

## DEVELOPMENT REVIEW COMMITTEE

-  
Tuesday, November 13, 2012

### AGENDA

-  
The Monroe County Development Review Committee will conduct a Special meeting on Tuesday, November 13, 2012, beginning at 1:00 PM at the Marathon Government Center, 2<sup>nd</sup> Floor, Library Room, 2798 Overseas Highway, Marathon, Florida.

CALL TO ORDER

ROLL CALL

#### DRC MEMBERS:

Townsley Schwab, Senior Director of Planning and Environmental Resources  
Mike Roberts, Sr. Administrator, Environmental Resources  
Joe Haberman, Planning & Development Review Manager  
DOT Representative  
Steve Zavalney, Captain, Fire Prevention  
Public Works Department Representative

#### STAFF MEMBERS

Christine Hurley, Growth Management Division Director  
Jerry Smith, Building Official  
Mayte Santamaria, Assistant Planning Director  
Mitch Harvey, Comprehensive Plan Manager  
Rey Ortiz, Planning & Biological Plans Examiner Supervisor  
Emily Schemper, Sr. Planner  
Steven Biel, Sr. Planner  
Barbara Bauman, Planner  
Tim Finn, Planner  
Gail Creech, Planning Commission Coordinator

CHANGES TO THE AGENDA

MINUTES FOR APPROVAL

### MEETING

-  
New Items:

1. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ESTABLISHING MONROE COUNTY CODE SECTION 130-131, ROCKLAND KEY COMMERCIAL RETAIL CENTER OVERLAY DISTRICT; TO ALLOW CREATE AN OVERLAY DISTRICT ON ROCKLAND KEY THAT ALLOWS COMMERCIAL RETAIL DEVELOPMENT; TO ESTABLISH MAXIMUM FLOOR AREA RATIOS FOR SUCH COMMERCIAL RETAIL DEVELOPMENT; 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 2011-094)

[2011-094 File.PDF](#)

[2011-094 Traffic Analysis 09.20.12-Signed LH.pdf](#)

-  
2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS APPROVING AN AMENDMENT TO THE LAND USE DISTRICT MAP TO ESTABLISH THE BOUNDARIES OF THE ROCKLAND KEY COMMERCIAL RETAIL CENTER OVERLAY DISTRICT, AS DESCRIBED IN SECTION 130-131 OF THE MONROE COUNTY CODE, FOR PROPERTY LEGALLY DESCRIBED AS PARCELS OF LAND IN PART OF GOVERNMENT LOT 7, SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST, ROCKLAND KEY, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00122070.000200, 00122070.000201, 00122070.000400, 00122070.000500, 00122070.000600, 00122080.000200, 00122080.000300, 00122080.000303 AND 00122080.000304.

(File 2012-142)

[2012-142 FILE.PDF](#)

## ADJOURNMENT

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".

**File #:** 2011-094

**Owner's Name:** Rockland Investment Corp, Inc

**Applicant:** Trepanier & Associates, Inc on behalf of  
Rockland Investment Corp, Inc

**Agent:** n/a

**Type of Application:** LDR MCC Sec. 130-82, 130-64,  
& 138-50

# **Additional Information added to File 2011-094**

Authorization Form



I, Steve Henson, Vice President - Rockland Investment Corp. Inc. authorize  
Please Print Name(s) of Owner(s)

Trepanier & Associates, Inc. to be the representative for the Text Amendment Application  
Address/ Project Name

and act on my/our behalf with regard to this issue.

Steve R. Henson V/Pres  
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on August 5, 2011 (date) by  
Steve Henson, Vice President - Rockland Investment Corp. Inc.

Please Print Name of Affiant

He/She is personally known to me or has  
presented \_\_\_\_\_  
as identification.

Kerry L. Highsmith  
Notary's Signature and Seal



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: 8.4.11  
Time: AM

Dear Applicant:

This is to acknowledge submittal of your application for LDR TEXT AMENDMENT  
Type of application

TREPLINER & ASSC. to the Monroe County Planning Department.  
Project / Name

Thank you.

Ann Kervey

Planning Staff

**End of Additional File 2011-094**

APPLICATION  
MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



**Request for a Text Amendment to the Monroe County Land Development Regulations or the Monroe County Comprehensive Plan**

**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**

Amendment to the Land Development Regulations Only Application Fee: \$5,041.00

Amendment to the Comprehensive Plan Only Application Fee: \$5,531.00

Amendment to the Land Development Regulations and Comprehensive Plan Application Fee: \$6,000.00

*In addition to the above application fees, the following fees also apply to each application:*

Advertising Costs: \$245.00

**Date of Submittal:** 08 / 03 / 11  
Month Day Year

**Applicant:**

Trepanier & Associates, Inc. on behalf of Rockland Investment Corp, Inc

**Name**

C/o Trepanier & Associates, Inc.

P.O. Box 2155, Key West, FL 33045-2155

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

305-293-8983

**Daytime Phone**

Owen@OwenTrepanier.com

**Email Address**

**Section(s) of Land Development Regulations to be Amended (if applicable):** MCC Sec. 130-82, 130-64, & 138-50

**Policy(s) of Comprehensive Plan to be Amended (if applicable):** Not Applicable

**Please provide an analysis as to how the proposed amendment is consistent with the applicable provisions of the Land Development Regulations, Comprehensive Plan and the Principles for Guiding Development for the Florida Keys (attach additional sheets if necessary):**

The following proposed Text Amendment is consistent with the applicable provisions of the Comprehensive Plan as demonstrated by the subsequent Consistency Analysis.

- Please see attached Consistency Analysis

## APPLICATION

Amendments may be proposed by the Board of County Commissioners, the Planning Commission, the Director of Planning, owner or other person having a contractual interest in property to be affected by a proposed amendment.

The BOCC may consider the adoption of an ordinance enacting the proposed change based on one or more of six (6) factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

**1) Changed projections (e.g., regarding public service needs) from those on which the text or boundary was based:**

There are three projections that have changed since the creation of the Industrial zoning district: 1. The type of industrial activity occurring and permitted to occur within in the district; 2. A nationwide change in retail shopping patterns, away from traditional small-scale retail stores and toward Internet merchandising and large "depot" type retail facilities, has created a demand for large retail facilities for which no need was projected when the current LDRs were drafted. Lower Keys residents seeking such facilities are required to incur the substantial - Continued on attached

**2) Changed assumptions (e.g., regarding demographic trends):**

The most recent Census data demonstrates that the population in the Keys is slowly declining, yet traffic in the Middle and Upper Keys continues to increase. The ability to locate larger-scale commercial retail/service facilities within close proximity to the existing lower keys urban area will reduce the need for extended consumer-related travel through the Upper and Middle Keys to reach the shopping centers of South Dade. Enabling placement of a large (10,000 sq. ft.+) animal shelter in close proximity to the Key West/Lower Keys - Continued on attached

**3) Data errors, including errors in mapping, vegetative types and natural features described in volume 1 of the plan:**

NA

**4) New issues:**

Incremental changes to the LDRs over the years have resulted in what essentially constitutes an outright ban on larger-scale retail/service facilities. This has forced Monroe County residents to travel to the mainland in order to obtain certain consumer services. It has also precluded construction of adequately-sized service facilities such as a new animal control shelter.

**5) Recognition of a need for additional detail or comprehensiveness:**

NA

**6) Data updates:**

NA

APPLICATION

In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located. Please describe how the text amendment would not result in an adverse community change (attach additional sheets if necessary):

As demonstrated in the attached consistency analysis, no adverse community change will result from the proposed amendment. The impacts of larger-scale commercial retail/service facilities, including animal shelters and kennels, are nearly identical to impacts of the existing permitted uses within the Industrial zoning district.

Has a previous application been submitted for this amendment within the past two years? Yes \_\_\_ No X

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 text amendment application (unaltered and unbound);
- Correct fee (check or money order to Monroe County Planning & Environmental Resources);
- Copy of Complete Existing Section and/or Existing Policy to be Amended or Deleted;
- Copy of Complete Proposed Section and/or Proposed Policy to be Amended or Added

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

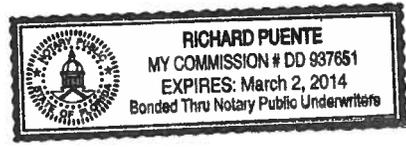
- Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the subject property)
- Any Letters of Understanding pertaining to the proposed text amendment

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: [Handwritten Signature], President, Trapani and Associates, Inc. Date: 08/02/11

Sworn before me this 02 day of August, 2011



[Handwritten Signature]  
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.

Authorization Form

I, Steve Henson, Vice President - Rockland Investment Corp. Inc. authorize  
Please Print Name(s) of Owner(s)

Trepanier & Associates, Inc. to be the representative for the Text Amendment Application  
Address/ Project Name

and act on my/our behalf with regard to this issue.

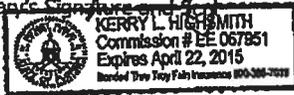
*Steve L. Henson V/Pres*  
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on August 5, 2011 (date) by  
Steve Henson, Vice President - Rockland Investment Corp. Inc.  
Please Print Name of Affiant

He/She is personally known to me or has  
presented \_\_\_\_\_  
as identification.

*Kerry L. Highsmith*  
Notary's Signature and Seal



**TRANSMITTAL LETTER**



PROJECT:

TO: Monroe County Planning Dept.  
VIA - HAND DELIVERY

PROJECT NO:

DATE: 8/3/11

ATTN: Gail Creech

Acknowledge receipt of enclosures.

WE TRANSMIT:

- herewith  under separate cover via \_\_\_\_\_  
 in accordance with your request \_\_\_\_\_

FOR YOUR:

- approval  distribution to parties  information  
 review & comment  record  
 use \_\_\_\_\_

THE FOLLOWING:

- Application  Records  Regulations  
 Development Analysis  
 Change Order

Item Description	Copies	Notes
<u>LPR Text Amendment</u>	<u>1</u>	
<u>Application Fee \$ 5,286</u>	<u>1</u>	

REMARKS \_\_\_\_\_

Submitted by: C.S.

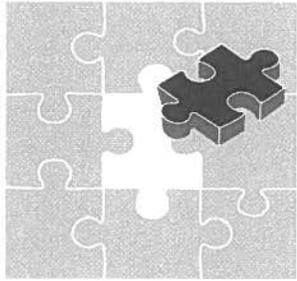
## **1. Changed Projections – Continued**

There are three projections that have changed since the creation of the Industrial zoning district: **1.** The type of industrial activity occurring and permitted to occur within in the district; **2.** A nationwide change in retail shopping patterns, away from traditional small-scale retail stores and toward Internet merchandising and large "depot" type retail facilities, has created a demand for large retail facilities for which no need was projected when the current LDRs were drafted. Lower Keys residents seeking such facilities are required to incur the substantial **delay and expense of travel to Miami-Dade County thereby adding traffic impacts to already burdened segments of US-1 in the Middle and Upper Keys,** **3.** Although the human population of the Lower Keys is declining, the demand for animal control services, including spay/neuter and adoption programs (replacing now disfavored "kill shelters") , has increased disproportionately to the human population. Meeting that need while avoiding nuisance (e.g., noise and odors) complaints from neighbors is best achieved in modern large-scale climate-controlled and insulated facilities located in the Industrial land use district.

The proposed change will allow larger-scale retail facilities, including animal shelters and kennels, on existing Lower Keys, industrial, Tier 3 lands (excluding Big Pine Key). Allowing larger retail near the existing urban area in the Lower Keys will reduce the trips throughout the Upper and Middle Keys.

## **2. Changed Assumptions – Continued**

The most recent Census data demonstrates that the population in the Keys is slowly declining, yet traffic in the Middle and Upper Keys continues to increase. The ability to locate larger-scale commercial retail/service facilities within close proximity to the existing lower keys urban area will reduce the need for extended consumer-related travel through the Upper and Middle Keys to reach the shopping centers of South Dade. Enabling placement of a large (10,000 sq. ft.+ ) animal shelter in close proximity to the Key West/Lower Keys **population center will allow replacement of the small, obsolete and flood-vulnerable animal shelter facility with a large, conveniently-located, modern facility providing a full range of needed services.**



CONSISTENCY  
ANALYSIS

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32

**I REQUEST**

This Consistency Analysis is a component of a request by Trepanier & Associates, Inc. to allow larger-scale (>10,000 sq. ft.) commercial retail/service facilities, including animal control shelters and kennels, and institutional uses within the Lower Keys Planning Area (outside of Big Pine Key) to be located on Tier 3, industrial land, and be treated similarly to warehousing, wholesaling and distribution uses with regard to NROGO by amending Section 130-82, 130-164, and 130-50 of the Monroe County Land Development Regulations.

**II BACKGROUND**

Trepanier & Associates, Inc. was asked to determine where a larger-scale (greater than 10,000 sq. ft.) commercial retail/service facility, including animal shelters and kennels, and institutional uses could be compatibly located within the Lower Keys.

The first step in the process was to identify the impacts associated with the proposed use<sup>1</sup> and secondly identify zoning districts that could accommodate such impacts. After an exhaustive analysis, it was determined there is only one zoning district (Industrial) that adequately accommodates the impacts associated with larger-scale commercial retail/service facilities; however the Industrial district currently only permits commercial retail uses of 5,000 sq. ft. or less. Additionally, NROGO limitations prohibit more than 10,000 sq. ft. of floor area.

Therefore, in order to follow best planning practices and locate such a use in the most appropriate and compatible district, three amendments are required to the Land Development Regulations:

- Sec. 130-82 Permitted Uses in the Industrial District – *To allow larger-scale commercial retail/service and institutional facilities*
- Sec. 130-164 Floor Area Ratios in the Industrial District – *To assign an*

<sup>1</sup> Noise, vehicular and truck traffic, loading, distribution, warehousing, outdoor storage, kennels, odors, etc.

1                    *FAR to commercial retail and intuitions*

- 2                    • Sec. 138-50 NROGO – *To treat larger-scale commercial retail/service*  
3                    *facilities similarly to other uses permitted in the Industrial District.*

4  
5 **III PROPOSED AMENDMENT**

6  
7                    Trepanier & Associates, Inc. proposes to amend MCC Sec. 130-82 to allow  
8                    larger-scale (>10,000 sq. ft.) commercial retail/service facilities, including animal  
9                    shelters and kennels, and institutional uses within the Lower Keys Planning Area  
10                   to be located on Tier 3, industrial land, outside of Big Pine Key; to amend Sec.  
11                   130-164 to assign an FAR to commercial retail/service facilities within the  
12                   Industrial district, and to amend Sec. 138-50 to allow such facilities to be  
13                   treated similarly to warehousing, wholesaling and distribution uses with regard  
14                   to NROGO.

15  
16 **Section 130-82. Industrial Uses:**

17  
18                   Industrially zoned land in the Lower Keys is found on the following<sup>2</sup> areas:

- 19                   • Big Pine Key  
20                   • Cudjoe Key  
21                   • Rockland Key  
22                   • Summerland Key

23  
24                   Within Monroe County, existing land use, FLUM, and Tier designations are  
25                   frequently inconsistent; however, of the 244 acres of Industrially zoned land,  
26                   195 acres are consistently FLUM'd Industrial, and of those, 149 acres have a Tier  
27                   3 designation.

28  
29                   Section 130-82 establishes the permitted and conditional uses for the Industrial  
30                   land use district. Small-scale (<5,000 sq. ft.) commercial retail and office, public  
31                   uses, commercial fishing, and light industrial are permitted by right. Larger-scale  
32                   offices, residential and waste water treatment facilities are permitted by minor  
33                   conditional use. Marinas, mining operations, and heavy industrial uses are  
34                   permitted by major conditional use.

35  
36                   The amendment would allow larger-scale commercial retail/service facilities  
37                   greater than 10,000 sq. ft. to be located in the Industrial district provided that:

- 38                   • the land is Tier 3;  
39                   • the land has a future land use designation designated and zoning of  
40                   Industrial  
41                   • the land is not on Big Pine Key;  
42                   • access to US 1 is by way of:  
43                       o An existing curb cut;

<sup>2</sup> According to the Monroe County Future Land Use Map Series adopted January, 1997

1  
2  
3  
4  
5  
6

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

**Proposed Amendment to Sec. 130-82:**

(Additions are underlined, deletions are ~~struck through~~)

**Sec. 130-82. Industrial district (I).**

\*\*\*\*

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

(1) Office uses of 5,000 to 20,000 square feet in floor area, provided that access to US. 1 is by way of:

\*\*\*\*

**(2) Commercial retail/service facilities (including animal shelters and kennels) greater than 10,000 sq. ft. located on Tier 3 land that is designated and zoned Industrial within the Lower Keys Planning Area excluding Big Pine Key, provided that access to U.S. 1 is by way of:**

**a. An existing curb cut;**

**b. A signalized intersection; or**

**c. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;**

**(3) Institutional Uses;**

~~(2)~~**(4) Commercial apartments involving more than six dwelling units, provided that:**

\*\*\*\*

~~(3)~~**(5) New antenna-supporting structures, pursuant to section 146-5(1); and**

\*\*\*\*

~~(4)~~**(6) Wastewater treatment facilities and wastewater treatment collection systems serving uses located in another land use district land, provided that:**

\*\*\*\*

1  
2

**Proposed Amendment to Sec. 130-164:**  
(Additions are underlined, deletions are ~~struck through~~)

**Sec. 130-164 Maximum nonresidential land use intensities and district open space**

Maximum nonresidential land use intensities and district open space shall be in accordance with the following table:

<i>Land Use District</i>	<i>Maximum Floor Area Ratio</i>	<i>O.S.R.*</i>
***		
<b>Industrial</b>		
Light Industry	0.40	0.20
Heavy Industry	0.25	0.20
<b><u>Institutional Uses</u></b>	<b><u>0.40</u></b>	<b><u>0.20</u></b>
Public buildings and uses	0.40	0.20
Restaurants	0.30	0.20
Offices	0.40	0.20
<b><u>Commercial Retail</u></b>	<b><u>0.40</u></b>	<b><u>0.20</u></b>
Commercial Fishing	0.40	0.20
***		

3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19

**Section 138-50. NROGO:**

Section 138-47 to 138-56 is the Non-residential rate of growth ordinance ("NROGO"). NROGO was established in 2001 as a preventative measure in anticipation of the expected demand for new commercial development as a result of the implementation of the residential rate of growth ordinance ("ROGO"). The anticipated demand never materialized and the NROGO system has never needed to function as an effective competitive award system. The NROGO system's only effect has been act as an impediment to new commercial buildings due to the effects of complex and time consuming regulations. In fact, every qualified applicant has received their full award, every year since NROGO's inception and at the same time, the amount of excess available NROGO floor area has continued to accumulate (currently in excess of 200,000 sq. ft.).

The system awards up to 10,000 sq. ft. of floor area per site in bi-annual

1 allotments of 2,500 sq. ft. The maximum allotment of 10,000 sq. ft. has  
2 effectively placed a moratorium on larger commercial structures in  
3 unincorporated Monroe County.

4  
5 The proposed text amendment will give larger-scale retail and institutional  
6 facilities located in Tier 3 Industrial Zoning Districts in the Lower Keys Planning  
7 Area outside Big Pine Key the same consideration that the similar uses of  
8 distribution and wholesaling currently have under NROGO.

9  
10 **Proposed Amendment to Sec. 130-50:**

11 (Additions are underlined, deletions are ~~struck through~~)

**138-50. Type of development not affected**

\*\*\*\*

- (7) Industrial uses. Industrial uses in the maritime industrial (MI) and the industrial (I) land use districts, provided that the floor area is restricted to manufacturing, assembly, wholesaling, and distribution uses, and commercial retail/service facilities (including animal shelters and kennels) and Institutional uses greater than 10,000 sq. ft. located on Tier 3 land that is designated and zoned Industrial within the Lower Keys Planning Area excluding Big Pine Key. All other uses which may be permitted in the land use district are subject to the requirements of this article and will require an NROGO allocation.

12  
13  
14 **IV POLICY ANALYSIS**

15  
16 There are two policy considerations: 1. Allowing larger-scale commercial  
17 retail/service and institutional facilities in the Industrial district, and 2. Modifying  
18 NROGO to allow larger-scale commercial retail/service and institutional facilities  
19 to exist in the Lower Keys.

20  
21 The land located within the Industrial districts was most often FLUM'd and zoned  
22 Industrial, during the 1993 Comprehensive Planning Process, based on the then  
23 existing uses of the property, the intent of the land owner at the time, the  
24 characteristics of the land, and the character of the surrounding area. For  
25 example, the Industrial district on Rockland Key was FLUM'd and zoned "I"  
26 because of three factors<sup>3</sup>: 1. the heavy industrial mining operations that were  
27 located there at the time, 2. the intent to maintain those operations by the

<sup>3</sup> Per conversations with the land owners.

1 owners of the land, and 3. the buffered, segregated nature of the area. In more  
2 recent times, State and local initiatives have discouraged continued and future  
3 mining operations<sup>4</sup>. Since that time, actual mining operations have all but  
4 ceased, and the much of the land has sat fallow. More recently the area has  
5 begun to accommodate larger-scale commercial retail/service-like warehousing,  
6 wholesaling and distribution uses.

7  
8 There is a de facto prohibition of new larger-scale commercial retail/service and  
9 institutional facilities in Monroe County that results from several incremental  
10 changes to the Land Development Regulations over time. This has reduced the  
11 ability of the County to effectively and dynamically adapt to socio-economic  
12 changes in the community. The proposed changes will allow the County to make  
13 land use decisions consistent with the goals of the Florida Keys Protection Act,  
14 the Monroe County Comprehensive Plan and the Land Development Regulations.

15  
16 **Section 130-82. Industrial Uses:**

17  
18 The existing Code contemplates a set of permissible uses in the Industrial  
19 districts. The uses range from restaurants to mining operations. The land  
20 located within the Industrial districts was most often FLUM'd and zoned  
21 Industrial, based on the then existing uses of the property, the intent of the land  
22 owner at the time, and the characteristics of the land and surrounding area<sup>5</sup>.

23  
24 Policies 102.7.2, 202.8.2, 208.2.1, and 208.2.10 prohibit new mining activities  
25 either through a straight prohibition of mining or through a prohibition against  
26 removing material below the water table (dredging). These prohibitions have  
27 resulted in the under utilization of the County's industrial lands and much simply  
28 remaining fallow.

29  
30 Given the fact that many larger-scale retail/service facilities are functionally  
31 public-access wholesale and distribution centers and share similar impacts as  
32 their recognized industrial counterparts, the community will benefit from  
33 regulating these uses similarly to their industrial counterparts.

34  
35 The County must determine whether it is in the community's interest to allow the  
36 existing market demand to be met in a manner that is both appropriate for the  
37 proposed uses, as well as protective of the communities' character. Locating  
38 such industrial-like uses in the industrial areas will both further the goals and  
39 intent of the comprehensive plan and Land Development Regulations, and meet  
40 current market demand for such services.

41  

---

<sup>4</sup> Policies 102.7.2, 202.8.2, 208.2.1, and 208.2.10 prohibit new mining activities either through a straight prohibition of mining or through a prohibition against removing material below the water table (dredging).

<sup>5</sup> Per conversations with land owners

1           **Section 138-50. NROGO:**  
2

3           NROGO provides exemptions for certain activities that require more than 10,000  
4           sq. ft. of floor area. These include distribution, warehousing, assembly, and  
5           manufacturing operations, as well as boat barns. Larger-scale retail/service and  
6           institutional facilities, including animal shelters and kennels, not only share  
7           similar impacts as these recognized uses, they also require larger-scale  
8           structures currently not permitted under NROGO.  
9

10          The proposed amendment would allow for these facilities to be exempted from  
11          the constraints of NROGO as long as such a facility is located in the Tier 3 Lower  
12          Keys Planning Area, on Industrially zoned lands outside of Big Pine.  
13

14           **V   CONSISTENCY AND COMPATIBILITY ANALYSIS**  
15

16          There are two sets of consistency and compatibility analysis that were  
17          performed. The first was a land use analysis, which looked at use, impacts and  
18          the existing zoning and the comprehensive plan. This analysis, as explained  
19          below, demonstrated that the only compatible zoning district was the Industrial  
20          District. The Industrial future land use category contemplate commercial  
21          activity, however, the Industrial zoning does not currently accommodate larger-  
22          scale commercial retail/service and institutional facilities. Therefore if we are to  
23          permit such a use, three amendments are required to the LDRs. These proposed  
24          amendments trigger a second consistency and compatibility analysis of the  
25          proposed amendments relative to the comprehensive plan.  
26

27           **Land Use Consistency and Compatibility Analysis**  
28

29           **Impact Consistency and Compatibility** – To determine consistency and  
30           compatibility of a proposed use three issues must be considered:

- 31           • Compatibility with Community Character;
- 32           • Consistently with the Comprehensive Plan; and
- 33           • Consistency with the Land Development Regulations.  
34

35           **Compatibility with Community Character** - When determining where a  
36           proposed use should be located, it is critical to consider the impacts of the use  
37           and the community character of proposed location.  
38

39           Larger-scale commercial retail/service and institutional facilities share similar  
40           characteristics with the industrial uses warehousing, wholesaling and distribution  
41           (vehicle and trucking traffic, noise, odors, dust, outdoor storage, kennels, etc.).  
42           Based on the characteristics and impacts of such uses, compatibility-based  
43           planning dictates the use be: located with appropriate access to major roadways,  
44           be located on non-environmentally sensitive land, and be buffered from

1 residential uses; yet at the same time be located in relative close proximity to  
2 densely populated areas.

3  
4 Considering the similarity of impacts, larger-scale commercial retail/service and  
5 institutional facilities are appropriate to locate in the industrially zoned areas that  
6 are easily accessible to the more dense populations of the Lower Keys and Key  
7 West, with appropriate access to US 1, yet significantly buffered and separated  
8 from nearby residential uses.

9  
10 **Comprehensive Plan Consistency** - To determine comprehensive plan  
11 compatibility and consistency when locating a proposed use, the characteristics  
12 and impacts of the use must be analyzed relative to the purpose of the future  
13 land use categories of the comprehensive plan.

14  
15 In this case, an extensive comparative analysis<sup>6</sup> of the future land use district  
16 purposes in the Comprehensive Plan and the impacts and characteristics of  
17 larger-scale commercial retail/service and institutional facilities was performed.  
18 Two categories were identified as potential compatible categories: Industrial  
19 ("I") and Mixed Use Commercial ("MC").

20  
21 **Zoning Consistency** - Future land use categories of a comprehensive plan are  
22 normally associated with land use districts, or zoning districts. Therefore,  
23 secondarily, but no less importantly, a consistency analysis must be performed  
24 against the purposes, and permitted and conditional uses of the associated  
25 zoning categories.

26  
27 Again, in this case, an extensive comparative analysis<sup>7</sup> was performed comparing  
28 the characteristics and impacts of larger-scale commercial retail/service facilities  
29 with the zoning district purposes and permitted and conditional uses that are  
30 associated with the two compatible future land use districts: I & MC.

31  
32 The analysis revealed that the purpose and uses of the land use districts  
33 associated with MC are incompatible with the characteristics and impacts of  
34 larger-scale commercial retail/service facilities<sup>8</sup>. The analysis also revealed that  
35 the purpose and uses of the Industrial ("I") zoning district are compatible with  
36 the characteristics and impacts of larger-scale commercial retail/service.

37  
38 **Land Use Consistency and Compatibility Conclusions** – As demonstrated  
39 above, a larger-scale commercial retail/service facility is most compatible and  
40 consistent with the Industrial land use category. However, such a use is not  
41 provided for in the Industrial district. Therefore, Trepanier & Associates  
42 proposes amending the Land Development regulations to allow larger-scale

---

<sup>6</sup> Please see attached Comprehensive Plan and Land Development Regulation Consistency & Compatibility Analysis Chart

<sup>7</sup> Please see attached Comprehensive Plan and Land Development Regulation Consistency & Compatibility Analysis Chart

<sup>8</sup> Please see attached Comprehensive Plan and Land Development Regulation Consistency & Compatibility Analysis Chart

1 commercial retail/service facilities, including animal shelters and kennels, to be  
2 located within the Industrially zoned lands subject to appropriate conditions.

3  
4 **Comprehensive Plan & Land Development Regulation Consistency**  
5 **Analysis:**

6  
7 According to MCC Sec. 102-158, when amending the text of the land  
8 development regulations, consistency with the land development regulations and  
9 the comprehensive plan must be demonstrated. The following is an analysis of  
10 the requirement.

11  
12 **Consistency Analysis – Monroe County Year 2010 Comprehensive Plan**

13  
14 A Comprehensive Plan is the written policy of the community’s goals and  
15 aspirations in terms of community development. Monroe County adopted its  
16 existing Comprehensive Plan in 1993 with several amendments and revisions  
17 since that time. The Monroe County Comprehensive Plan is currently undergoing  
18 comprehensive review and revision.

19  
20 All existing Goals, Objectives and Policies were reviewed for consistency with the  
21 Amendment. Special attention was given to the principal purposes of the future  
22 land use categories<sup>9</sup> and it was determined that the only district wholly  
23 compatible was the Industrial District - Policy 101.4.7.

24  
25 **Policy 101.4.7** *The principal purpose of the Industrial land use*  
26 *category is to provide for the development of*  
27 *industrial, manufacturing, and warehouse and*  
28 *distribution uses. Other commercial, public,*  
29 *residential, and commercial fishing-related uses are*  
30 *also allowed.*

31  
32 Commercial uses are permitted under Policy 101.4.7. In addition, larger scale  
33 commercial-retail/service facilities are functionally public-access warehousing,  
34 wholesale and distribution centers in terms of use and impact. They require  
35 trucking and loading accommodations and sales are often made in bulk. Animal  
36 shelters and kennels share the industrial-like impacts. Locating such facilities on  
37 industrially zoned land, separated and buffered from smaller scale commercial  
38 and residential areas is appropriate due to the heavy trucking, loading,  
39 warehousing, noise, odor, and traffic impacts.

40  
41 **Consistency Analysis – Monroe County Land Development Regulations**

42  
43 The Land Development Code of Monroe County is a written policy, secondary to

---

<sup>9</sup> Please see Comprehensive Plan and Land Development Regulation Consistency & Compatibility Analysis Chart

1 the Comprehensive Plan, intended to effectuate the goals and intent of the  
2 Comprehensive Plan. Zoning was intended as a segregation tool, segregating  
3 incompatible uses within a community; however the principal purpose of zoning  
4 today is to preserve community character by restricting the introduction of new  
5 incompatible uses.

6  
7 All land use districts within the Monroe County Code were reviewed for  
8 consistency with the proposed amendment<sup>10</sup>. As a result of the attached  
9 *Comprehensive Plan and Land Development Regulation Consistency &*  
10 *Compatibility Analysis* Trepanier & Associates concludes the proposed  
11 amendment is consistent with the purpose, permitted, and conditional uses of  
12 the Industrial district.

## 13 14 **VI CONSISTENCY WITH THE FLORIDA KEYS PROTECTION ACT**

15  
16 Florida Keys Protection Act of 1986 designated the Florida Keys and Monroe  
17 County as an Area of Critical State Concern ("ACSC"). The Principles for Guiding  
18 Development are the criteria against which amendments and development are  
19 evaluated to ensure consistency with the goals of the Florida Keys Protection Act.

20  
21 Principle (a): *To strengthen local government capabilities for managing land use*  
22 *and development so that local government is able to achieve these*  
23 *objectives without the continuation of the area of critical state*  
24 *concern designation.*

25  
26 Consistency: Principle (a) seeks to strengthen the capacity of  
27 Monroe County to effectively manage land use in a sustainable  
28 manner that will allow the eventual de-designation of the County  
29 as an ACSC but maintain the County's ability to effectively manage  
30 land use. Currently, the county has no ability to regulate larger-  
31 scale commercial retail/service facilities, because there is a de facto  
32 prohibition. This amendment will allow the County to dynamically  
33 and effectively regulate such uses.

34  
35 Principle (b) *To protect shoreline and marine resources, including mangroves,*  
36 *coral reef formations, seagrass beds, wetlands, fish and wildlife,*  
37 *and their habitat.*

38  
39 Consistency: Principle (b) seeks to protect marine native habitat.  
40 The proposed amendment furthers this goal by directing such uses  
41 into areas in the lower keys, near urban populations on Tier 3 lands  
42 with FLUM and Zoning designations of Industrial, excluding Big

<sup>10</sup> As demonstrated in the Comprehensive Plan and Land Development Regulation Consistency & Compatibility Analysis Chart

1 Pine. This will lessen the traffic impacts on the Upper and Middle  
2 Keys as consumers will be able to obtain goods and services locally  
3 rather than travel through the Keys to the Mainland.

4  
5 Principle (c) *To protect upland resources, tropical biological communities,*  
6 *freshwater wetlands, native tropical vegetation (for example,*  
7 *hardwood hammocks and pinelands), dune ridges and beaches,*  
8 *wildlife, and their habitat.*

9  
10 Consistency: Principle (c) seeks to protect upland native habitat.  
11 The proposed amendment effectuates this principle by directing  
12 such uses into areas in the lower keys, near urban populations on  
13 Tier 3 lands with FLUM and Zoning designations of Industrial,  
14 excluding Big Pine; thereby relieving development pressures on  
15 more environmentally sensitive uplands.

16  
17 Secondly, by permitted larger animal shelters and kennels to be  
18 developed on Tier 3 industrial lands (away from Big Pine) the  
19 community will benefit from the ability to expand the existing  
20 animal control infrastructure and the related impacts of feral  
21 animals on the upland environment can be reduced.

22  
23 Principle (d) *To ensure the maximum well-being of the Florida Keys and its*  
24 *citizens through sound economic development.*

25  
26 Consistency: Principle (d) seeks sound economic development  
27 strategies. The proposed amendment furthers the goals of this  
28 principle in several ways:

- 29
- 30 • Creating opportunity for new employment;
  - 31 • Reducing the need to travel long distances and incur  
32 expense of travelling to the mainland to acquire needed  
33 consumer goods and services not available in the Lower  
34 Keys;
  - 35 • Expanded the sales tax base available to the County.

36 Principle (e) *To limit the adverse impacts of development on the quality of water*  
37 *throughout the Florida Keys.*

38  
39 Consistency: Principle (e) seeks to limit adverse impacts on water  
40 quality. The proposed amendment furthers this goal by directing  
41 such uses into the least environmentally sensitive uplands.

1  
2 Principle (f) *To enhance natural scenic resources, promote the aesthetic*  
3 *benefits of the natural environment, and ensure that development*  
4 *is compatible with the unique historic character of the Florida Keys.*

5  
6 Consistency: Principle (f) seeks to ensure and enhance the  
7 compatibility of development with the scenic, aesthetic and historic  
8 character of the keys. The proposed amendment furthers the  
9 principle's goal by directing such uses into the existing industrial  
10 areas.

11  
12 Principle (g) *To protect the historical heritage of the Florida Keys.*

13  
14 Consistency: Principle (g) seeks to protect the historical heritage of  
15 the Keys. The amendment furthers this protection by directing  
16 such development into existing industrial lands.

17  
18 Principle (h) *To protect the value, efficiency, cost-effectiveness, and amortized*  
19 *life of existing and proposed major public investments, including:*

20  
21 1. *The Florida Keys Aqueduct and water supply facilities;*

22 Consistency: The proposed amendment will not adversely  
23 affect the Florida Keys Aqueduct and water supply facilities.  
24 There is sufficient capacity to accommodate the potential  
25 impacts as a result of the amendment. Additionally, the  
26 opportunity for water reuse in the industrial areas is high.  
27 For instance, the Rockland site is contains a water  
28 reclamation plant that offers recycled water.

29  
30 2. *Sewage collection and disposal facilities;*

31 Consistency: The proposed amendment will not adversely  
32 affect the existing sewage collection and disposal facilities.  
33 There is sufficient capacity to accommodate the potential  
34 impacts as a result of the amendment.

35  
36 3. *Solid waste collection and disposal facilities;*

37 Consistency: The proposed amendment will not adversely  
38 affect the existing solid waste collection and disposal  
39 facilities. There is sufficient capacity to accommodate the  
40 potential impacts as a result of the amendment.

41  
42 4. *Key West Naval Air Station and other military facilities;*

1 Consistency: The proposed amendment has no adverse  
2 impacts on the Key West Naval Air Station or other military  
3 facilities.

4  
5 5. *Transportation facilities;*

6 Consistency: The proposed amendment can support  
7 transportation facilities by providing additional infrastructure  
8 for multi-model transportation associated with the  
9 development of larger-scale commercial retail/service

10  
11 6. *Federal parks, wildlife refuges, and marine sanctuaries;*

12 Consistency: The proposed amendment has significant  
13 beneficial impacts for Federal parks, wildlife refuges, and  
14 marine sanctuaries. The Key Deer Preserve benefits by  
15 directing such uses away from Big Pine.

16  
17 7. *State parks, recreation facilities, aquatic preserves, and*  
18 *other publicly owned properties;*

19 Consistency: The proposed amendment has no negative  
20 impacts on State parks, recreation facilities, aquatic  
21 preserves, and other publicly owned properties.

22  
23 8. *City electric service and the Florida Keys Electric Co-op; and*

24  
25 Consistency: The proposed amendment will not adversely  
26 affect the existing electrical facilities. There is sufficient  
27 capacity to accommodate the potential impacts as a result of  
28 the amendment.

29  
30 9. *Other utilities, as appropriate.*

31  
32 Consistency: The amendment will not adversely affect other  
33 utilities.

34  
35 Principle (i) *To limit the adverse impacts of public investments on the*  
36 *environmental resources of the Florida Keys.*

37  
38 Consistency: There will be no adverse impacts on public  
39 investments on the environmental resources of the Florida Keys.

40  
41 Principle (j) *To make available adequate affordable housing for all sectors of the*  
42 *population of the Florida Keys.*

1 Consistency: The amendment will have no negative impact on the  
2 development of affordable housing.

3  
4 Principle (k) *To provide adequate alternatives for the protection of public safety*  
5 *and welfare in the event of a natural or manmade disaster and for*  
6 *a post-disaster reconstruction plan.*

7  
8 Consistency: The amendment will allow the creation of additional  
9 resources that can serve the community in preparation for and  
10 recovery after natural or manmade disasters.

11  
12 Principle (l) *To protect the public health, safety, and welfare of the citizens of*  
13 *the Florida Keys and maintain the Florida Keys as a unique Florida*  
14 *resource.*

15  
16 Consistency: The proposed amendment will reduce the need to  
17 travel through the Keys to reach consumer services not currently  
18 available in the Lower Keys. The reduction in travel will by itself  
19 increase public health, safety, and welfare of the citizens of the  
20 Florida Keys. By directing such uses into existing industrial areas,  
21 the unique Florida Keys resources will also gain protection.

## 22 **VII IMPACT ANALYSIS**

23  
24  
25 Larger-scale retail/service facilities have the following impacts: noise, vehicular  
26 and truck traffic, loading, distribution, warehousing, outdoor storage, kennels,  
27 odors, etc.

28  
29 The impact of allowing larger-scale commercial retail/service facilities to locate  
30 within the Lower Keys Planning Area Tier 3, industrial areas outside Big Pine will  
31 be a substitution of unused industrial floor area for these larger-scale commercial  
32 retail/service facilities.

33  
34 There are 228 acres of industrially zoned land in Monroe County's Lower Keys<sup>11</sup>.  
35 133 acres are Tier 3, zoned and FLUM'd Industrial, and located outside Big Pine  
36 (see table below). The total potential floor area for light industrial uses on land  
37 with the above characteristics is 64 acres<sup>12</sup>. The proposed text amendment  
38 could allow larger-scale commercial retail/service facility floor area of 47 acres<sup>13</sup>  
39 in place of the existing 64 ac. of potential industrial floor area (however, in all  
40 likelihood a relative proportion of both industrial and larger-scale commercial  
41 retail/service facilities will likely develop over time according to community

<sup>11</sup> According to the Monroe County Future Land Use Map Series adopted January, 1997 in conjunction with the Monroe County Property Appraiser's records

<sup>12</sup> Approximately

<sup>13</sup> Approximately

needs)<sup>14</sup>.

Requiring larger-scale commercial retail/service along with their industrial-like impacts to be treated similarly as light industrial uses will prevent such uses from locating in incompatible areas of the community. The proposed amendments will ensure such uses will be located in the Lower Keys Planning Area on Tier 3 Industrially FLUM'd and zoned lands (excluding Big Pine Key).

## VIII CONCLUSIONS/ RECOMMENDATIONS

Given the analysis above, locating larger-scale commercial retail/service facilitates Industrial lands in the Lower Keys, outside Big Pine Key, is appropriate based on the characteristics of the use and its associated impacts. The use itself and its impacts are closely related to uses already permitted in the industrial areas. The industrial areas within which the amendment would permit larger-scale facilities are well buffered from non-compatible adjacent uses and have adequate access to US 1.

Trepanier & Associates, Inc respectfully recommends and requests Monroe County approve the proposed amendments.

## VIII CHARTS & ATTACHEMENTS

### Industrial FLUM'd and Zoned Lands Analysis

Location	RE #	FLUM	Zoning	Tier	Public Land?	Total Area FLUM'd Industrial (ac)	Total Area Zoned Industrial (ac)	Net Buildable Area (ac)	Potential Floor Area (in acres)	
									Potential Industrial Existing FAR (0.40 <sup>15</sup> )	Potential Larger-Scale Commercial FAR (0.35)
Cudjoe	00115410-000100	PB	I	1	Yes	0.00	3.23	0.00	0.00	0.00
	00115410-000100	C	I	1	Yes	0.00	3.23	0.00	0.00	0.00
	00115410-000100	RC	I	1	Yes	0.00	3.23	0.00	0.00	0.00
	00115940-000100	I	I	1	No	2.00	2.00	1.60	0.80	0.00
	00115950-000100	I	I	1	No	4.00	4.00	3.20	1.60	0.00
	<b>Subtotal</b>						<b>6.00</b>	<b>15.69</b>	<b>4.80</b>	<b>2.40</b>
Summerland	00114470-000800	RL	I	1	No	0.00	1.50	0.00	0.00	0.00
	00114470-000700	RL	I	1	No	0.00	3.02	0.00	0.00	0.00
	00114470-000500	RL	I	1	No	0.00	5.68	0.00	0.00	0.00
	00114470-000501	I	I	1	Yes	1.79	1.79	1.43	0.72	0.00
	00114470-000600	RL	I	1	No	0.00	4.57	0.00	0.00	0.00
	00114470-000400	RL	I	1	No	0.00	6.89	0.00	0.00	0.00
<b>Subtotal</b>						<b>1.79</b>	<b>23.45</b>	<b>1.43</b>	<b>0.72</b>	<b>0.00</b>
Big Pine	00277196-000000	I	I	3	No	4.00	4.00	3.20	1.60	1.40
	00111050-000000	I	I	1	Yes	10.00	10.00	8.00	4.00	0.00

<sup>14</sup> See Industrial Lands Analysis

<sup>15</sup> Maximum FAR in the Industrial zoning district

	00110830-000500	PF	I	3	Yes	0.00	2.14	0.00	0.00	0.00
	00110830-000105	I	I	3	No	2.50	2.50	2.00	1.00	0.88
	00110830-000107	I	I	1	No	0.60	0.60	0.48	0.24	0.00
	00110830-000200	I	I	3	No	1.02	1.02	0.82	0.41	0.36
	00110830-000106	I	I	1	No	1.00	1.00	0.80	0.40	0.00
	00110830-000104	I	I	3	No	0.93	0.93	0.74	0.37	0.33
	00110830-000101	I	I	3	No	0.33	0.33	0.26	0.13	0.12
	00110830-000302	I	I	3	No	1.00	1.00	0.80	0.40	0.35
	00110830-000000	I	I	3	No	1.01	1.01	0.81	0.40	0.35
	00110830-000900	I	I	3	No	0.47	0.47	0.38	0.19	0.16
	00110830-000600	I	I	3	Yes	0.31	0.31	0.25	0.12	0.11
	00110830-000301	I	I	3	No	1.00	1.00	0.80	0.40	0.35
	00110830-001000	I	I	3	No	0.35	0.35	0.28	0.14	0.12
	00110830-000103	I	I	3	No	1.11	1.11	0.89	0.44	0.39
	00110830-000303	I	I	3	No	1.00	1.00	0.80	0.40	0.35
	00277195-000000	I	I	1	Yes	1.22	1.22	0.98	0.49	0.00
					<b>Subtotal</b>	<b>27.85</b>	<b>29.99</b>	<b>22.28</b>	<b>11.14</b>	<b>5.26</b>
Rockland	00122080-000302	I	I	3	No	1.10	1.10	0.88	0.44	0.39
	00121990-000000	I	I	3	No	6.00	6.00	4.80	2.40	2.10
	00122080-000200	I	I	3	No	6.00	6.00	4.80	2.40	2.10
	00122070-000109	I	I	3	No	0.33	0.33	0.26	0.13	0.12
	00122070-000107	I	I	3	No	1.00	1.00	0.80	0.40	0.35
	00122040-000100	I	I	3	No	2.00	2.00	1.60	0.80	0.70
	00122081-000200	I	I	3	No	4.00	4.00	3.20	1.60	1.40
	00122081-000400	I	I	3	No	1.00	1.00	0.80	0.40	0.35
	00121980-000000	I	I	3	No	2.00	2.00	1.60	0.80	0.70
	00122040-000102	I	I	3	No	0.67	0.67	0.54	0.27	0.23
	00122040-000000	I	I	3	No	4.00	4.00	3.20	1.60	1.40
	00122070-000106	I	I	3	No	3.00	3.00	2.40	1.20	1.05
	00122081-000100	I	I	3	Yes	4.00	4.00	3.20	1.60	1.40
	00122081-000300	I	I	3	No	5.00	5.00	4.00	2.00	1.75
	00122080-000500	I	I	3	No	0.33	0.33	0.26	0.13	0.12
	00122010-000000	I	I	3	No	3.37	3.37	2.70	1.35	1.18
	00122050-000000	I	I	3	No	2.56	2.56	2.05	1.02	0.90
	00122030-000100	I	I	3	No	0.67	0.67	0.54	0.27	0.23
	00121980-000500	I	I	3	No	28.00	28.00	22.40	11.20	9.80
	00121980-000600	I	I	3	No	6.00	6.00	4.80	2.40	2.10
	00122070-000300	I	I	3	No	2.00	2.00	1.60	0.80	0.70
	00122070-000103	I	I	3	No	1.00	1.00	0.80	0.40	0.35
	00122070-000000	I	I	1	No	1.00	1.00	0.80	0.40	0.00
	00122080-000400	I	I	1	No	1.50	1.50	1.20	0.60	0.00
	00122070-000105	I	I	3	No	1.00	1.00	0.80	0.40	0.35
	00122080-000000	I	I	1	No	23.00	23.00	18.40	9.20	0.00
	00122080-000301	I	I	3	No	1.27	1.27	1.02	0.51	0.44
	00122070-000101	I	I	3	No	4.00	4.00	3.20	1.60	1.40
	00122030-000000	I	I	3	No	2.00	2.00	1.60	0.80	0.70
	00122070-000700	I	I	3	Yes	3.00	3.00	2.40	1.20	1.05
	00122070-000400	I	I	3	No	2.00	2.00	1.60	0.80	0.70

00122070-000201	I	I	3	No	2.00	2.00	1.60	0.80	0.70
00122070-000600	I	I	3	No	2.00	2.00	1.60	0.80	0.70
00122070-000200	I	I	3	No	5.00	5.00	4.00	2.00	1.75
00122080-000303	I	I	3	No	1.00	1.00	0.80	0.40	0.35
00122080-000304	I	I	3	No	1.00	1.00	0.80	0.40	0.35
00122070-000500	I	I	3	No	1.00	1.00	0.80	0.40	0.35
00122080-000300	I	I	3	No	16.00	16.00	12.80	6.40	5.60
00122070-000108	I	I	3	No	1.00	1.00	0.80	0.40	0.35
00122070-000104	I	I	3	No	2.00	2.00	1.60	0.80	0.70
00122040-000101	I	I	3	No	0.39	0.39	0.31	0.16	0.14
00122080-000600	I	I	3	Yes	2.00	2.00	1.60	0.80	0.70
00122080-000101	I	I	3	No	2.00	2.00	1.60	0.80	0.70
00122070-000100	I	I	3	No	1.00	1.00	0.80	0.40	0.35
<b>Subtotal</b>					<b>159.19</b>	<b>143.19</b>	<b>127.35</b>	<b>63.68</b>	<b>46.79</b>
<b>TOTAL</b>					<b>194.83</b>	<b>228.32</b>	<b>155.86</b>	<b>77.93</b>	<b>52.05</b>

**I. Comprehensive Plan and Land Development Regulation Consistency & Compatibility Analysis Chart**

FLUM	Principal Purpose	Land Use	Purpose	Proposed Use	Consistent (Y/N)	Consistency Explanation	Use Analysis of Consistent Purposes	Consistent (Y/N)	Consistency Explanation
RC	The principal purpose of the Residential Conservation land use category is to encourage preservation of open space and natural resources while providing for very low-density residential development in areas characterized by a predominance of undisturbed native vegetation.	OS	The purpose of the OS district is to establish areas that are not connected to U.S. 1 as protected areas, while permitting low-intensity residential uses and campground spaces in upland areas that can be served by cisterns, generators and other self-contained facilities.	Larger-Scale Commercial Retail Facility	No	The characteristics and impacts of larger-scale retail facilities are not compatible with conservation-oriented purpose of the RC designation and OS Zoning	N/A – Inconsistent Purpose	No	Inconsistent Purpose
		NA	The purpose of the NA district is to establish areas that are undisturbed with the exception of existing solid waste facilities, and because of their sensitive environmental character should be preserved in their natural state.	Larger-Scale Commercial Retail Facility	No	The characteristics and impacts of larger-scale retail facilities are not compatible with conservation-oriented purpose of the RC designation and NA Zoning	N/A – Inconsistent Purpose	No	Inconsistent Purpose
		SS	The purpose of the SS district is to establish areas of low-density residential development where the predominant character is native or open space lands.	Larger-Scale Commercial Retail Facility	No	The characteristics and impacts of larger-scale retail facilities are not compatible with residential-oriented purpose of the RL designation and SS Zoning	N/A – Inconsistent Purpose	No	Inconsistent Purpose
RL	The principal purpose of the Residential Low land use category is to provide for low-density residential development in partially developed areas with substantial native vegetation.	SR	The purpose of the SR district is to establish areas of low- to medium-density residential uses characterized principally by single-family detached dwellings. This district is predominated by development; however, natural and developed open space create an environment defined by plants, spaces and over-water views.	Larger-Scale Commercial Retail Facility	No	The characteristics and impacts of larger-scale retail facilities are not compatible with residential-oriented purpose of the RL designation and SR Zoning	N/A – Inconsistent Purpose	No	Inconsistent Purpose
		SR-L	The purpose of the SR-L district is to establish areas of exclusive low- to medium-density residential uses.	Larger-Scale Commercial Retail Facility	No	The characteristics and impacts of larger-scale retail facilities are not compatible with residential-oriented purpose of the RL designation and SR-L Zoning	N/A – Inconsistent Purpose	No	Inconsistent Purpose
RM	The principal purpose of the Residential Medium land use category is to recognize those portions of subdivisions that were lawfully established and improved prior to the adoption of this plan and to define improved subdivisions as those lots served by a dedicated and acceptable existing roadway, have an approved potable water supply, and have sufficient uplands to accommodate the residential uses.	IS	The purpose of the IS district is to accommodate the legally vested residential development rights of the owners of lots in subdivisions that were lawfully established and improved prior to the adoption of this chapter.	Larger-Scale Commercial Retail Facility	No	The characteristics and impacts of larger-scale retail facilities are not compatible with residential-oriented purpose of the RM designation and IS Zoning	N/A – Inconsistent Purpose	No	Inconsistent Purpose
		IS	The purpose of the IS district is to accommodate the legally vested residential development rights of the owners of lots in subdivisions that were lawfully established and improved prior to the adoption of this chapter.	Larger-Scale Commercial Retail Facility	No	The characteristics and impacts of larger-scale retail facilities are not compatible with residential-oriented purpose of the RH designation and IS Zoning	N/A – Inconsistent Purpose	No	Inconsistent Purpose
RH	The principal purpose of the Residential High category is to provide for high density single-family, multi-family, and institutional residential development, including mobile homes and manufactured housing, located near employment centers.	URM	The purpose of the URM district is to recognize the existence of established mobile home parks and subdivisions, but not to create new such areas, and to provide for such areas to serve as a reservoir of affordable and moderate-cost housing in the county.	Larger-Scale Commercial Retail Facility	No	The characteristics and impacts of larger-scale retail facilities are not compatible with residential-oriented purpose of the RH designation and URM Zoning	N/A – Inconsistent Purpose	No	Inconsistent Purpose
		UR	The purpose of the UR district is to provide areas appropriate for high-density residential uses designed and intended for occupancy by persons gainfully employed in the Florida Keys and to create areas to provide for vacation rental use of detached dwellings, duplexes, and multifamily dwellings. This district should be established at or near employment centers.	Larger-Scale Commercial Retail Facility	No	The characteristics and impacts of larger-scale retail facilities are not compatible with residential-oriented purpose of the RH designation and UR Zoning	N/A – Inconsistent Purpose	No	Inconsistent Purpose

<p>The principal purpose of the Mixed Use/ Commercial land use category is to provide for the establishment of commercial zoning districts where various types of commercial retail and office may be permitted at intensities which are consistent with the community character and the natural environment.</p>	<p>MC</p>	<p>SC</p>	<p>The purpose of the SC district is to establish areas for commercial uses designed and intended primarily to serve the needs of the immediate planning area in which they are located. This district should be established at locations convenient and accessible to residential areas without use of U.S. 1.</p>	<p>Larger-Scale Commercial Retail Facility</p>	<p>No</p>	<p>The characteristics and impacts of larger-scale retail facilities could be compatible with the mixed use-oriented purpose of the MC designation, but is not compatible with the neighborhood commercial -oriented purpose of SC zoning</p>	<p>N/A – Inconsistent Purpose</p>	<p>No</p>	<p>Inconsistent Purpose</p>
	<p>UC</p> <p>The purpose of the UC district is to designate appropriate areas for high-intensity commercial uses intended to serve retail sales and service, professional services and resort activities needs at a regional or multiple planning area scale. This district should be established at discrete nodes along U.S. 1 and should be designed so as to serve the needs of both residents and visitors.</p>	<p>Larger-Scale Commercial Retail Facility</p>	<p>The characteristics and impacts of larger-scale retail facilities could be compatible with the mixed use-oriented purpose of the MC designation and the high-intensity commercial-oriented purpose of UC zoning.</p>	<p>Yes</p>	<p>The following uses are permitted as minor conditional uses:  <ul style="list-style-type: none"> <li>Commercial retail of low- and medium-intensity and office uses greater than 5,000 but less than 20,000 square feet of floor area;</li> <li>Commercial retail uses of high intensity of greater than 2,500 but less than 10,000 square feet of floor area;</li> <li>Institutional residential uses involving 20 or more dwelling units;</li> <li>Commercial apartments involving six to 18 dwelling units;</li> <li>Tourist housing uses, including vacation rental uses;</li> <li>Hotels of fewer than 50 rooms;</li> <li>Parks and community parks.</li> </ul> <p>The following uses are permitted as major conditional uses:  <ul style="list-style-type: none"> <li>Commercial retail of low- and medium-intensity and office uses, or any combination thereof, of greater than 20,000 square feet;</li> <li>Hotels providing 50 or more rooms;</li> <li>Marinas;</li> <li>Amusement or sea life parks and drive-in theaters;</li> <li>Heliports or seaplane ports;</li> <li>New antenna-supporting structures;</li> </ul> </p> </p>	<p>No</p>	<p>N/A – Inconsistent Purpose</p>	<p>No</p>	<p>The characteristics and impacts of larger-scale commercial retail facilities are not compatible with the small scale residential and tourist oriented permitted uses of the UC Land Use District</p>
	<p>DR</p> <p>The purpose of the DR district is to establish areas suitable for the development of planned tourist centers providing on-site residential, recreational, commercial and entertainment facilities of a magnitude sufficient to attract visitors and tourists for tenancies of three or more days.</p>	<p>Larger-Scale Commercial Retail Facility</p>	<p>The characteristics and impacts of larger-scale retail facilities could be compatible with the mixed use-oriented purpose of the MC designation, but is not compatible with the resort-oriented purpose of DR zoning</p>	<p>No</p>	<p>N/A – Inconsistent Purpose</p>	<p>No</p>	<p>N/A – Inconsistent Purpose</p>	<p>No</p>	<p>Inconsistent Purpose</p>
	<p>RV</p> <p>The purpose of the RV districts is to establish areas suitable for the development or dislocation resorts for recreational vehicles and</p>	<p>Larger-Scale Commercial Retail</p>	<p>The characteristics and impacts of larger-scale retail facilities could be compatible with the</p>	<p>No</p>	<p>N/A – Inconsistent Purpose</p>	<p>No</p>	<p>N/A – Inconsistent Purpose</p>	<p>No</p>	<p>Inconsistent Purpose</p>





September 20, 2012

Mr. Owen Trepanier  
Trepanier & Associates, Inc.  
402 Appelrouth Lane  
Key West, Florida 33045

**Re: Rockland Key - Garfunkel  
Traffic Analysis**

Dear Owen:

We have reviewed the URS memorandum dated September 4, 2012 regarding the Rockland Key Retail Center FLUM Amendment. The referenced memorandum calculated the daily trip generation for the subject 1,453,088 square foot parcel under the assumption that the parcel would be developed as Light Industrial. A calculation was then made to determine the amount of Commercial Retail floor area that would generate an equivalent number of daily vehicle trips.

As requested by your office, we have expanded this analysis to include the other land uses allowable under the current land use designation. In addition to Light Industry, these land uses include: Public Buildings and Uses, Restaurants, Offices, Commercial Fishing and Heavy Industry. *(Note: We have also updated the allowable square footages for these uses to be consistent with the attached table provided by your office.)*

**Trip Generation**

The trip generation for this analysis was determined using the trip generation information published in the Institute of Transportation Engineers' (ITE) *Trip Generation (8<sup>th</sup> Edition)* report. The daily trip generation rates and equations documented by ITE for those land uses applicable to the subject site, were utilized to calculate the number of projected daily trips presented in Table 1 below.

<b>Table 1</b> <b>Existing Industrial Zoning District - Trip Generation Comparison</b> <b>Rockland Key - Garfunkel</b>		
<b>Land Use</b> <b>(Monroe Co. Comp Plan)</b>	<b>Max. Allowable</b> <b>Floor Area</b> <b>(0.4 FAR &amp; 0.2 OSR)</b>	<b>Daily Vehicle Trips</b> <b>(ITE Trip Generation 8th Ed.)</b>
<b>Light Industry</b>		
- General Light Industrial	581,235 S.F.	4,240
<b>Public Buildings and Uses</b>		
- Government Office Complex	581,235 S.F.	16,228
- Junior/Community College	581,235 S.F.	15,978
- Hospital	581,235 S.F.	8,080
<b>Restaurants</b>		
- High-Turnover Sit-Down	435,926 S.F.	55,428
- Quality Restaurant	435,926 S.F.	39,212
<b>Offices</b>		
- General Office Building	581,235 S.F.	5,173
<b>Commercial Fishing</b>		
- Waterport/Marine Terminal	581,235 S.F.	159
<b>Heavy Industry</b>		
- General Heavy Industrial	363,272 S.F.	545

Utilizing the results of the trip generation analysis documented in Table 1, an analysis was performed to determine the equivalent amount of commercial space that could be developed while generating the same number of daily vehicle trips as the four (4) highest trip generating land uses currently allowed for this parcel. This analysis considered three types of Commercial development (High Intensity, Medium Intensity, and Low Intensity). The results of this analysis are summarized in Table 2 below.

<b>Table 2</b>				
<b>Equivalent Commercial Floor Area</b>				
<b>Rockland Key - Garfunkel</b>				
<b>Land Use (Monroe Co. Comp Plan)</b>	<b>Daily Vehicle Trips</b>	<b>Equivalent Commercial Space</b>		
		<b>Comm. Retail High Intensity</b>	<b>Comm.-Office Medium Intensity</b>	<b>Public Low Intensity</b>
<b>Restaurants</b>				
- High-Turnover Sit-Down	55,428	1,290,824 S.F.	1,985,244 S.F.	4,853,590 S.F.
- Quality Restaurant	39,212	913,181 S.F.	1,404,441 S.F.	3,433,625 S.F.
<b>Public Buildings and Uses</b>				
- Government Office Complex	16,228	377,923 S.F.	581,232 S.F.	1,421,016 S.F.
- Junior/Community College	15,978	372,101 S.F.	572,278 S.F.	1,399,124 S.F.

**Conclusions**

Based upon the foregoing trip generation analysis, the subject site could be developed with up to 1,290,824 square feet of high intensity commercial uses, 1,985,244 square feet of medium intensity commercial uses, and 4,853,590 square feet of low intensity commercial uses.

If you have any questions or require additional information, please do not hesitate to contact me.

**TRAF TECH ENGINEERING, INC.**



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

# **Attachment A**

## **Maximum Square Footages**

## Maximum Square Footages - Existing & Proposed

Existing Zoning (Industrial)		Proposed Zoning (Commercial Retail Center)	
Uses	Max. Sq. Ft.	Uses	Max. Sq. Ft.
Restaurant	435,926	Restaurant	500,000
Office	581,235	Office	500,000
--	--	Commercial Retail	500,000
Manufacturing	581,235	Manufacturing (light industries only)	500,000
Residential Units	67	--	0
Commercial Fishing	581,235	Commercial Fishing	500,000
Light Industrial	581,235	Light Industrial	500,000
Public buildings and uses	581,235	Public buildings and uses	500,000
Institutional	0	Institutional	0
Radio and Cell Towers	581,235	Radio and Cell Towers	500,000
Satellite Earth Stations	581,235	Satellite Earth Stations	500,000
Parking Lots	0	--	0
Sewer Treatment Facilities	581,235	--	0
Marinas	581,235	--	0
Resource Extraction (Mining)	363,272	--	0
Heavy Industrial	363,272	--	0
Agriculture Overlay District	581,235	Agriculture Overlay District	500,000
Educational Facilities Overlay District	581,235	Educational Facilities Overlay District	500,000
Public Facilities Overlay District	581,235	Public Facilities Overlay District	500,000

**File #:** 2012-142

**Owner's Name:** Rockland Investment Corp.,  
SJK Investment LLC,  
Basin Development Co LLC and  
Anson LLC

**Applicant:** Rockland Investment Corp.,  
SJK Investment LLC,  
Basin Development Co LLC and  
Anson LLC

**Agent:** Trepanier and Associates, Inc.

**Type of Application:** LUD Map Amendment

**Key:** Rockland Key

**RE:** 00122070-000200; 00122070-000201;  
00122070-000400; 00122070-000500;  
00122070-000600; 00122080-000200;  
00122080-000300; 00122080-000303;  
00122080-000304

**Additional Information added to File 2012-142**

## Creech-Gail

---

**From:** Owen Trepanier <owen@owentrepanier.com>  
**Sent:** Monday, November 05, 2012 4:56 PM  
**To:** Haberman-Joe  
**Cc:** Creech-Gail  
**Subject:** RE: Rockland Application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thanks Joe. The parcel in Blue is not part of the application.

---

### Trepanier & Associates, Inc.

Ph. 305-293-8983  
Fx. 305-293-8748

---

**From:** Haberman-Joe [<mailto:Haberman-Joe@monroecounty-fl.gov>]  
**Sent:** Monday, November 05, 2012 4:48 PM  
**To:** Owen Trepanier  
**Cc:** Creech-Gail  
**Subject:** Rockland Application

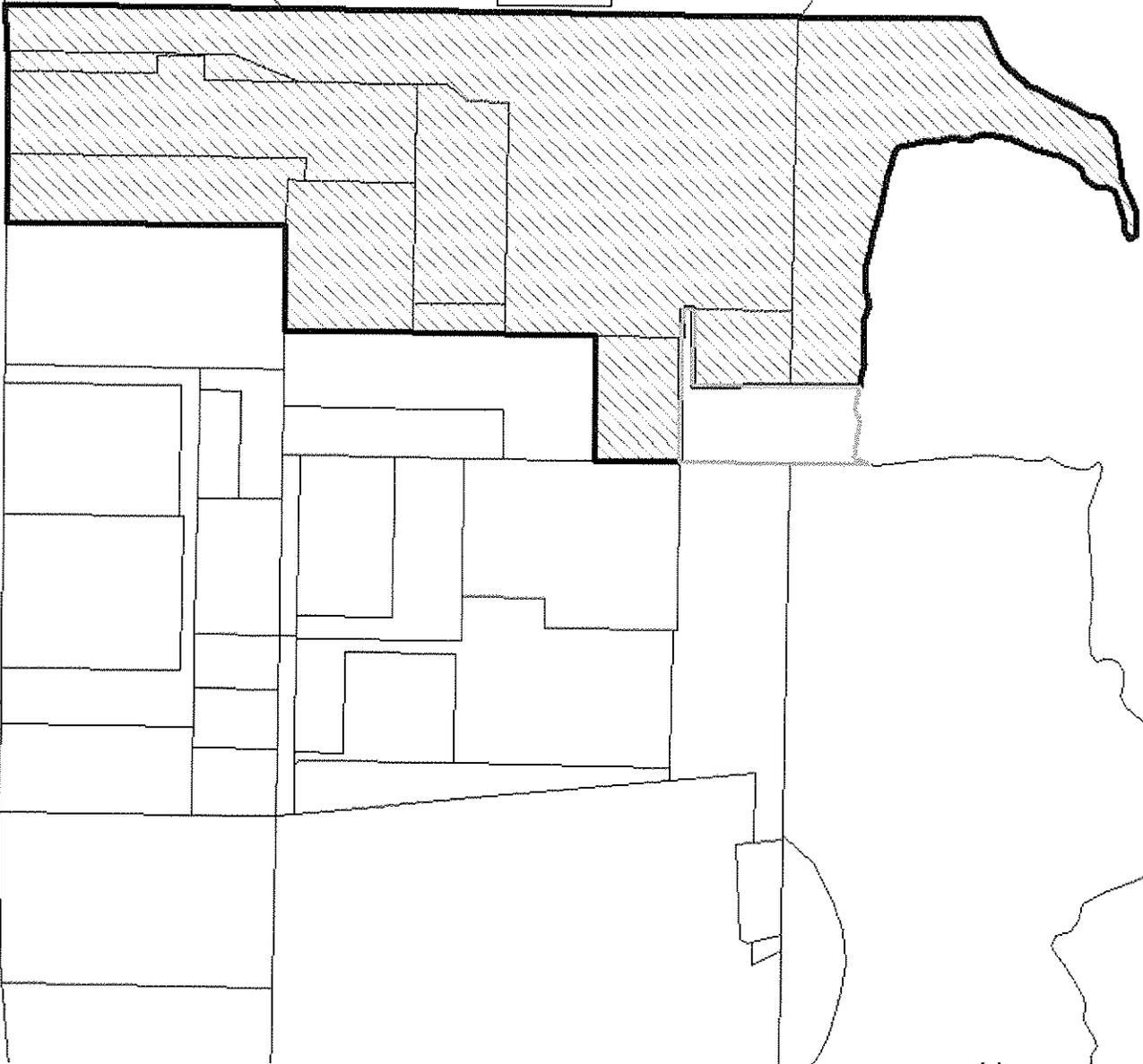
Owen,

I need to know whether or not parcel RE #00122080.000302 is to be included in the advertisement (shown in blue on the attached map). It is not listed on the application, but you included its property record card and ownership info in the supplemental information.

Joseph E. Haberman, AICP  
Planning & Development Review Manager  
Monroe County | Planning & Environmental Resources Department  
2798 Overseas Highway | Suite 400 | Marathon, Florida 33050  
(305)289-2532

**ROCKLAND KEY  
COMMERCIAL RETAIL CENTER  
OVERLAY DISTRICT**

**OVERSEAS HIGHWAY 1**



County of Monroe  
Growth Management Division

Planning & Environmental Resources  
Department

2798 Overseas Highway, Suite 410  
Marathon, FL 33050  
Voice: (305) 289-2500  
FAX: (305) 289-2536



Board of County Commissioners

Mayor David Rice, Dist. 4  
Mayor Pro Kim Wigington Tem Dist. 1  
Heather Carruthers, Dist. 3  
George Neugent, Dist. 2  
Sylvia J. Murphy, Dist. 5

*We strive to be caring, professional and fair*

Date: 10.22.12  
Time: \_\_\_\_\_

Dear Applicant:

This is to acknowledge submittal of your application for LUD Map Amendment  
Type of application

Rockland Overlay  
Project / Name to the Monroe County Planning Department.

Thank you.

Gail Creech

Planning Staff

## Creech-Gail

---

**From:** Hurley-Christine  
**Sent:** Friday, October 26, 2012 2:04 PM  
**To:** Creech-Gail  
**Subject:** FW: Rockland Map Amendment Application-Anson Authorization  
**Attachments:** Signed Auth-Anson.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** Suzanne Seagle [<mailto:suzanne@owentrepanier.com>]  
**Sent:** Thursday, October 25, 2012 12:33 PM  
**To:** Haberman-Joe; Santamaria-Mayte; Hurley-Christine  
**Cc:** [owen@owentrepanier.com](mailto:owen@owentrepanier.com); [claudef@keysrealestate.com](mailto:claudef@keysrealestate.com); [david@ajcgarfunkel.com](mailto:david@ajcgarfunkel.com); Jim Hendrick  
**Subject:** Rockland Map Amendment Application-Anson Authorization

Hello Ms. Hurley, Mr. Haberman, and Ms. Santamaria,

Please find the attached authorization for the property with RE number 00122080-000303 on Rockland Key, for your perusal and records. Please let me know if you have any questions or need anything else.

Warmly,

*Suzanne Seagle*

**Trepanier & Associates, Inc.**  
Land Use Planners & Development Consultants  
402 Appelrouth Lane, P.O. Box 2155  
Key West, FL 33045-2155  
Ph. 305.293.8983 / Fx. 305.293.8748

**Authorization Form**

I, Anson, LLC. authorize  
Please Print Name(s) of Owner(s)

Trepanier & Associates, Inc. to be the representative for 00122080-000303  
RE/Address/ Project Name

and act on my/our behalf with regard to this issue.

*Michael L. Anson*

Signature of Owner  
Michael L. Anson,  
MGRM and Registered Agent  
of Anson, LLC.

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on October 25, 2012 (date) by

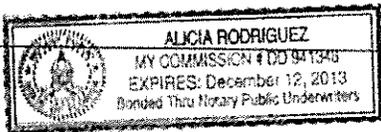
Michael L. Anson

Please Print Name of Affiant

He/She is personally known to me or has  
presented \_\_\_\_\_  
as identification.

*Alicia Rodriguez*

Notary's Signature and Seal



Name of Acknowledger printed or stamped

Title or Rank

DD 941348

Commission Number, if any

**End of Additional File 2012-142**

REQUEST FOR A LAND USE DISTRICT (LUD) MAP  
AMENDMENT APPLICATION



RECEIVED

OCT 22 2012

MONROE CO. PLANNING DEPT

MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

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

Amendment to Land Use Map District (Residential) Application Fee: \$4,131.00  
Amendment to Land Use District Map (Non-Residential) Application Fee: \$4,929.00

In addition to the above application fees, the following fees also apply to each application:

Advertising Costs: \$245.00  
Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed  
Technology Fee: \$20.00

Date: 10 / 18 / 2012  
Month Day Year

**Property Owner:**

Basin Development Company LLC; SJK  
Investments LLC; Rockland Investment  
Corporation Inc; Anson LLC

121 US Hwy 1, Suite 109, Key West, FL 33040

Mailing Address

305.293.898

Daytime Phone

Owen@owentrepanier.com

Email Address

**Agent (if applicable):**

Trepanier and Associates, Inc  
Name

402 Appelrouth Lane, Key West, FL 33040

Mailing Address

305.293.8983

Daytime Phone

owen@owentrepanier.com

Email Address

**Legal Description of Property:**

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

Legal Attached

Rockland Key

Block

Lot

Subdivision

Key

00122080-000200, 00122080-000300, 000122080-000303, 00122080-000304,

Real Estate (RE) Number

00122070-000200, 00122070-000201, 00122070-00400, 00122070-00500, 00122070-00600

Real Estate (RE) Numbers

**REQUEST FOR A LAND USE DISTRICT (LUD) MAP  
AMENDMENT APPLICATION**

<b>Current Land Use District Designation(s):</b>	<u>Industrial</u>
<b>Proposed Land Use District Designation(s):</b>	<u>Industrial &amp;</u>
<b>Current Future Land Use Map Designation(s):</b>	<u>Industrial</u>
<b>Tier Designation(s)</b>	<u>Tier III- Infill Area</u>
<b>Total Land Area Affected in acres:</b>	<u>33.3</u>

**Existing Use of the Property** (If the property is developed, please describe the existing use of the property, including the number and type of any residential units and the amount and type of any commercial development):

Warehousing: 9,760 sq. ft.  
Retail - Adult Entertainment: 7,260 sq. ft.  
Light Industrial Uses: 13,794 sq. ft.  
Office: 284 sq. ft.  
Outdoor storage: ~1,306,800 sq. ft.

**In accordance with Sec. 102-158, the BOCC may consider the adoption of an ordinance enacting the proposed change based on one or more of six factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):**

- 1) Changed projections (e.g., regarding public service needs) from those on which the text or boundary was based:**

There are two projections that have changed since the creation of the Industrial zoning district:

A. The type of industrial activity occurring and permitted to occur within in the district has changed dramatically since the district was created. - **Continued on attached**

- 2) Changed assumptions (e.g., regarding demographic trends):**

The most recent Census data demonstrates that the population in the Keys is slowly declining, yet traffic in the Middle and Upper Keys continues to increase. The ability to locate larger-scale commercial retail/service facilities within close proximity to the existing lower keys urban area will reduce the need for extended consumer-related travel through the Upper and Middle Keys to reach the shopping centers of South Dade.

- 3) Data errors, including errors in mapping, vegetative types and natural features described in volume 1 of the plan:**

NA

- 4) New issues:**

Incremental changes to the LDRs over the years have resulted in what essentially constitutes an outright ban on larger-scale retail/service facilities. This has forced Monroe County residents to travel to the mainland in order to obtain certain consumer services.

**REQUEST FOR A LAND USE DISTRICT (LUD) MAP  
AMENDMENT APPLICATION**

**5) Recognition of a need for additional detail or comprehensiveness:**

NA  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**6) Data updates:**

NA  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located. Please describe how the map amendment would not result in an adverse community change (attach additional sheets if necessary):**

As demonstrated in the attached consistency analysis, no adverse community change will result from the proposed amendment. The impacts of larger-scale commercial retail/service facilities, are nearly identical to impacts of the existing permitted uses within the Industrial zoning district.

**Has a previous Land Use District Map amendment application been submitted for this site within the past two years?**

Yes \_\_\_\_\_ Date: \_\_\_\_\_  
No   x  

**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 Land Use District Map amendment application** (unaltered and unbound); and
- Correct fee** (check or money order to Monroe County Planning & Environmental Resources); and
- Proof of ownership** (i.e. Warranty Deed); and
- Current Property Record Card(s) from the Monroe County Property Appraiser**; and
- Location map from Monroe County Property Appraiser**; and
- Copy of current Land Use District Map** (please request from the Planning & Environmental Resources Department prior to application submittal); and
- Copy of current Future Land Use Map** (please request from the Planning & Environmental Resources Department prior to application submittal); and
- 300 foot radius map from Monroe County Property Appraiser Office**
- List of surrounding property owners from 300 foot radius map**
- Photograph(s) of site from adjacent roadway(s); and**

**REQUEST FOR A LAND USE DISTRICT (LUD) MAP  
AMENDMENT APPLICATION**

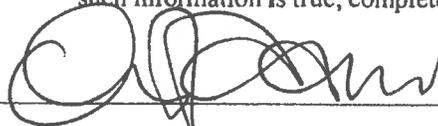
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – sixteen (16) sets** (at a minimum survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage marked with land use district; and total acreage shown with vegetative habitat); and
- Typed name and address mailing labels of all property owners within a 300 foot radius of the property (two (2) sets)**. 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

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

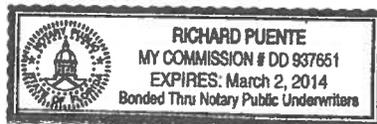
- Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)
- Any other Monroe County documents including Letters of Understanding pertaining to the proposed Land Use District Map amendment**

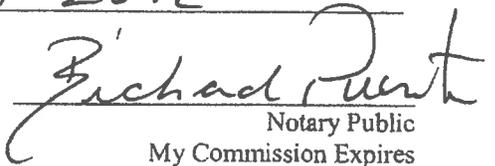
**If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.**

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:  Date: 10/17/12

Sworn before me this 17 day of October, 2012



  
Notary Public  
My Commission Expires

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

**Authorization Form**

I, Basin Development Company, LLC; SJK Investments, LLC; Rockland Investment Corporation, Inc  
Please Print Name(s) of Owner(s)

authorize Trepanier & Associates, Inc. to be the representative for 00122080-000200,  
Name of Agent Address(es)/ RE Number(s)

00122080-000304, 00122070-00201, 00122070-060200, 00122070-000400,  
Address(es)/ RE Number(s)

00122070-000500, 00122070-000600, 00122080-000300, 00122080-000302, 0122080-00303  
Address(es)/ RE Number(s)

and act on my/our behalf with regard to this issue.

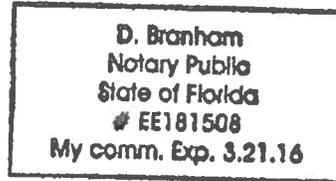
Susan Kemp  
Signature(s) of Owner  
Susan J. Kemp; MGRM of SJK Investments,  
LLC., and President of  
Rockland Investment Corporation, Inc.

William Kemp  
William O. Kemp; MGRM of Basin  
Development Company, LLC.

Subscribed and sworn to (or affirmed) before me on 10.19.12 (date) by  
Susan Kemp and William Kemp.  
Please Print Name of Affiant

He/She is personally known to me or has  
presented \_\_\_\_\_  
as identification.

D. Branham  
Notary's Signature and Seal



Deborah Branham Name of Acknowledger printed or stamped  
Title or Rank  
Commission Number, if any

## 1. Changed Projections – Continued

There are two projections that have changed since the creation of the Industrial zoning district:

- A. The type of industrial activity occurring and permitted to occur within in the district has changed dramatically since the district was created.

The land located within the Industrial districts was most often FLUM'd and zoned Industrial, during the 1993 Comprehensive Planning Process, based on the then existing uses of the property, the intent of the land owner at the time, the characteristics of the land, and the character of the surrounding area. For example, the Industrial district on Rockland Key was FLUM'd and zoned "I" because of three factors: 1. the heavy industrial mining operations that were located there at the time, 2. the intent to maintain those operations by the owners of the land, and 3. the buffered, segregated nature of the area. In more recent times, State and local initiatives have discouraged continued and future mining operations. Since that time, actual mining operations have all but ceased, and the much of the land has sat fallow. More recently the area has begun to accommodate larger-scale commercial retail/service-like warehousing, wholesaling and distribution uses.

The dramatic change in industrial uses and land needs is further documented and supported by the Evaluation and Appraiser Report adopted by the BOCC on 05/22/2012. The Assessment of Major Issues (Chapter 4) specifically addresses both the national and local shift away from industrial production to a more service and retail based economy:

From an economic structural standpoint, dynamic long term trends at the national and global levels shift the economic structure of the local economy. Absent a highly focused and long term effort to modify the effect of these forces, the global and national trends will prevail. These global and national structural trends include a shift away from industrial production in the United States and a shift toward a service and retail based economy. At the national level some 50 percent of manufacturing jobs have been lost in the United States since 1960. By the same measure, service and retail positions have grown by more than 250 percent each. In Florida, which has never had the share of manufacturing and industrial employment as found elsewhere in the nation, the structural employment shift to service and retail has been more pronounced over this period. Thus, in the face of these forces, employment by industry type in the Florida Keys has shifted in a more pronounced way toward a service and retail based economy.

- B. A nationwide change in retail shopping patterns, away from traditional small-scale retail stores and toward Internet merchandising and large "depot" type retail facilities, has created a demand for large retail facilities for which no need was projected when the current LDRs were drafted. Lower Keys residents seeking such facilities are required to incur the substantial delay and expense of travel to Miami-Dade County thereby adding traffic impacts to already burdened segments of US-1 in the Middle and Upper Keys.

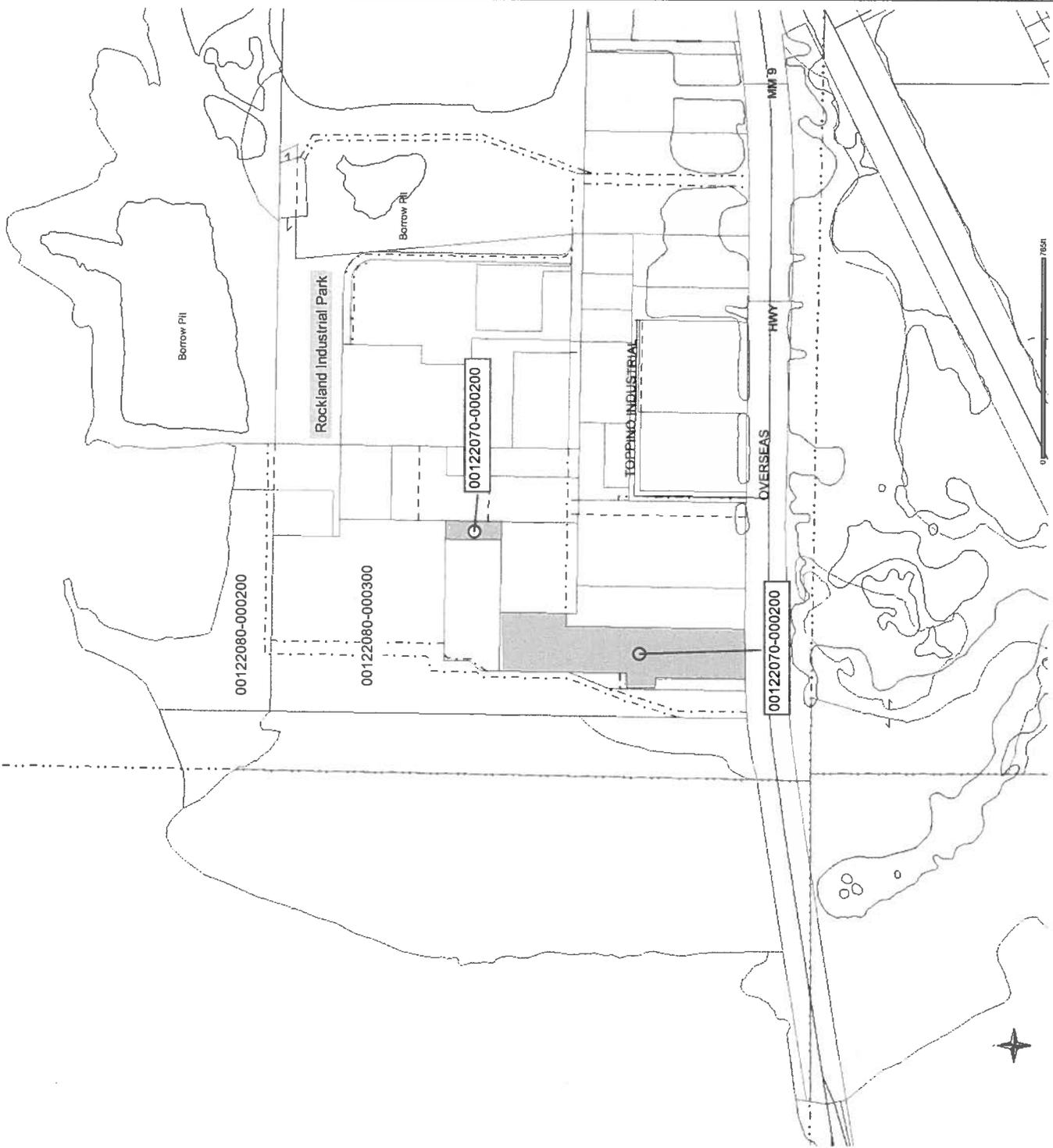
- Legend**
- Selected Features**
  - Hooks/Leads
  - Lot Lines
  - Easements
  - Road Centerlines
  - Water Names
  - Parcels
  - Shoreline
  - Section Lines

PALMIS

Monroe County Property Appraiser  
 500 Whitehead Street  
 Key West, FL

**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.

Date Created: April 15, 2011 2:32 PM



**Karl D. Borglum  
Property Appraiser  
Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

**Property Record Card -  
Map portion under construction.**

Website tested on IE8,  
IE9, & Firefox.  
Requires Adobe Flash  
10.3 or higher

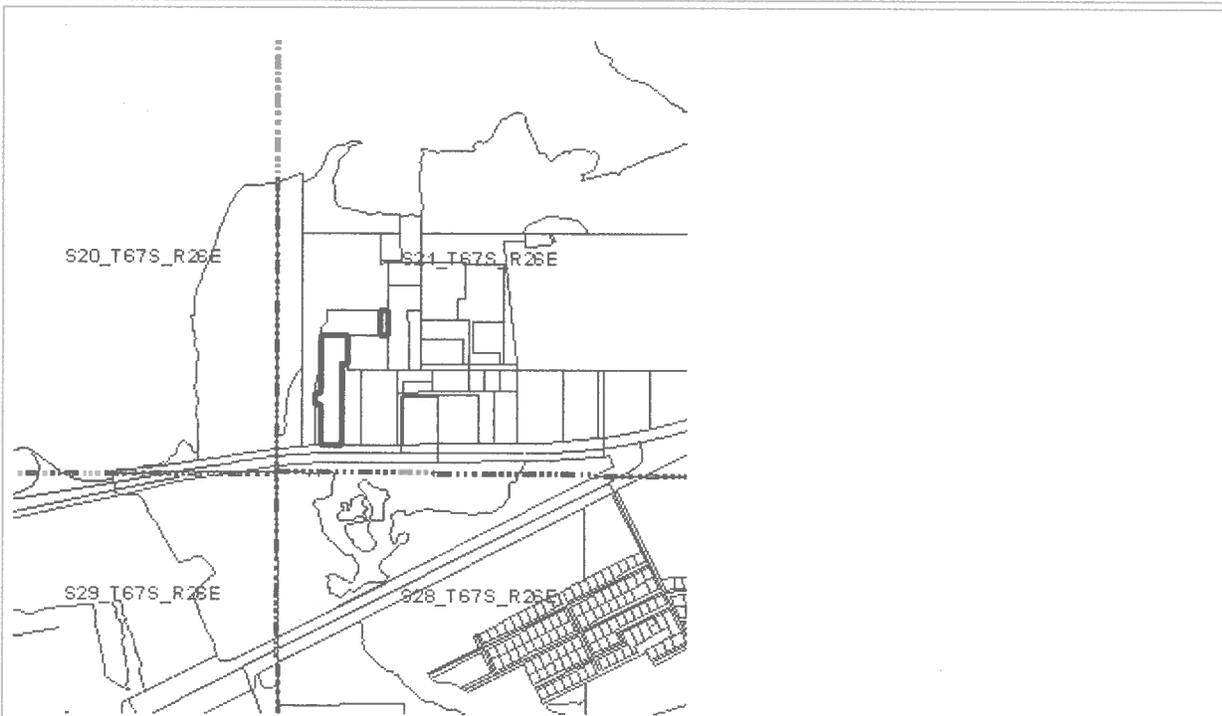
**Alternate Key: 8764596 Parcel ID: 00122070-000200**

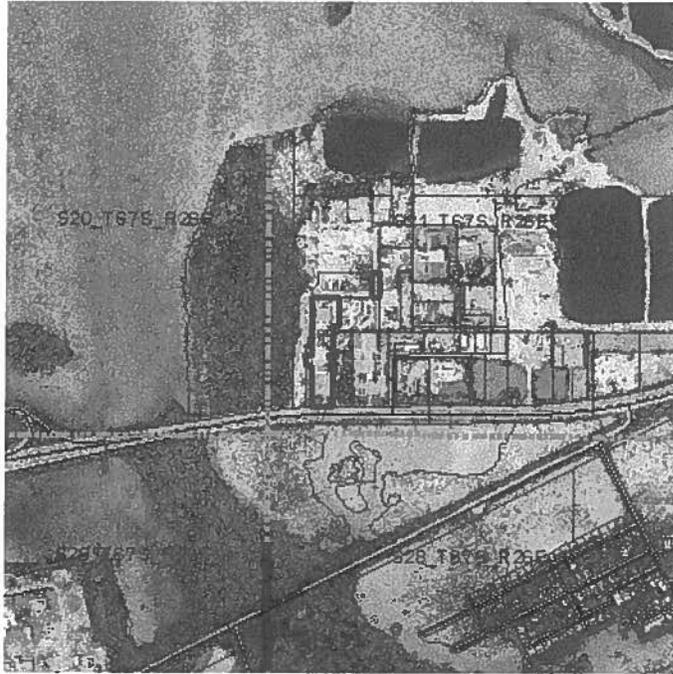
**Ownership Details**

**Mailing Address:**  
ROCKLAND INVESTMENT CORP  
121 US HIGHWAY 1  
STE 109  
KEY WEST, FL 33040

**Property Details**

**PC Code:** 47 - PLANTS/CEMENT/ROCK/GRAVEL  
**Millage Group:** 100B  
**Affordable Housing:** No  
**Section-Township-Range:** 21-67-26  
**Property Location:** 111 OVERSEAS HWY ROCKLAND KEY  
**Legal Description:** 21 67 26 BOCA CHICA KEY PT GOVT LOT 7 OR1116-1694/1696 OR1143-83/84C OR1155-1765/1767 OR1477-1522/24 OR1604-311/16/AFF





Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

### Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	0	0	5.33 AC

### Building Summary

**Number of Buildings:** 5  
**Number of Commercial Buildings:** 5  
**Total Living Area:** 28742  
**Year Built:** 1958

### Building 1 Details

<b>Building Type</b>	<b>Condition A</b>	<b>Quality Grade</b> 250
<b>Effective Age</b> 17	<b>Perimeter</b> 412	<b>Depreciation %</b> 23
<b>Year Built</b> 1958	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 4,920
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

**Inclusions:**

<b>Roof Type</b>	<b>Roof Cover</b>	<b>Foundation</b>
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

**Extra Features:**

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	12	Dishwasher	0



Building Type  
 Effective Age 18  
 Year Built 1958  
 Functional Obs 0

Condition F  
 Perimeter 320  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 23  
 Grnd Floor Area 6,000

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

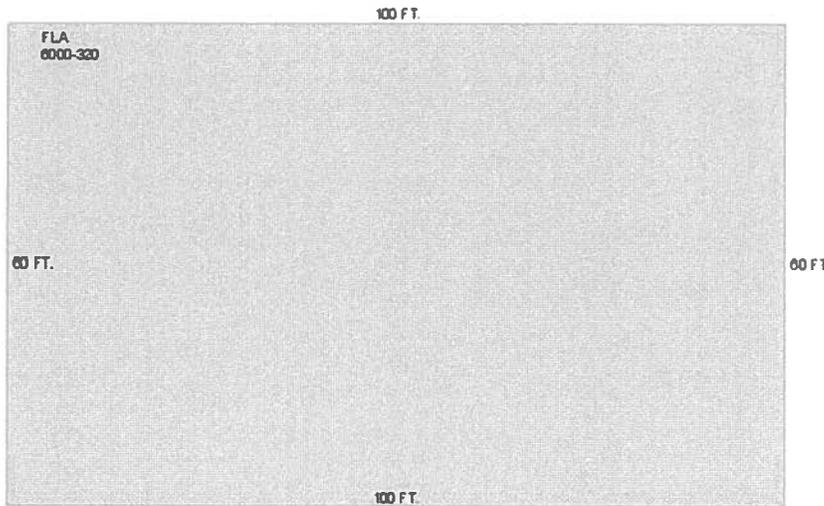
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

2 Fix Bath 0  
 3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 2

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0  
 Intercom 0  
 Fireplaces 0  
 Dishwasher 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1989					6,000

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16169	MIN PROCESSING	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
5577	C.B.S.	100

### Building 3 Details

Building Type  
 Effective Age 25  
 Year Built 1958  
 Functional Obs 0

Condition A  
 Perimeter 258  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 33  
 Grnd Floor Area 3,760

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

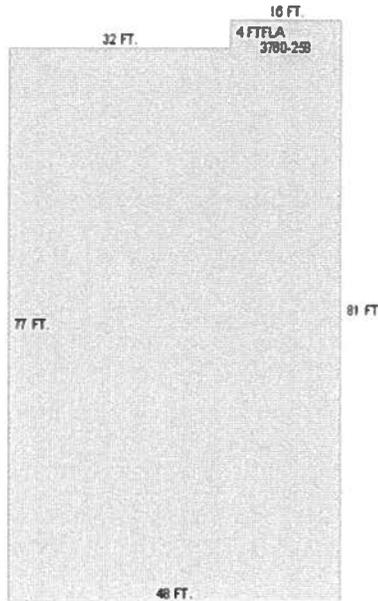
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

2 Fix Bath 0  
 3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 0

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0  
 Intercom 0  
 Fireplaces 0  
 Dishwasher 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1989					3,760

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16170	WAREHOUSE/MARINA C	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %

5578	MIN WOOD SIDING	23
5579	C.B.S.	77

### Building 4 Details

**Building Type**  
**Effective Age** 18  
**Year Built** 1958  
**Functional Obs** 0

**Condition** F  
**Perimeter** 470  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 250  
**Depreciation %** 23  
**Grnd Floor Area** 13,794

**Inclusions:**

**Roof Type**  
**Heat 1**  
**Heat Src 1**

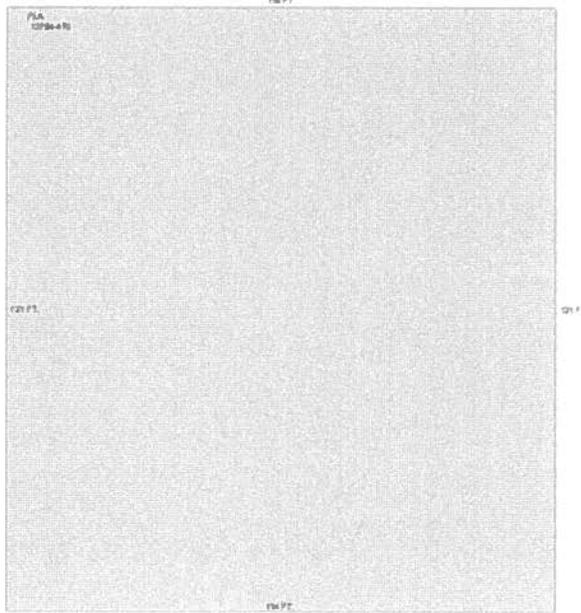
**Roof Cover**  
**Heat 2**  
**Heat Src 2**

**Foundation**  
**Bedrooms** 0

**Extra Features:**

**2 Fix Bath** 0  
**3 Fix Bath** 0  
**4 Fix Bath** 0  
**5 Fix Bath** 0  
**6 Fix Bath** 0  
**7 Fix Bath** 0  
**Extra Fix** 3

**Vacuum** 0  
**Garbage Disposal** 0  
**Compactor** 0  
**Security** 0  
**Intercom** 0  
**Fireplaces** 0  
**Dishwasher** 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1989					13,794

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16171	MIN PROCESSING	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5580	C.B.S.	100

**Building 5 Details**

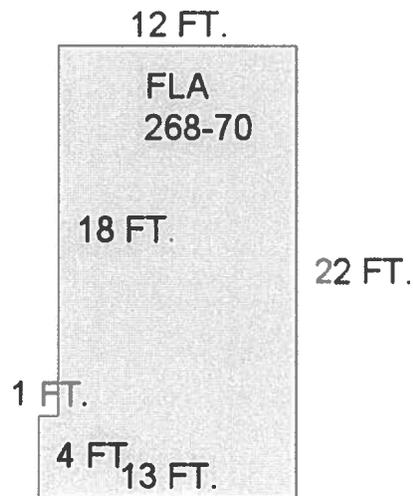
Building Type	Condition P	Quality Grade 250
Effective Age 20	Perimeter 70	Depreciation % 23
Year Built 1963	Special Arch 0	Grnd Floor Area 268
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 3	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1989					268

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16172	MINERAL PROCESS-A-	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
5581	C.B.S.	100

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	7,243 SF	0	0	1985	1986	2	30
2	CC2:COM CANOPY	500 SF	0	0	1975	1976	3	40
3	AP2:ASPHALT PAVING	20,000 SF	0	0	2003	2004	1	25
4	CL2:CH LINK FENCE	6,600 SF	0	0	1995	1996	1	30
5	CC2:COM CANOPY	1,680 SF	30	56	1957	1958	1	40
6	UB2:UTILITY BLDG	40 SF	5	8	1957	1958	4	50
7	CL2:CH LINK FENCE	3,250 SF	650	5	1995	1996	1	30
8	PT3:PATIO	1,800 SF	150	12	1995	1996	2	50
9	AC2:WALL AIR COND	4 UT	0	0	1984	1985	2	20
10	FN2:FENCES	455 SF	65	7	1978	1979	5	30

### Appraiser Notes

BLDG. #1 = K.W. INFO.CENTER BUILDING ON HIGHWAY. BLDG. #2 = WAREHOUSE IN THE REAR OF AND ADJACENT TO BLDG.#1. BLDG. #3 = WAREHOUSE TO THE NORTH AND WEST OF BLDG. #1 & #2. BLDG. #4 = BLOCK PLANT TO THE NORTH OF BLDG. #1 & #2. BLDG. #5 = SALES OFFICE TO THE EAST OF BLDG. #4. THE PERMITS WERE COMPLETED IN 1998 WERE NOT ADDED TO THE TAX ROLL UNTIL Y2K. 005 BLDG 2 OF 5 IS PINEWOOD MATERIAL.DUG/SKI 2002-9-24 TPP ACCTS 8980291 - ROCKLAND INVESTMENT CO 8853254 - J J TAYLOR DISTRIBUTING MIAMI-KEY WEST INC

1.19 ACRES OF THIS PARCEL IS NOW SPLIT OUT AND BEING ASSESSED AS PART OF RE 122070-000700 PER OR2127-1242/46 DONE FOR THE 2005 TAX ROLL.

1.987AC FROM THIS PARCEL PER OR2229-1175 NOW BEING ASSESSED UNDER 00122070-000201 FOR THE 2007 TAX ROLL.

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
96-1053	08/01/1996	11/01/1996	8,500		FENCE
96-1230	08/01/1996	08/01/1996	10,000		DEMOLITION
970383	09/09/1998	01/01/2000	2,500		COMMRCIAL MISCELLANEOUS
5 971721	01/29/1998	08/12/1998	21,119	Commercial	COMMERCIAL MISCELLANEOUS
6 99-0006	01/25/1999	01/01/2000	5,455		ROOFING
7 98-2949	02/16/1999	01/01/2000	3,600		REROOF
8 03-0146	04/10/2003	06/27/2003	23,000		COMMERCIAL REMODEL
03-4505	02/18/2004	10/05/2004	12,352		COMERCIAL MISCELLANEOUS
06101592	03/10/2006		100,000		REROOF WITH TAMKO BITUMEN SYSTEM

06104020	05/14/2007	26,000	Commercial	1" ASPHALT OVER EXISTING PAVING (24050 SF)
07102336	06/29/2007	8,000	Commercial	ELECTRICAL UPGRADE

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	1,718,228	63,200	519,675	2,301,103	2,301,103	0	2,301,103
2011	1,754,507	65,285	519,675	2,339,467	2,339,467	0	2,339,467
2010	1,805,028	67,370	606,288	2,478,686	2,478,686	0	2,478,686
2009	1,843,733	69,628	692,900	2,606,261	2,606,261	0	2,606,261
2008	1,895,547	71,713	866,125	2,833,385	2,833,385	0	2,833,385
2007	1,317,687	72,416	521,008	1,911,111	1,911,111	0	1,911,111
2006	1,329,541	74,599	715,530	2,119,670	2,119,670	0	2,119,670
2005	1,346,382	76,628	715,530	2,138,540	2,138,540	0	2,138,540
2004	1,351,751	78,657	831,853	2,262,261	2,262,261	0	2,262,261
2003	1,351,751	60,779	831,853	2,244,383	2,244,383	0	2,244,383
2002	1,351,751	62,087	782,920	2,196,758	2,196,758	0	2,196,758
2001	1,351,751	63,256	685,055	2,100,062	2,100,062	0	2,100,062
2000	1,351,751	33,091	685,055	2,069,897	2,069,897	0	2,069,897
1999	1,351,751	33,968	685,055	2,070,774	2,070,774	0	2,070,774
1998	841,148	34,705	685,055	1,560,908	1,560,908	0	1,560,908
1997	835,503	34,340	685,055	1,554,898	1,554,898	0	1,554,898
1996	762,639	25,764	685,055	1,473,458	1,473,458	0	1,473,458
1995	762,639	26,795	685,055	1,474,489	1,474,489	0	1,474,489
1994	762,639	27,563	685,055	1,475,257	1,475,257	0	1,475,257
1993	762,639	28,675	685,055	1,476,369	1,476,369	0	1,476,369
1992	762,639	29,444	685,055	1,477,138	1,477,138	0	1,477,138
1991	762,639	30,475	685,055	1,478,169	1,478,169	0	1,478,169
1990	762,639	32,045	685,055	1,479,739	1,479,739	0	1,479,739

### Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/1/1997	1477 / 1522	1,716,000	WD	Q
12/1/1990	1155 / 1765	1	WD	M
9/1/1989	1116 / 1694	1	WD	M

This page has been visited 110,796 times.

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

MONROE COUNTY  
OFFICIAL RECORDS

Prepared by: Frank G. Burt, Esq.  
Jordan Burt Berenson & Johnson  
777 Brickell Avenue - Suite 500  
Miami, Florida 33131

FILE #1025703  
BK#1477 PG#1522

Folio No.: ALT.KEY 1156108 PARCEL 00122070-000000  
Grantee's Federal ID No.: 65-0281317

RCD Sep 29 1997 09:55AM  
DANNY L. KOLHAGE, CLERK

DEED DOC STAMPS 12012.00  
09/29/1997 ADT DEP CLK

WARRANTY DEED

*THIS WARRANTY DEED* made the 11<sup>th</sup> day of September, 1997, between AD-TAR, INC. a Florida corporation ("Grantor"), whose address is 26 Bristol Lane, Boynton Beach, Florida 33436 and ROCKLAND INVESTMENT CORPORATION, a Florida corporation ("Grantee"), whose post office address is P.O Box 1529, Key West, Florida 33041.

(Wherever used herein, the terms "Grantor" and "Grantee" include all co-parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations, receipt and sufficiency to it in hand paid by the Grantee, whereof are hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys and confirms unto the Grantee, all that certain land lying and being in Monroe County, Florida (hereinafter the "Property"):

See Exhibit "A" attached hereto and incorporated herein

SUBJECT TO taxes for the year 1997 and subsequent years; zoning and/or restrictions and prohibitions imposed by governmental authority; restrictions, limitations, easements and reservations of record, and other matters appearing on the Plat and/or common to the subdivision, with no intention of reimposing same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered  
in our presence:

AD-TAR, INC.  
a Florida corporation

*Kathryn Reeves*  
Print Name: KATHRYN REEVES

By: *Stuart L. Adelkoff*  
Stuart L. Adelkoff, President

*Ross Dudley Jr.*  
Print Name: ROSS DUDLEY JR.

(Corporate Seal)

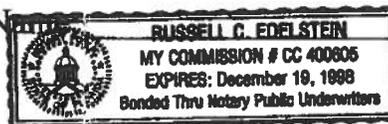
STATE OF FLORIDA  
COUNTY OF Palm Beach

BEFORE ME the undersigned authority, personally appeared Stuart L. Adelkoff, to me well known to be the President of AD-TAR, INC., a Florida corporation, who executed the foregoing and who acknowledged before me that he executed same in the name and on behalf of AD-TAR, INC., and that he executed the foregoing instrument for the uses and purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of September, 1997.

[Seal]

*Russell C. Edelstein*  
Notary Public  
Print Name



## Schedule A Lands

FILE #1025703  
BK#1477 PG#1524

Parcel A (Rockland Key)

A parcel of land in a part of Government Lot 7, Section 21, Township 67 South, Range 26 East on Rockland Key, Monroe County, Florida and being more particularly described by metes and bounds as follows:

COMMENCE at the Southwest corner of ROCKLAND VILLAGE according to the Plat thereof as recorded in Plat Book 4 at Page 133 of the Public Records of Monroe County, Florida and run thence North along the West boundary line of said ROCKLAND VILLAGE a distance of 29.30 feet to a point; thence West a distance of 1840.50 feet to the Northwest corner of lands described in Official Record Book 373 at page 112 thru 113 of the said Public Records; thence continue West a distance of 1500.10 feet to the Point of Beginning of the parcel of land being described herein; thence North for a distance of 40.00 feet; thence East for a distance of 567.11 feet; thence North for a distance of 462.71 feet; thence West for a distance of 242.00 feet; thence South for a distance of 211.91 feet; thence West for a distance of 500.11 feet; thence south for a distance of 483.72 feet; thence West for a distance of 53.88 feet; thence South for a distance of 107.26 feet; thence East for a distance of 38.94 feet; thence South for a distance of 339.82 feet to the North right of way line of Highway U.S. No. 1; thence Northeasterly along said right of way line for a distance of 189.94 feet to a point that bears South of the Point of Beginning; thence North for a distance of 640.00 feet back to the Point of Beginning.

MONROE COUNTY  
OFFICIAL RECORDS

**Legend**  
**Selected Features**

**Hooks/Leads**

**Lot Lines**

**Easements**

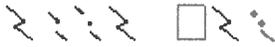
**Road Centerlines**

**Water Names**

**Parcels**

**Shoreline**

**Section Lines**



PALMIS

Monroe County Property Appraiser  
500 Whitehead Street  
Key West, FL

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.

Date Created: April 15, 2011 2:32 PM



**Karl D. Borglum  
Property Appraiser  
Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

**Property Record Card -  
Map portion under construction.**

Website tested on IE8,  
IE9, & Firefox.  
Requires Adobe Flash  
10.3 or higher

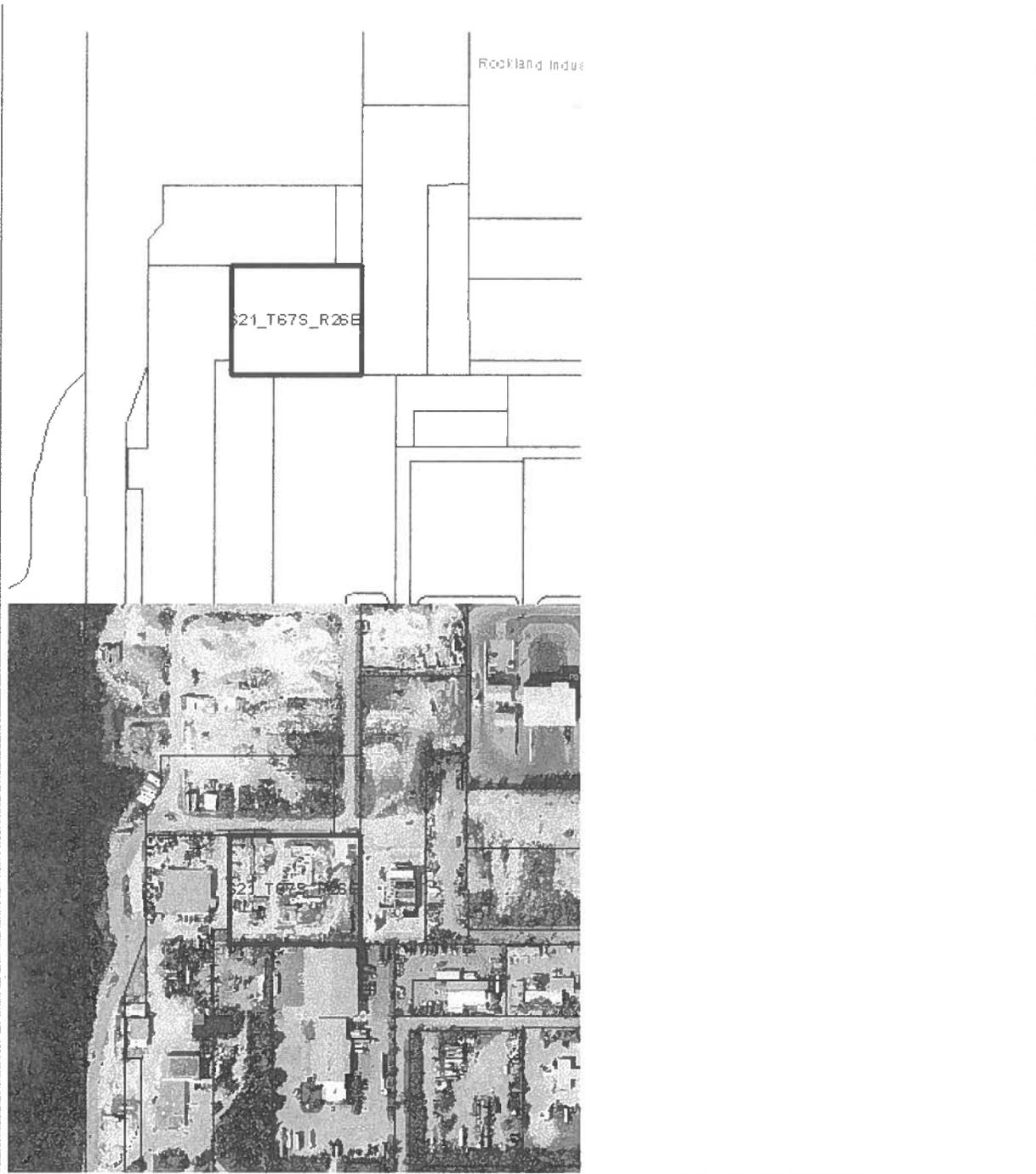
**Alternate Key: 9088035 Parcel ID: 00122070-000201**

**Ownership Details**

**Mailing Address:**  
SJK INVESTMENT INVESTMENT LLC  
121 US HIGHWAY 1  
STE 103  
KEY WEST, FL 33040

**Property Details**

**PC Code:** 00 - VACANT RESIDENTIAL  
**Millage Group:** 100B  
**Affordable Housing:** No  
**Section-Township-Range:** 21-67-26  
**Property Location:** OVERSEAS HWY ROCKLAND KEY  
**Legal Description:** 21 67 26 BOCA CHICA KEY PT GOVT LOT 7 OR1116-1694/96 OR1143-83/84C OR1155-1765/67 OR1442-2437 OR1458-1367/69C OR1477-1522/24 OR1589-844/46C OR164-311/16AFF OR2229-1175/77



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY			2.30 AC

### Appraiser Notes

NEWLY CREATED PARCEL FROM RE: 00122070-000200, AND 00122070-000401 FOR ASSESSMENT PURP PER OR2229-1175 DONE FOR 2007 TAX ROLL.

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	0	0	176,106	176,106	176,106	0	176,106
2011	0	0	176,106	176,106	161,497	0	176,106
2010	0	0	146,816	146,816	146,816	0	146,816
2009	0	0	146,816	146,816	146,816	0	146,816
2008	0	0	146,816	146,816	146,816	0	146,816
2007	0	0	146,816	146,816	146,816	0	146,816

### Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
7/26/2007	2229 / 1175	800,000	WD	K

This page has been visited 110,804 times.

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

08/07/2006 11:46AM  
DEED DOC STAMP CL: PW \$5,800.00

This instrument prepared by or under  
the supervision of:

Name: Judith Kenney, Attorney  
Judith Kenney & Associates, P.A.  
Address: 777 Brickell Avenue, Suite 1070  
Miami, Florida 33131

Doc# 1596628  
Bk# 2229 Pg# 1175

(Space reserved for Clerk of Court)

A portion of Alternate Key # 8764596  
A portion of Parcel ID # 00122070-000200  
**WARRANTY DEED**

**THIS WARRANTY DEED** is made and entered into this 26th day of July, 2006, between Rockland Investment Corporation, Inc., a Florida corporation (the "Grantor"), and SJK Investment, LLC, a Florida limited liability company (the "Grantee"), whose address is 121 US Highway One, Suite 103, Key West, FL 33040.

**W I T N E S E T H:**

**THE GRANTOR**, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain and sell, to the Grantee, and the Grantee's successors and assigns forever, the following property located in Monroe County, Florida (the "Property"), to wit:

See Exhibit A attached hereto.

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining.

**SUBJECT TO:**

1. Taxes and assessments for the year 2006 and subsequent years.
2. All laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations.
3. Easements, conditions, restrictions, matters, limitations and reservations of record, without the intention of reimposing same.

THE GRANTOR hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed as of the day and year first above written.

Witnesses:

Rockland Investment  
Corporation, Inc.

Sign Name Kerry L Highsmith  
Print Name KERRY L HIGHSMITH

By: Steve R. Henson  
Steve R. Henson  
Vice President

Sign Name Calco A. Petit  
Print Name CALCO A. PETIT

STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this \_\_\_ day of July, 2006, by Steve R. Henson, Vice President of Rockland Investment Corporation, Inc., who is personally known to me and did not take an oath.

Alicia Rodriguez  
Notary Public

My Commission Expires:

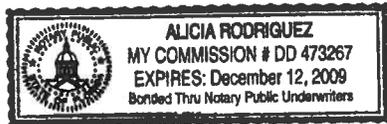


EXHIBIT A  
LEGAL DESCRIPTION

A parcel of land lying in and being a part of Government Lot No. 7, Section 21, Township 67 South, Range 26 East, Rockland Key, Monroe County, Florida (also to be known as Tract 3 of the future map or plat entitled "Rockland Key Commerce Center Subdivision" at the time of recordation) and said parcel being more particularly described as follows:

Commencing at the Southwest corner of the map or plat entitled "Rockland Village" as recorded in Plat Book 4, Page 133, of the Public Records of Monroe County, Florida; thence North, along the Westerly limits of the said "Rockland Village", a distance of 29.30 feet to a point; thence West, leaving the said Westerly limits, a distance of 1840.50 feet to the Northwest corner of lands described in Official Records Book 373, Pages 112 and 113 of the said Public Records of Monroe County, Florida; thence continuing West, a distance of 1106.10 feet to a point hereinafter to be known as the "Point of Beginning"; thence continuing West, a distance of 345.00 feet to a point; thence North, a distance of 290.74 feet to a point; thence East, a distance of 345.00 feet to a point; thence South, a distance of 290.74 feet back to the "Point of Beginning".

Containing 100,305 square feet or 2.303 acres more or less

MONROE COUNTY  
OFFICIAL RECORDS



- Legend**
- Selected Features**
  - Hooks/Leads**
  - Lot Lines**
  - Easements**
  - Road Centerlines**
  - Water Names**
  - Parcels**
  - Shoreline**
  - Section Lines**



PALMIS

Monroe County Property Appraiser  
 500 Whitehead Street  
 Key West, FL

**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.

Date Created: April 15, 2011 2:32 PM

**Karl D. Borglum  
Property Appraiser  
Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

**Property Record Card -  
Map portion under construction.**

Website tested on IE8,  
IE9, & Firefox.  
Requires Adobe Flash  
10.3 or higher

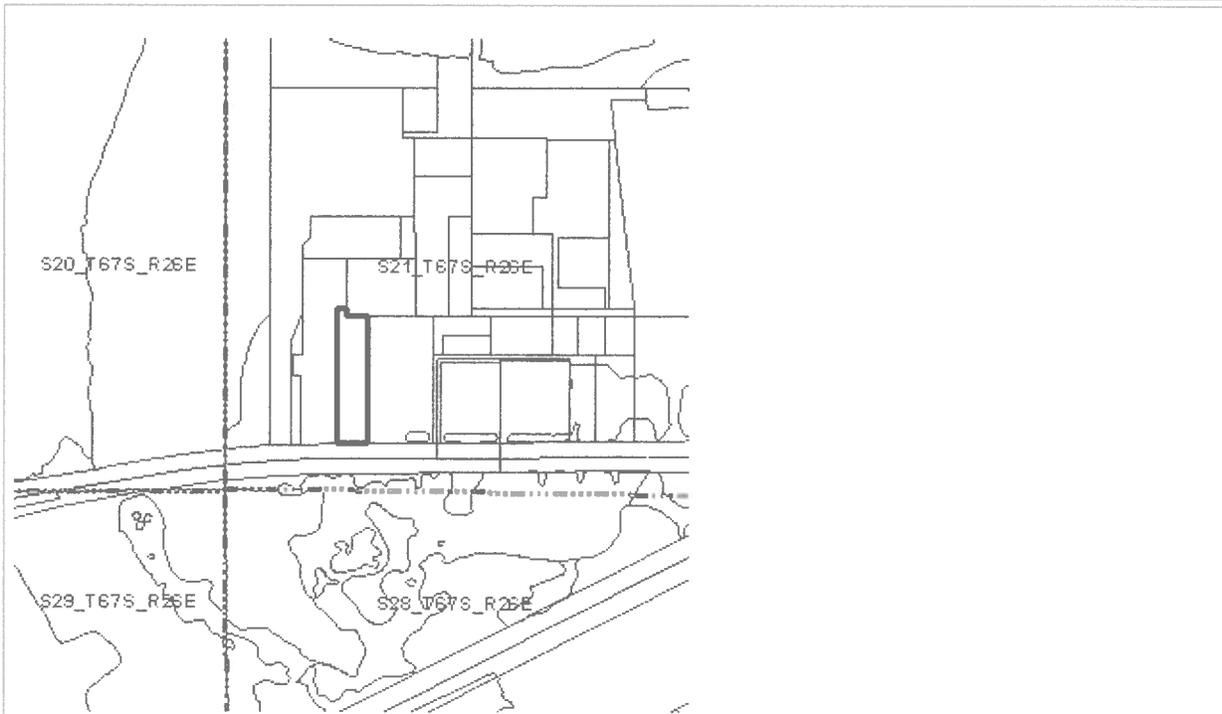
**Alternate Key: 8906072 Parcel ID: 00122070-000400**

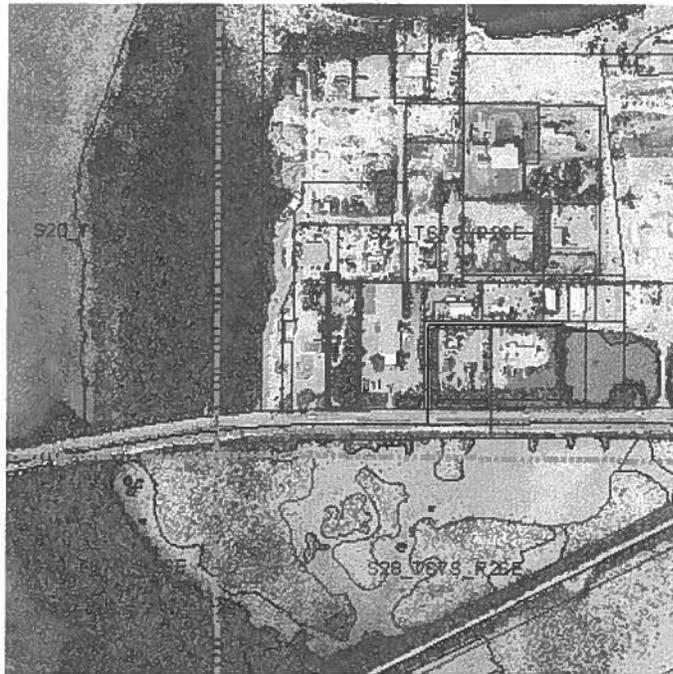
**Ownership Details**

**Mailing Address:**  
ROCKLAND INVESTMENT CORP INC  
121 US HIGHWAY 1  
STE 109  
KEY WEST, FL 33040

**Property Details**

**PC Code:** 10 - VACANT COMMERCIAL  
**Millage Group:** 100B  
**Affordable Housing:** No  
**Section-Township-Range:** 21-67-26  
**Property Location:** VACANT LAND OVERSEAS HWY ROCKLAND KEY  
**Legal Description:** 21 67 26 ROCKLAND KEY PT GOVT LOT 7 OR1442-2437/38 OR1458-1367/69C OR1589-844/46C OR1604-311/16/AFF





Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

### Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	0	0	2.35 AC

### Appraiser Notes

.08 ACRES OF THIS PARCEL IS NOW SPLIT OUT AND BEING ASSESSED AS PART OF RE 122070-000700 PER OR2127-1242/46 DONE FOR THE 2005 TAX ROLL.

.32 AC OF THIS PARCEL NOW BEING ASSESSED WITH R 00122070-000201 PER OR2229-1175 FOR THE 2007 TAX ROLL.

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	0	0	141,000	141,000	141,000	0	141,000
2011	0	0	141,000	141,000	135,712	0	141,000
2010	0	0	123,375	123,375	123,375	0	123,375
2009	0	0	211,500	211,500	211,500	0	211,500
2008	0	0	264,375	264,375	264,375	0	264,375
2007	0	0	270,250	270,250	270,250	0	270,250
2006	0	0	307,050	307,050	307,050	0	307,050
2005	0	0	307,050	307,050	307,050	0	307,050

2004	0	0	268,813	268,813	268,813	0	268,813
2003	0	0	268,813	268,813	268,813	0	268,813
2002	0	0	253,000	253,000	253,000	0	253,000
2001	0	0	221,375	221,375	221,375	0	221,375
2000	0	0	221,375	221,375	221,375	0	221,375
1999	0	0	218,960	218,960	218,960	0	218,960
1998	0	0	218,960	218,960	218,960	0	218,960
1997	0	0	218,960	131,859	131,859	0	131,859

### Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
2/1/1997	1442 / 2437	400,000	WD	M

This page has been visited 110,825 times.

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

This instrument prepared by:  
Karleen A. Grant, Esq.  
604 Whitehead Street  
Key West, Florida 33040

Grantee's Federal ID No:  
65-0281317

Parcel I.D. No:  
00122080-000000

MONROE COUNTY  
OFFICIAL RECORDS

FILE #1136995  
BK#1589 PG#844

RCD Jul 30 1999 11:41AM  
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 0.70  
07/30/1999 *AP* DEP CLK

CORRECTIVE  
WARRANTY DEED

**THIS INDENTURE,**

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 numbers shall include the plural, and the plural the singular, the use of any gender; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 27 day of May, 1999.

Between **THE DICKERSON GROUP, INC.**, a Florida Corporation, successor by merger with **C.T.B., INC.**, a Florida corporation, 217 Ponte Vedra Park Drive, Ponte Vedra Beach, FL, party of the first part, and **ROCKLAND INVESTMENT CORPORATION, INC.**, a Florida Corporation, 1438 Kennedy Drive, Key West, Florida 33040, party of the second part.

**WITNESSETH**

That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, their heirs and assigns forever, the following described land, situated, lying and being in the County of Monroe State of Florida, to wit:

**SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF**

**SUBJECT TO conditions, limitations and restrictions and easements of record, if any.  
SUBJECT TO taxes and assessments for the year 1997 and subsequent years.**

**This Warranty Deed is being recorded to correct the name of the Grantor in that certain Warranty Deed, dated February 5, 1997, filed February 13, 1997 and recorded in Official Records Book 1442 at Page 2437, and Corrective Warranty Deed, dated April 14, 1997, filed May 23, 1997, and recorded in Official Records Book 1458 at Page 1367, both of the Public Records of Monroe County, Florida. Documentary Stamps were paid at the time of recording the original deed.**

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

In Witness Whereof, the said party of the first part has hereunto set their hands and seals the day and year first above written.

WITNESSES:

1. Sylvia C. Hendrix

Print Name: Sylvia C. Hendrix

2. Sue E. Rathjff

Print Name: SUE E. RATHJFF

**THE DICKERSON GROUP,  
Corporation, successor by merger  
INC., a Florida corporation:**

BY: John F. Joyner  
JOHN F. JOYNER, PRESIDENT



STATE OF NORTH CAROLINA )  
 )  
COUNTY OF UNION )

FILE #1136995  
BK#1589 PG#845

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of May, 1999, by JOHN F. JOYNER as President of THE DICKERSON GROUP, INC., a Florida Corporation, on behalf of said corporation, who is personally known to me or who produced \_\_\_\_\_ as identification.

My Commission Expires: 10-3-2001

Barbara C. Moser  
NOTARY PUBLIC

Barbara C. Moser  
Print Name:

**LEGAL DESCRIPTION**  
(Parcel A)

**FILE #1136995**  
**BK#1589 PG#246**

A parcel of land in a part of Government Lot 7, Section 21, Township 67 South, Range 26 East on Rockland Key, Monroe County, Florida and being more particularly described as follows:

**COMMENCE** at the intersection of the Centerline of U.S. Highway No. 1 (State Road No. 5) and the West abutment of the Rockland Key viaduct; thence S 63°09'20" W along the original Centerline of U.S. Highway No. 1 for 2110.00 feet; thence NORTH 970.73 feet; thence WEST for 1757.36 feet to the Point of Beginning; thence WEST, a distance of 326.00 feet; thence SOUTH, a distance of 636.11 feet to the Northerly Right-of-Way line of U.S. Highway No. 1; thence S 89°39'23" W, and along the said Northerly Right-of-Way Line of U.S. Highway No. 1 a distance of 151.64 feet to the point of curvature of a curve to the left, having: a radius of 5804.65 feet, a central angle of 00°02'30", a chord bearing of S 89°37'58"W and a chord length of 4.21 feet; thence along the arc of said curve, an arc length of 4.21 feet to the end of said curve; thence NORTH, and leaving the said Northerly Right-of-Way Line of U.S. Highway No.1 a distance of 677.05 feet; thence S 90°00'00" E, a distance of 481.85 feet, thence SOUTH, a distance of 40.00 feet to the Point of Beginning.

(Parcel B)

A parcel of land in a part of Government Lot 7, Section 21, Township 67 South, Range 26 East on Rockland Key, Monroe County, Florida and being more particularly described as follows:

**COMMENCE** at the intersection of the Centerline of U.S. Highway No. 1 (State Road No. 5) and the West abutment of the Rockland Key Viaduct; thence S 63°09'20" W along the original Centerline of U.S. Highway No. 1 for 2110.00 feet; thence NORTH 970.73 feet; thence WEST for 2414.12 feet; thence SOUTH 167.02 feet to the Point of Beginning; thence WEST, a distance of 58.93 feet; thence SOUTH, a distance of 476.31 feet to the Northerly Right-of-Way Line of U.S. Highway No. 1 to a point on a curve to the right, having a radius of 5804.65 feet, a central angle of 00°26'04", a chord bearing of N 87°31'20" E and a chord length of 44.03 feet; thence along the arc of said curve, an arc length of 44.03 feet to the end of said curve; thence NORTH, and leaving the said Northerly Right-of-Way Line of U.S. Highway No. 1, a distance of 341.20 feet; thence WEST, a distance of 38.94 feet; thence NORTH, a distance of 107.26 feet; thence EAST, a distance of 53.88 feet; thence NORTH, a distance of 25.95 feet to the Point of Beginning.

**MONROE COUNTY**  
**OFFICIAL RECORDS**

**EXHIBIT "A"**



- Legend**
- Selected Features**
  - Hooks/Leads**
  - Lot Lines**
  - Easements**
  - Road Centerlines**
  - Water Names**
  - Parcels**
  - Shoreline**
  - Section Lines**

PALMIS

Monroe County Property Appraiser  
 500 Whitehead Street  
 Key West, FL

**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.

Date Created: April 15, 2011 2:32 PM

**Karl D. Borglum  
Property Appraiser  
Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

**Property Record Card -  
Map portion under construction.**

Website tested on IE8,  
IE9, & Firefox.  
Requires Adobe Flash  
10.3 or higher

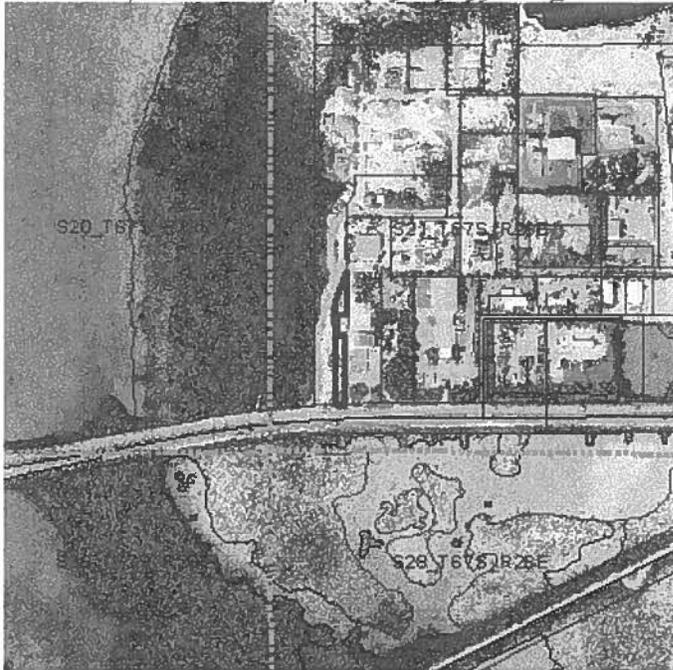
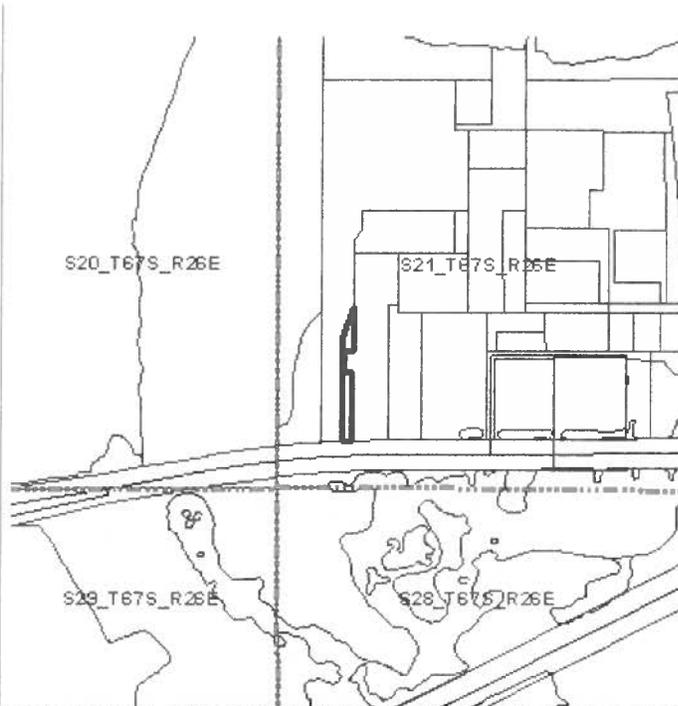
**Alternate Key: 8906081 Parcel ID: 00122070-000500**

**Ownership Details**

**Mailing Address:**  
ROCKLAND INVESTMENT CORP INC  
121 US HIGHWAY 1  
STE 109  
KEY WEST, FL 33040

**Property Details**

**PC Code:** 49 - OPEN STORAGE (PC/LIST)  
**Millage Group:** 100B  
**Affordable Housing:** No  
**Section-Township -Range:** 21-67-26  
**Property Location:** FRAME CANOPY TOPPINO ROCKLAND KEY  
**Legal Description:** 21 67 26 ROCKLAND KEY PT GOVT LOT 7 OR1442-2437/38(JMH) OR1458-1367/69C(JMH) OR1458-1378/82E/C(JMH) OR1545-781/82(JMH) OR1589-847/49C(JMH) OR1604-311/16/AFF(JMH) OR1604-311/16/AFF(JMH)



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

### Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	0	0	0.55 AC

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
-----	------	---------	--------	-------	------------	-----------	-------	------

1	CC2:COM CANOPY	1,680 SF	0	0	1975	1976	3	40
2	UB2:UTILITY BLDG	405 SF	0	0	1975	1976	2	50

### Appraiser Notes

CANOPY IS TO REAR OF BUILDING TO THE LEFT AS YOU ENTER THROUGH THE GATES. UB IS INSIDE THE CANOPY. 06 -05-97 BARRY LAND IS BEING USED

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	0	17,631	82,500	100,131	100,131	0	100,131
2011	0	17,631	82,500	100,131	100,131	0	100,131
2010	0	17,631	96,250	113,881	113,881	0	113,881
2009	0	17,631	110,000	127,631	127,631	0	127,631
2008	0	17,631	137,500	155,131	155,131	0	155,131
2007	0	17,631	63,250	80,881	80,881	0	80,881
2006	0	17,631	63,250	80,881	80,881	0	80,881
2005	0	17,757	63,250	81,007	81,007	0	81,007
2004	0	17,882	63,250	81,132	81,132	0	81,132
2003	0	18,008	63,250	81,258	81,258	0	81,258
2002	0	18,133	50,600	68,733	68,733	0	68,733
2001	0	18,259	44,275	62,534	62,534	0	62,534
2000	0	9,959	44,275	54,234	54,234	0	54,234
1999	0	10,637	44,275	54,912	54,912	0	54,912
1998	0	11,113	31,395	28,696	28,696	0	28,696
1997	0	11,791	31,395	28,696	28,696	0	28,696

### Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
10/30/1998	1545 / 781	1	WD	C
2/1/1997	1442 / 2437	1	WD	M

This page has been visited 110,833 times.

Monroe County Property Appraiser  
Karl D. Borglum

P.O. Box 1176  
Key West, FL 33041-1176

This instrument prepared by:  
Karleen A. Grant, Esq.  
604 Whitehead Street  
Key West, Florida 33040

Grantee's Federal ID No:  
65-0281317

Parcel I.D. No:  
00122080-000000

MONROE COUNTY  
OFFICIAL RECORDS

FILE #1136996  
BK#1589 PG#847

RCD Jul 30 1999 11:42AM  
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 0.70  
07/30/1999 DEP CLK

## CORRECTIVE WARRANTY DEED

### THIS INDENTURE,

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 numbers shall include the plural, and the plural the singular, the use of any gender; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 27 day of May, 1999.

Between **THE DICKERSON GROUP, INC.**, a Florida Corporation, successor by merger with **C.T.B., INC.**, a Florida corporation, 217 Ponte Vedra Park Drive, Ponte Vedra Beach, FL, party of the first part, and **ROCKLAND INVESTMENT CORPORATION, INC.**, a Florida Corporation, 1438 Kennedy Drive, Key West, Florida 33040, party of the second part.

### WITNESSETH

That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, their heirs and assigns forever, the following described land, situated, lying and being in the County of Monroe State of Florida, to wit:

**SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF**

**SUBJECT TO conditions, limitations and restrictions and easements of record, if any.**  
**SUBJECT TO taxes and assessments for the year 1997 and subsequent years.**

This Warranty Deed is being recorded to correct the name of the Grantor and the legal description in that certain Warranty Deed, dated October 30, 1998, filed November 16, 1998 and recorded in Official Records Book 1545 at Page 781, of the Public Records of Monroe County, Florida. A scrivener's error by the Land Surveyor resulted in an incorrect call of the legal description. The corrected call is underlined on Exhibit "A". Documentary Stamps were paid at the time of recording the original deed.

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

In Witness Whereof, the said party of the first part has hereunto set their hands and seals the day and year first above written.

WITNESSES:

Sylvia C. Hendrix

Print Name: Sylvia C. Hendrix

Sue E. Ratliff

Print Name: SUE E RATLIFF

**THE DICKERSON GROUP, INC.**, a Florida Corporation, successor by merger with **C.T.B., INC.**, a Florida corporation

BY: John F. Joyner  
JOHN F. JOYNER, PRESIDENT



STATE OF NORTH CAROLINA )  
 )  
COUNTY OF UNION )

FILE #1136996  
BK#1589 PG#848

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of May, 1999, by JOHN F. JOYNER as President of THE DICKERSON GROUP, INC., a Florida Corporation, on behalf of said corporation, who is personally known to me or who produced \_\_\_\_\_ as identification.

My Commission Expires: 12-9-2001



Barbara C. Moser  
NOTARY PUBLIC

Barbara C. Moser  
Print Name:

**LEGAL DESCRIPTION**      **FILE #1136996**  
**(Parcel F)**                      **BK#1589 PG#849**

A parcel of land in a part of Government Lot 7, Section 21, Township 67 South, Range 26 East on Rockland Key, Monroe County, Florida and being more particularly described as follows:

**COMMENCE** at the intersection of the Centerline of U.S. Highway No. 1 (State Road No. 5) and the West abutment of the Rockland Key viaduct; thence S 63°09'20" W along the original Centerline of U.S. Highway No. 1 for 2110.00 feet; thence NORTH 970.73 feet; thence WEST for 2414.21 feet to the Point of Beginning; thence SOUTH for 167.02 feet; thence WEST for 58.93 feet; thence NORTH for 40.00 feet; thence N 21° 15' 09" E for 162.56 feet; thence SOUTH 24.48 feet to the Point of Beginning.

**(Parcel G)**

A parcel of land in a part of Government Lot 7, Section 21, Township 67 South, Range 26 East on Rockland Key, Monroe County, Florida and being more particularly described as follows:

**COMMENCE** at the intersection of the Centerline of U.S. Highway No. 1 (State Road No. 5) and the West abutment of the Rockland Key Viaduct; thence S 63°09'20" W along the original Centerline of U.S. Highway No. 1 for 2110.00 feet; thence NORTH 970.73 feet; thence WEST for 2414.12 feet; thence NORTH 290.74 feet to the Point of Beginning; thence continue NORTH for 69.86 feet; thence N 40° 52' 49" E for 57.67 feet; thence NORTH for 98.45 feet; thence EAST for 462.37 feet; thence SOUTH for 211.91 feet; thence WEST for 500.11 feet to the Point of Beginning.

**MONROE COUNTY  
OFFICIAL RECORDS**

**EXHIBIT "A"**

**Legend**

**Selected Features**

**Hooks/Leads**

**Lot Lines**

**Easements**

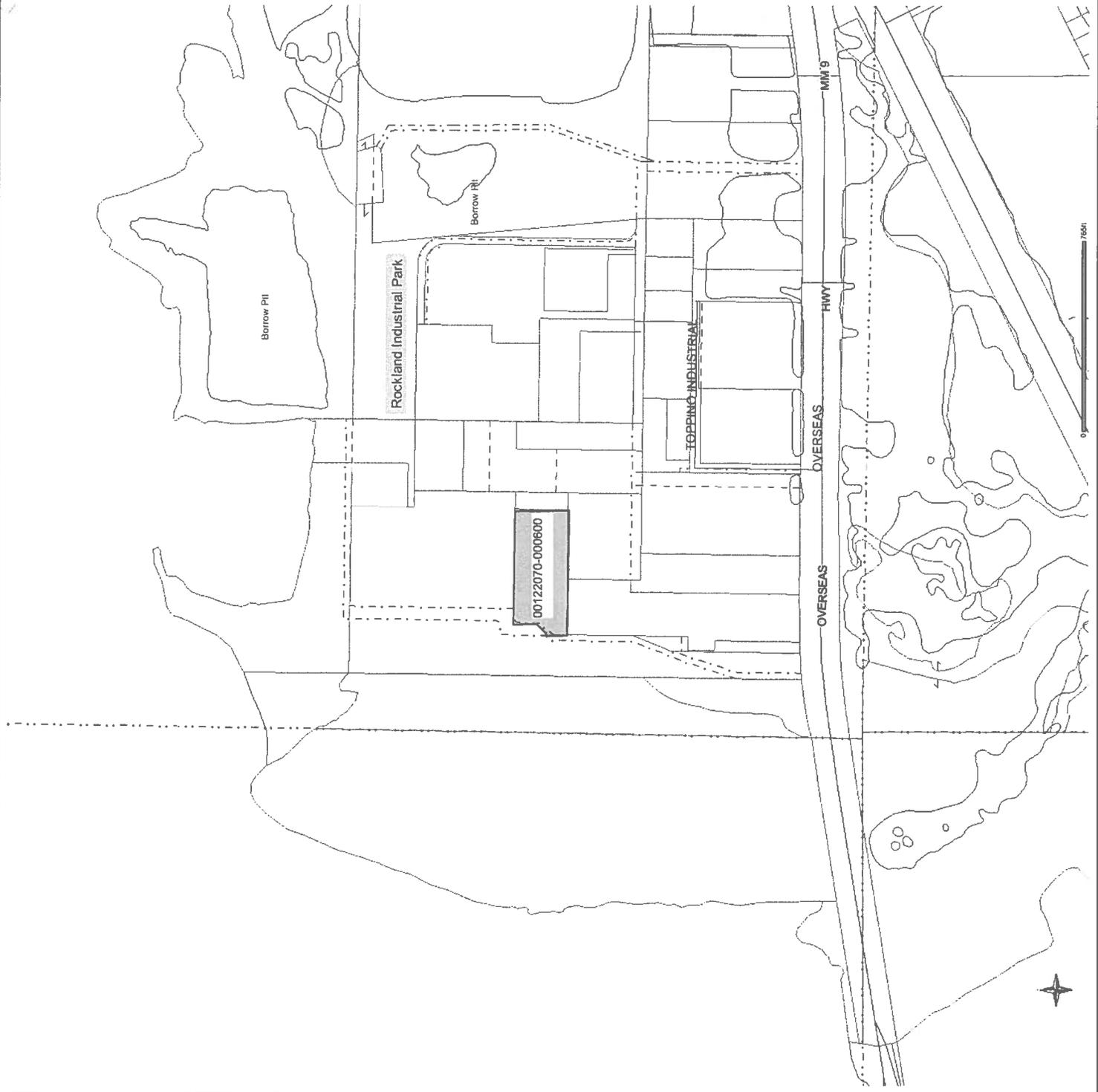
**Road Centerlines**

**Water Names**

**Parcels**

**Shoreline**

**Section Lines**



PALMIS

Monroe County Property Appraiser  
500 Whitehead Street  
Key West, FL

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.

Date Created: April 15, 2011 2:32 PM

**Karl D. Borglum  
Property Appraiser  
Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

**Property Record Card -  
Map portion under construction.**

Website tested on IE8,  
IE9, & Firefox.  
Requires Adobe Flash  
10.3 or higher

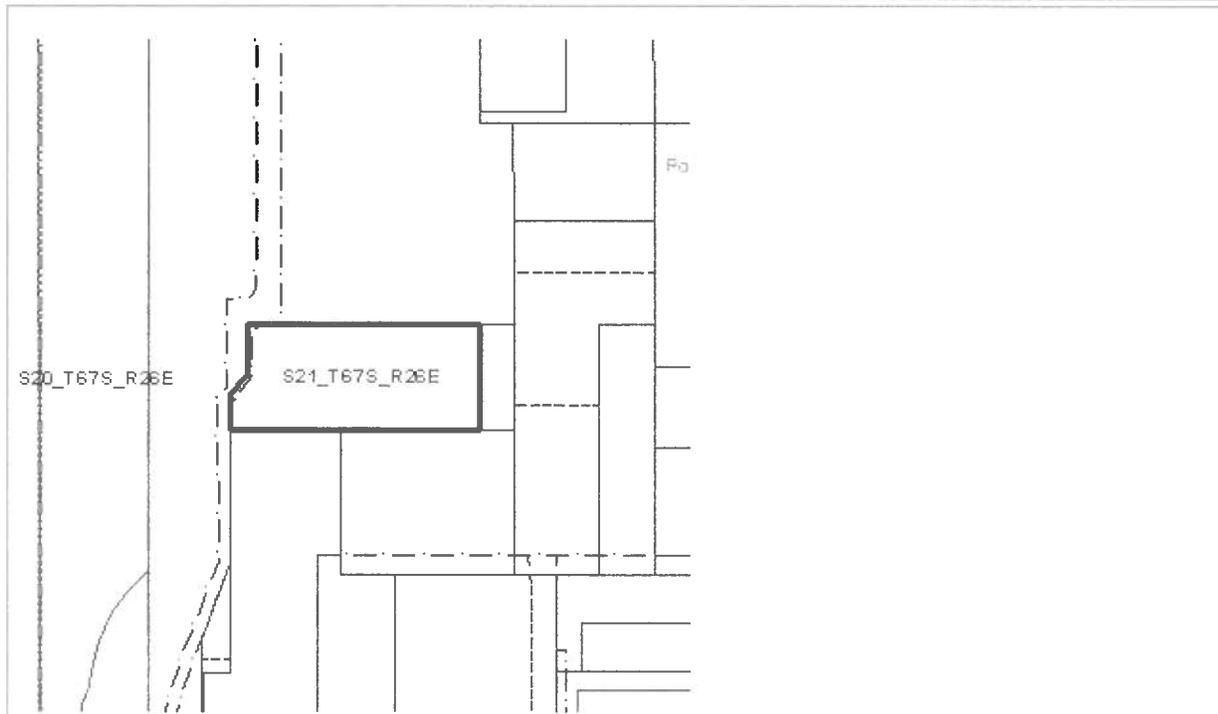
**Alternate Key: 8934322 Parcel ID: 00122070-000600**

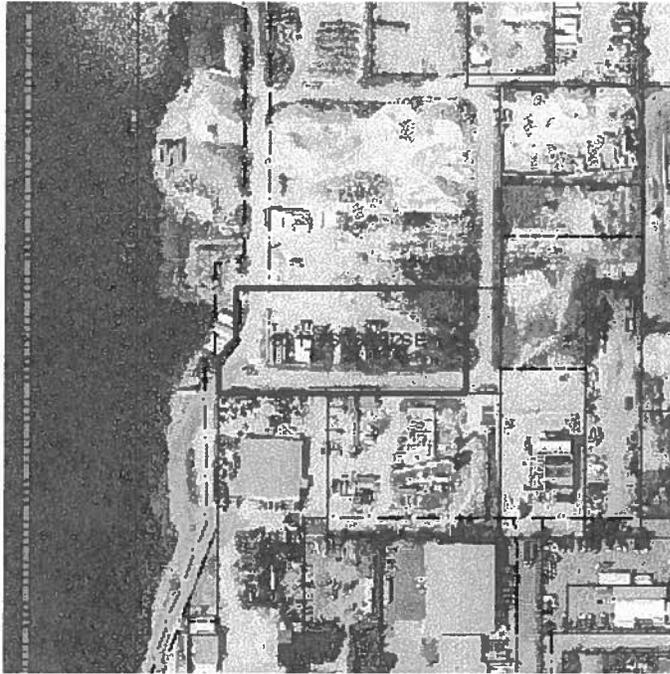
**Ownership Details**

**Mailing Address:**  
ROCKLAND INVESTMENT CORPORATION INC  
121 US HIGHWAY 1  
STE 109  
KEY WEST, FL 33040

**Property Details**

**PC Code:** 10 - VACANT COMMERCIAL  
**Millage Group:** 100B  
**Affordable Housing:** No  
**Section-Township-Range:** 21-67-26  
**Property Location:** VACANT LAND ROCKLAND KEY  
**Legal Description:** 21 67 26 ROCKLAND KEY PT GOVT LOT 7 & PT ADJ PARCEL OR1545-781/82(JMH) OR1589-847/49C(JMH)





Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

### Land Details

Land Use Code	Frontage	Depth	Land Area
1M0W - COMMERCIAL WATERFRON	0	0	0.73 AC
1M0D - COMMERCIAL DRY	0	0	1.60 AC

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	0	0	38,944	38,944	38,944	0	38,944
2011	0	0	59,424	59,424	59,424	0	59,424
2010	0	0	61,760	61,760	61,760	0	61,760
2009	0	0	109,416	109,416	109,416	0	109,416
2008	0	0	120,600	120,600	120,600	0	120,600
2007	0	0	97,824	97,824	97,824	0	97,824
2006	0	0	97,824	97,824	97,824	0	97,824
2005	0	0	86,304	86,304	86,304	0	86,304
2004	0	0	143,840	86,304	86,304	0	86,304
2003	0	0	143,840	86,304	86,304	0	86,304
2002	0	0	130,240	78,144	78,144	0	78,144
2001	0	0	72,260	43,356	43,356	0	43,356
2000	0	0	72,260	43,356	43,356	0	43,356

1999	0	0	72,260	43,356	43,356	0	43,356
------	---	---	--------	--------	--------	---	--------

### Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
10/30/1998	1545 / 781	225,000	WD	M

This page has been visited 110,830 times.

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

This instrument prepared by:  
Karleen A. Grant, Esq.  
604 Whitehead Street  
Key West, Florida 33040

Grantee's Federal ID No:  
65-0281317

Parcel I.D. No:  
00122080-000000

MONROE COUNTY  
OFFICIAL RECORDS

FILE #1136996  
BK#1589 PG#847

RCD Jul 30 1999 11:42AM  
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 0.70  
07/30/1999 PP DEP CLK

## CORRECTIVE WARRANTY DEED

### THIS INDENTURE,

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 numbers shall include the plural, and the plural the singular, the use of any gender; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 27 day of May, 1999.

Between **THE DICKERSON GROUP, INC.**, a Florida Corporation, successor by merger with **C.T.B., INC.**, a Florida corporation, 217 Ponte Vedra Park Drive, Ponte Vedra Beach, FL, party of the first part, and **ROCKLAND INVESTMENT CORPORATION, INC.**, a Florida Corporation, 1438 Kennedy Drive, Key West, Florida 33040, party of the second part.

### WITNESSETH

That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, their heirs and assigns forever, the following described land, situated, lying and being in the County of Monroe State of Florida, to wit:

**SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF**

**SUBJECT TO conditions, limitations and restrictions and easements of record, if any.  
SUBJECT TO taxes and assessments for the year 1997 and subsequent years.**

This Warranty Deed is being recorded to correct the name of the Grantor and the legal description in that certain Warranty Deed, dated October 30, 1998, filed November 16, 1998 and recorded in Official Records Book 1545 at Page 781, of the Public Records of Monroe County, Florida. A scrivener's error by the Land Surveyor resulted in an incorrect call of the legal description. The corrected call is underlined on Exhibit "A". Documentary Stamps were paid at the time of recording the original deed.

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

In Witness Whereof, the said party of the first part has hereunto set their hands and seals the day and year first above written.

WITNESSES:

1. Sylvia C. Hendrix

Print Name: Sylvia C. Hendrix

2. Sue E. Ratliff

Print Name: SUE E RATLIFF

**THE DICKERSON GROUP, INC.**, a Florida Corporation, successor by merger with **C.T.B., INC.**, a Florida corporation

BY: John F. Joyner  
JOHN F. JOYNER, PRESIDENT



STATE OF NORTH CAROLINA )  
 )  
COUNTY OF UNION )

FILE #1136996  
BK#1589 PG#848

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of May, 1999, by **JOHN F. JOYNER** as **President of THE DICKERSON GROUP, INC.**, a Florida Corporation, on behalf of said corporation, who is personally known to me or who produced \_\_\_\_\_ as identification.

My Commission Expires: 12-9-2001



Barbara C. Moser  
NOTARY PUBLIC

Barbara C. Moser  
Print Name:

**LEGAL DESCRIPTION**      **FILE #1136996**  
**(Parcel F)**                      **BK#1589 PG#849**

A parcel of land in a part of Government Lot 7, Section 21, Township 67 South, Range 26 East on Rockland Key, Monroe County, Florida and being more particularly described as follows:

**COMMENCE** at the intersection of the Centerline of U.S. Highway No. 1 (State Road No. 5) and the West abutment of the Rockland Key viaduct; thence S 63°09'20" W along the original Centerline of U.S. Highway No. 1 for 2110.00 feet; thence NORTH 970.73 feet; thence WEST for 2414.21 feet to the Point of Beginning; thence SOUTH for ~~167.02~~ feet; thence WEST for 58.93 feet; thence NORTH for 40.00 feet; thence N 21° 15' 09" E for 162.56 feet; thence SOUTH 24.48 feet to the Point of Beginning.

**(Parcel G)**

A parcel of land in a part of Government Lot 7, Section 21, Township 67 South, Range 26 East on Rockland Key, Monroe County, Florida and being more particularly described as follows:

**COMMENCE** at the intersection of the Centerline of U.S. Highway No. 1 (State Road No. 5) and the West abutment of the Rockland Key Viaduct; thence S 63°09'20" W along the original Centerline of U.S. Highway No. 1 for 2110.00 feet; thence NORTH 970.73 feet; thence WEST for 2414.12 feet; thence NORTH 290.74 feet to the Point of Beginning; thence continue NORTH for 69.86 feet; thence N 40° 52' 49" E for 57.67 feet; thence NORTH for 98.45 feet; thence EAST for 462.37 feet; thence SOUTH for 211.91 feet; thence WEST for 500.11 feet to the Point of Beginning.

**MONROE COUNTY  
OFFICIAL RECORDS**

**EXHIBIT "A"**

**Legend**

**Selected Features**

**Hooks/Leads**

**Lot Lines**

**Easements**

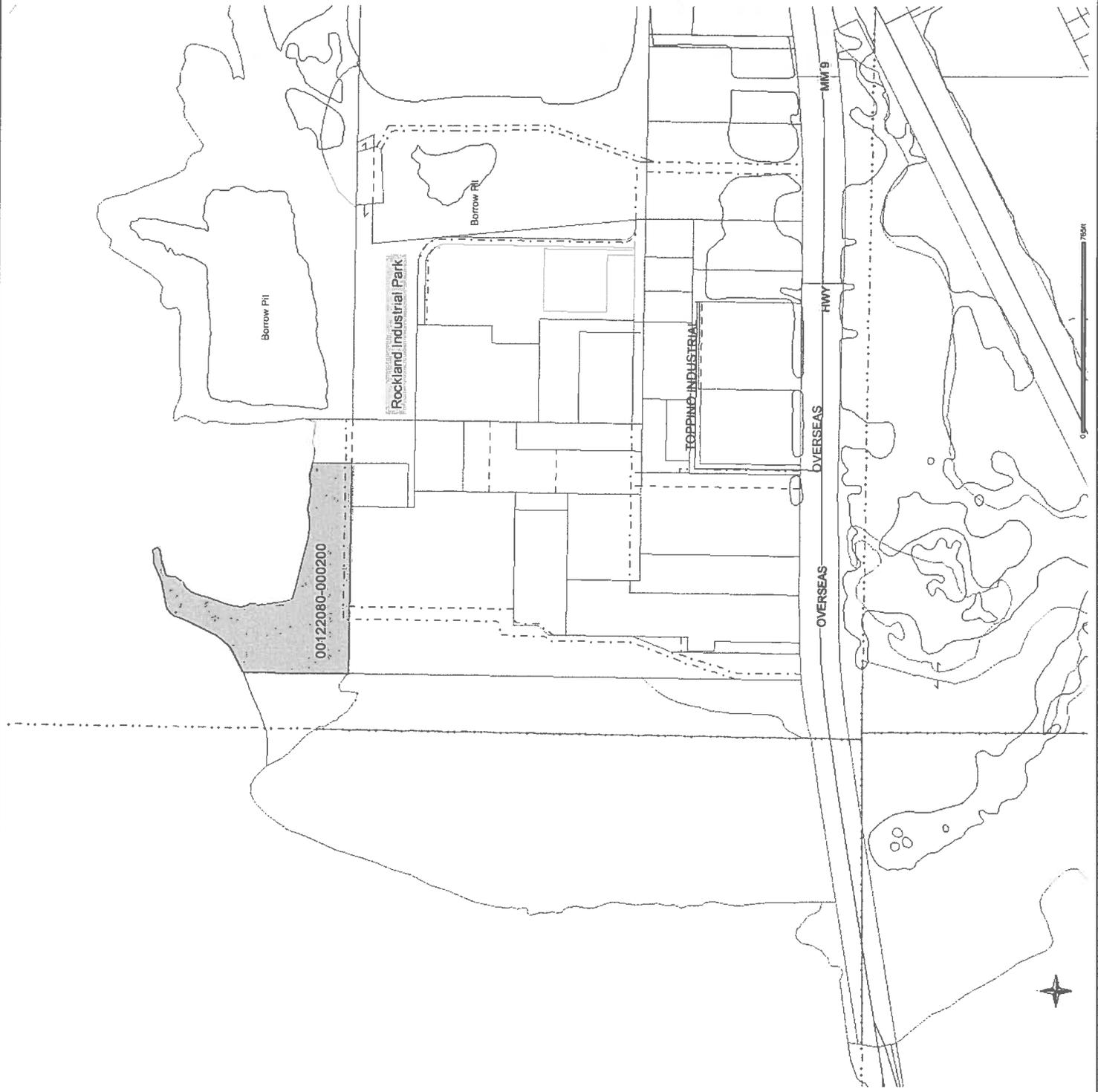
**Road Centerlines**

**Water Names**

**Parcels**

**Shoreline**

**Section Lines**



PALMIS

Monroe County Property Appraiser  
500 Whitehead Street  
Key West, FL

**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.

Date Created: April 15, 2011 2:32 PM

**Karl D. Borglum  
Property Appraiser  
Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

**Property Record Card -  
Map portion under construction.**

Website tested on IE8,  
IE9, & Firefox.  
Requires Adobe Flash  
10.3 or higher

**Alternate Key: 9007219 Parcel ID: 00122080-000200**

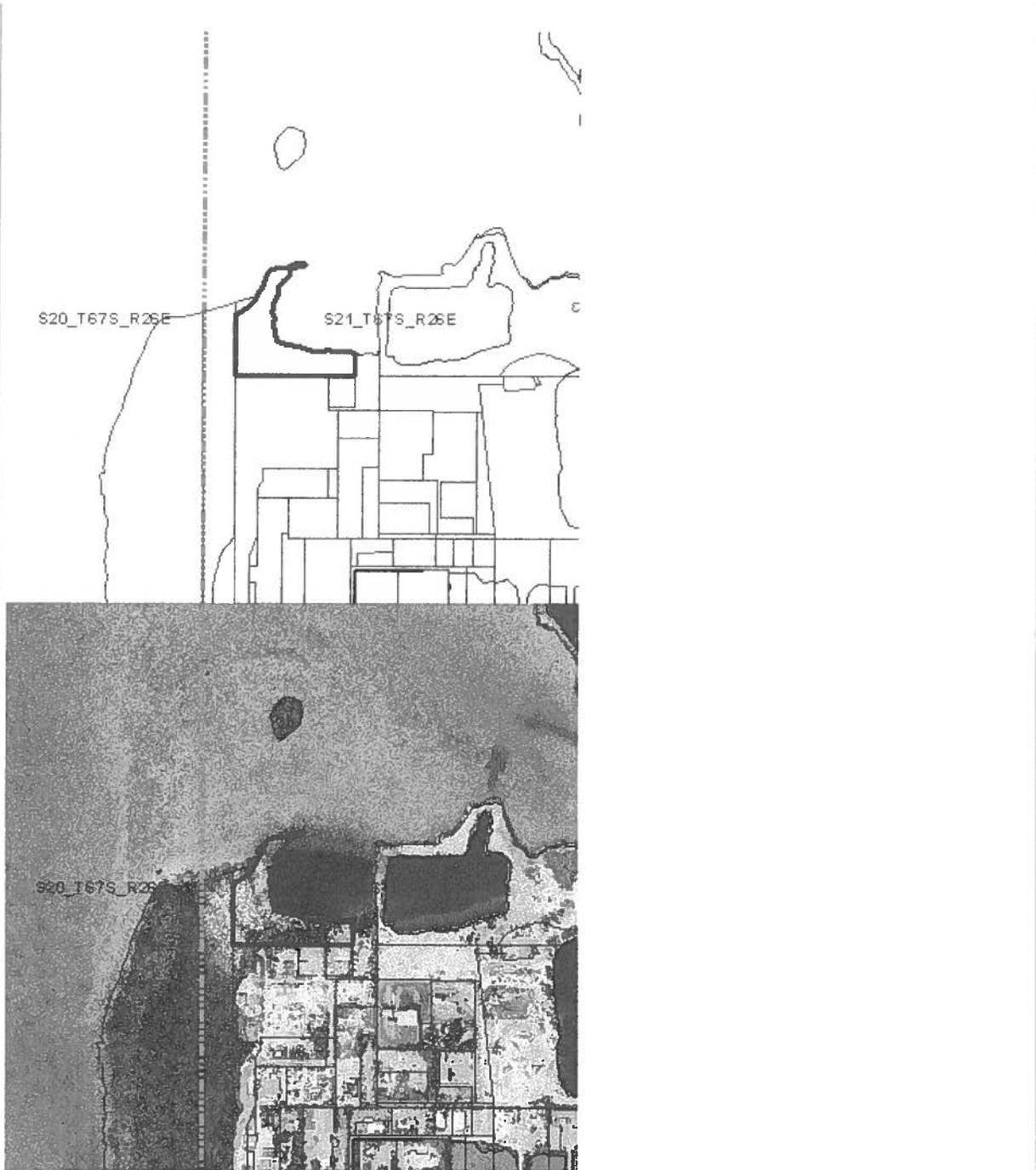
**Ownership Details**

**Mailing Address:**

BASIN DEVELOPMENT CO LLC  
121 US HIGHWAY 1 STE 103  
KEY WEST, FL 33040-5456

**Property Details**

**PC Code:** 00 - VACANT RESIDENTIAL  
**Millage Group:** 100B  
**Affordable Housing:** No  
**Section-Township -Range:** 21-67-26  
**Property Location:** VACANT LAND ROCKLAND KEY  
**Legal Description:** 21 67 26 ROCKLAND KEY PT BAY BTM LOTS 6-7 II 24675OR1719-2225/27REL/E OR1719-2240/45E/AG OR1719-2276/77REL/E OR1719-2233/35 OR2192-1451/54CERT OR2339-1731/33Q/C OR2415-856/60E OR2423-2221/25C



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

**Land Details**

Land Use Code	Frontage	Depth	Land Area
1M0D - COMMERCIAL DRY	0	0	6.43 AC

**Appraiser Notes**

PORTION OF THIS PARCEL HAS BEEN TRANSFERRED PER OR2469-1062/63, THE SIZE OF THIS PROPERTY HAS BEEN DECREASED BY 0.622AC AND THE PORTION WHICH IS NO LONGER PART OF THIS PARCEL IS NOW BEING ASSESSED WITH RE 00122080-000302 AK 9007285. DONE FOR THE 2010 TAX ROLL.

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	0	0	33,066	33,066	33,066	0	33,066
2011	0	0	33,066	33,066	33,066	0	33,066
2010	0	0	41,782	41,782	41,782	0	41,782
2009	0	0	274,950	274,950	274,950	0	274,950
2008	0	0	274,950	274,950	274,950	0	274,950
2007	0	0	458,250	458,250	458,250	0	458,250
2006	0	0	458,250	458,250	458,250	0	458,250
2005	0	0	389,513	389,513	389,513	0	389,513
2004	0	0	389,513	389,513	389,513	0	389,513
2003	0	0	389,513	389,513	389,513	0	389,513
2002	0	0	359,550	359,550	359,550	0	359,550

### Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
7/17/2009	2423 / 2221	100	QC	11
11/30/2007	2339 / 1731	650,000	QC	J

This page has been visited 110,834 times.

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

This instrument prepared by or under the supervision of and should be returned after recording to:

Name: Judith Kenney, Attorney  
Address: Judith Kenney & Associates, P.A.  
2001 Biscayne Blvd., Suite 3402  
Miami, Florida 33137

Doc# 1751932 07/22/2009 2:58PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

07/22/2009 2:58PM  
DEED DOC STAMP CL: TRINA \$0.70

Doc# 1751932  
BKN 2423 Pgn 2221

Alternate Key No. 9007219

### CORRECTIVE QUIT CLAIM DEED

**THIS CORRECTIVE QUIT CLAIM DEED** is made and entered into as of the 15th day of July, 2009, between Rockland Investment Corporation, Inc., a Florida corporation ("Grantor"), and Basin Development Company, LLC, a Florida limited liability company ("Grantee"), whose mailing address is 121 U.S. Highway 1, Key West, Florida 33040.

#### W I T N E S E T H:

**GRANTOR**, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain and sell, to Grantee, and Grantee's successors and assigns forever, the following property located in Monroe County, Florida (the "Property"), to wit:

See Exhibit A attached

which corrects the legal description on the quit claim deed recorded in Official Records Book 2339, Page 1731, of the Public Records of Monroe County, Florida.

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining thereto.

**TO HAVE AND TO HOLD** unto Grantee and Grantee's heirs, successors and assigns in fee simple forever.

DESCRIPTION

A MEANDER LINE, FOLLOWING THE ECCENTRICITIES OF THE MEAN HIGH WATER LINE (ELEVATION 1.40 NGVD), OF A PARCEL OF LAND LYING AND BEING IN GOVERNMENT 7, SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST, MONROE COUNTY, FLORIDA AND BEING BOUND ON THE NORTH BY THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO AND ON THE WEST BY A LINE 222.99 FEET EAST AND PARALLEL TO THE WESTERLY LIMITS OF THE SAID SECTION 21 AND BOUND ON THE EAST BY A LINE PARALLEL TO AND 889.47 FEET EAST OF THE SAID WESTERLY LIMITS OF THE SAID SECTION 21 AND THE SAID MEANDER LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF ROCKLAND VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 133, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE NORTH, ALONG THE WEST BOUNDARY LINE OF SAID ROCKLAND VILLAGE, A DISTANCE OF 29.30 FEET TO A POINT; THENCE WEST, A DISTANCE OF 1840.50 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 373, PAGES 112 AND 113, OF THE SAID PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE CONTINUING WEST, A DISTANCE OF 932.99 FEET TO A POINT; THENCE CONTINUING WEST, A DISTANCE OF 411.26 FEET TO A POINT; THENCE SOUTH, A DISTANCE OF 636.26 FEET TO A POINT ON THE SAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (A/K/A OVERSEAS HIGHWAY); THENCE S.89°39'23"W., A DISTANCE OF 152.55 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 5804.25 FEET; THENCE SOUTHWESTERLY, ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE AND THE ARC OF THE SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°23'06", A DISTANCE OF 342.94 FEET TO A POINT LYING 222.99 FEET (DEED) EAST OF THE SAID WESTERLY LIMITS OF THE SAID SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST, MONROE COUNTY, FLORIDA; THENCE NORTH, LEAVING THE SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE SAID LINE, PARALLEL TO AND 222.99 FEET EAST OF THE WESTERLY LIMITS OF SAID SECTION 21, A DISTANCE OF 377.61 FEET TO A POINT OF INTERSECTION WITH THE MEAN HIGH WATER LINE (MHWL) OF THE GULF OF MEXICO (ELEVATION 1.40 FEET NGVD 1929); THENCE N.14°53'54"E., MEANDERING THE ECCENTRICITIES OF THE SAID MHWL, A DISTANCE OF 38.79 FEET; THENCE N.03°35'35"E., A DISTANCE OF 43.84 FEET; THENCE N.07°43'13"W., A DISTANCE OF 36.22 FEET; THENCE N.19°59'22"E., A DISTANCE OF 50.44 FEET; THENCE N.18°10'21"E., A DISTANCE OF 45.16 FEET; THENCE N.61°08'45"E., A DISTANCE OF 18.37 FEET; THENCE N.17°26'48"E., A DISTANCE OF 28.97 FEET; THENCE N.69°53'58"W., A DISTANCE OF 26.57 FEET; THENCE N.17°33'46"W., A DISTANCE OF 37.56 FEET; THENCE N.00°06'26"W., A DISTANCE OF 46.60 FEET; THENCE N.00°13'46"E., A DISTANCE OF 25.45 FEET; THENCE N.04°45'45"E., A DISTANCE OF 18.79 FEET;

THENCE N.27°31'00"E., A DISTANCE OF 31.72 FEET; THENCE N.16°02'34"E., A DISTANCE OF 30.20 FEET; THENCE N.00°43'45"W., A DISTANCE OF 21.42 FEET; THENCE N.12°39'34"W., A DISTANCE OF 49.95 FEET; THENCE N.04°21'20"E., A DISTANCE OF 51.93 FEET; THENCE N.40°23'59"E., A DISTANCE OF 47.68 FEET; THENCE N.19°11'24"E., A DISTANCE OF 18.45 FEET; THENCE N.24°47'52"E., A DISTANCE OF 25.34 FEET; THENCE N.62°43'16"E., A DISTANCE OF 31.89 FEET; THENCE N.32°55'49"E., A DISTANCE OF 32.66 FEET; THENCE N.23°38'56"W., A DISTANCE OF 42.39 FEET; THENCE N.79°38'05"W., A DISTANCE OF 17.48 FEET; THENCE N.88°26'56"W., A DISTANCE OF 12.98 FEET; THENCE N.83°47'04"W., A DISTANCE OF 40.36 FEET; THENCE N.57°26'25"W., A DISTANCE OF 26.03 FEET; THENCE N.33°11'03"W., A DISTANCE OF 53.75 FEET TO A POINT OF INTERSECTION WITH THE SAID LINE BEING PARALLEL TO AND 222.99 FEET EAST OF THE WESTERLY LIMITS OF SECTION 21; THENCE NORTH, ALONG THE SAID PARALLEL LINE, A DISTANCE OF 170.44 FEET TO A POINT OF INTERSECTION WITH THE SAID MHWL; THENCE N.11°56'06"E., MEANDERING THE SAID ECCENTRICITIES OF THE MHWL, A DISTANCE OF 21.94 FEET; THENCE N.02°51'36"W., A DISTANCE OF 28.08 FEET; THENCE N.09°14'56"W., A DISTANCE OF 19.51 FEET TO A POINT OF INTERSECTION WITH THE SAID LINE PARALLEL TO AND 222.99 FEET EAST OF THE SAID WESTERLY LIMITS OF SECTION 21; THENCE NORTH, ALONG THE SAID PARALLEL LINE, A DISTANCE OF 812.02 FEET TO A POINT HEREINAFTER TO BE KNOWN AS THE "POINT OF BEGINNING" AND THE SAID POINT ALSO BEING A POINT OF INTERSECTION WITH THE SAID MHWL; THENCE N.50°07'44"E., MEANDERING THE SAID ECCENTRICITIES OF THE MHWL, A DISTANCE OF 88.23 FEET; THENCE S.75°11'27"E., A DISTANCE OF 68.05 FEET; THENCE N.13°23'23"E., A DISTANCE OF 142.96 FEET; THENCE N.32°09'56"E., A DISTANCE OF 37.99 FEET; THENCE N.51°48'31"E., A DISTANCE OF 57.03 FEET; THENCE N.13°48'07"W., A DISTANCE OF 16.67 FEET; THENCE N.68°50'13"E., A DISTANCE OF 33.97 FEET; THENCE N.19°08'02"W., A DISTANCE OF 22.48 FEET; THENCE N.45°49'52"W., A DISTANCE OF 15.08 FEET; THENCE N.41°35'28"E., A DISTANCE OF 25.89 FEET; THENCE N.82°02'46"E., A DISTANCE OF 37.89 FEET; THENCE N.78°53'33"E., A DISTANCE OF 43.24 FEET; THENCE N.61°02'32"E., A DISTANCE OF 13.45 FEET; THENCE N.49°38'39"E., A DISTANCE OF 16.04 FEET; THENCE N.54°58'16"E., A DISTANCE OF 33.53 FEET; THENCE N.75°39'39"E., A DISTANCE OF 36.57 FEET; THENCE N.78°36'54"E., A DISTANCE OF 45.54 FEET; THENCE N.86°04'40"E., A DISTANCE OF 23.05 FEET; THENCE N.39°03'35"E., A DISTANCE OF 16.28 FEET; THENCE S.01°53'06"W., A DISTANCE OF 12.66 FEET; THENCE S.68°51'36"W., A DISTANCE OF 28.21 FEET; THENCE S.80°46'35"W., A DISTANCE OF 31.31 FEET; THENCE S.74°26'46"W., A DISTANCE OF 30.58 FEET; THENCE S.78°33'40"W., A DISTANCE OF 14.40 FEET; THENCE S.44°56'07"W., A DISTANCE OF 17.13 FEET; THENCE S.00°34'59"W., A DISTANCE OF 15.79 FEET; THENCE S.18°10'34"W., A DISTANCE OF 15.25 FEET; THENCE S.41°15'29"W., A DISTANCE OF 49.24 FEET; THENCE S.54°53'36"W., A DISTANCE OF 37.37 FEET; THENCE S.20°22'52"W., A DISTANCE OF 45.94 FEET; THENCE S.17°04'55"W., A DISTANCE OF 58.82 FEET; THENCE S.19°54'05"W., A DISTANCE OF 17.35 FEET; THENCE S.11°42'46"W., A DISTANCE OF 31.51 FEET; THENCE S.03°31'20"W., A DISTANCE OF 49.41 FEET;

THENCE S.01°43'08"E., A DISTANCE OF 56.52 FEET; THENCE S.15°45'34"W., A DISTANCE OF 25.16 FEET; THENCE S.24°52'03"E., A DISTANCE OF 12.19 FEET; THENCE S.04°17'23"E., A DISTANCE OF 47.08 FEET; THENCE S.09°46'03"E., A DISTANCE OF 53.35 FEET; THENCE S.46°33'25"E., A DISTANCE OF 43.31 FEET; THENCE S.75°17'13"E., A DISTANCE OF 41.04 FEET; THENCE S.73°52'07"E., A DISTANCE OF 45.17 FEET; THENCE S.73°32'44"E., A DISTANCE OF 46.14 FEET; THENCE S.82°14'15"E., A DISTANCE OF 39.69 FEET; THENCE S.74°31'05"E., A DISTANCE OF 11.11 FEET; THENCE S.48°40'07"E., A DISTANCE OF 6.02 FEET; THENCE S.79°19'17"E., A DISTANCE OF 22.77 FEET; THENCE S.82°35'20"E., A DISTANCE OF 26.27 FEET; THENCE S.83°45'26"E., A DISTANCE OF 25.41 FEET; THENCE S.86°21'03"E., A DISTANCE OF 23.62 FEET; THENCE S.88°37'06"E., A DISTANCE OF 25.15 FEET; THENCE N.86°44'05"E., A DISTANCE OF 23.91 FEET; THENCE S.88°39'56"E., A DISTANCE OF 21.09 FEET TO A POINT BEING THE "POINT OF TERMINATION" OF THE SAID MEANDER LINE OF THE MEAN HIGH WATER LINE.

IN WITNESS WHEREOF, Grantor has executed this Quit Claim Deed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

ROCKLAND INVESTMENT CORPORATION, INC.

Sign Name: [Signature]

Print Name: Charles A. Lopez

By: [Signature]  
Susan J. Kemp, President

Sign Name: [Signature]

Print Name: ALICIA RODRIGUEZ

STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of July, 2009, by Susan J. Kemp, as President of Rockland Investment Corporation, Inc., who is personally known to me/provided as Identification and did/did not take an oath.

[Signature]

ALICIA RODRIGUEZ  
Print, Type or Stamp Name of Notary

My Commission Expires:



- Legend**
- Selected Features**
  - Hooks/Leads**
  - Lot Lines**
  - Easements**
  - Road Centerlines**
  - Water Names**
  - Parcels**
  - Shoreline**
  - Section Lines**



PALMIS

Monroe County Property Appraiser  
 500 Whitehead Street  
 Key West, FL

**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.

Date Created: April 15, 2011 2:32 PM

**Karl D. Borglum  
Property Appraiser  
Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

**Property Record Card -  
Map portion under construction.**

Website tested on IE8,  
IE9, & Firefox.  
Requires Adobe Flash  
10.3 or higher

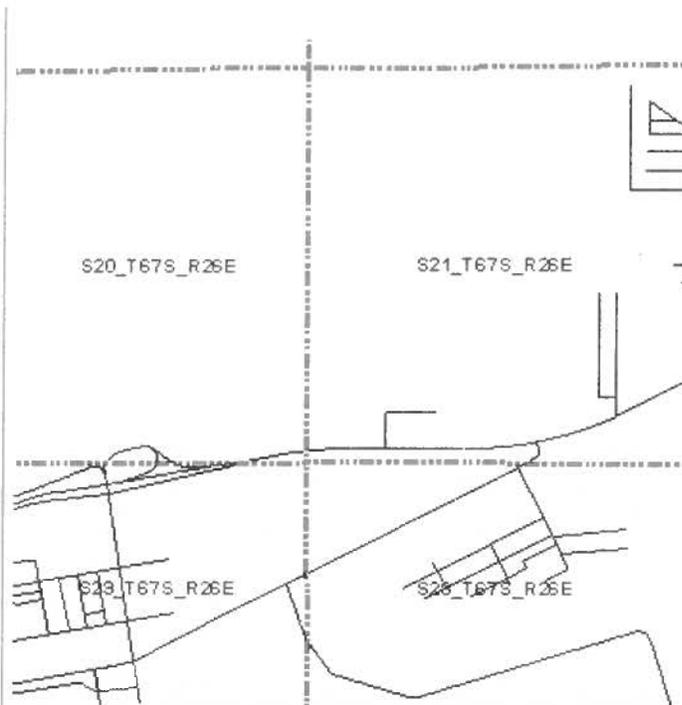
**Alternate Key: 9007230 Parcel ID: 00122080-000300**

**Ownership Details**

**Mailing Address:**  
ROCKLAND INVESTMENT CORPORATION INC  
121 US HWY 1  
STE 109  
KEY WEST, FL 33040

**Property Details**

**PC Code:** 10 - VACANT COMMERCIAL  
**Millage Group:** 100B  
**Affordable Housing:** No  
**Section-Township-Range:** 21-67-26  
**Property Location:** VACANT LAND ROCKLAND KEY  
**Legal Description:** 21 67 26 ROCKLAND KEY PT GOVT LOT 7 (A/K/A PT PARCEL GG) OR1719-2225/27 OR1719-2228/30/AFF OR1719-2231/32 OR1719-2236/AFF OR1719-2237/39 OR1719-2276/77REL/E OR2415-856/60E



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

**Land Details**

Land Use Code	Frontage	Depth	Land Area
1M0D - COMMERCIAL DRY	0	0	15.68 AC

**Appraiser Notes**

.08 ACRES OF THIS PARCEL IS NOW SPLIT OUT AND BEING ASSESSED AS PART OF RE 122070-000700 PER OR2127-1242/46 DONE FOR THE 2005 TAX ROLL.

1.261AC OF THIS PARCEL IS NOW SPLIT OUT AND BEING ASSESSED UNDER RE122080-000304 PER OR2189-1785

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	0	0	219,506	219,506	219,506	0	219,506
2011	0	0	470,370	470,370	470,370	0	470,370
2010	0	0	470,370	470,370	470,370	0	470,370
2009	0	0	846,666	846,666	846,666	0	846,666
2008	0	0	940,740	940,740	940,740	0	940,740
2007	0	0	1,567,900	1,567,900	1,567,900	0	1,567,900
2006	0	0	1,567,900	1,567,900	1,567,900	0	1,567,900
2005	0	0	1,439,900	1,439,900	1,439,900	0	1,439,900
2004	0	0	1,446,700	1,446,700	1,446,700	0	1,446,700
2003	0	0	1,446,700	1,446,700	1,446,700	0	1,446,700
2002	0	0	1,446,700	1,446,700	1,446,700	0	1,446,700

### Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
8/6/2001	1719 / 2231	1,600,000	WD	Q

This page has been visited 110,839 times.

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

MONROE COUNTY  
OFFICIAL RECORDS

FILE # 1 2 5 3 1 3 3  
BK # 1 7 1 9 PG # 2 2 3 1

RCD Aug 22 2001 01:26PM  
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 11200.00  
08/22/2001 DEP CLR

This instrument prepared by:  
Karleen A. Grant, Esq.  
604 Whitehead Street  
Key West, Florida 33040

Grantee's Federal ID No:

Parcel I.D. No: A PORTION OF:  
00122080-000000 & 00122070-000000

## WARRANTY DEED

### THIS INDENTURE,

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 numbers shall include the plural, and the plural the singular, the use of any gender; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 6<sup>th</sup> day of August, 2001.

Between **THE DICKERSON GROUP, INC.**, a Florida Corporation, successor by merger with **C.T.B., INC.**, a Florida corporation, 217 Ponte Vedra Park Drive, Ponte Vedra Beach, FL, party of the first part, and **ROCKLAND INVESTMENT CORPORATION, INC.**, a Florida Corporation, 1438 Kennedy Drive, Key West, Florida 33040, party of the second part.

### WITNESSETH

That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, their heirs and assigns forever, the following described land, situated, lying and being in the County of Monroe State of Florida, to wit:

A parcel of land in a part of Government Lots 6 & 7, Section 21, Township 67 South, Range 26 East on Rockland Key, Monroe County, Florida and being more particularly described as follows: Commence at the intersection of the Centerline of U.S. Highway No. 1 (State Road No. 5) and the West abutment of the Rockland Key Viaduct; thence S 63° 09' 20" W along the original Centerline of U.S. Highway No. 1 for 2110.00 feet; thence North 970.73 feet; thence West for 1562.10 feet to the Point of Beginning; thence North a distance of 1154.97 feet to a line lying 2000 feet Northerly of the South Line of said Section 21; thence West along the said line lying 2000 feet Northerly of the South line of said Section 21 for a distance of 1016.48 feet; thence South along a line lying 222.99 feet East of and parallel with the West line of said Section 21 for a distance of 1804.23 feet to the Northerly Right-of-Way line of U.S. Highway No. 1 and a point on a curve to the right having a radius of 5804.65 feet, a central angle of 01° 02' 33", a chord bearing of N 86° 47' 01" E and a chord length of 105.62 feet; thence along the arc of said curve, an arc length of 105.62 feet to the end of said curve, thence North and leaving the said Northerly Right-of-Way Line of U.S. Highway No. 1 a distance of 516.31 feet; thence N21° 15' 12" E a distance of 162.56 feet; thence North a distance of 336.13 feet; thence N40° 52' 49" E, a distance of 57.66 feet; thence North a distance of 98.45 feet; thence East a distance of 704.37 feet; thence South a distance of 462.65 feet; thence West a distance of 85.26 feet; thence South a distance of 40.00 feet; thence East a distance of 195.26 feet to the Point of Beginning.

**SUBJECT TO conditions, limitations and restrictions and easements of record, if any; However this shall not serve to reimpose same.**

**SUBJECT TO taxes and assessments for the year 2001 and subsequent years.**

*Disclosure in accordance with Monroe County Code Sec. 9.5-81(f):*

The parcel of land described in this instrument is located in unincorporated Monroe County. The use of the parcel of land is subject to and restricted by goals, policies and objectives of the Monroe County Plan and Land Development Regulations adopted as a part of, and in conjunction with and as a means of implementing the Monroe County Comprehensive Plan. The Land Development Regulations provide that no building permits shall be issued for any development of any kind unless the proposed development complies with each and every requirement of the regulations, including minimum area



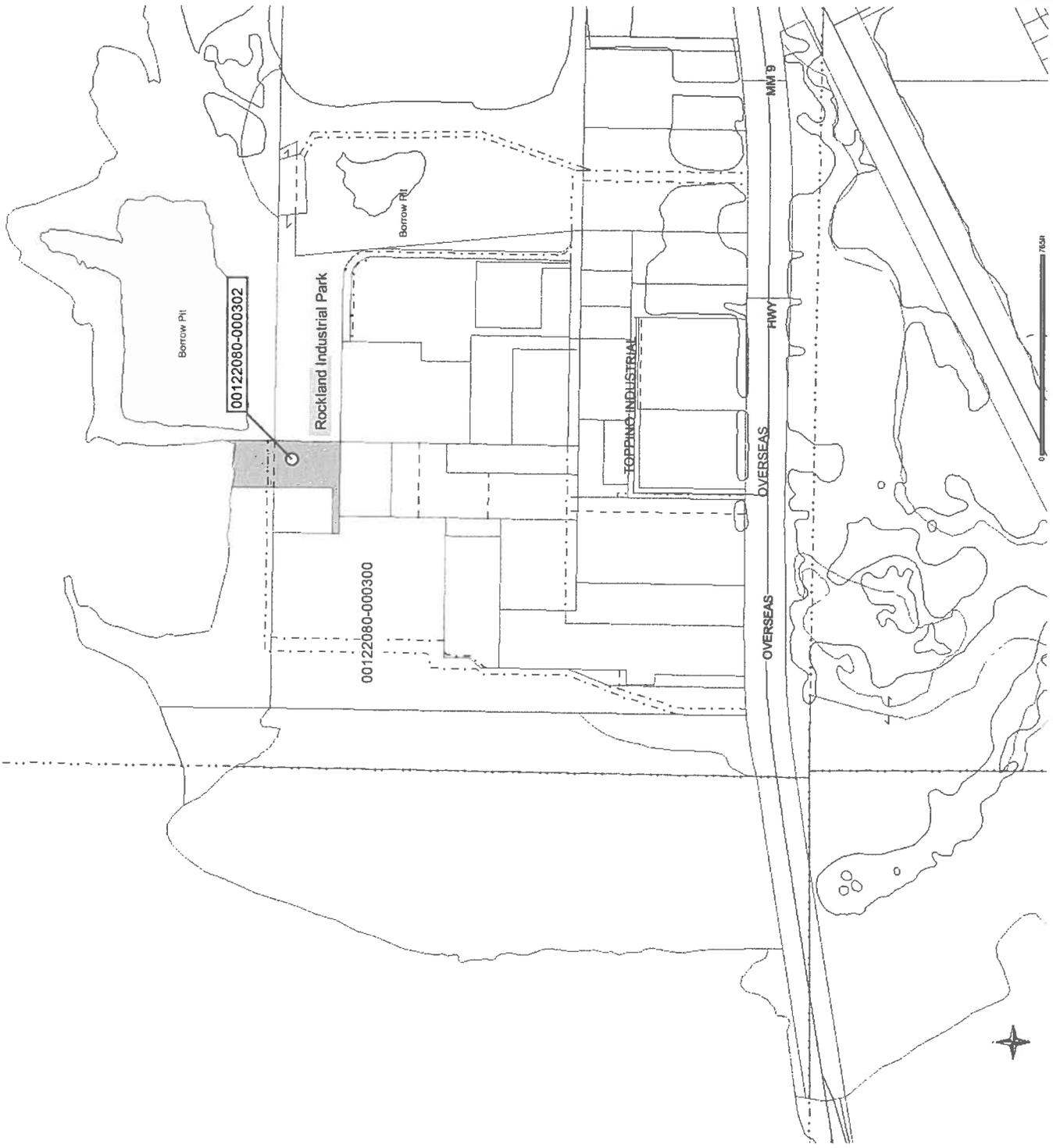
- Legend**
- Selected Features**
  - Hooks/Leads
  - Lot Lines
  - Easements
  - Road Centerlines
  - Water Names
  - Parcels
  - Shoreline
  - Section Lines

PALMIS

Monroe County Property Appraiser  
 500 Whitehead Street  
 Key West, FL

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.

Date Created: April 15, 2011 2:32 PM



This instrument prepared by or under  
the supervision of and should be returned  
after recording to:

Name: Judith Kenney, Attorney  
Address: Judith Kenney & Associates, P.A.  
2001 Biscayne Blvd., Suite 2620  
Miami, Florida 33137

06/09/2010 4:20PM  
DEED DOC STAMP CL: TRINA \$0.70

Doc# 1792875  
Bk# 2469 Pg# 1062

A portion of Alternate Key No. 9007219

### QUIT CLAIM DEED

**THIS QUIT CLAIM DEED** is made and entered into as of this 28<sup>th</sup>  
day of May, 2010, between Basin Development Company, LLC, a  
Florida limited liability company ("Grantor"), whose mailing  
address is 121 U.S. Highway 1, Key West, Florida 33040, and  
Rockland Investment Corporation, Inc., a Florida corporation  
("Grantee"), whose mailing address is 121 U.S. Highway 1, Key  
West, Florida 33040.

### W I T N E S S E T H:

**GRANTOR**, in consideration of Ten Dollars (\$10.00) and other  
good and valuable consideration paid by Grantee, the receipt and  
sufficiency of which are hereby acknowledged, has granted,  
bargained and sold, and by these presents does grant, bargain and  
sell, to Grantee, and Grantee's successors and assigns forever,  
the following property located in Monroe County, Florida (the  
"Property"), to wit:

A PARCEL OF LAND LYING AND BEING IN GOVERNMENT LOT 7, SECTION 21, TOWNSHIP 67  
SOUTH, RANGE 26 EAST, MONROE COUNTY, FLORIDA AND SAID PARCEL BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF U.S. HIGHWAY NO. 1 (OLD  
FLORIDA STATE ROAD NO. 5) AND THE WEST ABUTMENT OF THE ROCKLAND KEY VIADUCT;  
THENCE SOUTH 63°09'20" WEST, ALONG THE ORIGINAL CENTERLINE OF THE SAID OLD FLORIDA  
STATE ROAD NO. 5, A DISTANCE OF 2110.00 FEET TO A POINT; THENCE NORTH, A DISTANCE OF  
970.73 FEET TO A POINT; THENCE WEST A DISTANCE OF 1562.10 FEET TO A POINT; THENCE  
NORTH, A DISTANCE OF 1154.98 FEET TO A POINT AND FROM HEREINAFTER TO BE KNOWN AS  
THE "POINT OF BEGINNING"; THENCE CONTINUING NORTH, A DISTANCE OF 180.37 FEET TO A  
POINT TO A POINT OF INTERSECTION WITH THE MEAN HIGH WATER LINE (MHWL) OF THE GULF  
OF MEXICO (ELEVATION 1.40 FEET (N.G.V.D. 1929); THENCE SOUTH 27°22'38" WEST,  
MEANDERING THE ECCENTRICITIES OF THE SAID MHWL, A DISTANCE OF 15.13 FEET; THENCE  
SOUTH 12°01'54" WEST, A DISTANCE OF 18.25 FEET; THENCE SOUTH 62°54'45" WEST, A DISTANCE  
OF 4.69 FEET; THENCE NORTH 80°16'03" WEST, A DISTANCE OF 14.19 FEET; THENCE NORTH  
82°28'44" WEST, A DISTANCE OF 30.57 FEET; THENCE NORTH 78°21'52" WEST, A DISTANCE OF  
33.12 FEET; THENCE SOUTH 75°07'39" WEST, A DISTANCE OF 35.83 FEET; THENCE NORTH 80°03'07"  
WEST, A DISTANCE OF 40.03 FEET; THENCE NORTH 73°32'13" WEST, A DISTANCE OF 9.67 FEET;  
THENCE SOUTH, LEAVING THE SAID MHWL, A DISTANCE OF 160.49 FEET; THENCE EAST, A  
DISTANCE OF 175.00 FEET BACK TO THE " POINT OF BEGINNING",

CONTAINING 27,111 SQUARE FEET OR 0.622 ACRES MORE OR LESS.

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining thereto.

**TO HAVE AND TO HOLD** unto Grantee and Grantee's heirs, successors and assigns in fee simple forever.

**IN WITNESS WHEREOF**, Grantor has executed this Quit Claim Deed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

BASIN DEVELOPMENT COMPANY, LLC

Sign Name: Mireus Teller

Print Name: MIREUS TELLER

Sign Name: Claus A. Poirer

Print Name: CLAUS A. POIRER

By: William O. Kemp  
William O. Kemp, Manager

By: Steve R. Henson  
Steve R. Henson, Manager

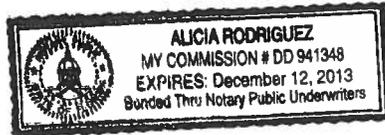
**STATE OF FLORIDA**

**COUNTY OF MONROE**

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of May, 2010, by William O. Kemp and Steve R. Henson, as Managers of Basin Development Company, LLC, who are personally known to me/provided as identification and did/did not take an oath.

Alicia Rodriguez  
Notary Public

My Commission Expires:





- Legend**
- Selected Features**
  - Hooks/Leads**
  - Lot Lines**
  - Easements**
  - Road Centerlines**
  - Water Names**
  - Parcels**
  - Shoreline**
  - Section Lines**

PALMIS

Monroe County Property Appraiser  
 500 Whitehead Street  
 Key West, FL

**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.

Date Created: April 15, 2011 2:32 PM

This instrument prepared by or under  
the supervision of (and after  
recording should be returned to):

Doc# 1820633  
Bk# 2500 Pg# 2160

Name: Judith Kenney, Esquire  
Address: Judith Kenney & Associates, P.A.  
2001 Biscayne Boulevard, Suite 2620  
Miami, Florida 33137

(Space reserved for Clerk of Court)

Alternate Key No. 9084747  
Parcel ID 00122080000303216726

### MEMORANDUM OF PURCHASE CONTRACT

This Memorandum of Purchase Contract is dated as of December 31, 2010, by and between ROCKLAND INVESTMENT CORPORATION, INC., a Florida corporation (the "Buyer"), having an address of 121 U.S. Highway One, Suite 103, Key West, Florida 33040 and ANSON LLC, a Florida limited liability company (the "Seller"), having an address of 2 DAY DRIVE, KEY WEST, Florida 33040.

A. The Seller is the owner of that certain real property described in Exhibit A attached hereto and incorporated herein by this reference (the "Seller's Property").

B. The Buyer and the Seller wish to record this Memorandum of Purchase Contract in order to give constructive notice of the Buyer's agreement to purchase the Seller's Property.

**NOW, THEREFORE**, in consideration of the foregoing recitals, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Buyer and the Seller agree as follows:

1. **Property to be Purchased.** The Seller hereby agrees to sell to the Buyer, and the Buyer hereby agrees to purchase from the Seller, the Seller's Property for the price and upon the covenants and conditions set forth in the purchase contract between Buyer and Seller of even date herewith (the "Purchase Contract"), which is by this reference incorporated herein and made a part hereof as fully as if set forth herein at length.

2. **Term of Purchase Contract.** The buyer must complete the purchase by March 31, 2014.

3. **Conflict With Purchase Contract.** The sale of the Seller's Property from the Seller to the Buyer is subject to all of the terms, covenants, and conditions set forth in the Purchase Contract. In the event of any conflict between this Memorandum and the Purchase Contract, the terms, covenants and conditions of the Purchase Contract shall control.

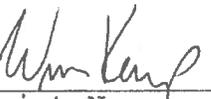
4. Counterparts. This Memorandum may be executed and acknowledged in counterparts, all of which executed and acknowledged counterparts shall together constitute a single document. Signature and acknowledgement pages may be detached from the counterparts and attached to a single copy of this document to physically form one document, which may be recorded.

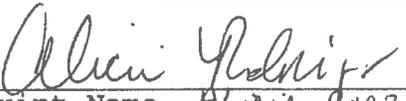
IN WITNESS WHEREOF, the parties hereto, have signed, sealed and delivered this Memorandum as of the day and year first above written.

WITNESSES:

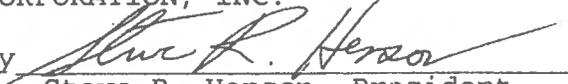
  
Print Name CARLO A. ROSSI

  
Print Name ALICIA RODRIGUEZ

  
Print Name WILLIAM KEMP

  
Print Name ALICIA RODRIGUEZ

BUYER:  
ROCKLAND INVESTMENT  
CORPORATION, INC.

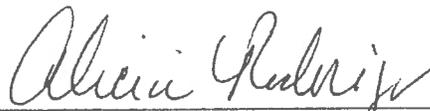
By   
Steve R. Henson, President

SELLER:  
ANSON LLC

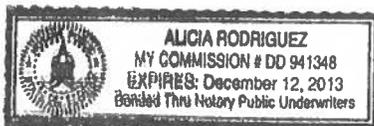
By:   
Michael Anson, Manager

STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 31th day of December, 2010, by Steve R. Henson, President of Rockland Investment Corporation, Inc., who is personally known to me/has produced a driver's license issued by the State of Florida as identification.

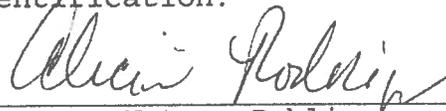
  
\_\_\_\_\_  
Notary Public

My Commission Expires:

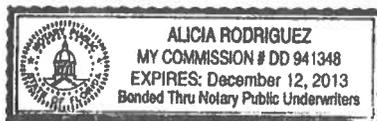


STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 31th day of December, 2010, by Michael Anson, Manager of Anson LLC, who is personally known to me/has produced a driver's license issued by the State of Florida as identification.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Doc# 1540249  
Bk# 2149 Pg# 1830

A parcel of land in a Part of Government Lots 6 & 7, Section 21, Township 67 South, Range 26 East, on Rockland Key, Monroe County, Florida and being more particularly described as follows: COMMENCE at the intersection of the centerline of U.S. Highway No. 1 (State Road No. 5) and the West Abutment of the Rockland Key Viaduct; thence S 63°09'20" W along the original centerline of U.S. Highway No. 1 for 2110.00 feet; thence North for 970.73 feet; thence West for 1562.10 feet; thence North for 904.96 feet; thence West for a distance of 350.00 feet; thence North for a distance of 25.00 feet to the Point of Beginning; thence continue North for a distance of 225.00 feet; thence East for a distance of 175.00 feet; thence South for a distance of 225.00 feet; thence West for a distance of 175.00 feet back to the Point of Beginning.

**MONROE COUNTY**  
**OFFICIAL RECORDS**

**MONROE COUNTY**  
**OFFICIAL RECORDS**

**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

**Property Record Card -**  
**Map portion under construction.**

Website tested on IE8,  
IE9, & Firefox.  
Requires Adobe Flash  
10.3 or higher

**Alternate Key: 9084747 Parcel ID: 00122080-000303**

**Ownership Details**

**Mailing Address:**  
ANSON LLC  
2 BAY DR  
KEY WEST, FL 33040

**Property Details**

**PC Code:** 49 - OPEN STORAGE (PC/LIST)  
**Millage Group:** 100B  
**Affordable Housing:** No  
**Section-Township-Range:** 21-67-26  
**Property Location:** 121 OVERSEAS HWY ROCKLAND KEY  
**Legal Description:** 21 67 26 ROCKLAND KEY PT GOVT LOT 6 AND 7 (A/K/A PT OF PARCEL GG-03) OR1746-124/26 OR1938-149/51C OR2149-1828/30 OR2149-1836E





Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY			0.90 AC

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	TK2:TIKI	480 SF	24	20	2005	2006	5	40

### Appraiser Notes

SPLIT OUT FROM RE 00122080-00302 DUE TO SALE OR2149-1828 DONE FOR 2006 TAX ROLL

SALE PRICE OF 840000 IS FROM PT OF RE 00122080-000302, (39375SQFT), WHICH WAS SPLIT INTO THIS PARCEL.

ENTIRE PARCEL IS BEING USE AS CONSTRUCTION YARD & RV'S; RENTED DOUBLEWIDE AS OFFICE - INFORMED TANGIBLE;ADDED TIKI. SEE PHOTOS.

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	0	6,120	112,875	118,995	118,995	0	118,995
2011	0	6,336	112,875	119,211	119,211	0	119,211
2010	0	6,480	135,450	141,930	141,930	0	141,930

2009	0	6,696	158,025	164,721	164,721	0	164,721
2008	0	6,840	225,750	232,590	232,590	0	232,590
2007	0	7,056	236,250	243,306	243,306	0	243,306
2006	0	7,200	236,250	243,450	243,450	0	243,450

### Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
8/31/2005	2149 / 1828	840,000	WD	O

This page has been visited 110,842 times.

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

Prepared by and return to:  
R. Bruce Wallace  
Horan & Wallace, LLP  
608 Whitehead Street  
Key West, Florida 33040

Property Appraiser's Parcel I.D. No:  
00122080-000302

Doc# 1540249 09/09/2005 9:09AM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

09/09/2005 9:09AM  
DEED DOC STAMP CL: PW \$5,880.00

Doc# 1540249  
Bk# 2149 Pg# 1828

(Space above this line reserved for recording office use only)

## WARRANTY DEED

THIS WARRANTY DEED is made and entered into this 31<sup>st</sup> day of August 2005, between A & B Land Investments, Inc, a Florida corporation ("Grantor"), and Anson, LLC, a Limited Liability Company ("Grantee), whose address is 14 Cora Drive, Key West, Florida 33040.

### WITNESETH:

THE GRANTOR, in consideration of 10 Dollars (10.00) and other good and valuable consideration paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain and sell, to the Grantee, and the Grantee's successors and assigns forever, the following property located in Monroe County, Florida (the "Property"), to wit:

### Exhibit "A" attached

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining.

### SUBJECT TO:

1. Taxes and assessment for the year 2005 and subsequent years.
2. All laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulation.
3. Easements, conditions, restrictions, matters, limitations and reservations of record, without the intention of reimposing same.
4. The parcel of land described in this instrument is located in unincorporated Monroe County. The use of the parcel of land is subject to and restricted by the goals, policies and objectives of Monroe County Plan and Development Regulations adopted as part of, and in conjunction with and as a means of implementing the Monroe County Comprehensive Plan. The Land Development Regulations provide that no building permit shall

be issued for any development of any kind unless the proposed development complies with each and every requirement of the regulations, including minimum area requirements for residential development. You are hereby notified that under the Monroe County Land Development Regulations the division of land into parcels of land which are not approved as platted lots under the regulations confers no right to develop a parcel of land for any purpose.

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns in fee simple forever.

Executed on August 31, 2005.

A & B Land Investments, Inc., a Florida Corporation

By: Philip Braeunig (Date)  
Philip Braeunig  
Vice-President

Signed in the presence of:

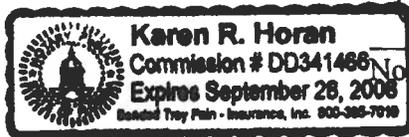
Signed in the presence of:

Bruce Wallace 8/31/05  
Name (Date)  
Printed name Bruce Wallace  
Witness

Darlene S. Szabo  
Name (Date)  
Printed name Darlene S. Szabo  
Witness

STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of August, 2005, by Philip Braeunig, Vice-President of A & B Land Investments, Inc., a Florida corporation, on behalf of the corporation. Philip Braeunig is personally known to me or has produced FDL B652-661-42-287-D as identification.



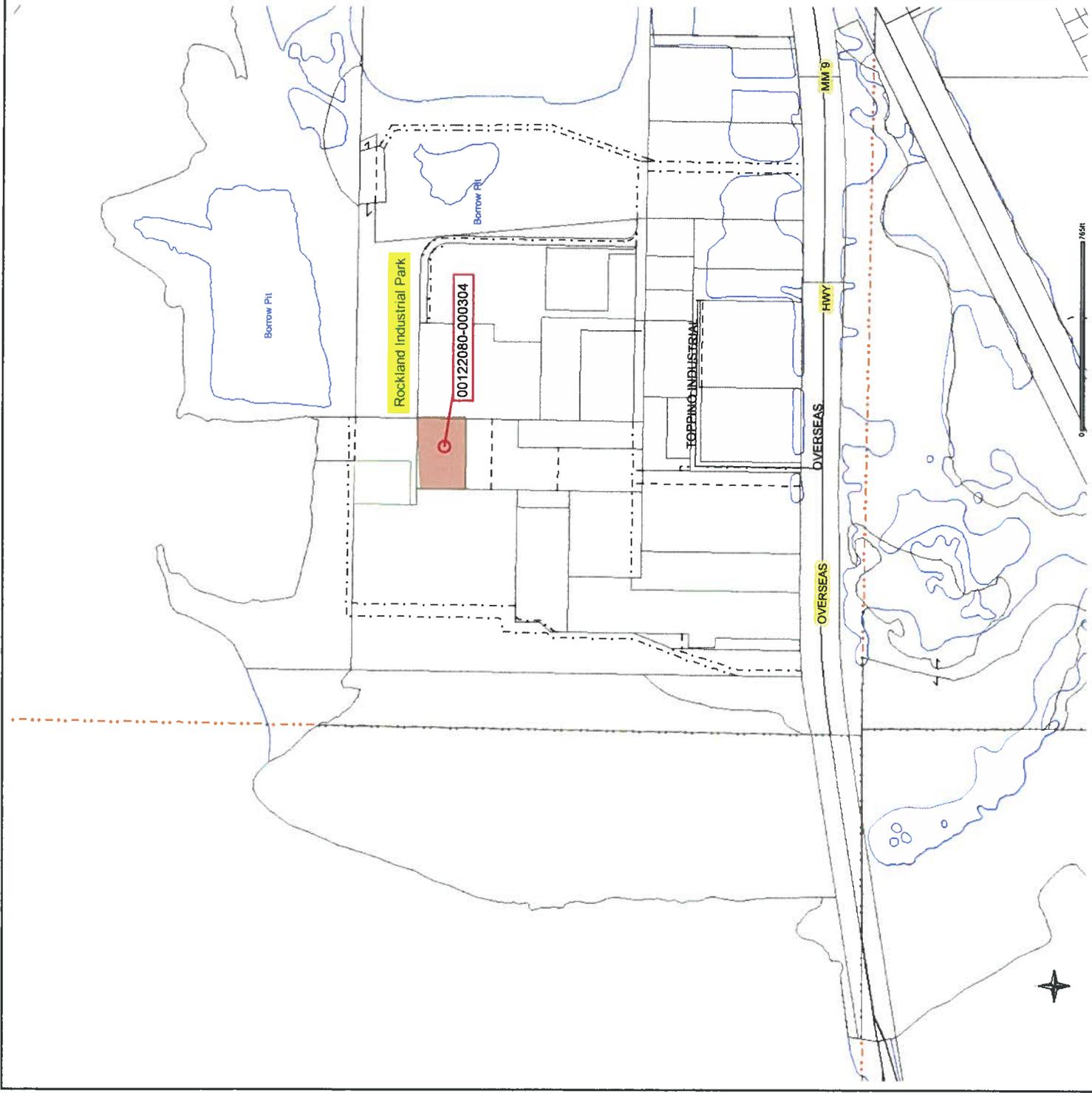
Karen R. Horan  
Notary Public - State of Florida

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Doc# 1540249**  
**Bk# 2149 Pg# 1830**

A parcel of land in a Part of Government Lots 6 & 7, Section 21, Township 67 South, Range 26 East, on Rockland Key, Monroe County, Florida and being more particularly described as follows: COMMENCE at the intersection of the centerline of U.S. Highway No. 1 (State Road No. 5) and the West Abutment of the Rockland Key Viaduct; thence S 63°09'20" W along the original centerline of U.S. Highway No. 1 for 2110.00 feet; thence North for 970.73 feet; thence West for 1562.10 feet; thence North for 904.96 feet; thence West for a distance of 350.00 feet; thence North for a distance of 25.00 feet to the Point of Beginning; thence continue North for a distance of 225.00 feet; thence East for a distance of 175.00 feet; thence South for a distance of 225.00 feet; thence West for a distance of 175.00 feet back to the Point of Beginning.

**MONROE COUNTY**  
**OFFICIAL RECORDS**



- Legend**
- Selected Features
  - Hooks/Leads
  - Lot Lines
  - Easements
  - Road Centerlines
  - Water Names
  - Parcels
  - Shoreline
  - Section Lines

PALMIS

Monroe County Property Appraiser  
 500 Whitehead Street  
 Key West, FL

**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.

Date Created: April 15, 2011 2:32 PM

**Karl D. Borglum  
Property Appraiser  
Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

**Property Record Card -  
Map portion under construction.**

Website tested on IE8,  
IE9, & Firefox.  
Requires Adobe Flash  
10.3 or higher

**Alternate Key: 9085076 Parcel ID: 00122080-000304**

**Ownership Details**

**Mailing Address:**  
SJK INVESTMENT LLC  
121 US HIGHWAY ONE  
STE 103  
KEY WEST, FL 33040

**Property Details**

**PC Code:** 10 - VACANT COMMERCIAL  
**Millage Group:** 100B  
**Affordable Housing:** No  
**Section-Township-Range:** 21-67-26  
**Property Location:** VACANT LAND ROCKLAND KEY  
**Legal Description:** 21 67 26 ROCKLAND KEY PT GOVT LOT 7 (A/K/A PT PARCEL GG) OR1719-2225/27 OR1719-2228/30/AFF OR1719-2231/32 OR1719-2236/AFF OR1719-2237/39 OR1719-2276/77REL/E OR2189-1785/87



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

**Land Details**

Land Use Code	Frontage	Depth	Land Area
1M0D - COMMERCIAL DRY			1.26 AC

**Appraiser Notes**

PARCEL SPLIT OUT FROM 00122080-000300, PER OR2189-1785/86 FOR 2006 TAX ROLL.

FIELD CHECK SHOWED NO MISCELLANEOUS TO MOVE OVER.

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	07102848	09/04/2007		4,200	Residential	RE ROOF

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	0	0	44,135	44,135	44,135	0	44,135
2011	0	0	94,575	94,575	94,575	0	94,575
2010	0	0	94,575	94,575	94,575	0	94,575
2009	0	0	113,490	113,490	113,490	0	113,490
2008	0	0	126,100	126,100	126,100	0	126,100
2007	0	0	126,100	126,100	126,100	0	126,100
2006	0	0	126,100	126,100	126,100	0	126,100

## Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
2/21/2006	2189 / 1785	504,000	WD	K

This page has been visited 110,844 times.

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

This instrument prepared by or under  
the supervision of:

02/28/2006 1:03PM  
DEED DOC STAMP CL: SG \$3,528.00

Name: Judith Kenney, Attorney  
Judith Kenney & Associates, P.A. )  
Address: 777 Brickell Avenue, Suite 1070  
Miami, Florida 33131

Doc# 1568411  
Bk# 2189 Pg# 1785

Alternate Key Number 9007230

### WARRANTY DEED

**THIS WARRANTY DEED** is made and entered into this 17th day of February, 2006, between Rockland Investment Corporation, Inc., a Florida corporation (the "Grantor"), and SJK Investment, LLC, a Florida limited liability company (the "Grantee"), whose address is 121 US Highway One, Suite 103, Key West, FL 33040.

#### W I T N E S E T H:

**THE GRANTOR**, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain and sell, to the Grantee, and the Grantee's successors and assigns forever, the following property located in Monroe County, Florida (the "Property"), to wit:

See Exhibit A attached hereto.

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining.

#### SUBJECT TO:

1. Taxes and assessments for the year 2006 and subsequent years.
2. All laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations.
3. Easements, conditions, restrictions, matters, limitations and reservations of record, without the intention of reimposing same.

THE GRANTOR hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed as of the day and year first above written.

Witnesses:

Rockland Investment  
Corporation, Inc.

Sign Name

*Carlos A. Petit*

Print Name

Carlos A. Petit

By:

*Steve R. Henson V.P.*

Steve R. Henson  
Vice President

Sign Name

*Alicia Rodriguez*

Print Name

Alicia Rodriguez

STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 21st day of February, 2006, by Steve R. Henson, Vice President of Rockland Investment Corporation, Inc., who is personally known to me and did not take an oath.

*Alicia Rodriguez*  
Notary Public

My Commission Expires:

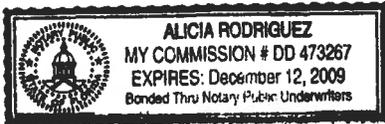
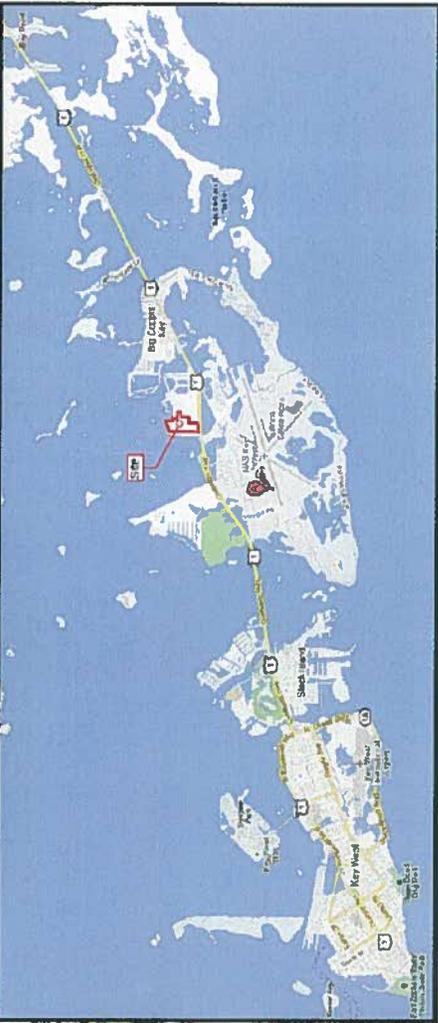
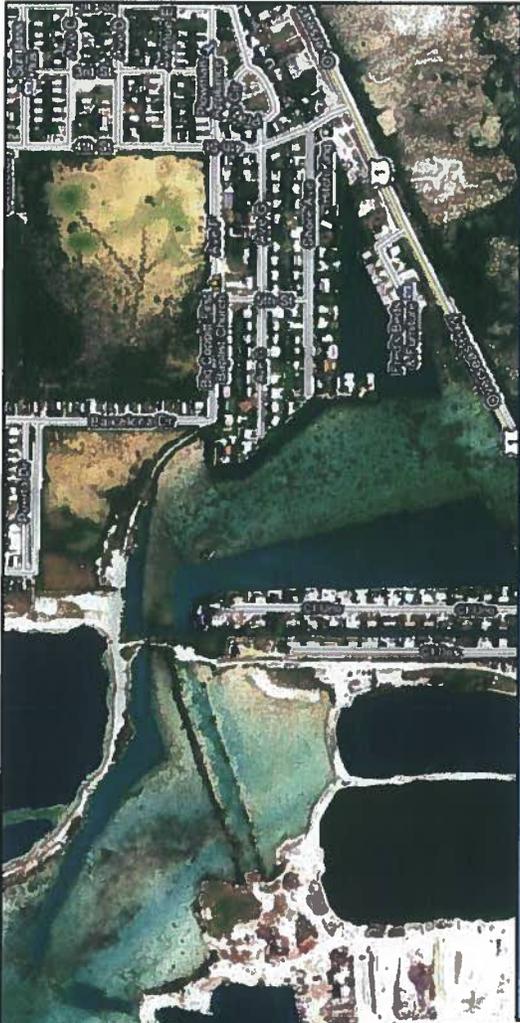


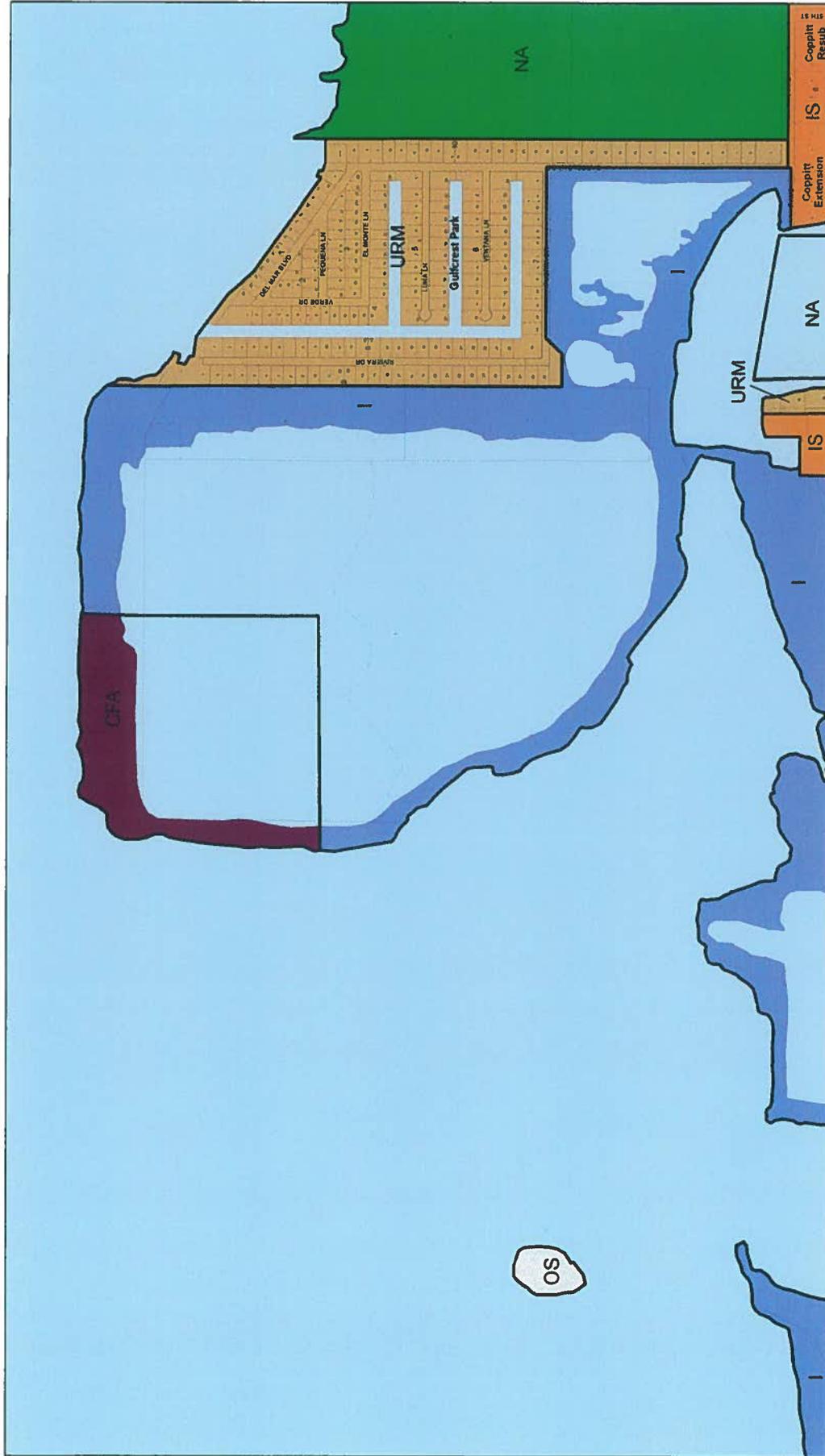
EXHIBIT A  
LEGAL DESCRIPTION

A parcel of land lying in and being a part of Government Lot No. 7, Section 21, Township 67 South, Range 26 East, Rockland Key, Monroe County, Florida (also to be known as Tract 21 of the future map or plat entitled "Rockland Key Commerce Center" at the time of recordation) and said parcel being more particularly described as follows:

Commencing at the Southwest corner of the map or plat entitled "Rockland Village" as recorded in Plat Book 4, Page 133, of the Public Records of Monroe County, Florida; thence North, along the Westerly limits of the said "Rockland Village", a distance of 29.30 feet to a point; thence West, leaving the said Westerly limits, a distance of 1840.50 feet to the Northwest corner of lands described in Official Records Book 373, Pages 112 and 113 of the said Public Records of Monroe County, Florida; thence continuing West, a distance of 932.99 feet to a point; thence North, a distance of 502.67 feet to a point; thence East, a distance of 110.00 feet to a point; thence North a distance of 208.24 feet to a point hereinafter to be known as the "Point of Beginning"; thence continuing North, a distance of 194.07 feet to a point; thence West, a distance of 283.11 feet to a point; thence South, a distance of 194.07 feet to a point; thence East, a distance of 283.11 feet back to the "Point of Beginning".

Containing 54,943 square feet or 1.261 acres more or less





**554**  
**Monroe County, Florida Land Use District Map**

Supplement: 000 Date: January 17, 2007  
 Certified by the County Commission Resolution No. \_\_\_\_\_

Aref Joulani, Director of Planning & Environmental Resources  
 Ty Symroski, Director of Growth Management

ACCC Area of County Critical Concern	SS Sparsely Settled
AD Airport	UC Urban Commercial
CD Conservation District	UR Urban Residential
CFA Commercial Fishing Area	URM Urban Residential Mobile Home
CFSO Commercial Fishing Special Dist.	URM-4 Urban Residential Mobile Home Limited
DR Commercial Fishing Village	SR Suburban Residential Limited
I Industrial	
IS Improved Subdivision	
IS-D Improved Subdivision (Duplex)	
IS-DM Improved Subdivision (Duplex Masonry)	
IS-M Improved Subdivision (Masonry)	
MF Military Facilities	
MN Mobile Home	
MU Mixed Use	
NA Native Area	
OS Offshore Island Area	
PR Park and Refuge Area	
RV Recreational Vehicle	
SR Suburban Residential Limited	

The base maps are not survey accurate, and the location of land use district boundaries in areas where vegetation predominates should be verified by the Monroe County biologist. These maps are intended to represent the general location of features with respect to other features on the same map. The engineer of record documents errors or omissions in the information compiled by others which have been incorporated into these maps.



547

548

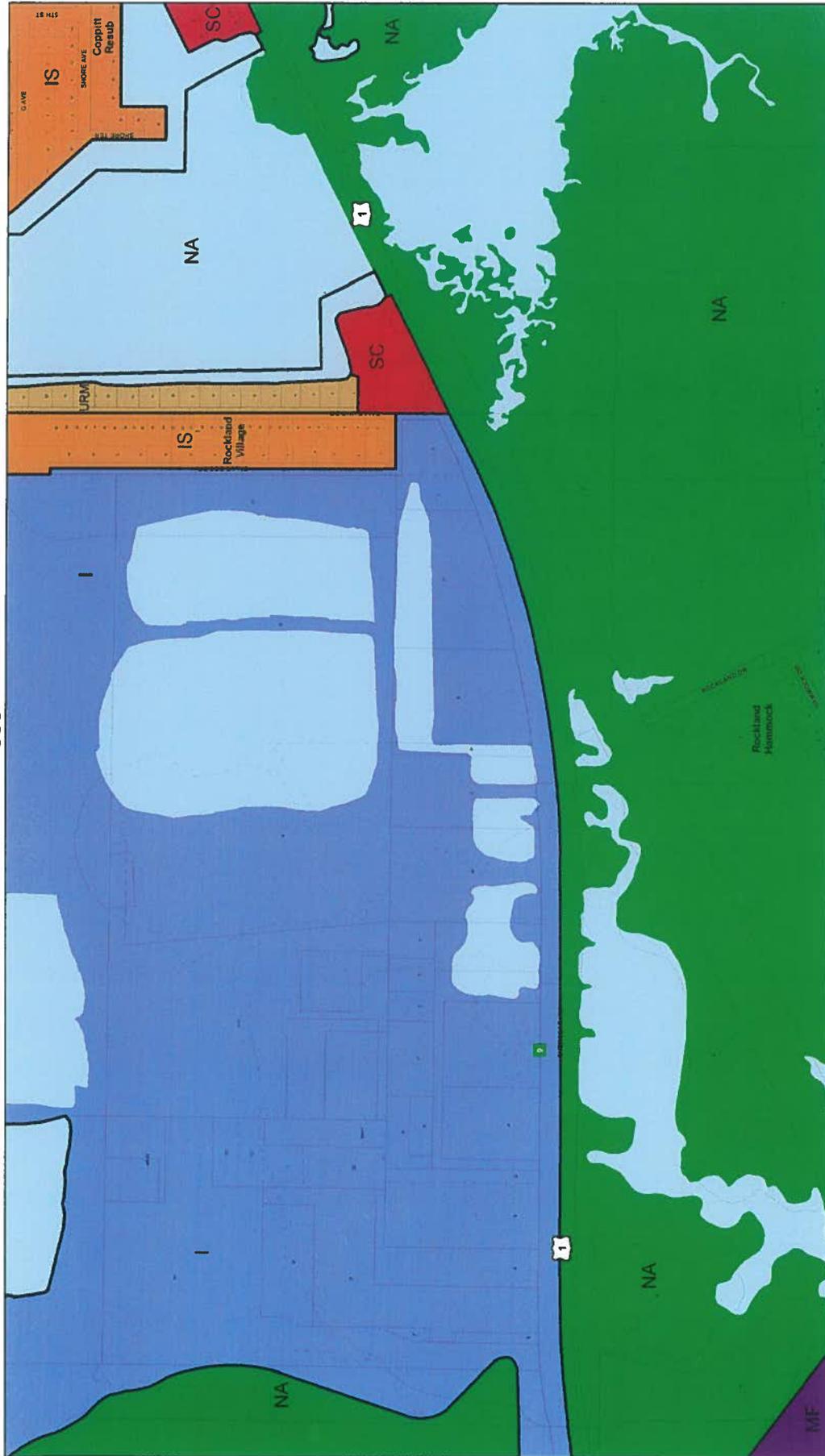
549

553

559

560

561



**Monroe County, Florida Land Use District Map**

Supplement: 000 Date: January 17, 2007  
 Certified by the County Commission Resolution No. \_\_\_\_\_



ACCC	Area of County Critical Concern	IS	Improved Subdivision	SS	Sparsely Settled
AD	Airport	IS-D	Improved Subdivision (Duplex)	LC	Urban Commercial
CD	Conservation District	IS-DM	Improved Subdivision (Duplex, Masonry)	UR	Urban Residential
CF	Commercial Fishing Area	IS-M	Improved Subdivision (Masonry)	URM	Urban Residential Mobile Home
CFV	Commercial Fishing Village	IS-MV	Improved Subdivision (Masonry, Vehicle)	URM-L	Urban Residential Mobile Home Limited
DR	Destination Resort	MI	Maritime Industries		
I	Industrial	MN	Mainland Native Area		
		MU	Mixed Use		
		SR	Suburban Residential		
		SR-L	Suburban Residential Limited		
		NA	Native Area		
		OS	Offshore Island Area		
		PR	Park and Refuge Area		
		SC	Suburban Residential		
		MF	Mixed Use		

The base maps are not survey accurate, and the location of land use district boundaries in areas where vegetation predominates should be verified by the Monroe County biologist. These maps are intended to represent the general location of features with respect to the County's land use planning. The County of Monroe and County will not be responsible for any source document errors or omissions in the information compiled by others which have been incorporated into these maps.

Aref Joulani, Director of Planning & Environmental Resources  
 Jy Symanski, Director of Growth Management



300 Foot Buffer



RE No.	Owner	Address		City	State	Zip
00121890-000000	STONE ROY C JR	24501 SW 187TH AVE		HOMESTEAD	FL	33031-3408
00122080-000000	ROCKLAND OPERATIONS LLC	P O BOX 787		KEY WEST	FL	33041
00122080-000300	ROCKLAND INVESTMENT CORPORATION INC	121 US HWY 1	STE 109	KEY WEST	FL	33040
00122070-000107	TOPPINO FRANK P LIMITED PARTNERSHIP THE	37 EVERGREEN AVE		KEY WEST	FL	33040
00121900-000000	DOT/STATE OF FLORIDA			TALLAHASSEE	FL	32399
00122070-000300	PAVEX CORPORATION	PO BOX 15065		WEST PALM BEACH	FL	33416-5065
00122070-000200	ROCKLAND INVESTMENT CORP	121 US HIGHWAY 1	STE 109	KEY WEST	FL	33040
00122070-000101	ROCKLAND INVESTMENT CORP INC	121 US HIGHWAY 1	STE 109	KEY WEST	FL	33040
00122070-000109	ROCKLAND OPERATIONS LLC	P O BOX 787		KEY WEST	FL	33041
00122090-000000	DOT/STATE OF FLORIDA			TALLAHASSEE	FL	32399
00122070-000106	EDWARD TOPPINO FAMILY LIMITED PARTNERSHIP	46 CYPRESS AVE		KEY WEST	FL	33040-6201
00122070-000201	SJK INVESTMENT INVESTMENT LLC	121 US HIGHWAY 1	STE 103	KEY WEST	FL	33040
00122080-000200	BASIN DEVELOPMENT CO LLC	121 US HIGHWAY 1 STE 103		KEY WEST	FL	33040-5456
00122080-000301	PAVEX CORPORATION	PO BOX 15065		WEST PALM BEACH	FL	33416-5065
00122080-000302	ROCKLAND INVESTMENT CORP INC	121 US HIGHWAY 1 STE 103		KEY WEST	FL	33040-5456
00122070-000400	ROCKLAND INVESTMENT CORP INC	121 US HIGHWAY 1	STE 109	KEY WEST	FL	33040
00122080-000101	PAVEX CORPORATION	PO BOX 15065		WEST PALM BEACH	FL	33416
00122070-000500	ROCKLAND INVESTMENT CORP INC	121 US HIGHWAY 1	STE 109	KEY WEST	FL	33040
00122070-000100	FPT LAND TRUST NO 1	P O BOX 787		KEY WEST	FL	33041
00122081-000100	CITY OF KEY WEST	525 ANGELA ST		KEY WEST	FL	33040
00122070-000108	TOPPINO FRANK P LIMITED PARTNERSHIP THE	37 EVERGREEN AVE		KEY WEST	FL	33040
00122070-000600	ROCKLAND INVESTMENT CORPORATION INC	121 US HIGHWAY 1	STE 109	KEY WEST	FL	33040
00121890-000100	UNITED STATES OF AMERICA	PO BOX 10068		CHARLESTON	SC	29411-0068
00122080-000400	DICKERSON GROUP INC	P O BOX 5011		MONROE	NC	28110-0519
00122080-000303	ANSON LLC	2 BAY DR		KEY WEST	FL	33040
00122070-000700	MONROE COUNTY	1100 SIMONTON ST		KEY WEST	FL	33040
00122080-000304	SJK INVESTMENT LLC	121 US HIGHWAY ONE	STE 103	KEY WEST	FL	33040
00122081-000200	ROCKLAND OPERATIONS LLC	PO BOX 787		KEY WEST	FL	33041-0787
00122350-000000	UNITED STATES OF AMERICA	PO BOX 10068		CHARLESTON	SC	29411-0068
00122070-000000	THE DICKERSON GROUP INC	PO BOX 5011		MONROE	NC	28110-0519

00122080-000200  
BASIN DEVELOPMENT CO LLC  
121 US HIGHWAY 1 STE 103  
KEY WEST, FL 33040-5456

00122081-000100  
CITY OF KEY WEST  
525 ANGELA ST  
KEY WEST, FL 33040

00122080-000400  
DICKERSON GROUP INC  
P O BOX 5011  
MONROE, NC 28110-0519

00121900-000000  
DOT/STATE OF FLORIDA  
TALLAHASSEE, FL 32399

00122070-000106  
EDWARD TOPPINO FAMILY LIMITED  
PARTNERSHIP  
46 CYPRESS AVE  
KEY WEST, FL 33040-6201

00122070-000100  
FPT LAND TRUST NO 1  
P O BOX 787  
KEY WEST, FL 33041

00122070-000700  
MONROE COUNTY  
1100 SIMONTON ST  
KEY WEST, FL 33040

00122070-000300  
PAVEX CORPORATION  
PO BOX 15065  
WEST PALM BEACH, FL 33416-5065

00122070-000200  
ROCKLAND INVESTMENT CORP  
121 US HIGHWAY 1  
KEY WEST, FL 33040

00122080-000302  
ROCKLAND INVESTMENT CORP INC  
121 US HIGHWAY 1 STE 103  
KEY WEST, FL 33040-5456

00122080-000000  
ROCKLAND OPERATIONS LLC  
P O BOX 787  
KEY WEST, FL 33041

00122080-000304  
SJK INVESTMENT LLC  
121 US HIGHWAY ONE  
KEY WEST, FL 33040

00121890-000000  
STONE ROY C JR  
24501 SW 187TH AVE  
HOMESTEAD, FL 33031-3408

00122070-000000  
THE DICKERSON GROUP INC  
PO BOX 5011  
MONROE, NC 28110-0519

00122070-000108  
TOPPINO FRANK P LIMITED  
PARTNERSHIP THE  
37 EVERGREEN AVE  
KEY WEST, FL 33040

00122350-000000  
UNITED STATES OF AMERICA  
PO BOX 10068  
CHARLESTON, SC 29411-0068

