

**BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: 11/16/2011

Division: Growth Management

Bulk Item: Yes No

Department: Planning and Env. Resources

Staff Contact/Phone #: Tiffany Stankiewicz 289-2513
Michael Roberts 289-2502

AGENDA ITEM WORDING: A public hearing to consider a request for Administrative Relief for Steve Nannini on Lot 7, Block 5, Gulfstream Shores, Key Largo, Real Estate Number 00565390.000000.

ITEM BACKGROUND: A building permit was applied for on 10/14/2005 and a ROGO application was applied for on 2/13/2006. The applicant applied for administrative relief on 7/15/2010 and is within the allowable time frame to be eligible for administrative relief under Section 138-27 of the Monroe County Code.

Staff recommends that administrative relief be **awarded in the form of a purchase offer by the Monroe County Land Authority.**

The property is in Tier 1 and is not on the list for re-consideration of a tier designation. The property is on the FEMA Injunction List. As of Quarter 4 Year 19 this application's market rate ranking was #135 out of 138 applications in the Upper Keys subarea. If the owner does not accept the offer provided by the Land Authority, the property remains in ROGO. The application will continue to earn perseverance points pursuant to the vesting provision for applications in the ROGO system prior to the effective date of Ordinance 09-2006. After the application has been in ROGO 5 years, it will begin earning 2 perseverance points per year for each year thereafter that the application remains in the ROGO system. The applicant may amend the ROGO application to increase points through land dedication or purchasing points.

PREVIOUS RELEVANT BOCC ACTION: N/A

CONTRACT/AGREEMENT CHANGES: N/A

STAFF RECOMMENDATIONS: Approval in the form of a purchase offer by the Monroe County Land Authority.

TOTAL COST: N/A **INDIRECT COST:** N/A **BUDGETED:** Yes N/A No

DIFFERENTIAL OF LOCAL PREFERENCE: _____

COST TO COUNTY: N/A **SOURCE OF FUNDS:** N/A

REVENUE PRODUCING: Yes No **AMOUNT PER MONTH** _____ **Year** _____

APPROVED BY: County Atty X OMB/Purchasing N/A Risk Management N/A

DOCUMENTATION: Included X Not Required _____

DISPOSITION: _____ **AGENDA ITEM #** _____



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Monroe County Board of County Commissioners

From: Tiffany Stankiewicz, Development Administrator
Michael Roberts, CEP; PWS, Sr. Administrator Environmental Resources

Through: Townsley Schwab, Director of Planning & Environmental Resources

Date: October 20, 2011

Subject: Request for Administrative Relief for Nannini
Lot 7, Block 5, Gulfstream Shores, Key Largo, Real Estate No. 00565390.000000

I. BACKGROUND

The applicant is eligible for Administrative Relief, has complied with all requirements of the dwelling unit allocation system, has been considered in the first sixteen consecutive quarterly allocations and has not received an allocation award.

Date Entered ROGO: 2/13/2006

Date Entered Administrative Relief: 7/15/2010

Tier Score: 16

| | |
|---------------|----|
| Tier 1: | 10 |
| Perseverance: | 6 |

This application was ranked #135 in Quarter 4 Year 19.

II. CURRENT CONDITIONS

Location: Lot 7, Block 5, Gulfstream Shores, Key Largo, Real Estate No. 00565390.000000

Owner: Steve Nannini

Applicant/Agent: N/A

Land Use District: Improved Subdivision (IS) **FLUM:** Residential Medium (RM)

Tier: 1

Property is on the FEMA Injunction list.

1 **2010: Total Assessed Value: \$22,500** **Purchase Price in 4/1/1998: \$10,000**
2

3 The Key Largo Wastewater Treatment District has not assessed this property and as of August
4 2011 the Key Largo Wastewater Treatment Board had not notified the property owners of a
5 decision of what they plan to do on SR-905.
6

7 **Additional Relevant Information:**

8 The property is located in Tier 1. The parcel is sparsely vegetated by herbaceous ground cover
9 with occasional lead trees and contains piles of mulch which have been dumped on the property.
10 The properties to the east, west, and south are vacant and the properties to the northeast, east, and
11 southwest are in public ownership. The property to the north is developed with single-family
12 residence. The subject parcel is located within a block of Gulfstream Shores Plat containing 31
13 parcels of which approximately 17 are in public ownership. The habitat data is a mix of
14 “developed” and “undeveloped” land. The species data (Florida Keys Carrying Capacity) does not
15 depict any endangered species, although in the 2010 Fish & Wildlife Service FEMA biological
16 opinion, the subject lot is within an area which includes the wood rat, cotton mouse and east
17 indigo snake focus area.
18

19 The Gulfstream Shores plat was approved on July 6, 1954 for 100 lots and 1 tract. Based on the
20 Monroe County Property Appraiser records Gulfstream Shores has approximately 23 residential
21 units and 9 multi-family units for an overall total of 32 parcels developed with residential out of
22 the 101 platted lots/tract. The deduction of 32 residential developed properties from 101 platted
23 lots/tract leaves approximately 69 vacant parcels. Over 50% of this subdivision is undeveloped.
24 The entire subdivision is in Tier 1.
25

26
27 **III. LEGAL ELIGIBILITY AND OPTIONS**
28

29 **Eligibility for Administrative Relief Options:**

30 Section 138-27 of the Monroe County Land Development Regulations and Policy 101.6.1 of the
31 2010 Comprehensive Plan provides a mechanism whereby an applicant who has not received an
32 allocation award in the ROGO system may apply to the Board of County Commissioners for
33 Administrative Relief. The applicant is eligible for Administrative Relief having complied with
34 all requirements of the dwelling unit allocation system and having been considered in at least the
35 first sixteen consecutive quarterly allocation periods, and not having received an allocation
36 award. The application was timely submitted for administrative relief in the form of one (1)
37 ROGO allocation award and the applicant has not expressed a desire to sell the property to the
38 County.
39

40 **Relief Options under Administrative Relief:**

41 The remedies available to the Board of County Commissioners for Administrative Relief
42 pursuant to Section 138-27 include:
43

- 44 a. Offer to purchase the property at its fair market value as its preferred action if the
45 property is located within: a) a designated Tier I area; b) a designated Tier II area

1 (Big Pine Key and No Name Key); c) a designated Tier III-A area (Special
2 Protection Area); or d) a designated Tier III area on a non-waterfront lot suitable
3 for affordable housing.

- 4 b. Grant the applicant an allocation award for all or a number of dwelling units
5 requested in the next succeeding quarterly allocation period or extended pro rata
6 over several succeeding quarterly allocation periods as the preferred action for
7 buildable properties not meeting any of the criteria in (1) above.
8 c. Suggest or provide such other relief as may be necessary and appropriate.
9

10 **In the event purchase is recommended and the owner refuses the purchase offer, the**
11 **applicant may remain in the ROGO System and continue earning perseverance points**
12 **according to Monroe County Code Section 138-28.**
13

14 **IV. RECOMMENDATION**

15
16 It is recommended that the Board of County Commissioners find that the applicant has met the
17 criteria and qualifies for Administrative Relief. It is further recommended that a Resolution be
18 adopted that establishes this relief **by an offer to purchase by the Monroe County Land**
19 **Authority.**
20
21

RESOLUTION NO. -2011

A RESOLUTION BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS **APPROVING** THE REQUEST FOR ADMINISTRATIVE RELIEF MADE BY STEVE NANNINI ON PROPERTY DESCRIBED AS LOT 7, BLOCK 5, GULFSTREAM SHORES, KEY LARGO, RE # 00565390.000000 IN THE FORM OF A **PURCHASE OFFER FROM THE MONROE COUNTY LAND AUTHORITY.**

WHEREAS, Steve Nannini submitted an application for administrative relief under Sec. 138-27 of the Monroe County Land Development Regulations; and

WHEREAS, the Monroe County Board of County Commissioners makes the following findings of fact and conclusions of law:

1. The application for administrative relief from Steve Nannini is for Lot 7, Block 5, Gulfstream Shores, Key Largo in Monroe County, Florida having RE# 00565390.000000.
2. The date of the ROGO application is 2/13/2006.
3. The ROGO allocation application has been in the ROGO system for at least four (4) consecutive years and qualifies for administrative relief under Policy 101.6.1 of the Monroe County Year 2010 Comprehensive Plan.
4. Monroe County Code (MCC) Section 138-27 provides a mechanism whereby an applicant who has not received an allocation award in ROGO may apply to the Board of County Commissioners for administrative relief.
5. The Board of County Commissioners (BOCC) has the authority to grant administrative relief under Section 138-27(f) and may grant the applicant a building allocation, offer to purchase the property at fair market value, or provide such other relief as may be necessary and appropriate.
6. The applicant applied for administrative relief on 7/15/2010, under Section 138-27 of the MCC and Policy 101.6.1 of the 2010 Comprehensive Plan.
7. Policy 101.6.5 of the 2010 Comprehensive Plan provides criteria to be used for determining lands that are appropriate for acquisition and the criteria includes the environmental sensitivity of the vegetative habitat on the lot and the applicable Tier designation.

8. The subject property has the land use district designation of Improved Subdivision (IS), is located in the Gulfstream Shores Subdivision and is located in a Tier 1 designated area and is also within the Florida Forever acquisition boundary.
9. Monroe County Code (MCC) Section 138-27(f) states the Board may offer to purchase property at its fair market value as the preferred action for property located within Tier 1.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA:

Administrative relief is granted to Steve Nannini, for Lot 7, Block 5, Gulfstream Shores Subdivision, Key Largo in the form of a purchase offer by the Monroe County Land Authority.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida at a regular meeting held on the 16th day of November, 2011.

| | |
|-------------------------------|-------|
| Mayor Heather Carruthers | _____ |
| Mayor Pro Tem, David Rice | _____ |
| Commissioner Kim Wigington | _____ |
| Commissioner George Neugent | _____ |
| Commissioner Sylvia J. Murphy | _____ |

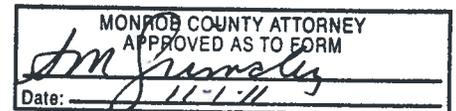
BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

BY _____
Mayor Heather Carruthers

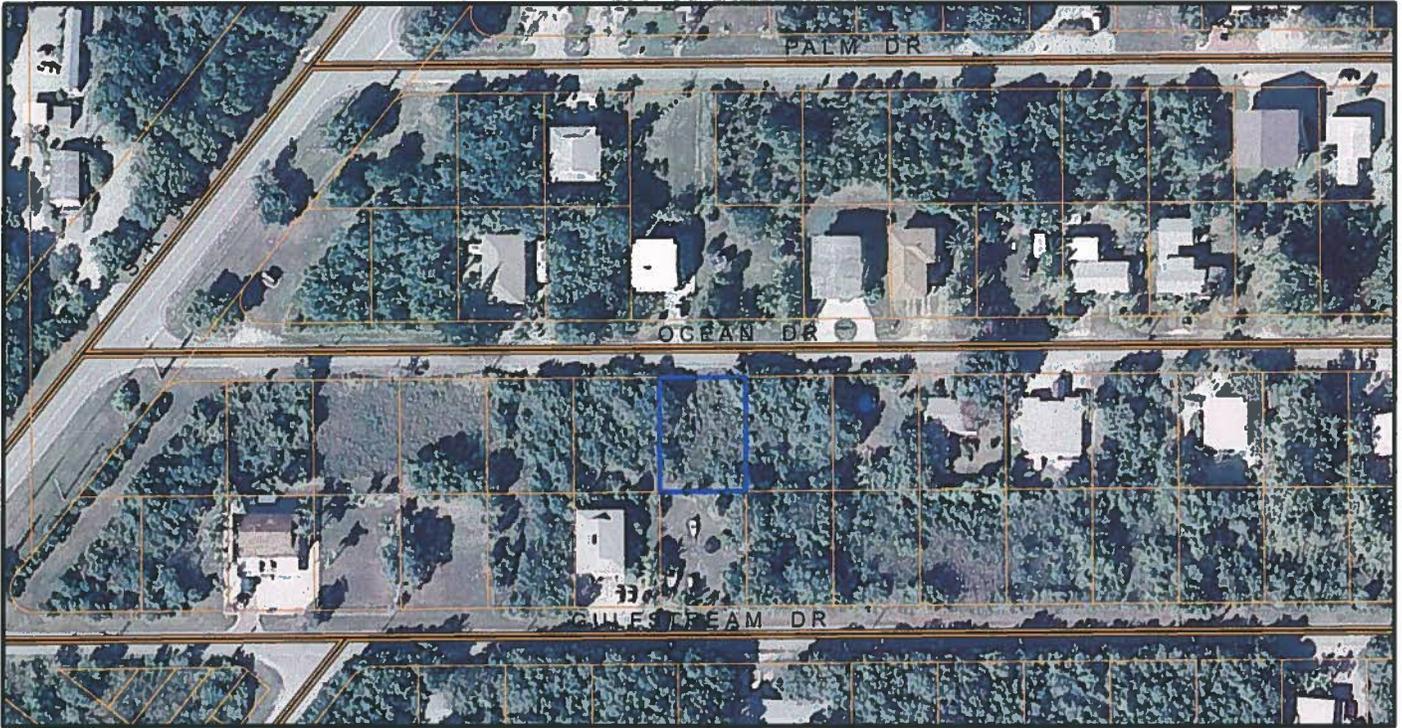
(SEAL)

ATTEST: DANNY L. KOLHAGE, CLERK

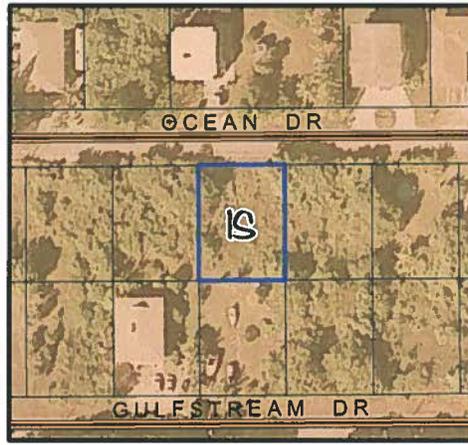
DEPUTY CLERK



**BK 5 LOT 7 GULFSTREAM SHORES, KEY LARGO
RE# 00565390-000000 APPLICANT: NANNINI**



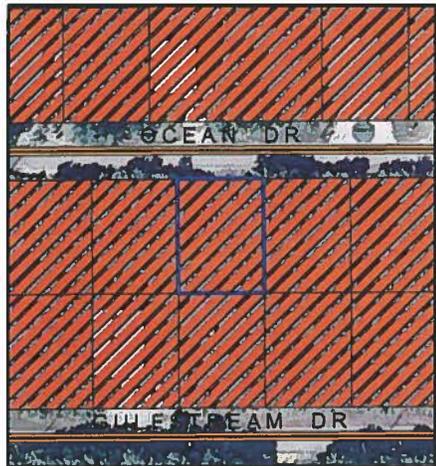
Tier Designation



Land Use Designation



Habitat



Florida Forever FL Forever Boundary



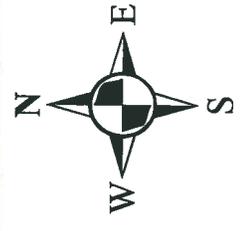
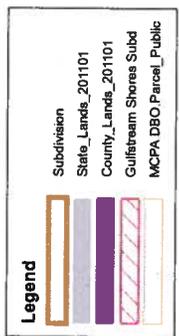
Protected Species

COUNTY of MONROE
KEY WEST FL DIXIE 33040
(305) 954-4641
Environmental Resources



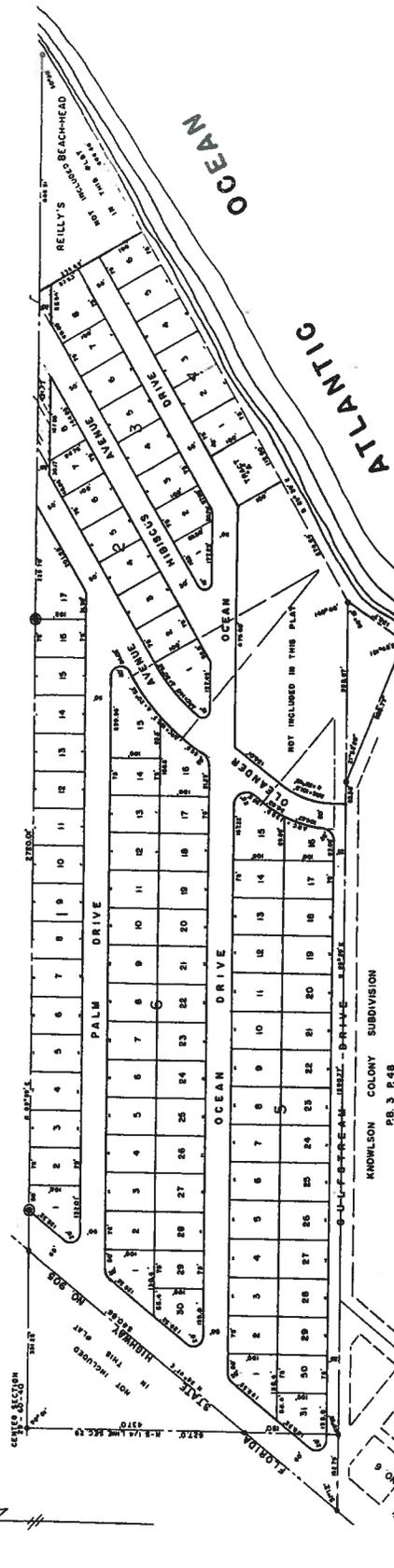
This map is for use by the Monroe County Growth Management Division only. The data contained herein is not a legal representation of boundaries, parcels, roads right of ways or other geographical data.
Prepared by: Janis Vaseris

Subject Property: Nannini. RE: 00565390.000000



July 6, 1954 Gulfstream Shores was platted (100 lots and 1 tract).
Real Estate numbers are shown on parcels located in Gulfstream Shores.

NOT SUBDIVIDED



GULFSTREAM SHORES
 A SUBDIVISION OF A PART OF GOV'T LOT 2 AND BLOCK 1 OF REVISED PLAT NO. 6,
 KEY LARGO CITY, COTTAGE SITE PARK, PB. 2 P.3. ALL IN
 SECTION 29, T 60S, R 40E.
 KEY LARGO, MONROE COUNTY, FLA.

FLORIDA MAPPING & SURVEYING CO.
 HOMESTEAD, FLORIDA
 JUNE, 1954

KNOW ALL MEN BY THESE PRESENTS
 That J.C. REILLY and his wife VIOLA W. REILLY has caused to be made and entered
 in the public records of Monroe County, Florida, a certain plat of land known as
 "GULFSTREAM SHORES" and a subdivision of a part of Gov't Lot 2, Sec. 29, Twp. 60-S
 R. 40-E, KEY LARGO, COTTAGE SITE PARK, PB. 2 P.3. of said county, Florida, to
 wit: A SUBDIVISION OF A PART OF GOV'T LOT 2 AND BLOCK 1 OF REVISED PLAT NO. 6
 COMMENCING AT THE CORNER OF SECTION 29, T. 60-S, R. 40-E, THENCE SOUTH ALONG THE N-S 1/4 LINE OF SAID
 SECTION, 627' TO A POINT OF BEGINNING, THENCE N89°59'59"E 1243.2', THENCE NORTH 235' TO A
 POINT OF BEGINNING, THENCE S38°48'E 136.01', THENCE N89°59'E 479.6', THENCE S30°21'E 100'
 TO A POINT OF BEGINNING, THENCE S27°01'N 170' TO A POINT ON THE N-LINE OF 5E 1/4
 OF SAID SEC. 29, THENCE N89°59'W 1859.47', THENCE S38°48'E 136.01', THENCE
 S38°48'W ALONG SAID 1/4 OF SAID SECTION 6' TO INTERSECTION OF N-S 1/4 LINE OF SAID SEC. 29,
 THENCE SOUTH ALONG SAID N-S 1/4 LINE 190' TO POINT OF BEGINNING.

The Roads, Drives and Avenues on shown on the attached plat, together with all existing
 the future buildings, trees and shrubbery, are hereby dedicated to the perpetual use of
 the public for the purposes herein stated, and the same shall be subject to the laws, and
 the provisions thereof, whenever discontinued by law.
 Witness our hands and seals this _____ day of June, A.D. 1954.

Signed and sealed in presence of:
J. C. Reilly
 J. C. REILLY
Viola W. Reilly
 VIOLA W. REILLY

James W. Willett
 James W. Willett
Robert E. Adams
 Robert E. Adams
 STATE OF FLORIDA
 COUNTY OF MONROE

Witness me this day personally appeared J.C. REILLY and his wife VIOLA W. REILLY,
 to me well known to be the persons whose names are subscribed to the foregoing instrument
 and acknowledged that they executed same freely and voluntarily this 14th day of JUNE A.D. 1954.
 Witness my hand and official seal this 14th day of JUNE 1954.
 My commission expires _____

ENGINEERS NOTE
 (C) indicates Permanent Reference Monuments
 Dimensions herein being rounded centers are to
 intersection of block lines extended.



This plat was approved by resolution of the Board of County Commissioners,
 of Monroe County, Florida, on the _____ day of _____, A.D. 1954, and filed for record
 in Plat Book _____, Page _____, July _____, 1954.

ATTEST: *Robert E. Adams*
 Robert E. Adams
 Clerk of Circuit Court
Earl S. Schaefer
 Earl S. Schaefer
 Chairman of the Board.

By *Robert E. Adams*
 Robert E. Adams
 Registered Surveyor No. 653
 State of Florida
 Florida Mapping and Surveying Co.
 Approved _____
 County Engineer

Not Public, State of Florida
 Book & Page 61

MONROE COUNTY PROPERTY APPRAISER DATA

| RECHAR | PC | YRBLT | LEGAL1 | LOCATION | SUBDIVISION | | |
|-----------------|----|-------|--|-------------------|------------------|-------------------|-------------------|
| 00565840-000000 | 01 | 1958 | BK 6 LT 21 GULFSTREAM SHORES KEY LARGO | OR425-307 | 25 OCEAN DR | GULFSTREAM SHORES | |
| 00565750-000000 | 01 | 1960 | GULFSTREAM SHORES PB3-61 KEY LARGO LOTS 12 & 13 BK | | 20 PALM DR | GULFSTREAM SHORES | |
| 00565420-000000 | 01 | 1963 | BK 5 LT 10 GULFSTREAM SHORES PB3-61 KEY LARGO | OR | 20 OCEAN DR | GULFSTREAM SHORES | |
| 00565020-000000 | 01 | 1971 | GULFSTREAM SHORES PB3-61 KEY LARGO LOTS 9 & 10 BK | | 21 PALM DR | GULFSTREAM SHORES | |
| 00565660-000000 | 01 | 1971 | BK 6 LT 3 GULFSTREAM SHORES PB3-61 KEY LARGO | OR6 | 6 PALM DR | GULFSTREAM SHORES | |
| 00565450-000000 | 01 | 1973 | BK 5 LT 13 GULFSTREAM SHORES PB3-61 KEY LARGO | OR47 | 26 N OCEAN DR | GULFSTREAM SHORES | |
| 00565270-000000 | 01 | 1978 | BK 4 LT 1 GULFSTREAM SHORES PB3-61 KEY LARGO | OR6 | 206 N OCEAN DR | GULFSTREAM SHORES | |
| 00565140-000000 | 01 | 1978 | BK 2 LT 4 GULFSTREAM SHORES PB3-61 KEY LARGO | OR59- | 4 OLEANDER AVE | GULFSTREAM SHORES | |
| 00565280-000100 | 01 | 1981 | GULFSTREAM SHORES PB3-61 KEY LARGO SW1/2 LOT 2 BK | | 208 OCEAN DR | GULFSTREAM SHORES | |
| 00565280-000000 | 01 | 1981 | GULFSTREAM SHORES PB3-6 KEY LARGO NE1/2 LOT 2 & AL | | 210 OCEAN DR | GULFSTREAM SHORES | |
| 00565110-000000 | 01 | 1983 | BK 2 LT 1 GULFSTREAM SHORES PB3-61 KEY LARGO | OR5 | 1 HIBISCUS AVE | GULFSTREAM SHORES | |
| 00565910-000000 | 01 | 1983 | BK 6 LT 28 GULFSTREAM SHORES PB3-61 KEY LARGO | OR57 | 7 OCEAN DR | GULFSTREAM SHORES | |
| 00565870-000000 | 01 | 1985 | BK 6 LT 24 GULFSTREAM SHORES PB3-61 KEY LARGO | OR59 | 15 N OCEAN DR | GULFSTREAM SHORES | |
| 00565130-000000 | 01 | 1986 | BK 2 LT 3 GULFSTREAM SHORES PB3-61 KEY LARGO | OR59- | 3 OLEANDER AVE | GULFSTREAM SHORES | |
| 00565210-000000 | 01 | 1987 | BK 3 LT 3 GULFSTREAM SHORES PB3-61 KEY LARGO | OR5 | 205 N OCEAN DR | GULFSTREAM SHORES | |
| 00565610-000000 | 01 | 1987 | BK 5 LT 29 GULFSTREAM SHORES PB3-61 KEY LARGO | OR59 | 5 GULFSTREAM DR | GULFSTREAM SHORES | |
| 00565160-000000 | 01 | 1988 | BK 2 LT 6 GULFSTREAM SHORES PB3-61 KEY LARGO | OR6 | 6 OLEANDER AVE | GULFSTREAM SHORES | |
| 00564990-000000 | 01 | 1990 | BK 1 LT 6 GULFSTREAM SHORES KEY LARGO | OR543-71 | OR1 | 13 PALM DR | GULFSTREAM SHORES |
| 00565050-000000 | 01 | 1990 | BK 1 LT 12 GULFSTREAM SHORES PB3-61 KEY LARGO | OR | 25 PALM DR | GULFSTREAM SHORES | |
| 00565180-000000 | 01 | 1991 | GULFSTREAM SHORES PB3-61 KEY LARGO LOT 8 & PT 25' | | 216 HIBISCUS AVE | GULFSTREAM SHORES | |
| 00565570-000000 | 01 | 1997 | BK 5 LT 25 GULFSTREAM SHORES PB3-61 KEY LARGO | OR52 | 15 GULFSTREAM DR | GULFSTREAM SHORES | |
| 00564950-000000 | 01 | 1997 | GULFSTREAM SHORES PB3-61 KEY LARGO LOTS 1-3 BK 1 | | 5 PALM DR | GULFSTREAM SHORES | |
| 00565080-000000 | 01 | 2000 | BK 1 LT 15 GULFSTREAM SHORES PB3-61 KEY LARGO | OR11 | 31 PALM DR | GULFSTREAM SHORES | |
| 00565830-000000 | 08 | 1963 | BK 6 LT 20 GULFSTREAM SHORES KEY LARGO | OR330-187 | O | 23 OCEAN DR | GULFSTREAM SHORES |
| 00565430-000000 | 08 | 1973 | BK 5 LT 11 GULFSTREAM SHORES PB3-61 KEY LARGO | OR63 | 24 OCEAN DR | GULFSTREAM SHORES | |
| 00565470-000000 | 08 | 1973 | BK 5 LT 15 GULFSTREAM SHORES PB3-61 KEY LARGO | OR50 | 30 OCEAN DR | GULFSTREAM SHORES | |
| 00565890-000000 | 08 | 1976 | GULFSTREAM SHORES PB3-61 KEY LARGO LOTS 4 & 25-2 | | 11 OCEAN DR | GULFSTREAM SHORES | |
| 00565000-000000 | 08 | 1976 | BK 1 LT 7 GULFSTREAM SHORES KEY LARGO | PB3-61 | OR543 | 15 PALM DR | GULFSTREAM SHORES |
| 00565220-000000 | 08 | 1978 | BK 3 LT 4 GULFSTREAM SHORES KEY | OR343-565 | OR757-81 | 209 OCEAN DR | GULFSTREAM SHORES |
| 00565740-000000 | 08 | 1987 | BK 6 LT 11 GULFSTREAM SHORES KEY LARGO | PB3-61 | OR | 16 PALM DR | GULFSTREAM SHORES |
| 00565190-000000 | 08 | 1987 | GULFSTREAM SHORES PB3-61 KEY LARGO LOTS 1 & 2 BLK | | 201 N OCEAN DR | GULFSTREAM SHORES | |
| 00565860-000000 | 08 | 1988 | BK 6 LT 23 GULFSTREAM SHORES PB3-61 KEY LARGO | OR59 | 19 OCEAN DR | GULFSTREAM SHORES | |
| 00565040-000000 | 00 | 0 | BK 1 LT 11 GULFSTREAM SHORES KEY LARGO | OR312-75 | OR | VACANT LAND | GULFSTREAM SHORES |
| 00565170-000000 | 00 | 0 | BK 2 LT 7 AND PT 25FT ROAD EXT | GULFSTREAM SHORES | P | VACANT LAND | GULFSTREAM SHORES |
| 00565260-000000 | 00 | 0 | BK 3 LT 8 AND PT 25FT ROAD EXT | GULFSTREAM SHORES | K | VACANT LAND | GULFSTREAM SHORES |
| 00565310-000000 | 00 | 0 | BK 4 LT 5 GULFSTREAM SHORES PB3-61 KEY LARGO | OR605 | | VACANT LAND | GULFSTREAM SHORES |
| 00565320-000000 | 00 | 0 | BK 4 LT 6 GULFSTREAM SHORES PB3-61 KEY LARGO | OR558 | | VACANT LAND | GULFSTREAM SHORES |
| 00565350-000000 | 00 | 0 | BK 5 LT 3 GULFSTREAM SHORES PB3-61 KEY LARGO | OR59- | | VACANT LAND | GULFSTREAM SHORES |
| 00565360-000000 | 00 | 0 | BK 5 LT 4 GULFSTREAM SHORES PB3-61 KEY LARGO | OR59- | | VACANT LAND | GULFSTREAM SHORES |
| 00565390-000000 | 00 | 0 | BK 5 LT 7 GULFSTREAM SHORES PB3-61 KEY LARGO | OR520 | | VACANT LAND | GULFSTREAM SHORES |
| 00565400-000000 | 00 | 0 | BK 5 LT 8 GULFSTREAM SHORES PB3-61 KEY LARGO | OR475 | | VACANT LAND | GULFSTREAM SHORES |
| 00565410-000000 | 00 | 0 | BK 5 LT 9 GULFSTREAM SHORES PB3-61 KEY LARGO | OR531 | | VACANT LAND | GULFSTREAM SHORES |
| 00565560-000000 | 00 | 0 | BK 5 LT 24 GULFSTREAM SHORES PB3-61 KEY LARGO | OR46 | | VACANT LAND | GULFSTREAM SHORES |
| 00565590-000000 | 00 | 0 | BK 5 LT 27 GULFSTREAM SHORES KEY LARGO | OR432-989-9 | | VACANT LAND | GULFSTREAM SHORES |
| 00565600-000000 | 00 | 0 | BK 5 LT 28 GULFSTREAM SHORES PB3-61 KEY LARGO | OR59 | | VACANT LAND | GULFSTREAM SHORES |
| 00565640-000000 | 00 | 0 | BK 6 LT 1 GULFSTREAM SHORES PB3-61 KEY LARGO | LOT 1 | | VACANT LAND | GULFSTREAM SHORES |
| 00565770-000000 | 00 | 0 | BK 6 LT 14 GULFSTREAM SHORES PB3-61 KEY LARGO | OR33 | | VACANT LAND | GULFSTREAM SHORES |
| 00565810-000000 | 00 | 0 | BK 6 LT 18 GULFSTREAM SHORES PB3-61 KEY LARGO | OR47 | | VACANT LAND | GULFSTREAM SHORES |
| 00565850-000000 | 00 | 0 | BK 6 LT 22 GULFSTREAM SHORES PB3-61 KEY LARGO | OR59 | | VACANT LAND | GULFSTREAM SHORES |
| 00565920-000000 | 00 | 0 | BK 6 LT 29 GULFSTREAM SHORES PB3-61 KEY LARGO | LOT | | VACANT LAND | GULFSTREAM SHORES |
| 00565930-000000 | 00 | 0 | BK 6 LT 30 GULFSTREAM SHORES PB3-61 KEY LARGO | LOT | | VACANT LAND | GULFSTREAM SHORES |
| 00564970-000000 | 80 | 0 | BK 1 LT 4 GULFSTREAM SHORES PB3-61 KEY LARGO | OR59- | | VACANT LAND | GULFSTREAM SHORES |
| 00564980-000000 | 80 | 0 | BK 1 LT 5 GULFSTREAM SHORES PB3-61 KEY LARGO | OR59- | | VACANT LAND | GULFSTREAM SHORES |
| 00565010-000000 | 80 | 0 | BK 1 LT 8 GULFSTREAM SHORES PB3-61 KEY LARGO | OR548 | | VACANT LAND | GULFSTREAM SHORES |
| 00565060-000000 | 80 | 0 | BK 1 LT 13 GULFSTREAM SHORES PB3-61 KEY LARGO | OR39 | | VACANT LAND | GULFSTREAM SHORES |
| 00565070-000000 | 80 | 0 | BK 1 LT 14 GULFSTREAM SHORES PB3-61 KEY LARGO | OR54 | | VACANT LAND | GULFSTREAM SHORES |
| 00565090-000000 | 80 | 0 | BK 1 LT 16 GULFSTREAM SHORES PB3-61 KEY LARGO | OR18 | | VACANT LAND | GULFSTREAM SHORES |

MONROE COUNTY PROPERTY APPRAISER DATA

| RECHAR | PC | YRBLT | LEGAL1 | LOCATION | SUBDIVISION |
|-----------------|----|-------|------------|--|-------------------------------|
| 00565100-000000 | 80 | 0 | BK 1 LT 17 | GULFSTREAM SHORES PB3-61 KEY LARGO OR41 | VACANT LAND GULFSTREAM SHORES |
| 00565120-000000 | 80 | 0 | BK 2 LT 2 | GULFSTREAM SHORES PB3-61 KEY LARGO OR532 | VACANT LAND GULFSTREAM SHORES |
| 00565150-000000 | 80 | 0 | BK 2 LT 5 | GULFSTREAM SHORES PB3-61 KEY LARGO OR506 | VACANT LAND GULFSTREAM SHORES |
| 00565230-000000 | 80 | 0 | BK 3 LT 5 | GULFSTREAM SHORES PB3-61 KEY LARGO OR553 | VACANT LAND GULFSTREAM SHORES |
| 00565240-000000 | 80 | 0 | BK 3 LT 6 | GULFSTREAM SHORES PB3-61 KEY LARGO OR553 | VACANT LAND GULFSTREAM SHORES |
| 00565250-000000 | 80 | 0 | BK 3 LT 7 | GULFSTREAM SHORES PB3-61 KEY LARGO OR553 | VACANT LAND GULFSTREAM SHORES |
| 00565300-000000 | 80 | 0 | BK 4 LT 4 | GULFSTREAM SHORES PB3-61 KEY LARGO OR549 | VACANT LAND GULFSTREAM SHORES |
| 00565330-000000 | 80 | 0 | BK 5 LT 1 | GULFSTREAM SHORES PB3-61 KEY LARGO OR138 | VACANT LAND GULFSTREAM SHORES |
| 00565340-000000 | 80 | 0 | BK 5 LT 2 | GULFSTREAM SHORES KEY LARGO PB3-61 OR445 | VACANT LAND GULFSTREAM SHORES |
| 00565370-000000 | 80 | 0 | BK 5 LT 5 | GULFSTREAM SHORES PB3-61 KEY LARGO OR59- | VACANT LAND GULFSTREAM SHORES |
| 00565380-000000 | 80 | 0 | BK 5 LT 6 | GULFSTREAM SHORES PB3-61 KEY LARGO OR59- | VACANT LAND GULFSTREAM SHORES |
| 00565440-000000 | 80 | 0 | BK 5 LT 12 | GULFSTREAM SHORES PB3-61 KEY LARGO OR58 | VACANT LAND GULFSTREAM SHORES |
| 00565460-000000 | 80 | 0 | BK 5 LT 14 | GULFSTREAM SHORES PB3-61 KEY LARGO OR59 | VACANT LAND GULFSTREAM SHORES |
| 00565480-000000 | 80 | 0 | BK 5 LT 16 | GULFSTREAM SHORES PB3-61 KEY LARGO OR59 | VACANT LAND GULFSTREAM SHORES |
| 00565490-000000 | 80 | 0 | BK 5 LT 17 | GULFSTREAM SHORES PB3-61 KEY LARGO OR59 | VACANT LAND GULFSTREAM SHORES |
| 00565500-000000 | 80 | 0 | BK 5 LT 18 | GULFSTREAM SHORES PB3-61 KEY LARGO OR54 | VACANT LAND GULFSTREAM SHORES |
| 00565510-000000 | 80 | 0 | BK 5 LT 19 | GULFSTREAM SHORES PB3-61 KEY LARGO OR61 | VACANT LAND GULFSTREAM SHORES |
| 00565520-000000 | 80 | 0 | BK 5 LT 20 | GULFSTREAM SHORES KEY LARGO OR431-723 O | VACANT LAND GULFSTREAM SHORES |
| 00565530-000000 | 80 | 0 | BK 5 LT 21 | GULFSTREAM SHORES PB3-61 KEY LARGO OR53 | VACANT LAND GULFSTREAM SHORES |
| 00565540-000000 | 80 | 0 | BK 5 LT 22 | GULFSTREAM SHORES PB3-61 KEY LARGO OR53 | VACANT LAND GULFSTREAM SHORES |
| 00565550-000000 | 80 | 0 | BK 5 LT 23 | GULFSTREAM SHORES PB3-61 KEY LARGO OR40 | VACANT LAND GULFSTREAM SHORES |
| 00565580-000000 | 80 | 0 | BK 5 LT 26 | GULFSTREAM SHORES PB3-61 KEY LARGO OR52 | VACANT LAND GULFSTREAM SHORES |
| 00565620-000000 | 80 | 0 | BK 5 LT 30 | GULFSTREAM SHORES PB3-61 KEY LARGO OR65 | VACANT LAND GULFSTREAM SHORES |
| 00565630-000000 | 80 | 0 | BK 5 LT 31 | GULFSTREAM SHORES PB3-61 KEY LARGO OR13 | VACANT LAND GULFSTREAM SHORES |
| 00565650-000000 | 80 | 0 | BK 6 LT 2 | GULFSTREAM SHORES PB3-61 KEY LARGO OR477 | VACANT LAND GULFSTREAM SHORES |
| 00565680-000000 | 80 | 0 | BK 6 LT 5 | GULFSTREAM SHORES PB3-61 KEY LARGO OR545 | VACANT LAND GULFSTREAM SHORES |
| 00565690-000000 | 80 | 0 | BK 6 LT 6 | GULFSTREAM SHORES PB3-61 KEY LARGO OR545 | VACANT LAND GULFSTREAM SHORES |
| 00565700-000000 | 80 | 0 | | GULFSTREAM SHORES PB3-61 KEY LARGO LOTS 7 & 8 BK | VACANT LAND GULFSTREAM SHORES |
| 00565720-000000 | 80 | 0 | BK 6 LT 9 | GULFSTREAM SHORES KEY LARGO OR59-17-18 O | VACANT LAND GULFSTREAM SHORES |
| 00565730-000000 | 80 | 0 | BK 6 LT 10 | GULFSTREAM SHORES PB3-61 KEY LARGO OR14 | VACANT LAND GULFSTREAM SHORES |
| 00565780-000000 | 80 | 0 | BK 6 LT 15 | GULFSTREAM SHORES PB3-61 KEY LARGO OR33 | VACANT LAND GULFSTREAM SHORES |
| 00565790-000000 | 80 | 0 | BK 6 LT 16 | GULFSTREAM SHORES PB3-61 KEY LARGO OR33 | VACANT LAND GULFSTREAM SHORES |
| 00565800-000000 | 80 | 0 | BK 6 LT 17 | GULFSTREAM SHORES PB3-61 KEY LARGO OR43 | VACANT LAND GULFSTREAM SHORES |
| 00565820-000000 | 80 | 0 | BK 6 LT 19 | GULFSTREAM SHORES PB3-61 KEY LARGO OR47 | VACANT LAND GULFSTREAM SHORES |
| 00565900-000000 | 80 | 0 | BK 6 LT 27 | GULFSTREAM SHORES PB3-61 KEY LARGO OR57 | VACANT LAND GULFSTREAM SHORES |
| 00565940-000000 | 92 | 0 | | GULFSTREAM SHORES KEY LARGO PB3-61 TR A OR434-621- | VACANT LAND GULFSTREAM SHORES |

RECEIVED

Attn: Tiffany Fax # 305-289-2536

8/8/11
Dear Tiffany, Thanks again for the
courtesy call, I formally request that
my administrative relief application 05305610
be heard during the Nov 16th Board of
County Commissioners meeting, thank you.
rather than Sept 21.

Sincerely

Steve Nannini

To Tiffany @

From Steve Nannini
167 Valeros Blvd
HL FL 33037
ph 305 453 4382

Please call to confirm receipt

553 9105

DANISE D. HENRIQUEZ, C.F.C.
MONROE COUNTY TAX COLLECTOR

**2010 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

| ALTERNATE KEY NUMBER | ESCROW CD | | | MILLAGE CODE |
|----------------------|-----------|--|--|--------------|
| 1692484 | | | | 500K |

MUST PAY BY CASH, CASHIER CK, OR MONEY ORDER

NANNINI STEVE
167 VALOIS BLVD
KEY LARGO, FL 33037

0056539000000296040
VACANT LAND

BK 5 LT 7 GULFSTREAM SHORES PB3-61 KEY
LARGO OR520-451 OR913-482 OR969-900/901Q/C
OR1382-1419(CW) OR1508

Paid 03/29/2011 \$218.03
Receipt # 123-10-00005132

AD VALOREM TAXES

| TAXING AUTHORITY | MILLAGE RATE | ASSESSED VALUE | EXEMPTION AMOUNT | TAXABLE VALUE | TAXES LEVIED |
|-------------------------------|---------------|----------------|------------------|-------------------------|-----------------|
| SCHOOL STATE LAW | 1.9440 | 22,500 | 0 | 22,500 | 43.74 |
| SCHOOL LOCAL BOARD | 1.8795 | 22,500 | 0 | 22,500 | 42.29 |
| GENERAL REVENUE FUND | 1.0971 | 22,500 | 0 | 22,500 | 24.68 |
| F&F LAW ENFORCE JAIL JUDICIAL | 2.2060 | 22,500 | 0 | 22,500 | 49.64 |
| HEALTH CLINIC | 0.0414 | 22,500 | 0 | 22,500 | 0.93 |
| GENERAL PURPOSE MSTU | 0.2502 | 22,500 | 0 | 22,500 | 5.63 |
| FLORIDA KEYS MOSQUITO CONTROL | 0.4596 | 22,500 | 0 | 22,500 | 10.34 |
| M C LOCAL ROAD PATROL LAW ENF | 0.3995 | 22,500 | 0 | 22,500 | 8.99 |
| SO FL WATER MANAGEMENT DIST | 0.2549 | 22,500 | 0 | 22,500 | 5.74 |
| OKEECHOBEE BASIN | 0.2797 | 22,500 | 0 | 22,500 | 6.29 |
| EVERGLADES CONSTRUCTION PRJT | 0.0894 | 22,500 | 0 | 22,500 | 2.01 |
| K L FIRE RESC & EMERG MEDICAL | 0.7890 | 22,500 | 0 | 22,500 | 17.75 |
| TOTAL MILLAGE | 9.6903 | | | AD VALOREM TAXES | \$218.03 |

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS
PLEASE BRING FOR RECEIPT.

NON-AD VALOREM ASSESSMENTS

| LEVYING AUTHORITY | RATE | AMOUNT |
|-----------------------------------|------|---------------|
| | | |
| NON-AD VALOREM ASSESSMENTS | | \$0.00 |

COMBINED TAXES AND ASSESSMENTS \$218.03

See reverse side for important information.

| | | | | | |
|------------------------------|------------------------|------------------------|------------------------|--|--|
| If Received By Please Pay | Jul 29, 2011 \$0.00 | Aug 31, 2011 \$0.00 | Sep 30, 2011 \$0.00 | | |
|------------------------------|------------------------|------------------------|------------------------|--|--|

IF PAID BY ...

DANISE D. HENRIQUEZ, C.F.C.
MONROE COUNTY TAX COLLECTOR

**2010 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

| ALTERNATE KEY NUMBER | ESCROW CD | | | MILLAGE CODE |
|----------------------|-----------|--|--|--------------|
| 1692484 | | | | 500K |

MUST PAY BY CASH, CASHIER CK, OR MONEY ORDER

NANNINI STEVE
167 VALOIS BLVD
KEY LARGO, FL 33037

0056539000000296040
VACANT LAND

BK 5 LT 7 GULFSTREAM SHORES PB3-61 KEY
LARGO OR520-451 OR913-482 OR969-900/901Q/C
OR1382-1419(CW) OR1508

RETURN WITH PAYMENT

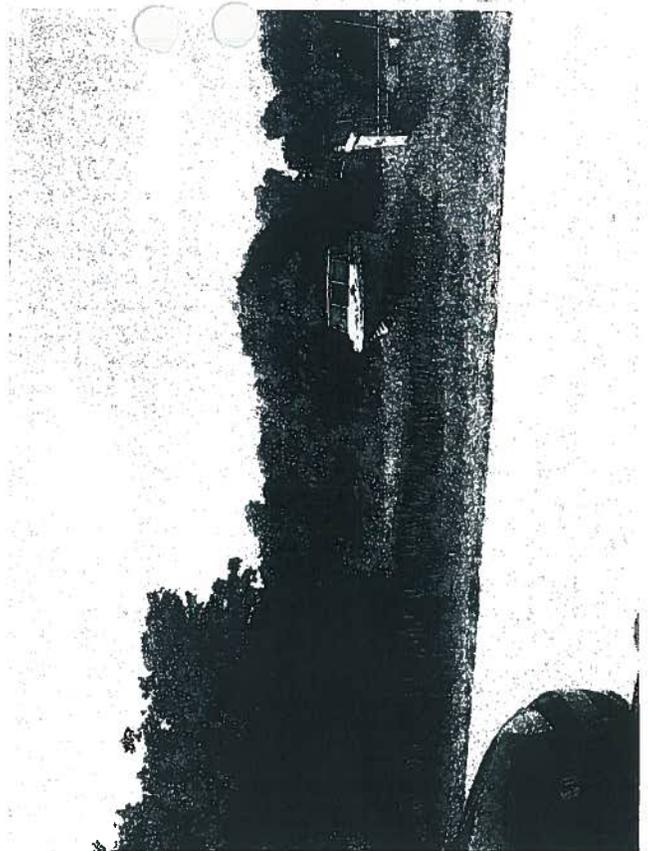
CHECKS ON U.S. BANKS ONLY TO DANISE D. HENRIQUEZ, C.F.C TAX COLLECTOR P.O. BOX 1129, KEY WEST, FL 33041-1129

| | | | | | |
|------------------------------|------------------------|------------------------|------------------------|--|--|
| If Received By Please Pay | Jul 29, 2011 \$0.00 | Aug 31, 2011 \$0.00 | Sep 30, 2011 \$0.00 | | |
|------------------------------|------------------------|------------------------|------------------------|--|--|

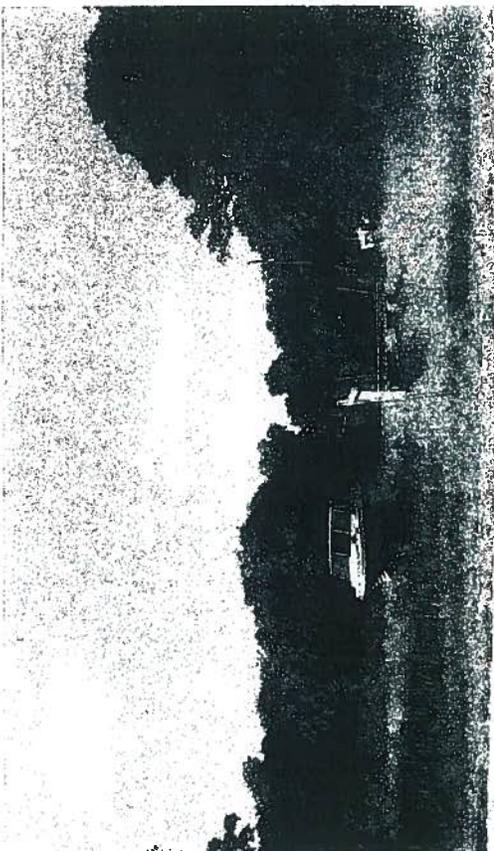
Paid 03/29/2011 Receipt # 123-10-00005132 \$218.03



2005_0806Image0023.JPG



2005_0806Image0024.JPG



2005_0806Image0025.JPG

MONROE COUNTY
RECORD
10-11-05
B8
ALABAMA BUILDING
CODE

05-3-5610



MONROE COUNTY
RECEIVED 10-14-05
BY BB
FLORIDA BUILDING
CODE
United States Department of the Interior



FISH AND WILDLIFE SERVICE
South Florida Ecological Services Office
1339 20th Street
Vero Beach, Florida 32960

In Reply Refer To:
FWS/41420/FEMA/05-13099

October 13, 2005

Gay Marie Smith
Post Office Box 1638
Tavernier, Florida 33070

Dear Ms. Smith:

Thank you for your recent request for Fish and Wildlife Service (Service) technical assistance on your project located at Ocean Drive, Lot 7, Block 5, Gulfstream Shores Subdivision, Key Largo, Monroe County, Florida. The Real Estate number is 00565390-000000. The property owner is Mr. Steve Nannini.

The Service has recently evaluated projects we have reviewed and determined that certain types are highly unlikely to affect federally protected species. Therefore, we have submitted a list of exempted projects to Monroe County and municipalities in Monroe County that no longer require Service review. Your project falls within the criteria of the exemptions and does not require our review.

Please note that Service review of this project in no way implies compliance with other Federal, State, county, or municipal regulations. It is the applicant's responsibility to ensure that the project meets all applicable regulations. If modifications are made to the project, if additional information involving potential effects to listed species becomes available, if a new species is listed, or if designated critical habitat may be adversely affected by the project, reinitiation of technical assistance may be necessary.

Thank you for your assistance in protecting the environment of the Florida Keys. If you have any questions, please contact Winston Hobgood at 772-562-3909, extension 306.

Sincerely yours,


for James J. Slack
Field Supervisor

South Florida Ecological Services Office

TAKE PRIDE
IN AMERICA 

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 1692484 Parcel ID: 00565390-000000

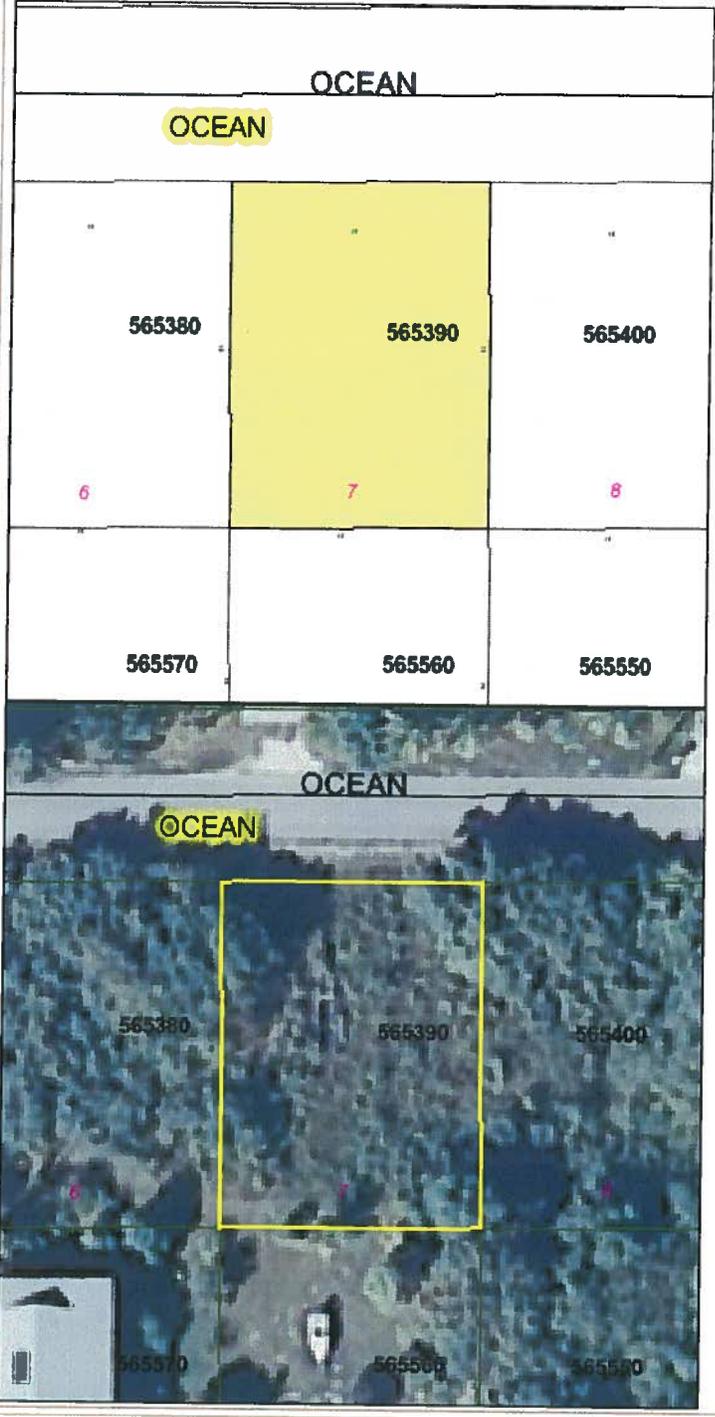
Ownership Details

Mailing Address:
NANNINI STEVE
167 VALOIS BLVD
KEY LARGO, FL 33037

Property Details

PC Code: 00 - VACANT RESIDENTIAL
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 29-60-40
Property Location: VACANT LAND KEY LARGO
Subdivision: GULFSTREAM SHORES
Legal Description: BK 5 LT 7 GULFSTREAM SHORES PB3-61 KEY LARGO OR520-451 OR913-482 OR969-900/901Q/C OR1382-1419(CW) OR1508-1246C(JB) OR1508-1247(JB)

Parcel Map



Land Details

| Land Use Code | Frontage | Depth | Land Area |
|------------------------|----------|-------|-------------|
| M10D - RESIDENTIAL DRY | 75 | 100 | 7,500.00 SF |

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

| Roll Year | Total Bldg Value | Total Misc Improvement Value | Total Land Value | Total Just (Market) Value | Total Assessed Value | School Exempt Value | School Taxable Value |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2010 | 0 | 0 | 22,500 | 22,500 | 22,500 | 0 | 22,500 |
| 2009 | 0 | 0 | 40,500 | 40,500 | 40,500 | 0 | 40,500 |
| 2008 | 0 | 0 | 40,320 | 40,320 | 40,320 | 0 | 40,320 |
| 2007 | 0 | 0 | 67,200 | 67,200 | 67,200 | 0 | 67,200 |
| 2006 | 0 | 0 | 67,200 | 67,200 | 67,200 | 0 | 67,200 |
| 2005 | 0 | 0 | 67,200 | 67,200 | 67,200 | 0 | 67,200 |
| 2004 | 0 | 0 | 55,200 | 55,200 | 55,200 | 0 | 55,200 |
| 2003 | 0 | 0 | 34,800 | 34,800 | 34,800 | 0 | 34,800 |
| 2002 | 0 | 0 | 16,800 | 16,800 | 16,800 | 0 | 16,800 |
| 2001 | 0 | 0 | 12,000 | 12,000 | 12,000 | 0 | 12,000 |
| 2000 | 0 | 0 | 9,600 | 9,600 | 9,600 | 0 | 9,600 |
| 1999 | 0 | 0 | 9,600 | 9,600 | 9,600 | 0 | 9,600 |
| 1998 | 0 | 0 | 5,063 | 5,063 | 5,063 | 0 | 5,063 |
| 1997 | 0 | 0 | 5,063 | 5,063 | 5,063 | 0 | 5,063 |
| 1996 | 0 | 0 | 5,063 | 5,063 | 5,063 | 0 | 5,063 |
| 1995 | 0 | 0 | 6,750 | 6,750 | 6,750 | 0 | 6,750 |
| 1994 | 0 | 0 | 11,475 | 11,475 | 11,475 | 0 | 11,475 |
| 1993 | 0 | 0 | 11,678 | 11,678 | 11,678 | 0 | 11,678 |
| 1992 | 0 | 0 | 11,678 | 11,678 | 11,678 | 0 | 11,678 |
| 1991 | 0 | 0 | 13,500 | 13,500 | 13,500 | 0 | 13,500 |
| 1990 | 0 | 0 | 9,450 | 9,450 | 9,450 | 0 | 9,450 |
| 1989 | 0 | 0 | 9,450 | 9,450 | 9,450 | 0 | 9,450 |
| 1988 | 0 | 0 | 9,450 | 9,450 | 9,450 | 0 | 9,450 |
| 1987 | 0 | 0 | 10,500 | 10,500 | 10,500 | 0 | 10,500 |
| 1986 | 0 | 0 | 10,500 | 10,500 | 10,500 | 0 | 10,500 |
| 1985 | 0 | 0 | 10,500 | 10,500 | 10,500 | 0 | 10,500 |
| 1984 | 0 | 0 | 10,500 | 10,500 | 10,500 | 0 | 10,500 |
| 1983 | 0 | 0 | 7,088 | 7,088 | 7,088 | 0 | 7,088 |
| 1982 | 0 | 0 | 7,088 | 7,088 | 7,088 | 0 | 7,088 |

Parcel Sales History

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

| Sale Date | Official Records Book/Page | Price | Instrument | Qualification |
|-----------|----------------------------|--------|------------|---------------|
| 4/1/1998 | 1508 / 1247 | 10,000 | WD | Q |
| 5/1/1984 | 913 / 482 | 15,500 | WD | Q |
| 2/1/1973 | 520 / 451 | 2,200 | 00 | Q |



This page has been visited 12,104 times.

Monroe County Property Appraiser
Karl Borglum
P.O. Box 1176
Key West, FL 33041-1176

3/24/2008 00555011-007100
6/13/2006 00555011-007500
3/23/2006 00555610-000000
3/23/2006 00555620-000000
7/26/2006 00556000-000000
7/26/2006 00556010-000000
7/26/2006 00556020-000000
7/26/2006 00556040-000000
7/26/2006 00556050-000000
9/29/2008 00563940-000000
11/27/2006 00564143-000300
3/23/2009 00564143-001500
9/13/2006 00564146-000200
9/13/2006 00564147-000100
6/16/2008 00564147-002600
8/31/2009 00564147-003800
7/14/2007 00566430-000000
2/22/2006 00572960-000000
2/22/2006 00572970-000000
7/26/2006 00573070-000000
6/13/2006 00573670-000600
10/18/2006 00573670-002100
6/13/2006 00573670-004400
6/13/2006 00573690-003300
6/13/2006 00573700-001100
2/22/2006 00747700-000000
9/13/2006 00984000-000400
3/23/2006 04376100-000000
3/23/2006 05198700-000000

RE: 00565390.000000
Still on list as of
Print date 7/11/11

Portion of Page from FEMA
Injunction Lst printed 7/11/11

00565240-000000
00565250-000000
00565260-000000
00565270-000000
00565280-000000
00565280-000100
00565300-000000
00565310-000000
00565320-000000
00565330-000000
00565340-000000
00565350-000000
00565360-000000
00565370-000000
00565380-000000
00565390-000000
00565400-000000
00565410-000000



Permit Information

Permit Number * 05305610
 Status * Open
 Master Number
 Project
 Apply Date * 10/14/2005 Operator baumanb
 Permit Issue Date Operator
 Certificate Issued Operator
 Certificate Type
 Certificate Number

Location Information

Address * BK5 LT7 GULFSTREAM SHDR PB361
 City/State/Zip KEY WEST FL 33040
 RE: 00565390000000
 Unit
 Owner Entity Information
 Owner Name * NANNINI STEVE
 Use Default
 Address Home - 167 VALOIS BLVD
 City/State/Zip KEY LARGO FL 33037

- OK
- Back
- Contractors
- Fees
- Plan Reviews
- Inspections
- Print Permit
- Adjustments
- Holds
- Copy Permit
- Close Permit
- Overrides
- Notes
- Attachments

OWR

Permit * Property Zoning Applicant Contractor * Defined Fields

Permit Details
 Permit Type * 07 - SINGLE FAMILY RES-CONVENTIONAL
 Usage Class * RES - RESIDENTIAL
 Applied Value * 250000
 SQUARE FT. 1263
 Calculated Value 0
 US C-404 Type 101 - NEW: SFR, DETACHED
 Permit Form * PERMIT - STANDARD PERMIT LONG FORM
 Ownership 1 - Private

Purpose/Special Conditions

16 OCEAN DRIVE-GULFSTREAM SHR
 SINGLE FAMILY RESIDENT
 NOTICE OF COMMENCEMENT REQUIRED

 PLANNING DEPT APPROVAL 11/11/05, B BOLZ.
 SINGLE FAMILY RESIDENCE, 1262 SQ FT WITH 1841 SQ FT
 ROOF AREA & 118 SQ FT PORCH AREA AS PER APPROV- ED
 PLAN.
 FLA DEPT OF HEALTH APPROVAL/PERMIT #?????????????
 ELEVATION CERTIFICATE REQUIRED WITHIN 21 DAYS OF
 ESTABLISHING FINISHED FLOOR ELEVATION

Add Default Text

enter permit status

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



APPLICATION FOR RESIDENTIAL ADMINISTRATIVE RELIEF
Administrative Relief fee: \$1,011.00

RECORDED DEED OF THE SUBJECT PROPERTY AND 3) A VEGETATION SURVEY DATED WITHIN SIX MONTHS OF ADMINISTRATIVE APPLICATION SUBMITTAL. IF YOU HAVE QUESTIONS OR WISH TO MAKE AN APPOINTMENT TO DELIVER YOUR APPLICATION PLEASE CALL THE GROWTH MANAGEMENT OFFICE CLOSEST TO YOUR PROJECT.

Property Owner's Name: Steven Nannini
(Lobbyist Registration required for business entities)

Property Owner's complete mailing address: 167 Valois Blvd
Key Largo FL 33037

Phone: _____ Fax: _____

Agent's Name: _____
(Required for agents are agent authorization for the ROGO Application from all property owners and Lobbyist Registration)

Agent's complete mailing address: _____

Phone: 305-453-4382 Fax: _____

(Please attach a notarized statement authorizing representation of this application by all property owners. The statement should read: "I, (owner's name) authorize (individual you are authorizing to represent you) to represent my property for this application for Administrative Relief".

PROPERTY DESCRIPTION: Lot 7 Block 5 Subdivision Gulf Stream Shores

Key (island): Largo Street: No Ocean Dr MM: 03 RE: 00565390 000000
If metes and bounds, attach legal description on separate sheet.

Building Permit Application #: 05305610

Date of most recent ROGO application: 13 Feb 06

What kind of administrative relief are you seeking? permit to build

Note: Pursuant to Monroe County Code preferred Board of County Commissioners action is to offer purchase if the property is designated Tier I, II, III-A (Special Protection Area), or III on nonwaterfront lot suitable for affordable housing.

NOTARY:
STATE OF FLORIDA
COUNTY OF Monroe

[Signature]
Applicant's Signature

The foregoing signature was acknowledged before me this 15th day of July, 2010

By Steven Nannini who is personally known to me or produced
(PRINT NAME OF PERSON SIGNING)
FLDL as identification.

My commission expires: _____
Signature of Notary Public, State of Florida



TO BE COMPLETED BY STAFF- DATE: 7/15/10 ROGO APPLICATION # 05305610

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



APPLICATION FOR RESIDENTIAL ADMINISTRATIVE RELIEF
Administrative Relief fee: \$1,011.00

Monroe County Code Section 138-27

Requirements for *Administrative Relief*:

- (1) If an applicant for an allocation award:
 - a. Whose application has been denied an allocation award for four (4) successive years in the Permit Allocation System, and fails to receive an allocation award, said applicant may apply to the board for administrative relief pursuant to the terms and conditions set forth herein; and
 - b. Whose proposed development otherwise meets all applicable county, state, and federal regulations; and
 - c. Whose allocation application has not been withdrawn; and
 - d. Who has complied with all requirements of the Permit Allocation System; and
 - e. Applicant follows procedures for administrative relief contained in the land development regulations.
- (2) An application for administrative relief shall be made on a form prescribed by the Director of Planning and may be filed with the Director of Planning no earlier than the conclusion of the fourth annual allocation period and no later than one hundred eighty (180) days following the close of the fourth annual allocation period.
- (3) Upon filing of an application for administrative relief, the Director of Planning & Environmental Resources shall forward to the board all relevant files and records relating to the subject applications. Failure to file an application shall constitute a waiver of any rights under this section to assert that the subject property has been taken by the county without payment of just compensation as a result of the dwelling unit allocation system.
- (4) Upon receipt of an application for administrative relief, the board shall notice and hold a public hearing at which time the applicant will be given an opportunity to be heard.
- (5) The board may review the relevant applications and applicable evaluation ranking, taking testimony from county staff and others as may be necessary and hear testimony and review documentary evidence submitted by the applicant.
- (6) At the conclusion of the public hearing, the board may take the following actions pursuant to Monroe County Code Section 138-27(f) and Monroe County Comprehensive Plan Policy 101.6.1 and Policy 101.6.5:
 - a. Offer to purchase the property at fair market value as the Board of County Commissioners preferred action if the property is located within:
 - i. a designated Tier I area;
 - ii. a designated Tier II area (Big Pine Key and No Name Key);
 - iii. a designated Tier III-A area (Special Protection Area); or
 - iv. a designated Tier III area on a non-waterfront lot suitable for affordable housing. "Fair market value" shall be an amount which is no less than ad valorem valuation in the Monroe County Real Property Tax roll for the year 1992.
 - b. Permit the minimum reasonable economic use of the property. "Minimum reasonable economic use" means; as applied to any residentially zoned lot of record, which was buildable immediately prior to the effective date of the Plan, no less than a single-family residence.
 - c. Suggest such other relief as may be necessary and appropriate.
- (7) Limits on administrative allocations per quarter: The number of allocations that may be awarded under administrative relief in any one quarter shall be no more than fifty percent of the total available market rate allocations available in a quarter for that subarea. Any allocations in excess of fifty percent shall be extended into the succeeding quarter or quarters until the number of such allocations is fifty percent or less of the total number of market rate allocations available to be awarded.
- (8) Refusal of the purchase offer by the property owner shall not be grounds for the granting of a ROGO allocation award.

ATTACHMENTS: 1) COPY OF CURRENT PROPERTY RECORD CARD, 2) COPY OF THE

Page 1 of 2

Adm Relief Residential Application July 9 2010.doc

Applicants Initial and date: SN 7-15-10

MONROE COUNTY, FL

ITEM 1 OF 1

PERMIT RECEIPT

OPERATOR: baumanb
COPY # : 1

Sec:29 Twp:60 Rng:40 Sub: Blk: Lot:
RE:: 00565390000000

DATE ISSUED.....: 07/15/2010
RECEIPT #.....: 03000001178
REFERENCE ID # ...: 05305610
NOTES

SITE ADDRESS: BK5 LT7 GULFSTREAM SHOR PB3-61
SUBDIVISION:
CITY: KEY WEST
IMPACT AREA

OWNER: NANNINI STEVE
ADDRESS: 167 VALOIS BLVD
CITY/STATE/ZIP ...: KEY LARGO, FL 33037

RECEIVED FROM: STEPHEN NANNINI
CONTRACTOR: LINDBACK, CARL ELOF III LIC # 01092
COMPANY: LINDBACK CONSTRUCTION
ADDRESS: PO BOX 489
CITY/STATE/ZIP ...: ISLAMORADA, FL 33036-0489
TELEPHONE: (305) 522-2718

| FEE ID | UNIT | QUANTITY | AMOUNT | PD-TO-DT | THIS REC | NEW BAL |
|-------------------|-----------|----------|------------------|----------|----------|---------|
| ZONING-032 | FLAT RATE | 1.00 | 1011.00 | 0.00 | 1011.00 | 0.00 |
| TOTAL PERMIT : | | | 1011.00 | 0.00 | 1011.00 | 0.00 |
| METHOD OF PAYMENT | | AMOUNT | REFERENCE NUMBER | | | |
| CHECK | | 1,011.00 | | | | |
| TOTAL RECEIPT : | | 1,011.00 | | | | |

WARRANTY DEED

This Indenture made this 3rd day of April, 1998, BETWEEN James D. Daughtry and Catherine Paris, his wife, GRANTOR* and Steve ~~Smith~~, of 167 Valdes Boulevard, Key Largo, Florida 33037, GRANTEE* Nannini

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs forever the following described land located in the County of Monroe, State of Florida, to-wit:

Lot 7, Block 5, GULFSTREAM SHORES, according to the Plat thereof, as recorded in Plat Book 3 at page 61 of the Public Records of Monroe County, Florida.

SUBJECT TO TAXES FOR THE YEAR 1998 NOT YET DUE AND PAYABLE. SUBJECT TO ALL CONDITIONS, EASEMENTS, RESTRICTIONS AND LIMITATIONS OF RECORD, IF ANY. POLIO NO. 00565390-000000/ALT KEY #1692484

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

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

WITNESS
Julia Ann Huffman
WITNESS #1
Sherie A Scagnola
WITNESS #2

James D. Daughtry
Catherine Paris
Catherine Paris

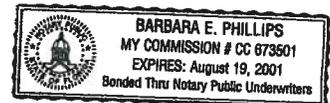
Grantor's Address:
P.O. Box 3489
Tequesta, Florida 33469-3489

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 3rd day of April, 1998, by James D. Daughtry and Catherine Paris, his wife who is/are personally known to me or who has/have produced as identification and who did take an oath.

Barbara E. Phillips
NOTARY PUBLIC
Commission Expiration:

THIS INSTRUMENT PREPARED BY:
DONNA L. STEELE
EXCEL TITLE Of The Keys, Inc.
103400 OVERSEAS HIGHWAY, SUITE 24
KEY LARGO, FLORIDA 33037
98078



MONROE COUNTY
OFFICIAL RECORDS

MONROE COUNTY
OFFICIAL RECORDS

FILE # 1057049
BK# 1508 PG# 1247

RCD Apr 09 1998 02:38PM
DANNY L KOHLHAGE, CLERK

DEED DOC STAMP
04/09/1998
70.00
DEP CLK

MONROE COUNTY, FL

ITEM 1 OF 1

PERMIT RECEIPT

OPERATOR: baumanb
COPY # : 1

Sec:29 Twp:60 Rng:40 Sub: Blk: Lot:
RE: 00565390000000

DATE ISSUED..... 07/15/2010
RECEIPT #..... 03000001178
REFERENCE ID # 05305610
NOTES

SITE ADDRESS BK5 LT7 GULFSTREAM SHOR PB3-61
SUBDIVISION
CITY KEY WEST
IMPACT AREA

OWNER NANNINI STEVE
ADDRESS 167 VALOIS BLVD
CITY/STATE/ZIP ... KEY LARGO, FL 33037

RECEIVED FROM STEPHEN NANNINI
CONTRACTOR LINDBACK, CARL ELOF III LIC # 01092
COMPANY LINDBACK CONSTRUCTION
ADDRESS PO BOX 489
CITY/STATE/ZIP ... ISLAMORADA, FL 33036-0489
TELEPHONE (305) 522-2718

| FEE ID | UNIT | QUANTITY | AMOUNT | PD-TO-DT | THIS REC | NEW BAL |
|----------------|-----------|----------|---------|----------|----------|---------|
| ZONING-032 | FLAT RATE | 1.00 | 1011.00 | 0.00 | 1011.00 | 0.00 |
| TOTAL PERMIT : | | | 1011.00 | 0.00 | 1011.00 | 0.00 |

| METHOD OF PAYMENT | AMOUNT | REFERENCE NUMBER |
|-------------------|----------|------------------|
| CHECK | 1,011.00 | |
| TOTAL RECEIPT : | 1,011.00 | |

**MONROE COUNTY PLANNING DEPARTMENT
APPLICATION FOR RESIDENTIAL PERMIT ALLOCATION**

Marathon: (305) 289-2500 Plantation Key: (305) 852-7100
Application Fee: \$430.00 (NO APPLICATION FEE FOR AFFORDABLE HOUSING)

PLEASE PRINT AND ATTACH A COPY OF A PROPERTY RECORD CARD. IF YOU HAVE QUESTIONS OR WISH TO MAKE AN APPOINTMENT TO DELIVER YOUR APPLICATION, PLEASE CALL THE GROWTH MANAGEMENT OFFICE CLOSEST TO YOUR PROJECT. ONCE THIS APPLICATION IS ACCEPTED AND DEEMED COMPLETE, REVISIONS WILL ONLY BE ACCEPTED IF A NEW APPLICATION IS SUBMITTED.

Owner(s) Name: Steve Nannini Ph. (W) _____ (H) _____

Mailing Address: 167 Valois Blvd City: Key Largo State FL Zip: 33037

Agent's Name Gay Marie Smith Ph. (W) 451-2675 (H) 394-8004

Mailing Address: PO Box 1638 City: Tavernier State: FL Zip 33070

PROPERTY DESCRIPTION: Lot 7 Block 5 Subdivision Gulfstream Shores

Key: Largo Street: Ocean Drive MM: 106 RE: 00565390.000000
If metes and bounds, attach legal description on separate sheet.

NUMBER OF UNITS: Mobile Home: ___ House: XXRV: ___ Live-aboard: ___ Others: ___

Check Yes or No. If yes, then attach the requested documents:

Yes ___ No The project is combining contiguous lots in a legally platted subdivision with water, electricity, and paved roads or is otherwise below density. Please attach a copy of a proposed restrictive covenant limiting the number of units on the property and running in favor of and enforceable by the County.

Yes ___ No The unit(s) will be affordable housing. Attachment required is a current affordable housing approval from the Planning Department.

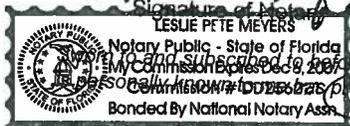
Yes ___ No The proposal includes dedication of vacant, buildable land located in areas proposed for acquisition. Attachments required with this application are: 1) letter from the Biologist stating the property is dedicateable, 2) proof of ownership, 3) copy of title insurance, 4) proposed WARRANTY DEED(S) (Quit Claim Deeds will not be accepted), and 5) land dedications must be in the same ownership as the owner listed above unless the applicant has an approved land dedication certificate. Please list the RE:(s) of the land to be dedicated:

Yes ___ No Transfer of ROGO Exemptions (TRE's) are being utilized in the development of attached dwelling units. Attachment required. The applicant must submit a copy or a certified copy of the recorded Development Order approving the TRE's for this project. ___ TRE's is/are to be used for this application.

I certify that 1) I have read and examined this application including attachments and know same to be true and correct; 2) All provisions of laws and ordinances governing this type of work are complied with whether specified herein or not, including the provision of Local, State, or Federal requirements regulating construction or the performance of construction; and 3) Time periods for County action set forth in Section 9.5-113 of the County Code are hereby waived.

Leslie Pte Meyers
Signature of Notary

Steve Nannini 2/9/06
Signature of Applicant Date



I certify me this 7 day of Feb 20 06 Steve Nannini
FLA as identification and who did (did not) take an oath.

TO BE COMPLETED BY STAFF- DATE: 2/13/06 TIME: 11:25 AM PERMIT # 053-5610

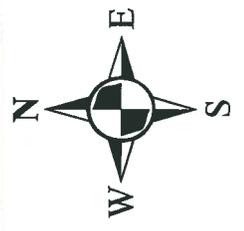
FEB 13 2006
Willard

Subject Property: Nannini. RE: 00565390.000000



Legend

| | |
|--|-------------------------|
| | Subdivision |
| | State_Lands_201101 |
| | County_Lands_201101 |
| | Gulfstream Shores Subd |
| | MCPA,DBO, Parcel_Public |



July 6, 1954 Gulfstream Shores was platted (100 lots and 1 tract).
 Real Estate numbers are shown on parcels located in Gulfstream Shores.