

AGENDA

PLANNING COMMISSION
MONROE COUNTY
February 29, 2012
10:00 A.M.

MARATHON GOV'T CENTER
2798 OVERSEAS HIGHWAY
MARATHON, FL 33050

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSION:

Denise Werling, Chairman
Randy Wall, Vice Chairman
Jeb Hale
Elizabeth Lustberg
William Wiatt

STAFF:

Townsley Schwab, Senior Director of Planning and Environmental Resources
Susan Grimsley, Ass't County Attorney
John Wolfe, Planning Commission Counsel
Mayte Santamaria, Assistant Director of Planning and Environmental Resources
Joe Haberman, Planning & Development Review Manager
Mitch Harvey, Comp Plan Manager
Steven Biel, Sr. Planner
Rey Ortiz, Planner
Kathy Grasser, Planner
Barbara Bauman, Planner
Timothy Finn, Planner
Gail Creech, Planning Commission Coordinator

COUNTY RESOLUTION 131-92 APPELLANT TO PROVIDE RECORD FOR APPEAL

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SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS

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SWEARING OF COUNTY STAFF

CHANGES TO THE AGENDA

-

-

APPROVAL OF MINUTES
MEETING

New Items:

1. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY CODE SECTION 138-50, TYPE OF DEVELOPMENT NOT AFFECTED; AMENDING CRITERIA USED FOR DETERMINATION OF EXEMPTION FROM THE NONRESIDENTIAL RATE OF GROWTH ORDINANCE (NROGO) PERMIT ALLOCATION SYSTEM; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

(File 2010-062)

[2010-062 SR PC 02.29.12.PDF](#)

2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE REGULATIONS PERTAINING TO FENCES IN MONROE COUNTY CODE SECTION 114-20, FENCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

(File 2011-093)

[2011-093 SR PC 02.29.12.PDF](#)

3. Boan Residence, 500 Avenue C, Big Coppitt, Mile Marker 10: A request for approval of a variance of twenty (20) feet to the twenty-five (25) foot required front yard setback along the western property line in order to construct a deck. The subject property is legally described as Lot 8, Square 12, Johnsonville's Big Coppitt (PB1-53), Big Coppitt, Monroe County, Florida, having real estate number 00152540.000000.

(File 2011-136)

[2011-136 SR PC 02.29.12.PDF](#)

[2011-136 File.PDF](#)

[2011-136 Drawing.PDF](#)

Pursuant to Section 286.0105 Florida Statutes and Monroe County Resolution 131-1992, if a person decides to appeal any decision of the Planning Commission, he or she shall provide a transcript of the hearing before the Planning Commission, prepared by a certified court reporter at the appellant's expense. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than five (5) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711".

BOARD DISCUSSION

GROWTH MANAGEMENT COMMENTS

- Update from Mayte Santamaria on Keith & Schnars progress

RESOLUTIONS FOR SIGNATURE

ADJOURNMENT



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT
We strive to be caring, professional and fair

To: Monroe County Planning Commission
Through: Townsley Schwab, Senior Director of Planning & Environmental Resources
From: Joseph Haberman, AICP, Planning & Development Review Manager
Date: February 17, 2012
Subject: *AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY CODE SECTION 138-50, TYPE OF DEVELOPMENT NOT AFFECTED; AMENDING CRITERIA USED FOR DETERMINATION OF EXEMPTION FROM THE NONRESIDENTIAL RATE OF GROWTH ORDINANCE (NROGO) PERMIT ALLOCATION SYSTEM; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.*

Meeting: February 29, 2012

1
2 I REQUEST
3

4 The Planning & Environmental Resources Department is proposing amendments to the text
5 of §138-50 of the Monroe County Code in order to establish and codify the criteria to be
6 used to determine whether or not previously existing or existing nonresidential floor area was
7 lawfully established and thereby exempt from the Nonresidential Rate of Growth Ordinance
8 (NROGO) permit allocation system.
9

10 II RELEVANT PRIOR COUNTY ACTIONS:
11

12 The NROGO was adopted and codified into the Land Development Code in 2001 in
13 accordance with Monroe County Comprehensive Plan Policy 101.3.1. Its adoption is
14 memorialized by Ordinance #032-2001.
15

16 Following its adoption, the Planning Department found that staff was in need of written
17 criteria in order to consistently determine whether or not nonresidential floor area was
18 lawfully established and thereby exempt from the NROGO permit allocation process upon its
19 redevelopment, rehabilitation or replacement. Since October 22, 2003, the criteria used to
20 determine such exemptions from the NROGO permit allocation system have been outlined in
21 Administrative Interpretation #03-108 (attached).
22

1 During a regularly scheduled meeting held on January 23, 2012, the Development Review
2 Committee reviewed the subject request and recommended approval to the Board of County
3 Commissioners.

4
5 Related to this proposed text amendment petition, the Board of County Commissioners
6 recently passed and adopted Ordinance #015-2011. This ordinance incorporated the criteria
7 to be used by staff to determine whether or not a residential dwelling unit was lawfully
8 established and thereby exempt from the Residential Rate of Growth Ordinance (ROGO)
9 permit allocation system into §138-22 of the Monroe County Code.

10 11 III REVIEW

12
13 This proposed amendment codifies the criteria and process to be used by the County to grant
14 or deny exemptions for previously existing or existing, lawfully established nonresidential
15 development from the NROGO permit allocation system.

16
17 AI #03-108 has been effective since 2003. It was issued K. Marlene Conaway on October
18 23, 2003. Ms. Conaway was Monroe County's Director of Planning at that time. (Note: As
19 a superseding document, Ordinance #015-2011 rendered the elements of the interpretation
20 related to determining the eligibility of ROGO exemption requests obsolete).

21
22 Ms. Conaway recognized that prior to the computerized system of archiving of Growth
23 Management Division records established in the early 1990s, the County's available permit
24 history is incomplete as some records were misplaced, misfiled or damaged. In the absence
25 of a Monroe County Building Permit or other Growth Management approval, AI #03-108
26 centered on the timeframe from 1986 to 1991 as a "snapshot" for an applicant to provide
27 other evidence supporting the lawful existence of previously existing or existing
28 nonresidential floor area - such as utility bills, photographs and occupational licenses.

29
30 In practice, AI #03-108 has been very problematic in carrying out nonresidential
31 determinations since its inception. While the criteria are acceptable, the interpretation refers
32 to 1986 to 1991 as the dates in which staff should document the existence of the
33 nonresidential development. However, there are several types of development that require
34 NROGO allocations that could have been established between 1991 and the NROGO's
35 adoption in 2001. Therefore, a strict reading of the interpretation could lead to the denial of a
36 NROGO exemption request for a nonresidential structure that was built in 1999. The 1986-
37 1991 was inserted into the interpretation since it also addresses ROGO exemptions. The
38 ROGO was adopted in 1992, which supports the 1991 date. The current version of the Land
39 Development Code was adopted in 1986, which supports the 1986 date.

40
41 Further, since the NROGO has an impact on property rights in the County, the criteria to
42 ascertain lawfully established development should be adopted within the Land Development
43 Code and not be interpreted administratively.

44
45 In addition, a modification is necessary to address direct inconsistencies with Policy 101.3.4
46 of the Comprehensive Plan. Policy 101.3.4 allows federally tax-exempt not-for-profit

1 educational, scientific, health, religious, social, cultural, and recreational organizations may
2 be exempted from the NROGO permit allocation system by the BOCC. However, §138-
3 50(4) is not consistent with this superseding policy as follows:
4

- 5 a) The Land Development Code further limits the type of institutional uses that may be
6 eligible by not including “health” such as in the policy and
- 7 b) The Land Development Code allows such exemptions to be granted by the Planning
8 Commission as opposed to the BOCC.
9

10 Policy 101.3.4: Public facilities shall be exempted from the requirements of the Permit
11 Allocation System for new non-residential development. Except within Tier I designated
12 areas pursuant to Goal 105 or within a designated Tier III Special Protection Area pursuant to
13 Policy 205.1.1, certain development activity by federally tax-exempt not-for-profit
14 educational, scientific, health, religious, social, cultural, and recreational organizations may
15 be exempted from the Permit Allocation System by the Board of County Commissioners after
16 review by the Planning Commission upon a finding that such activity will predominately
17 serve the County’s non-transient population. All public and institutional uses that
18 predominately serve the County’s non-transient population and which house temporary
19 residents shall be included in the Permit Allocation System for residential development,
20 except upon factual demonstration that such transient occupancy is of such a nature so as not
21 to adversely impact the hurricane evacuation clearance time of Monroe County.
22

23 §138-50 (4): Development activity for certain not-for-profit organizations. Except for the
24 nonpublic institutional uses on Big Pine Key and No Name Key pursuant to section 138-49,
25 nonresidential development activity within tier III designated areas by federally tax exempt
26 not-for-profit educational, scientific, religious, social, cultural and recreational organizations
27 which predominately serve the county’s permanent population, if approved by the planning
28 commission after review and recommendation by the planning director. This exemption is
29 subject to the condition that a restrictive covenant be placed on the property prior to the
30 issuance of a building permit. The restrictive covenant shall run in favor of the county for a
31 period of at least 20 years. Any change in the use or ownership of the property subject to this
32 restrictive covenant shall require prior approval by the planning commission, unless the total
33 floor area exempted by the planning commission is obtained through an off-site transfer of
34 floor area and/or nonresidential floor area allocation. If the total amount of floor area that is
35 transferred and/or allocated meets or exceeds the total amount of floor area exempted, the
36 restrictive covenant shall be vacated by the county. This not-for-profit exemption is not
37 applicable to nonresidential development proposed within a tier I designated area.
38

39 Staff has determined that the Land Development Code should be modified to be directly
40 consistent with the superseding Comprehensive Plan.
41

42 Therefore, staff recommends the following changes (Deletions are ~~stricken through~~ and
43 additions are underlined. Text to remain the same is in black):
44

45 **Sec. 138-50. Type of development not affected.**
46

47 The NROGO shall not apply to the development described below:
48

1 (1) *Development with no net increase in nonresidential floor area.* The redevelopment,
2 rehabilitation or replacement of any lawfully established nonresidential floor area
3 which does not increase the amount of nonresidential floor area greater than that
4 which existed on the site prior to the redevelopment, rehabilitation or replacement.
5

6 The planning director shall review available documents to determine if a body of
7 evidence exists to support the existence of nonresidential floor area on or about
8 September 19, 2001, the effective date of the original NROGO. Such evidence shall
9 be documented and submitted to the planning director on a form provided by the
10 planning department. The application shall include, at a minimum, at least two of the
11 following documents:

- 12
- 13 a. Any issued Monroe County building permit(s) supporting the existence of the
14 structure(s) and its use(s) on or about September 19, 2001;
- 15 b. Documentation from the Monroe County Property Appraiser's Office indicating
16 residential use on or about September 19, 2001;
- 17 c. Aerial photographs and original dated photographs showing the structure(s)
18 existed on or about September 19, 2001;
- 19 d. Nonresidential County Directory entries on or about September 19, 2001;
- 20 e. Rental, occupancy or lease records, on or about September 19, 2001, indicating
21 the number, type and term of the rental or occupancy;
- 22 f. State and/or County licenses, on or about September 19, 2001, indicating the
23 nonresidential use;
- 24 g. Documentation from the utility providers indicating the type of service
25 (commercial or residential) provided and the number of meters in existence on or
26 about September 19, 2001; and
- 27 h. Similar supporting documentation not listed above as determined suitable by the
28 planning director.
- 29

30 Nonresidential floor area established after the effective date of the original NROGO
31 should be documented through the NROGO permit allocation system. Such
32 nonresidential floor area that received such an NROGO allocation(s) that was
33 constructed may be lawfully established through verification of the certificate of
34 completeness/occupancy alone.

35

36 Provision of affidavits to support the existence of a residential dwelling unit(s) is
37 allowed, but cannot be the sole record upon which a decision is based.

38

39 Other than files in which the Growth Management Division is custodian, provision of
40 documents is the responsibility of the applicant.

41

42 Nonresidential floor area determined to be exempt from the NROGO per this
43 subsection that has not been previously acknowledged by the planning director may
44 also be a nonconformity, pursuant to Chapter 102, Article III Nonconformities. Such
45 occasions shall require a separate determination by the planning director as to the
46 lawfulness of the nonconformity.

- 1
2 (2) *Areas exempted from residential ROGO.* Any area of the unincorporated county
3 exempted from residential ROGO as provided for in section 138-22.
4
5 (3) *Public/governmental uses.* Public/governmental uses, including capital improvements
6 and public buildings, both as defined in section 101-1.
7
8 (4) *Development activity for certain not-for-profit organizations.* Except for the
9 nonpublic institutional uses on Big Pine Key and No Name Key pursuant to section
10 138-49, nonresidential development activity within tier III designated areas by
11 federally tax exempt not-for-profit educational, scientific, health, religious, social,
12 cultural and recreational organizations which predominately serve the county's
13 permanent non-transient population, if approved by the planning commission board
14 of county commissioners after review and recommendation by the planning director
15 and planning commission. This exemption is subject to the condition that a restrictive
16 covenant be placed on the property prior to the issuance of a building permit. The
17 restrictive covenant shall run in favor of the county for a period of at least 20 years.
18 Any change in the use or ownership of the property subject to this restrictive covenant
19 shall require prior approval by the planning commission, unless the total floor area
20 exempted by the planning commission is obtained through an off-site transfer of floor
21 area and/or nonresidential floor area allocation. If the total amount of floor area that is
22 transferred and/or allocated meets or exceeds the total amount of floor area exempted,
23 the restrictive covenant shall be vacated by the county. This ~~not-for-profit~~ exemption
24 is not applicable to nonresidential development proposed within a any tier I or tier III-
25 A (special protection area) designated ~~area~~ areas.
26
27 (5) *Vested rights.* Landowners with a valid, unexpired development of regional impact
28 approval granted by the county prior to January 4, 1996, (effective date of the
29 comprehensive plan) or an approved vesting determination by the county from the
30 nonresidential allocation requirements of this section and the comprehensive plan.
31
32 (6) *De minimis expansion of nonresidential floor area.* The cumulative expansion, after
33 January 4, 1996, of any existing nonresidential floor area by 100 square feet or less.
34
35 (7) *Industrial uses.* Industrial uses in the maritime industrial (MI) and the industrial (I)
36 land use districts, provided that the floor area is restricted to manufacturing,
37 assembly, wholesaling, and distribution uses. All other uses which may be permitted
38 in the land use district are subject to the requirements of this article and will require
39 an NROGO allocation.
40
41 (8) *Agriculture/aquacultural uses.* Lawfully established agricultural and aquacultural
42 uses in the agricultural and aquaculture use overlay (A).
43
44 (9) *Sunshade.*
45 a. Unenclosed sunshades comprising in total not more than 200 square feet may
46 be permitted for an existing lawfully established use.

- 1 b. That portion of an uncovered, unenclosed boat rack or boat barn floor area not
2 associated with retail sales of boats and which does not exceed 50 percent of
3 any site's net buildable area is not governed by NROGO.
4

5 (10) *Transfer off-site of existing nonresidential floor area.* The demolition and transfer
6 off-site of nonresidential floor area from a sender site and the development of the
7 transferred nonresidential floor area on a receiver site in accordance with the
8 following procedures and criteria:

9 a. *Eligibility of sender floor area.* Only nonresidential floor area within an
10 enclosed structure, as defined in section 101-1, not including uncovered areas
11 designated for food and beverage services and seating, shall be eligible for
12 transfer. Nonresidential floor area shall be lawfully established floor area or
13 have received an NROGO allocation or transfer of floor area after September
14 19, 2001.

15 b. *Criteria for redevelopment of nonresidential floor area off-site.* In order to
16 redevelop off-site, a receiver site shall be evaluated for site conditions and
17 shall meet all of the following criteria:

- 18 1. Is located within a tier III designated area and, if on Big Pine Key, is
19 located within the designated community center overlay area;
- 20 2. Is located within the same ROGO subarea as the sender site, except
21 that for a receiver site on Big Pine Key, the sender site shall also be
22 located on Big Pine Key or No Name Keys Key;
- 23 3. Is not a commercial very high-intensity retail use which will generate
24 more than 150 vehicle trips per 1,000 square feet of floor area;
- 25 4. Is not located within a V special flood hazard zone;
- 26 5. Does not propose the clearing within a tier III-A (special protection
27 area) designated area of any portion of an upland native habitat patch
28 of one acre or greater in area;
- 29 6. If on Big Pine Key, is not in a more restrictive tier category than the
30 sender site, and no transfer shall be allowed into tier 1;
- 31 7. Is not located in a coastal barrier resources system; and
- 32 8. Is not located in an offshore island/conservation land protection area.

33 c. *Limitations on the amount of nonresidential floor area which may be*
34 *transferred to any one site.* The amount of nonresidential floor area which
35 may be transferred to any one site shall be as follows:

- 36 1. No more than a maximum cumulative total of 4,000 square feet of
37 nonresidential floor area may be transferred to any one site.
- 38 2. A receiving structure with existing nonresidential floor area shall not
39 be expanded using transferred floor area if the expansion results in a
40 structure with more than 10,000 square feet of nonresidential floor
41 area, except within the urban commercial land use district, where a
42 structure may be expanded to a maximum total of 50,000 square feet
43 of nonresidential floor area.
- 44 3. The amount of nonresidential floor area that may be transferred to or
45 from a site shall not be less than 200 square feet and shall be in
46 increments of 100 (i.e., 200, 300, 400, etc.) square feet.

1 d. *Procedures for transfer of nonresidential floor area.* The following
2 procedures shall be followed for permitting transfer of nonresidential floor
3 area off-site:

- 4 1. A ~~preapplication~~ pre-application conference and, at a minimum, a
5 minor conditional use permit approval shall be required for both the
6 sender site and the receiver site.
- 7 2. The sender nonresidential floor area shall be assigned a unique
8 identifier number for each 100 square foot increments, that shall be
9 used for tracking and monitoring by the planning department. The
10 unique identifier number shall be itemized in the minor conditional use
11 permit development orders and building permits required for both the
12 sender and receiver sites. All floor area to be transferred shall be
13 rounded to the nearest 100 square feet.
- 14 3. No building permit shall be issued for the nonresidential floor area on
15 the receiver site until the sending site structure is demolished as per an
16 issued demolition permit and a final inspection for the demolished
17 floor space has been completed by the building department.

18 19 IV RECOMMENDATION

20
21 Staff has found that the proposed text amendment would be consistent with the provisions of
22 §102-158(d)(5)(b): 1. Changed projections (e.g., regarding public service needs) from those
23 on which the text or boundary was based; 2. Changed assumptions (e.g., regarding
24 demographic trends); 3. Data errors, including errors in mapping, vegetative types and
25 natural features described in volume I of the plan; 4. New issues; 5. Recognition of a need for
26 additional detail or comprehensiveness; or 6. Data updates. Specifically, staff has found that
27 the proposed text amendments are necessary due to a recognition of a need for additional
28 detail or comprehensiveness.

29
30 Staff recommends that the Board of County Commissioners amend the Monroe County Code
31 as stated in the text of this staff report.

Monroe County Department of Planning and Environmental Resources
Administrative Interpretation

October 22, 2003

TO: Growth Management Staff
FROM: Aref Joulani, Director of Planning & Environmental Resources

ADMINISTRATIVE INTERPRETATION NO: 03-108

RE: Lawfully Established Units and/or Floor Area

Issue:

The County regulations are designed to control the amount and location of both residential and non-residential development. With the difficulty, limitations, and time involved in obtaining ROGO and NROGO allocations, and the moratorium on new transient units more and more property owners are trying to find ways to define and maximize the "as-of-right" redevelopment potential of their properties.

A major problem is the difficulty in finding old records and permits issued before 1986. The record is spotty and complete files may be found for one property and nothing for another, although there may be reasons to believe both properties received some permits.

A consistent method needs to be followed to determine *lawful establishment for the following situations:*

- Is a property entitled to one or more ROGO exemptions for transient or residential units that may be use on site or transferred (TRE)?
- How much floor area on a site is NROGO exempt and may be replaced on site or transferred to another appropriate site?

Interpretation:

Sections 9.5-120.4 and 9.5-124.3 states that for development to not be affected by the requirements of obtaining a ROGO or NROGO allocation the residential unit, space or floor area must be *lawfully established*.

A landowner will receive an exemption from the ROGO or NROGO allocation system if his property meets the following test:

- *Lawfully-established* - A permit or other official approval from the Division of Growth Management for the units and/or floor area; and
- *Counted in ROGO and 2010 Comprehensive Plan* - Proof that the residential units(s) or amount of floor area was in existence and included in the April 1990 census. The census was used to determine the number of existing residential units that is the basis for ROGO and NROGO.

Administrative Interpretation No: 03-108

If a permit or other Growth Management approval is not available the following may be used to establish that the property was *lawfully-established*:

- Aerial photographs showing existence of the dwelling unit/non-residential structure prior to 1986 – the date the LDRs and Land Use District maps were adopted. The map designation pre-1986 of many properties is different from today’s designation and the uses permitted in the district are different. This answers the question of , “If the unit or floor area could have been permitted?”; *and*
- County property record card showing the existence of the unit or floor area prior to 1986. After 1986 the permit records are considered complete and a permit is required to demonstrate that the unit was lawfully established, the existence of the unit or floor area prior to 1986 is an indication of what the use of the structure was at that time; and
- Utility records for the period 1986-1991 that show the use was being served. ROGO is based on the 1990 census count of dwelling units; to be counted in the census someone had to be living in the unit. All of the years are not required if 1990 is available; and
- The use could have been a permitted use under the pre-1986 zoning of the property. This not only refers to the type of use but also the construction. For example: a residential unit could not have been permitted below flood level after January 1, 1975, therefore a structure built in 1980, below flood level, could not have been lawfully established as a residential unit.
- To help establish non-residential use of a property Occupational Licenses (1986-1991), if available, should also be submitted. The amount of nonresidential floor area that may be allocated is based on the floor area existing in 1990 (239 square feet for each residential unit counted in the census).

Additional information will be required to help establish the number of units for mobile home and/or recreational vehicles (RVs) in parks:

- The number of units in the mobile home surveys taken in the late 1980s and early 1990s may be used as an indication, but it should be recognized that the number on site, at any one point in time, may have varied from the actual number.
- The number of recreation vehicles included on the Health Department Licenses as provided for in F.S., chapter 513 for the year 1996 are the maximum number of RVs that may be on the site. Both mobile homes and RVs require a residential ROGO and prior to adoption of the 2010 Comprehensive Plan could be interchanged. Policy 101.2.6 prohibits new transient residential units, including RV spaces, until December 2006. In a district that allows mobile homes and RV spaces (URM), a mobile home may be permitted without a ROGO allocation if a RV space is removed.
- Demolition permits if mobile homes have been removed.
- Occupational Licenses if available for the years 1990 through 1996.

Note: Living in an abandoned shed does not make it a residential unit and an old mobile home used for storage does not become floor area. If the use could/would not have been permitted, it may not be used as an exemption from ROGO.

There will be cases where the applicant and staff are unable to provide all the information required to determine if the structure is lawfully established and in use in 1990. Other information and “proof” of use may be provided to the Planning Director for consideration.

*This Administrative Interpretation was prepared with the Planning Commission to provide criteria for determining “lawfully established” and consistency in determination of and awarding of ROGO and NROGO exemptions and approval of TRE and the transfer of non-residential floor area.

Monroe County Department of Planning and Environmental Resources
Administrative Interpretation

October 22, 2003

TO: Growth Management Staff
FROM: K. Marlene Conaway, Director
Department of Planning and Environmental Resources

ADMINISTRATIVE INTERPRETATION NO: 03-108

RE: Lawfully Established Units and/or Floor Area

Issue:

The County regulations are designed to control the amount and location of both residential and non-residential development. With the difficulty, limitations, and time involved in obtaining ROGO and NROGO allocations, and the moratorium on new transient units more and more property owners are trying to find ways to define and maximize the "as-of-right" redevelopment potential of their properties.

A major problem is the difficulty in finding old records and permits issued before 1986. The record is spotty and complete files may be found for one property and nothing for another, although there may be reasons to believe both properties received some permits.

A consistent method needs to be followed to determine *lawful establishment for the following situations:*

- Is a property entitled to one or more ROGO exemptions for transient or residential units that may be use on site or transferred (TRE)?
- How much floor area on a site is NROGO exempt and may be replaced on site or transferred to another appropriate site?

Interpretation:

Sections 9.5-120.4 and 9.5-124.3 states that for development to not be affected by the requirements of obtaining a ROGO or NROGO allocation the residential unit, space or floor area must be *lawfully established*.

A landowner will receive an exemption from the ROGO or NROGO allocation system if his property meets the following test:

- *Lawfully-established* - A permit or other official approval from the Division of Growth Management for the units and/or floor area; and
- *Counted in ROGO and 2010 Comprehensive Plan* - Proof that the residential units(s) or amount of floor area was in existence and included in the April 1990 census. The census was used to determine the number of existing residential units that is the basis for ROGO and NROGO.

Administrative Interpretation No: 03-108

If a permit or other Growth Management approval is not available the following may be used to establish that the property was *lawfully-established*:

- Aerial photographs showing existence of the dwelling unit/non-residential structure prior to 1986 – the date the LDRs and Land Use District maps were adopted. The map designation pre-1986 of many properties is different from today’s designation and the uses permitted in the district are different. This answers the question of , “If the unit or floor area could have been permitted? ”; *and*
- County property record card showing the existence of the unit or floor area prior to 1986. After 1986 the permit records are considered complete and a permit is required to demonstrate that the unit was lawfully established, the existence of the unit or floor area prior to 1986 is an indication of what the use of the structure was at that time; and
- Utility records for the period 1986-1991 that show the use was being served. ROGO is based on the 1990 census count of dwelling units; to be counted in the census someone had to be living in the unit. All of the years are not required if 1990 is available; and
- The use could have been a permitted use under the pre-1986 zoning of the property. This not only refers to the type of use but also the construction. For example: a residential unit could not have been permitted below flood level after January 1, 1975, therefore a structure built in 1980, below flood level, could not have been lawfully established as a residential unit.
- To help establish non-residential use of a property Occupational Licenses (1986-1991), if available, should also be submitted. The amount of nonresidential floor area that may be allocated is based on the floor area existing in 1990 (239 square feet for each residential unit counted in the census).

Additional information will be required to help establish the number of units for mobile home and/or recreational vehicles (RVs) in parks:

- The number of units in the mobile home surveys taken in the late 1980s and early 1990s may be used as an indication, but it should be recognized that the number on site, at any one point in time, may have varied from the actual number.
- The number of recreation vehicles included on the Health Department Licenses as provided for in F.S., chapter 513 for the year 1996 are the maximum number of RVs that may be on the site. Both mobile homes and RVs require a residential ROGO and prior to adoption of the 2010 Comprehensive Plan could be interchanged. Policy 101.2.6 prohibits new transient residential units, including RV spaces, until December 2006. In a district that allows mobile homes and RV spaces (URM), a mobile home may be permitted without a ROGO allocation if a RV space is removed.
- Demolition permits if mobile homes have been removed.
- Occupational Licenses if available for the years 1990 through 1996.

Note: Living in an abandoned shed does not make it a residential unit and an old mobile home used for storage does not become floor area. If the use could/would not have been permitted, it may not be used as an exemption from ROGO.

There will be cases where the applicant and staff are unable to provide all the information required to determine if the structure is lawfully established and in use in 1990. Other information and "proof" of use may be provided to the Planning Director for consideration.

*This Administrative Interpretation was prepared with the Planning Commission to provide criteria for determining "lawfully established" and consistency in determination of and awarding of ROGO and NROGO exemptions and approval of TRE and the transfer of non-residential floor area.



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT
We strive to be caring, professional and fair

To: Monroe County Planning Commission
Through: Townsley Schwab, Senior Director of Planning & Environmental Resources
From: Reynaldo Ortiz, Assoc. AIA, AICP, Planner
Date: February 17, 2012
Subject: *AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE REGULATIONS PERTAINING TO FENCES IN MONROE COUNTY CODE SECTION 114-20, FENCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.*

Meeting: February 29, 2012

1
2 I REQUEST
3

4 The Planning & Environmental Resources Department is proposing amendments to the text
5 of §114-20 of the Monroe County Code. The purposes of the proposed amendments are to
6 provide single family residential properties on Stock Island and Key Haven with the option to
7 construct entry features that are greater in mass than currently allowed; to allow a taller fence
8 for utility security when a national code requires or recommends a height greater than that
9 allowed by the Land Development Code; to include the Mixed Use (MU) Land Use District
10 in §114-20(1)d.2.; and to revise existing language to address areas of improper language and
11 incorrect references.
12

13 II RELEVANT PRIOR COUNTY ACTIONS:
14

15 At their public hearing on July 27, 2011, the Planning Commission provided direction to staff
16 to further research how the Land Development Code could be amended to facilitate entry
17 features on Stock Island and Key Haven.
18

19 During a regularly scheduled meeting held on January 23, 2012, the Development Review
20 Committee reviewed the subject request and recommended approval to the Board of County
21 Commissioners.
22

23 III REVIEW
24

25 The County has created a Livable CommuniKeys Plan for Stock Island and Key Haven, titled
26 the Master Plan for the Future Development of Stock Island & Key Haven. Concerning

1 fencing and associated entry features, the plan does not provide any action items to modify
2 the fencing regulations; however it does direct staff to establish design guidelines that are
3 unique to Stock Island and Key Haven and preserve their identities (Goal Five).
4

5 Concerning fencing, Stock Island and Key Haven have already been found to be unique from
6 other areas of unincorporated Monroe County when the Land Development Code was
7 amended to allow fences of 6' in height within front yards in these areas as opposed to the 4'
8 height maximum allowed elsewhere.
9

10 However, the 6' height standard does not consider security concerns and the demarcation of
11 pedestrian access points. In the context of the Florida Keys, Stock Island and Key Haven are
12 densely populated areas with smaller to moderately sized single family properties in relation
13 to the more rural areas of the county. Further, Stock Island and Key Haven are walkable
14 communities, resulting in more pedestrians.
15

16 On Stock Island and Key Haven, single family residences are generally located toward the
17 front of the lot. Many residential lots are enclosed with fences or walls that are 6' above
18 established grade. A compliant fence or wall generally provides privacy for the individual
19 without limiting the openness of the yard. The property owner can install a gate that is 6' in
20 height and serves as a component of the fence; however, such gates often cannot be designed
21 to clearly accentuate and emphasize pedestrian access onto the property.
22

23 The proposed amendments would establish an option for property owners of developed,
24 single-family residential lots on Key Haven and Stock Island to construct an entry feature
25 within parameters of specified design guidelines that staff found would maintain and enhance
26 community character. These design guidelines encourage a rhythmic streetscape at the
27 pedestrian level throughout the area.
28

29 In addition, the current fencing regulations do not provide a mechanism to allow additional
30 height for fences to address life and safety concerns. Public utilities, including Keys Energy
31 Services, have requested that the county allow fences of greater than 6' in height when they can
32 present safety codes recommending or requiring a greater height.
33

34 In addition, the Mixed Use (MU) Land Use District was inadvertently not included in §114-
35 20(1)d.2. with the other primarily nonresidential land use districts.
36

37 Therefore, staff recommends the following changes (Deletions are ~~stricken-through~~ and
38 additions are underlined. Text to remain the same is in black):
39

40 **Sec. 114-20. Fences.**
41

42 It is the purpose of this section to regulate fences in order to protect the public health,
43 safety and welfare.
44

45 (1) *Height*. In general, all fences shall be measured from the finished elevation adjacent to
46 the fence and shall not exceed six feet in height.

- 1 a. For properties with access to U.S. 1 and to county designated arterial streets and for
2 all nonresidential properties with access to any public street, no fence exceeding
3 three feet shall be located within a clear sight triangle as defined in section 114-201
4 that interferes with the safe and adequate view of vehicles and pedestrians utilizing
5 streets and sidewalks;
- 6 b. No fence exceeding three feet shall be located at the intersection of any two public
7 streets within the clear sight triangle as defined in section 114-201;
- 8 c. For residential properties on local streets, fences located within the clear sight
9 triangle as defined in section 114-201 may exceed three feet in height if located on
10 private property and placed a minimum of ten feet from the edge of pavement of the
11 street, the sidewalk or the bike path, whichever is closer to the property. On
12 unpaved streets, the distance shall be measured from the approximate edge of the
13 cleared right-of-way. If the setback of existing fences on the street is greater than
14 ten feet the fence shall be setback the same distance or to a maximum of 20 feet,
15 whichever is less;
- 16 d. No fence shall exceed four feet in height within any front yard setback or within
17 any side yard setback that overlaps with a front yard setback ~~when such a yard is~~
18 ~~adjacent to a public street~~, except as follows:
- 19 1. Within all land use districts, fences of five feet in height may be permitted if
20 constructed of ~~chainlink~~ chain-link or other material that does not impair
21 visibility;
 - 22 2. Within ~~land use districts~~ the UC, SC, MU, I, MI, and AD Land Use (Zoning)
23 Districts, and when permitted in a commercial fishing district around storage
24 lots, fences may be constructed to a height of six feet, provided they are not
25 located within clear sight triangles as defined in section 114-201;
 - 26 3. Within ~~land use districts~~ the IS, SR, SR-L, SS and NA Land Use (Zoning)
27 Districts, fences may be constructed to a height of six feet, provided that no
28 other residentially developed property is located within 200 feet of the subject
29 property, provided they are not located within clear sight triangles as defined in
30 section 114-201;
 - 31 4. On Stock Island and on Key Haven, fences may be constructed to a height of
32 six feet, provided they are not located within clear sight triangles as defined in
33 section 114-201. Developed single family residential lots may incorporate
34 entry features of greater than six feet within the fences, provided all of the
35 following design guidelines are met:
 - 36 i. The entry feature is defined as a continuous fence or gate, or combination
37 thereof, located contiguous to and on both sides of the main access
38 (driveway) to the property which is designed and intended to control and/or
39 demarcate the access to the property. An “entry feature” includes all walls,
40 buttresses, guy wires, integral signs and decorative features attached thereto
41 up to a maximum width of 12 feet, a maximum height of 10 feet, and 4 feet
42 in depth as measured from the front property line; and
 - 43 ii. The entry feature shall not be located in any side yard setback; and
 - 44 iii. The entry feature shall be compatible with the existing development in the
45 immediate vicinity, shall be in harmony with the general appearance and

1 character of the community, and shall not be otherwise detrimental to the
2 public welfare; and

3 iv. The entry feature shall be designed and arranged on the site in a manner that
4 minimizes aural and visual impact on the adjacent structures while affording
5 the applicant a reasonable use of the land; and

6 vi. The entry feature shall require a building permit for its construction and in
7 addition to the normal building permit application requirements, the
8 application shall include a scaled site plan and elevations for the entry
9 feature that shows the height, width and length of each element of the entry
10 feature applied for, including any decorative or non-functional elements;
11 and identification of the materials composing each element of the structure
12 (e.g. wire, stone, chain-link, wood, etc.).

13
14 e. When it is necessary to use a fence to contain athletic activity, the fence may
15 ~~exceed six feet to~~ be erected to a maximum of 12 feet in height, ~~and be if it is~~
16 ~~designed not to not~~ impair visibility and in accordance with community character
17 ~~as determined by the planning director; and such fences shall be subject to a minor~~
18 ~~conditional-use approval.~~

19
20 f. When it is necessary to use a fence to contain a public use for safety and/or security
21 purposes (i.e. high voltage substations, pumping stations, public wastewater
22 treatment facilities), the fence may be erected to a maximum height provided in
23 national, state or otherwise recognized industry code, if it is designed in accordance
24 with community character as determined by the planning director.

25
26 (2) *Setbacks.* In general, fencing may be located anywhere on the property, including the
27 property line, except as follows:

- 28 a. The use of a fence shall not negate bufferyard requirements and standards. The
29 clearing of existing native vegetation to locate a fence in the bufferyard shall only
30 be permitted to facilitate the construction of fences located along the inside or
31 outside edge of the required bufferyard.
- 32 b. No fence shall be placed so as to extend into or through any wetlands or water
33 bodies, or extend beyond the mean high tide line on any property.
- 34 c. Fences placed on any structure shall not violate height requirements for that
35 structure.
- 36 d. In no event shall fences be approved if they restrict fire and emergency access to
37 individual or adjacent properties.
- 38 e. Setback requirements for Big Pine and No Name Key are listed in subsection (c) of
39 this section.

40
41 (3) *Big Pine and No Name Key.* The purpose of this section is to recognize and provide for
42 the particular habitat needs of the Florida Key Deer (*Odocoileus virginianus clavium*)
43 on Big Pine Key and No Name Key so that deer movement throughout Big Pine Key
44 and No Name Key is not hindered while allowing for reasonable use of minimal
45 fencing for the purposes of safety and protection of property. In addition to all other

standards set forth in this section, all fences located on Big Pine Key and No Name Key shall meet the standards of this subsection as listed below:

a. In the ~~improved subdivision~~ Improved Subdivision (IS) ~~land-use-district~~ Land Use (Zoning) District, fences shall be set back as follows:

1. On canal lots, fences shall be set back at least 15 feet from the edge of abutting street rights-of-way; and built to the edge of all other property lines or as approved through a U.S. Fish and Wildlife Service coordination letter; and
2. On all other lots, fences shall be set back at least 15 feet from the edge of abutting street rights-of-way, at least five feet from side property lines and at least ten feet from the rear property line, or as approved through a U.S. Fish and Wildlife Service coordination letter.

b. In all other land use districts, fences may enclose up to a maximum of and not to exceed the net buildable area of the parcel only.

c. Enclosure of the freshwater wetlands by fences is prohibited.

d. All fences shall be designed and located such that Key Deer access to native habitat, including pinelands, hammocks, beach berms, salt marshes, buttonwoods and mangroves is maintained wherever possible.

e. All fences shall be designed and located such that Key Deer corridors, as identified by the U.S. Fish and Wildlife Service, shall be maintained.

f. Fences shall not be permitted without a principal use except where the enclosed area consists of disturbed lands or disturbed land with exotics.

(4) *Use.* Fences may be allowed as accessory uses within any ~~land-use-district~~ Land Use (Zoning) District and without a principal use existent where upland security is required as otherwise permitted.

(5) *Construction material.* Fences shall be constructed of natural or manmade materials, including, but not limited to, brick, lumber, stone, metal, plaster, concrete and masonry:

a. All materials shall be approved by the planning director as in conformance with the visual character of the surrounding neighborhood and community character.

b. No barbed or razor wire shall be permitted except in the Industrial (I) and Airport (AD) ~~districts~~ Land Use (Zoning) Districts with the approval of the planning director.

(6) *Attachments to fences.* No attachments to fences shall be allowed, including, but not limited to, banded and ribbon wire, signs projecting above six feet from the ground level, broken glass or metal strips except as a minor conditional use permit approval. The only exception shall be a maximum of two electrical lights attached to the fence not exceeding two feet in height above the maximum height limit. These lights shall comply with all outdoor lighting requirements of article VI of this chapter and be permitted as of right.

(7) *Required permit.* All fences shall be constructed pursuant to a building permit issued by the county building department.

- 1 (8) *Limited clearing.* To allow construction of protective fences and gates, limited clearing
2 may be permitted if the following design standards have been met:
3 a. Such limited clearing does not occur in scenic highway corridors ~~established and~~
4 ~~adopted in this chapter~~ as defined and required in this Land Development Code;
5 b. Limited clearing shall not remove native vegetation that would provide for the
6 minimum buffer required in section 114-124; and
7 c. Existing tree canopies within hardwood and pineland hammocks are not removed.
8
9 (9) *Maintenance.* All fences shall be maintained in good repair at all times.

10
11 **IV RECOMMENDATION**

12
13 Staff has found that the proposed text amendment would be consistent with the provisions of
14 MCC §102-158(d)(5)(b): 1. Changed projections (e.g., regarding public service needs) from
15 those on which the text or boundary was based; 2. Changed assumptions (e.g., regarding
16 demographic trends); 3. Data errors, including errors in mapping, vegetative types and
17 natural features described in volume I of the plan; 4. New issues; 5. Recognition of a need for
18 additional detail or comprehensiveness; or 6. Data updates. Specifically, staff has found that
19 the proposed text amendments are necessary due to recognition of a need for additional detail
20 or comprehensiveness.

21
22 Staff recommends that the Board of County Commissioners amend the Monroe County Code
23 as stated in the text of this staff report.



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

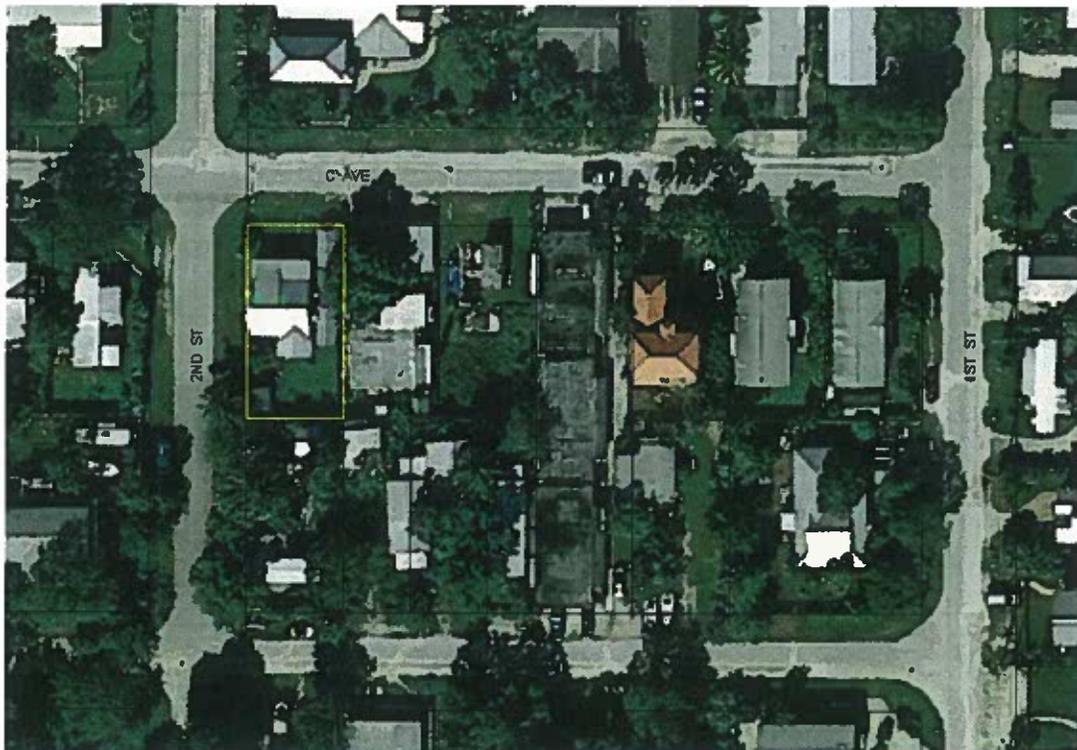
We strive to be caring, professional and fair

To: Monroe County Planning Commission
Through: Townsley Schwab, Senior Director of Planning & Environmental Resources
From: Reynaldo Ortiz, Assoc. AIA, AICP, Planning & Environmental Resources Supervisor
Date: February 21, 2012
Subject: *Request for a Setback Variance for a Deck to an Existing Single-Family Residence, 500 Avenue C, Big Coppitt Key, Real Estate No. 00152540.000000*

Meeting: February 29, 2012

1
2 I REQUEST:
3

4 The applicant is requesting a variance to the required 25' front yard setback order to
5 construct a deck that encroaches approximately 20' into the 25' setback. As a result, the
6 front yard setback along the western property line would be 5'. The granting of this variance
7 will provide the applicant with more buildable land area on the corner lot so that the
8 accessory deck which was recently constructed without the benefit of a building permit can
9 be approved.



1
2
3
4 **Location:**

6 Address: 500 Avenue C, Big Coppitt Key, mile marker 10 (Gulf of Mexico side of US 1)

8 Legal Description: is legally described as Lot 8, Square 12, Johnsonville's Big Coppitt
10 (PB1-53)

12 Real Estate (RE) Number: 00152540.000000

14 **Applicant:**

16 Owner: Mirella F. Boan

17 Agent: Jami Boan Senior

18
19 **II RELEVANT PRIOR COUNTY ACTIONS:**

20
21 On July 13, 2011, the Code Compliance Department notified the property owner of a
22 violation pertaining to an existing deck. An unlawful permanent deck was observed, erected
23 without the benefit of building permit. The deck was built over a smaller existing impervious
24 area. In addition, the deck was located in the in the front yard setback. The violation was
25 recorded in CE Case #11070002. The property owner was advised to either remove the un-
26 permitted deck or obtain an after-the-fact building permit. Development within the front
27 yard setback is not permitted; a variance request for this deck was submitted on December
28 14, 2011 and is the subject of this memorandum.

29
30 On November 17, 2011 Special Magistrate Hearing, the property owner was found in
31 violation by the Special Magistrate and was given a compliance date of February 8, 2012.

32
33 Concerning the existing single-family residence, in 1991, the Monroe County Building
34 Department issued Building Permit #911-2478 permitting the installation of a fence for the
35 existing single-family residence on the subject property. In 2006, Building Permits #061-
36 3470 was issued, permitting a reroofing to the single-family residence.

37
38 **III BACKGROUND INFORMATION:**

39
40 A. Size of Site: 5,000 SF (0.11 acres)

41 B. Land Use District: Improved Subdivision (IS)

42 C. Future Land Use Map (FLUM) Designation: Residential Medium (RM)

43 D. Tier Designation: Tier 3

44 E. Flood Zone: AE – EL 10

45 F. Existing Use: Single-Family Residential

46 G. Existing Vegetation / Habitat: Scarified, developed land

47 H. Community Character of Immediate Vicinity: Single-Family Residential

1 **IV REVIEW OF APPLICATION:**
2

3 As set forth in MCC §130-186, the required non-shoreline setbacks for the IS district are as
4 follows: Front yard – 25’; Rear yard – 20’; and Side yard – 10’/15’ (where 10’ is the required
5 side yard for one side and 15’ is the minimum combined total of both side yards).
6

7 The subject is a corner lot, located on the southeast corner of the 2nd Street and Avenue C
8 intersection on Big Coppitt Key. Therefore, the property has two required 25’ front yard
9 setbacks, the first along 2nd Street right-of-way and the second along Avenue C right-of-way.
10 There is also a required 5’ side yard setback along the eastern property line and a required
11 20’ rear yard setback along the southern property line.
12

13 As shown on submitted site plan sketch provided by the applicant, the existing residence on
14 the site was developed in compliance with the setback requirements at the time it was
15 constructed. It is considered to be lawfully nonconforming.
16

17 As shown on proposed site plan sketch by the applicant, submitted December 14, 2011, the
18 after the fact deck and stairway would be installed southwest of the existing structure. The
19 final design and exact dimensions of the proposed deck have not been provided for this
20 application. The drawings provides were not to scale however staff has been to estimate the
21 size to of the proposed deck to be approximately 196 SF as shown in the drawings provided.
22

23 The improvement would be completely located within the required 25’ front yard setback.
24 The improvement would be approximately 5’ from the western property line. Therefore, the
25 deck requires a variance of 20’.
26

27 Again it is unclear if the deck shown on the submitted site plan is accurately measured
28 however it is reasonable to assume that all of the improvements are intended to take place
29 within the existing setbacks of the existing dwelling unit.
30

31 *Pursuant to MCC §102-186, a variance may only be granted if the applicant demonstrates*
32 *that all of the following standards are met:*
33

34 **A. *The applicant demonstrates a showing of good and sufficient cause:***
35

36 With the current setback regulations, there are no other feasible alternatives for a deck
37 with that would safely accommodate the residence. Further, the current structure was
38 developed prior to the required setbacks. The existing residence has limited options for
39 proposed placement of the deck. Therefore, the applicant demonstrates a showing of good
40 and sufficient cause.
41

42 **B. *Failure to grant the variance would result in exceptional hardship to the applicant:***
43

44 The footprint of the existing deck is consistent with or smaller than the footprints of other
45 existing similar decks and patios in the area. Staff has determined that without a

1 variance, it would be difficult to construct a deck with the proposed amount of area,
2 which is already less than the neighborhood standard. Therefore, failure to grant the
3 variance would result in exceptional hardship to the applicant.
4

- 5 C. *Granting the variance will not result in increased public expenses, create a threat to*
6 *public health and safety, create a public nuisance, or cause fraud or victimization of the*
7 *public:*
8

9 The proposed deck's location in the front yard setback would have no significant visual
10 impact to neighboring properties due to the nature of the property, and the improvement
11 would be accessed by the rear of the existing house. The applicant has constructed the deck
12 as an accessory use to the existing residence. Therefore, assuming an adjacent property
13 owner does not provide a valid objection to this application, granting the variance will
14 not result in increased public expenses, create a threat to public health and safety, create a
15 public nuisance, or cause fraud or victimization of the public.
16

17 Note: staff will review all comments from surrounding property owners following
18 notification of the application (which occurs after the date of this staff report) and at the
19 public hearing. Valid objections from surrounding property owners may lead the
20 Planning and Environmental Resources Department to reevaluate its recommendation.
21

- 22 D. *The property has unique or peculiar circumstances, which apply to this property, but*
23 *which do not apply to other properties in the same zoning district:*
24

25 The property has a unique or peculiar circumstance for a parcel in the IS district as it is a
26 residential corner lot with existing nonconforming development. Further, there has
27 always been some type of stairway to the residence and patio in this general area of the
28 property (however, the existing deck expands upon this area). Therefore, the property
29 has unique or peculiar circumstances, which apply to this property, but which do not
30 apply to other properties in the same zoning district.
31

- 32 E. *Granting the variance will not give the applicant any special privilege denied other*
33 *properties in the immediate neighborhood in terms of the provisions of this chapter or*
34 *established development patterns:*
35

36 Staff could not find any record of any person in the immediate neighborhood requesting a
37 similar or comparable request. However, the Planning Commission and Director of
38 Planning have issued several variances for development in the past. Therefore, granting
39 the variance will not give the applicant any special privilege denied other properties in
40 the immediate neighborhood in terms of the provisions of the land development
41 regulations or established development patterns.
42

- 43 F. *Granting the variance is not based on disabilities, handicaps or health of the applicant or*
44 *members of his family:*
45

1 Following a review of the application, staff found that there are other valid reasons to
2 provide a variance and that granting the variance would not be based on disabilities,
3 handicaps or health of the applicant or members of his family.
4

5 G. *Granting the variance is not based on the domestic difficulties of the applicant or his*
6 *family:*
7

8 Following a review of the application, staff has found that granting the variance would
9 not be based on the domestic difficulties of the applicant or his family.
10

11 H. *The variance is the minimum necessary to provide relief to the applicant:*
12

13 Staff has reviewed the site for viable options and found that a variance of 20' is the
14 minimum necessary to provide relief to the applicant. Locating the deck at another
15 location on the site is not possible within the site's as-of-right buildable area. Further,
16 there is an existing doorway that leads to this area.
17

18 V RECOMMENDATION:
19

20 Staff recommends approval to the Planning Commission with the following conditions (if
21 necessary, following the consideration of public input, staff reserves the right to request
22 additional conditions):
23

- 24 1) This variance is based on the design and location of the improvement as shown on the
25 proposed site plan sketch by the applicant, (received December 14, 2011) submitted with
26 the variance application. All work including structural requirements shall be done within
27 the square footage shown on the submitted site plan sketch. Work not specified or
28 alterations may not be carried out without additional Planning & Environmental
29 Resources Department approval.
30
- 31 2) This variance does not waive the required setback for any future structures or additions.
32
- 33 3) The applicant shall apply for and receive a building permit(s) for the deck.
34

35 VI PLANS REVIEWED:
36

- 37 • Site Plan Sketch by applicant, received December 14, 2011

File #: **2011-136**

Owner's Name: Boan, Mirella

Applicant: Boan, Mirella

Agent: Boan Sr, Jamie

Type of Application: Variance-PC

Key: Big Coppitt Key

RE: 00152540-000000

Additional Information added to File 2011-136

County of Monroe
Growth Management Division

Office of the Director
2798 Overseas Highway
Suite #400
Marathon, FL 33050
Voice: (305) 289-2517
FAX: (305) 289-2854



Board of County Commissioners
Mayor Sylvia J. Murphy, Dist. 5
Mayor Pro Tem Heather Carruthers, Dist. 3
Kim Wigington, Dist. 1
George Neugent, Dist. 2
Mario Di Gennaro, Dist. 4

We strive to be caring, professional and fair

Date: 12-14-11
Time: _____

Dear Applicant:

This is to acknowledge submittal of your application for Variance- DC

Type of application

Boan, Mirrella

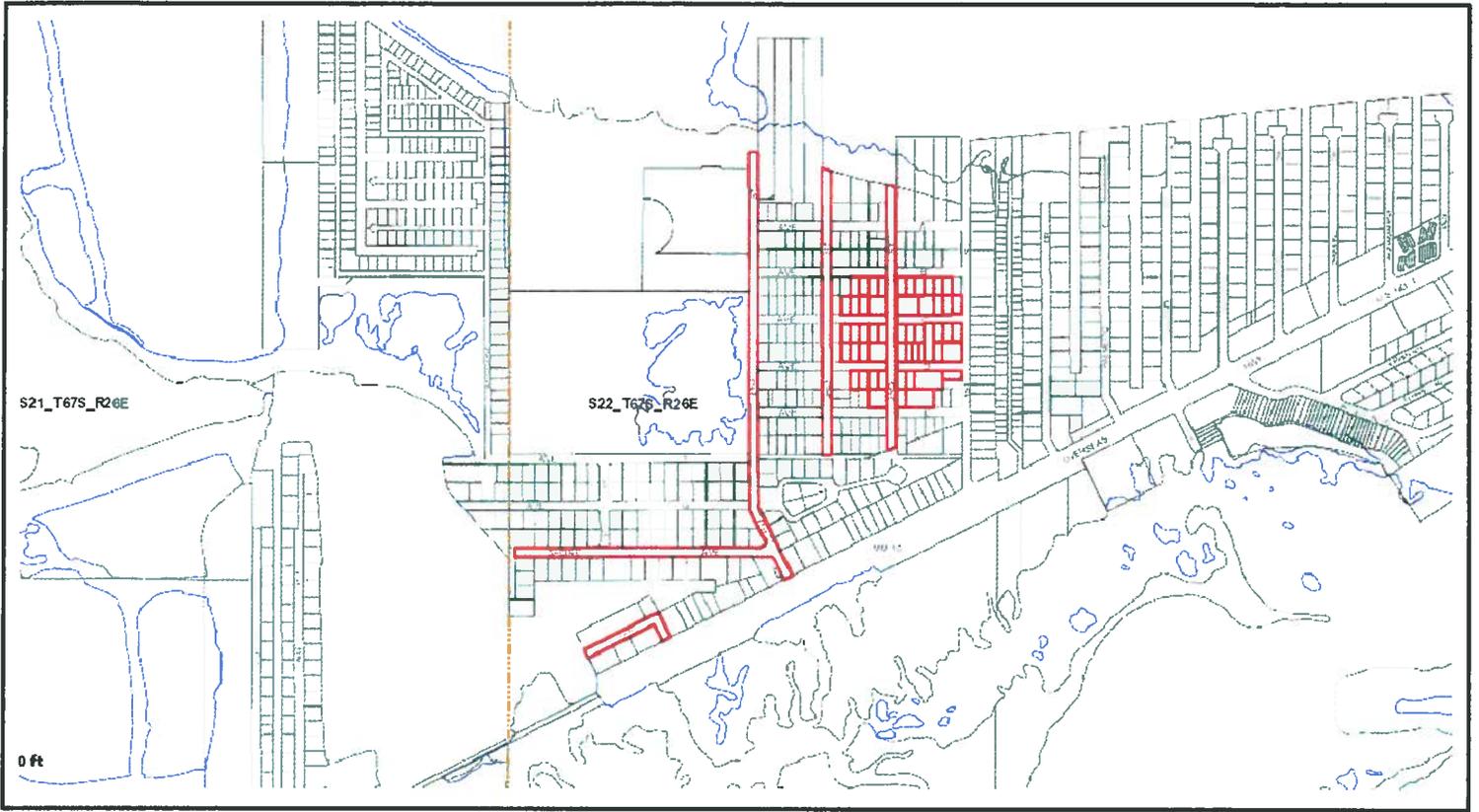
Project / Name

to the Monroe County Planning Department.

Thank you.

Tom Kasey

Planning Staff



Printed: Dec 15, 2011

Monroe County, Florida MCPA GIS Public Portal

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



KK

End of Additional File 2011-136

**APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**



Variance Application to the Monroe County Planning Commission

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

Planning Commission Variance Application Fee: \$1,608.00

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

Advertising Costs: \$245.00

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

Date of Submittal: 12 / 14 / 11
Month Day Year

Property Owner:

Mirella F Boan
Name

500 Ave C Big Coppitt Key FL 33040
Mailing Address (Street, City, State, Zip Code)

305-304-9539
Daytime Phone

mediboan@bellsouth.net
Email Address

Agent (if applicable):

Jamie Boan SR
Name

500 Ave C Big Coppitt Key FL 33040
Mailing Address (Street, City, State, Zip Code)

305-587-9382
Daytime Phone

hues03@AOL.COM
Email Address

Legal Description of Property:

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

12 Block 8 Lot Johnsonville Subdivision Big Coppitt Key Key

00152540-000000 Real Estate (RE) Number 1198056 Alternate Key Number

500 Ave C Big Coppitt Key FL 33040 Street Address (Street, City, State, Zip Code) Approximate Mile Marker

APPLICATION

Land Use District Designation(s):

IS

Present Land Use of the Property:

Single family residence

Total Land Area:

5,000 SF

Please provide the standard required by the land development regulations:

25 feet front and side (i.e. front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Please provide that requested:

18 1/2 ft variance on 2nd street (i.e. front yard setback of 10 feet, 70 off-street parking spaces, etc.)

All of the following standards must be met in order to receive variance approval. Please describe how each standard shall be met.

1) The applicant shall demonstrate a showing of good and sufficient cause:

The deck was built when I bought the house 1967 and the only way to enter the house

2) Failure to grant the variance would result in exceptional hardship to the applicant:

We'll have no entrance to the back of the house and if there is a fire only way out.

3) Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public:

no

4) Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district:

Yes it require to enter the house on the corner of 2 streets, house built in '1953' within the current 25' street set back

5) Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of this chapter or established development patterns:

Conest.

APPLICATION

6) Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:

NA

7) Granting the variance is not based on the domestic difficulties of the applicant or his family:

NA

8) The variance is the minimum necessary to provide relief to the applicant:

Yes the variance is a minimum request.

All of the following must be submitted in order to have a complete application submittal:
(Please check as you attach each required item to the application)

- Complete variance application (unaltered and unbound);
- Correct fee (check or money order to Monroe County Planning & Environmental Resources);
- Proof of ownership (i.e. Warranty Deed);
- Current Property Record Card(s) from the Monroe County Property Appraiser;
- Location map;
- Photograph(s) of site from adjacent roadway(s);
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 16 sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat);
- Signed and Sealed Site Plans, prepared by a Florida registered architect, engineer or landscape architect– 16 sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:
 - Date, north point and graphic scale;
 - Boundary lines of site, including all property lines and mean high-water lines;
 - Land use district of site and any adjacent land use districts;
 - Locations and dimensions of all existing and proposed structures and drives;
 - Type of ground cover (i.e. concrete, asphalt, grass, rock);
 - Adjacent roadways;
 - Setbacks as required by the land development regulations;
 - Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;
- Typed name and address mailing labels of all property owners within a 300 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included;

APPLICATION

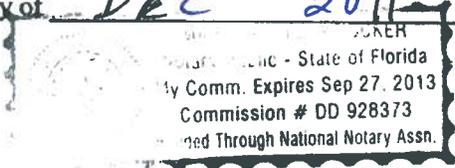
If applicable, the following must be submitted in order to have a complete application submittal:

Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the subject property) DURABLE GENERAL POWER OF ATTORNEY

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

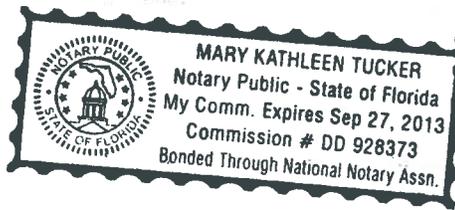
I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

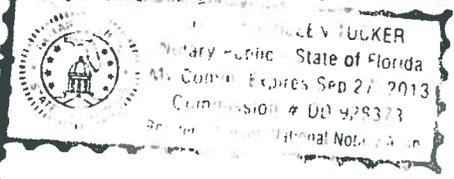
Signature of Applicant: Marilyn E. Ryan Date: 12/14/2011

Sworn before me this 14 day of DEC 2011


Mary Tucker
Notary Public
My Commission Expires

Please send the complete application package to the Monroe County Planning & Environmental Resources Department, Marathon Government Center, 2798 Overseas Highway, Suite 400, Marathon, FL 33050.


MARY KATHLEEN TUCKER
Notary Public - State of Florida
My Comm. Expires Sep 27, 2013
Commission # DD 928373
Bonded Through National Notary Assn.


MARY KATHLEEN TUCKER
Notary Public - State of Florida
My Comm. Expires Sep 27, 2013
Commission # DD 928373
Bonded Through National Notary Assn.

THIS INSTRUMENT

10 52

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

Made this 28th day of March A. D. 19 88

Between

ARMANDO BOAN, JR., JAMIE D. BOAN, and KATRINA L. BOAN (Santana), all single over the age of eighteen (18) years, of the County of Monroe, and State of FLORIDA, party of the first part,

and MIRELLA BOAN, a single woman over the age of 18

Monroe and State of Florida, party of the second part,
Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten (\$10.00) ----- Dollars,

in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Monroe State of Florida, to wit:

Lot Eight (8), Square Twelve (12) JOHNSONVILLE'S BIG COPPITT, Sue B. Johnson's Subdivision of part of Lot 3, Section 22, Township 67-S, Range 26-E, as recorded in Plat Book 1, Page 53, Monroe County, Florida Public Records.

TOGETHER with the improvements situate thereupon.

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR ABSTRACT EXAMINATION AND IS BASED SOLELY ON FACTS PROVIDED BY EITHER OF THE PARTIES OR HIS AGENT.

DE Page 558 Date 3-30-88
MONROE COUNTY

DANNY L. KOLNAGE, CLERK S.R. CT.

By Andria Modiedo

FILED FOR RECORD
88 MAR 30 AM 10
DANNY L. KOLNAGE
CLERK S.R. CT.
MONROE COUNTY

To Have and to Hold the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

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

Signed, Sealed and Delivered in Our Presence:

[Signature]
[Signature]

[Signature] L.S.
ARMANDO BOAN, JR.
[Signature] L.S.
JAMIE D. BOAN
[Signature] L.S.
KATRINA L. BOAN
a/k/a KATRINA L. SANTANA L.S.

State of Florida

REC-1046 PAGE 2125

532764

Prepared by and return to: John E. Bigler, Jr., Esq.
604 Whitehead Street
Key West, Florida 33040

532764

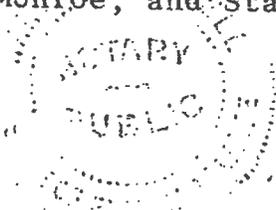
STATE OF FLORIDA)
COUNTY OF MONROE)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

ARMANDO BOAN, JR.

to me well known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Key West, County of Monroe, and State of Florida, this 28th day of March, 1988.



Marie L. Russell

Notary Public

My Commission Expires:

Notary Public, State of Florida

My Commission Expires Oct. 8, 1991

Bonded thru Troy Fahn - Insurance Inc.

STATE OF FLORIDA)
COUNTY OF MONROE)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

JAMIE D. BOAN

to me well known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Key West, County of Monroe, and State of Florida, this 28th day of March, 1988.

Jodie S. Houghton

Notary Public

My Commission Expires:

Notary Public, State of Florida

My Commission Expires Oct. 8, 1991

Bonded thru Troy Fahn - Insurance Inc.

Recorded in Collins Records Book
1988-03-28
1988-03-28
Clerk Circuit Court

Quit-Claim Deed

ated
19

OFF 1045 PAGE 2126
REC 1045

532764

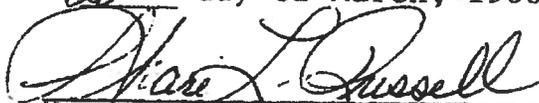
STATE OF FLORIDA)
COUNTY OF MONROE)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

ARMANDO BOAN, JR.

to me well known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Key West, County of Monroe, and State of Florida, this 28th day of March, 1988.



Notary Public
My Commission Expires:

Notary Public, State of Florida

My Commission Expires Oct. 8, 1991

Revised Then Law Enforce Insurance Ins.

STATE OF FLORIDA)
COUNTY OF MONROE)

I HEREBY CERTIFY

Monroe County Property Record Card (149)

Alternate Key: 1198056 Roll Year 2012
 Effective Date: 12/14/2011 3:23:16 PM Run: 12/14/2011 03:30 PM

BOAN, MIRELLA
 500 AVE C
 KEY WEST FL 33040

Parcel 00152540-000000-22-67-26 Nbhd 243
 Alt Key 1198056 Mill Group 100B
 Affordable Housing No PC 0100
 FEMA Injunction
 Inspect Date Next Review
 Business Name
 Physical Addr 500 AVENUE C, BIG COPPITT KEY

Associated Names

Name	DBA	Role
BOAN, MIRELLA		Owner

Legal Description

BK 12 LT 8 JOHNSONVILLE PB-1-53 BIG COPPITT OR293-129/130 OR395-1032/1033 OR419-581/583 OR689-290 OR579-283/284 OR579-285/286 OR579-288/289 OR579-290 OR918-1962/1E OR1046-2125/26QC(VE)

Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
22239	010D	50	100	Yes	5,000.00	SF	100.00	1.00	1.00	1.00	1.00	1.00		N		
Total Just Value																

Monroe County Property Record Card (149)

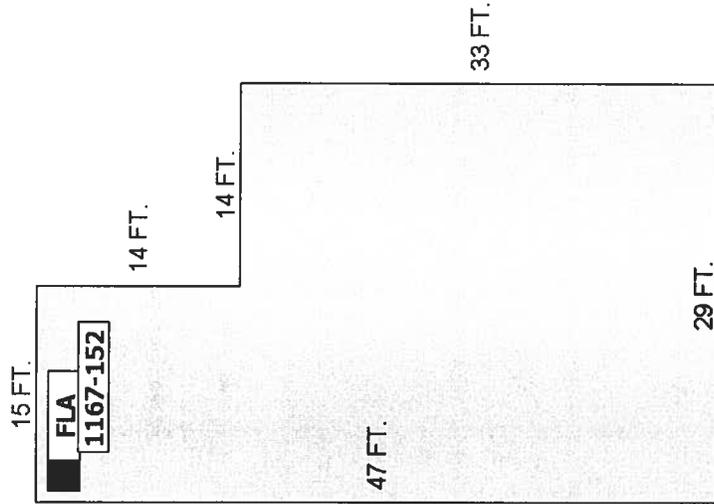
Alternate Key: 1198056

Roll Year 2012

Effective Date: 12/14/2011 3:23:16 PM

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Building Sketch 9520



Building Characteristics

Building Nbr 1 **Building Type** R1 **Perimeter** 152 **Functional Obs** 0.00
Effective Age 46 **Condition** P **Depreciation %** 0.47 **Economic Obs** 0.00
Grnd Floor Area 1,167 **Quality Grade** 400 **Year Built** 1953 **Special Arch** 0

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type 2 **Roof Cover 2** **Heat 1** **Heat 2** **Heat Src 1** **Heat Src 2** **Bedrooms** **2**
Extra Features: **2 Fix Bath** **0** **4 Fix Bath** **0** **6 Fix Bath** **0** **Security** **0** **Garbage Disposal** **0**
 3 Fix Bath **0** **5 Fix Bath** **0** **7 Fix Bath** **0** **Intercom** **0** **Fireplaces** **0** **Compactor** **0**

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID	SOH %
FLA	1	12: ABOVE AVERAGE WOOD	1	1991	N	N	0.00	0.00	1,167	000	100.00

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Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
4	AC2:WALL AIR COND	2	UT	100.00	0	0	1994	1995	1	20		
3	CL2:CH LINK FENCE	800	SF	100.00	4	200	1976	1977	1	30		
2	FN2:FENCES	396	SF	100.00	66	6	1990	1991	2	30		
1	UB2:UTILITY BLDG	100	SF	100.00	0	0	1976	1977	4	50		
Total Depreciated Value												

Appraiser Notes

14-1 EA AND CONDITION ADJ WILMA FOLLOW-UP DAMAGE. 2/27/2007. RON

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	09104885	Jan 4 2010 12:00AM		15,000	Residential	HARDIPLANK SIDING
	09102968	Aug 6 2009 12:00AM	Feb 10 2010 12:00AM	2,000	Residential	SEWER TIE-IN
	06103470	Jun 2 2006 12:00AM		3,181	Residential	INSTALL V CRIMP ROOF

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Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2011F	C	67,500	0	62,711	3,234	133,445	69,992	25,000	N	44,992
2010F	C	70,000	0	62,711	3,234	135,945	68,958	25,000	N	43,958
2009F	C	78,750	0	68,913	3,234	150,897	67,145	25,000	N	42,145
2008F	O	180,000	0	63,747	3,276	247,023	67,078	25,000	N	42,078
2007F	C	225,000	0	91,521	3,270	319,791	46,323	25,000	N	21,323
2006F	O	225,000	0	121,864	3,442	350,306	45,193	25,000	N	20,193
2005F	C	200,000	0	69,637	3,614	273,251	61,685	25,000	N	36,685
2004F	C	125,000	0	63,581	3,799	192,380	59,888	25,000	N	34,888
2003F	C	37,500	0	82,655	3,971	124,126	58,772	25,000		33,772
2002F	C	37,500	0	50,844	4,142	92,486	57,395	25,000		32,395
2001F	C	28,750	0	48,095	2,260	79,105	56,492	25,000		31,492
2000F	C	23,750	0	48,095	2,298	74,143	54,847	25,000		29,847
1999F	C	10,500	0	45,347	2,231	58,078	53,406	25,000		28,406
1998F	C	10,500	0	42,599	2,165	55,264	52,565	25,000		27,565
1997F	C	10,500	0	39,546	1,641	51,687	51,687	25,000		26,687
1996F	C	10,500	0	53,485	1,546	65,531	63,823	25,000		38,823
1995F	C	10,500	0	53,485	1,605	65,590	62,267	25,000		37,267
1994F	C	10,500	0	48,623	1,507	60,630	60,630	25,000		35,630
1993F	C	10,500	0	46,597	1,489	58,586	58,586	25,000		33,586
1992F	C	10,500	0	46,597	1,541	58,638	58,638	25,000		33,638
1991F	C	10,500	0	19,319	447	30,266	30,266	25,000		5,266
1990F	C	10,500	0	19,319	447	30,266	30,266	25,000		5,266
1989F	C	8,500	0	16,986	389	25,875	25,875	25,000		875
1988F	C	6,750	0	12,288	389	19,427	19,427	19,427		0
1987F	C	5,500	0	12,155	389	18,044	18,044	18,044		0
1986F	C	5,500	0	12,219	389	18,108	18,108	18,108		0
1985F	C	4,500	0	11,898	389	16,787	16,787	16,787		0
1984F	C	4,500	0	11,055	389	15,944	15,944	15,944		0
1983F	C	4,500	0	11,055	389	15,944	15,944	15,944		0
1982F	C	3,759	0	11,302	389	15,450	15,450	15,450		0

Monroe County Property Record Card (149)

Alternate Key: 1198056

Roll Year 2012

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Run: 12/14/2011 03:30 PM

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
579	290	2/1/1977	Conversion Code	0	Q	I	8,000

Exemptions

Code	Description	Value	Year	Renewal	%	Amount Applied
44	ADDL HOMESTEAD	25,000	2008	1	100.00	
39	25000 HOMESTEAD	25,000	1994	1	100.00	

DURABLE GENERAL POWER OF ATTORNEY

I, **MIRELLA F. BOAN**, of Monroe County, Florida, have made, constituted and appointed, and by these presents do make, constitute and appoint my son, **JAMIE D. BOAN, SR.**, my true and lawful attorney-in-fact, for me and in my name, place and stead, to do any lawful act for and in my name, including, but not limited to, the following:

- (1) To transfer, convert, endorse, sell, assign, set over and deliver any and all shares of stock, bonds, debentures, notes, subscription warrants, stock purchase warrants, evidences of indebtedness, or other securities now or hereafter standing in my name or owned by me and to make, execute and deliver any and all written instruments of assignment and transfer necessary or proper to effectuate the authority hereby conferred; and
- (2) To ask, demand, sue for, collect and receive all sums of money, dividends, interest, payments on accounts of debts and legacies and all property now due or which may hereafter become due and owing to me, and give good and valid receipts and discharges for such payment; to buy and sell securities of all kinds in my name and for my account and at such prices as such attorney, in the exercise of absolute discretion, shall deem appropriate; and
- (3) To vote any corporate securities for any purpose; to exercise or sell any subscription or conversion rights; to consent to and join in or oppose any voting trusts, reorganizations, consolidations, mergers, foreclosures and liquidations and in connection therewith to deposit securities and accept and hold other securities or property received therefore; and
- (4) To manage any and all property, real or personal, tangible or intangible, wherever situated, including the property located at 500 Avenue C, Big Coppitt Key, Florida, 33040, to sell, convey, assign, mortgage, encumber or otherwise transfer the same; to lease same; to foreclose mortgages or enforce any other rights with respect to the same; to take title to the same in my name; and to execute, acknowledge and deliver deeds, bills of sale, mortgages, releases, satisfactions and any other instruments relating to the same which such attorney, in the exercise of absolute discretion, shall deem appropriate; and

- (5) To do business with banks and brokers, and particularly to endorse all checks and drafts made payable to my order and collect the proceeds and to sign in my name checks on all accounts standing in my name, and to withdraw funds from said accounts, to open accounts in my name or in the name of such attorney, as my attorney-in-fact; and
- (6) To borrow money from any lender, personal or corporate, and to extend or renew any existing indebtedness of mine; and
- (7) To compromise, contest, prosecute or abandon claims in favor of or against me; and
- (8) To have access to any safe deposit box to which I have access; and
- (9) To make such payments and expenditures as such attorney shall, in the exercise of absolute discretion determine to be necessary in connection with any of the foregoing matters or with the administration of my affairs; and
- (10) To make and verify income tax returns, and to represent me in all income tax matters before any office of the Internal Revenue Service, within the limitations of the applicable Revenue Rulings and Procedures; and
- (11) To take care of, contract for, make arrangements for and make financial commitments for, on my behalf, the medical care and attention of myself, including, without limiting the foregoing, to engage doctors and nurses, to provide hospitalization, consent to operations, call ambulances and provide any required consents to medication and any other medical procedures, provided, however, if at any time a Health Care Surrogate is acting on my behalf, my attorney-in-fact shall cooperate with, follow the directives of and (using my property) provide any necessary financial assistance to such Health Care Surrogate; and
- (12) To make gifts of any and all of my property, real or personal, tangible or intangible, wherever situated, which such attorney, in the exercise of absolute discretion, shall deem appropriate, to any individual or entity; provided, however, that gifts during any calendar year to any donee in amounts which cumulatively exceed the annual exclusion amount for Federal Gift Tax purposes provided in Section 2503 of the Internal Revenue Code of 1986, as amended to the date of the gift, must be





Thomas A and Jennifer P Walker
101 Ave D
Key West FL 33040

Cedric Jefferson
436 Ave B
Key West FL 33040-5506

Larrie Busloff
410 Ave C
Key West FL 33040

Daniel R Looker
1390 Cook Hill Rd
Cheshire Ct 06410

Anthony A Calzdilla
361 Ave E
Key West FL 33040-5516

Joseph F Lamberson
422 Ave C
Key West FL 33040

John F and Maxine Pope
2 Saint Mark Dr
St Peters Mo 63376-1406

John Kent Edwards
P.O. Box 13
Key West, FL 33041

Nancy Price Leach
3311 Riviera Dr
Key West FL 33040

Larrie Busloff
410 Ave C
Key West FL 33040

Craig and Cheryl Cates
2721 Staples Ave
Key West, FL 33040-3961

Steadman Jackson
2717 Staples Ave
Key West FL 33040-3961

Thomas and Maxine Pacini
490 Ave C
Key West FL 33040

William E Fuller
411 Ave C
Key West FL 33040

Southernmost Homes Inc
1421 1st St
Key West FL 33040-3648

Karine Leroy and Dorel Alain
500 Ave B
Key West FL 33040

Ursula Lina Castillo
550 Ave C
Key West FL 33040-5530

Todd M Oropreza
815 Peacock Plaza
Key West FL 33040

Jay T Weed
551 Ave C
Key West FL 33040

Joseph B and Paula Applebee
34 Frist St
Key West FL 33040

Anthony A Calzadilla
361 Ave E
Key West FL 33040-5516

Reinol Mendez
416 Ave B
Key West FL 33040

Luis and Kim B Leal Sr
430 Ave C
Key West FL 33040

Christian Swanson
440 Ave C
Key West FL 33040



Mirella F Boan
500 Ave C
Key West, FL 33040

Patrick MCarney
415 Ave D
Key West, FL 33040

John Pins
415 1st St
Key West ,FL 33040

Jose and Donna Vazquez
535 Ave F
Key West, Fl 33040

William E Blasche
511 Ave D Unit B
Key West, FL 33040

Shirley W Harrington
1521 Fifth St
Key West, FL 33040

Jerry and Kristina Wooley
511 Ave D Unit A
Key West, FL 33040

DOT/State of Florida
Tallahassee, Fl 32399

Marjorie Sharon Pierce
2305 Staples Ave
Key West, FL 33040

Jody Holliday
151 Ave C
Key West, FL 33040

Hannah Kirmmse
521 Ave D
Key West, FL 33040

Ralph R and Karla L Bravo
1101 17th St
Key West, FL 33040

Anthony A Calzdilla
361 Ave E
Key West, FL 33040

Daniel Ray Gutierrez
540 Ave B
Key West, FL 33040

Stefan Washington
425 Ave D
Key West, FL 33040

Raymond Vasquez
5730 2nd Ave
Key West, FL 33040

Teresita and Guillermo Rodriguez
2848 SW 16th ST
Fort Lauderdale, FL 33312

Violet Font
510 Ave C
Key West, FL 33040

Gaylen Russell Free
211 Ave B
Key West FL 33040



Jason and Mauriah A Pepper
560 Ave C
Key West FL 33040

John J Pins
415 1st ST
Key West FL 33040

John F and Maxine Pope
2 Saint Mark DR
St Peters Mo63376-1406

Richard W and Janet T Stratton
445 Ave D
Key West FL 33040

Gilbert A and Dara A Font
541 Ave C
Key West FL 33040

Ivy Jean Rongo Trustee
12117 Willingdon RD
Huntersville NC 28078-5654

Marjorie Sharon Pierce
2305 Staples Ave
Key West FL 33040

Marjorie Sharon Pierce
2305 Staples Ave
Key West FL 33040

David S and Nancy R Ross
542 Ave B
Key West FL 33040

Patrick G Preuss
P.O. Box 5930
Key West FL 33045

Southernmost Homes Inc
1421 1st St
Key West FL 33040-3648

Cady Holtkamp
P.O. BOX 241
Pagosa Springs CO 81147

Teresa Aguilar
109 Ave D
Key West FL 33040

Ronald J Armstrong
17123 Green Turtle LN W
Summerland Key FL 33042-3623

Philip C Moore
421 Ave C
Key West FL 33040

Island Homes Builders Inc
421 Ave C
Key West FL 33040

Rick Laffair
202 Shore DR
Key West FL 33040

Patricia Miller Salis
505 Ave E
Key West FL 33040

Monroe County Property Appraiser - Radius Report

AK: 1198307	Parcel ID: 00152790-000000	Physical Location: 101 D AVE BIG COPPITT KEY
Legal Description:	BK 14 LOTS 7 & 8 JOHNSONVILLE PB-1-53 BIG COPPITT	J2-298 PROBATE 10-2 OR462-794/95
Owners Name:	WALKER THOMAS A AND JENNIFER P	
Address::	101 AVE D	KEY WEST, FL 33040
AK: 1197564	Parcel ID: 00152040-000000	Physical Location: 436 AVENUE B BIG COPPITT KEY
Legal Description:	JOHNSONVILLE PB1-53 BIG COPPITT KEY LOT 11 BLK 8 O	R179-206/07 OR758-731 OR815-734 (
Owners Name:	JEFFERSON CEDRIC	
Address::	436 AVENUE B	KEY WEST, FL 33040-5506
AK: 9093866	Parcel ID: 00152410-000100	Physical Location: 400 AVENUE C BIG COPPITT KEY
Legal Description:	BLK 11 LOT 7 JOHNSONVILLE SUB PB1-53 BIG COPPITT	OR286-183/184 OR977-1311 OR1157-
Owners Name:	BUSLOFF LARRIE	
Address::	410 AVE C	KEY WEST, FL 33040
AK: 1198048	Parcel ID: 00152530-000000	Physical Location: 126 AVE D BIG COPPITT KEY
Legal Description:	BK 12 LT 7 JOHNSONVILLE PB1-53 BIG COPPITT OR500-2	10 OR696-389 OR862-251Q/C OR886
Owners Name:	LOOKER DANIEL R	
Address::	139 COOK HILL RD	CHESHIRE, CT 06410
AK: 1198340	Parcel ID: 00152830-000000	Physical Location: 490 AVENUE D BIG COPPITT KEY
Legal Description:	BK 14 LT 12 JOHNSONVILLE PB1-53 BIG COPPITT OR615-	710 OR933-490/492 OR933-493/495 C
Owners Name:	CALZADILLA ANTHONY A	
Address::	361 AVENUE E	KEY WEST, FL 33040-5516
AK: 1197947	Parcel ID: 00152420-000000	Physical Location: 420-422 AVENUE C BIG COPPITT KEY
Legal Description:	BK 11 LT 9 JOHNSONVILLE PB-1-53 BIG COPPITT OR630-	689 OR1612-1871(JMH) OR1772-143-
Owners Name:	LAMBERSON JOSEPH F	
Address::	422 AVE C	KEY WEST, FL 33040
AK: 1197904	Parcel ID: 00152380-000000	Physical Location: 405 D AVE BIG COPPITT KEY
Legal Description:	BK 11 LT 5 JOHNSONVILLE PB1-53 BIG COPPITT OR102-5	23/524 OR111-565/566 OR867-1934 C
Owners Name:	POPE JOHN F AND MAXINE	
Address::	2 SAINT MARK DR	ST PETERS, MO 63376-1406
AK: 1197343	Parcel ID: 00151800-000000	Physical Location: 561 AVENUE C BIG COPPITT KEY
Legal Description:	BK 7 LT 1 JOHNSONVILLE PB1-53 BIG COPPITT G74-30	-31 OR671-673 OR672-521-P OR675-
Owners Name:	EDWARDS JOHN KENT	
Address::	P O BOX 13	KEY WEST, FL 33041
AK: 1197475	Parcel ID: 00151950-000000	Physical Location: 451 AVENUE C BIG COPPITT KEY
Legal Description:	JOHNSONVILLE PB-1-53 BIG COPPITT LOTS 1 & 2 SQR 8	OR263-454 OR353-530/531 OR817-17
Owners Name:	LEACH NANCY PRICE	
Address::	3311 RIVIERA DR	KEY WEST, FL 33040
AK: 1197939	Parcel ID: 00152410-000000	Physical Location: 410 AVENUE C BIG COPPITT KEY
Legal Description:	BLK 11 LOT 8 JOHNSONVILLE SUB PB1-53 BIG COPPITT O	R286-183/184 OR977-1311 OR1157-1
Owners Name:	BUSLOFF LARRIE	
Address::	410 AVE C	KEY WEST, FL 33040
AK: 1197262	Parcel ID: 00151720-000000	Physical Location: 501 AVENUE B BIG COPPITT KEY
Legal Description:	BK 6 LT 7 JOHNSONVILLE PB-1-53 BIG COPPITT OR427-2	79 OR824-387D/C OR1029-1857R/S C
Owners Name:	CATES CRAIG AND CHERYL	
Address::	2721 STAPLES AVE	KEY WEST, FL 33040-3961
AK: 1197386	Parcel ID: 00151860-000000	Physical Location: 511 AVENUE C BIG COPPITT KEY
Legal Description:	JOHNSONVILLE PB1-53 BIG COPPITT W 1/2 LOT 5 AND AL	L LOTS 6 AND 7 BLK 7 OR422-1070,
Owners Name:	JACKSON STEADMAN	
Address::	2717 STAPLES AVE	KEY WEST, FL 33040-3961
AK: 1197971	Parcel ID: 00152450-000000	Physical Location: 490 AVE C BIG COPPITT KEY
Legal Description:	BK 11 LT 12 JOHNSONVILLE PB-1-53 BIG COPPITT OR263	-252/253 OR712-2 OR766-1753 OR90
Owners Name:	PACINI THOMAS AND MAXINE	
Address::	490 AVE C	KEY WEST, FL 33040

13

AK: 1197505	Parcel ID: 00151980-000000	Physical Location: 411 AVENUE C BIG COPPITT KEY
Legal Description:	BK 8 LT 5 JOHNSONVILLE PB-1-53 BIG COPPITT OR545-2	39 OR565-312C OR568-789 (UNREC)
Owners Name:	FULLER WILLIAM E	
Address::	411 AVE C	KEY WEST, FL 33040
AK: 1197491	Parcel ID: 00151970-000000	Physical Location: 415 C AVE BIG COPPITT KEY
Legal Description:	BK 8 LT 4 JOHNSONVILLE PB1-53 BIG COPPITT OR367-10	13/14 OR700-764 OR710-392/93 OR8
Owners Name:	SOUTHERNMOST HOMES INC	
Address::	1421 1ST ST	KEY WEST, FL 33040-3648
AK: 1197408	Parcel ID: 00151880-000000	Physical Location: 500 AVENUE B BIG COPPITT KEY
Legal Description:	BK 7 LT 8 JOHNSONVILLE PB1-53 BIG COPPITT OR406-	473/74 OR830-147 OR847-310 OR847
Owners Name:	LEROY KARINE AND ALAIN DOREL	
Address::	500 AVE B	KEY WEST, FL 33040
AK: 1198056	Parcel ID: 00152540-000000	Physical Location: 500 AVENUE C BIG COPPITT KEY
Legal Description:	BK 12 LT 8 JOHNSONVILLE PB-1-53 BIG COPPITT OR293-	129/130 OR395-1032/1033 OR419-58
Owners Name:	BOAN MIRELLA	
Address::	500 AVE C	KEY WEST, FL 33040
AK: 1198099	Parcel ID: 00152580-000000	Physical Location: 550 AVE C BIG COPPITT KEY
Legal Description:	BK 12 LT 13 JOHNSONVILLE PB-1-53 BIG COPPITT OR558	-679 OR1356-9/10DC/AFF OR1356-20
Owners Name:	CASTILLO URSULA LINA	
Address::	550 AVENUE C	KEY WEST, FL 33040-5530
AK: 9081002	Parcel ID: 00152050-000000	Physical Location: 446 AVENUE B BIG COPPITT KEY
Legal Description:	LT 12 BK 8 JOHNSONVILLE SUBDIVISION PB1-53 OR205	1-2167 OR179-206/207 OR758-731 OI
Owners Name:	OROPEZA TODD M	
Address::	815 PEACOCOK PLAZA	KEY WEST, FL 33040
AK: 1197351	Parcel ID: 00151810-000000	Physical Location: 551 AVE C BIG COPPITT KEY
Legal Description:	BK 7 LT 2 JOHNSONVILLE PB1-53 BIG COPPITT G74-30-3	1 OR671-673 OR672-521-P OR675-12
Owners Name:	WEED JAY T	
Address::	551 AVE C	KEY WEST, FL 33040
AK: 1197980	Parcel ID: 00152460-000000	Physical Location: 34 FIRST ST BIG COPPITT KEY
Legal Description:	JOHNSONVILLE PB1-53 BIG COPPITT LOTS 1 & 2 BLK 12	OR515-392 RE 15247 COMBINED FO
Owners Name:	APPLEBEE JOSEPH B AND PAULA K	
Address::	34 FIRST ST	KEY WEST, FL 33040
AK: 1198234	Parcel ID: 00152720-000000	Physical Location: 491 AVENUE E BIG COPPITT KEY
Legal Description:	BK 14 LOT 1 AND 2 JOHNSONVILLE PB1-53 BIG COPPITT	KEY OR615-710 OR933-490/492 OR9
Owners Name:	CALZADILLA ANTHONY A	
Address::	361 AVENUE E	KEY WEST, FL 33040-5516
AK: 1197548	Parcel ID: 00152020-000000	Physical Location: 416 AVENUE B BIG COPPITT KEY
Legal Description:	BK 8 LT 9 JOHNSONVILLE PB-1-53 BIG COPPITT OR467-9	74 OR762-234 OR1397-1639 OR2449
Owners Name:	MENDEZ REINOL	
Address::	416 AVE B	KEY WEST, FL 33040
AK: 1197955	Parcel ID: 00152430-000000	Physical Location: 430 AVE C BIG COPPITT KEY
Legal Description:	BK 11 LT 10 JOHNSONVILLE PB1-53 BIG COPPITT OR606-	398 OR940-851 OR1022-749(CAW) O
Owners Name:	LEAL LUIS SR AND KIM B	
Address::	430 AVE C	KEY WEST, FL 33040
AK: 1197963	Parcel ID: 00152440-000000	Physical Location: 440 AVENUE C BIG COPPITT KEY
Legal Description:	BK 11 LT 11 JOHNSONVILLE PB-1-53 BIG COPPITT OR516	-652 OR1076-1497 OR1657-1584/R/S
Owners Name:	SWANSON CHRISTIAN	
Address::	440 AVE C	KEY WEST, FL 33040
AK: 1198102	Parcel ID: 00152590-000000	Physical Location: 560 AVE C C BIG COPPITT KEY
Legal Description:	BK 12 LT 14 JOHNSONVILLE PB1-53 BIG COPPITT OR558-	679 OR1356-9/10AFF-DC OR1356-20
Owners Name:	PEPPER JASON AND MAURIAH A	
Address::	560 AVE C	KEY WEST, FL 33040
AK: 1198226	Parcel ID: 00152710-000000	Physical Location: 415 1ST ST BIG COPPITT KEY
Legal Description:	BK 13 N 1/2 LTS 13 AND 14 JOHNSONVILLE PB1-53	BIG COPPITT OR503-769 OR541-4
Owners Name:	PINS JOHN J	
Address::	415 1ST ST	KEY WEST, FL 33040

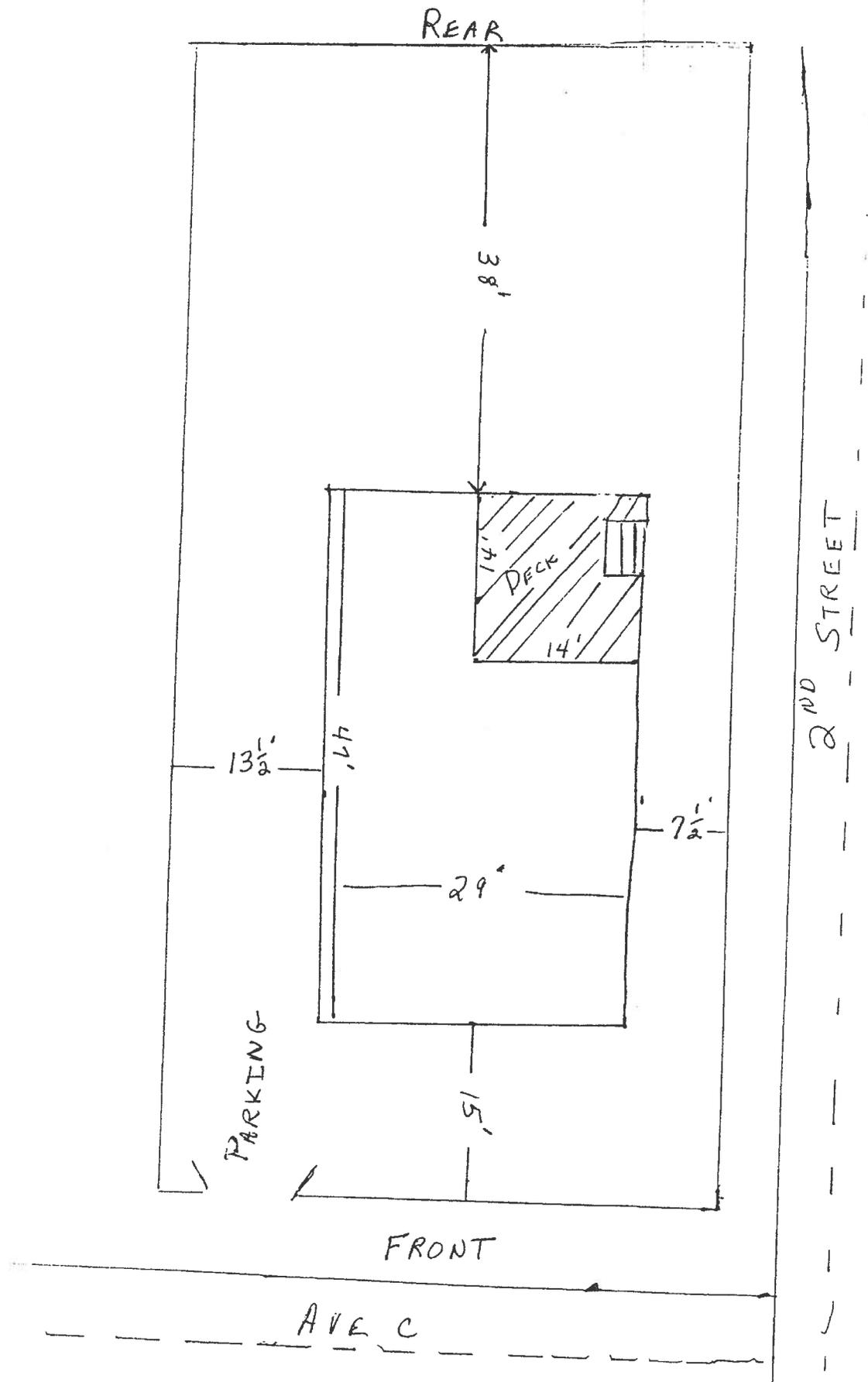
14

AK: 1197912	Parcel ID: 00152390-000000	Physical Location: 401 D AVE BIG COPPITT KEY
Legal Description:	BK 11 LT 6 JOHNSONVILLE PB1-53 BIG COPPITT OR102-5	23/524 OR111-565/566 OR867-1934 C
Owners Name:	POPE JOHN F AND MAXINE	
Address::	2 SAINT MARK DR	ST PETERS, MO 63376-1406
AK: 1197866	Parcel ID: 00152340-000000	Physical Location: 445 AVENUE D BIG COPPITT KEY
Legal Description:	BK 11 LOTS 1 AND 2 JOHNSONVILLE PB1-53 BIG COPPITT	OR570-687 OR661-253 OR997-1004
Owners Name:	STRATTON RICHARD W AND JANET T	
Address::	445 AVE D	KEY WEST, FL 33040
AK: 1197360	Parcel ID: 00151820-000000	Physical Location: 541 AVENUE C BIG COPPITT KEY
Legal Description:	BK 7 LT 3 JOHNSONVILLE PB-1-53 BIG COPPITT OR141-4	27 OR1157-1137D/C OR1297-2285/95
Owners Name:	FONT GILBERT A JR AND DARA A	
Address::	541 AVE C	KEY WEST, FL 33040
AK: 1198072	Parcel ID: 00152560-000000	Physical Location: 520 AVENUE C BIG COPPITT KEY
Legal Description:	BK 12 LT 10 JOHNSONVILLE BIG COPPITT PB1-53 OR434-	85-86 PROBATE 44-2007-CP-161-K C
Owners Name:	RONGO IVY JEAN TRUSTEE	
Address::	12117 WILLINGDON RD	HUNTERSVILLE, NC 28078-5854
AK: 1198021	Parcel ID: 00152510-000000	Physical Location: 521 AVENUE D BIG COPPITT KEY
Legal Description:	JOHNSONVILLE PB1-53 BIG COPPITT E1/2 LOT 5 SQR 12	G75-162/63 OR335-425/26 OR754/164
Owners Name:	KIRMMSE HANNAH	
Address::	521 AVE D	KEY WEST, FL 33040
AK: 1197432	Parcel ID: 00151910-000000	Physical Location: 530 AVENUE B BIG COPPITT KEY
Legal Description:	BK 7 LT 11 JOHNSONVILLE PB-1-53 BIG COPPITT OR636-	347/348 OR1010-1720(LG) OR1422-21
Owners Name:	BRAVO RALPH R AND KARLA L	
Address::	1101 17TH ST	KEY WEST, FL 33040
AK: 1198013	Parcel ID: 00152490-000000	Physical Location: 531 AVENUE D APT BIG COPPITT KEY
Legal Description:	JOHNSONVILLE PB-1-53 BIG COPPITT LOTS 4 & 11 SQR 1	2 OR112-439 OR437-20 OR1959-1911
Owners Name:	PIERCE MARJORIE SHARON	
Address::	2305 STAPLES AVE	KEY WEST, FL 33040
AK: 1198170	Parcel ID: 00152660-000000	Physical Location: 402 2ND ST 1 - 2 BIG COPPITT KEY
Legal Description:	BK 13 LT 7 JOHNSONVILLE PB-1-53 BIG COPPITT OR37-3	21/322 OR1959-191D/C OR1155-1995
Owners Name:	PIERCE MARJORIE SHARON	
Address::	2305 STAPLES AVE	KEY WEST, FL 33040
AK: 1197467	Parcel ID: 00151940-000000	Physical Location: 542 AVE B BIG COPPITT KEY
Legal Description:	BK 7 LT 14 JOHNSONVILLE PB1-53 BIG COPPITT G74-28	OR671-673 OR672-521-P OR675-1204
Owners Name:	ROSS DAVID S AND NANCY R	
Address::	542 AVE B	KEY WEST, FL 33040
AK: 1198188	Parcel ID: 00152670-000000	Physical Location: 408 SECOND ST BIG COPPITT KEY
Legal Description:	BK 13 LT 8 JOHNSONVILLE PB1-53 BIG COPPITT OR9-349	/350 OR1059-1005(CRC) OR1072-185
Owners Name:	PREUSS PATRICK G	
Address::	PO BOX 5930	KEY WEST, FL 33045
AK: 1198251	Parcel ID: 00152740-000000	Physical Location: 69 AVENUE E BIG COPPITT KEY
Legal Description:	BK 14 LT 3 JOHNSONVILLE PB1-53 BIG COPPITT OR434-9	72/73 OR462-794-795 OR729-70 OR7
Owners Name:	SOUTHERNMOST HOMES INC	
Address::	1421 1ST ST	KEY WEST, FL 33040-3648
AK: 1197424	Parcel ID: 00151900-000000	Physical Location: 520 AVENUE B BIG COPPITT KEY
Legal Description:	BK 7 LT 10 JOHNSONVILLE PB-1-53 BIG COPPITT OR14	0-398-399 OR974-1367D/C OR974-13
Owners Name:	HOLTKAMP CADY	
Address::	PO BOX 241	PAGOSA SPRINGS, CO 81147
AK: 1197459	Parcel ID: 00151930-000000	Physical Location: 540 AVE B BIG COPPITT KEY
Legal Description:	BK 7 LT 13 JOHNSONVILLE PB1-53 BIG COPPITT G74-28	OR671-673 OR672-521P OR675-1204
Owners Name:	GUTIERREZ DANIEL RAY	
Address::	540 AVE B	KEY WEST, FL 33040
AK: 1198081	Parcel ID: 00152570-000000	Physical Location: 540 AVENUE C BIG COPPITT KEY
Legal Description:	BK 12 LT 12 JOHNSONVILLE PB-1-53 BIG COPPITT OR467	-563/64 OR1589-2242D/C(CMS) OR15
Owners Name:	RODRIGUEZ TERESITA AND GUILLERMO	
Address::	2848 SW 16TH ST	FORT LAUDERDALE, FL 33312

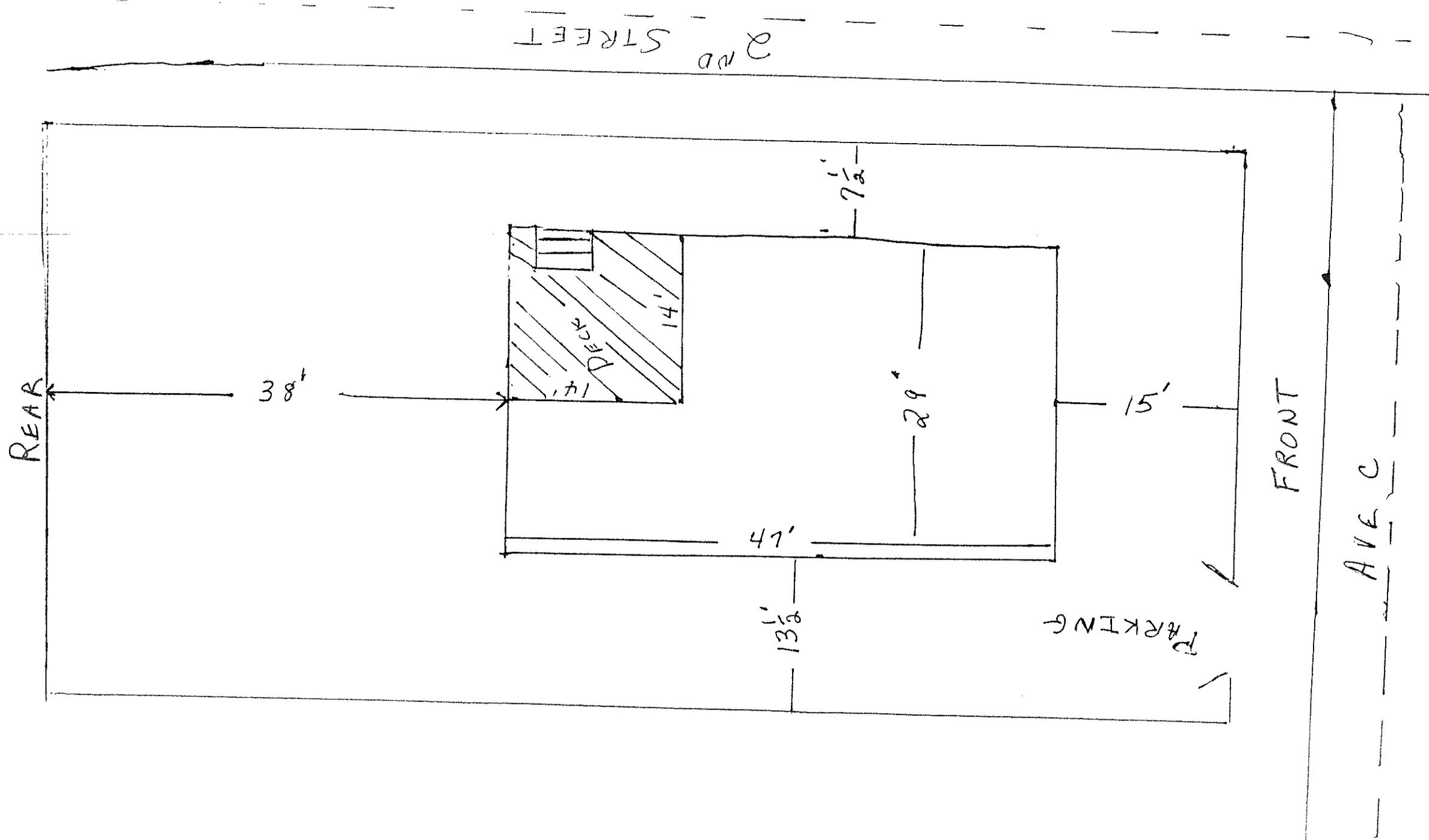
AK: 1198196	Parcel ID: 00152680-000000	Physical Location: 510 AVENUE D BIG COPPITT KEY
Legal Description: BK 13 LT 9 JOHNSONVILLE PB-1-53 BIG COPPITT OR46	8-273 OR614-783 OR890-1445 OR144	
Owners Name: AGUIAR TERESA		
Address:: 109 AVE D	KEY WEST, FL 33040	
AK: 1197556	Parcel ID: 00152030-000000	Physical Location: 426 AVENUE B BIG COPPITT KEY
Legal Description: BK 8 LT 10 JOHNSONVILLE PB-1-53 BIG COPPITT OR564-	371 OR600-455 OR1138-96/97QC OR	
Owners Name: ARMSTRONG RONALD J		
Address:: 17123 GREEN TURTLE LN W	SUMMERLAND KEY, FL 33042-3623	
AK: 1197483	Parcel ID: 00151960-000000	Physical Location: 421 AVENUE C BIG COPPITT KEY
Legal Description: BK 8 LT 3 JOHNSONVILLE PB1-53 BIG COPPITT OR367-10	13/014 OR700-764 OR710-392-393 OI	
Owners Name: MOORE PHILIP C		
Address:: 421 AVENUE C	KEY WEST, FL 33040	
AK: 1198323	Parcel ID: 00152810-000000	Physical Location: 103 AVENUE D BIG COPPITT KEY
Legal Description: BK 14 LT 10 JOHNSONVILLE PB1-53 BIG COPPITT J2-298	OR462-794-795 OR564-842 OR729-7	
Owners Name: ISLAND HOME BUILDERS INC		
Address:: 421 AVENUE C	KEY WEST, FL 33040-5522	
AK: 1197441	Parcel ID: 00151920-000000	Physical Location: 536 AVE B BIG COPPITT KEY
Legal Description: BK 7 LT 12 JOHNSONVILLE PB-1-53 BIG COPPITT OR588-	783 OR1101-566(JB) OR1415-202/06E	
Owners Name: LAFLAIR RICK		
Address:: 202 SHORE AVE	KEY WEST, FL 33040	
AK: 1198161	Parcel ID: 00152650-000000	Physical Location: 505 AVENUE E BIG COPPITT KEY
Legal Description: JOHNSONVILLE PB1-53 BIG COPPITT LOTS 4 5 & 6 BLK 1	3 OR82-168/169 OR570-839 (UNREC	
Owners Name: SALIS PATRICIA MILLER		
Address:: 505 AVE E	KEY WEST, FL 33040	
AK: 1198315	Parcel ID: 00152800-000000	Physical Location: VACANT LAND BIG COPPITT KEY
Legal Description: BK 14 LT 9 JOHNSONVILLE PB-1-53 BIG COPPITT J2-2	98 PROBATE 10-2 OR462-794/95 OR:	
Owners Name: VASQUEZ RAYMOND		
Address:: 5730 2ND AVE	KEY WEST, FL 33040	
AK: 1198331	Parcel ID: 00152820-000000	Physical Location: VACANT LAND AVENUE D BIG COPPITT KEY
Legal Description: BK 14 LOT 11 JOHNSONVILLE PB1-53 BIG COPPITT OR615	-710 OR933-490/492 OR933-493/495 (
Owners Name: CALZADILLA ANTHONY A		
Address:: 361 AVENUE E	KEY WEST, FL 33040-5516	
AK: 1197416	Parcel ID: 00151890-000000	Physical Location: 517 AVENUE B BIG COPPITT KEY
Legal Description: BK 7 LT 9 JOHNSONVILLE PB-1-53 BIG COPPITT OR2-106	-107 OR611-58-60 OR1253-997/1006F	
Owners Name: FREE GAYLEN RUSSELL		
Address:: 211 AVE B	KEY WEST, FL 33040	
AK: 1198005	Parcel ID: 00152480-000000	Physical Location: 541 AVENUE D APT BIG COPPITT KEY
Legal Description: BK 12 LT 3 JOHNSONVILLE PB-1-53 BIG COPPITT G56-20	1/202 OR1959-191D/C OR1155-1996/	
Owners Name: PIERCE MARJORIE SHARON		
Address:: 2305 STAPLES AVE	KEY WEST, FL 33040	
AK: 1197882	Parcel ID: 00152360-000000	Physical Location: 425 AVENUE D BIG COPPITT KEY
Legal Description: BK 11 LT 3 JOHNSONVILLE PB-1-53 BIG COPPITT OR606-	398 OR940-851 OR1022-749 OR1078	
Owners Name: WASHINGTON STEFAN		
Address:: 425 AVENUE D	KEY WEST, FL 33040	
AK: 1197378	Parcel ID: 00151830-000000	Physical Location: 151 AVENUE C BIG COPPITT KEY
Legal Description: JOHNSONVILLE PB1-53 BIG COPPITT LOT 4 & E 1/2 LT 5	BLK 7 OR449-962/963 OR967-330 OF	
Owners Name: HOLLIDAY JODY		
Address:: 151 AVE C	KEY WEST, FL 33040	
AK: 1198064	Parcel ID: 00152550-000000	Physical Location: 510 AVENUE C BIG COPPITT KEY
Legal Description: BK 12 LT 9 JOHNSONVILLE PB-1-53 BIG COPPITT OR129-	50 OR976-1298 OR2182-2393D/C OR	
Owners Name: FONT VIOLET		
Address:: 510 AVENUE C	KEY WEST, FL 33040-5530	
AK: 1197891	Parcel ID: 00152370-000000	Physical Location: 415 AVENUE D UNIT 2 BIG COPPITT KEY
Legal Description: BK 11 LT 4 JOHNSONVILLE PB1-53 BIG COPPITT OR573-6	57 OR626-533 OR657-220 (UNRECOI	
Owners Name: MCCARNEY PATRICK		
Address:: 415 AVE D	KEY WEST, FL 33040	

AK:	1197530	Parcel ID:	00152010-000000	Physical Location:	406 AVENUE B BIG COPPITT KEY
Legal Description:	BK 8 LT 8 JOHNSONVILLE PB-1-53 BIG COPPITT OR106-3				76 OR394-840-841 OR762-233 OR183
Owners Name:	CONFIDENTIAL DATA F.S. 119.07				
Address::					
AK:	8785593	Parcel ID:	00152710-000100	Physical Location:	411 FIRST ST BIG COPPITT KEY
Legal Description:	BK 13 S 1/2 LTS 13 AND 14 JOHNSONVILLE PB1-53				BIG COPPITT OR503-769 OR541-4
Owners Name:	PINS JOHN J				
Address::	415 1ST ST		KEY WEST, FL 33040		
AK:	1198218	Parcel ID:	00152700-000000	Physical Location:	540 AVENUE D BIG COPPITT KEY
Legal Description:	JOHNSONVILLE PB-1-53 BIG COPPITT LOTS 10 11 & 12 S				QR 13 OR588-5 OR786-904 OR841-3
Owners Name:	HARRINGTON SHIRLEY W				
Address::	1521 FIFTH ST		KEY WEST, FL 33040		
AK:	9087630	Parcel ID:	00152610-000200	Physical Location:	535 AVENUE E BIG COPPITT KEY
Legal Description:	BLK 13 WEST 45' LT 3 JOHNSONVILLE SUB PB1-53 BIG C				OPPITT OR514-48 OR521-1083 OR82
Owners Name:	VAZQUEZ JOSE AND DONNA				
Address::	535 AVE F		KEY WEST, FL 33040		
AK:	1198030	Parcel ID:	00152520-000000	Physical Location:	511 AVENUE D UNIT A BIG COPPITT KEY
Legal Description:	BK 12 PT LOT 6 JOHNSONVILLE SUB PB1-53 (A/K/A UNIT				A AND 1/2 INT IN UNIT C 511 D DEVI
Owners Name:	WOOLEY JERRY L AND KRISTINA				
Address::	511 AVENUE D UNIT A		KEY WEST, FL 33040-5501		
AK:	9096675	Parcel ID:	00152520-000100	Physical Location:	511 AVENUE D UNIT B BIG COPPITT KEY
Legal Description:	BK 12 PT LT 6 AND WLY 1/2 LT 5 JOHNSONVILLE SUB PB				1-53 (A/K/A UNIT B AND 1/2 INT IN UI
Owners Name:	BLASCHE WILLIAM E				
Address::	511 AVENUE D UNIT B		KEY WEST, FL 33040		
AK:	1155535	Parcel ID:	00121700-000000	Physical Location:	VACANT LAND BIG COPPITT KEY
Legal Description:	22 67 26 AA67622-41 BIG COPPITT KEY PT LOT 4 OR300				-300
Owners Name:	DOT/STATE OF FLORIDA				
Address::	TALLAHASSEE, FL 32399				

7



1" = 10'



1" = 10'