

DEVELOPMENT REVIEW COMMITTEE

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Tuesday, May 28, 2013

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AGENDA

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The Monroe County Development Review Committee will conduct a meeting on Tuesday, May 28, 2013, beginning at 1:00 PM at the Marathon Government Center, Media & Conference Room (1st floor, rear hallway), 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
Matt Coyle, 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 APPROVING AN AMENDMENT TO THE LAND USE DISTRICT MAP AMENDING THE LAND USE DISTRICT MAP DESIGNATION FROM RECREATIONAL VEHICLE (RV) TO SUBURBAN COMMERCIAL (SC), FOR PROPERTY LEGALLY DESCRIBED AS A PARCEL OF LAND IN SECTION 14, TOWNSHIP 62 SOUTH, RANGE 38 EAST, KEY LARGO, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00088840.000000; 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 AMENDMENT TO THE LAND USE DISTRICT MAP; PROVIDING FOR AN EFFECTIVE DATE.

(File 2013-042)

[2013-042 SR DRC 05.28.13.PDF](#)

[2013-042 FILE.PDF](#)

2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY CODE SECTION 118-12(m) SHORELINE SETBACK, DOCKING FACILITIES, REVISING THE LAND DEVELOPMENT REGULATIONS TO PROVIDE CRITERIA FOR LOCATATION OF DOCKING FACILITIES, 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 2013-051)

[2013-051 SR DRC 05.28.13.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".



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: The Development Review Committee & Townsley Schwab, Senior Director of Planning & Environmental Resources

From: Matt Coyle, Planner *MC*

Date: May 17, 2013

Subject: *AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS APPROVING AN AMENDMENT TO THE LAND USE DISTRICT MAP AMENDING THE LAND USE DISTRICT MAP DESIGNATION FROM RECREATIONAL VEHICLE (RV) TO SUBURBAN COMMERCIAL (SC), FOR PROPERTY LEGALLY DESCRIBED AS A PARCEL OF LAND IN SECTION 14, TOWNSHIP 62 SOUTH, RANGE 38 EAST, KEY LARGO, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00088840.000000.*

Meeting: May 28, 2013

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I REQUEST

The property owner is requesting that the Land Use District designation of the subject property be amended from Recreational Vehicle (RV) to Suburban Commercial (SC).



Location:

Subject Property (Aerial 2012)

1 Address: 94775 Overseas Highway (US 1), Key Largo, approximate mile marker 95
2 (Atlantic Ocean side of US 1)

3
4 Legal Description: A Parcel of Land in Section 14, Township 62 South, Range 38 East,
5 Key Largo, Monroe County, Florida

6
7 Real Estate Number: 00088840.000000
8

9 Applicant:

10 Property Owner: R & M Land Holdings, Inc.

11
12 Agent: N/A
13
14

15 II BACKGROUND INFORMATION:

16
17 A. Size of Site: 0.62 acres

18 B. Land Use District: Recreation Vehicle (RV)

19 C. Future Land Use Map (FLUM) Designation: Mixed Use/Commercial (MC)

20 D. Tier Designation: Tier 3

21 E. Existing Use: Office/Commercial Retail

22 F. Existing Vegetation / Habitat: Predominately scarified with small area of hammock to the
23 rear of the building and landscaping along the property lines

24 G. Community Character of Immediate Vicinity: Commercial Retail, Office and Residential

25 H. Flood Zone: AE-EL 7 and AE-EL 8
26

27 III RELEVANT PRIOR COUNTY ACTIONS:

28
29 On June 14, 1984, the Monroe County Building Department issued Building Permit #C-
30 15260 approving the construction of the existing building. A certificate of occupancy was
31 issued on December 12, 1984.
32

33 Prior to the 1986 adoption of the county's current land development regulations and the
34 associated Official Land Use District Map, the subject property was within a BU-2 district
35 (Medium Business).
36

37 In 1986, as part of a county-wide rezoning, the subject property was designated within a RV
38 land use district on the Official Land Use District Map. Note: the final map was officially
39 adopted in 1992.
40

41 In the mid-1990s, the subject property was given a Future Land Use Map (FLUM)
42 designation of MC with the adoption of the future land use maps.
43

44 On February 8, 2013, the Monroe County Planning & Environmental Resources Department
45 issued a Letter of Understanding regarding the subject property. In the letter, the planning
46 director determined that the existing office/commercial retail use was lawfully established by
47 Building Permit #C-15260 and that the use was subsequently deemed lawfully
48 nonconforming by the final adoption of the Official Land Use District Map. In addition, the

1 letter waived the application fee associated with this map amendment application pursuant to
2 the Planning & Environmental Resources Department's fee schedule. The fee schedule
3 allows the fee to be waived by the planning director if a) the property owner provides
4 satisfactory evidence that the use was lawful and unintentionally deemed nonconforming by
5 the adoption of the Official Land Use District Map and b) the proposed land use district (of
6 which is chosen by the property owner, not staff) eliminates the nonconformity and would
7 not create an adverse effect on the community.
8

9 IV REVIEW OF APPLICATION:

10
11 The existing office/commercial retail use is a lawful nonconforming use that has been
12 continuously in existence on the subject property since 1984. It was deemed lawfully
13 nonconforming in 1986 when the county included the property within a RV land use district.
14 The existing office/commercial use is a conforming use within the MC future land use
15 category.
16

17 After a review of the county's records, staff has concluded that there have never been any
18 recreational vehicles located on the property, at least for habitation. The property may have
19 been inadvertently included in the RV land use district following an assumption that it was
20 part of, or associated with, the neighboring Key Largo Ocean Resorts property, which was
21 developed with a RV/mobile home park in 1986.
22

23 The applicant has requested a SC land use district designation. The SC designation would
24 eliminate the nonconformity.
25

26 Note: On some documents, the subject property is incorrectly shown as having an Urban
27 Residential Mobile Home (URM) land use district designation and Residential High (RH)
28 future land use category. Following a review of the records, it was found that the GIS
29 database was incorrectly modified for the subject property following the adoption of
30 Ordinances #023-2004 and #024-2004 in 2004. Ordinance #023-2004 amended the FLUM
31 designation of the contiguous property, Key Largo Ocean Resort, from MC to RH.
32 Ordinance #024-2004 amended the LUD designation of the contiguous property, Key Largo
33 Ocean Resort, from IS and RV to URM. Although the subject property and the Key Largo
34 Ocean Resort property are contiguous and shared the same LUD/FLUM designations, the
35 legal descriptions provided in the ordinances, as well as their advertising, did not include the
36 subject property or a reference to RE #00088840.000000. However, for unknown reasons,
37 the errata maps prepared for the ordinances incorrectly showed the amendments affecting the
38 subject property.
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1 *Consistency of the proposed amendment with the provisions and intent of the Monroe County*
2 *Year 2010 Comprehensive Plan:*

3
4 Pursuant to Monroe County Comprehensive Plan Policy 101.4.21, the SC land use district is
5 a consistent district with the MC future land use category. As such, the applicant has not
6 requested an amendment to the FLUM.

7
8 Staff has determined that the proposed map amendment is consistent with the provisions and
9 intent of the Year 2010 Comprehensive Plan, in particular Objective 101.4, which states
10 Monroe County shall regulate future development and redevelopment to maintain the
11 character of the community and protect the natural resources by providing for the compatible
12 distribution of land uses consistent with the designations shown on the FLUM and Objective
13 101.8, which states Monroe County shall eliminate or reduce the frequency of uses which are
14 inconsistent with the applicable provisions of the land development regulations and the
15 FLUM, and structures which are inconsistent with applicable codes and land development
16 regulations.

17
18 Policies from the Plan that directly pertain to the proposed amendment include:

19
20 *Policy 101.4.5:* The principal purpose of the Mixed Use/ Commercial land use category is
21 to provide for the establishment of commercial land use (zoning) districts where various
22 types of commercial retail and office may be permitted at intensities which are consistent
23 with the community character and the natural environment. Employee housing and
24 commercial apartments are also permitted. In addition, Mixed Use/Commercial land use
25 districts are to establish and conserve areas of mixed uses, which may include maritime
26 industry, light industrial uses, commercial fishing, transient and permanent residential,
27 institutional, public, and commercial retail uses.

28
29 This land use category is also intended to allow for the establishment of mixed use
30 development patterns, where appropriate. Various types of residential and non-residential
31 uses may be permitted; however, heavy industrial uses and similarly incompatible uses
32 shall be prohibited. The County shall continue to take a proactive role in encouraging the
33 maintenance and enhancement of community character and recreational and commercial
34 working waterfronts.

35 In order to protect environmentally sensitive lands, the following development controls
36 shall apply to all hammocks, pinelands, and disturbed wetlands within this land use
37 category:

- 38 1. only low intensity commercial uses shall be allowed;
39 2. a maximum floor area ratio of 0.10 shall apply; and
40 3. maximum net residential density shall be zero.

41
42 *Policy 101.4.21:* Monroe County hereby adopts the following density and intensity
43 standards for the future land use categories, which are shown on the Future Land Use
44 Map and described in Policies 101.4.1 - 101.4.17:
45

Future Land Use Densities and Intensities			
Future Land Use Category And Corresponding Zoning	Allocated Density (per acre)	Maximum Net Density (per buildable acre)	Maximum Intensity (floor area ratio)
...			
Mixed Use/Commercial (MC)(g) (j) (SC, UC, DR, RV, MU and MI zoning)	1-6 du 5-15 rooms/spaces 1 du (MI zoning)	2 -18 du 10-25 rooms/spaces 2 du (MI zoning)	0.10-0.45 (SC, UC, DR, RV, and MU zoning) 0.30-0.60 (MI zoning)
Notes:			
...			
(g) For properties consisting of hammocks, pinelands or disturbed wetlands within the Mixed Use/ Commercial and Mixed Use/ Commercial Fishing land use categories, the floor area ratio shall be 0.10 and the maximum net residential density bonuses not apply.			
...			
(j) A mixture of uses shall be maintained for parcels designated as MI zoning district that are within the MC future land use category. Working waterfront and water dependent uses, such as marina, fish house/market, boat repair, boat building, boat storage, or other similar uses, shall comprise a minimum of 35% of the upland area of the property, pursuant to Policy 101.4.5.			

1
2 The SC land use district is consistent with Policy 101.4.5 and Policy 101.4.21.

3
4 For FLUM amendments, staff analyzes the effects of the amendment on public facilities. The
5 applicant is not proposing a FLUM amendment at this time. Adequate level of services shall
6 be required prior to the issuance of any development permits on the property in the future.

- 7
8 Traffic Circulation (Policy 301.1.1)
9 Potable Water (Policy 701.1.1)
10 Solid Waste (Policy 801.1.1)
11 Sanitary Sewer (Policy 901.1.1)
12 Drainage (Policy 1001.1.1)
13 Recreation and Open Space (1201.1.1)

14
15 *Consistency of the proposed amendment with the provisions and intent of the Tavernier*
16 *CommuniKeys Plan:*

17
18 The subject property is within the boundaries of Tavernier, as set forth in the Livable
19 CommuniKeys Master Plan for Tavernier Creek to Mile Marker 97, dated February 11, 2005
20 and adopted by the BOCC on February 16, 2005. The term Strategies in the Master Plan is
21 equivalent to the term Objective in the Comprehensive Plan and the term Action Item is
22 equivalent to the term Policy; the meanings and requirements for implementation are
23 synonymous.

24
25 Staff has determined that the proposed map amendment is consistent with the provisions and
26 intent of the Tavernier CommuniKeys Plan. Of importance to this application, an analysis of
27 need within the plan (page 59) states “There are non-residential uses and structures within the

1 planning area that are inappropriately classified in regard to land use designation. These
2 buildings often contribute to the character and economic vitality of the planning area and
3 need to be evaluated to determine if the land use designation should be changed. As a result
4 of the non-conforming status, material improvements or enlargements to the site is extremely
5 difficult to make, thus the structure is not improved and many times left vacant. This
6 discourages redevelopment of existing commercial buildings.”

7
8 Action items from the plan that directly pertain to the proposed amendment include:
9

10 *Action Item 1.3.1:* Promote community character, establish conformance and resolve land
11 use issues by identifying and changing the land use designation on parcels of land
12 containing non-conforming uses and rezone as appropriate.

13
14 *Action Item 7.3.1:* Examine and revise, where appropriate, the existing regulations
15 regarding nonconforming uses and structures to encourage redevelopment of existing
16 properties consistent with the Corridor Enhancement Plan and community vision.

17
18 The SC land use district is consistent with Action Items 1.3.1 and 7.3.1.

19
20 *Consistency of the proposed amendment with the provisions and intent of the Monroe County*
21 *Code:*

22
23 In accordance with MCC§ 102-158(d)(5), the BOCC may consider the adoption of an
24 ordinance enacting the proposed change based on one or more of the following factors:

25
26 1. *Changed projections (e.g., regarding public service needs) from those on which the text*
27 *or boundary was based:*

28
29 Staff has not identified any changed projections from those on which the boundary was
30 based that would necessitate the amendment of the subject property’s land use district
31 from RV to SC.

32
33 2. *Changed assumptions (e.g., regarding demographic trends):*

34
35 There has never been a RV park on the property or any approved residential use for that
36 matter. The property may have been inadvertently included in the RV land use district
37 following an assumption that it was part of, or associated with, the neighboring Key
38 Largo Ocean Resorts property, which was developed with a RV/mobile home park.

39
40 In any event, if the RV designation was intentionally provided in 1986, the County has
41 modified its regulations significantly since that time to limit the establishment new
42 residential dwelling units, most notably by the institution of the Residential Rate of
43 Growth Ordinance (ROGO) permit allocation system in 1992. Further, the County has
44 had a moratorium since the late 1990s related to prohibiting the establishment of new
45 transient residential units via the ROGO system (MCC §138-23 and Policy 101.2.6).

1 Currently, Policy 101.2.6 states Monroe County shall prohibit new transient residential
2 units including hotel or motel rooms, campground spaces, or spaces for parking a
3 recreational vehicle or travel trailer until May 1, 2014. Therefore, even if the property
4 owner wanted to demolish the exiting commercial retail/office building and develop the
5 property with a conforming use in the form of a RV park, the property owner would be
6 prohibited from doing so until at least 2014 due to the moratorium (which could be
7 extended beyond 2014).
8

9 3. *Data errors, including errors in mapping, vegetative types and natural features described*
10 *in Volume 1 of the Year 2010 Comprehensive Plan:*
11

12 As stated previously, there has never been a RV park on the property or any approved
13 residential use for that matter. The property may have been inadvertently included in the
14 RV land use district following an assumption that it was part of, or associated with, the
15 neighboring Key Largo Ocean Resorts property, which was developed with a RV/mobile
16 home park.
17

18 4. *New issues:*
19

20 The Tavernier CommuniKeys Plan was adopted by the BOCC in 2005. Of importance to
21 this application, an analysis of need within the plan (page 59) states “There are non-
22 residential uses and structures within the planning area that are inappropriately classified
23 in regard to land use designation. These buildings often contribute to the character and
24 economic vitality of the planning area and need to be evaluated to determine if the land
25 use designation should be changed. As a result of the non-conforming status, material
26 improvements or enlargements to the site is extremely difficult to make, thus the structure
27 is not improved and many times left vacant. This discourages redevelopment of existing
28 commercial buildings.”
29

30 This is a new direction for staff regarding how to approach and review map amendment
31 applications that eliminate nonconformities in the Tavernier area.
32

33 5. *Recognition of a need for additional detail or comprehensiveness:*
34

35 Staff has not identified any recognition of a need for additional detail or
36 comprehensiveness that would necessitate the amendment of the subject property’s land
37 use district from RV to SC.
38

39 6. *Data updates:*
40

41 Staff has not identified any data updates that would necessitate the amendment of the
42 subject property’s land use district from RV to SC.
43

44 7. *For FLUM changes, the principles for guiding development as defined in the Florida*
45 *Statutes relating to changes to the comprehensive plan:*

1 Not applicable.

2
3 *Impact on Community Character:*

4
5 MCC §102-158 maintains that map amendments are not intended to relieve particular
6 hardships, nor to confer special privileges or rights on any person, nor to permit a change
7 in community character, as analyzed in the Year 2010 Comprehensive Plan, but only to
8 make necessary adjustments in light of changed conditions.
9

10 The community character of the area is derived of a mixture of uses, primarily residential
11 and commercial. As a result, the area is composed of several land use districts.
12 Concerning the immediate vicinity, to the northwest, across US 1 is a Suburban
13 Residential (SR) district. To the northeast, west, across Palm Avenue (with a partially
14 undeveloped right-of-way), is an Urban Residential Mobile Home (URM) district. To the
15 south and southwest, is an Improved Subdivision (IS) district. In addition, scattered
16 throughout the area are other SC district.
17

18 This application would allow a variety of nonresidential uses on the site. A commercial
19 retail/office use has been in existence since 1984. It is not anticipated that the future
20 development of the site will impact the existing character of the adjacent area.
21

22 *Land Use District Purposes:*

23
24 Pursuant to MCC §130-42, the purpose of the RV district is to establish areas suitable for the
25 development of destination resorts for recreational vehicles and other transient units such as
26 seasonal residential units.
27

28 Pursuant to MCC §130-43, the purpose of the SC district is to establish areas for commercial
29 uses designed and intended primarily to serve the needs of the immediate planning area in
30 which they are located. This district should be established at locations convenient and
31 accessible to residential areas without use of US 1.
32

33 After a review, staff has determined that the existing development on the site (commercial
34 retail/office), the size of the site (0.62 acres) and location of the site (adjacent to several
35 residential uses) are more compatible and consistent with the purpose of the proposed SC
36 district than the existing RV district.
37

38 *Land Use District Permitted Uses:*

39
40 Notable differences between the RV and SC districts are in *italics*:

41
42 MCC §130-92. Recreational vehicle district (RV):

- 43
44 (a) The following uses are permitted as of right in the RV district:
45 (1) *Recreational vehicle spaces (provided criteria is met)*

- (2) Commercial retail uses of less than 2,500 square feet of floor area
- (3) Accessory uses
- (4) Commercial apartments (provided criteria is met)
- (5) Vacation rental use of nonconforming dwelling units (provided criteria is met)
- (6) Collocations on existing antenna-supporting structures
- (7) Satellite earth stations less than two meters in diameter, as accessory uses

(b) The following use is permitted as a minor conditional use in the RV district:

- (1) Hotels providing less than 50 rooms (provided criteria is met)
- (2) *Attached or detached seasonal residential units (provided criteria is met)*
- (3) Parks and community parks
- (4) Replacement of an existing antenna-supporting structure
- (5) Attached wireless communications facilities, as accessory uses
- (6) Stealth wireless communications facilities, as accessory uses
- (7) Satellite earth stations greater than or equal to two (2) meters in diameter, as accessory uses

(c) The following uses are permitted as major conditional uses in the RV district:

- (1) Hotels providing 50 or more rooms (provided criteria is met)
- (2) Marinas (provided criteria is met)
- (3) Land use overlays, A, E, INS, PF
- (4) *Wastewater treatment facility and wastewater treatment collection systems(s) serving (a) use(s) located in any land use district (provided criteria is met)*

MCC §130-93. Suburban commercial district (SC):

(a) The following uses are permitted as of right in the SC district:

- (1) Commercial retail, low- and medium-intensity and office uses or any combination thereof of less than 2,500 square feet of floor area
- (2) *Institutional residential uses, involving less than ten dwelling units or rooms*
- (3) Commercial apartments involving less than six dwelling units
- (4) *Commercial recreational uses (provided criteria is met)*
- (5) *Institutional uses*
- (6) *Public buildings and uses*
- (7) Accessory uses
- (8) *Storage areas (provided criteria is met)*
- (9) Vacation rental use of nonconforming dwelling units (provided criteria is met)
- (10) Collocations on existing antenna-supporting structures
- (11) Attached wireless communications facilities, as accessory uses
- (12) Replacement of an existing antenna-supporting structure
- (13) Stealth wireless communications facilities, as accessory uses
- (14) Satellite earth stations, as accessory uses
- (15) Attached and unattached residential dwellings involving less than six units, designated as employee housing (provided criteria is met)
- (16) *Wastewater nutrient reduction cluster systems that serve less than ten residences*

- 1
2 (b) The following uses are permitted as minor conditional uses in the SC district:
3 (1) *Commercial retail, low- and medium-intensity and office uses or any combination*
4 *thereof of greater than 2,500 but less than 10,000 square feet of floor area*
5 *(provided criteria is met)*
6 (2) Commercial retail uses of high intensity of less than 2,500 square feet in floor
7 area (provided criteria is met)
8 (3) Institutional residential uses involving ten to 20 dwelling units or rooms (provided
9 criteria is met)
10 (4) Commercial apartments involving six to 18 dwelling units (provided criteria is
11 met)
12 (5) Hotels of fewer than 25 rooms (provided criteria is met)
13 (6) *Campgrounds (provided criteria is met)*
14 (7) *Light industrial uses (provided criteria is met)*
15 (8) Parks and community parks
16 (9) *Attached and unattached residential dwellings involving six to 18 units,*
17 *designated as employee housing (provided criteria is met)*
18
19 (c) The following uses are permitted as major conditional uses in the SC district:
20 (1) *Commercial retail of low- and medium-intensity and office uses or any*
21 *combination thereof greater than 10,000 square feet in floor area (provided*
22 *criteria is met)*
23 (2) *Commercial retail uses of high intensity greater than 2,500 square feet in floor*
24 *area (provided criteria is met)*
25 (3) *Institutional residential uses involving 20 or more dwelling units or rooms*
26 *(provided criteria is met)*
27 (4) Hotels providing 25 or more rooms (provided criteria is met)
28 (5) Marinas (provided criteria is met)
29 (6) *Mariculture (provided criteria is met)*
30 (7) *Heliports or seaplane ports (provided criteria is met)*
31 (8) *New antenna-supporting structures*
32 (9) Land use overlays A, E, PF
33 (10) *Attached and unattached residential dwellings involving more than 18*
34 *units, designated as employee housing (provided criteria is met)*
35
36

37 *Land Use Intensities:*

38
39 Note: As the applicant is not requesting a FLUM amendment and both the RV and SC
40 districts are consistent with the MC future land use category, the maximum residential
41 densities and nonresidential intensities as permitted by the Comprehensive Plan shall not be
42 affected.
43
44
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MCC §130-157. Maximum residential density			
Land Use District	Allocated Density (units/acre)	Maximum Net Density (units/buildable acre)	Open Space Ratio
RV	0*	0*	0.2
SC	3	6	0.2
	3 (employee)	18 (employee)	
Using the highest maximum net density available for each district			
		Size of Site	Max Allowed
RV	0*	0.62 acres (0.50 buildable acres)	3 units*
SC	18	0.62 acres (0.50 buildable acres)	9 units

1 * Note: Although there is no allocated density in the RV district, pursuant to MCC §130-92,
2 commercial apartments are permitted. However, there shall be no more than one commercial
3 apartment unit per 3 RV spaces up to 10% of total spaces allowed or in existence. Pursuant to MCC
4 §130-162 there could be a maximum of 9 RV spaces allowed.
5

MCC §130-162. Maximum hotel-motel, recreational vehicle and institutional residential densities			
Land Use District	Allocated Density (units/acre)	Maximum Net Density (units/buildable acre)	Open Space Ratio
RV	15 (RV and hotel)	15 (RV and hotel)	0.0
SC	10 (hotel)	15 (hotel)	0.0
	5 (institutional)	20 (institutional)	
	10 (RV)	10 (RV)	

Using the highest maximum net density available for each district			
		Size of Site	Max Allowed
RV	15	0.62 acres (0.62 buildable acres)	9 units
SC	20	0.62 acres (0.62 buildable acres)	12 units

6

MCC §130-164. Maximum nonresidential land use intensities		
Land Use District	Floor Area Ratio	Open Space Ratio
RV	The maximum per lot stated in article III of the Land Development Code shall prevail.	0.20
SC	0.35 (Retail Low)	0.20
	0.25 (Retail Medium)	
	0.35 (Retail High)	
	0.40 (Office)	
	0.10 (Recreational)	
	0.30 (Institutional)	
	0.30 (Public)	
	0.30 (Light Industrial)	

7
8
9

Using the highest maximum net floor area ratio available for each district			
		Size of Site	Max Allowed
RV	n/a*	27,007 SF	2,500 SF*
SC	0.40	27,007 SF	10,802 SF

* The maximum per lot stated in article III of the Land Development Code shall prevail.

Using these standards, staff determined the following:

Maximum Net Change:	Residential (Allocated):	+1 potential dwelling unit
	Residential (Max Net):	+6 potential dwelling units
	Transient (Allocated):	-3 rooms/spaces
	Transient (Max Net):	+3 rooms/spaces
	Nonresidential:	+8,302 SF

V RECOMMENDATION:

Staff recommends APPROVAL to the Planning Commission and Board of County Commissioners.

File #: **2013-042**

Owner's Name: R & M Land Holdings, Inc.

Applicant: R & M Land Holdings, Inc.

Agent: Mario Lamar, Esq.

Type of Application: Map Amendment-LUD

Key: Key Largo

RE: 00088840.000000

Additional Information added to File 2013-042

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: 3.26.13
Time: _____

Dear Applicant:

This is to acknowledge submittal of your application for Map Amendment
Type of application LUD
R+M Land Holdings, Inc.
Project / Name to the Monroe County Planning Department.

Thank you.

Cassi Scanlon

Planning Staff

Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

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

The offices of the Property Appraiser will be closed Friday, the 29th for Good Friday.

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

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1100706 Parcel ID: 00088840-000000

Ownership Details

Mailing Address:
R & M LAND HOLDINGS INC
650 LEUCADENDRA DR
CORAL GABLES, FL 33156

Property Details

PC Code: 11 - STORES ONE STORY
Millage Group: 500P
Affordable Housing: No
Section-Township-Range: 14-62-38
Property Location: 94775 OVERSEAS HWY KEY LARGO
Legal Description: 14 62 38 ISLAND OF KEY LARGO PT NE1/4 OF SE1/4 OR500-911 OR685-160/162 OR905-1360 OR2208-104/05Q/C

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	0	0	27,263.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 2402
Year Built: 1984

Building 1 Details

Building Type
Effective Age 26
Year Built 1984
Functional Obs 0

Condition A
Perimeter 240
Special Arch 0
Economic Obs 0

Quality Grade 250
Depreciation % 33
Grnd Floor Area 2,402

Inclusions:

Roof Type
Heat 1
Heat Src 1

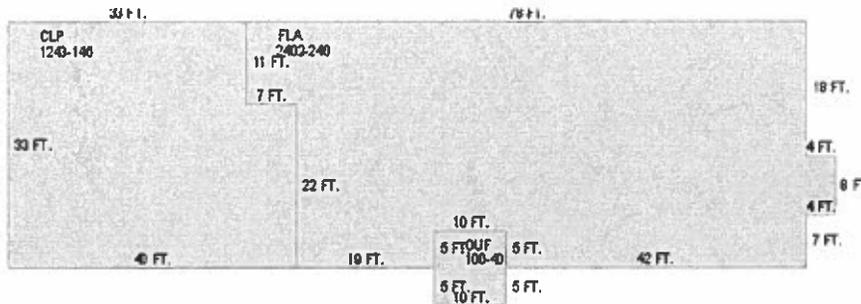
Roof Cover
Heat 2
Heat Src 2

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 4

Vacuum 0
Garbage Disposai 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	CLP		1	1984					1,243
2	FLA		1	1984					2,402
3	OUF		1	1984					100

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
-------------	---------------------	------	--------	-----------	-----

6811	CLP	100	N	N
6812	1 STY STORE-D	85	N	Y
6813	OFFICE BLD-1 STORY	15	N	Y
6814	OUF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1934	REIN CONCRETE	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	2,400 SF	6	400	1983	1984	2	30
2	FN2:FENCES	750 SF	5	150	1983	1984	4	30
3	AP2:ASPHALT PAVING	17,285 SF	0	0	1983	1984	1	25

Appraiser Notes

2003 CUT OUT DONE

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	3300540	02/21/2003	07/10/2003	1		RAILING
	3302681	08/01/2003	01/01/2004	1		REROOF

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	164,572	15,832	218,104	390,290	390,290	0	390,290
2011	171,941	15,832	354,419	402,322	402,322	0	402,322
2010	171,941	15,832	408,945	447,525	447,525	0	447,525
2009	181,766	15,832	449,840	548,777	548,777	0	548,777
2008	181,766	15,832	572,523	614,234	614,234	0	614,234
2007	134,513	15,765	511,181	531,086	531,086	0	531,086
2006	134,513	15,765	408,945	466,606	466,606	0	466,606
2005	134,513	15,765	408,945	406,662	406,662	0	406,662
2004	134,506	15,765	276,038	426,309	426,309	0	426,309
2003	134,506	15,765	276,038	426,309	426,309	0	426,309
2002	164,832	15,765	93,500	274,097	274,097	0	274,097

2001	146,922	16,118	93,500	256,540	256,540	0	256,540
2000	161,169	9,586	66,000	236,755	236,755	0	236,755
1999	161,169	9,712	66,000	236,881	236,881	0	236,881
1998	135,572	10,598	66,000	212,170	212,170	0	212,170
1997	135,572	11,528	66,000	213,100	213,100	0	213,100
1996	123,247	12,414	66,000	201,661	201,661	0	201,661
1995	123,247	13,302	66,000	202,549	202,549	0	202,549
1994	112,976	14,230	66,000	193,206	193,206	0	193,206
1993	112,976	15,117	66,000	194,093	194,093	0	194,093
1992	112,976	16,005	66,000	194,981	194,981	0	194,981
1991	112,976	16,933	66,000	195,909	195,909	0	195,909
1990	112,976	17,821	66,000	196,797	196,797	0	196,797
1989	112,200	18,707	66,000	196,907	196,907	0	196,907
1988	104,720	13,437	66,000	184,157	184,157	0	184,157
1987	102,946	14,034	66,000	182,980	182,980	0	182,980
1986	103,175	14,631	33,846	151,652	151,652	0	151,652
1985	100,336	15,266	33,846	149,448	149,448	0	149,448
1984	0	0	33,846	33,846	33,846	0	33,846
1983	0	0	33,846	33,846	33,846	0	33,846
1982	0	0	33,846	33,846	33,846	0	33,846

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
2/1/1984	905 / 1360	75,000	WD	U

This page has been visited 3,825 times.

Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176

ABURTO RAMIRO J AND FLOR M
3905 W 10TH CT
HIALEAH, FL 33012-4184

ACEVEDO NESTOR AND ISABEL S
9112 NW 145TH ST
HIALEAH, FL 33018-7334

ACOSTA ALBERTO
6925 SW 80TH ST
MIAMI, FL 33143-4330

ACOSTA ORLANDO
16116 NW 14TH CT
PEMBROKE PINES, FL 33028-1216

ACOSTA PEDRO
22701 SW 152ND AVE
MIAMI, FL 33170-6000

AEDO HECTOR AND PAULA
10015 RAMBLEWOOD DR
CORAL SPRINGS, FL 33071-6507

AGUIAR ELBA
491 E 19TH ST
HIALEAH, FL 33013-4127

ALDA INTL INC
635 BUTTWOOD LN
MIAMI, FL 33137-3359

ALVAREZ JUAN AND WANDA
14005 SW 157TH ST
MIAMI, FL 33177-1084

ARBIDE ISIDRO AND GEORGINA
325 SW 133RD CT
MIAMI, FL 33184-1137

ARTILES JORGE J AND ELENA
3600 W 12TH AVE
HIALEAH, FL 33012-4950

BAKER ANITA MARIA
14420 SW 92ND AVE
MIAMI, FL 33176-7901

BALBIS CARLOS AND IRENE
14815 SW 36TH TER
MIAMI, FL 33185-3917

BALSERA JOSE
7219 NW 5TH ST
MIAMI, FL 33126-4217

BARANDIARAN EDUARDO
9466 SW 96TH ST
MIAMI, FL 33176-2039

BARBEITE ANDRES
10203 SW 3RD ST
MIAMI, FL 33174-1781

BARBERIS LEE ANN
36 NE 1ST ST STE 323
MIAMI, FL 33132-2421

BARRENECHEA PEDRO AND TERESITA
642 W 65TH DR
HIALEAH, FL 33012-6561

BARRETT MARGARITA S
3639 SW 4TH ST
MIAMI, FL 33135-2505

BATISTA HECTOR SR
2995 20TH AVE SE
NAPLES, FL 34117-5567

BENCOMO ESTEBAN AND MIGDALIA
MILLIE
2411 SW 124TH AVE
MIAMI, FL 33175-1907

BLANCO JOSE R AND MARIE C
10360 SW 44TH ST
MIAMI, FL 33165-5608

CABRERA FAMILY TRUST LLC
5625 SW 62ND AVE
SOUTH MIAMI, FL 33143-2107

CABRERA RODOLFO JR AND ANA
1980 S OCEAN DR APT 2Q
HALLANDALE BEACH, FL 33009-5916

CABRERA TERESITA
491 E 8TH ST
HIALEAH, FL 33010-4539

CAJIGAL ATANAGILDO AND MAYRA
7733 SW 135TH PL
MIAMI, FL 33183-3207

CALDERIN NAYDY
14191 SW 152ND PL
MIAMI, FL 33196-5690

CALIL EDUARDO A
9401 SW 35TH ST
MIAMI, FL 33165-4003

CAMBLOR EDUARDO J
232 SOUTH DR
MIAMI SPRINGS, FL 33166-5942

CAPDEVILA OSVALDO JR
840 SE 6TH AVE
HIALEAH, FL 33010-5601

CARDENAS MARTHA B
221 SW 52ND CT
CORAL GABLES, FL 33134-1133

CASAS JOSE LEON
7525 SW 100TH AVE
MIAMI, FL 33173-3169

CASTELLANOS GENNY ANNE
3 ISLAND AVE APT 9A
MIAMI BEACH, FL 33139-1370

CASTRO AMADEO LOPEZ JR
608 VALENCIA AVE
CORAL GABLES, FL 33134-5635

CEBALLOS RAMON
231 NW 63RD AVE
MIAMI, FL 33126-4529

CHALUJA MARIO III AND MARIANA
4001 PINTA CT
MIAMI, FL 33146-1116

CHAMIZO JOAQUIN
3821 SW 138TH AVE
MIAMI, FL 33175-6467

CHAVIANO CELESTINO AND IRMA
6650 SW 80TH AVE
MIAMI, FL 33143-2634

CHEONG MAN
2216 QUAIL ROOST DR
WESTON, FL 33327-1447

COLL FLAVIA
PO BOX 373294
KEY LARGO, FL 33037-8294

COLLAZAO EUGENIO JESUS AND ROSIE
15720 SW 272ND ST
HOMESTEAD, FL 33031-3116

CORONEL PATRICIA M
1750 SW 13TH AVE
MIAMI, FL 33145-1606

CORTES ANDREA
11911 SW 3RD ST
MIAMI, FL 33184-1607

CORTINAS ANGEL
16500 SW 77TH AVE
PALMETTO BAY, FL 33157-3818

CRUMAN FAMILY LIMITED
PARTNERSHIP
45 NW 125TH AVE
MIAMI, FL 33182-1245

CRUZ ALBA
7112 W 4TH CT
HIALEAH, FL 33014-4938

CRUZ JORGE AND VIRGINIA
499 W 43RD PL
HIALEAH, FL 33012-3876

CUENCA CARLOS
1351 SW 125TH AVE APT S407
PEMBROKE PINES, FL 33027-4081

CUERVO PELAYO V AND CARMEN A
9730 SW 146TH AVE
MIAMI, FL 33186-8411

CULSHAW PAMELA ANN
7035 SW 62ND ST
MIAMI, FL 33143-1843

DALY PAUL D AND ELIZABETH H
2166 JOANNE DR
TROY, MI 48084-1149

DANAUY JOSE AND NANCY
6828 SW 31ST ST
MIAMI, FL 33155-3824

DE CABO ANDRES AND LETICIA L
5030 SW 60TH PL
MIAMI, FL 33155-6220

DE LA MORENA MICHAEL
10335 SW 90TH ST
MIAMI, FL 33176-1504

DE MOLINA EDUARDO GOMEZ
15690 SW 260TH ST
HOMESTEAD, FL 33032-6216

DELGADO JORGE L AND DELIA C
1500 SW 85TH CT
MIAMI, FL 33144-4027

DENIS JORGE AND STEFANY
8530 SW 133RD AVE
MIAMI, FL 33183-4173

DIAZ ALBERTO AND CARMEN
751 NW 35TH CT
MIAMI, FL 33125-3810

DIAZ ESTHER
1091 NE 36TH AVE
HOMESTEAD, FL 33033-5557

DIAZ JOSE L
16238 MARIPOSA CIR S
FORT LAUDERDALE, FL 33331-4650

DIAZ JUAN
6903 NW 43RD ST
MIAMI, FL 33166-6844

DIAZ RENE AND CARIDAD
1040 W 31ST ST
HIALEAH, FL 33012-5036

EDWARDS RICHARD
13410 SW 25TH ST
MIAMI, FL 33175

ENRIQUEZ ALAIN
17101 SW 66TH ST
SOUTHWEST RANCHES, FL 33331-1902

ENRIQUEZ PEDRO
20 NW 34TH ST
MIAMI, FL 33127-3512

ESNARD MARISELA G REVOCABLE
TRUST 4/1/2004
2225 SW 132ND AVE
MIAMI, FL 33175-1120

EVANS RONALD L
1814 COUNTRY CLUB RD
HENDERSONVILLE, NC 28739-5944

FABELO LUIS F AND AMARIS
15030 DUNBARTON PL
HIALEAH, FL 33016-1417

FAJARDO ROBERTO
588 MOKENA DR
MIAMI SPRINGS, FL 33166-6124

FALCON AGUSTIN
250 NW 27TH CT
MIAMI, FL 33125-5026

FERIA MICHAEL
1731 SW 12TH AVE
MIAMI, FL 33129-2519

FERNANDEZ ALEXANDER
5722 S FLAMINGO RD 293
COOPER CITY, FL 33330-3206

FERNANDEZ RAFAEL
421 MT ORANGE RD
MIDDLETOWN, NY 10940-6773

FILPES CLAUDIO AND MERCEDES
12321 SW 41ST ST
MIAMI, FL 33175-3054

FLEITES ABRAHAM O
5130 SW 102ND CT
MIAMI, FL 33165-6217

FLEITES ROBERTO F AND NANCY C
803 MALAGA AVE
CORAL GABLES, FL 33134-6412

FLORES BEIDA
923 SW 155TH CT
MIAMI, FL 33194-2923

FLORES RAMIRO F AND MARIA
3365 VILLAGE GREEN DR
MIAMI, FL 33175-3150

FORANT PHYLLIS T
1 SEASIDE AVE
KEY LARGO, FL 33037-3862

FORTE VIRGINIO G
7651 W 36TH AVE APT 5
HIALEAH, FL 33018-1694

FORTES JUAN RAMON
2210 SW 97TH AVE
MIAMI, FL 33165-8010

FRANCO FAMILY LLC
6771 SW 13TH TER
MIAMI, FL 33144-5524

GANDARILLAS GONZALO
1326 SE 17TH ST 348
FORT LAUDERDALE, FL 33316-1703

GARCIA CARLOS
8801 BLAZYK DR
AUSTIN, TX 78737-3534

GARCIA DAVID AND CRISTINA V
1640 VELA CV
SLIDELL, LA 70458-6218

GARCIA ERNESTO A AND MARIA V
20170 SW 180TH ST
MIAMI, FL 33187-1521

GARCIA IVAN
7853 W 15TH AVE
HIALEAH, FL 33014-3372

GARCIA JOSE
1229 W 79TH ST
HIALEAH, FL 33014-3445

GARCIA LEO
310 PASH E HO WA DR
HIALEAH, FL 33010-5228

GARCIA PEDRO
35250 SW 177TH CT UNIT 65
HOMESTEAD, FL 33034-5661

GARCIA PEDRO
148 PEACE AVE
TAVERNIER, FL 33070-3012

GARRO LUIS AND XIOMARA
9800 SW 52ND ST
MIAMI, FL 33165-7206

GIGLIO DORA
2531 W 65TH ST
HIALEAH, FL 33016-6316

GOEBEL EDWIN A REV LIV TR AGR
7/7/1999
PO BOX 426
ISLAMORADA, FL 33036-0426

GOLLANES YAQUELIN
2650 SW 142ND CT
MIAMI, FL 33175-6572

GOMEZ LUIS E
4241 SW 126TH AVE
MIRAMAR, FL 33027-6022

GOMEZ SALVADOR JR
18645 SW 291ST ST
HOMESTEAD, FL 33030-3056

GOMEZ YAMILE
14242 SW 160TH TER
MIAMI, FL 33177-1825

GONZALEZ JOSE
2766 NW 62ND ST
MIAMI, FL 33147-7662

GONZALEZ JUAN AND ISABEL
1500 SW 86TH CT
MIAMI, FL 33144-4043

GONZALEZ PEDRO JR
3000 NW 14TH ST
MIAMI, FL 33125-1922

GONZALEZ VICTOR
4200 NW 78TH AVE
HOLLYWOOD, FL 33024-8361

GOYANES XIOMARA
1740 SW 149TH PASS
MIAMI, FL 33185-5783

GUILLEN JOSE
11040 W FLAGLER ST
MIAMI, FL 33174-1299

GUILLEN RAMON
4305 SW 152ND AVE
MIRAMAR, FL 33027-3355

HANNA JOAN
PO BOX 125
CORNWALL, PA 17016-0125

HAYDUK JOHN
301 SW 100TH AVE
PEMBROKE PINES, FL 33025-1067

HERNANDEZ CELSO R AND NOELIA
555 OCEAN WAY APT B
KEY LARGO, FL 33037-4232

HERNANDEZ GUILLERMO GERMAN
19104 SW 60TH CT
SOUTHWEST RANCHES, FL 33332-3343

HERNANDEZ MOISES O AND AVELINA
2780 SW 115TH AVE
MIAMI, FL 33165-2129

HERNANDEZ OMAR AND CELINA
271 W 48TH ST
HIALEAH, FL 33012-3955

HERNANDEZ PEDRO
985 LUDLAM DR
MIAMI SPRINGS, FL 33166-4343

HERNANDEZ VICTOR HUGO AND ELISA
1531 SW 126TH PL
MIAMI, FL 33184-2307

HERRERA JUAN A AND NURY M
2136 SW 153RD WAY
MIRAMAR, FL 33027-4375

HERRERA WALKYRIA M
15 LYCALMOMA AVE
KEY LARGO, FL 33037

HERRICK RICHARD A AND BLANCHE S
PO BOX 1135
TAVERNIER, FL 33070-1135

HEVIA ROBERTO AND XIOMARA
8750 SW 52ND ST
MIAMI, FL 33165-6715

HODES MICHAEL P AND TANA M
PO BOX 373191
KEY LARGO, FL 33037-8191

HODES MICHAEL PHILLIP AND TANA M
P O BOX 373191
KEY LARGO, FL 33037

HOEFERT JOSHUA RYAN
415 PALM DR
KEY LARGO, FL 33037-3878

HUME TRADING CO LIMITED
4863 BANK ST
GLOUCESTER, ON K1X1G6
CANADA

JOSH DEVELOPMENT LLC
1124 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154-2013

KEY LARGO OCEAN RESORT
CONDOMINIUM

LARGO HOLDINGS DEVELOPMENT LLC
4008 PINTA CT
MIAMI, FL 33146-1117

LATIFF MOHAMED O AND SAVITRI
1904 SE 17TH ST
HOMESTEAD, FL 33035-1959

LLORENS ENTERPRISES INC
135 SOUTH DR
MIAMI SPRINGS, FL 33166-5921

LOPEZ ENRIQUE AND LIBIA
14610 SW 35TH ST
MIRAMAR, FL 33027-3738

LORENZO ADELE
3951 SW 140TH AVE
MIAMI, FL 33175-6457

LOVERMI JOSEPH AND SUSANA
14834 SW 173RD TER
MIAMI, FL 33187-6700

MARQUEZ ANDRES AND LIDIA
10237 NW 135TH ST
HIALEAH, FL 33018-1156

JARQUIN JULIA D JIMENEZ
10420 SW 159TH CT
MIAMI, FL 33196-3614

JPMORGAN CHASE BANK NA
7255 BAYMEADOWS WAY MS JAXA
2035
JACKSONVILLE, FL 32256-6851

KEY LARGO OCEAN RESORT
CONDOMINIUM ASSOC INC
94825 OVERSEAS HWY
KEY LARGO, FL 33037-3899

LAROCCO FAMILY LIMITED
PARTNERSHIP THE
424 SUNSHINE BLVD
TAVERNIER, FL 33070

LEON ROLANDO AND HILDA
PO BOX 370382
KEY LARGO, FL 33037-0382

LOPEZ ANTONIO AND YOLANDA
19714 NW 47TH CT
MIAMI GARDENS, FL 33055-1707

LOPEZ ROBERT AND BARBARA
3585 SW 129TH AVE
MIAMI, FL 33175-2813

LORENZO ALEIDA
212 RYAN AVE
KEY LARGO, FL 33037-4817

LOZANO ROBERTO
149 HAMMOND DR
MIAMI SPRINGS, FL 33166-5018

MARQUEZ APOLONIO
11811 SW 179TH TER
MIAMI, FL 33177-2316

JENNINGS WILLIAM DALEY AND
JEANNE HOFFMAN
14 LIME ST
KEY LARGO, FL 33037-3856

K.V.G. LLC
6135 NW 167TH ST STE E17
HIALEAH, FL 33015-4323

LAGO BENITO AND ISABEL
9801 SW 13TH TER
MIAMI, FL 33174-2913

LASTRES MARCO
2416 SW 101ST CT
MIAMI, FL 33165-2638

LEON RUBEN AND ILEANA
27 E 57TH ST
HIALEAH, FL 33013-1233

LOPEZ CARLOS M AND ESTHER
2921 VILLAGE GREEN DR
MIAMI, FL 33175-2319

LOPEZ-CASTRO AMADEO III
1500 SAN REMO AVE STE 290
CORAL GABLES, FL 33146

LOVERMI FAMILY TRUST
16048 SW 100TH LN
MIAMI, FL 33196-6160

MADRINAN LUIS
2568 W 64TH ST
HIALEAH, FL 33016-4383

MARQUEZ VICTOR AND YARELYS
71 E 52ND PL
HIALEAH, FL 33013-1451

MARRERO ROSSANA
1020 SW 72ND CT
MIAMI, FL 33144-4646

MARSHALL JAY WARD REVOCABLE TRUST
10/10/2003 C/O JOSTOCK ERIC H TRUSTEE
1 E WACKER DR STE 2520
CHICAGO, IL 60601-2073

MARTELL JUAN C
3681 SW 1ST AVE
MIAMI, FL 33145-3907

MARTIN ADRIANA
480 W 40TH PL
HIALEAH, FL 33012-3836

MARTIN CECILIO
19805 NW 47TH CT
MIAMI GARDENS, FL 33055-1772

MARTIN JULIO J
191 NW 130TH AVE
MIAMI, FL 33182-1137

MARTIN RAY AND ODALYS
471 W 42ND PL
HIALEAH, FL 33012-3849

MARTINEZ EUGENIO
6300 AVE ISLA VERDE APT 508
CAROLINA, PR 00979-7155
PUERTO RICO

MARTINEZ PEDRO B AND ALBA
1031 SW 13TH DR
BOCA RATON, FL 33486-5415

MARTINEZ RUFINO AND ADELAIDA
650 SW 124TH TER APT P115
PEMBROKE PINES, FL 33027-6742

MARTINEZ SILVIO AND SARA
101 BUTTONWOOD DR
KEY BISCAYNE, FL 33149-1301

MAS EUGENIA N
11924 SW 100TH TER
MIAMI, FL 33186-2632

MASSO DANIEL
17940 SW 83RD AVE
PALMETTO BAY, FL 33157-6117

MAZA CLEMENTE
PO BOX 370205
KEY LARGO, FL 33037-0205

MEDINA JOSE LEONEL AND CARIDAD
14010 SW 14TH ST
MIAMI, FL 33184-2707

MEDRANO RAUL
2005 SW 123RD CT
MIAMI, FL 33175-7720

MEIRELES ROSSANA A
18032 SW 18TH ST
MIRAMAR, FL 33029-5204

MENDEZ JESUS
6803 SW 105TH CT
MIAMI, FL 33173-1395

MENESES CRISTINA
5936 SW 29TH ST
MIAMI, FL 33155-4005

MILANES ELIZABETH
536 NW 25TH AVE
MIAMI, FL 33125-4442

MILIAN NICHOLAS
10115 SW 127TH CT
MIAMI, FL 33186-2313

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY
1200 TRUMAN AVE STE 207
KEY WEST, FL 33040-7270

MONTOTO LYDIA
3401 SW 24TH ST
MIAMI, FL 33145-3028

MORE JULIO R
1370 NW 161ST AVE
PEMBROKE PINES, FL 33028-1231

MUGARRA ONEYA AND GILFREDO I
1720 SW 98TH CT
MIAMI, FL 33165-7655

MUSA YAMIL
14820 LEWIS RD
HIALEAH, FL 33014-2734

NAEDELE RICHARD A AND PAM R
307 LIME ST
KEY LARGO, FL 33037-3885

NAVARRO MAXIMO AND HILDELISA C
PO BOX 370015
KEY LARGO, FL 33037-0015

NEW JERSEY INVESTMENT GROUP INC
2075 IXORA RD
NORTH MIAMI, FL 33181-2311

ODIO JORGE A AND NELIA M
7881 SW 182ND TER
PALMETTO BAY, FL 33157-6238

OLDS ROGER B AND MARGARET S
10S073 CLARENDON HILLS RD
WILLOWBROOK, IL 60527-6078

PADILLA MANUEL AND ELSA
5750 COLLINS AVE APT 15J
MIAMI BEACH, FL 33140-2328

PARIENTE RAFAEL
2015 SW 123RD CT
MIAMI, FL 33175-7720

PARIS NY REALTY CORPORATION
6 E 45TH ST FL 7
NEW YORK, NY 10017-2494

PARSONS DAVID AND YENEYS
1501 SW 86TH CT
MIAMI, FL 33144-4042

PAUSA JUAN A AND CLARA
126 SW 135TH AVE
MIAMI, FL 33184-1004

PENA JOSE E
980 W 33RD PL
HIALEAH, FL 33012-5158

PENATE MARK A
15020 SW 86TH AVE
PALMETTO BAY, FL 33158-1927

PERDOMO ULISES
77 COLUMBUS DRIVE EXT
ISLAMORADA, FL 33036-3918

PEREZ ARQUIMIDES
7400 SW 84TH CT
MIAMI, FL 33143-3715

PEREZ FELIX
9765 SW 53RD ST
MIAMI, FL 33165-7207

PEREZ REINALDO AND AIDA
740 W 34TH ST
HIALEAH, FL 33012-5123

PIEDRAHITA JULIETTE
1554 EGRET RD
HOMESTEAD, FL 33035-2046

PINO FIDEL AND GICEL
PO BOX 942155
MIAMI, FL 33194-2155

PIRE RAUL
711 NW 128TH PL
MIAMI, FL 33182-1881

PLASENCIA CALIXTO AND BERTA
800 FALCON AVE
MIAMI SPRINGS, FL 33166-4316

PLASENCIA ROGERIO
449 WREN AVE
MIAMI SPRINGS, FL 33166-3935

POLKOSKI ALLAN A
PO BOX 522
IRON RIVER, WI 54847-0522

QUINTANA ALEIDA
PO BOX 1277
TAVERNIER, FL 33070-1277

QUINTANA LYDIA A
10976 SW 28TH ST
MIAMI, FL 33165-2308

R & M LAND HOLDINGS INC
650 LEUCADENDRA DR
CORAL GABLES, FL 33156

RABASSA CARLOS AND MARIA
15044 SW 57TH ST
MIAMI, FL 33193-2455

RAMIREZ ORLANDO AND MERCEDES
8201 NW 180TH ST
HIALEAH, FL 33015-2610

RAMOS LOURDES
12750 SW 112TH ST
MIAMI, FL 33186-4716

RAMOS ORESTES L AND BEATRIZ
561 FALCON AVE
MIAMI SPRINGS, FL 33166-3909

RECIO ORESTES LOPEZ AND MARIA
LOPEZ
5895 SW 32ND ST
MIAMI, FL 33155-4021

RICHMOND A V
306 LIME ST
KEY LARGO, FL 33037-3856

RILLERA MELINDA
3731 N COUNTRY CLUB DR APT 122
AVENTURA, FL 33180-1741

RODRIGUEZ ESTEBAN AND IDANIA
8585 NW 169TH TER
HIALEAH, FL 33016-6209

RODRIGUEZ GRACIELA
541 SW 125TH AVE
MIAMI, FL 33184-1431

RODRIGUEZ JESUS JR
19931 SW 132ND PL
MIAMI, FL 33177-2930

RODRIGUEZ JORGE L AND JANNET H
20840 SW 232ND ST
MIAMI, FL 33170-4806

RODRIGUEZ LYNDA
30545 SW 193RD AVE
HOMESTEAD, FL 33030-3705

RODRIGUEZ RENE AND ELINA
7300 SW 139TH AVE
MIAMI, FL 33183-3144

RODRIGUEZ RICHARD
9485 SW 92ND ST
MIAMI, FL 33176-2015

ROJAS MILDRED
521 SW 123RD AVE
MIAMI, FL 33184-1531

ROSADO JENICE
1601 WESTWARD DR
MIAMI SPRINGS, FL 33166-5014

ROSQUET ROSA
13109 SW 189TH ST
MIAMI, FL 33177-3741

SANCHEZ DORA
PO BOX 9372
TAVERNIER, FL 33070-9372

SANCHEZ LEONIDES AND YOLANDA
11140 SW 47TH TER
MIAMI, FL 33165-6112

SANCHEZ MARIA DEL CARMEN
7301 BELLE MEADE BLVD
MIAMI, FL 33138-5243

SCHOPFER GUNTER JORGE
2925 NW 97TH CT
DORAL, FL 33172-1085

SEBASTIA ROBERTO AND JOSEFA
1743 SW 103RD PL
MIAMI, FL 33165-7321

SIERRA ODALYS
5751 SW 59TH AVE
SOUTH MIAMI, FL 33143-2277

SIMON JUAN ANTONIO AND ANA
3230 SW 130TH AVE
MIAMI, FL 33175-2516

SOBRADO JAVIER AND LILIANNE
8961 SW 94TH TER
MIAMI, FL 33176-9504

SOLARES BARBARA
492 SW 81ST AVE
MIAMI, FL 33144-2136

SOSA SOCRATES E
9246 SW 144TH PL
MIAMI, FL 33186-1085

SOTOLONGO AMADO AND YOLANDA E
20361 SW 118TH AVE
MIAMI, FL 33177-5430

STONE STEVEN
174 DOVE CREEK DR
TAVERNIER, FL 33070-2922

SUAREZ JOSE AND DANNA
1905 SE 17TH ST
HOMESTEAD, FL 33035-1968

SWANSIGER ANITA BLAKE
108 CARROLL ST
ISLAMORADA, FL 33036-3620

TALAMAS JOE
402 COCONUT DR
KEY LARGO, FL 33037-3803

TEJEDA HERIBERTO
17601 SW 70TH PL
SOUTHWEST RANCHES, FL 33331-1910

TELLEZ EMILIO AND MARIA A
3940 NW 2ND TER
MIAMI, FL 33126-5720

THERAPY IN THE KEYS LLC
100 ALMERIA AVE STE 230
CORAL GABLES, FL 33134-6025

TIITF C/O DEP
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000

TOLEDO RAMON
5301 SW 5TH ST
CORAL GABLES, FL 33134-1119

TORRES ANDRES
1126 SW 146TH CT
MIAMI, FL 33184-3237

TORRES TEOBALDO AND YAMILE
13750 SW 73RD ST
MIAMI, FL 33183-3124

TOYOS VALERIO
6148 PARADISE POINT DR
PALMETTO BAY, FL 33157-2643

VALDES CARIDAD
24 N BOUNTY LN
KEY LARGO, FL 33037-2304

VALDES GUSTAVO
11731 SW 178TH TER
MIAMI, FL 33177-2305

VALDES MEIGLA
3560 NW 4TH AVE
BOCA RATON, FL 33431-5709

VALDES RAUL
58 S ROYAL POINCIANA BLVD
MIAMI SPRINGS, FL 33166-6059

VALOR JOSE I
3966 COCOPLUM CIR APT D
COCONUT CREEK, FL 33063-5957

VELASQUEZ JOHN R
13078 W TOWN LINE RD
WAUKEGAN, IL 60087-1315

VELOSO MARIA E
7500 SW 8TH ST STE 309
MIAMI, FL 33144-4400

VEREZ MANUEL JULIO
633 FLAGAMI BLVD
MIAMI, FL 33144-2521

WISU PROPERTIES LTD
421 DAROCO AVE
CORAL GABLES, FL 33146

WRJ SALES INC
600 PACKARD CT
SAFETY HARBOR, FL 34695-3001

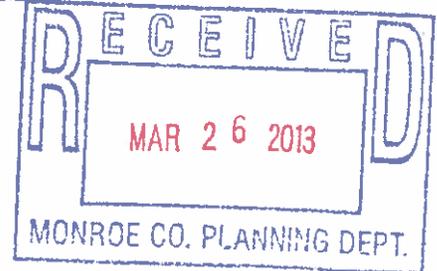
ZINCO TRUST CORPORATION
2200 NW 102ND AVE STE 5
DORAL, FL 33172-2225

ZNIDARCIC GABRIEL AND HAZEL
4976 SW 166TH AVE
MIRAMAR, FL 33027-4904

ZOLOT SYLVIA S
99 SEASIDE AVE LOT 13
KEY LARGO, FL 33037-3827

End of Additional File 2013-042

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



**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: 3 / 8 / 13
 Month Day Year

Property Owner:

Name: R & M Land Holding Inc.
Rene A. Guerra
President/owner
 Mailing Address: 650 Leucadendro Dr.
CORAL Gables, FL 33142
 Daytime Phone: 786-282-2400
305-665-2110
 Email Address: _____

Agent (if applicable):

Name: MARIO LAMAR
 Name: _____
 Mailing Address: Law 2971 SW 85th #30
MIAMI, FL 33131
Phone 305/442-474
 Daytime Phone: _____
 Email Address: MARIO.LAMAR@LAMARLAW.COM

Legal Description of Property:

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

see attached exhibit "A"

Block	Lot	Subdivision	Key

Real Estate (RE) Number		Alternate Key Number	
_____		_____	
Street Address		Approximate Mile Marker	
_____		_____	

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

Current Land Use District Designation(s): R.U.
Proposed Land Use District Designation(s): S.C.
Current Future Land Use Map Designation(s): M.C.
Tier Designation(s): 3
Total Land Area Affected in acres: 1.75 + or -

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):

Commercial retail and wholesale of Building supply
and rentals of construction equipment.
since 1984

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:

N/A.
No change from present use.

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

none N/A.

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

zoning assigned in error
and letter of understanding.

- 4) New issues:

none N/A.

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

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

None N/A.

6) Data updates:

N/A.

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):

Longtime same operation since 1984

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: *Ron Paul Harding* Date: 3/8/13

Sworn before me this 13 day of March 2013

[Handwritten Signature]

Notary Public
My Commission Expires

MARIO A. LAMAR
MY COMMISSION # EE138637
EXPIRES October 09, 2015
(407) 398-0153 FloridaNotaryService.com

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.

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



**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
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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

Handwritten calculations:
255.00
99.00
20.00
374.00

Date: 3 / 8 / 13
Month Day Year

Property Owner:

REM Land Holdings, Inc.
Name RENE A. GUERRA Pres/owner

Agent (if applicable):

Rene Guerra President/owner
Name

Mailing Address

650 Venezuela Avenue SW
Conch Springs, Fla 33157

Mailing Address

Same

Daytime Phone

786-282-2400
305-665-2110

Daytime Phone

Same

Email Address

R. GUERRA 7310 Hill South West

Email Address

Same

Legal Description of Property:

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

see attached exhibit A.

Block _____ Lot _____ Subdivision _____ Key _____

Real Estate (RE) Number _____ Alternate Key Number _____

Street Address _____ Approximate Mile Marker _____

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

Current Land Use District Designation(s): _____

Proposed Land Use District Designation(s): _____

Current Future Land Use Map Designation(s): _____

Tier Designation(s) _____

Total Land Area Affected in acres: _____

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):

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:**

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

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

- 4) **New issues:**

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

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

6) **Data updates:**

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):

Has a previous Land Use District Map amendment application been submitted for this site within the past two years? Yes _____ Date: _____
No _____

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**

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- 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:** _____

Sworn before me this _____ day of _____

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.

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

February 8, 2013

Mario A. Lamar, P.A.
3971 SW 8th Street
Miami, FL 33134

SUBJECT: LETTER OF UNDERSTANDING CONCERNING THE 'R & M LAND HOLDINGS INC.' PROPERTY, LOCATED AT 94775 OVERSEAS HIGHWAY (US 1), KEY LARGO, HAVING REAL ESTATE NUMBER 00088840.000000 AND CURRENTLY OCCUPIED BY J & M SCAFFOLDS OF FLORIDA

Mr. Lamar,

Pursuant to §110-3 of the Monroe County Code (MCC), this document shall constitute a Letter of Understanding (LOU). On January 23, 2013, a Pre-Application Conference regarding the above-referenced property was held at the office of the Monroe County Planning & Environmental Resources Department on Key Largo.

The Board of County Commissioners passed and adopted Resolution #332-2012 on October 17, 2012, approving the current fee schedule of the Planning & Environmental Resources Department's fee schedule. Of relevance to the pre-application conference, the fee schedule includes the following provision:

There shall be no application or other fees, except advertising and noticing fees, for property owners who apply for a map amendment to the official [Land Use District (LUD)] map and/or the official [Future Land Use Map (FLUM)], if the property owner can provide satisfactory evidence that a currently existing use on the site that also existed lawfully in 1992 was deemed nonconforming by final adoption of the LUD map and/or a currently existing use on the site that also existed lawfully on the site in 1997 was deemed nonconforming by final adoption of the FLUM. To qualify for the fee exemption, the applicant must apply for a LUD and/or FLUM designation(s) that would eliminate the non-conforming use created with adoption of the existing designation(s) and not create an adverse impact to the community. Prior to submittal of a map amendment application, the applicant must provide the evidence supporting the change and application for a fee exemption with the proposed LUD map/FLUM designations to

the Monroe County Planning & Environmental Resources Department as part of an application for a Letter of Understanding. Following a review, the Director of Planning & Environmental Resources shall determine if the information and evidence is sufficient, and whether the proposed LUD map and/or FLUM designations are acceptable for the fee waiver, and approve or deny the fee exemption request. This fee waiver Letter of Understanding shall not obligate the staff to recommend approval or denial of the proposed LUD or FLUM Category.

You have requested that the Senior Director of Planning & Environmental Resources render such a decision in relation to the subject property and allow you to submit FLUM and LUD amendment applications without the required application fees.

The subject property currently has a LUD designation of Recreational Vehicle (RV), a FLUM designation of Mixed Use Commercial (MC) and a tier overlay designation of Tier 3. The property was within a BU-2 district (Medium Business) prior to 1986 when the property was re-designated RV.

At the pre-application conference, Staff indicated that the LUD designation was Urban Residential Mobile Home (URM) and the FLUM designation was Residential High (RH). Staff provided these designations following a cursory review utilizing the County's Geographical Information System (GIS) database. However, prior to the issuance of a LOU, Staff agreed to research the issue further. Following an additional review of the records, it was found that the GIS database was incorrectly modified for the subject property following the adoption of Ordinances #023-2004 and #024-2004 in 2004. Ordinance #023-2004 amended the FLUM designation of the contiguous property, Key Largo Ocean Resort, from MC to RH. Ordinance #024-2004 amended the LUD designation of the contiguous property, Key Largo Ocean Resort, from IS and RV to URM. Although the subject property and the Key Largo Ocean Resort property are contiguous and shared the same LUD/FLUM designations, the legal descriptions provided in the ordinances, as well as their advertising, did not include the subject property or a reference to RE #00088840.000000. However, for unknown reasons, the errata maps prepared for the ordinances incorrectly showed the amendments affecting the subject property.

Regarding the development and use of the existing building on the property:

The existing building is a one-story, 2,559 square foot structure that was built in 1984 following the issuance of Building Permit #C-15260. A certificate of occupancy was issued on December 12, 1984. All building permits on file for improvements since the building's initial construction indicate that the building has been utilized for office/commercial retail use.

The existing office/commercial retail use is consistent with the MC FLUM category and conforms to its purpose, which is set forth in Monroe County Comprehensive Plan Policy 101.4.5. However, the current regulations pertaining to permitted uses in the RV district do not allow the existing commercial retail building in its current configuration. Therefore, the existing office/commercial retail use is nonconforming to the current provisions of the Land Development Code/Monroe County Code, but not the Monroe County Comprehensive Plan.

As the building and its office/commercial retail use were approved and permitted prior to the adoption of the Land Development Code in 1986 and the final adoption of the LUD Map in 1992, the existing use is considered a lawful nonconforming use.

Resolution #332-2012 requires the property owner to provide satisfactory evidence that the existing use on the site existed lawfully in 1992 and was deemed nonconforming by final adoption of the LUD map and/or the existing use on the site existed lawfully in 1997 and was deemed nonconforming by final adoption of the FLUM. Following a review, Staff has determined that the existing use existed lawfully in 1992 and was deemed nonconforming to the Land Development Code/Monroe County Code by the final adoption of the LUD map. However, alternatively, Staff also has determined that the existing use existed lawfully in 1997 and was deemed conforming to the Comprehensive Plan by the final adoption of the FLUM.

Resolution #332-2012 requires the applicant to apply for a LUD and/or FLUM designation(s) that would eliminate the non-conforming use created with adoption of the existing designation(s) and not create an adverse impact to the community.

Staff has found that the existing MC FLUM designation is appropriate and there is not satisfactory evidence on file that indicates it was assigned in error. The existing office/commercial retail use is conforming to the MC FLUM. Therefore, Staff has determined that the subject property does not qualify for a fee exemption to the "Comprehensive Plan, Future Land Use Map (FLUM) Amendment" fee of \$5,531.00.

Staff has found that there is satisfactory evidence indicating that the existing RV LUD designation may have been assigned in error as the County has never approved RV spaces on the subject property. If you choose a LUD designation that a) is consistent with the MC FLUM category and b) permits the existing office/commercial retail use, Staff has determined that your proposal qualifies for fee exemption to the "Land Use District Map, Amendment-Nonresidential" fee of \$4,929.00. Please note that you are responsible for preparing the application and submitting all other fee requirements, including the fees for advertising (\$245.00) and noticing (\$3.00 per each surrounding property).

For your information, the following LUD categories are consistent with the MC FLUM, pursuant to Monroe County Policy 101.4.21 (following each category is a reference to the Land Development Code sections related to purpose and permitted uses):

Destination Resort (DR): Sections 130-32 and 130-81
Mixed Use (MU): Sections 130-38 and 130-88
Recreational Vehicle (RV): Sections 130-42 and 130-92
Suburban Commercial (SC): Sections 130-43 and 130-93
Urban Commercial (UC): Section 130-47 and 130-97

You have not proposed any new LUD as of the date of this letter. Concerning any new proposed designations, please note that Staff cannot make this decision. In addition, please be aware that Staff is not obligated to recommend approval of the proposed LUD designation (or FLUM designation if you choose to modify the MC FLUM). Staff is required to review the application

on its merit and determine upon a full review that there shall not be an adverse impact to the community and is consistent with the provisions of the Comprehensive Plan and Monroe County Code.

In addition, please note that you are eligible for these fee waivers so long as such waivers are permitted by the fee schedule. If the fee schedule is amended to remove such a provision in the future, you may not be eligible to submit the application without such required application fees afterwards.

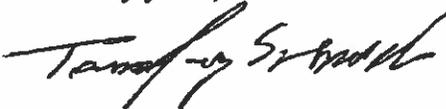
* * * * *

Pursuant to MCC §110-3, you are entitled to rely upon the representations set forth in this letter as accurate under the regulations currently in effect. This letter does not provide any vesting to the existing regulations. If the Monroe County Code or Comprehensive Plan is amended, the project will be required to be consistent with all regulations and policies at the time of development approval. The Department acknowledges that all items required as a part of the application for development approval may not have been addressed at the meeting, and consequently reserves the right for additional comment.

You may appeal decisions made in this letter. The appeal must be filed with the County Administrator, 1100 Simonton Street, Gato Building, Key West, FL 33040, within thirty (30) calendar days from the date of this letter. In addition, please submit a copy of your application to Planning Commission Coordinator, Monroe County Planning & Environmental Resources Department, 2798 Overseas Highway, Suite 410, Marathon, FL 33050.

We trust that this information is of assistance. If you have any questions regarding the contents of this letter, or if we may further assist you with your project, please feel free to contact our Marathon office at (305)289-2500.

Sincerely yours,



Townsley Schwab,
Senior Director of Planning & Environmental Resources

CC: Joseph Haberman, Planning & Development Review Manager
Mayte Santamaria, Assistant Director of Planning

EXHIBIT "A"

Legal Description:

Begin at the Northwest corner of Lot 11, of Block 2 of "SEASIDE ADDITION NO. 1", Plat Book 3, Page 59, of the Monroe County Records and proceed in a Northwestly direction along the line being the Easterly boundary of Coconut Drive of Seaside Addition No. 1, for a distance of 93.60 feet to a Point of Intersection of said line with the Southeastly right of way of U.S. Highway No. 1; thence in a Northeastly direction along said line of said land to a Point of Intersection of the Westerly line of Palm Drive and the Southeastly boundary of U.S. Highway No. 1; thence in a Southerly direction along the Westerly boundary of Palm Drive to a point on the Northeast corner of Lot 1, Block 2, of Seaside Addition No. 1; thence in a Westerly direction along the Northerly boundary line of Lot 1 and Lot 11, of Block 2 to the Point of Beginning.

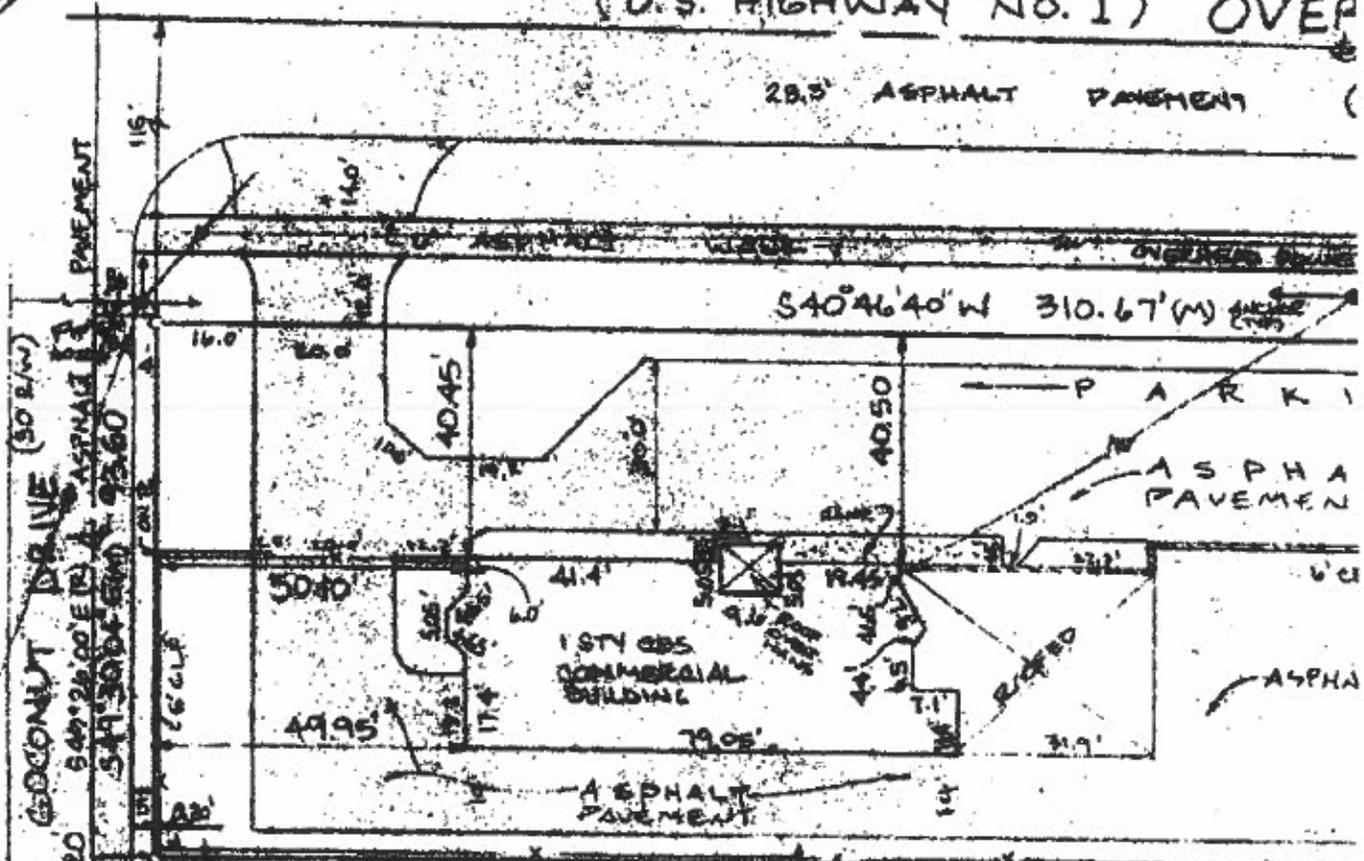
All of the aforesaid land is indicated on Plat Book 3 Page 59, as not being a part of the Plat and that use of this Plat is for reference purposes only. All of this land lying and being Section 14, Township 62 South, Range 36 East, lying and being on Key Largo, Monroe County, Florida.

SKETCH OF SURVEY

SCALE 1" = 30'

(U.S. HIGHWAY NO. 1) OVER

28.5' ASPHALT PAVEMENT



20' 54°28'00\" E 93.60'
 20' 54°30'45\" E 93.60'
 NW CORNER
 LOT 11 BLOCK 2
 P.B. 3, P.C. 59

LOT 11 LOT 1
 BLOCK 2
 "SEASIDE ADDITION NO. 1" (P.B. 3, P.C. 59)

Legal Description:

Begin at the Northwest corner of Lot 11, of Block 2 of "SEASIDE ADDITION NO. 1, of the Monroe County Records and proceed in a Northwesterly direction along the line being the Easterly boundary of Coconut Drive of Seaside Addition No. 1, for a distance of 93.60 feet to a Point of Intersection of said line with the Southeasterly right of way of U.S. Highway No. 1; thence in a Northeasterly direction along said line of said land to a Point of Intersection of the Westerly line of Palm Drive and the Southeasterly boundary of U.S. Highway No. 1; thence in a Southerly direction along the Westerly boundary of Palm Drive to a point on the Northeast corner of Lot 1, Block 2, of Seaside Addition No. 1; thence in a Westerly direction along the Northerly boundary line of Lot 1 and Lot 11, of Block 2 to the Point of Beginning.

All of the aforesaid land is indicated on Plat Book 3 Page 59, as not being a part of the Plat and that use of this Plat is for reference purposes only. All of this land lying and being Section 14, Township 62 South, Range 36 East, lying and being on Key Largo, Monroe County, Florida.

(P.B. 3, P.C. 59)
 CORRECTIONS NECESSARY REFER TO THE PLAT BEARING OF S40°46'40\" W ON THE SELV. R/W LINE OF U.S. HI

FOR American Environmental Recycling, Inc.

JOB NO. 02-02-00-2

PROP. ADDR. 94775 Overseas Highway, Key Largo, Florida 33037

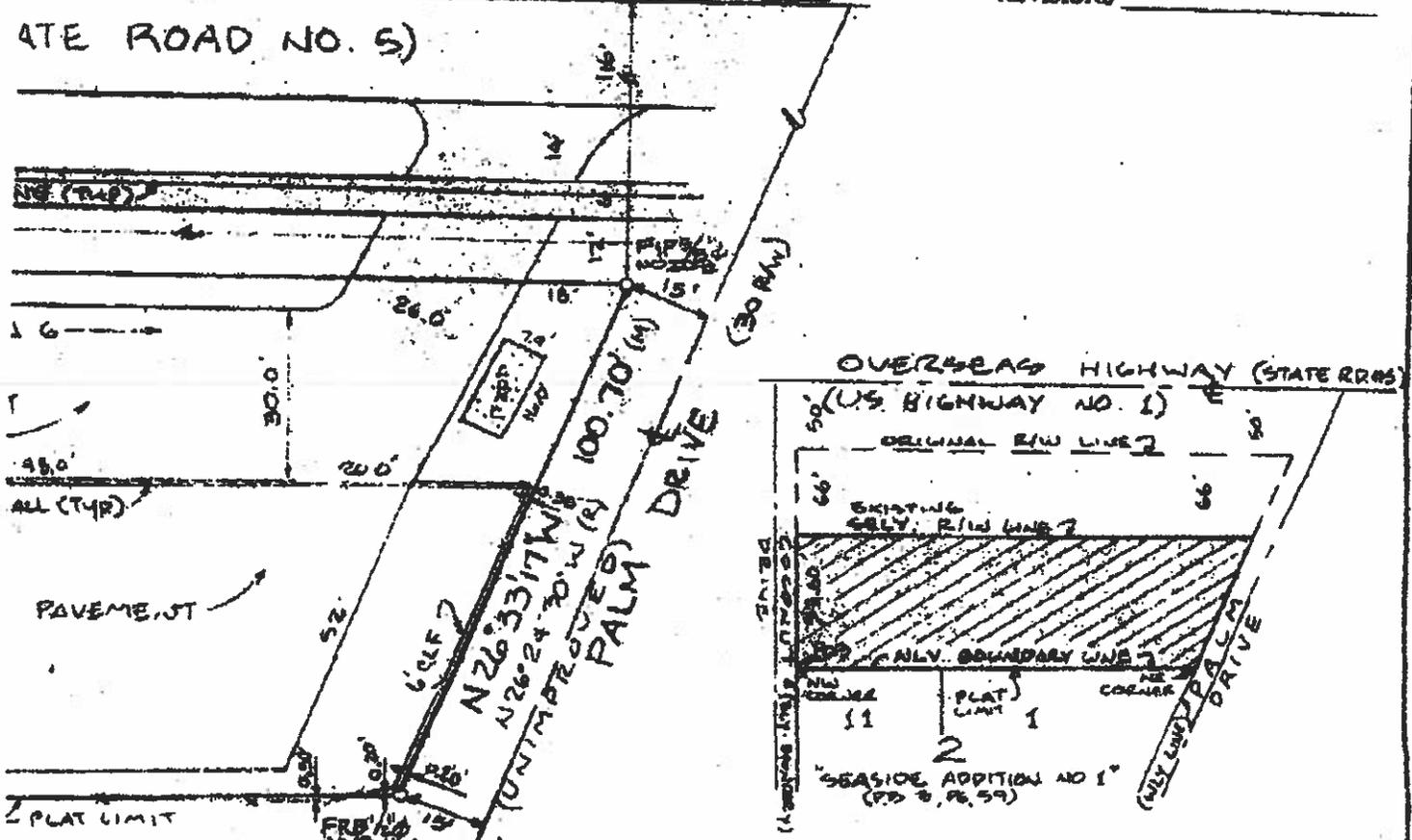
F HOOK File

DATE FIELD SURVEY 02-02-2000
REVISIONS

AS HIGHWAY

LOCATION MAP
SCALE: 1" = 40'

ATE ROAD NO. 5)



Certified To: **Attorneys' Title Insurance Fund, Inc.**
American Environmental Recycling, Inc.
International Finance Bank
Garcia, Perez-Siam & Associates

ABBREVIATIONS IF ANY APPLIED

S/W-SIDEWALK, CBS-CONCRETE BLOCK STRUCTURE, CLP-CHAIN LINK FENCE, E-PROPERTY LINE, ND-NAIL & DISC, IP-IRON PIPE, F-FOUND., STY-STORY, A/C-AIR CONDITIONING PAD, PC-POINT OF CURVATURE, PO-POINT OF INTERSECT., D/H-DRILLED HOLE, W/F-WOOD FENCE, RES-RESIDENCE, RB-RE-BAR, CONC-CONCRETE SLAB, R/W-RIGHT-OF-WAY, C-CENTER LINE, Ø-DIAMETER, SP-SPECK, (TYP)-TYPICAL, (M)-MEASURED, (C)-CALCULATED, (R)-RECORD, CN-CUTNAIL, R/N-ROUND NAIL, N/T-T-NAIL & TIN TAB, S-SET, FFE-FINISHED FLOOR ELEVATION, OS-OFF SET, PP-POWER POLE, LP-LIGHT POLE, NO. ID.#-NO IDENTIFICATION NUMBER, WM-WATER METER, C/B-CATCH BASIN, PB-PLAT BOOK, PG.-PAGE, NTS-NOT TO SCALE, PRC-POINT OF REVERSE CURVE, PC-POINT OF COMPOUND CURVE, POC-POINT OF COMMENCE, POB-POINT OF BEGINNING, CS-CHORD BEARING

SURVEYOR'S NOTES:

1) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE: AE; 2) THIS SURVEY OF THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH THE LEGAL DESCRIPTION FURNISHED BY CLIENT; 3) UNLESS A COMPARISON IS SHOWN, ALL BEARINGS AND/OR ANGLES AND DISTANCES SHOWN ARE THE SAME AS THE RECORD PLAT VALUES; 4) ABSTRACT OF TITLE NOT REVIEWED NOR A SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE FOR EASEMENTS OR ANY OTHER RECORDED INSTRUMENTS AFFECTING THE PROPERTY; 5) UNDERGROUND STRUCTURES SUCH AS PORTIONS OF FOOTINGS, FOUNDATIONS, UTILITIES OR OTHER IMPROVEMENTS WERE NOT LOCATED; 6) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON; 7) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THIS SKETCH OF "BOUNDARY SURVEY" OF THE ABOVE DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G27-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ENRIQUE POUSADA, PSM
7575 W. FLAGLER STREET, # 207
MIAMI, FLORIDA 33126
(305) 262-7844 • FAX (305) 262-5007

Enrique Pousada
ENRIQUE POUSADA, LS 5662
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA

Prepared by and return to:
Mario A. Lamar, Esq.

Mario A. Lamar P.A.
3971 S.W. 8 St Suite 305
Coral Gables, FL 33134

File Number: GUERRA RENE QCD
Will Call No.:

Doc# 1581008 05/11/2006 11:16AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

05/11/2006 11:16AM
DEED DOC STAMP CL: PU \$0.70

Doc# 1581008
Bk# 2208 Pg# 104

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 13th day of March, 2006 between Rene A. Guerra and Marta Guerra, husband and wife, whose post office address is 650 Leucadendra Dr., Coral Gables, FL 33156, grantor, and R & M Land Holdings, Inc, a Florida Corporation whose post office address is 650 Leucadendra Dr., Coral Gables, FL 33156, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Miami-Dade County, Florida to-wit:

That portion of land described as follows: Begin at the N.W. corner of Lot 11, Block 2, of SEASIDE ADDITION NUMBER ONE, Plat Book 3, at Page 49, of the Monroe County Public Records and proceed in a northwesterly direction along the line being the easterly boundary of Coconut Drive, of SEASIDE ADDITION NUMBER ONE for a distance of 93.60 feet to a point of intersection of said line with the southeasterly right of way of U.S. Highway No. 1, thence in a northeasterly direction along said line of said land to a point of intersection of the westerly line of Palm Drive and the southeasterly boundary of U.S. Highway No. 1, thence in a southerly direction along the westerly boundary of Palm Drive to a point on the northeast corner of Lot No. 1, Block 2, of SEASIDE ADDITION NUMBER ONE, and thence in a westerly direction along the northerly boundary line of Lot 1, and Lot 11, of Block 2, to the Point of Beginning. Said lands lying and being in Monroe County, Florida.

Parcel Identification Number: 1100706

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: MARIA

[Signature]
Witness Name: MARIO LAMAR

[Signature]
Witness Name: MARIA

[Signature]
Witness Name: MARIO LAMAR

[Signature] (Seal)
Rene A. Guerra

[Signature] (Seal)
Marta Guerra

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 13 day of July 2006 by Rene A. Guerra and Marta Guerra, who are personally known or have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____

 **Mario A. Lamar**
Commission #DD251027
Expires: Sep 17, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

**MONROE COUNTY
OFFICIAL RECORDS**

Monroe County Property Record Card (021)

Alternate Key: 1100706
 Effective Date: 3/7/2013 10:02:51 AM
 Roll Year 2013
 Run: 03/07/2013 10:03 AM

R & M LAND HOLDINGS INC
 650 LEUCADENDRA DR
 CORAL GABLES FL 33156

Parcel 00088840-000000-14-62-38 Nbrhd 10020
 Alt Key 1100706 Mill Group 500P
 Affordable Housing No PC 1100
 FEMA Injunction ALL
 Inspect Date May 28, 2009 Next Review
 Business Name SCAFFOLDS OF FLORIDA, INC.
 Physical Addr 94775 OVERSEAS HWY, KEY LARGO

Associated Names
 Name DBA Role
 R & M LAND HOLDINGS INC. Owner

Legal Description
 14 62 38 ISLAND OF KEY LARGO PT NE 1/4 OF SE 1/4 OR500-911 OR685-160/162 OR905-1380 OR2208-104/050/C

Land Data	1.	Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
10540		100H		0	0	NO	27,263.00	SF	0.00		1.00	1.00	1.00	1.00		N		
Total Just Value																		

Monroe County Property Record Card (021)

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2	6812	1 STY STORE-D	85.00	N	N	Y							
2	6813	OFFICE BLD-1 STORY	15.00	N	N	Y							
3	6814		100.00	N	N	N							

Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
3	AP2:ASPHALT PAVING	17,285	SF	0.00	0	0	1983	1984	1	25		
2	FN2:FENCES	750	SF	0.00	5	150	1983	1984	4	30		
1	CL2:CH LINK FENCE	2,400	SF	0.00	6	400	1983	1984	2	30		
Total Depreciated Value												

Appraiser Notes

2003 CUT OUT DONE

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	3300540	Feb 21 2003 12:00AM	Jul 10 2003 12:00AM	1		RAILING
	3302681	Aug 1 2003 12:00AM	Jan 1 2004 12:00AM	1		REROOF

Monroe County Property Record Card (021)

Alternate Key: 1100706 Roll Year 2013
 Effective Date: 3/7/2013 10:02:51 AM Run: 03/07/2013 10:03 AM

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	St Ex	Tax Value
2012F	O	218,104	0	164,572	15,832	390,290	390,290	0	N	390,290
2011F	O	354,419	0	171,941	15,832	402,322	402,322	0	N	402,322
2010F	O	408,945	0	171,941	15,832	447,525	447,525	0	N	447,525
2009F	O	449,840	0	181,766	15,832	548,777	548,777	0	N	548,777
2008F	O	572,523	0	181,766	15,832	614,234	614,234	0	N	614,234
2007F	O	511,181	0	134,513	15,765	531,086	531,086	0	N	531,086
2006F	O	408,945	0	134,513	15,765	466,606	466,606	0	N	466,606
2005F	O	408,945	0	134,513	15,765	406,662	406,662	0	N	406,662
2004F	C	276,038		134,506	15,765	426,309	426,309	0	N	426,309
2003F	C	276,038		134,506	15,765	426,309	426,309	0		426,309
2002F	C	93,500		164,832	15,765	274,097	274,097	0		274,097
2001F	C	93,500		146,922	16,118	256,540	256,540	0		256,540
2000F	C	66,000		161,169	9,586	236,755	236,755	0		236,755
1999F	C	66,000		161,169	9,712	236,881	236,881	0		236,881
1998F	C	66,000		135,572	10,598	212,170	212,170	0		212,170
1997F	C	66,000		135,572	11,528	213,100	213,100	0		213,100
1996F	C	66,000		123,247	12,414	201,661	201,661	0		201,661
1995F	C	66,000		123,247	13,302	202,549	202,549	0		202,549
1994F	C	66,000		112,976	14,230	193,206	193,206	0		193,206
1993F	C	66,000		112,976	15,117	194,093	194,093	0		194,093
1992F	C	66,000		112,976	16,005	194,981	194,981	0		194,981
1991F	C	66,000		112,976	16,933	195,909	195,909	0		195,909
1990F	C	66,000		112,976	17,821	196,797	196,797	0		196,797
1989F	C	66,000		112,200	18,707	196,907	196,907	0		196,907
1988F	C	66,000		104,720	13,437	184,157	184,157	0		184,157
1987F	C	66,000		102,946	14,034	182,980	182,980	0		182,980
1986F	C	33,846		103,175	14,631	151,652	151,652	0		151,652
1985F	C	33,846		100,336	15,266	149,448	149,448	0		149,448
1984F	C	33,846		0	0	33,846	33,846	0		33,846
1983F	C	33,846		0	0	33,846	33,846	0		33,846
1982F	C	33,846		0	0	33,846	33,846	0		33,846

Monroe County Property Record Card (021)

Alternate Key: 1100706
Effective Date: 3/7/2013 10:02:51 AM

Roll Year 2013
Run: 03/07/2013 10:03 AM

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
905	1360	2/1/1984	Warranty Deed	0	U	V	75,000





Monroe County Property Appraiser - Radius Report

AK: 1608343	Parcel ID: 00492130-000000	Physical Location: 2 LIME ST KEY LARGO
Legal Description:	SEASIDE PB1-97 & RE-SUB PB2-10 KEY LARGO LOTS 1 &	2 BLK 3 OR443-543 OR668-840D/C C
Owners Name:	HODES MICHAEL P AND TANA M	
Address::	PO BOX 373191	KEY LARGO, FL 33037-8191
AK: 1608777	Parcel ID: 00492580-000000	Physical Location: 1 SEASIDE AVE KEY LARGO
Legal Description:	BK 2 LTS 5 AND 6 SEASIDE ADDITION NO 1 PB3-59 KEY	LARGO OR581-770 OR1348-1472/73F
Owners Name:	FORANT PHYLLIS T	
Address::	1 SEASIDE AVE	KEY LARGO, FL 33037-3862
AK: 1100706	Parcel ID: 00088840-000000	Physical Location: 94775 OVERSEAS HWY KEY LARGO
Legal Description:	14 62 38 ISLAND OF KEY LARGO PT NE1/4 OF SE1/4 OR	500-911 OR685-160/162 OR905-1360
Owners Name:	R & M LAND HOLDINGS INC	
Address::	650 LEUCADENDRA DR	CORAL GABLES, FL 33156
AK: 1608726	Parcel ID: 00492530-000000	Physical Location: 415 PALM DR KEY LARGO
Legal Description:	BK 2 LT 1 SEASIDE ADDITION NO 1 KEY LARGO PB3-59	OR163-404 OR1021-2456D/C OR115
Owners Name:	HOEFERT JOSHUA RYAN	
Address::	415 PALM DR	KEY LARGO, FL 33037-3878
AK: 1608807	Parcel ID: 00492610-000000	Physical Location: 410 COCONUT DR KEY LARGO
Legal Description:	SEASIDE ADDITION NO 1 PB3-59 KEY LARGO LOT 9 LESS	SE'LY 5' BLK 2 OR533-899 OR534-66
Owners Name:	HERRICK RICHARD A AND BLANCHE S	
Address::	PO BOX 1135	TAVERNIER, FL 33070-1135
AK: 1608785	Parcel ID: 00492590-000000	Physical Location: VACANT LAND KEY LARGO
Legal Description:	BK 2 LT 7 SEASIDE ADDITION NO 1 PB3-59 KEY LARGO O	R458-243 OR482-434 OR675-769 OR
Owners Name:	FORANT PHYLLIS T	
Address::	1 SEASIDE AVE	KEY LARGO, FL 33037-3862
AK: 1608751	Parcel ID: 00492560-000000	Physical Location: 407 PALM DR KEY LARGO
Legal Description:	BK 2 LT 4 SEASIDE ADDITION NO 1 PB3-59 KEY LARGO O	R537-826 OR819-2334 OR1133-1163
Owners Name:	GOEBEL EDWIN A REV LIV TR AGR 7/7/1999	
Address::	PO BOX 426	ISLAMORADA, FL 33036-0426
AK: 1608823	Parcel ID: 00492630-000000	Physical Location: 414 COCONUT DR KEY LARGO
Legal Description:	BK 2 LT 11 SEASIDE ADDITION NO 1 KEY LARGO PB3-59	OR500-911/912 OR685-160/162 OR
Owners Name:	CASAS JOSE LEON	
Address::	7525 SW 100TH AVE	MIAMI, FL 33173-3169
AK: 1608742	Parcel ID: 00492550-000000	Physical Location: VACANT LAND KEY LARGO
Legal Description:	BK 2 LT 3 SEASIDE ADDITION NO 1 KEY LARGO PB3-59 O	R251-332-333 OR655-318 OR1203-20
Owners Name:	WISU PROPERTIES LTD	
Address::	421 DAROCO AVE	CORAL GABLES, FL 33146
AK: 1608408	Parcel ID: 00492190-000000	Physical Location: 30 LIME ST KEY LARGO
Legal Description:	RE-SUB SEASIDE PB2-10 KEY LARGO PT SQR 3 OR377-1	13 OR783-969 OR783-1879 OR797-1
Owners Name:	HODES MICHAEL P AND TANA M	
Address::	PO BOX 373191	KEY LARGO, FL 33037-8191
AK: 1608734	Parcel ID: 00492540-000000	Physical Location: 411 PALM DR KEY LARGO
Legal Description:	BK 2 LT 2 SEASIDE ADDN NO 1 PB3-59 KEY LARGO OR445	-756 OR827-1729D/C OR827-1736 OF
Owners Name:	LAROCCO FAMILY LIMITED PARTNERSHIP THE	
Address::	424 SUNSHINE BLVD	TAVERNIER, FL 33070
AK: 1608661	Parcel ID: 00492470-000000	Physical Location: 402 COCONUT DR KEY LARGO
Legal Description:	BK 1 LT 2 SEASIDE ADDITION NO 1 KEY LARGO PB3-59 O	R550-520 OR1620-1953D/C OR1620-
Owners Name:	TALAMAS JOE	
Address::	402 COCONUT DR	KEY LARGO, FL 33037-3803
AK: 1608670	Parcel ID: 00492480-000000	Physical Location: VACANT LAND KEY LARGO
Legal Description:	BK 1 LT 3 SEASIDE ADDITION NO 1 KEY LARGO PB3-59 O	R550-519 OR674-98 OR2521-2333/34
Owners Name:	CAMBLOR EDUARDO J	
Address::	232 SOUTH DR	MIAMI SPRINGS, FL 33166-5942

AK: 1608360	Parcel ID: 00492150-000000	Physical Location: 14 LIME ST	KEY LARGO
Legal Description:	BK 3 LT 6 AND 7 SEASIDE PB1-97 KEY LARGO OR29-81 O	R430-898 OR768-603 OR781-671 OR	
Owners Name:	JENNINGS WILLIAM DALEY AND JEANNE HOFFMAN		
Address::	14 LIME ST	KEY LARGO, FL 33037-3856	
AK: 1608696	Parcel ID: 00492500-000000	Physical Location: 409 COCONUT DR	KEY LARGO
Legal Description:	BK 1 LT 4-5 SEASIDE ADDITION NO 1 KEY LARGO PB3-59	OR500-911-912 OR685-160-162 OR8	
Owners Name:	ZOLOT SYLVIA S		
Address::	99 SEASIDE AVE LOT 13	KEY LARGO, FL 33037-3827	
AK: 1608394	Parcel ID: 00492180-000000	Physical Location: 307 LIME ST	KEY LARGO
Legal Description:	RE-SUB SEASIDE PB2-10 KEY LARGO PT SQR 3 G72-373-3	76 OR503-950 OR708-631 OR2525-11	
Owners Name:	NAEDELE RICHARD A AND PAM R		
Address::	307 LIME ST	KEY LARGO, FL 33037-3885	
AK: 1608416	Parcel ID: 00492200-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	RE-SUB SEASIDE PB2-10 KEY LARGO PT SQR 3 G62-37	7/378 G73-121 OR962-743D/C OR962	
Owners Name:	HODES MICHAEL PHILLIP AND TANA M		
Address::	P O BOX 373191	KEY LARGO, FL 33037	
AK: 1608793	Parcel ID: 00492600-000000	Physical Location: 408 COCONUT DR	KEY LARGO
Legal Description:	SEASIDE ADDITION NO 1 PB3-59 KEY LARGO LOT 8 & SE'	LY 5' LOT 9 BLK 2 OR619-557 OR837	
Owners Name:	GOEBEL EDWIN A REV LIV TR AGR 7/7/1999		
Address::	PO BOX 426	ISLAMORADA, FL 33036-0426	
AK: 1608718	Parcel ID: 00492520-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	BK 1 LT 7 SEASIDE ADDITION NO 1 KEY LARGO PB3-59 O	R500-911/912 OR685-160/162 OR849	
Owners Name:	LOPEZ-CASTRO AMADEO III		
Address::	1500 SAN REMO AVE STE 290	CORAL GABLES, FL 33146	
AK: 1608700	Parcel ID: 00492510-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	BK 1 LT 6 SEASIDE ADDITION NO 1 KEY LARGO PB3-59 O	R500-911/912 OR685-160/162 OR849	
Owners Name:	CASTRO AMADEO LOPEZ JR		
Address::	608 VALENCIA AVE	CORAL GABLES, FL 33134-5635	
AK: 1100684	Parcel ID: 00088820-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	14 62 38 ISLAND OF KEY LARGO PT NE1/4 OF SE1/4	OR539-1094/05 OR840-1303/04 OR86	
Owners Name:	EDWARDS RICHARD		
Address::	13410 SW 25TH ST	MIAMI, FL 33175	
AK: 1636541	Parcel ID: 00517290-000000	Physical Location: 84 CENTRAL AVE	KEY LARGO
Legal Description:	BK 7 LT 13 BAY HAVEN SEC 3 PB2-41 KEY LARGO OR636-	630 OR1120-351 OR1184-2288 OR14	
Owners Name:	STONE STEVEN		
Address::	174 DOVE CREEK DR	TAVERNIER, FL 33070-2922	
AK: 1608815	Parcel ID: 00492620-000000	Physical Location: 412 COCONUT DR	KEY LARGO
Legal Description:	BK 2 LT 10 SEASIDE ADDITION NO 1 KEY LARGO PB3-59	OR500-911/912 OR685-160/162 OR6	
Owners Name:	CASAS JOSE LEON		
Address::	7525 SW 100TH AVE	MIAMI, FL 33173-3169	
AK: 1608203	Parcel ID: 00491990-000000	Physical Location: 306 LIME ST	KEY LARGO
Legal Description:	BK 2 LOTS 3, 4, 5 AND 6 SEASIDE PB1-97 KEY LARGO P	T SQR 2 KNOWN AS LTS 1-2 PB 1-97	
Owners Name:	RICHMOND A V		
Address::	306 LIME ST	KEY LARGO, FL 33037-3856	
AK: 1636401	Parcel ID: 00517150-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	BAY HAVEN SEC 2 PB2-34 KEY LARGO RESERVED BLK 6 (A	DJ HIWAY) OR636-630 OR1158-1625.	
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY		
Address::	1200 TRUMAN AVE STE 207	KEY WEST, FL 33040-7270	
AK: 1636550	Parcel ID: 00517300-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	BK 7 LT 14 BAY HAVEN SEC 3 PB2-41 KEY LARGO OR636-	630 OR1158-1625/26 OR2197-1846/11	
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY		
Address::	1200 TRUMAN AVE STE 207	KEY WEST, FL 33040-7270	
AK: 1636827	Parcel ID: 00517570-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	BK 8 LT 13 BAY HAVEN SEC 3 PB2-41 KEY LARGO OR375-	692/693 OR2197-1846/1870DEC OR2	
Owners Name:	MARSHALL JAY WARD REVOCABLE TRUST 10/10/2003 C/O JOSTOCK ERIC H TRUSTEE		
Address::	1 E WACKER DR STE 2520	CHICAGO, IL 60601-2073	

AK: 1636207	Parcel ID: 00516950-000000	Physical Location: 335 BAYVIEW AVE	KEY LARGO
Legal Description:	BK 6 LT 19 BAY HAVEN SEC 2 PB2-34	KEY LARGO OR636-	630 OR1112-1876 OR1558-35/36TR C
Owners Name:	HERNANDEZ GUILLERMO GERMAN		
Address::	19104 SW 60TH CT	SOUTHWEST RANCHES, FL 33332-3343	
AK: 1636215	Parcel ID: 00516960-000000	Physical Location: 83 CENTRAL AVE	KEY LARGO
Legal Description:	BK 6 LT 20 BAY HAVEN SEC 2 PB2-34	KEY LARGO OR636-	630 OR1120-1473 OR1271-1583 OR2
Owners Name:	NAVARRO MAXIMO AND HILDELISA C		
Address::	PO BOX 370015	KEY LARGO, FL 33037-0015	
AK: 1636801	Parcel ID: 00517550-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	BK 8 LT 11 BAY HAVEN SEC 3 PB2-41	KEY LARGO OR129-	252 OR129-254 OR837-872D/C OR11
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY		
Address::	1200 TRUMAN AVE STE 207	KEY WEST, FL 33040-7270	
AK: 1636568	Parcel ID: 00517310-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	BK 7 LT 15 BAY HAVEN SEC 3 PB2-41	KEY LARGO OR636-	630 OR1158-1625/26 OR2197-1846/11
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY		
Address::	1200 TRUMAN AVE STE 207	KEY WEST, FL 33040-7270	
AK: 1636584	Parcel ID: 00517330-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	BK 7 LT 17 BAY HAVEN SEC 3 PB2-41	KEY LARGO OR543-	395 OR1910-1078 OR2197-1846/1870
Owners Name:	TIITF C/O DEP		
Address::	3900 COMMONWEALTH BLVD	TALLAHASSEE, FL 32399-3000	
AK: 1636592	Parcel ID: 00517340-000000	Physical Location: 47 GUMBO LIMBO AVE	KEY LARGO
Legal Description:	BK 7 LT 18 BAY HAVEN SEC 3 PB2-41	KEY LARGO OR636-	630 OR1111-1562 OR2159-1521/22 O
Owners Name:	JPMORGAN CHASE BANK NA		
Address::	7255 BAYMEADOWS WAY MS JAXA 2035	JACKSONVILLE, FL 32256-6851	
AK: 1636789	Parcel ID: 00517530-000000	Physical Location: 48 GUMBO LIMBO AVE	KEY LARGO
Legal Description:	BK 8 LT 9 BAY HAVEN SEC 3 PB2-41	KEY LARGO OR636-6	30 OR1116-213 OR1118-1241C OR13
Owners Name:	DIAZ JOSE L		
Address::	16238 MARIPOSA CIR S	FORT LAUDERDALE, FL 33331-4650	
AK: 1636835	Parcel ID: 00517580-000000	Physical Location: 15 LYCALOMA AVE	KEY LARGO
Legal Description:	BK 8 LT 14 BAY HAVEN SEC 3 PB2-41	KEY LARGO OR636-	630 OR1109-1412 OR1656-1991Q/C (
Owners Name:	HERRERA WALKYRIA M		
Address::	15 LYCALMOMA AVE	KEY LARGO, FL 33037	
AK: 1636576	Parcel ID: 00517320-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	BK 7 LT 16 BAY HAVEN SEC 3 PB2-41	KEY LARGO G28-29	-30 OR1910-1078 OR2197-1846/1870
Owners Name:	TIITF C/O DEP		
Address::	3900 COMMONWEALTH BLVD	TALLAHASSEE, FL 32399-3000	
AK: 1636797	Parcel ID: 00517540-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	BK 8 LT 10 BAY HAVEN SEC 3 PB2-41	KEY LARGO OR636-	630 OR1158-1625/1626 OR2197-1846
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY		
Address::	1200 TRUMAN AVE STE 207	KEY WEST, FL 33040-7270	
AK: 1636819	Parcel ID: 00517560-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	BK 8 LT 12 BAY HAVEN SEC 3 PB2-41	KEY LARGO OR129-	252 OR291-590 OR837-872D/C OR11
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY		
Address::	1200 TRUMAN AVE STE 207	KEY WEST, FL 33040-7270	

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SCAFFOLDS - ALL OFF-PROJECT - MONROE COUNTY FLORIDA

Monroe County Property Appraiser - Radius Report

AK: 1608343	Parcel ID: 00492130-000000	Physical Location: 2 LIME ST KEY LARGO	
Legal Description:	SEASIDE PB1-97 & RE-SUB PB2-10 KEY LARGO LOTS 1 &		2 BLK 3 OR443-543 OR668-840D/C C
Owners Name:	HODES MICHAEL P AND TANA M		
Address::	PO BOX 373191	KEY LARGO, FL 33037-8191	
AK: 1608777	Parcel ID: 00492580-000000	Physical Location: 1 SEASIDE AVE KEY LARGO	
Legal Description:	BK 2 LTS 5 AND 6 SEASIDE ADDITION NO 1 PB3-59 KEY		LARGO OR581-770 OR1348-1472/73F
Owners Name:	FORANT PHYLLIS T		
Address::	1 SEASIDE AVE	KEY LARGO, FL 33037-3862	
AK: 1100706	Parcel ID: 00088840-000000	Physical Location: 94775 OVERSEAS HWY KEY LARGO	
Legal Description:	14 62 38 ISLAND OF KEY LARGO PT NE1/4 OF SE1/4 OR		500-911 OR685-160/162 OR905-1360
Owners Name:	R & M LAND HOLDINGS INC		
Address::	650 LEUCADENDRA DR	CORAL GABLES, FL 33156	
AK: 1608726	Parcel ID: 00492530-000000	Physical Location: 415 PALM DR KEY LARGO	
Legal Description:	BK 2 LT 1 SEASIDE ADDITION NO 1 KEY LARGO PB3-59		OR163-404 OR1021-2456D/C OR115
Owners Name:	HOEFERT JOSHUA RYAN		
Address::	415 PALM DR	KEY LARGO, FL 33037-3878	
AK: 1608807	Parcel ID: 00492610-000000	Physical Location: 410 COCONUT DR KEY LARGO	
Legal Description:	SEASIDE ADDITION NO 1 PB3-59 KEY LARGO LOT 9 LESS		SE'LY 5' BLK 2 OR533-899 OR534-66
Owners Name:	HERRICK RICHARD A AND BLANCHE S		
Address::	PO BOX 1135	TAVERNIER, FL 33070-1135	
AK: 1608785	Parcel ID: 00492590-000000	Physical Location: VACANT LAND KEY LARGO	
Legal Description:	BK 2 LT 7 SEASIDE ADDITION NO 1 PB3-59 KEY LARGO O		R458-243 OR482-434 OR675-769 OR
Owners Name:	FORANT PHYLLIS T		
Address::	1 SEASIDE AVE	KEY LARGO, FL 33037-3862	
AK: 1608751	Parcel ID: 00492560-000000	Physical Location: 407 PALM DR KEY LARGO	
Legal Description:	BK 2 LT 4 SEASIDE ADDITION NO 1 PB3-59 KEY LARGO O		R537-826 OR819-2334 OR1133-1163
Owners Name:	GOEBEL EDWIN A REV LIV TR AGR 7/7/1999		
Address::	PO BOX 426	ISLAMORADA, FL 33036-0426	
AK: 1608823	Parcel ID: 00492630-000000	Physical Location: 414 COCONUT DR KEY LARGO	
Legal Description:	BK 2 LT 11 SEASIDE ADDITION NO 1 KEY LARGO PB3-59		OR500-91 1/912 OR685-160/162 OR
Owners Name:	CASAS JOSE LEON		
Address::	7525 SW 100TH AVE	MIAMI, FL 33173-3169	
AK: 1608742	Parcel ID: 00492550-000000	Physical Location: VACANT LAND KEY LARGO	
Legal Description:	BK 2 LT 3 SEASIDE ADDITION NO 1 KEY LARGO PB3-59 O		R251-332-333 OR655-318 OR1203-20
Owners Name:	WISU PROPERTIES LTD		
Address::	421 DAROCO AVE	CORAL GABLES, FL 33146	
AK: 1608408	Parcel ID: 00492190-000000	Physical Location: 30 LIME ST KEY LARGO	
Legal Description:	RE-SUB SEASIDE PB2-10 KEY LARGO PT SQR 3 OR377-1		13 OR783-969 OR783-1879 OR797-1
Owners Name:	HODES MICHAEL P AND TANA M		
Address::	PO BOX 373191	KEY LARGO, FL 33037-8191	
AK: 1608734	Parcel ID: 00492540-000000	Physical Location: 411 PALM DR KEY LARGO	
Legal Description:	BK 2 LT 2 SEASIDE ADDN NO 1 PB3-59 KEY LARGO OR445		-756 OR827-1729D/C OR827-1736 OF
Owners Name:	LAROCCO FAMILY LIMITED PARTNERSHIP THE		
Address::	424 SUNSHINE BLVD	TAVERNIER, FL 33070	
AK: 1608661	Parcel ID: 00492470-000000	Physical Location: 402 COCONUT DR KEY LARGO	
Legal Description:	BK 1 LT 2 SEASIDE ADDITION NO 1 KEY LARGO PB3-59 O		R550-520 OR1620-1953D/C OR1620-
Owners Name:	TALAMAS JOE		
Address::	402 COCONUT DR	KEY LARGO, FL 33037-3803	
AK: 1608670	Parcel ID: 00492480-000000	Physical Location: VACANT LAND KEY LARGO	
Legal Description:	BK 1 LT 3 SEASIDE ADDITION NO 1 KEY LARGO PB3-59 O		R550-519 OR674-98 OR2521-2333/34
Owners Name:	CAMBLOR EDUARDO J		
Address::	232 SOUTH DR	MIAMI SPRINGS, FL 33166-5942	

AK: 1608360	Parcel ID: 00492150-000000	Physical Location: 14 LIME ST	KEY LARGO
Legal Description:	BK 3 LT 6 AND 7 SEASIDE PB1-97	KEY LARGO OR29-81 O	R430-898 OR768-603 OR781-671 OR
Owners Name:	JENNINGS WILLIAM DALEY AND JEANNE HOFFMAN		
Address::	14 LIME ST	KEY LARGO, FL 33037-3856	
AK: 1608696	Parcel ID: 00492500-000000	Physical Location: 409 COCONUT DR	KEY LARGO
Legal Description:	BK 1 LT 4-5 SEASIDE ADDITION NO 1	KEY LARGO PB3-59	OR500-911-912 OR685-160-162 OR8
Owners Name:	ZOLOT SYLVIA S		
Address::	99 SEASIDE AVE LOT 13	KEY LARGO, FL 33037-3827	
AK: 1608394	Parcel ID: 00492180-000000	Physical Location: 307 LIME ST	KEY LARGO
Legal Description:	RE-SUB SEASIDE PB2-10	KEY LARGO PT SQR 3 G72-373-3	76 OR503-950 OR708-631 OR2525-1
Owners Name:	NAEDELE RICHARD A AND PAM R		
Address::	307 LIME ST	KEY LARGO, FL 33037-3885	
AK: 1608416	Parcel ID: 00492200-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	RE-SUB SEASIDE PB2-10	KEY LARGO PT SQR 3 G62-37	7/378 G73-121 OR962-743D/C OR962
Owners Name:	HODES MICHAEL PHILLIP AND TANA M		
Address::	P O BOX 373191	KEY LARGO, FL 33037	
AK: 1608793	Parcel ID: 00492600-000000	Physical Location: 408 COCONUT DR	KEY LARGO
Legal Description:	SEASIDE ADDITION NO 1	PB3-59 KEY LARGO LOT 8 & SE'	LY 5' LOT 9 BLK 2 OR619-557 OR837
Owners Name:	GOEBEL EDWIN A REV LIV TR AGR 7/7/1999		
Address::	PO BOX 426	ISLAMORADA, FL 33036-0426	
AK: 1608718	Parcel ID: 00492520-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	BK 1 LT 7 SEASIDE ADDITION NO 1	KEY LARGO PB3-59 O	R500-911/912 OR685-160/162 OR849
Owners Name:	LOPEZ-CASTRO AMADEO III		
Address::	1500 SAN REMO AVE STE 290	CORAL GABLES, FL 33146	
AK: 1608700	Parcel ID: 00492510-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	BK 1 LT 6 SEASIDE ADDITION NO 1	KEY LARGO PB3-59 O	R500-911/912 OR685-160/162 OR849
Owners Name:	CASTRO AMADEO LOPEZ JR		
Address::	608 VALENCIA AVE	CORAL GABLES, FL 33134-5635	
AK: 1100684	Parcel ID: 00088820-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	14 62 38 ISLAND OF KEY LARGO	PT NE1/4 OF SE1/4	OR539-1094/05 OR840-1303/04 OR86
Owners Name:	EDWARDS RICHARD		
Address::	13410 SW 25TH ST	MIAMI, FL 33175	
AK: 1636541	Parcel ID: 00517290-000000	Physical Location: 84 CENTRAL AVE	KEY LARGO
Legal Description:	BK 7 LT 13 BAY HAVEN SEC 3	PB2-41 KEY LARGO OR636-	630 OR1120-351 OR1184-2288 OR14
Owners Name:	STONE STEVEN		
Address::	174 DOVE CREEK DR	TAVERNIER, FL 33070-2922	
AK: 1608815	Parcel ID: 00492620-000000	Physical Location: 412 COCONUT DR	KEY LARGO
Legal Description:	BK 2 LT 10 SEASIDE ADDITION NO 1	KEY LARGO PB3-59	OR500-911/912 OR685-160/162 OR6
Owners Name:	CASAS JOSE LEON		
Address::	7525 SW 100TH AVE	MIAMI, FL 33173-3169	
AK: 1608203	Parcel ID: 00491990-000000	Physical Location: 306 LIME ST	KEY LARGO
Legal Description:	BK 2 LOTS 3, 4, 5 AND 6 SEASIDE	PB1-97 KEY LARGO P	T SQR 2 KNOWN AS LTS 1-2 PB 1-97
Owners Name:	RICHMOND A V		
Address::	306 LIME ST	KEY LARGO, FL 33037-3856	
AK: 1636401	Parcel ID: 00517150-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	BAY HAVEN SEC 2 PB2-34	KEY LARGO RESERVED BLK 6 (A	DJ HIWAY) OR636-630 OR1158-1625.
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY		
Address::	1200 TRUMAN AVE STE 207	KEY WEST, FL 33040-7270	
AK: 1636550	Parcel ID: 00517300-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	BK 7 LT 14 BAY HAVEN SEC 3	PB2-41 KEY LARGO OR636-	630 OR1158-1625/26 OR2197-1846/11
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY		
Address::	1200 TRUMAN AVE STE 207	KEY WEST, FL 33040-7270	
AK: 1636827	Parcel ID: 00517570-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	BK 8 LT 13 BAY HAVEN SEC 3	PB2-41 KEY LARGO OR375-	692/693 OR2197-1846/1870DEC OR2
Owners Name:	MARSHALL JAY WARD REVOCABLE TRUST 10/10/2003 C/O JOSTOCK ERIC H TRUSTEE		
Address::	1 E WACKER DR STE 2520	CHICAGO, IL 60601-2073	

AK: 1636207	Parcel ID: 00516950-000000	Physical Location: 335 BAYVIEW AVE	KEY LARGO
Legal Description:	BK 6 LT 19 BAY HAVEN SEC 2 PB2-34 KEY LARGO OR636-	630 OR1112-1876 OR1558-35/36TR C	
Owners Name:	HERNANDEZ GUILLERMO GERMAN		
Address::	19104 SW 60TH CT	SOUTHWEST RANCHES, FL 33332-3343	
AK: 1636215	Parcel ID: 00516960-000000	Physical Location: 83 CENTRAL AVE	KEY LARGO
Legal Description:	BK 6 LT 20 BAY HAVEN SEC 2 PB2-34 KEY LARGO OR636-	630 OR1120-1473 OR1271-1583 OR2	
Owners Name:	NAVARRO MAXIMO AND HILDELISA C		
Address::	PO BOX 370015	KEY LARGO, FL 33037-0015	
AK: 1636801	Parcel ID: 00517550-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	BK 8 LT 11 BAY HAVEN SEC 3 PB2-41 KEY LARGO OR129-	252 OR129-254 OR837-872D/C OR11	
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY		
Address::	1200 TRUMAN AVE STE 207	KEY WEST, FL 33040-7270	
AK: 1636588	Parcel ID: 00517310-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	BK 7 LT 15 BAY HAVEN SEC 3 PB2-41 KEY LARGO OR636-	630 OR1158-1625/26 OR2197-1846/11	
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY		
Address::	1200 TRUMAN AVE STE 207	KEY WEST, FL 33040-7270	
AK: 1636584	Parcel ID: 00517330-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	BK 7 LT 17 BAY HAVEN SEC 3 PB2-41 KEY LARGO OR543-	395 OR1910-1078 OR2197-1846/1870	
Owners Name:	TIITF C/O DEP		
Address::	3900 COMMONWEALTH BLVD	TALLAHASSEE, FL 32399-3000	
AK: 1636592	Parcel ID: 00517340-000000	Physical Location: 47 GUMBO LIMBO AVE	KEY LARGO
Legal Description:	BK 7 LT 18 BAY HAVEN SEC 3 PB2-41 KEY LARGO OR636-	630 OR1111-1562 OR2159-1521/22 O	
Owners Name:	JPMORGAN CHASE BANK NA		
Address::	7255 BAYMEADOWS WAY MS JAXA 2035	JACKSONVILLE, FL 32256-6851	
AK: 1636789	Parcel ID: 00517530-000000	Physical Location: 48 GUMBO LIMBO AVE	KEY LARGO
Legal Description:	BK 8 LT 9 BAY HAVEN SEC 3 PB2-41 KEY LARGO OR636-6	30 OR1116-213 OR1118-1241C OR13	
Owners Name:	DIAZ JOSE L		
Address::	16238 MARIPOSA CIR S	FORT LAUDERDALE, FL 33331-4650	
AK: 1636835	Parcel ID: 00517580-000000	Physical Location: 15 LYCALOMA AVE	KEY LARGO
Legal Description:	BK 8 LT 14 BAY HAVEN SEC 3 PB2-41 KEY LARGO OR636-	630 OR1109-1412 OR1656-1991Q/C (
Owners Name:	HERRERA WALKYRIA M		
Address::	15 LYCALMOMA AVE	KEY LARGO, FL 33037	
AK: 1636576	Parcel ID: 00517320-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	BK 7 LT 16 BAY HAVEN SEC 3 PB2-41 KEY LARGO G28-29	-30 OR1910-1078 OR2197-1846/1870	
Owners Name:	TIITF C/O DEP		
Address::	3900 COMMONWEALTH BLVD	TALLAHASSEE, FL 32399-3000	
AK: 1636797	Parcel ID: 00517540-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	BK 8 LT 10 BAY HAVEN SEC 3 PB2-41 KEY LARGO OR636-	630 OR1158-1625/1626 OR2197-1846	
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY		
Address::	1200 TRUMAN AVE STE 207	KEY WEST, FL 33040-7270	
AK: 1636819	Parcel ID: 00517560-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	BK 8 LT 12 BAY HAVEN SEC 3 PB2-41 KEY LARGO OR129-	252 OR291-590 OR837-872D/C OR11	
Owners Name:	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY		
Address::	1200 TRUMAN AVE STE 207	KEY WEST, FL 33040-7270	

Owners Nar HODES MIC Address:: PO BOX 37 KEY LARGO, FL 33037-8191
Owners Nar FORANT PI Address:: 1 SEASIDE KEY LARGO, FL 33037-3862
Owners Nar R & M LANI Address:: 650 LEUCA CORAL GABLES, FL 33156
Owners Nar HOEFERT . Address:: 415 PALM I KEY LARGO, FL 33037-3878
Owners Nar HERRICK F Address:: PO BOX 11 TAVERNIER, FL 33070-1135
Owners Nar FORANT PI Address:: 1 SEASIDE KEY LARGO, FL 33037-3862
Owners Nar GOEBEL EI Address:: PO BOX 42 ISLAMORADA, FL 33036-0426
Owners Nar CASAS JOE Address:: 7525 SW 10 MIAMI, FL 33173-3169
Owners Nar WISU PROI Address:: 421 DAROC CORAL GABLES, FL 33146
Owners Nar HODES MIC Address:: PO BOX 37 KEY LARGO, FL 33037-8191
Owners Nar LAROCCO Address:: 424 SUNSH TAVERNIER, FL 33070
Owners Nar TALAMAS J Address:: 402 COCONUT KEY LARGO, FL 33037-3803
Owners Nar CAMBLOR Address:: 232 SOUTH MIAMI SPRINGS, FL 33166-5942
Owners Nar JENNINGS Address:: 14 LIME ST KEY LARGO, FL 33037-3856
Owners Nar ZOLOT SYL Address:: 99 SEASIDE KEY LARGO, FL 33037-3827
Owners Nar NAEDELE F Address:: 307 LIME ST KEY LARGO, FL 33037-3885
Owners Nar HODES MIC Address:: P O BOX 37 KEY LARGO, FL 33037
Owners Nar GOEBEL EI Address:: PO BOX 42 ISLAMORADA, FL 33036-0426
Owners Nar LOPEZ-CAI Address:: 1500 SAN F CORAL GABLES, FL 33146
Owners Nar CASTRO AI Address:: 608 VALEN CORAL GABLES, FL 33134-5635
Owners Nar EDWARDS Address:: 13410 SW 2 MIAMI, FL 33175
Owners Nar STONE STI Address:: 174 DOVE CT TAVERNIER, FL 33070-2922
Owners Nar CASAS JOE Address:: 7525 SW 10 MIAMI, FL 33173-3169
Owners Nar RICHMONC Address:: 306 LIME ST KEY LARGO, FL 33037-3856
Owners Nar MONROE C Address:: 1200 TRUMKEY WEST, FL 33040-7270
Owners Nar MONROE C Address:: 1200 TRUMKEY WEST, FL 33040-7270
Owners Nar MARSHALL Address:: 1 E WACKE CHICAGO, IL 60601-2073
Owners Nar HERNANDE Address:: 19104 SW 6 SOUTHWEST RANCHES, FL 33332-3343
Owners Nar NAVARRO I Address:: PO BOX 37 KEY LARGO, FL 33037-0015
Owners Nar MONROE C Address:: 1200 TRUMKEY WEST, FL 33040-7270
Owners Nar MONROE C Address:: 1200 TRUMKEY WEST, FL 33040-7270
Owners Nar TIITF C/O D Address:: 3900 COMM TALLAHASSEE, FL 32399-3000
Owners Nar JPMORGAN Address:: 7255 BAYM JACKSONVILLE, FL 32256-6851
Owners Nar DIAZ JOSE Address:: 16238 MAR FORT LAUDERDALE, FL 33331-4650
Owners Nar HERRERA I Address:: 15 LYCALM KEY LARGO, FL 33037
Owners Nar TIITF C/O D Address:: 3900 COMM TALLAHASSEE, FL 32399-3000
Owners Nar MONROE C Address:: 1200 TRUMKEY WEST, FL 33040-7270
Owners Nar MONROE C Address:: 1200 TRUMKEY WEST, FL 33040-7270

1608343	Parcel ID:	00492130-0	Physical Lot 2 LIME ST	Legal Descr SEASIDE P 2 BLK 3 OR	Owners Nar HODES MIC Address:..	PO BOX 37 KEY LARGO, FL 33037-8191
1608777	Parcel ID:	00492580-0	Physical Lot 1 SEASIDE	Legal Descr BK 2 LTS 5 LARGO OR	Owners Nar FORANT PI Address:..	1 SEASIDE KEY LARGO, FL 33037-3862
1100706	Parcel ID:	00088840-0	Physical Lot 94775 OVEI	Legal Descr 14 82 38 1S 500-911 OR	Owners Nar R & M LANI Address:..	650 LEUCA CORAL GABLES, FL 33156
1606726	Parcel ID:	00492530-0	Physical Lot 415 PALM E	Legal Descr BK 2 LT 1 S OR 163-404	Owners Nar HOEFERT J Address:..	415 PALM I KEY LARGO, FL 33037-3678
1608607	Parcel ID:	00492810-0	Physical Lot 410 COCON	Legal Descr SEASIDE A SEL Y 5 BL	Owners Nar HERRICK R Address:..	PO BOX 11 TAVERNIER, FL 33070-1135
1608785	Parcel ID:	00492990-0	Physical Lot VACANT L	Legal Descr BK 2 LT 7 SR458-243 C	Owners Nar FORANT PI Address:..	1 SEASIDE KEY LARGO, FL 33037-3862
1608751	Parcel ID:	00492560-0	Physical Lot 407 PALM E	Legal Descr BK 1 LT 4 S R557-826 C	Owners Nar GOEBEL EI Address:..	PO BOX 421 ISLAMORADA, FL 33036-0426
1609823	Parcel ID:	00492630-0	Physical Lot 414 COCON	Legal Descr BK 2 LT 11 OR 500-91	Owners Nar CASAS JOE Address:..	7525 SW 11 MIAMI, FL 33173-3169
1608742	Parcel ID:	00492550-0	Physical Lot VACANT L	Legal Descr BK 2 LT 3 SR251-332-3	Owners Nar WISU PROI Address:..	421 DAROC CORAL GABLES, FL 33146
1608408	Parcel ID:	00492190-0	Physical Lot 30 LIME ST	Legal Descr RE-SUB SE 13 OR 783-6	Owners Nar HODES MIC Address:..	PO BOX 37 KEY LARGO, FL 33037-8191
1608734	Parcel ID:	00492540-0	Physical Lot 411 PALM E	Legal Descr RE-SUB SE 13 OR 783-6	Owners Nar LAROCCO Address:..	424 SUNSH TAVERNIER, FL 33070
1609661	Parcel ID:	00492470-0	Physical Lot 402 COCON	Legal Descr BK 2 LT 2 S 756 OR 827	Owners Nar TALAMAS J Address:..	402 COCON KEY LARGO, FL 33037-3803
1608670	Parcel ID:	00492480-0	Physical Lot VACANT L	Legal Descr BK 1 LT 2 S R550-520 C	Owners Nar CAMBLOR Address:..	232 SOUTH MIAMI SPRINGS, FL 33186-5942
1608360	Parcel ID:	00492150-0	Physical Lot 14 LIME ST	Legal Descr BK 3 LT 6 A R430-988 C	Owners Nar JENNINGS Address:..	14 LIME ST KEY LARGO, FL 33037-3866
1609696	Parcel ID:	00492500-0	Physical Lot 409 COCON	Legal Descr BK 1 LT 4-5 OR 500-911	Owners Nar ZOLOT SYL Address:..	99 SEASIDE KEY LARGO, FL 33037-3827
1608394	Parcel ID:	00492180-0	Physical Lot 307 LIME S	Legal Descr RE-SUB SE 76 OR 503-6	Owners Nar NAEDELE F Address:..	307 LIME S KEY LARGO, FL 33037-3865
1608416	Parcel ID:	00492200-0	Physical Lot VACANT L	Legal Descr RE-SUB SE 76 OR 503-6	Owners Nar HODES MIC Address:..	P O BOX 37 KEY LARGO, FL 33037
1608793	Parcel ID:	00492800-0	Physical Lot 408 COCON	Legal Descr SEASIDE A LY 5 LOT 9	Owners Nar GOEBEL EI Address:..	PO BOX 421 ISLAMORADA, FL 33036-0426
1608718	Parcel ID:	00492520-0	Physical Lot VACANT L	Legal Descr BK 1 LT 7 S R500-91119	Owners Nar LOPEZ-CAE Address:..	1500 SAN F CORAL GABLES, FL 33146
1608815	Parcel ID:	00492510-0	Physical Lot VACANT L	Legal Descr BK 1 LT 6 S R500-91119	Owners Nar CASTRO AI Address:..	608 VALEN CORAL GABLES, FL 33134-5635
1100684	Parcel ID:	00088820-0	Physical Lot VACANT L	Legal Descr 14 62 39 ISI OR 539-109	Owners Nar EDWARDS Address:..	13410 SW 2 MIAMI, FL 33175
1636541	Parcel ID:	00517290-0	Physical Lot 84 CENTRA	Legal Descr BK 7 LT 13 630 OR 1121	Owners Nar STONE STI Address:..	174 DOVE (TAVERNIER), FL 33070-2922
1608815	Parcel ID:	00492620-0	Physical Lot 412 COCON	Legal Descr BK 2 LT 10 OR 500-91	Owners Nar CASAS JOE Address:..	7525 SW 11 MIAMI, FL 33173-3169
1808203	Parcel ID:	00491990-0	Physical Lot 306 LIME S	Legal Descr BK 2 LTS T SCR 2 KN	Owners Nar RICHMOND Address:..	1200 TRUM KEY WEST, FL 33040-7270
1636401	Parcel ID:	00517500-0	Physical Lot VACANT L	Legal Descr BAY HAVEN DU HIWAY)	Owners Nar MONROE C Address:..	306 LIME S KEY LARGO, FL 33037-3856
1636550	Parcel ID:	00517300-0	Physical Lot VACANT L	Legal Descr BK 7 LT 14 630 OR 1151	Owners Nar MONROE C Address:..	1200 TRUM KEY WEST, FL 33040-7270
1636827	Parcel ID:	00517570-0	Physical Lot VACANT L	Legal Descr BK 8 LT 13 892893 OR	Owners Nar MARCHALL Address:..	1 E WACKEE CHICAGO, IL 60601-2073
1636207	Parcel ID:	00516950-0	Physical Lot 335 BAYVIE	Legal Descr BK 8 LT 19 830 OR 1111	Owners Nar HERNANDEZ Address:..	19104 SW 6 SOUTHWEST RANCHES, FL 33332-3343
1636215	Parcel ID:	00516980-0	Physical Lot 83 CENTRA	Legal Descr BK 6 LT 20 630 OR 1121	Owners Nar NAVARRO I Address:..	PO BOX 37 KEY LARGO, FL 33037-0015
1636801	Parcel ID:	00517550-0	Physical Lot VACANT L	Legal Descr BK 8 LT 11 252 OR 129-	Owners Nar MONROE C Address:..	1200 TRUM KEY WEST, FL 33040-7270
1636568	Parcel ID:	00517310-0	Physical Lot VACANT L	Legal Descr BK 7 LT 15 630 OR 1151	Owners Nar MONROE C Address:..	1200 TRUM KEY WEST, FL 33040-7270
1636584	Parcel ID:	00517330-0	Physical Lot VACANT L	Legal Descr BK 7 LT 17 395 OR 1911	Owners Nar MONROE C Address:..	3900 COMA TALLAHASSEE, FL 32256-8951
1636582	Parcel ID:	00517340-0	Physical Lot 47 GUMBO	Legal Descr BK 7 LT 18 630 OR 1111	Owners Nar JPMORGAN Address:..	7255 BAYM JACKSONVILLE, FL 32389-3000
1636789	Parcel ID:	00517530-0	Physical Lot 48 GUMBO	Legal Descr BK 8 LT 9 B 30 OR 1116-	Owners Nar DIAZ JOSE Address:..	16238 MAR FORT LAUDERDALE, FL 33331-4650
1636834	Parcel ID:	00517580-0	Physical Lot 15 LYCALO	Legal Descr BK 8 LT 10 830 OR 1101	Owners Nar HERRERA V Address:..	15 LYCALM KEY LARGO, FL 33037
1636576	Parcel ID:	00517320-0	Physical Lot VACANT L	Legal Descr BK 7 LT 16 30 OR 191C	Owners Nar THITF C/O C Address:..	3900 COMA TALLAHASSEE, FL 32389-3000
1636797	Parcel ID:	00517540-0	Physical Lot VACANT L	Legal Descr BK 8 LT 10 630 OR 1151	Owners Nar MONROE C Address:..	1200 TRUM KEY WEST, FL 33040-7270
1836819	Parcel ID:	00517560-0	Physical Lot VACANT L	Legal Descr BK 8 LT 12 252 OR 291-	Owners Nar MONROE C Address:..	1200 TRUM KEY WEST, FL 33040-7270

#####

ie County Property Record Card (021)

Alternate Key: 1100706
 Effective Date: 3/7/2013 10:02:51 AM

Roll Year 2013
 Run: 03/07/2013 10:03 AM

6812	1 STY STORE-D	85.00	N	Y
6813	OFFICE BLD-1 STORY	15.00	N	Y
6814		100.00	N	N

ous Improvements

Impor Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
AP2:ASPHALT PAVING	17,285	SF	0.00	0	0	1983	1984	1	25		
FN2:FENCES	750	SF	0.00	5	150	1983	1984	4	30		
CL2:CH LINK FENCE	2,400	SF	0.00	6	400	1983	1984	2	30		
Total Depreciated Value											

Notes
 OUT DONE

Permits

Number	Date Issued	Date Completed	Amount	Description	Notes
3300540	Feb 21 2003 12:00AM	Jul 10 2003 12:00AM	1		RAILING
3302681	Aug 1 2003 12:00AM	Jan 1 2004 12:00AM	1		REROOF

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Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2012F	O	218,104	0	164,572	15,832	390,290	390,290	0	N	390,290
2011F	O	354,419	0	171,941	15,832	402,322	402,322	0	N	402,322
2010F	O	408,945	0	171,941	15,832	447,525	447,525	0	N	447,525
2009F	O	449,840	0	181,766	15,832	548,777	548,777	0	N	548,777
2008F	O	572,523	0	181,766	15,832	614,234	614,234	0	N	614,234
2007F	O	511,181	0	134,513	15,765	531,086	531,086	0	N	531,086
2006F	O	408,945	0	134,513	15,765	466,606	466,606	0	N	466,606
2005F	O	408,945	0	134,513	15,765	406,662	406,662	0	N	406,662
2004F	C	276,038		134,506	15,765	426,309	426,309	0	N	426,309
2003F	C	276,038		134,506	15,765	426,309	426,309	0		426,309
2002F	C	93,500		164,832	15,765	274,097	274,097	0		274,097
2001F	C	93,500		146,922	16,118	256,540	256,540	0		256,540
2000F	C	66,000		161,169	9,586	236,755	236,755	0		236,755
1999F	C	66,000		161,169	9,712	236,881	236,881	0		236,881
1998F	C	66,000		135,572	10,598	212,170	212,170	0		212,170
1997F	C	66,000		135,572	11,528	213,100	213,100	0		213,100
1996F	C	66,000		123,247	12,414	201,661	201,661	0		201,661
1995F	C	66,000		123,247	13,302	202,549	202,549	0		202,549
1994F	C	66,000		112,976	14,230	193,206	193,206	0		193,206
1993F	C	66,000		112,976	15,117	194,093	194,093	0		194,093
1992F	C	66,000		112,976	16,005	194,981	194,981	0		194,981
1991F	C	66,000		112,976	16,933	195,909	195,909	0		195,909
1990F	C	66,000		112,976	17,821	196,797	196,797	0		196,797
1989F	C	66,000		112,200	18,707	196,907	196,907	0		196,907
1988F	C	66,000		104,720	13,437	184,157	184,157	0		184,157
1987F	C	66,000		102,946	14,034	182,980	182,980	0		182,980
1986F	C	33,846		103,175	14,631	151,652	151,652	0		151,652
1985F	C	33,846		100,336	15,266	149,448	149,448	0		149,448
1984F	C	33,846		0	0	33,846	33,846	0		33,846
1983F	C	33,846		0	0	33,846	33,846	0		33,846
1982F	C	33,846		0	0	33,846	33,846	0		33,846

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Sales History

Book	Page	Sale Date	Instrument	Transfer Code	O/U	Vacant	Sale Price
905	1360	2/1/1984	Warranty Deed	0	U	V	75,000



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: Development Review Committee

Through: Townsley Schwab, Senior Director of Planning & Environmental Resources

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

Date: May 24, 2013

Subject: *AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY CODE SECTIONS 118-12 (m) ESTABLISHING SETBACKS FOR MOORING FACILITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ALL ORDINANCES INCONSISTENT HEREWITH; PROVIDING FOR FILING WITH THE SECRETARY OF STATE AND THE STATE LAND PLANNING AGENCY; AND PROVIDING AN EFFECTIVE DATE.*

Meeting: May 28, 2013

1
2 I REQUEST
3

4 In response to public requests, the Monroe County Planning & Environmental Resources
5 Department is proposing amendments to the text of §118-12(m) of the Monroe County Code.
6 The purpose of the proposed amendment is to establish setback criteria for mooring facilities
7 (elevator lifts, boat davits, etc.) from side property lines.
8

9 II RELEVANT PRIOR COUNTY ACTIONS:
10

11 To provide regulations regarding environmental development standards, the County amended
12 Chapter 9.5-349 (currently MCC §118-12) through Ordinance #007-2002. The BOCC
13 subsequently amended 9.5-349 through Ordinances 49A-2003 and 14-2005.
14

15 During a regularly scheduled meeting held on May 28, 2013, the Monroe County
16 Development Review Committee reviewed the ordinance and recommended approval to the
17 BOCC.
18

19 During a regularly scheduled meeting held on XXXX, 2013, the Planning Commission
20 reviewed the ordinance and recommended approval to the BOCC.
21

22 III REVIEW
23

24 With increasing demand for boat lifts, davits and other means for securing vessels to existing
25 docks, the Planning & Environmental Resources Department has been made aware of
26 conflicts arising from the use of these structures, most notably the encroachment of vessels

1 over the side property lines and increased hazards to navigation. In an effort to evaluate
2 optional setback criteria, Staff reviewed the dock related Codes of nearby coastal
3 communities (see attached comparison table). The setbacks found in these Codes ranged
4 between 7.5 feet and 25 feet.
5

6 Therefore, staff recommends the following changes (Deletions are ~~stricken through~~ and
7 additions are underlined. Text to remain the same is in black):
8

9 (m) Docking facilities. Docking facilities shall be permitted, provided that:

10
11 (1) Permit. All required permits from the Florida Department of Environmental Protection and
12 Army Corps of Engineers shall be obtained prior to issuance of a county ~~permit~~ Notice to
13 Proceed.
14

15 (2) Width. Docks shall not exceed ten percent of the width of the waterbody as measured
16 laterally across the waterbody from the point of mean low water of the proposed location of
17 placement to the opposing point of mean low water.
18

19 (3) Mooring Facilities. Mooring pilings, boat davits, lifts, cleats and other appurtenances for
20 securing vessels to a dock shall be located no closer than [7.5, 10 or 12] feet to an adjacent
21 property line as extended into the water. No vessel shall be moored or otherwise secured to a
22 dock or docking facility in such a way that the vessel extends beyond the property lines of
23 adjacent properties.
24

25 (3) Navigable portion. No dock together with a moored vessel shall preempt more than 25
26 percent of the navigable portion of a manmade waterbody.
27

28 (4) Adjacent parcel. Notwithstanding the provisions of the definition of "accessory uses or
29 accessory structures" in section 101-1, docking facilities may be constructed on adjacent parcels
30 under the same ownership and within the same zoning district, provided that a legally established
31 principal use and/or structure exists on one parcel. In the event that ownership of the adjacent
32 parcel containing such an accessory dock is severed from the parcel containing the principal
33 use/structure, the dock must be removed and the shoreline restored.
34

35 (5) Required conditions. Any docking facility shall meet at least one of the following
36 conditions:

- 37 a. At least four feet water depth at MLW at the terminal end of the docking facility, and
38 continuous access to open water;
39 b. A docking facility that extends across a full ten percent of the width of any body of
40 water may terminate in water less than four feet at MLW if this water depth occurs within
41 five horizontal feet of the terminal end of the docking facility such that the centerline of
42 an average vessel will rest in water of adequate depth, and continuous access to open
43 water is available;
44 c. Docking facilities may be developed on the shoreline of lots in a subdivision that was
45 approved before September 15, 1986, if the docking facility is located in a channel or
46 canal that was dredged before September 15, 1986, and if there is a MLW depth of at

1 least four feet at the terminal end of the docking facility. Such docks shall not exceed ten
2 percent of the width of the channel or canal; or

3 d. Docking facilities may be permitted which terminate over seagrass beds or
4 hardbottom communities when the water depth at the terminal platform is at least four
5 feet above the top of all seagrasses, corals, macro algae, sponges, or other sessile
6 organisms at MLW and continuous access to open water is available. All such projects
7 shall require approval by the Florida Department of Environmental Protection and the
8 U.S. Army Corps of Engineers prior to issuance of a county Notice To Proceed.
9

10 (6) Secure tie-down provisions. All docks with boat lifts, davits or similar lifting mechanisms
11 shall provide cleats, rings, or similar features that can be used to tie down the vessel when it is
12 out of the water in order to stabilize the vessel during high winds.
13

14 (7) Floating dock allowance. Any docking portions extending over water no shallower than four
15 feet at mean low water (MLW) may be supported by floats.
16

17 (8) Marginal docks. On shorelines landward of a seawall, revetment or manmade canal or
18 channel, a dock may run the entire length of the shoreline, parallel to the water's edge, provided
19 that:

20 a. The landward edge of the dock is located entirely on the upland shoreline and no
21 walkway is needed to provide access to the dock; and

22 b. All portions of the dock that extend over submerged lands are cantilever beam or pile
23 supported.
24

25 (9) T-style docks. Where a mangrove fringe or wetland vegetation exists along the shoreline,
26 then a dock with a walkway perpendicular to the shoreline, such as a "T" or "L" dock, shall be
27 the primary design permitted and shall be designed as follows:

28 a. The portion of the dock parallel to the shoreline may run the entire shoreline length of
29 the parcel and shall not exceed five feet in width.

30 b. The dock and walkway shall be located so as to avoid or minimize covering wetland
31 vegetation or mangroves.

32 c. The walkway connecting the dock to the shore shall not exceed four feet in width.
33 One such walkway shall be allowed for every 100 feet of shoreline length or fraction
34 thereof (for example, 75 feet of shoreline may have one walkway and 101 feet of
35 shoreline may have two).

36 d. Where a mangrove fringe or wetland vegetation exists along the shoreline and a "T"
37 or "L" style dock would extend over more than ten percent of the width of the waterbody,
38 the county biologist will coordinate with and approve an alternative design which shall
39 receive approval by the Florida Department of Environmental Protection and the U.S.
40 Army Corps of Engineers prior to issuance of a county permit. Such alternate design shall
41 only have the minimum deviations from this subsection to address this unique situation.
42 If a mangrove fringe will be removed, the dock shall not extend more than 20 feet along
43 the shoreline. On shorelines exceeding 100 feet in length, one such dock shall be allowed
44 for every 100 feet of shoreline.
45

46 (10) Pier type docks. Pier type docks shall be permitted, provided that:

- 1 a. Such structures are oriented approximately perpendicular to the shoreline;
- 2 b. Such structures are located in an existing break in the mangroves or shoreline
- 3 vegetation; however, if no such break exists, a walkway, no more than four feet in width,
- 4 may be cut through the mangroves or shoreline vegetation;
- 5 c. Such structures are no longer than twice the linear shoreline frontage of the parcel or
- 6 100 feet, whichever is less. For purposes of this subsection (m)(10)c., dock length shall
- 7 be measured from MLW out to the waterward extension of the dock. A special exception
- 8 may be granted by the director of planning and environmental resources to allow the
- 9 minimum relaxation of this length restriction as is necessary to provide the upland owner
- 10 with access to adequate water depths specified for docking facilities. Such special
- 11 exceptions shall only be granted based on a written determination that, amongst other
- 12 criteria, the proposed dock will not be inconsistent with community character, will not
- 13 interfere with public recreational uses in or on adjacent waters, and will pose no
- 14 navigational or safety hazard. At least 30 calendar days prior to the issuance of a county
- 15 permit issued under such a special exception, the director of planning and environmental
- 16 resources shall ensure that shoreline property owners within 300 feet of the subject parcel
- 17 are notified by regular mail of the proposed special exception in order to allow an
- 18 opportunity for appeal; and
- 19 d. If proposed, the terminal platform is no wider than eight feet in one dimension and
- 20 does not exceed a total of 160 square feet in area. The terminal platform may include
- 21 stairways for swimming access, provided that all stairways are contained within the
- 22 square footage allowed for the terminal platform. The terminal platform may include a
- 23 nonenclosed gazebo that does not exceed 100 square feet in area and the highest portion
- 24 of the roof shall be no more than 12 feet above the decking or terminal platform level.
- 25

26 (n) Water access structures. The following specific types of structures, or portions thereof,

27 extending over mangroves, wetlands, or submerged lands, shall be permitted only on shorelines

28 of water bodies other than manmade canals, channels, and basins. All required permits from the

29 Florida Department of Environmental Protection and the Army Corps of Engineers shall be

30 obtained prior to issuance of a county permit.

31 (1) Water access walkways. Water access walkways, shall be permitted, provided that

32 such structures are:

- 33 a. Oriented approximately perpendicular to the shoreline;
- 34 b. Designed to terminate in water no deeper than six inches at MLW or extend
- 35 farther than ten feet from the waterward extent of mangroves;
- 36 c. Designed so that the decking is elevated at least two feet above MHW, except
- 37 for a ramp or stair section at the waterward end which must be limited to no more
- 38 than ten foot long;
- 39 d. Do not exceed four feet in width and do not include a terminal platform or
- 40 gazebo or roof structures;
- 41 e. Designated by signs of at least one square foot each to be placed on each side
- 42 of the structure that states "No Mooring of Motorized Vessels Allowed"; and
- 43 f. Designed not to terminate over seagrasses or hardbottom communities.

44 (2) Water observation platforms. Water observations platforms shall be permitted,

45 provided that such structures are:

- 46 a. Oriented approximately perpendicular to the shoreline;

- 1 b. Designed to terminate in water no deeper than six inches at MLW or begin the
2 terminal platform no farther than ten feet beyond the waterward extent of
3 mangroves;
4 c. Designed so that the top of the decking, including the terminal platform, must
5 be elevated at least five feet above MHW, except for a ladder or steps that may be
6 added for swimming access only in the absence of seagrasses or hardbottom
7 communities;
8 d. Designed with a terminal platform that does not exceed 160 square feet,
9 inclusive of any steps or ladder. The terminal platform may include a nonenclosed
10 gazebo that does not exceed 100 square feet in area and the highest portion of the
11 roof shall be no more than 12 feet above the decking or terminal platform level;
12 and
13 e. Shall be designed with handrails and designated by signs of at least one square
14 foot each to be placed on each side of the structure that states "No Mooring of
15 Motorized Vessels Allowed."
16

17
18 **IV RECOMMENDATION**

19
20 Staff has found that the proposed text amendment would be consistent with the Principles for
21 Guiding Development in the Florida Keys Area of Critical State Concern, the Monroe
22 County Comprehensive Plan and the Monroe County Code.
23

24 Further, staff has found that the proposed text amendment would be in compliance with the
25 provisions of §102-158(d)(5)(b): 1. Changed projections (e.g., regarding public service
26 needs) from those on which the text or boundary was based; 2. Changed assumptions (e.g.,
27 regarding demographic trends); 3. Data errors, including errors in mapping, vegetative types
28 and natural features described in volume I of the plan; 4. New issues; 5. Recognition of a
29 need for additional detail or comprehensiveness; or 6. Data updates. Specifically, the
30 proposed text amendments are necessary due to recognition of a need for additional detail or
31 comprehensiveness.
32

33 Staff recommends that the Board of County Commissioners amend the Monroe County Code
34 as stated in the text of this staff report.
35
36

SUMMARY COMPARISON OF DOCK RELATED CODES		
JURISDICTION	SETBACK REQUIREMENTS	WIDTH REQUIREMENTS
Broward County	<ul style="list-style-type: none"> • 10 ft. setback from any side plot line. • Mooring pilings are to be situated no closer than 10 ft. to any lot line of contiguous property. • No vessel shall be docked, moored or anchored adjacent to residential property in such a manner that it extends across the property line of contiguous property. 	<ul style="list-style-type: none"> • No boathouse, boat slip or boat lift may extend more than 33% of the width of the waterway, or 25 ft. into the waterway, whichever is less, as measured from the recorded property line along the waterway.
City of Ft. Lauderdale	<ul style="list-style-type: none"> • No watercraft beyond the side setback lines. 	<ul style="list-style-type: none"> • Mooring structures shall not extend into the waterway more than 5 ft. beyond the property line unless the waterway exceeds 50 ft. in width. • No dock or slip shall extend more than 10% of the width of the waterway, or a maximum of 20 ft, whichever is smaller, as measured from the property line. • * Mooring or dolphin piles, shall not be permitted to extend more than 30% of the width of the waterway, or 25 ft. beyond the property line, whichever is less. • Vessels shall not extend more than 30% of the width of the waterway, or 25 feet beyond the property line, whichever is less.
City of Cape Coral	<ul style="list-style-type: none"> • No part of a marine improvement which extends more than six feet into a waterway shall be located less than 12 feet from the ends of the water frontage (property) line • no marine vessel (or any part thereof) when secured in any way to a marine improvement shall extend beyond the ends of the water frontage of the parcel from which the marine improvement projects 	<ul style="list-style-type: none"> • no marine improvement, including but not limited to docks, mooring posts, boat lifts, lift structures, and/or walkways, may extend more than six feet into a waterway as measured from the water frontage line • no part of any marine improvement, including but not limited to docks, mooring posts, boat lifts, lift structures, and/or walkways shall project into a waterway to a point more than 25% of the calculated waterway width or 30 feet, whichever is less

City of Ft. Myers		<ul style="list-style-type: none"> no over-water structure may extend more than 25 percent of the width of the waterway. Watercraft mooring areas that are waterward of mooring structures are included in the 25 percent calculation.
Charlotte County		<ul style="list-style-type: none"> structures shall not extend further seaward than the lesser of ten (10) percent of the open water span or twelve (12) feet from the mean high waterline or seawall No pilings or other mooring devices shall extend further seaward in a man-made canal than the lesser of twenty-five (25) percent of the width of the canal or twenty-five (25) feet No marine elevator and/or submergible boat lift shall extend farther seaward in a man-made canal than the lesser of twenty-five (25) percent of the width of the canal or twenty-five (25) feet. Cradle ends shall be marked so that when submerged, passing boat traffic will be able to identify their location in the water.
Collier County	<ul style="list-style-type: none"> All dock facilities on lots with water frontage of 60 feet or greater shall have a side setback requirement of 15 feet All dock facilities, except boathouses, on lots with less than 60 feet of water frontage shall have a side setback requirement of 7.5 feet All dock facilities, except boathouses, on lots at the end or side end of a canal or waterway shall have a side setback requirement of 7.5 feet as measured from the side lot line or riparian line, whichever is appropriate 	<ul style="list-style-type: none"> At least 50% of the true waterway width, as depicted by the survey, is maintained for navigability. On manmade canals 60 feet or less in width, which are not reinforced by a vertical seawall or bulkhead, at least 33 percent of the true waterway width, as depicted by the survey, must be maintained for navigability. For lots on a canal or waterway that is 100 feet or greater in width, no boathouse or dock facility/boat combination shall protrude more than 20 feet into the waterway (i.e. the total protrusion of the dock facility plus the total protrusion of the moored vessel). For lots on a canal or waterway that is less than 100 feet in width, dock facilities may occupy no more than 25

		<p>percent of the width of the waterway or protrude greater than 20 feet into the waterway, whichever is less</p> <ul style="list-style-type: none"> • On manmade canals 60 feet or less in width, which are not reinforced by a vertical seawall or bulkhead, dock facilities may protrude up to 33 percent of the width of the waterway
Lee County	<ul style="list-style-type: none"> • All private single-family docking facilities in natural waterbodies must be set back from all adjoining side lot and side riparian lines as follows: <ul style="list-style-type: none"> a) Marginal docks—No less than 10 feet. b) All other docks—No less than 25 feet. c) Boat lifts and mooring pilings—No less than 10 feet. 	<ul style="list-style-type: none"> • 25 percent of the navigable channel width
City of Sanibel	<ul style="list-style-type: none"> • Docks, boat davits, boat lifts, and mooring pilings shall be located to the extent possible, equidistant from the lot lines, as extended into the water, of the lot served by these structures to minimize their visual impact upon adjacent waterfront properties. • For docks, boat davits, boat lifts and mooring pilings that are not located equidistant from lots lines, the structures shall be set back a minimum of 1½ feet from the property lines (as extended into the water) for every one foot that the docks, boat davits, boat lifts and mooring pilings extend beyond mean high water into the waterway. In all cases, whether the structure is located equal distance or meets the setbacks in this section, no dock, boat davits, boat lifts and mooring pilings shall be located closer than 15 feet to any property line as extended into the water. 	<ul style="list-style-type: none"> • Docks, boat davits and boat lifts shall not be extended waterward (from the approximate mean high water line) to a distance greater than is necessary to provide reasonable use of the facility. • No such structure (including mooring pilings) on land having navigable access to state waters shall be extended waterward more than 30 feet or 20 percent of the width of the waterway, whichever is less