALEZ GONZALEZ, GILBERTO
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title VP

CARLSON, NATALIE JERAE
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title D

Lozano, Jorge
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title VP

Espinosa, Juan Antonio
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title VP

Portales, Rodrigo
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title Treasurer

Tessier, Tracie
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title A. General Counsel

Teebagy, Janet B
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title A. General Counsel

Warren, Myra
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title A. General Counsel

Velasco, Sandra p
1720 Centrepark Drive East
West Palm Beach, FL 33401

Annual Reports

Report Year	Filed Date
2023	04/04/2023
2024	03/22/2024
2024	05/16/2024

Document Images

05/16/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
03/22/2024 -- ANNUAL REPORT	View image in PDF format
04/04/2023 -- ANNUAL REPORT	View image in PDF format
04/20/2022 -- ANNUAL REPORT	View image in PDF format
08/20/2021 -- LC Amendment	View image in PDF format
04/20/2021 -- ANNUAL REPORT	View image in PDF format
03/25/2020 -- ANNUAL REPORT	View image in PDF format
04/22/2019 -- ANNUAL REPORT	View image in PDF format
04/23/2018 -- ANNUAL REPORT	View image in PDF format
04/21/2017 -- ANNUAL REPORT	View image in PDF format
03/31/2016 -- ANNUAL REPORT	View image in PDF format
03/31/2015 -- ANNUAL REPORT	View image in PDF format
05/01/2014 -- ANNUAL REPORT	View image in PDF format
02/07/2013 -- ANNUAL REPORT	View image in PDF format
03/23/2012 -- ANNUAL REPORT	View image in PDF format
01/06/2011 -- ANNUAL REPORT	View image in PDF format
03/03/2010 -- ANNUAL REPORT	View image in PDF format
12/28/2009 -- Merger	View image in PDF format
06/25/2009 -- ANNUAL REPORT	View image in PDF format
04/24/2009 -- ANNUAL REPORT	View image in PDF format
10/01/2008 -- Merger	View image in PDF format
08/13/2008 -- Foreign Limited	View image in PDF format

**MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



RECEIVED

JUN 06 2024

MONROE COUNTY
PLANNING DEPT.

2024-041

Ownership Disclosure of Interest

Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC <small>1501 Belvedere Road, West Palm Beach, Florida 33406</small>	Publicly Traded Company

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

- If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
FORM	

* Please provide date of contract _____

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

<i>Name and Address</i>

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

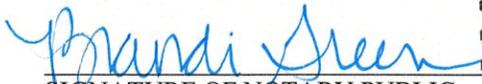
Printed Name / Signature of Person Completing Form: Jess Miles Goodall 

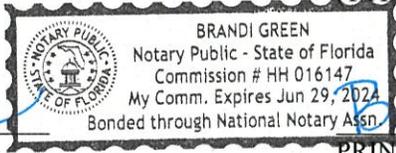
STATE OF Florida

COUNTY OF Monroe

Sword to and subscribed before me, by means of either physical presence OR online notarization, on 4 day of June, 2024, by Jess Miles Goodall
(PRINT NAME OF PERSON MAKING STATEMENT)

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


SIGNATURE OF NOTARY PUBLIC



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

FORM

Related MSFT ▲ +0.62% AMZN ▲ +0.56% F ▼ -1.35% AAPL ▲ +0.16% XOM ▼ -1.56% TSLA ▼ -0.86% AMC ▼ -0.62% GE 1 < >

CEMEXB MEXICAN STOCK EXCHANGE - DELAYED BY 20 MINUTES - CURRENCY IN MXN - CONSTRUCTION MATERIALS

CEMEX PUBLICLY TRADED STOCK CORPORATION WITH VARIABLE CAPITAL (CEMEXB)

+ Watchlist

AT CLOSE ALL TIME - AS OF JAN 1, 06:30 AM CDT

- (-) **+2.98 (+2,108.84%)**

Summary

Financials

Analysis

Earnings

Investors

1D 5D 1M 3M YTD 1Y 3Y 5Y **Max**



Previous Close **3.80**

Average Volume **54.74M**

Market Cap **-**

Shares Outstanding **5.05B**

EPS (TTM) **0.26**

P/E (TTM) **-**

Fwd Dividend (% Yield) **0.4965 (4.10%)**

Ex-Dividend Date **2025-03-10**

Quick Compare

50M MA X

10M MA X

CEMEXCPO
12.35 **+1.98%**

GCC*
179.51 **+5.19%**

CMOCTEZ*
74.50 **+0.68%**

EXP*
3,955.30 **-11.94%**



CEMEXB
CEMEX PUBLICLY TRADED STOCK C...

**MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



RECEIVED

JUN 06 2024

**MONROE COUNTY
PLANNING DEPT.**

Ownership Disclosure of Interest

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<i>Name and Address</i>	<i>% of Ownership</i>

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<i>Name and Address</i>	<i>% of Ownership</i>

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<i>Name and Address</i>	<i>% of Ownership</i>

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
BLACKSTONE GROUP - TAVERNIER 925, L.L.C. <small>One Lawrence Square, Springfield, Illinois 62704</small>	
ANDREW TOPPINO	17.5%
RICHARD TOPPINO	17.5%
JOHN TOPPINO	10%
LOUIS PEREZ	10%

* Please provide date of contract May 17, 2021

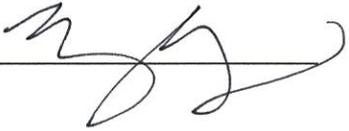
- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

<i>Name and Address</i>

Additional Ownership Percentages for BLACKSTONE FROUP - TAVERNIER 925, L.L.C.

<i>Name</i>	<i>% of Ownership</i>
The Joseph M. Hurwitz Living Trust	20%
Mary Hurwitz	10%
Michael A. Hurwitz	10%
Paul N. Arrington	10%

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: Mary Hurwitz 

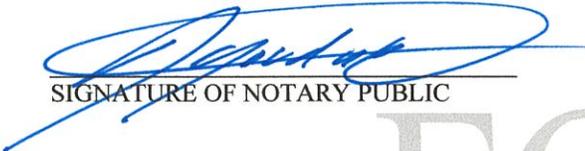
STATE OF Florida

COUNTY OF Monroe

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

on 10th day of May, 2024, by Mary Hurwitz
(PRINT NAME OF PERSON MAKING STATEMENT)

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


SIGNATURE OF NOTARY PUBLIC

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

FORM



**MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



RECEIVED

JUN 06 2024

**MONROE COUNTY
PLANNING DEPT.**

Ownership Disclosure of Interest

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<i>Name and Address</i>	<i>% of Ownership</i>

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<i>Name and Address</i>	<i>% of Ownership</i>

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

- If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
VESTCOR INC. <small>3030 Harley Road, Suite 310, Jacksonville, Florida 32257</small>	
JOHN D. ROOD	100%
OFFICERS: John D. Rood (D); Clarence S. Moore (VP); William L. Morgan (VP); Jason O. Floyd (VP)	

* Please provide date of contract March 16, 2022

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

<i>Name and Address</i>

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: Jason O. Floyd *Jason O. Floyd*

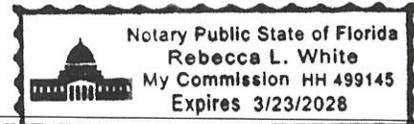
STATE OF Florida

COUNTY OF Duval

Sword to and subscribed before me, by means of either physical presence OR online notarization, on 10th day of May, 2024, by Jason O. Floyd
(PRINT NAME OF PERSON MAKING STATEMENT)

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

Rebecca L. White
SIGNATURE OF NOTARY PUBLIC



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

FORM

SMITH / HAWKS
ATTORNEYS AT LAW

Brandi Green, Paralegal
Telephone: (305) 296-7227
Email: Brandi@SmithHawks.com

SENT VIA EMAIL & FEDEX
7767 2048 7659

June 5, 2024

Devin Tolpin, AICP, CFM, *Planning & Development Review Manager*
Monroe County | Planning and Environmental Resources
102050 Overseas Highway
Key Largo, FL 33037
Email: Tolpin-Devin@MonroeCounty-FL.Gov

RE: Supplemental Documents in Response to Determination of Incompleteness dated May 29, 2024 – Blackstone Group- Tavernier 925, LLC and the Vestcor Companies, Inc. - Application for Development Agreement (File No.: 2024-041)

Dear Devin,

Enclosed, please find:

1. Additional fully executed Ownership Disclosure of Interest forms from the current property owner, Cemex Construction Materials Florida, LLC, Blackstone Group-Tavernier 925, LLC and the Vestcor Companies, Inc, on the most recent form from the Planning Department's website;
2. Additional fully executed agent authorization from the current property owner, Cemex Construction Materials Florida, LLC, on the most recent form from the Planning Department's website; and
3. Email correspondence from FLDEP indicating the project falls within the jurisdiction of SFWMD for ERP. As previously provided, SFWMD no longer provides letters of coordination.

Please note, Applicants are working on the Traffic Safety Analysis and will submit the same as soon as completed. Applicants request this does not hold up the processing of the Application and Determination of Completeness

If you have any questions and/or concerns, or require anything further for this application, please do not hesitate to contact our office.

Sincerely,


Brandi Green

bg

Enclosures

Cc (Electronically):

Ilze Aguila, *Senior Administrator, Operations*, (Aguila-Ilze@MonroeCounty-FL.Gov)

From: Tolpin-Devin <Tolpin-Devin@MonroeCounty-FL.Gov>

Sent: Wednesday, May 29, 2024 9:47 AM

To: Bart Smith <bart@smithhawks.com>; Jess Goodall <Jess@smithhawks.com>; Brandi Green <brandi@smithhawks.com>

Cc: Schemper-Emily <Schemper-Emily@MonroeCounty-FL.Gov>; Cioffari-Cheryl <Cioffari-Cheryl@MonroeCounty-FL.Gov>; Morris-Peter <Morris-Peter@MonroeCounty-FL.Gov>; Aguila-Ilze <Aguila-Ilze@MonroeCounty-FL.Gov>

Subject: Determination of Completeness–Request for a Development Agreement-File 2024-041

County of Monroe

Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



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

We strive to be caring, professional, and fair

May 29, 2024

Barton W. Smith, Esq.
Smith Hawks, P.L.
Bart@SmithHawks.com
Jess@SmithHawks.com
Brandi@SmithHawks.com

RE: Determination of Completeness – Request for a Development Agreement - File# 2024-041

Dear Applicant:

On May 9, 2024, the Planning and Environmental Resources Department received additional documentation to be added to the above referenced file. Consistent with the standards provided in LDC Section 110-4, I have reviewed the application for completeness. **The application is incomplete.** The following must be addressed in order for this application to be deemed complete:

- Please submit a current Ownership Disclosure of Interest forms (**using the form most recently updated March, 2023**), linked here: <https://fl-monroecounty2.civicplus.com/189/Forms-Applications>) for the current property owner(s), Blackstone Group- Tavernier 925, LLC and the Vestctor Companies, Inc in accordance with LDC Section 101-6 (snipped below):

Sec. 101-6. - Ownership Disclosures.



- (a) Purpose. The purpose of this section is to provide the minimum requirements for disclosing ownership of property as it relates to certain applications required by this Land Development Code.
- (b) Intent. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit from land use-related applications.
- (c) Applicability.
 - (1) Disclosure provisions are required for future land use map amendments, land use district (zoning) map amendments, overlay map amendments, developments of regional impact, development agreements, plat approvals, major conditional use permits and minor conditional use permits.
 - (2) Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided in this section shall, during application submittal for the types of applications provided in subsection (1), make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. In the case of a trust, the four largest beneficiaries must also sign the affidavit.
 - (3) **This written disclosure shall be made to the planning director at the time of application.** The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal. All evidence submitted shall be subject to the planning director's satisfaction and said satisfaction shall be liberally interpreted in favor of the county's interest.
 - (4) The planning and environmental resources department's applications shall notice applicants to make disclosures required under this section. **When a required disclosure is not provided, the application may be found incomplete by the planning director.**
 - (5) Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to F.S. chapter 517, whose stock is for sale to the general public.

AGENT AUTHORIZATION FORM

Date of Authorization: 05 / 31 / 2024
Month Day Year

I hereby authorize Smith Hawks, PL / Barton W. Smith, Esq. Jess Miles Goodall, Esq. be listed as authorized agent
(Print Name of Agent)

representing CEMEX Construction Materials Florida, LLC f/k/a Singletary Concrete Products, Inc. for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Any/All Planning Department Applications
(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)

27 62 38 ISLAND OF KEY LARGO PB1-64 LOT 6 G12-38 KEY LARGO
Lot Block Subdivision Key (Island)

00089490-000000 and 00490250-000000 1101389 and 1605689
Real Estate (RE) / Parcel ID Number Alternate Key Number

92501 OVERSEAS HIGHWAY, TAVERNIER, FL 33070 92.5
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

138 Simonton Street, Key West, Florida 33040

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

(305)296-7227

Bart@SmithHawks.com;
Jess@SmithHawks.com;
Brandi@SmithHawks.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: 5/31/24

Printed Name of Owner: Rodrigo Portales

Title: Vice President

STATE OF Texas

COUNTY OF Harris

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

on 31 day of May, 2024, by Rodrigo Portales

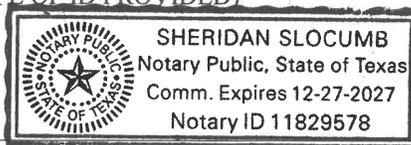
(PRINT NAME OF PERSON MAKING STATEMENT)

as Vice President for CEMEX Construction Materials Florida, LLC f/k/a Singletary Concrete Products, Inc.

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

(TYPE OF ID PROVIDED)

[Signature of Notary Public]



SIGNATURE OF NOTARY PUBLIC

PRINT, TYPE OR STAMP COMMISSIONED

NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES:



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

Detail by Entity Name

Foreign Limited Liability Company
CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC

Filing Information

Document Number	M08000003758
FEI/EIN Number	26-3068068
Date Filed	08/13/2008
State	DE
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/20/2021
Event Effective Date	NONE

Principal Address

1720 Centrepark Drive East
West Palm Beach, FL 33401

Changed: 04/04/2023

Mailing Address

1720 Centrepark Drive East
West Palm Beach, FL 33401

Changed: 04/04/2023

Registered Agent Name & Address

CORPORATE CREATIONS NETWORK, INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

Address Changed: 03/25/2020

Authorized Person(s) Detail

Name & Address

Title President

Bobolts, Jeffrey B
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title VP

Nelson, Kelly A
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title VP

Martinez, Guillermo
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title Director, VP, Secretary, General Counsel

Egan, Mike F
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title Asst. Secretary

Heffernan, John V.
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title CEO

Muguiro, Jaime
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title VP

Foxe, Tanya
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title VP, Treasurer, Assistant Secretary:

Quintanilla, Luciano Martinez
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title VP

Felix, Ernesto
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title Asst. Treasurer

Salinas, , Francisco Javier, Jr.
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title VP

GALASSINI, JOEL L
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title VP

GONZALEZ GONZALEZ, GILBERTO
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title VP

CARLSON, NATALIE JERAE
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title D

Lozano, Jorge
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title VP

Espinosa, Juan Antonio
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title VP

Portales, Rodrigo
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title Treasurer

Tessier, Tracie
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title A. General Counsel

Teebagy, Janet B
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title A. General Counsel

Warren, Myra
1720 Centrepark Drive East
West Palm Beach, FL 33401

Title A. General Counsel

Velasco, Sandra p
1720 Centrepark Drive East
West Palm Beach, FL 33401

Annual Reports

Report Year	Filed Date
2023	04/04/2023
2024	03/22/2024
2024	05/16/2024

Document Images

05/16/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
03/22/2024 -- ANNUAL REPORT	View image in PDF format
04/04/2023 -- ANNUAL REPORT	View image in PDF format
04/20/2022 -- ANNUAL REPORT	View image in PDF format
08/20/2021 -- LC Amendment	View image in PDF format
04/20/2021 -- ANNUAL REPORT	View image in PDF format
03/25/2020 -- ANNUAL REPORT	View image in PDF format
04/22/2019 -- ANNUAL REPORT	View image in PDF format
04/23/2018 -- ANNUAL REPORT	View image in PDF format
04/21/2017 -- ANNUAL REPORT	View image in PDF format
03/31/2016 -- ANNUAL REPORT	View image in PDF format
03/31/2015 -- ANNUAL REPORT	View image in PDF format
05/01/2014 -- ANNUAL REPORT	View image in PDF format
02/07/2013 -- ANNUAL REPORT	View image in PDF format
03/23/2012 -- ANNUAL REPORT	View image in PDF format
01/06/2011 -- ANNUAL REPORT	View image in PDF format
03/03/2010 -- ANNUAL REPORT	View image in PDF format
12/28/2009 -- Merger	View image in PDF format
06/25/2009 -- ANNUAL REPORT	View image in PDF format
04/24/2009 -- ANNUAL REPORT	View image in PDF format
10/01/2008 -- Merger	View image in PDF format
08/13/2008 -- Foreign Limited	View image in PDF format

**MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



Ownership Disclosure of Interest

Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC <small>1501 Belvedere Road, West Palm Beach, Florida 33406</small>	Publicly Traded Company

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

- If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

* Please provide date of contract _____

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

<i>Name and Address</i>

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: Jess Miles Goodall 

STATE OF Florida

COUNTY OF Monroe

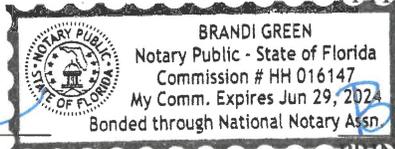
Sword to and subscribed before me, by means of either physical presence OR online notarization,

on 4 day of June, 2024, by Jess Miles Goodall
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced N/A as
(TYPE OF ID PRODUCED)

identification.

Brandi Green
SIGNATURE OF NOTARY PUBLIC



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

FORM

Related MSFT ▲ +0.62% AMZN ▲ +0.56% F ▼ -1.35% AAPL ▲ +0.16% XOM ▼ -1.56% TSLA ▼ -0.86% AMC ▼ -0.62% GE ' < >

CEMEXB MEXICAN STOCK EXCHANGE - DELAYED BY 20 MINUTES- CURRENCY IN MXN- CONSTRUCTION MATERIALS

CEMEX PUBLICLY TRADED STOCK CORPORATION WITH VARIABLE CAPITAL (CEMEXB)

+ Watchlist

AT CLOSE ALL TIME • AS OF JAN 1, 06:30 AM CDT

- (-) **+2.98 (+2,108.84%)**

Summary

Financials

Analysis

Earnings

Investors

1D 5D 1M 3M YTD 1Y 3Y 5Y **Max**



Previous Close 3.80

Average Volume 54.74M

Market Cap -

Shares Outstanding 5.05B

EPS (TTM) 0.26

P/E (TTM) -

Fwd Dividend (% Yield) 0.4965 (4.10%)

Ex-Dividend Date 2025-03-10

Quick Compare

50M MA X 10M MA X

 CEMEXCPO
12.35 **+1.98%**

GCC*
179.51 **+5.19%**

CMOCTEZ*
74.50 **+0.68%**

EXP*
3,955.30 **-11.94%**



CEMEXB
CEMEX PUBLICLY TRADED STOCK C...

**MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



Ownership Disclosure of Interest

Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

- If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
BLACKSTONE GROUP - TAVERNIER 925, L.L.C. <small>One Lawrence Square, Springfield, Illinois 62704</small>	
ANDREW TOPPINO	17.5%
RICHARD TOPPINO	17.5%
JOHN TOPPINO	10%
LOUIS PEREZ	10%

* Please provide date of contract May 17, 2021

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

<i>Name and Address</i>

Additional Ownership Percentages for BLACKSTONE GROUP - TAVERNIER 925, L.L.C.

<i>Name</i>	<i>% of Ownership</i>
The Joseph M. Hurwitz Living Trust	20%
Mary Hurwitz	10%
Michael A. Hurwitz	10%
Paul N. Arrington	10%

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

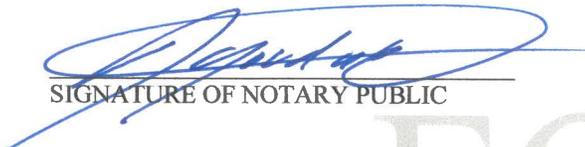
Printed Name / Signature of Person Completing Form: Mary Hurwitz 

STATE OF Florida

COUNTY OF Monroe

Sword to and subscribed before me, by means of either physical presence OR online notarization, on 10th day of May, 2024, by Mary Hurwitz
(PRINT NAME OF PERSON MAKING STATEMENT)

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


SIGNATURE OF NOTARY PUBLIC

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

FORM



**MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



Ownership Disclosure of Interest

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<i>Name and Address</i>	<i>% of Ownership</i>

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

- If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
VESTCOR INC <small>3030 Harley Road, Suite 310, Jacksonville, Florida 32257</small>	
JOHN D. ROOD	100%
OFFICERS: John D. Rood (D); Clarence S. Moore (VP); William L. Morgan (VP); Jason O. Floyd (VP)	

* Please provide date of contract March 16, 2022

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

<i>Name and Address</i>

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: Jason O. Floyd Jason O. Floyd

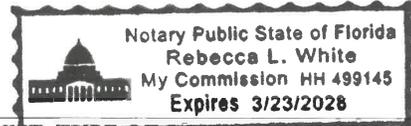
STATE OF Florida

COUNTY OF Duval

Sword to and subscribed before me, by means of either physical presence OR online notarization, on 10th day of May, 2024, by Jason O. Floyd
(PRINT NAME OF PERSON MAKING STATEMENT)

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

Rebecca L. White
SIGNATURE OF NOTARY PUBLIC



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

FORM

- ② • Please submit current Agent Authorization forms (using the form most recently updated March, 2023, linked here: <https://fl-monroecounty2.civicplus.com/189/Forms-Applications>) for all **current property owner(s)**;
- ③ • Based on the Letter of Coordination from KLWTD, please provide a Letter of Coordination with Florida Department of Environmental Protection;
 - The traffic study submitted does not include the traffic safety analysis as specifically requested by the Monroe County BOCC at a public hearing on February 15, 2024. Please submit a traffic safety analysis.

Please be aware that on May 17, 2024, the Florida Department of Commerce through Final Order No. COM-24-020 rejected the Land Development Code text amendment upon which this development agreement would rely upon in order to be lawful. As such, Ordinance No. 004-2024 is not legally effective and any determination of completeness shall not be treated or construed as said ordinance being lawful and/ or legally effective.

Please note that only a completeness review of the application has been performed. Staff will begin to review the submitted application for compliance with the LDC and Comprehensive Plan once the requested documentation has been submitted and the application is determined to be complete.

Let me know if you have any questions.

Best,

Devin Tolpin, AICP, CFM
Planning & Development Review Manager
Monroe County | Planning and Environmental Resources
102050 Overseas Highway, Key Largo, FL 33037
305.453.8755

Brandi Green

Subject: RE: Case#00169370 is Overdue ref:!00DG00i115.!5004w02wJsP6:ref

Importance: High

From: SED Permitting <SED_Permitting@dep.state.fl.us>

Sent: Thursday, May 30, 2024 3:51 PM

To: Jess Goodall <Jess@smithhawks.com>; Bart Smith <bart@smithhawks.com>; Jacob McMahon <Jacob@smithhawks.com>; Brandi Green <brandi@smithhawks.com>

Cc: Moore, Jon W <Jon.W.Moore@FloridaDEP.gov>

Subject: FW: Case#00169370 is Overdue ref:!00DG00i115.!5004w02wJsP6:ref

Good afternoon Jess,

Please see the Environmental Administrators reply below

the project may require an ERP. ERP jurisdiction falls to the South Florida Water Management District.

Thank you,
Vanessa



Vanessa J. Osborne

Government Operations Consultant I

Florida Department of Environmental Protection

Southeast District - West Palm Beach

3301 Gun Club Road, MSC 7210-1

West Palm Beach, FL 33406

Vanessa.Osborne@floridadep.gov

Office: 561.681.6745

Brandi Green

Subject: RE: Case#00169370 is Overdue ref:!00DG00i115.!5004w02wJsP6:ref

Importance: High

From: Jess Goodall <Jess@smithhawks.com>

Sent: Tuesday, May 28, 2024 9:49 AM

To: Moore, Jon W <Jon.W.Moore@FloridaDEP.gov>; Brandi Green <brandi@smithhawks.com>; SED Permitting <SED_Permitting@dep.state.fl.us>; Jacob McMahan <Jacob@smithhawks.com>

Subject: RE: Case#00169370 is Overdue ref:!00DG00i115.!5004w02wJsP6:ref

Good morning Jon,

Please find attached preliminary site plan.

Thank you-

Jess Miles Goodall

SMITH / HAWKS

ATTORNEYS AT LAW

138 SIMONTON STREET, KEY WEST, FLORIDA 33040 U.S.A.

TEL. 305-296-7227 FAX. 305-296-8448 WEB. SMITHHAWKS.COM

* Please copy Brandi Green, Brandi@SmithHawks.com, on all correspondence.

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful. Please note: This law firm may be deemed a "debt collector" under the Fair Debt Collection Practices Act. Any and all information obtained during and from communications may be used for the purpose of collecting debt.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd.**, an innovator in Software as a Service (SaaS) for business. Providing a **safer and more useful** place for your human generated data. Specializing in: Security, archiving and compliance. To find out more [Click Here](#)

From: Moore, Jon W <Jon.W.Moore@FloridaDEP.gov>

Sent: Tuesday, May 28, 2024 9:45 AM

To: Brandi Green <brandi@smithhawks.com>; SED Permitting <SED_Permitting@dep.state.fl.us>; Jess Goodall <Jess@smithhawks.com>; Jacob McMahan <Jacob@smithhawks.com>

Subject: RE: Case#00169370 is Overdue ref:!00DG00i115.!5004w02wJsP6:ref

Good Morning,

Can you please re attach the re attach the site plans you referenced in your original email?

Thanks,



Florida Department of Environmental Protection

Southeast District – West Palm Beach

3301 Gun Club Road, MSC 7210-1

West Palm Beach, FL 33406

Office: (561) 681-6600

Please note: Florida has a very broad public records law.

This communication may be subject to public disclosure

if it regards state business and is not exempt under

Chapter 119, Florida Statutes.

From: Brandi Green <brandi@smithhawks.com>
Sent: Friday, May 24, 2024 1:27 PM
To: SED Permitting <SED_Permitting@dep.state.fl.us>; Jess Goodall <Jess@smithhawks.com>; Jacob McMahon <Jacob@smithhawks.com>
Cc: Moore, Jon W <Jon.W.Moore@FloridaDEP.gov>
Subject: RE: Case#00169370 is Overdue ref:!00DG00i115.!5004w02wJsP6:ref
Importance: High

EXTERNAL MESSAGE

This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Good afternoon-

For clarification, Monroe County is requesting a letter of coordination for our clients' pending project.

The letter can include what is required from the DEP during the permitting stage.

Please do not hesitate to reach out should you have any further questions and/or require anything further for this request.

Thank you-

Brandi Green, FRP

PARALEGAL

S M I T H / H A W K S

ATTORNEYS AT LAW

138 SIMONTON STREET, KEY WEST, FLORIDA 33040 U.S.A.

TEL. 305-296-7227 DIRECT. 305-204-4023 FAX. 305-296-8448 WEB. SMITHHAWKS.COM

From: SED Permitting <SED_Permitting@dep.state.fl.us>
Sent: Friday, May 24, 2024 1:19 PM
To: Jess Goodall <Jess@smithhawks.com>; Brandi Green <brandi@smithhawks.com>; Jacob McMahon <Jacob@smithhawks.com>
Cc: Moore, Jon W <Jon.W.Moore@FloridaDEP.gov>
Subject: RE: Case#00169370 is Overdue ref:!00DG00i115.!5004w02wJsP6:ref
Importance: High

Good afternoon,

Can you clarify what you need. The attachments looks like an ERP application in Miami Dade which needs to be sent to sed_permitting@dep.state.fl.us for an official submittal

Then there is a message regarding a property in Monroe County (please see below)

Can you please let me know

If any questions please let me know

Thank you,

Vanessa



Vanessa J. Osborne

Government Operations Consultant I

Florida Department of Environmental Protection

Southeast District - West Palm Beach

3301 Gun Club Road, MSC 7210-1

West Palm Beach, FL 33406

Vanessa.Osborne@floridadep.gov

Office: 561.681.6745

From: Moore, Jon W <Jon.W.Moore@FloridaDEP.gov>
Sent: Friday, May 17, 2024 1:14 PM
To: SED Permitting <SED_Permitting@dep.state.fl.us>
Subject: FW: Case#00169370 is Overdue ref:!00DG00i115.!5004w02wJsP6:ref

Good Afternoon,

Can you do some digging on this one? I looked in the portal and wasn't able to find anything. This person is seeking records on an exemption verification that was submitted a little while back (attached).

Can you follow up with the requestor? Do they just need to contact the USACE?

Thanks,

-Jon

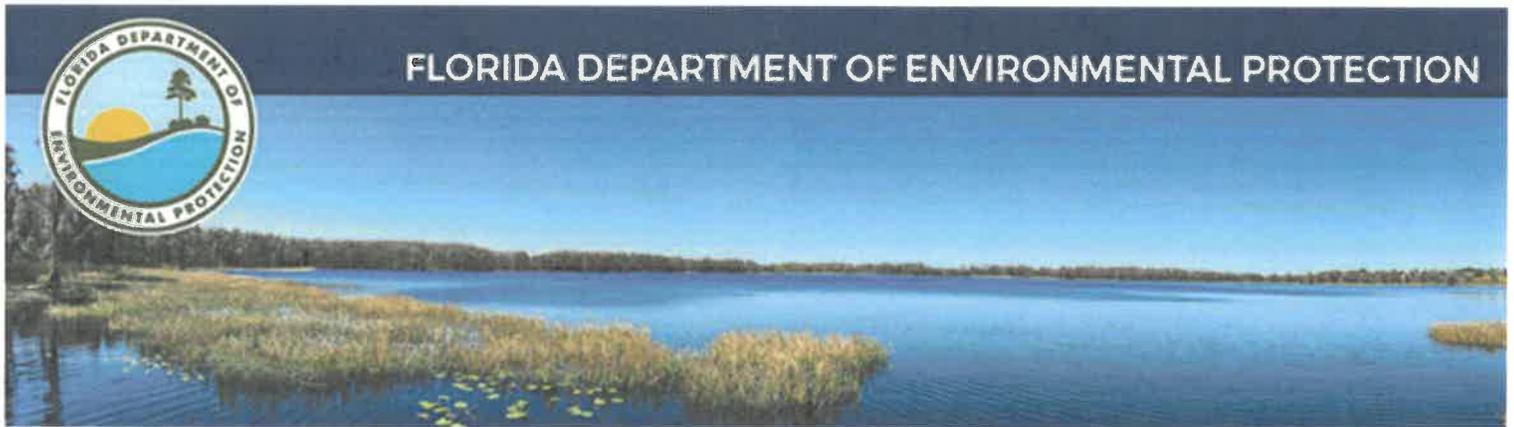
From: Plichta, Teri <Teri.Plichta@FloridaDEP.gov>
Sent: Friday, May 17, 2024 1:03 PM
To: Moore, Jon W <Jon.W.Moore@FloridaDEP.gov>
Subject: RE: Case#00169370 is Overdue ref:!00DG00i115.!5004w02wJsP6:ref

The due date on this is May 31st not the 14th
I'm just trying to figure out where it would go

From: noreply@salesforce.com <noreply@salesforce.com> **On Behalf Of** Office of Public Services
Sent: Friday, May 17, 2024 1:00 PM
To: Moore, Jon W <Jon.W.Moore@FloridaDEP.gov>; Plichta, Teri <Teri.Plichta@FloridaDEP.gov>
Subject: Case#00169370 is Overdue ref:!00DG00i115.!5004w02wJsP6:ref

EXTERNAL MESSAGE

This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.



***** CASE 1 DAY OVERDUE ALERT *****

Reminder - A resolution for case number 00169370 assigned to DEP District Southeast was due by 5/14/2024 5:00 PM.

If you have already resolved this issue please close the case in SalesForce or request the case owner do so.

If you need more time to respond or if this case has already been resolved please contact the assigning agent in the Office of Public Services:

Instructions:

Forwarded email with attachment

Would this be SED?

Reassigned to SED

reassigned to ARM per OGC

Due Date: 5/14/2024 5:00 PM

Contact Name: Jess Miles

Contact email: jess@smithhawks.com

Contact Phone: (305) 296-7227

Organization: Smith Hawks Attorneys at Law
Case Subject: Letter of Coordination - Monroe
Case Description:
Please see email below and attachment
Please review and respond as appropriate

From: Jess Goodall <Jess@smithhawks.com>
Sent: Tuesday, May 7, 2024 1:46 PM
To: Public Services <Public.Services@FloridaDEP.gov>
Cc: Brandi Green <brandi@smithhawks.com>; Jacob McMahon <Jacob@smithhawks.com>
Subject: Letter of coordination request -FDEP
Importance: High

To whom it may concern,

This firm represents BLACKSTONE GROUP - TAVERNIER 925, L.L.C and THE VESTCOR COMPANIES, INC., (collectively "Applicant"), in their request for a Development Agreement and Major Conditional Use Approval. The property is currently developed and operated as a heavy industrial cement plant. The applications are for the development of a 49,240 SF commercial grocery store and eighty-six (86) attached deed-restricted affordable workforce housing dwelling units and accessory uses. The applications are for the property located 92501 Overseas Highway, Key Largo, FL 33037.

The County has requested a letter of coordination from the Florida Department of Environmental Protection.

As such attached please find a copy of the site plan for this project, and please provide a letter of coordination as required. If you need additional information, please do not hesitate to contact me.

Thank you for your assistance in this matter.

Thank you-
Jess Miles Goodall
S M I T H / H A W K S
ATTORNEYS AT LAW
138 SIMONTON STREET, KEY WEST, FLORIDA 33040 U.S.A.
TEL. 305-296-7227 FAX. 305-296-8448 WEB. SMITHHAWKS.COM

Survey Link:

If you have questions about this case or how to respond please contact the DEP Public Services Case Owner (below):

Owner:
Teri Plichta
Email: teri.plichta@dep.state.fl.us
Phone: (850) 245-2133

ref:!00DG00i115.!5004w02wJsP6:ref

www.dep.state.fl.us

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in reliance of the contents of this information is strictly prohibited and may be unlawful. Please note: This law firm may be deemed a "debt collector" under the Fair Debt Collection Practices Act. Any and all information obtained during and from communications may be used for the purpose of collecting debt.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a safer and more useful place for your human generated data. Specializing in Security, archiving and compliance. To find out more: [Click Here](#)



SMITH/HAWKS ATTORNEYS AT LAW

Jess Miles Goodall, Esq.
Telephone: (305) 296-7227
Facsimile: (305) 296-8448
Email: Jess@SmithHawks.com
Brandi@SmithHawks.com

SENT VIA FEDEX
7762 9725 3126

May 8, 2024

RECEIVED

MAY 09 2024

Emily Schemper, Planning Director
Monroe County Planning & Environmental Resources Department
2798 Overseas Highway, Suite 400
Marathon, FL 33050
Email: Schemper-Emily@MonroeCounty-FL.Gov

MONROE CO. PLANNING DEPT.

**RE: NOTICE OF INCOMPLETENESS DATED MARCH 5, 2024
SUPPLEMENTAL DOCUMENTATION – FILE NO. 2024-041**

Dear Emily,

On behalf of Blackstone Group-Tavernier 925, LLC and The Vestcor Companies, Inc., (collectively, the “Applicant”), please find the responses and documents as indicated below to supplement File #2024-041, application for a Development Agreement to satisfy the Notice of Incompleteness received on April 5, 2024, from Devin Tolpin:

- The Ownership Disclosure of Interest form Please submit a current Ownership Disclosure of Interest forms (**using the form most recently updated March, 2023**, linked here: <https://fl-monroecounty2.civicplus.com/189/Forms-Applications>) for the **current property owner(s)**, Blackstone Group- Tavernier 925, LLC and the Vestcor Companies, Inc.;
 - The Applicant has provided the required Ownership Disclosure forms for the Applicant (Blackstone Group-Tavernier 925, LLC and the Vestcor Companies, Inc.), who have a legal and equitable interest in the Property pursuant to that certain Purchase and Sale Agreement dated May 17, 2021 (as provided in the application package). Pursuant to LDC Section 110-133(a): “The BOCC shall have authority to enter into a development agreement by resolution with any person **having a legal or equitable interest in real property** located within the unincorporated areas of the county....” The Purchase and Sale Agreement dated May 17, 2021, is active and valid, and evidences the Applicant’s legal and equitable right in the real property.
 - Although the Applicant executed and provided ownership disclosure forms on the County form from 09/2019, there is no substantive change to the required form,

{00291800 - v1 }

Page 1 of 4

which still provides the required information. **The Applicant can provide updated forms but requests that this does not hold up completeness and compliance review.**

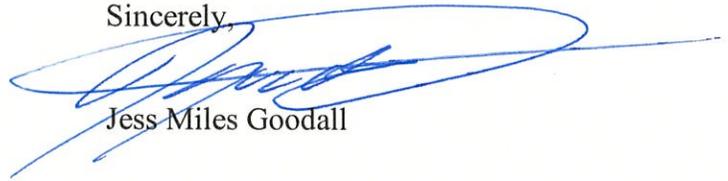
- Please submit current Agent Authorization forms (using the form most recently updated March, 2023, linked here: <https://fl-monroecounty2.civicplus.com/189/Forms-Applications>) for the **current property owner(s)**;
 - The Applicant has provided the required Agent Authorization forms for the Applicant (Blackstone Group-Tavernier 925, LLC and the Vestcor Companies, Inc.), who have a legal and equitable interest in the Property pursuant to that certain Purchase and Sale Agreement dated May 17, 2021 (as provided in the application package). Pursuant to LDC Section 110-133(a): “The BOCC shall have authority to enter into a development agreement by resolution with any person **having a legal or equitable interest in real property** located within the unincorporated areas of the county....” The Purchase and Sale Agreement dated May 17, 2021 is active and valid, and evidences the Applicant’s legal and equitable right in the real property.
 - The executed forms provided are on the most updated County forms revised as of March 2023.
- Please submit updated landscape plans of all proposed structures;
 - Please see revised preliminary landscape plans enclosed showing all proposed structures. The Preliminary landscape plans will be finalized during the Major conditional Use approval process.
- Please submit a site plan that includes at a minimum:
 - 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
- Please find revised and updated site plan attached.
- Please submit current Letters of Coordination from the following agencies:
 - Florida Keys Aqueduct Authority (FKAA)
 - Enclosed
 - Florida Keys Electric Cooperative (FKEC)
 - Enclosed
 - Monroe County Solid Waste Management
 - Enclosed
 - Based on the Letter of Coordination from KLWTD, please additionally provide a Letter of Coordination with Florida Department of Environmental Protection
 - The Applicant will provide all required Florida Department of Environmental Protection permits as required for the development phase of the project. Additionally, pursuant to LDC Section 110-141, the letter of coordination from the FDEP is required “Prior to submittal of a building permit application to the Building Department, the following letters of coordination are required as determined by the Building Official,” which the Applicant will provide prior to submittal of any required building permits.
 - LDC Section 110-133 does not require a letter of coordination from the FDEP, and the Monroe County Application form for a Development Agreement does not specifically identify the FDEP as a required letter of coordination.
 - Based on the above, the Applicant is requesting that this request not delay a determination of completeness and compliance review.

Additionally, it should be noted that Section 130-143 of the LDC (adopted through BOCC Ordinance No. 004-2024, which is not yet effective), will require a traffic safety analysis as part of the traffic study. The traffic study submitted does not appear to include the required safety analysis. A traffic safety analysis must be submitted as part of the traffic study.

- The Applicant is diligently working with a third-party traffic engineer on the required traffic safety analysis, which will be provided once complete and received.

Sincerely,



Jess Miles Goodall

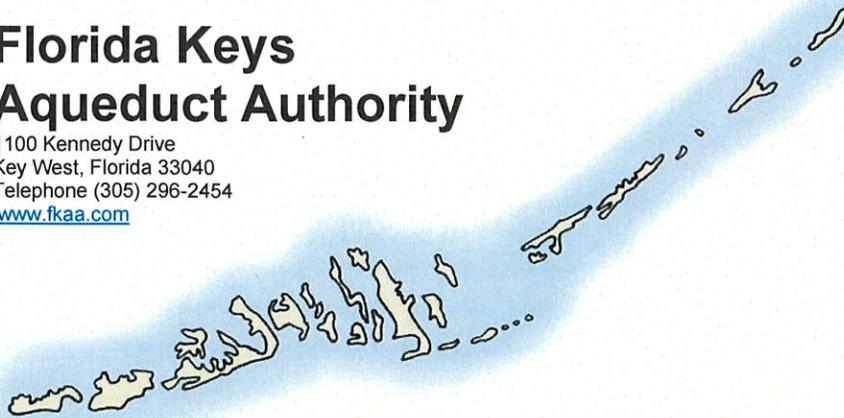
JG/bg

Enclosure



Florida Keys Aqueduct Authority

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



J. Robert Dean
Chairman
District 3

Richard J. Toppino
Vice-Chairman
District 2

Antoinette M. Appell
Secretary/Treasurer
District 4

Nicholas W. Mulick
District 5

Cara Higgins
District 1

Gregory W. Veliz
Executive Director

March 20, 2024

Jess Miles Goodall
Smith/Hawks Attorneys at Law
138 Simonton Street
Key West, Florida 33040

RE: Grocery Store & 86 Affordable Housing Units
92501 Overseas Highway
Tavernier, Florida
RE#00089490-000000 & 00490250-00000
Location #009437-1-1/2" Irrigation Meter & 5/8" Domestic Meter

Dear Jess,

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

There is a 6" water main on Overseas Highway adjacent to proposed property. There is a 5/8" water meter and a 1-1/2" irrigation meter currently feeding the property.

A complete set of Civil and Architectural/Plumbing plans will be required to determine water main requirements, meter requirements and system development charges. Also, any work required in Florida Department of Transportation right-of-way will require a permit.

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: 2024.03.20 14:56:55 -04'00'

Kimberly Judge
Utility Design Supervisor

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

County of Monroe
The Florida Keys



BOARD OF COUNTY COMMISSIONERS

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

March 27, 2024

Attn: Jess Goodall
Smith/Hawks
138 Simonton St.
Key West FL. 33040

Ref.: 92501 Overseas Hwy., Tavernier, Florida

Owners: Singletary Concrete Products, Inc.
C/O Cemax Inc.
P.O. Box 2883
West Palm Beach, FL. 33402

Parcel ID: 00089490-000000

Alk: 1101389

Dear Mr. Goodall,

After review of the proposed site plan which you submitted for, Blackstone Group – Tavernier 925, LLC. and Vestor Companies, Inc., I find there is sufficient placement and designation for municipal solid waste receptacles for the above referenced property.

I would like to commend the developer in the designation of recycling receptacles throughout the site. While recycling is not mandatory, it is strongly encouraged throughout residential and business communities. Providing a recycling container allows residents to assist in protecting our planet and become part of the solution in reducing the carbon footprint. 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

Mission:

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



Ron DeSantis
Governor

Joseph A. Ladapo, MD, PhD
State Surgeon General

Vision: To be the Healthiest State in the Nation

Letter of Coordination

March 19, 2024

SMITH/HAWKS
ATTORNEYS AT LAW
Attn: Jess Goodall
138 SIMONTON STREET
KEY WEST, FL 33040

Dear Mr. Goodall,

As per your request, I have reviewed our records for information about 92501 Overseas Highway, in Tavernier, Florida. The only information we have is that there was a septic system that was abandoned in 2013. The Health Department has no other records on this property.

As long as the new facility is connected to central water supply and central sewer, the Health Department has no objection to your project. You may need to get approval from other agencies.

If you have any questions, please call me at 305.676.3908.

Sincerely,

James Rachal
Environmental Manager
FL DOH-Monroe

JMR/jr

Florida Department of Health in Monroe County
1100 Simonton St., Key West, FL 33040
PHONE: 305-293-7500
FloridaHealth.gov



Accredited Health Department
Public Health Accreditation Board



**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

April 16, 2024

Jess Miles Goodall
SMITH/HAWKS
Attorneys At Law
138 Simonton Street
Key West, FL 33040

Via email: Jess@smithhawks.com

**Re: Letter of Coordination – 92501 Overseas Highway, Key Largo, FL 33037
Parcel ID:00490250-000000**

Dear Jess Miles Goodall,

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. Fees and associated costs may be assessed for the impact analysis as needed.

Easements may be required.

When preliminary electrical and site plans are available, please arrange to meet with FKEC Engineering staff to review and plan the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Ellsworth". The signature is fluid and cursive.

Josh Ellsworth
Engineering Project Manager

JE/jr

SMITH / HAWKS
ATTORNEYS AT LAW

Jess Miles Goodall, Esq.
Telephone: (305) 296-7227
Facsimile: (305) 296-8448
Email: Jess@SmithHawks.com
Brandi@SmithHawks.com

SENT VIA FEDEX
7756 5844 3161

March 21, 2024

Emily Schemper, Planning Director
Monroe County Planning & Environmental Resources Department
2798 Overseas Highway, Suite 400
Marathon, FL 33050
Email: Schemper-Emily@MonroeCounty-FL.Gov



**RE: NOTICE OF INCOMPLETENESS DATED MARCH 5, 2024 - [FILE # 2024-041]
BLACKSTONE GROUP - TAVERNIER 925, LLC AND THE VESTCOR
COMPANIES, INC'S APPLICATION FOR A DEVELOPMENT AGREEMENT**

Dear Emily,

On behalf of Blackstone Group-Tavernier 925, LLC and The Vestcor Companies, Inc., (collectively, the "Applicant"), please find the responses and documents as indicated below to supplement File #2024-041, application for a Development Agreement to satisfy the Notice of Incompleteness received on March 5, 2024 from Devin Tolpin:

- Please submit the proposed Development Agreement saved as a Microsoft Word document (send via email); and
 - Please find the requested word version of the proposed Development Agreement included in the email correspondence containing the PDF of this correspondence.
- Please submit a current Ownership Disclosure of Interest forms (using the form most recently updated March, 2023, for the current property owner(s), Blackstone Group-Tavernier 925, LLC and the Vestctor Companies, Inc.; and
 - Please see attached Ownership Disclosure forms for Blackstone Group-Tavernier 925, LLC and the Vestctor Companies, Inc.
- Please submit current Agent Authorization forms (using the form most recently updated March, 2023, for the current property owner(s), Blackstone Group- Tavernier 925, LLC and the Vestctor Companies, Inc.; and
 - Please see attached agent authorization forms for Blackstone Group-Tavernier 925, LLC and the Vestctor Companies, Inc.

Emily Schemper, Planning Director

RE: Cemex Development Agreement - Determination of Completeness [FILE # 2024-041]

March 22, 2024

Page 2 of 3

- Proof of Ownership for Parcel ID# 00490250-000000; and
 - Please see attached proof of ownership for Parcel ID# 00490250-000000.
- Please submit updated floor plans of all proposed structures; and
 - The application states that floor plans were submitted as part of Major CUP File #2022-012. Each application requires plans be submitted in order to be deemed complete. Additionally, the plans that were last submitted as part of this file were received on March 23, 2022; these plans are not consistent with the site plan submitted as part of this Request for a Development Agreement.
 - Floor plans are not a required submittal for a Development Application. The Applicant is diligently working on having the floor plans revised, and the revised floor plans will be submitted as part of the required Major Conditional Use Approval Process.
- Please submit updated elevation plans of all proposed structures; and
 - The application states that elevation plans were submitted as part of Major CUP File #2022-012. Each application requires plans be submitted in order to be deemed complete. Additionally, the plans that were last submitted as part of this file were received on March 23, 2022; these plans are not consistent with the site plan submitted as part of this Request for a Development Agreement.
 - Elevations are not a required submittal for a Development Application. The Applicant is diligently working on having the elevations revised, and the revised elevations will be submitted as part of the required Major Conditional Use Approval Process.
- Please submit updated landscape plans of all proposed structures; and
 - The application states that landscape plans were submitted as part of Major CUP File #2022-012. Each application requires plans be submitted in order to be deemed complete. Additionally, the plans that were last submitted as part of this file were received on March 23, 2022; these plans are not consistent with the site plan submitted as part of this Request for a Development Agreement.
 - Landscape Plans are not a required submittal for a Development Application. The Applicant is diligently working on having the Landscape Plans revised, and the revised landscape plans will be submitted as part of the required Major Conditional Use Approval Process.
- The Letters of Coordination submitted as part of Major CUP File# 2022-012 are over two (2) years old. Please submit current Letters of Coordination from the following agencies:
 - Florida Keys Aqueduct Authority (FKAA)

Emily Schemper, Planning Director

RE: Cemex Development Agreement - Determination of Completeness [FILE # 2024-041]

March 22, 2024

Page 3 of 3

- See attached revised Letter of Coordination provided from FKAA.
- Florida Keys Electric Cooperative (FKEC)
 - See attached correspondence. FKEC is working on an updated letter, and it will be provided as soon as received.
- Monroe County Office of the Fire Marshal
 - See attached correspondence. The Fire Marshal is working on an updated letter, and it will be provided as soon as received.
- Monroe County Solid Waste Management
 - See attached correspondence. Solid Waste is working on an updated letter, and it will be provided as soon as received.
- 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
 - See attached revised Letter of Coordination provided from Florida Department of Health.
- Additionally, it should be noted that Section 130-143 of the LDC (adopted through BOCC Ordinance No. 004-02024, which is not yet effective), will require a traffic safety analysis as part of the traffic study. The traffic study submitted does not appear to include the required safety analysis. A Traffic Safety Analysis must be submitted as part of the Traffic Study.
 - The Applicant is diligently working with a third party traffic engineer on the required traffic safety analysis, which will be provided once complete and received.

If you have any questions and/or concerns, or require anything further, please do not hesitate to reach out.

Sincerely,



Jess Miles Goodall

JMG/bg

Enclosures

Cc: Ilze Aguila, Senior Administrator, Operations, (Aguila-Ilze@MonroeCounty-FL.Gov)

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT ("Agreement") is entered into on the ____ day of _____ 2024, by and between MONROE COUNTY, a political subdivision of the State of Florida ("Monroe County"), and BLACKSTONE GROUP - TAVERNIER 925, L.L.C., a Florida limited liability corporation ("Blackstone"), its heirs, assigns, and successors in interest and THE VESTCOR COMPANIES, INC., a Florida corporation ("Vestcor"), its heirs, assigns, and successors in interest (singularly a "Party", or collectively the "Parties"), pursuant to Sections 110-132, 110-133 of the Monroe County, Florida Code of Ordinances ("Monroe County Code") and the Florida Local Government Development Agreement Act, Florida Statutes Sections 163.3220-163.3243 (2023) and is binding on the "Effective Date" set forth herein:

W I T N E S S E T H:

Monroe County and the Parties hereto hereby agree as follows:

I. RECITALS

- A. This Agreement involves the future redevelopment of property located at 92501 Overseas Hwy, Tavernier, Monroe County, Florida, having Monroe County Real Estate numbers: 00490250-000000 and 00089490-000000 ("Property"), fronting U.S. 1, the legal description of which is contained in **Exhibit A**. Blackstone and Vestcor have a legal and equitable interest in the Property pursuant to that certain Purchase and Sale Agreement dated May 17, 2021 (as amended the "Purchase Agreement").
- B. All Parties have the authority to enter into this Agreement through Florida Statute Sections 163.3220-163.3243 and their individual equitable interest of the Property.
- C. Section 163.3223, Florida Statutes, authorizes Monroe County to enter into development agreements with landowners and/or governmental agencies to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development.
- D. This Agreement, among other things, is intended to and shall constitute a development agreement among the Parties pursuant to the Florida Local Government Development Agreement Act, Sections 163.3220 163-3243, Florida Statutes (the "Act").
- E. The Parties recognize that the public noticing and hearing procedures shall follow the requirements of F.S. 163.3225, which require public hearings before the Planning Commission and the Board of County Commissioners ("BOCC") for consideration of a development agreement.
- F. Monroe County finds that entering into this Agreement furthers the purposes, goals, objectives, and policies of the Monroe County Year 2030 Comprehensive Plan ("Comprehensive plan").

- G. The Property, 92501 OVERSEAS Hwy, TAVERNIER, Florida, is generally described as follows:
1. Blackstone and Vestcor have a legal and equitable interest in that certain real property located at 92501 OVERSEAS Hwy, TAVERNIER, Florida. A copy of the Purchase Agreement evidencing the Parties' legal and equitable interest is attached hereto and incorporated herein as **Exhibit B**. Currently the property is scarified land operated as an industrial cement plant.
 2. As of the date of this Agreement, the Property is assessed by the Monroe County Property Appraiser as real estate numbers 00490250-000000 and 00089490-000000.
 3. The Comprehensive Plan designates the approximately 8.24 acres of the Property, associated with the Commercial Development (as defined below), as Mixed Use/Commercial (MC) on its Future Land Use Map.
 4. The Future Land Use Map for the approximately 11.09 acres of the Property, associated with the Affordable Housing Development, has been amended from MC to Residential High (RH) simultaneously with the approval of this Agreement.
 5. The County Land Use District (zoning) Maps designate approximately 8.24 acres of the Property, associated with the Commercial Development (as defined below), as Suburban Commercial (SC).
 6. The Land Use District (zoning) Maps for approximately 11.09 acres of the Property, associated with the Affordable Housing Development, has been amended from SC to Urban Residential (UR) simultaneously with the approval of this Agreement.
 7. The County Tier Overlay District map designation for the Property is Tier III.
 8. The Property consists of 19.33 acres of gross area, consisting of 14.5 upland acres, and 4.82 acres of mangroves.
 9. The Property is currently operated as an industrial cement plant with outdoor storage.
 10. The Property is required to receive a Nonresidential Rate of Growth Ordinance ("NROGO") for any required NROGO not associated with the Property and is required to receive a Rate of Growth Ordinance ("ROGO") allocation for all required residential ROGOs not associated with the Property.

- H. Section 163.3223, Florida Statutes, authorizes Monroe County to enter into agreements with landowners and/or governmental agencies to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development.

II. PURPOSE

- A. The overall purpose of this Agreement is to allow the redevelopment of the Property with up to Forty-Nine Thousand Nine-Hundred square foot (49,900 sf) of nonresidential floor area, pursuant to Monroe County Code Sections 130-93 and 130-143 on the approximately 8.24 upland acres zoned Suburban Commercial (“Commercial Development”), and up to eighty-six (86) attached affordable workforce housing dwelling units pursuant to Monroe County Code Sections 130-97, 130-143 and Monroe County Comprehensive Plan Goal 113, Objective 113.1, and Policy 113.1.1, on the approximately 6.38 acres of upland zoned Urban Commercial (“Affordable Housing Development”).
- B. This Agreement allows the redevelopment of the Property utilizing, as part of its overall development, a Forty-Nine Thousand Nine-Hundred square foot (49,900 sf) NROGO allocation from the County, pursuant to Monroe County Code Sections 130-143; and eighty-six (86) workforce housing early evacuation building units allocated by the County, pursuant to Monroe County year 2030 Comprehensive Plan (“Comp. Plan”) Goal 113, Objective 113.1, and Policy 113.1.1, in compliance with all applicable provisions of Florida Statutes, the Principles for Guiding Development in the Florida Keys Area of Critical State Concern, the Comprehensive Plan, and the Monroe County Code.
- C. The Agreement allows the Parties to implement the provisions of Monroe County Code and Comprehensive Plan, as applied to the Property, to develop nonresidential floor area and much needed affordable workforce housing at the Property, that fits the community character and architectural design of Tavernier.

III. AGREEMENT REQUIREMENTS

- A. **Recitals.** The recitals explaining the intent and purpose of the project as set forth in the preceding clauses are incorporated herein and form a material part of this Agreement. The Parties recognize the binding effect of Florida Statutes Sections 163.3220-163.3243, as to the form and content of this Agreement and in accordance therewith set forth and agree to the following:
- B. **Legal Description and Ownership.** The legal description for the Property is set forth in **Exhibit A**.
- C. **Duration of Agreement.** This Agreement shall remain in effect until either 1) the expiration of ten (10) years from the "Effective Date" as defined herein; or 2) issuance of the certificate of occupancy for the nonresidential structure and issuance of all certificates of occupancy for the eighty-six (86) affordable

workforce housing dwelling units, whichever occurs sooner. This Agreement may be extended through an amendment to the development agreement and approval at a public hearing, in accordance with Florida Statutes Section 163.3237. For the duration of this Agreement, the Parties agree that any development shall comply with and be controlled by this Agreement, the Monroe County Code, and the Monroe County Comprehensive Plan governing the development of the land in effect on the date of execution of this Agreement, in accordance with Section 163.3220, Florida Statutes.

D. Permitted Uses.

1. The property on which the Commercial Development will be located, 92501 OVERSEAS Hwy, TAVERNIER, Florida, is generally described as follows:
 - a. The Commercial Development will be located on a portion of the Property that is approximately 8.13 acres of upland and 0.11 acres of mangrove, and is further legally described on **Exhibit C**, attached hereto, and incorporated herein.
 - b. The approximately 8.13 upland acres currently has a SC Land Use (Zoning) District designation and a corresponding MC Future Land Use Map designation.
 - c. In accordance with this Agreement and with the SC Land Use (Zoning) District, as set forth in Monroe County Code Section 130-46, the principal purpose of the SC Land Use Map Category 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.
 - d. In accordance with this Agreement and with the SC Land Use (Zoning) District, as set forth in Monroe County Code Section 130-93, and in compliance with other provisions of the Monroe County Code, the permitted uses in the Land Use (Zoning) District include Commercial retail, office, restaurant uses, or any combination thereof, of low and medium intensity, and of greater than 10,000 square feet in floor area, provided that access to U.S. 1 is by way of: (1) an existing curb cut, (2) a signalized intersections, or (3) a curb cut that is separate from any other curb cut on the same side of U.S. 1 by at least 400 feet. Development on the Property shall be governed and guided by Monroe County Code sections 130-46, 130-93, 130-143, and 130-164.
 - e. Code Section 130-93 provides, in pertinent part:

- a. The following uses are permitted as of right in the Suburban Commercial district:
- (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;
 - (2) Institutional residential uses, involving less than ten dwelling units or rooms;
 - (3) Commercial apartments involving less than six dwelling units;
 - (4) Commercial recreation uses limited to:
 - a. Bowling alleys;
 - b. Tennis and racquet ball courts;
 - c. Miniature golf and driving ranges;
 - d. Theaters;
 - e. Health clubs; and
 - f. Swimming pools;
 - (5) Institutional uses;
 - (6) Parks;
 - (7) Public buildings and uses;
 - (8) Accessory uses;
 - (9) Vacation rental use of nonconforming detached and attached dwelling units, if a special vacation rental permit is obtained under the regulations established in section 134-1;
 - (10) Collocations on existing antenna-supporting structures, pursuant to section 146-5(c);
 - (11) Attached wireless communications facilities, as accessory uses, pursuant to section 146-5(d);
 - (12) Replacement of an existing antenna-supporting structure pursuant to section 146-5(b);
 - (13) Stealth wireless communications facilities, as accessory uses, pursuant to section 146-5(e);
 - (14) Satellite earth stations, as accessory uses, pursuant to section 146-5(f);
 - (15) Attached and detached dwellings involving less than six units, designated as employee housing as provided for in section 139-1;
 - (16) Wastewater nutrient reduction cluster systems that serve less than ten residences; and
 - (17) Public infrastructure and utilities, provided that:

- a. The parcel(s) proposed for development shall be separated from any established residential use by a class C bufferyard. As determined by the Planning Director, the bufferyard may be required on all property lines adjacent to an established residential principal use to screen the use from view.
 - b. A solid fence may be required upon determination by the Planning Director.

- b. The following uses are permitted as minor conditional uses in the Suburban Commercial district, subject to the standards and procedures set forth in chapter 110, article III:
 - (1) Commercial retail, office, restaurant uses, or any combination thereof, of low and medium intensity, and of greater than 2,500 but less than 10,000 square feet of floor area, provided that access to U.S. 1 is by way of:
 - a. An existing curb cut;
 - b. A signalized intersection; or
 - c. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;

 - (2) Commercial retail, restaurant uses, or any combination thereof, of high intensity, and of less than 2,500 square feet in floor area; provided that access to U.S. 1 is by way of:
 - a. An existing curb cut;
 - b. A signalized intersection; or
 - c. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;

 - (3) Institutional residential uses involving ten (10) to twenty (20) dwelling units or rooms, provided that access to U.S. 1 is by way of:
 - a. An existing curb cut;
 - b. A signalized intersection; or
 - c. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;

 - (4) Commercial apartments involving six to 18 dwelling units, provided that:
 - a. The hours of operation of the commercial uses are compatible with residential uses;

- b. Access to U.S. 1 is by way of:
 - i. An existing curb cut;
 - ii. A signalized intersection; or
 - iii. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet.
- c. Tourist housing uses, including vacation rental uses, of commercial apartments are prohibited;
 - (5) Hotels of fewer than 25 rooms, provided that:
 - a. One or more of the following amenities are available to guests:
 - i. Swimming pool;
 - ii. Docking facilities; or
 - iii. Tennis courts; and
 - (6) Campgrounds and recreational vehicle parks, provided that:
 - a. The parcel proposed for development has an area of at least five acres;
 - b. If the use involves the sale of goods and services, other than the rental of camping sites or recreational vehicle parking spaces, such use does not exceed 1,000 square feet and is designed to serve the needs of the campground; and
 - c. The parcel proposed for development is separated from all adjacent parcels of land by at least a class C bufferyard;
 - (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 use by a solid fence, wall, or hedge at least six feet in height;
 - (8) Attached and detached dwellings involving six (6) to eighteen (18) units, designated as employee housing as provided for in section 139-1; and
 - (9) Commercial recreation uses (indoor and outdoor), excluding amusement or sea life parks and drive-in theaters, provided that:
 - a. The parcel of land proposed for development does not exceed five acres;

- b. The parcel proposed for development is separated from any established residential use by a class C bufferyard; and
 - c. All outside lighting is designed and located so that light does not shine directly on any established residential use;
- d. The following uses are permitted as major conditional uses in the destination resort district, subject to the standards and procedures set forth in chapter 110, article III:
- (1) Commercial retail, office, restaurant uses, or any combination thereof, of low and medium intensity, and of greater than 10,000 square feet in floor area, provided that access to U.S. 1 is by way of:
 - a. An existing curb cut;
 - b. A signalized intersection; or
 - c. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
 - (2) Commercial retail, restaurant uses, or any combination thereof, of high intensity, and greater than 2,500 square feet in floor area, provided that access to U.S. 1 is by way of:
 - a. An existing curb cut;
 - b. A signalized intersection; or
 - c. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
 - (3) Institutional residential uses involving twenty (20) or more dwelling units or rooms provided that:
 - a. access to U.S. 1 is by way of:
 - i. An existing curb cut;
 - ii. A signalized intersection; or
 - iii. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
 - b. Tourist housing uses, including vacation rental uses, of institutional residential units are prohibited;
 - (4) Hotels providing 25 or more rooms, provided that:
 - a. The hotel has restaurant facilities on the premises;

- b. One or more of the following amenities are available to guests:
 - i. Swimming pool;
 - ii. Docking facilities; or
 - iii. Tennis courts; and
- c. Access to U.S. 1 is by way of:
 - i. An existing curb cut;
 - ii. A signalized intersection; or
 - iii. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet.

(5) Marinas, provided that:

- a. The parcel proposed for development has access to water at least four feet below mean sea level at mean low tide;
- b. The sale of goods and services is limited to fuel, food, boating, diving, and sport fishing products;
- c. All outside storage areas are screened from adjacent uses by a fence, wall, or hedge of at least six feet in height;
- d. Any commercial fishing activities are limited to the landing of catch, mooring, and docking of boats and storage of traps and other fishing equipment; and
- e. Each nonwaterside perimeter setback of the parcel proposed for development must have a class C bufferyard within a side yard setback of ten feet;

(6) Agricultural uses, limited to mariculture, provided that:

- a. The parcel proposed for development is separated from any established residential use by at least a class C bufferyard; and
- b. All outside storage areas are screened from adjacent uses by a solid fence, wall, or hedge at least six feet in height;

(7) Heliports or seaplane ports, provided that:

- a. The helicopter is associated with a government service facility, a law enforcement element, or a medical services facility;

- b. The heliport or seaplane port is a Federal Aviation Administration certified landing facility;
 - c. The landing and departure approaches do not pass over established residential uses or known bird rookeries;
 - d. If there are established residential uses within 500 feet of the parcel proposed for development, the hours of operation for non-emergency aircraft shall be limited to daylight; and
 - e. The use is fenced or otherwise secured from entry by unauthorized persons;
- (8) New antenna-supporting structures, pursuant to section 146-5(a);
 - (9) Attached and detached dwellings involving more than 18 units, designated as employee housing as provided for in section 139-1.
- e. The Commercial Development shall be subject to all land development regulations of the Suburban Commercial zoning district with the exception of those regulations contained in Monroe County Code section 130-143.
 - f. Notwithstanding Monroe County Code Section 138-51, the regulations controlling NROGO allocations to the Property shall be governed by Monroe County Code Section 130-143, which provides in pertinent part:
 - (a) **NROGO Allocations.** Notwithstanding Section 138-51, the Tavernier Commercial Overlay District shall have the following NROGO allocation standards provided that the criteria set forth in subsections (f), (g) and (h) of Monroe County Code Section 130-143 are satisfied:
 - i. Maximum allocation of nonresidential floor area. The amount of nonresidential floor area to be allocated or transferred to the Tavernier Commercial Overlay District shall be limited to a maximum of 49,900 square feet.
 - ii. Maximum floor area per structure. A single nonresidential principal structure within the Tavernier Commercial Overlay District shall be permitted to receive an allocation that

and accessory uses. Development within the Tavernier Workforce Housing Subarea shall be governed and guided by Monroe County Comprehensive Plan Goal 113, Objective 113.1, and policy 113.1.1, and Monroe County Code sections 130-51, 130-98, and 130-143.

- g. Monroe County Year 2030 Comprehensive Plan Goal 113 provides, in pertinent part:

GOAL 113

Monroe County shall manage future growth to enhance the quality of life and safety of County residents, and prioritize the provision of workforce housing that is safe, code compliant, and resilient. To incentivize the supply of workforce housing near employment centers, the County shall provide for the development of site-specific land use mechanisms, the allocation of workforce housing early evacuation Rate of Growth Ordinances within the Upper Keys, to address the inadequate availability of workforce housing in the Upper Keys.

This Goal shall only be available to properties within the Residential High (RH) Future Land Use Map (FLUM) category within the Tavernier Commercial Overlay District, as established through a site-specific subarea policy.

Objective 113.1

Monroe County shall create site-specific subareas located in Tavernier which permit the allocation of workforce housing early evacuation Rate of Growth Ordinances, for developing workforce housing in suitable areas located in close proximity to an employment center (Islamorada). All site-specific areas located in Tavernier shall require a Policy defining the development restrictions and allowances for the site.

Policy 113.1.1 Tavernier Workforce Housing Subarea 1

The purpose of Tavernier Workforce Housing Subarea 1 is to implement applicable goals, objectives, and policies of the Comprehensive Plan to promote and facilitate development of workforce housing to meet the needs of Monroe County.

Development of workforce housing in the Tavernier Workforce Subarea 1 shall be subject to all regulations applicable to the Residential High (RH) Future Land Use Map designation and the Urban Residential (UR) Land Use District (Zoning) category, except as provided below. In no case shall the subarea policy allow development potential greater than the underlying FLUM category or Land Use (Zoning) District.

2. Density Provisions.

- a. For consistency with Policy 101.5.26, in order to implement the Florida Keys Carrying Capacity Study and maintain the overall County allocated density and the preservation of native habitat, the allocated density for the Tavernier Workforce Housing Subarea 1 shall be zero (0).

- b. There shall be no maximum net density standard available for market-rate dwelling units or transient units.
- c. The maximum floor area ratio (F.A.R.) for all nonresidential uses within the subarea shall be zero.
- d. In accordance with Policy 101.5.25, the following density and intensity standards shall be applicable to the Tavernier Workforce Housing Subarea 1:

Estimated Maximum Development Potential						
Land Use	Allocated Density	Maximum Net Density	Gross Upland Area of Site	Open Space Ratio	Buildable Area	Development Potential
Market Rate Dwelling Units	0 du/acre	N/A	N/A	N/A	N/A	0du/acre
Affordable Dwelling Units	0 du/acre	<u>N/A</u>	6.38 acres	0.20	5.104 acres	<u>86 du</u>
Transient Units	0 du/acre	0 du/acre	N/A	N/A	N/A	0 du/acre
Nonresidential Uses	0.0 FAR	N/A	N/A	N/A	N/A	0 sf

- e. Notwithstanding subsection (d) above, the Tavernier Workforce Housing Subarea 1 is limited to a maximum of eighty-six (86) affordable housing dwelling units.
3. Only the land uses listed below shall be permitted within the Tavernier Workforce Housing Subarea 1.
- a. Permitted as of right.
 - i. Detached dwelling units, designated as employee housing as provided in Monroe County Code Section 139-1;
 - ii. Accessory Uses;
 - b. Permitted as a Major conditional use subject to the standards and procedures set forth in the Monroe County Land Development Code Chapter 110, Article III.
 - i. Attached dwelling units, designated as employee housing as provided in Monroe County Code Section 139-1.
 - c. Permitted and Conditional use limitations.
 - ii. All residential units constructed within the subarea shall be deed-restricted in accordance with Policy 601.1.4;

- iii. No market-rate housing shall be allocated, assigned, transferred to the Tavernier Workforce Housing Subarea, or otherwise developed within the Tavernier Workforce Housing Subarea 1;
- iv. Properties within the Tavernier Workforce Housing Subarea 1 shall not be eligible sender sites for affordable workforce housing ROGO exemptions or TRES;
- v. The income categories for the eighty-six (86) units shall consist of _____ () moderate-income units, _____ () median income units, and _____ () low-income units. Once the eighty-six (86) workforce housing units are developed, the affordable workforce housing income restrictions may be reconfigured within the property so as to ensure occupant(s) can meet the income requirements for the unit occupied.

4. Rate of Growth Ordinance Allocations.

- d. Notwithstanding Comprehensive Plan Policy 101.3.12(a) and Monroe County Code Section 138-24(e)(2)(a), the Tavernier Workforce Housing Subarea shall be eligible to receive eighty-six (86) ROGO allocations by means of either:
 - i. Award of eighty-six (86) workforce housing early evacuation building unit allocations from Monroe County pursuant to the Workforce-Affordable Housing Initiative, reserved by means of a BOCC resolution. The BOCC may, at its discretion, place conditions on the reservation.
 - h. The height of any new residential structure associated with the Affordable Housing Development on the Property shall not exceed 38 feet from grade (as defined in section 101-1 of the Code), except as allowed by Section 131-2 of the Code.

h. **Public Facilities.** Based on a preliminary concurrency review, all public facilities identified below are available as of the date of this Agreement, and capacity for each is projected to be available concurrent with the impacts of development. A final concurrency review shall be required as part of the building permit approval process.

- 1. The Florida Keys Aqueduct Authority (“FKAA”) provides domestic potable water to the Property. The FKAA will provide sufficient meters for the proposed Commercial Development and Affordable Housing Development. In addition, the FKAA will meter accessory development accordingly.

2. Florida Keys Electric Cooperative (“FKEC”) provides electric service to the Property. FKEC will provide sufficient meters required for the proposed Commercial Development and Affordable Housing Development. In addition, FKEC will meter accessory development accordingly.
3. Solid waste service is provided to the Property by a solid waste collection system franchised by Monroe County.
4. The Property is required to be connected to central sewer via Key Largo Wastewater Treatment District (“KLWTD”).
5. Based on the level III traffic study performed and preliminary traffic concurrency review for the proposed Commercial Development and Affordable Housing Development, U.S. 1 has sufficient available capacity to operate at or within five percent (5%) of a level of service of C but may exceed the LOS C capacity of Segment 21. The proposed developments traffic on Segment 21 (Plantation) is projected to be 1,638 daily trips.

Mitigation may be in the form of specific improvements or proportioned shared contribution towards improvements and strategies identified by the County, and/or FDOT to address any level of service degradation beyond LOS C and/or deficiencies. The applicant shall submit evidence of an agreement between the applicant and the FDOT for inclusion in any contract or agreement for improvements to US 1.

Blackstone and Vestcor have agreed to install the following facilities, which the Parties agree satisfy all mitigation required for the proposed development:

- i. A new turn lane located on Burton Drive for vehicular traffic turning right onto north-bound U.S. 1.

Any future changes to the use of the development, as described herein, shall require County approval, and shall require additional traffic concurrency review at the time of approval pursuant to Comprehensive Plan Policy 301.1.1.

E. Reservation or Dedication of Land. There is no reservation or dedication of land for public purpose contemplated by this Agreement.

F. Development Allowed. The following specific criteria are those which will guide the redevelopment of the Property with up to up to Forty-Nine Thousand Nine-Hundred square feet (49,900 sf) of nonresidential floor area, and accessory structures and uses; and up to eight-six (86) attached affordable workforce housing dwelling units, designated as employee housing, including associated accessory structures and uses, and are the standards by which any further approvals shall be measured and shall be as follows:

1. Provided such development can be designed and approved by all applicable codes, including but not limited to the Monroe County Comprehensive Plan, Monroe County Code and Florida Building Code, Blackstone and Vestcor are permitted to redevelop and operate the Property consisting of the following development:
 - a. Eighty-six (86) attached affordable workforce housing dwelling units, designated and deed restricted as employee housing.
 - b. Up to Forty-Nine Thousand Nine-Hundred square feet (49,900 sf) of nonresidential floor area
 - c. Accessory uses and structures.
 - d. Parking areas and landscaping.
 - e. The height of any new nonresidential structure associated with the Commercial Development on the Property shall not exceed 35 feet from grade (as defined in section 101-1 of the Code), except as allowed by Section 131-2 of the Code. The height of any new residential structure associated with the Affordable Housing Development on the Property shall not exceed 38 feet from grade (as defined in section 101-1 of the Code), except as allowed by Section 131-2 of the Code.
2. The Property is determined to have the following density and intensity:
 - a. The Parties agree to limit the density on the Property to eighty-six (86) attached affordable workforce housing dwelling units, designated as employee housing;
 - b. The Parties agree to limit the nonresidential uses on the Property to Forty-Nine Thousand Nine-Hundred square feet (49,900 sf); and
 - c. This maximum development potential (86 attached affordable workforce housing dwelling units, and 49,900 sf of nonresidential floor area) shall be considered 100% of the cumulative development potential on the site.
3. Pre-Leasing and Leasing of Workforce Housing Dwelling Units.
 - a. The Parties agree that the following pre-leasing and leasing of workforce housing dwelling units' standards shall apply:
 - i. At least thirty (30) days prior to the dwelling units being made available for lease to the general public, essential workers located within Monroe County shall have a first right and opportunity to lease a dwelling unit.

- ii. After construction and the initial leasing of the workforce housing dwelling units, if any dwelling unit becomes available, essential workers who qualify under the Workforce Housing and Affordable Housing requirements shall be given preference to lease the available dwelling unit. For the avoidance of doubt, this provision will be interpreted that where multiple applicants apply for a workforce housing dwelling unit and one of the applicants is an essential worker, the essential worker shall be selected over other applicants.

4. Parking.

- a. The Parties agree that the parking standards for the Property shall remain compliant with the standards contained in Section 114-67, and shall be permitted at the front, side, or rear of a non-residential structure, subject to a required twenty-five foot (25 ft) front yard setback from U.S. 1, which setback shall have open swales drained by percolation, without parking, and a bicycle path or sidewalk along one or both sides pursuant to the Tavernier Creek to Mile Marker 97 U.S. Highway 1 Corridor Development Standards and Guidelines.

5. Rate of Growth Ordinance allocations

- a. The Parties agree that all required residential ROGO allocations will be allocated to the Property by either:
 - i. Award of eighty-six (86) workforce housing early evacuation building unit allocations from Monroe County pursuant to the Workforce-Affordable Housing Initiative, reserved by means of a BOCC resolution. The BOCC may, at its discretion, place conditions on the reservation.

6. Nonresidential Rate of Growth Ordinance

- a. The Parties agree that all required NROGO allocations will be allocated to the Property by:
 - i. Award of forty-nine thousand nine hundred square feet (49,900 sf) of nonresidential floor area allocated to the Property pursuant to Monroe County Code Section 130-143.

G. Approval of Conceptual Site Plan; Minor Revisions; Final Site Plan. The development authorized by this Agreement is depicted on the Conceptual Site Plan prepared by Perez Engineering & Development, Inc., (the “Conceptual Site Plan”), attached hereto as **Exhibit E**. The Conceptual Site Plan is hereby approved by the County, including, but not limited to, the orientation, placement, design features,

and parking associated with the nonresidential structure, and workforce housing, which are consistent with the Comprehensive Plan, Tavernier Livable Communikeys Plan, the Tavernier Creek to Mile Marker 97 US Highway Corridor Development Standards and Guidelines, and the Monroe County Code. Any subsequent site plans, site plan approvals and building permits shall substantially comply with this Conceptual Site Plan; provided, however, that the final site plan submitted for building permits may slightly deviate from the Conceptual Site Plan to accommodate: (1) refinements to the development plan made by the Developer, including minor configuration of structures, roadways, parking areas, and pathways; (2) changes to the proposed workforce housing dwelling units, pool, recreation and accessory uses so long as the density and intensity set forth in the Agreement is not exceeded; or (3) to accommodate minor modifications that are necessary to meet regulatory requirements. The Final Site Plan will meet all applicable requirements established in County Code and such requirements shall not be varied unless Owner obtains a variance pursuant to applicable provisions of the County Code.

1. The Parties agree that the Conceptual Site Plan must include the following, in addition to all site requirements in accordance with the Monroe County Code:
 - a. A pedestrian walkway connecting the nonresidential parking area to the right of way known as Orange Blossom Road. Required lighting for the pedestrian walkway must be in compliance with Chapter 114, Article VI.
 - b. If outdoor lighting is proposed, in addition to all requirements of Chapter 114, Article VI, such lighting shall be designed and located such that the maximum illumination measured in footcandles at any exterior property line adjacent to residential uses, not included in this overlay, shall not exceed zero (0) for cutoff and noncutoff lights, with the exception of the pedestrian walkway or any lighting required for life safety, as provide by Monroe County.

H. Required Approvals. The following list of all development approvals and permits approved or needed to be approved for the redevelopment of the Property, as specified in this Agreement:

1. A Land Development Code Text Amendment to provide language for Section 130-143 of the Monroe County Land Development Code
2. A Land Use District (zoning) Map amendment creating the Overlay district on the Monroe County Official zoning maps;
3. A Major Conditional Use Approval for the development contemplated herein; and

4. A Small-Scale Future Land Use Map Amendment amending an 11.09-acre portion of the Property from MC to RH.
5. A corresponding Small Scale Monroe County Comprehensive Plan amendment establishing Goal 113, Objective 113-1, and Policy 113-1.1 “Tavernier Workforce Housing Subarea”
6. A Land Use District (zoning) Map amendment amending an 11.09-acre portion of the Property from SC to UR and establishing the boundary of the Tavernier Workforce Housing Subarea.
7. Building permits will be required for the development contemplated herein. The development shall be consistent with all applicable codes, including but not limited to the Monroe County Comprehensive Plan and Monroe County Code.

I. Finding of Consistency. By entering into this Agreement, Monroe County finds that the development permitted or proposed herein is consistent with and furthers Monroe County's Comprehensive Plan and Monroe County Code.

1. This finding of consistency is contingent on the above approvals.

J. Breach, Amendment, Enforcement, and Termination.

1. Material Breach. A material breach by the Parties is the failure of any Party to comply with the terms of this Agreement after Notice as provided herein.
2. Notice. Upon any Party’s material breach of the terms and conditions of this Agreement, the non-breaching Party/s shall serve written notice on and shall provide the opportunity, within ninety (90) days, to propose a method of fulfilling the Agreement's terms and conditions or curing the breach. All Parties shall be provided an additional ninety (90) days to cure the material breach or to negotiate an amendment to this Agreement within a reasonable time, as mutually agreed to by the Parties.
3. Amendment or Termination. The Parties hereto shall at all times adhere to the terms and conditions of this Agreement. Amendment, termination, extension, or revocation of this Agreement shall be made in accordance with the notification and procedural requirements set forth herein.
 - a. Amendments to this Agreement shall subject the Parties to the laws and policies in effect at the time of the amendment only if the conditions of Section 163.3233(2), Florida Statutes, are met.
 - b. No modifications, extensions, amendments, or alterations of the terms or conditions contained herein shall be effective unless contained in a written document approved and executed by the Parties.

- c. Amendment, extension, or termination shall require at least two (2) public hearings. The hearing shall be held pursuant to an application filed with Monroe County by the Party seeking to amend or terminate this Agreement, along with the requisite filing fee. Notice of public hearing shall be in accordance with Monroe County Ordinances and Florida Statutes.
- d. Upon termination or expiration of this Agreement, the Property shall be subject to the rules and regulations contained in the Monroe County Code and Monroe County Year 2030 Comprehensive Plan. Termination or expiration of this Agreement will not disrupt or detrimentally effect the continued operation of any commercial retail structures or workforce housing units built pursuant to this Agreement, and having received certificates of occupancy prior to the Termination or expiration of this Agreement.

4. Enforcement.

- a. After notice and an opportunity to respond and/or cure the material breach as provided for below. In addition, Monroe County may utilize appropriate code enforcement remedies to cure any breach after notice and an opportunity to cure as provided herein.
- b. The Parties, their successors, or assigns, or any aggrieved or any adversely affected person as defined in Section 163.3215(2), Florida Statutes, may file an action for injunctive relief in the Circuit Court of Monroe County to enforce the terms of this Agreement or to challenge compliance with the provisions of Sections 163.3243, Florida Statutes.
- c. Nothing contained herein shall limit any other powers, rights, or remedies that either Party has, or may have in the future, to enforce the terms of this Agreement.

K. State and Federal Law. If State or Federal laws enacted after the effective date of this Agreement preclude the Parties' compliance with the terms of this Agreement, this Agreement shall be modified as is necessary to comply with the relevant State or Federal laws.

L. Compliance with Other Laws. The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Parties of the necessity of complying with the laws governing said permitting requirements, conditions, terms, or restrictions.

M. Reservation of Rights. This Agreement shall not affect any rights, which may have accrued to any party to this Agreement under applicable law. Both Monroe County and the Parties reserve any and all such rights. All approvals referenced in this Agreement are subordinate to compliance with all applicable laws, codes, and

land development regulations and permits, except to the extent otherwise provided for in this Agreement.

- N. No Permit.** This Agreement is not and shall not be construed as a Development Permit, Development Approval, or authorization to commence development, nor shall it relieve the Parties of the obligations to obtain necessary Development Approvals that are required under applicable law and under and pursuant to the terms of this Agreement and Monroe County Code.
- O. Good Faith; Further Assurances; No Cost.** The Parties to this Agreement have negotiated in good faith. It is the intent and agreement of the Parties that they shall cooperate with each other in good faith to effectuate the purposes and intent of, and to satisfy their obligations under, this Agreement in order to secure to themselves the mutual benefits created under this Agreement. The Parties agree to execute such further documents as may be reasonably necessary to effectuate the provisions of this Agreement; provided that the foregoing shall in no way be deemed to inhibit, restrict, or require the exercise of Monroe County's police power or actions of Monroe County when acting in a quasi-judicial capacity. Wherever in this Agreement a provision requires cooperation, good faith, or similar effort to be undertaken at no cost to a party, the party co-operating, reviewing, or undertaking the effort shall, nonetheless, bear its cost of attendance at meetings, hearings or proceedings and comment and/or execution of documents, inclusive of the expense of its counsel.
- P. Successors and Assigns.** This Agreement shall constitute a covenant running with the land, which shall be binding upon the Parties hereto, their successors in interest, heirs, assigns, and personal representatives.
- Q. Joint Preparation.** This Agreement has been drafted with the participation of Monroe County, Blackstone and Vestcor, and their counsel and shall not be construed against any party on account of draftsmanship. The captions of each article, section and subsection contained in this Agreement are for ease of reference only and shall not affect the interpretational meaning of this Agreement. Whenever the term "included" is used in this Agreement, it shall mean that the included items, or terms are included without limitation as to any other items or terms, which may fall within the listed category.
- R. Notices.** All notices, demands, requests, or replies provided for or permitted by this Agreement shall be in writing and may be delivered by any one of the following methods: (a) by personal delivery; (b) by deposit with the United States Postal Service as Certified or Registered mail, return receipt requested, postage prepaid, to the addresses stated below; or (c) by deposit with an overnight express delivery service with proof of receipt. Notice shall be deemed effective upon receipt. For purposes of notice, demand, request, or replies:

The address of Monroe County shall be:

County Administrator
1100 Simonton Street
Room 2-205
Key West, Florida 33040

with a copy to:

Assistant County Attorney
PO BOX 1026
Key West, FL 33041

and

1111 12th Street
Suite 408
Key West, Florida 33040

The Address of Blackstone, a Florida limited liability company shall be:


One Lawrence Square
Springfield, IL 62704

with a copy to:

Smith Hawks, PL
138 Simonton Street
Key West, FL 33040

The Address of Vestcor, a Florida corporation shall be:


1649 Atlantic Blvd
Jacksonville, FL 32207

with a copy to:

Smith Hawks, PL
138 Simonton Street
Key West, FL 33040

It is the responsibility of the Parties to notify all Parties of change in name or address for proper notice.

S. Force Majeure. Any prevention, delay or stoppage due to strikes, lockouts, labor disputes, acts of God, inability to obtain labor or materials or reasonable substitutes therefore, riot, civil commotion, fire or other casualty and other causes beyond the reasonable control of the party obligated to perform, excluding the financial inability of such party to perform and excluding delays resulting from appeals or rehearing, shall excuse the performance by such party for a period equal to any such period of prevention, delay or stoppage. In order to avail itself of this force majeure provision, the party invoking the same shall provide the other party with a written notice that shall consist of a recitation of all events that constitute force majeure events under this Section, together with the beginning and ending dates of such events.

T. Construction.

1. This Agreement shall be construed in accordance and with the laws of the State of Florida. The Parties to this Agreement have participated fully in the negotiation and preparation hereof; and, accordingly, this Agreement shall not be more strictly construed against any one of the Parties hereto.
2. In construing this Agreement, the use of any gender shall include every other and all genders, and captions and section and paragraph headings shall be disregarded.

All of the exhibits attached to this Agreement are incorporated fully, and made a part of, this Agreement.

U. Omissions. The Parties hereto recognize and agree that the failure of this Agreement to address a particular permit, condition, terms, or restriction shall not relieve either Party of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction notwithstanding any such omission.

V. Jurisdiction and Governing Law. The Parties hereto agree that any and all suits or actions at law shall be brought in Monroe County, Florida, and no other jurisdiction. This Agreement shall be construed and interpreted under the laws of the State of Florida. This Agreement is not subject to arbitration.

W. Litigation. The Parties agree that in the event any cause of action or administrative proceeding is initiated or defended by any party relative to the enforcement or interpretation of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees, court costs, investigative, and out-of-pocket expenses, as an award against the non-prevailing party, and shall include attorney's fees, court costs, investigative, and out-of-pocket expenses in appellate proceedings. Mediation proceedings initiated and conducted pursuant to this Agreement shall be in accordance with the Florida Rules of Civil Procedure and usual and customary procedures required by the circuit court of Monroe County. This Agreement is not subject to arbitration.

- X. Time of Essence.** Time shall be of the essence for each and every provision hereof.
- Y. Entire Agreement.** This Agreement, together with the documents referenced herein, constitute the entire agreement and understanding among the Parties with respect to the subject matter hereof, and there are no other agreements, representations, or warranties other than as set forth herein. This Agreement may not be changed, altered, or modified except by an instrument in writing signed by the Party against whom enforcement of such change would be sought and subject to the requirements for the amendment of development agreements in the Act.
- Z. Counterparts.** This Agreement may be executed in one or more counterparts, and by the different Parties hereto in separate counterparts, each of which when executed shall be deemed to be an original but all of which taken together shall constitute one and the same agreement.
- AA. Recording.** Monroe County shall record this Agreement with the Clerk of the Circuit Court of Monroe County within fourteen (14) days following signature by all Parties. Blackstone and Vestcor agree that they shall be responsible for all recording fees and other related fees and costs related to the recording and delivery of this Agreement as described in this section. The provisions hereof shall remain in full force and effect during the term hereof and shall be binding upon all successors in Interest to the Parties to this Agreement. Whenever an extension of any deadline is permitted or provided for under the terms of this Agreement, at the request of either Party, the other Parties shall join in a short-form recordable memorandum confirming such extension that shall be recorded in the Public Records of Monroe County.
- BB. Conflicting Resolutions.** All resolutions or parts thereof in conflict with the provisions of this Agreement and its resolution are hereby repealed to the extent of such conflict.
- CC. Severability.** If any part of this Agreement is contrary to, prohibited by, or deemed invalid under any applicable law or regulation, such provisions shall be inapplicable and deemed omitted to the extent so contrary, prohibited, or invalid; however, the remainder here shall not be invalidated thereby and shall be given full force and effect.
- DD. Effective Date.** The "Effective Date" of this Agreement shall be the date upon which ownership of the Property is conveyed to Blackstone and Vestcor pursuant to the Purchase Agreement.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SIGNATURE PAGES TO FOLLOW

IN WITNESS WHEREOF, the Parties hereto have set their hands and seals on the day and year below written.

Sign, sealed, and delivered in the presence of:

The Vestcor Companies, Inc
a Florida corporation.

BY: _____

Signature

Dated: _____

Name of Witness (printed or typed)

Witness Address: _____

Signature

Name of Witness (printed or typed)

Witness Address: _____

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this ___ day of _____, 2024, by _____, as _____ of **The Vestcor Companies, Inc**, a Florida corporation. He is personally known to me, OR produced _____ as identification and did OR did not take an oath.

(SEAL)

Notary Public, State of Florida

Printed Name

My Commission expires: _____

Sign, sealed, and delivered in the presence of:

Blackstone Group-Tavernier 925, L.L.C., a Florida limited liability company.

BY: _____

Signature

Dated: _____

Name of Witness (printed or typed)

Witness Address: _____

Signature

Name of Witness (printed or typed)

Witness Address: _____

**STATE OF FLORIDA
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me this ___ day of _____, 2024, by _____, as _____ of **Blackstone Group-Tavernier 925, L.L.C.**, a Florida limited liability company. He is personally known to me, OR produced _____ as identification and did OR did not take an oath.

(SEAL)

Notary Public, State of Florida

Printed Name

My Commission expires: _____

ATTEST: KEVIN MADOK, CLERK

MONROE COUNTY BOARD OF
COUNTY COMMISSIONERS

DEPUTY CLERK

MAYOR RASCHEIN

This instrument prepared by and after recording return to:

Name: Brenda M. Sanvedra, Esq.
Address: Greenberg Traurig, P.A.
333 Avenue of the Americas
Miami, Florida 33131

Parcel ID No.: 00490250-000000
Account No.: 1605689

(Triangular Parcel)

(Space Reserved for Clerk of the Court)

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made the 14th day of September, 2021, between ATLANTIC CIVIL, INC., a Florida corporation (formerly known as FLORIDA ROCK AND SAND COMPANY, INC., a Florida corporation) ("Grantor"), whose address is 15600 SW 288 Street, Suite 310, Homestead, FL 33033 and CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC, a Delaware limited liability company ("Grantee") whose address is 1500 Belvedere Road, West Palm Beach, FL 33406.

WITNESSETH

GRANTOR, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim unto Grantee, and Grantee's heirs, successors and assigns forever, all of the right, title, interest, claim and demand which Grantor has in the following property located in Monroe County, Florida ("Property"), to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

TOGETHER with all the tenements, hereditaments, easements and appurtenances thereto belonging or in any way appertaining.

SUBJECT TO, taxes and assessments for the year 2021 and subsequent years and easements, restrictions, reservations, limitations and other matters of record, without hereby reimposing the same.

This Quit Claim Deed is meant to clear up title to the Property described in Exhibit "A". On November 1, 1999, pursuant to Warranty Deed recorded in ORB 1605, Page 1435 of the Public Records of Monroe County, Florida, Grantor conveyed certain property to Singletary Concrete Products, Inc. a Florida corporation, which through a series of a name change, merger and conversion Grantor has been advised by Grantee is now known as Cemex Construction Materials Pacific, LLC, a Delaware limited liability company and is a subsidiary of Cemex, Inc., a Louisiana corporation. Grantor has been further advised by Grantee that Cemex, Inc., the ultimate parent of the Grantee, has been paying the real estate taxes assessed against the Property since Tax Year 2000 under the assumption that it owned the Property and that it had been conveyed to it on November 1, 1999 in the above referenced Warranty Deed. The Monroe County Tax Assessor currently reflects on its records that the Property's owner is "Atlantic Civil Inc. c/o Cemex 1500 Belvedere Rd, West Palm Beach, FL 33406." This quit claim deed is intended to eliminate any claims Grantor may still have to the Property.

IN WITNESS WHEREOF, Grantor has executed and delivered this Quit Claim Deed the day and year first above written.

Signed, sealed and delivered in the presence of:

ATLANTIC CIVIL, INC., a Florida corporation (formerly known as FLORIDA ROCK AND SAND COMPANY, INC., a Florida corporation)

[Signature]
Witness Signature

Wake Reed
Print Name of First Witness

[Signature]
Witness Signature

Samuel Reed
Print Name of Second Witness

By: [Signature]
Steve Torcise, Jr., its President

Grantor's Address:
15600 SW 288 Street, Suite 310, Homestead, FL 33033

STATE OF ~~FLORIDA~~) North Carolina
COUNTY OF ~~MIAMI-DADE~~) Buncombe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 14 day of September, 2021, by Steve Torcise, Jr., the President of ATLANTIC CIVIL, INC., a Florida corporation, on behalf of such corporation, who is personally known to me or has produced a Florida Drivers License as identification.

(NOTARY SEAL)

Adam Curry
Notary Public
Buncombe County, NC
Notary ID# 20210050012
Commission Expires: 03/02/2026

[Signature]
Typed Name: Adam Curry
Notary Public-State of Florida North Carolina
My commission expires on: 03/02/2026
Commission Number: 20210550012

Exhibit "A"

Legal Description

The North 80 feet of that portion of the South 280 feet of Tract 2, according to the "Plat of Survey of Ellis Property", in Section 27, Township 62 South, Range 38 East, Key Largo, recorded in Plat Book 2, Page 99, of the Public Records of Monroe County, Florida, which lies Easterly of the right-of-way line of Old State Road #4-A (a/k/a Old Dixie Highway).

Together with:

The South 200 feet of that portion of Tract 2, according to the "Plat of Survey of Ellis Property", in Section 27, Township 62 South, Range 38 East, Key Largo, recorded in Plat Book 2, Page 99, of the Public Records of Monroe County, Florida, which lies Easterly of the right-of-way line of Old State Road #4-A (a/k/a Old Dixie Highway).

Parcel ID No.: 00490250-000000
Account No.: 1605689

**MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



Ownership Disclosure of Interest

Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

Name and Address	% of Ownership

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

- If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

Name and Address	% of Ownership

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

Name and Address	VESTCOR COMPANIES, INC. 1649 Atlantic Blvd., Jacksonville, Florida 32207	% of Ownership
	John D. Rood	100%
	Officers: John D. Rood (D), Clarence S. Moore (VP), William L. Morgan (VP), Jason O. Floyd (VP)	

* Please provide date of contract 3/16/2022

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

Name and Address

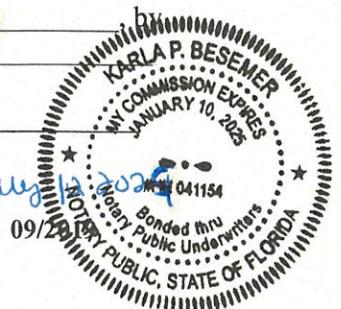
By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: Jason Floyd 

State of Florida, County of Monroe Duval

The foregoing instrument was acknowledged before me this 11 day of March by Jason Floyd. He/she is personally known to me or has produced _____ as identification.

Karla P. Besemer
Notary Public
My Commission Expires January 10, 2023



AGENT AUTHORIZATION FORM

Date of Authorization: 3 / 11 / 2024
Month Day Year

I hereby authorize Smith Hawks, PL / Barton W. Smith, Esq. Jess Miles Goodall, Esq. be listed as authorized agent
(Print Name of Agent)

representing THE VESTCOR COMPANIES, INC. for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Any/All Planning Department Applications
(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)

See attached PSA.

Lot Block Subdivision Key (Island)

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

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

Authorized Agent Contact Information:

138 Simonton Street, Key West, Florida 33040

Mailing Address (Street, City, State and Zip Code) Bart@SmithHawks.com; Jess@SmithHawks.com; Brandi@SmithHawks.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]
Printed Name of Owner: Jason D. Floyd

Date: 3-11-24
Title: Vice President

STATE OF Florida COUNTY OF Duval

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

on 11 day of March, 2024, by Jason Floyd
(PRINT NAME OF PERSON MAKING STATEMENT)

as Vice President for THE VESTCOR COMPANIES, INC.

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

Kaule P. Besemer
SIGNATURE OF NOTARY PUBLIC

KAULE P. BESEMER
NOTARY PUBLIC
MY COMMISSION EXPIRES: JANUARY 10, 2025
#11041154
PRINT, TYPE OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC AND MY COMMISSION EXPIRES: January 10 2025



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

Detail by Entity Name

Florida Profit Corporation
THE VESTCOR COMPANIES, INC.

Filing Information

Document Number	G41811
FE/EIN Number	59-2308106
Date Filed	06/02/1983
State	FL
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	09/21/2001
Event Effective Date	NONE

Principal Address

1649 Atlantic Blvd
JACKSONVILLE, FL 32207

Changed: 01/29/2024

Mailing Address

1649 Atlantic Blvd
JACKSONVILLE, FL 32207

Changed: 01/29/2024

Registered Agent Name & Address

Vestcor, Inc.
1649 Atlantic Blvd
JACKSONVILLE, FL 32207

Name Changed: 03/04/2014

Address Changed: 01/29/2024

Officer/Director Detail

Name & Address

Title Director

ROOD, JOHN D
1649 Atlantic Blvd
JACKSONVILLE, FL 32207

Title VP

MORGAN, WILLIAM L
1649 Atlantic Blvd
JACKSONVILLE, FL 32207

Title President

MOORE, CLARENCE S
1649 Atlantic Blvd
JACKSONVILLE, FL 32207

Title VST

Floyd, Jason O
1649 Atlantic Blvd
JACKSONVILLE, FL 32207

Annual Reports

Report Year	Filed Date
2022	03/21/2022
2023	04/20/2023
2024	01/29/2024

Document Images

01/29/2024 - ANNUAL REPORT	View image in PDF format
03/20/2023 - ANNUAL REPORT	View image in PDF format
03/21/2022 - ANNUAL REPORT	View image in PDF format
04/09/2021 - ANNUAL REPORT	View image in PDF format
05/06/2020 - ANNUAL REPORT	View image in PDF format
07/12/2019 - AMENDED ANNUAL REPORT	View image in PDF format
04/30/2019 - ANNUAL REPORT	View image in PDF format
04/13/2019 - ANNUAL REPORT	View image in PDF format
03/18/2017 - ANNUAL REPORT	View image in PDF format
03/01/2016 - ANNUAL REPORT	View image in PDF format
02/03/2016 - ANNUAL REPORT	View image in PDF format
03/04/2014 - ANNUAL REPORT	View image in PDF format
05/07/2013 - AMENDED ANNUAL REPORT	View image in PDF format
03/19/2013 - ANNUAL REPORT	View image in PDF format
04/10/2012 - ANNUAL REPORT	View image in PDF format
03/24/2011 - ANNUAL REPORT	View image in PDF format
03/05/2010 - ANNUAL REPORT	View image in PDF format
04/03/2009 - ANNUAL REPORT	View image in PDF format
01/30/2008 - ANNUAL REPORT	View image in PDF format
02/06/2007 - ANNUAL REPORT	View image in PDF format
04/06/2006 - ANNUAL REPORT	View image in PDF format
04/27/2005 - ANNUAL REPORT	View image in PDF format
04/20/2004 - ANNUAL REPORT	View image in PDF format
04/10/2003 - ANNUAL REPORT	View image in PDF format
09/11/2002 - ANNUAL REPORT	View image in PDF format
05/14/2002 - ANNUAL REPORT	View image in PDF format
09/21/2001 - Merger	View image in PDF format
08/21/2001 - Merger	View image in PDF format
04/30/2001 - ANNUAL REPORT	View image in PDF format
09/13/2000 - ANNUAL REPORT	View image in PDF format
12/18/1999 - Name Change	View image in PDF format
04/27/1999 - ANNUAL REPORT	View image in PDF format
04/27/1998 - ANNUAL REPORT	View image in PDF format
05/15/1997 - ANNUAL REPORT	View image in PDF format
05/03/1996 - ANNUAL REPORT	View image in PDF format
03/02/1995 - ANNUAL REPORT	View image in PDF format
08/02/1993 - FILINGS PRIOR TO 1995	View image in PDF format

**MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



Ownership Disclosure of Interest

Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

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This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

- If the property is owned fee simple by an **INDIVIDUAL**, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If the property is owned by a **CORPORATION**, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

Name and Address	% of Ownership

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

- If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

Name and Address	% of Ownership

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

Name and Address	% of Ownership
BLACKSTONE GROUP - TAVERNIER 925, L.L.C. <small>One Lawrence Square, Springfield, Illinois 62704</small>	
Andrew Toppino	17.5%
Richard Toppino	12.5%
John Toppino	10%
Louis Perez	10%

* Please provide date of contract 5/12/21

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

Name and Address

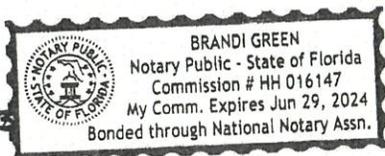
By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: _____

State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 12 day of March, 2024, by MARK HURWITZ. He/she is personally known to me or has produced N/A as identification. BY PHYSICAL PRESENCE.

Brandi Green
Notary Public
My Commission Expires 06/29/2024



ADDITIONAL OWNERSHIP PERCENTAGES FOR BLACKSTONE GROUP – TAVERNIER 925, L.L.C.

Mary Hurwitz	10%
Michael A. Hurwitz	10%
The Joseph M. Hurwitz Living Trust	20%
Paul N. Arrington	10%

AGENT AUTHORIZATION FORM

Date of Authorization: 3 / 12 / 24
Month Day Year

I hereby authorize Smith Hawks, PL / Barton W. Smith, Esq. Jess Miles Goodall, Esq. be listed as authorized agent
(Print Name of Agent)

representing BLACKSTONE GROUP - TAVERNIER 925, L.L.C. for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Any/All Planning Department Applications
(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)

See attached PSA.

Lot Block Subdivision Key (Island)

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

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

Authorized Agent Contact Information:

138 Simonton Street, Key West, Florida 33040

Mailing Address (Street, City, State and Zip Code) Bart@SmithHawks.com; Jess@SmithHawks.com; Brandi@SmithHawks.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: 3/12/24
Printed Name of Owner: MARY HURWITZ Title: manager
STATE OF FLORIDA COUNTY OF MONROE

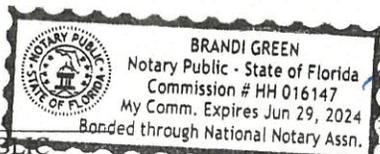
Sworn to and subscribed before me, by means of either [X] physical presence OR [] online notarization,

on 12th day of MARCH, 20 24, by MARY HURWITZ
(PRINT NAME OF PERSON MAKING STATEMENT)

as MANAGER for BLACKSTONE GROUP - TAVERNIER 925, L.L.C.

who is [X] personally known to me OR [] produced N/A as identification.
(TYPE OF ID PROVIDED)

[Signature]
SIGNATURE OF NOTARY PUBLIC



[Signature]
PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: 06/29/2024



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

Detail by Entity Name

Florida Limited Liability Company
 BLACKSTONE GROUP - TAVERNIER 925, L.L.C.

Filing Information

Document Number L21000402444
FEI/EIN Number 87-4320892
Date Filed 09/10/2021
Effective Date 09/10/2021
State FL
Status ACTIVE

Principal Address

ONE LAWRENCE SQUARE
 SPRINGFIELD, IL 62704

Mailing Address

ONE LAWRENCE SQUARE
 SPRINGFIELD, IL 62704

Registered Agent Name & Address

CT CORPORATION SYSTEM
 1200 SOUTH PINE ISLAND ROAD
 PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MGR

HURWITZ, MARY R
 ONE LAWRENCE SQUARE
 SPRINGFIELD, IL 62704

Title MGR

TOPPINO, ANDREW J
 125 TOPPINO INDUSTRIAL DRIVE
 KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2022	01/06/2022
2023	01/06/2023
2024	01/04/2024

Document Images

01/04/2024 -- ANNUAL REPORT	View image in PDF format
01/06/2023 -- ANNUAL REPORT	View image in PDF format
01/06/2022 -- ANNUAL REPORT	View image in PDF format
09/10/2021 -- Florida Limited Liability	View image in PDF format

Mission:

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



Ron DeSantis
Governor

Joseph A. Ladapo, MD, PhD
State Surgeon General

Vision: To be the Healthiest State in the Nation

Letter of Coordination

March 19, 2024

S M I T H / H A W K S
ATTORNEYS AT LAW
Attn: Jess Goodall
138 SIMONTON STREET
KEY WEST, FL 33040

Dear Mr. Goodall,

As per your request, I have reviewed our records for information about 92501 Overseas Highway, in Tavernier, Florida. The only information we have is that there was a septic system that was abandoned in 2013. The Health Department has no other records on this property.

As long as the new facility is connected to central water supply and central sewer, the Health Department has no objection to your project. You may need to get approval from other agencies.

If you have any questions, please call me at 305.676.3908.

Sincerely,

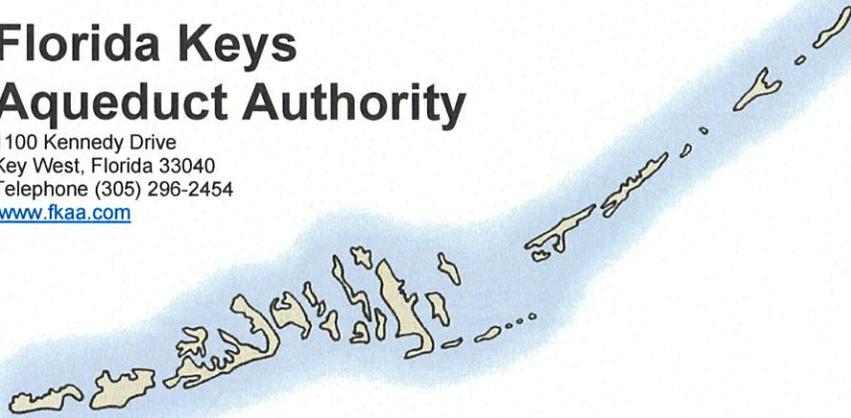
James Rachal
Environmental Manager
FL DOH-Monroe

JMR/jr



Florida Keys Aqueduct Authority

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



J. Robert Dean
Chairman
District 3

Richard J. Toppino
Vice-Chairman
District 2

Antoinette M. Appell
Secretary/Treasurer
District 4

Nicholas W. Mulick
District 5

Cara Higgins
District 1

Gregory W. Veliz
Executive Director

March 20, 2024

Jess Miles Goodall
Smith/Hawks Attorneys at Law
138 Simonton Street
Key West, Florida 33040

RE: Grocery Store & 86 Affordable Housing Units
92501 Overseas Highway
Tavernier, Florida
RE#00089490-000000 & 00490250-00000
Location #009437-1-1/2" Irrigation Meter & 5/8" Domestic Meter

Dear Jess,

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

There is a 6" water main on Overseas Highway adjacent to proposed property. There is a 5/8" water meter and a 1-1/2" irrigation meter currently feeding the property.

A complete set of Civil and Architectural/Plumbing plans will be required to determine water main requirements, meter requirements and system development charges. Also, any work required in Florida Department of Transportation right-of-way will require a permit.

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: 2024.03.20 14:56:55 -04'00'

Kimberly Judge
Utility Design Supervisor

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

Brandi Green

From: Jess Goodall
Sent: Wednesday, March 13, 2024 3:23 PM
To: Hemeyer-Zully
Cc: Brandi Green
Subject: Letter of Coordination UPDATE request - 92501 Overseas Highway, Key Largo, FL 33037
Attachments: C-300_11-16-23.pdf; 92501 Overseas Hwy 2022 Fire Marshal Letter of coordination (00255528xDBB48).DOCX

Good afternoon Zully,

This firm represents BLACKSTONE GROUP - TAVERNIER 925, L.L.C and THE VESTCOR COMPANIES, INC., (collectively "Applicant"), in their request for a Development Agreement and Major Conditional Use Approval. The property is currently developed and operated as a heavy industrial cement plant. The applications are for the development of a 49,240 SF commercial grocery store and eighty-six (86) attached deed-restricted affordable workforce housing dwelling units and accessory uses. The applications are for the property located 92501 Overseas Highway, Key Largo, FL 33037. As a prerequisite to submitting the applications, applicants are required to obtain letters of coordination from all applicable utility and service providers.

The Fire marshal previously provided the attached letter of coordination for the project. The County has requested that the letter be updated to reflect the current date. As such attached please find a copy of the site plan for this project. If you need additional information, please do not hesitate to contact me.

Thank you for your assistance in this matter.

Thank you-

Jess Miles Goodall

SMITH / HAWKS

ATTORNEYS AT LAW

138 SIMONTON STREET, KEY WEST, FLORIDA 33040 U.S.A.

TEL. 305-296-7227 FAX. 305-296-8448 WEB. SMITHHAWKS.COM

* Please copy Brandi Green, Brandi@SmithHawks.com, on all correspondence.

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County of Monroe
The Florida Keys



BOARD OF COUNTY COMMISSIONERS

Mayor Michelle Coldiron, District 2
Mayor Pro Tem David Rice, District 4
Craig Cates, District 1
Eddie Martinez, District 3
Mike Forster, District 5

Monroe County Fire Rescue
490 63rd Street Ocean
Marathon, FL 33050
Phone (305) 289-6004



Singletary Concrete Products, Inc.
Cemex Construction Materials Florida LLC
92501 Overseas Hwy.
Tavernier, Fl. 33070

March 1, 2022

Chelsea Vanadia, Esq. of Smith/ Hawks Attorneys at Law has made The Monroe County Fire Marshal's Office aware of the proposed project at 92501 Overseas Hwy. Tavernier, Fl.

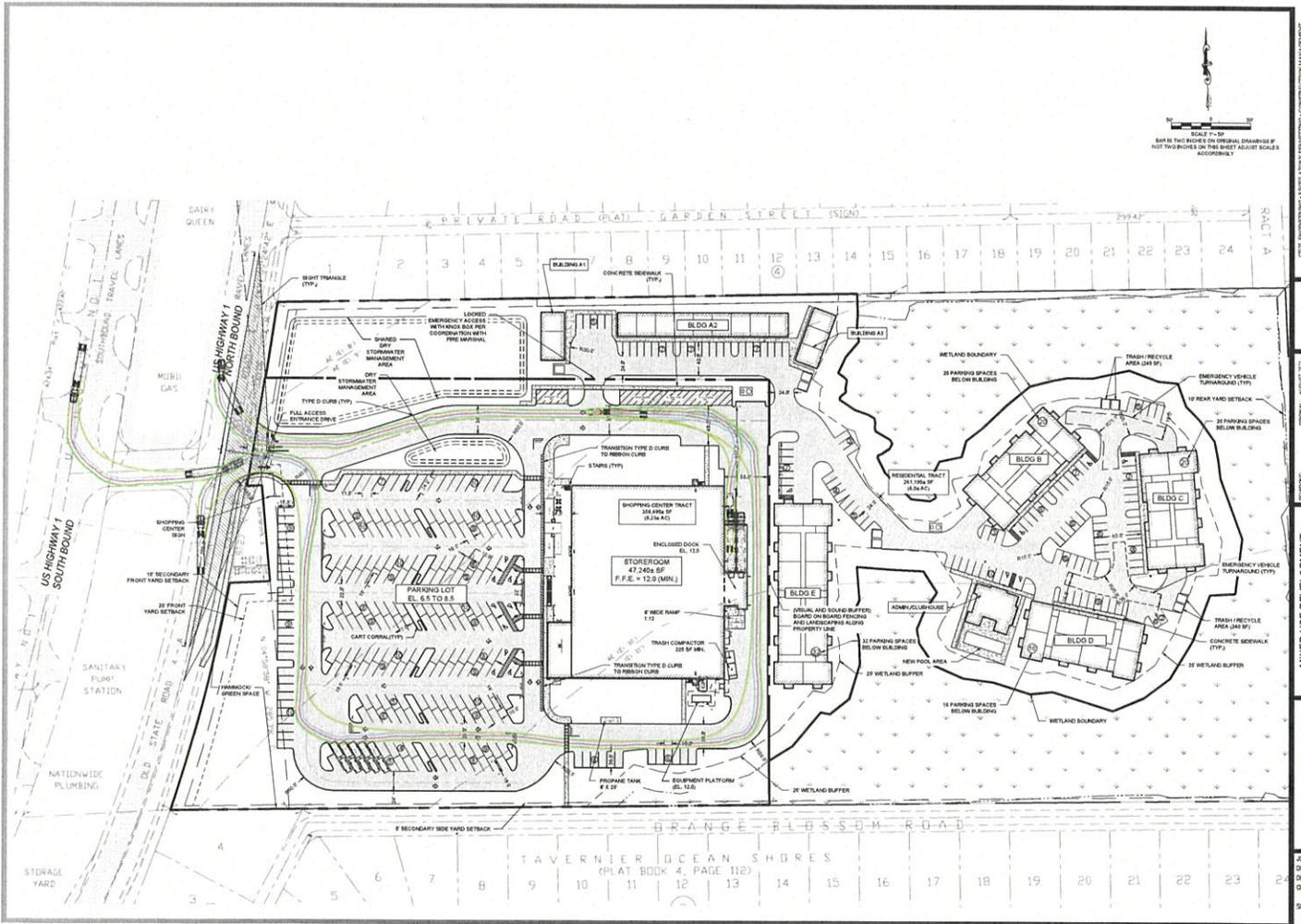
The Monroe County Fire Marshal's Office enforces the Florida State Statutes and Florida Administrative Code as they relate to fire prevention, as well as Florida Fire Prevention Code (7th Edition), National Fire Protection Code (NFPA 1), Life Safety Code (NFPA 101) and related NFPA standards as applicable and adopted by the State of Florida.

Monroe County Fire Rescue provides fire suppression service to the proposed project location.

A complete review of proposed plans shall be conducted upon submission of the permit application to the Building Department. If you would like to coordinate with the Fire Marshal's Office prior to submission please feel free to call 305-453-8726 to arrange a meeting.

Captain Cassandra Cane

Deputy Fire Marshal
Monroe County Fire Rescue



CIVIL ENGINEERING CONSULTANTS
Perez Engineering
 10000 Overseas Highway, Suite 100
 Miami, FL 33158
 Phone: 305.444.1111
 Fax: 305.444.1112
 www.perezeng.com

ALVIN PEREZ, P.E.
 PROJECT ENGINEER
 License No. 10000
 Date: 11/11/2011

ORIGINAL DATE: 11/11/2011
 SHEET NO. 1 OF 1
 PROJECT NO. 92501

MIXED USE DEVELOPMENT
 92501 OVERSEAS HIGHWAY
 CONCEPT SITE EXHIBIT

JOB NO. 211239
 DRAWN: AEP
 DESIGNED: AEP
 CHECKED: AEP
 SHEET C-300

Brandi Green

From: Jess Goodall
Sent: Wednesday, March 13, 2024 2:58 PM
To: Nick Mulick; Alex Irizarry
Cc: Brandi Green
Subject: Letter of Coordination UPDATE request - 92501 Overseas Highway, Key Largo, FL 33037
Attachments: C-300_11-16-23.pdf; KLWTD Coordination Letter 92501 Overseas Highway (00259401xDBB48).PDF

Good afternoon Alex,

This firm represents BLACKSTONE GROUP - TAVERNIER 925, L.L.C and THE VESTCOR COMPANIES, INC., (collectively "Applicant"), in their request for a Development Agreement and Major Conditional Use Approval. The property is currently developed and operated as a heavy industrial cement plant. The applications are for the development of a 49,240 SF commercial grocery store and eighty-six (86) attached deed-restricted affordable workforce housing dwelling units and accessory uses. The applications are for the property located 92501 Overseas Highway, Key Largo, FL 33037. As a prerequisite to submitting the applications, applicants are required to obtain letters of coordination from all applicable utility and service providers.

KLWTD previously provided the attached letter of coordination for the project. The County has requested that the letter be updated to reflect the current date. As such attached please find a copy of the site plan for this project. If you need additional information, please do not hesitate to contact me.

Thank you for your assistance in this matter.

Thank you-

Jess Miles Goodall

SMITH / HAWKS

ATTORNEYS AT LAW

138 SIMONTON STREET, KEY WEST, FLORIDA 33040 U.S.A.

TEL. 305-296-7227 FAX. 305-296-8448 WEB. SMITHHAWKS.COM

* Please copy Brandi Green, Brandi@SmithHawks.com, on all correspondence.

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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

April 26, 2022

Chelsea Vanadia, ESQ.
Smith/Hawks Attorneys At Law
138 Simonton Street, Key West, FL 33040

Dear Ms. Vanadia,

Key Largo Wastewater Treatment District has reviewed your request to confirm service for 92501 Overseas Highway, Key Largo, FL 33037.

The Key Largo Wastewater Treatment District can accept the proposed wastewater flow from your proposed development; but will not allow connection at this time. The proposed construction will require a construction permit issued by the Florida Department of Environmental Protection (FDEP). The Key Largo Wastewater Treatment District will not allow connection to its collection system without a FDEP permit and a Clearance for Use issued by the FDEP after completion of construction. For a complete plan review and approval, you will need to submit an FDEP application package and plans to the Key Largo Wastewater Treatment District.

THIS COORDINATION LETTER CONFIRMS THAT THE KEY LARGO WASTEWATER TREATMENT DISTRICT WILL BE ABLE TO ACCEPT THE WASTEWATER DISCHARGE FROM YOUR PROPERTY BUT IS **NOT** A COMMITMENT FROM THE KEY LARGO WASTEWATER TREATMENT DISTRICT TO ACCEPT THE WASTEWATER DISCHARGE UNLESS THE APPROPRIATE FDEP PERMIT AND CLEARANCE FOR USE ARE PROVIDED.

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 Key Largo Wastewater Treatment District Rules and Regulations; or any prior work constructed, altered, or put in place with benefit of obtaining required permits and inspection approvals.

This letter is valid for one year from the date of issuance.

Sincerely,


Peter Rosasco
General Manager

connecting is an improvement in environmental balance

Brandi Green

From: Jess Goodall
Sent: Wednesday, March 13, 2024 3:00 PM
To: Josh Ellsworth
Cc: Brandi Green
Subject: Letter of Coordination UPDATE request - 92501 Overseas Highway, Key Largo, FL 33037
Attachments: Letter of Coordination from FKEC -02.22.2022 (00255050xDBB48).PDF; C-300_11-16-23.pdf

Good afternoon Josh,

This firm represents BLACKSTONE GROUP - TAVERNIER 925, L.L.C and THE VESTCOR COMPANIES, INC., (collectively "Applicant"), in their request for a Development Agreement and Major Conditional Use Approval. The property is currently developed and operated as a heavy industrial cement plant. The applications are for the development of a 49,240 SF commercial grocery store and eighty-six (86) attached deed-restricted affordable workforce housing dwelling units and accessory uses. The applications are for the property located 92501 Overseas Highway, Key Largo, FL 33037. As a prerequisite to submitting the applications, applicants are required to obtain letters of coordination from all applicable utility and service providers.

FKEC previously provided the attached letter of coordination for the project. The County has requested that the letter be updated to reflect the current date. As such attached please find a copy of the site plan for this project. If you need additional information, please do not hesitate to contact me.

Thank you for your assistance in this matter.

Thank you-

Jess Miles Goodall

SMITH / HAWKS
ATTORNEYS AT LAW

138 SIMONTON STREET, KEY WEST, FLORIDA 33040 U.S.A.
TEL. 305-296-7227 FAX. 305-296-8448 WEB. SMITHHAWKS.COM

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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

February 22, 2022

Chelsea Vanadia, ESQ.
SMITH/HAWKS
Attorneys At Law
138 Simonton Street
Key West, FL 33040

Via email: Chelsea@smithhawks.com

Re: Letter of Coordination – Parcel ID: 00490250-000000
Address: 92501 Overseas Highway
Tavernier, FL 33070

Dear Chelsea Vanadia:

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. FKEC is also willing to provide redundant loop feeds to our transformer if Publix design specifications require failover systems.

Easements may be required.

When preliminary electrical and site plans are available, please arrange to meet with FKEC Engineering staff to review and plan the project.

Sincerely,

A handwritten signature in black ink that reads "Josh Ellsworth". The signature is written in a cursive, flowing style.

Josh Ellsworth
Staking Technician

JE/ba

Brandi Green

From: Jess Goodall
Sent: Wednesday, March 13, 2024 3:23 PM
To: Sullivan-Cheryl
Cc: Brandi Green
Subject: Letter of Coordination UPDATE request - 92501 Overseas Highway, Key Largo, FL 33037
Attachments: C-300_11-16-23.pdf

Good afternoon Cheryl,

This firm represents BLACKSTONE GROUP - TAVERNIER 925, L.L.C and THE VESTCOR COMPANIES, INC., (collectively "Applicant"), in their request for a Development Agreement and Major Conditional Use Approval. The property is currently developed and operated as a heavy industrial cement plant. The applications are for the development of a 49,240 SF commercial grocery store and eighty-six (86) attached deed-restricted affordable workforce housing dwelling units and accessory uses. The applications are for the property located 92501 Overseas Highway, Key Largo, FL 33037. As a prerequisite to submitting the applications, applicants are required to obtain letters of coordination from all applicable utility and service providers.

I believe that Solid Waste may have provided a letter of coordination to a Ms. Chelsea Vanadia in 2022. The County has requested an updated to reflect the current date. As such attached please find a copy of the site plan for this project. If you need additional information, please do not hesitate to contact me.

Thank you for your assistance in this matter.

Thank you-

Jess Miles Goodall

S M I T H / H A W K S

ATTORNEYS AT LAW

138 SIMONTON STREET, KEY WEST, FLORIDA 33040 U.S.A.

TEL. 305-296-7227 FAX. 305-296-8448 WEB. SMITHHAWKS.COM

* Please copy Brandi Green, Brandi@SmithHawks.com, on all correspondence.

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This instrument prepared by or under the supervision of (and after recording should be returned to:

Name: Jerrold A. Wish, Esq.
Address: Greenberg Traurig, P.A.
1221 Brickell Avenue
Miami, Florida 33131

MONROE COUNTY
OFFICIAL RECORDS

FILE # 1 1 5 0 2 0 9
BK# 1 6 0 2 PG# 1 4 3 5

RCD Nov 01 1999 12:57PM
DANNY L KOLHAGE, CLERK

Parcel I.D. Nos. 89490-000-000

(Space Reserved for Clerk of Court)

DEED DOC STAMPS 1400.00
11/01/1999 DEP CLK

WARRANTY DEED

THIS WARRANTY DEED is made and entered into as of the 15 day of October, 1999 by FLORIDA ROCK AND SAND COMPANY, INC., a Florida corporation ("Grantor"), to SINGLETARY CONCRETE PRODUCTS, INC., A Florida corporation ("Grantee"), whose taxpayer identification number is _____ and whose mailing address is 59 Sarasota Center Blvd., Sarasota, FL 34240. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their successors and assigns.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's successors and assigns forever, the following described land situate and being in Monroe County, Florida (the "Property"), to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 1999 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; (c) conditions, restrictions, limitations and other matters of record, if any, but this reference shall not operate to reimpose same.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that Grantor warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Witnessed by:

FLORIDA ROCK AND SAND COMPANY,
INC., a Florida corporation

Mariya Lopez Delgado
Print Name: Mariya Lopez Delgado

By: [Signature]
Name: Steve Forcise, Jr.
Title: President

[Signature]
Print Name: Marshall Patterson

[CORPORATE SEAL]

Address: 15900 SW 408 St.
Florida City, FL 33034

FILE # 1 1 5 0 2 0 9
BK # 1 5 0 2 PG # 1 4 3 6

STATE OF FLORIDA)
) ss:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 18 day of October, 1999, by Steve Torcise, Jr., as President of Florida Rock And Sand Company, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or produced Alvarez's House as identification.

Maritza Lopez Delgado
Name: Maritza Lopez Delgado
Notary Public, State of Florida
Commission No. CC 634133

My commission expires:

4-24-01

[Notarial Seal]

MIAMI/WISHJ/1084372/n8pg011.DOC/10/18/99



FILE #1150209
BK#1602 PG#1437

Exhibit "A"

Legal Description

PARCEL 25:

TAVERNIER PROPERTY

On the Island of Key Largo, and known as Lot 6, according to the survey made by George L. MacDonald, Civil Engineer, of the Southeast 1/4 of the Northeast 1/4 and Government Lots 1 and 2 of Section 34, Township 62 South, Range 38 East, according to the Plat thereof recorded in Plat Book 1, Page 64, of the Public Records of Monroe County, Florida, less and except Road Right-of-Way for Old State Road 4A across the triangular portion of the Northwest corner of said Lot 6.

MONROE COUNTY
OFFICIAL RECORDS

**MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



RECEIVED

MAR 20 2024

MONROE COUNTY
PLANNING DEPT.

Ownership Disclosure of Interest

2024-041

Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

FORM

- If the property is owned fee simple by an **INDIVIDUAL**, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If the property is owned by a **CORPORATION**, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

- If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
VESTCOR COMPANIES, INC. <small>1649 Atlantic Blvd. Jacksonville, Florida 32207</small>	
John D. Rood	100%
Officers: John D. Rood (D), Clarence S. Moore (VP), William L. Morgan (VP), Jason O. Floyd (VP)	

* Please provide date of contract 3/16/2022

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

<i>Name and Address</i>

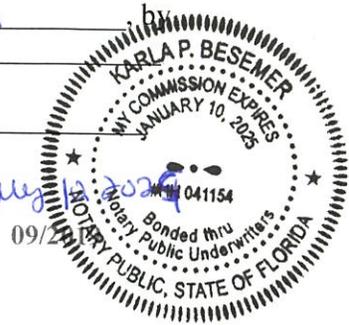
By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: Jason Floyd 

State of Florida, County of Monroe Duval

The foregoing instrument was acknowledged before me this 11 day of March by Jason Floyd. He/she is personally known to me or has produced _____ as identification.

Karla P. Besemer
Notary Public
My Commission Expires January 10, 2025



**MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



RECEIVED

MAR 20 2024

MONROE COUNTY
PLANNING DEPT.

2024-041

Ownership Disclosure of Interest

Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

Name and Address	% of Ownership

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

- If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

Name and Address	% of Ownership

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

Name and Address	BLACKSTONE GROUP - TAVERNIER 925, L.L.C. <small>One Lawrence Square, Springfield, Illinois 62704</small>	% of Ownership
	Andrew Toppino	17.5%
	Richard Toppino	12.5%
	John Toppino	10%
	Louis Perez	10%

* Please provide date of contract 5/12/21

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

Name and Address

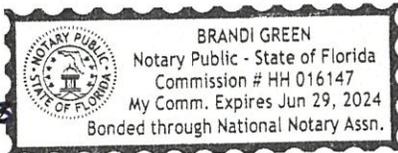
By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: _____

State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 12 day of March, 2024, by MARKY HURWITZ. He/she is personally known to me or has produced N/A as identification. BY PHYSICAL PRESENCE.

Brandi Green
Notary Public
My Commission Expires 06/29/2024



ADDITIONAL OWNERSHIP PERCENTAGES FOR BLACKSTONE GROUP – TAVERNIER 925, L.L.C.

Mary Hurwitz	10%
Michael A. Hurwitz	10%
The Joseph M. Hurwitz Living Trust	20%
Paul N. Arrington	10%

2024-041
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AGENT AUTHORIZATION FORM

MAR 20 2024

MONROE COUNTY
PLANNING DEPT.

Date of Authorization: 3 / 12 / 24
Month Day Year

I hereby authorize Smith Hawks, PL / Barton W. Smith, Esq. Jess Miles Goodall, Esq. be listed as authorized agent
(Print Name of Agent)

representing BLACKSTONE GROUP - TAVERNIER 925, L.L.C. for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Any/All Planning Department Applications
(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)

See attached PSA.

Lot Block Subdivision Key (Island)

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

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

Authorized Agent Contact Information:

138 Simonton Street, Key West, Florida 33040

Mailing Address (Street, City, State and Zip Code) Bart@SmithHawks.com;
(305)296-7227 Jess@SmithHawks.com;
Brandi@SmithHawks.com

Work Phone Home Phone Cell Phone Email Address

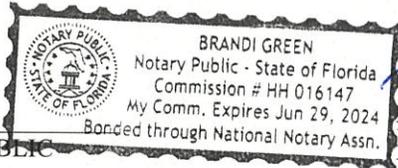
This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting 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: 3/12/24
Printed Name of Owner: MARY HURWITZ Title: manager
STATE OF FLORIDA COUNTY OF MONROE

Sworn to and subscribed before me, by means of either physical presence OR online notarization,
on 12th day of MARCH, 20 24, by MARY HURWITZ
(PRINT NAME OF PERSON MAKING STATEMENT)
as MANAGER for BLACKSTONE GROUP - TAVERNIER 925, L.L.C.
who is personally known to me OR produced N/A as identification.
(TYPE OF ID PROVIDED)

Brandi Green
SIGNATURE OF NOTARY PUBLIC



Brandi Green
PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: 06/29/2024



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Detail by Entity Name

Florida Limited Liability Company
 BLACKSTONE GROUP - TAVERNIER 925, L.L.C.

Filing Information

Document Number L21000402444
FEI/EIN Number 87-4320892
Date Filed 09/10/2021
Effective Date 09/10/2021
State FL
Status ACTIVE

Principal Address

ONE LAWRENCE SQUARE
 SPRINGFIELD, IL 62704

Mailing Address

ONE LAWRENCE SQUARE
 SPRINGFIELD, IL 62704

Registered Agent Name & Address

CT CORPORATION SYSTEM
 1200 SOUTH PINE ISLAND ROAD
 PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MGR

HURWITZ, MARY R
 ONE LAWRENCE SQUARE
 SPRINGFIELD, IL 62704

Title MGR

TOPPINO, ANDREW J
 125 TOPPINO INDUSTRIAL DRIVE
 KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2022	01/06/2022
2023	01/06/2023
2024	01/04/2024

Document Images

01/04/2024 -- ANNUAL REPORT	View image in PDF format
01/06/2023 -- ANNUAL REPORT	View image in PDF format
01/06/2022 -- ANNUAL REPORT	View image in PDF format
09/10/2021 -- Florida Limited Liability	View image in PDF format

2024-041

RECEIVED

MAR 20 2024

MONROE COUNTY PLANNING DEPT.

AGENT AUTHORIZATION FORM

Date of Authorization: 3 / 11 / 2024
Month Day Year

I hereby authorize Smith Hawks, PL / Barton W. Smith, Esq. Jess Miles Goodall, Esq. be listed as authorized agent
(Print Name of Agent)

representing THE VESTCOR COMPANIES, INC. for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Any/All Planning Department Applications
(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)

See attached PSA.

Lot Block Subdivision Key (Island)

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

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

Authorized Agent Contact Information:

138 Simonton Street, Key West, Florida 33040

Mailing Address (Street, City, State and Zip Code) Bart@SmithHawks.com; Jess@SmithHawks.com; Brandi@SmithHawks.com
(305) 296-7227

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]
Printed Name of Owner: Jason O. Floyd

Date: 3-11-24
Title: Vice President

STATE OF Florida

COUNTY OF Duval

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

on 11 day of March, 2024, by Jason Floyd
(PRINT NAME OF PERSON MAKING STATEMENT)

as Vice President for THE VESTCOR COMPANIES, INC.

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

[Signature]
SIGNATURE OF NOTARY PUBLIC

Notary Seal: KARL P. BESSEMER, Notary Public, State of Florida, My Commission Expires January 10, 2025, #H1041154, PRINT NAME OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC, MY COMMISSION EXPIRES: January 10, 2025



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Detail by Entity Name

Florida Profit Corporation
THE VESTCOR COMPANIES, INC.

Filing Information

Document Number	G41811
FEI/EIN Number	59-2308106
Date Filed	06/02/1983
State	FL
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	09/21/2001
Event Effective Date	NONE

Principal Address

1649 Atlantic Blvd
JACKSONVILLE, FL 32207

Changed: 01/29/2024

Mailing Address

1649 Atlantic Blvd
JACKSONVILLE, FL 32207

Changed: 01/29/2024

Registered Agent Name & Address

Vestcor, Inc.
1649 Atlantic Blvd
JACKSONVILLE, FL 32207

Name Changed: 03/04/2014

Address Changed: 01/29/2024

Officer/Director Detail

Name & Address

Title Director

ROOD, JOHN D
1649 Atlantic Blvd
JACKSONVILLE, FL 32207

Title VP

MORGAN, WILLIAM L
1649 Atlantic Blvd
JACKSONVILLE, FL 32207

Title President

MOORE, CLARENCE S
1649 Atlantic Blvd
JACKSONVILLE, FL 32207

Title VST

Floyd, Jason O
1649 Atlantic Blvd
JACKSONVILLE, FL 32207

Annual Reports

Report Year	Filed Date
2022	03/21/2022
2023	04/20/2023
2024	01/29/2024

Document Images

01/29/2024 -- ANNUAL REPORT	View image in PDF format
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03/16/2017 -- ANNUAL REPORT	View image in PDF format
03/01/2016 -- ANNUAL REPORT	View image in PDF format
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03/04/2014 -- ANNUAL REPORT	View image in PDF format
05/07/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
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03/24/2011 -- ANNUAL REPORT	View image in PDF format
03/05/2010 -- ANNUAL REPORT	View image in PDF format
04/03/2009 -- ANNUAL REPORT	View image in PDF format
01/30/2008 -- ANNUAL REPORT	View image in PDF format
02/06/2007 -- ANNUAL REPORT	View image in PDF format
04/06/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
04/20/2004 -- ANNUAL REPORT	View image in PDF format
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09/11/2002 -- ANNUAL REPORT	View image in PDF format
05/14/2002 -- ANNUAL REPORT	View image in PDF format
09/21/2001 -- Merger	View image in PDF format
08/27/2001 -- Merger	View image in PDF format
04/30/2001 -- ANNUAL REPORT	View image in PDF format
09/13/2000 -- ANNUAL REPORT	View image in PDF format
12/16/1999 -- Name Change	View image in PDF format
04/27/1999 -- ANNUAL REPORT	View image in PDF format
04/27/1998 -- ANNUAL REPORT	View image in PDF format
05/15/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
03/02/1995 -- ANNUAL REPORT	View image in PDF format
06/02/1983 -- FILINGS PRIOR TO 1995	View image in PDF format

County of Monroe

The Florida Keys



OFFICE OF THE
FIRE MARSHAL
490 63rd Street Ocean
Marathon, FL 33050
Phone: (305) 289-6020

March 15, 2024

Mr. Jess Goodall
Smith Hawks Attorneys at Law
138 Simonton Street
Key West, FL 33040

Sent Via Email

RE: Letter of Coordination, Major Conditional Use Application, 92501 Overseas Hwy, Tavernier

Dear Mr. Goodall,

This letter of coordination is being provided to confirm that the Fire Marshal's Office the discussion regarding the proposed site plan for parcel no. 00089490-000000, 92501 Overseas Hwy, Tavernier.

The following will summarize our discussion and outline preliminary fire department requirements, however are not meant to include every requirement at this time:

- 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.
- 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 provide a "Determination of Needed Fire Flow" report for each structure following guidance from ISO: <https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf>
- Submittal shall include plan for sufficient fire hydrant(s) and/or fire well(s) in accordance with the needed fire flows.
- Plans for each structure must include a Life Safety Plan, with square footage, type of construction, occupant load, etc. For the restaurant area, please identify seating inside and outside.
- Plans shall identify the marked fire lanes. Please distinguish fire lane(s) from loading zones.
- Plans shall 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, current edition consisting of NFPA 1, NFPA 101, F.S. 633, & F.A.C. Chapter 69A.

The attachment provides the fire department construction related requirements for your review. As discussed, 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 and any coordination 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,

Craig Marston
Acting Fire Marshal

Attachments

c: R. L. Colina, B.S., FAC, Deputy Fire Chief
Ilze Aguila, Planning Commission Supervisor