

## AGENDA

PLANNING COMMISSION  
MONROE COUNTY  
May 29, 2013  
10:00 A.M.

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

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### COMMISSION:

Denise Werling, Chairman  
Jeb Hale  
Elizabeth Lustberg  
Ron Miller  
William Wiatt

### STAFF:

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

### COUNTY RESOLUTION 131-92 APPELLANT TO PROVIDE RECORD FOR APPEAL

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### SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS

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### SWEARING OF COUNTY STAFF

### CHANGES TO THE AGENDA

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### APPROVAL OF MINUTES

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### MEETING

1. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE DWELLING UNIT ALLOCATION SYSTEM for the January 15, 2013 through April 12, 2013 ROGO quarter (3rd Quarter Year 21). Allocation Awards will be allocated for

all unincorporated Monroe County.

File 2012-137

[2012-137 SR PC 05.29.13-Website.PDF](#)

2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY CODE SECTION 130-160, TRANSFERABLE DEVELOPMENT RIGHTS, TO REVISE THE LAND DEVELOPMENT REGULATIONS TO BE CONSISTENT WITH POLICY 101.13.4 OF THE MONROE COUNTY COMPREHENSIVE PLAN, 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 2013-050

[2013-050 SR PC 05.29.13 \(Revised\).PDF](#)

3. 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 PC 05.29.13.PDF](#)

[2013-042 FILE.PDF](#)

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

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

## BOARD DISCUSSION

### GROWTH MANAGEMENT COMMENTS

- Update from Mayte Santamaria on Keith & Schnars progress

### RESOLUTIONS FOR SIGNATURE

### ADJOURNMENT

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Item # 1 ROGO Allocations Q3 Y21  
Staff Report

## MEMORANDUM

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

To: Planning Commission

Through: Townsley Schwab, Sr. Director of Planning & Environmental Resources *TS*

From: Tiffany Stankiewicz, Development Administrator *TS*

Date: May 21, 2013

Subject: Residential Dwelling Unit Evaluation Report for Quarter 3, Year 21

**Meeting Date: May 29, 2013**

1 This report has been prepared pursuant to Section 138-26 of the Land Development Regulations  
2 (LDRs). The proposed residential dwelling unit rankings attached to this report are for the  
3 second quarter of year twenty-one which covers the period January 15, 2013, through April 12,  
4 2013.

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6 **I) BACKGROUND INFORMATION:**

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8 On June 23, 1992, the Monroe County Board of County Commissioners (BOCC) adopted  
9 Ordinance #016-92, thereby implementing the Residential Dwelling Unit Allocation System.  
10 The Ordinance became effective on July 13, 1992, and has been amended from time to time.

11

12 On March 15, 2006, the Board of County Commissioners adopted Ordinance 009-2006 to  
13 implement the Tier System, and subsequently, it was challenged by Florida Keys Citizens  
14 Coalition, Inc. and Protect Key West and the Florida Keys, Inc., d/b/a Last Stand. Thomas G.  
15 Pelham, Secretary, Department of Community Affairs signed the final order deciding the  
16 challenge on September 26, 2007. The Tier System, still a Rate of Growth Ordinance (ROGO),  
17 made changes such as sub-area boundary districts for allocation distribution, basis of scoring  
18 applications, and administrative relief.

19

20 On September 21, 2012, the BOCC adopted Ordinance #021-2012, revising the ROGO  
21 allocation scoring system regarding land dedications and Tier III properties containing wetlands  
22 adjacent to Tier I properties. The ordinance became effective on December 31, 2012.

23

1 The following background information regarding applications reviewed this quarter is divided  
 2 into subdistricts: A) Lower Keys Sub-area and Upper Keys sub-area and B) Big Pine/No Name  
 3 Key subareas.

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 5 **A. Applications reviewed this quarter for Lower & Upper Keys Sub-areas:**

	<i>Market Rate</i>	<i>Affordable Housing</i>
* Lower Keys	20	0
** Lower Keys (Adm. Relief)	0	0
***Upper Keys	37	0
****Upper Keys (Adm. Relief)	<u>0</u>	<u>0</u>
<b>Total:</b>	<b>57</b>	<b>0</b>

- \* 14 applications are rollovers or reapplications from previous quarters.
- \*\* 0 applications are rollovers or reapplications from previous quarters.
- \*\*\* 33 applications are rollovers or reapplications from previous quarters.
- \*\*\*\* 0 applications are rollovers or reapplications from previous quarters.

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 20 **B. Big Pine/No Name Key Sub-area:**

- 21 1) On June 23, 1992, the Monroe County Board of Commissioners adopted  
 22 Ordinance 016-1992, thereby implementing the Residential Dwelling Unit  
 23 Allocation System. The ordinance became effective on July 13, 1992 and has  
 24 been amended from time to time.
- 25 2) In 1998, the Florida Department of Transportation, Monroe County, the Florida  
 26 Department of Community Affairs, the U.S. Fish and Wildlife Service and the  
 27 Florida Fish and Wildlife Conservation Commission signed a Memorandum of  
 28 Agreement to develop a Habitat Conservation Plan (HCP) for the Key Deer and  
 29 other protected species in the project area.
- 30 3) The Livable Communikeys Program (LCP), Master Plan for Future Development  
 31 of Big Pine Key and No Name Key was adopted on August 18, 2004 under  
 32 Ordinance 029-2004. The LCP envisioned the issuance of 200 residential  
 33 dwelling units over 20 year horizon at a rate of roughly 10 per year. A minimum  
 34 of twenty percent of the 10 units per year are to be set aside for affordable housing  
 35 development. Below is a table tracking LCP allocations remaining at the  
 36 conclusion of Quarter 2 Year 21 (October 13, 2013- January 14, 2013).

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Liveable Communikeys Master Plan (LCP) 2003-2023			
	Beginning Balance	Allocated thru Quarter 2 Year 21	Balance of Allocations remaining to LCP*
<b>Market Rate Allocations</b>	160	88	73
<b>Affordable Housing Allocations</b>	40	10	30
<b>Totals</b>	200	98	103

\* Means the total adjusted to account for expired allocations and re-use of allocations.

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4) On September 22, 2005, the Monroe County Board of Commissioners adopted Ordinance 025-2005 which revised the ROGO to utilize the Tier overlay as the basis for the competitive point system. The ordinance became effective on February 5, 2006.

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5) On June 9, 2006, the Federal Fish and Wildlife Permit was issued to 1) Monroe County, Growth Management Division, 2) Florida Department of Transportation, and 3) Florida Department of Community Affairs for Threatened and Endangered Species Incidental Take Permit (ITP) since the permittees have defined the geographic area covered by their HCP.

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6) Applications reviewed this quarter for the Big Pine/No Name Key Sub-area:

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	<i>Market Rate</i>	<i>Affordable Housing</i>
*Big Pine/No Name Key	36	0

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\* 35 applications are rollovers or reapplications from previous quarters.

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7) The ITP requires the Permittees [1. Monroe County, Growth Management Division, 2. Florida Department of Transportation, and 3. Florida Department of Community Affairs] to ensure that the take of the covered species is minimized and mitigated. The Permittees are responsible for meeting the terms and conditions of the ITP and implementing the HCP. Pursuant to the LCP Action Item 9.2.4 the County will create a mitigation fee for new residences, non-residential floor area, and institutional uses in order to ensure that development bears its fair share of the required mitigation under the Federal ITP #TE083411-0.

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8) On November 14, 2007, the Board of County Commissioners adopted Ordinance 044-2007 deferring residential and non-residential allocations on Big Pine/No Name Key until a mitigation ordinance is adopted or for two months from December 1, 2007. Ordinance 044-2007 has expired.

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II) ALLOCATION FACTORS:

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A. Pursuant to Section 138-24 the number of annual allocations available is 197.

B. Section 138-24(c) allows any unused portion of affordable housing allocations to be retained and rolled over into the next dwelling unit allocation year.

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- C. Section 138-24(a)(4) allows the Planning Commission to amend the affordable housing proportions during any ROGO quarter.
- D. Section 138-27(g) limits administrative relief allocations per quarter. The number of allocations that may be awarded under administrative relief in any subarea quarter shall be no more than fifty percent (50%) of the total available market rate allocations.
- E. Section 138-24(a)(6) limits the number of allocation awards in Tier I. The annual number of allocation awards in Tier I shall be limited to no more than three (3) in the Upper Keys and no more than three (3) in the Lower Keys. The ITP limits Big Pine/No Name Key to ten (10) allocations over a twenty year period or  $H = .022$  whichever is lower. Below is a table tracking the Tier 1 allocations by Quarter/Year.

Tier 1 Award limits	Key (Island)	Permit Number	Tier Allocation type	Quarter, Year	Tier 1 Allocations Update
Limited to a maximum 10 or $H = .022$ whichever is lower over the life of the ITP.	Big Pine	03102303	Adm. Relief	Q 2 Y 16	Big Pine/No Name Keys Subarea: Used 7 out of a maximum potential of 10 or less depending on H allowance whichever comes first.
	Big Pine	97101361	Market Rate	Q 1 Y 17	
	No Name	96101472 (Not used)	Market Rate	Q 2 Y 19	
	No Name	96101470	Market Rate	Q 2 Y 20	
	No Name	96101469	Market Rate	Q 2 Y 20	
	No Name	96101464	Market Rate	Q 3 Y 20	
	No Name	96101463	Market Rate	Q 4 Y 20	
<b>Subarea Lower: Begin July 14, 2009 (Year 16)</b>					
Lower Keys maximum annual allocations in Tier 1 is limited to 3.	Little Torch	96100414	Market Rate	Q 4 Y 16	Lower Keys: Used 3 out of the 3 allowed in Year 21.
	Sugarloaf	03102265	Adm. Relief	Q 2 Y 17	
	Ramrod	03103801	Market Rate	Q 3 Y 19	
	Ramrod	03102386	Market Rate	Q 4 Y 19	
	Sugarloaf	03102265	Adm. Relief	Q 4 Y 19	
	Ramrod	03102385	Market Rate	Q 1 Y 20	
	Big Torch	05100528	Market Rate	Q 1 Y 20	
	Summerland	05103801	Market Rate	Q 1 Y 20	
	Ramrod	03102384	Market Rate	Q 1 Y 21	
	Ramrod	04105722	Market Rate	Q 1 Y 21	
Ramrod	05106427	Market Rate	Q 1 Y 21		
<b>Subarea Upper: Begin July 14, 2009 (Year 16)</b>					
Upper Keys maximum annual allocations in Tier 1 is limited to 3.	Largo	04305020	Adm. Relief	Q 4 Y 17	Upper Keys: Used 0 out of 3 in Year 21

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Based on the Code and Comprehensive Plan limits: 1) Big Pine/No Name Key Subarea new residential development in Tier 1 has three allocations remaining or  $H = .022$  whichever is lower over the life of the ITP; and 2) Lower Keys Subarea has zero allocations available for the remainder of Year 21 for Tier 1 and Upper Keys Subarea has three Tier 1 allocations available in Year 21.

- F. Monroe County Code Section 138-25(f) Expiration of allocation award: Except as provided for in this division, an allocation award shall expire when its corresponding

1 building permit is not picked up after sixty (60) days of notification by certified mail of  
 2 the award or, after issuance of the building permit.

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 4 G. Monroe County Section 138-24 allows a total of 197 allocations per year (126 Market  
 5 Rate and 71 Affordable Housing).  
 6

7 **Year 21 Allocation Allotment Breakdown by Quarter (July 13, 2012 –July 12, 2013)**  
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Area	MCC allotment by subarea	Qtr 1	Qtr 2	Qtr 3	Qtr 4
<b>Market Rate:</b>					
<u>Lower Keys</u> (Lower/Middle) Keys	57	14	14	14	15
<u>Big Pine/No Name</u> Keys	8	2	2	2	2
<u>Upper Keys</u>	61	15	15	15	16
<u>Total:</u>	126	31	31	31	33
<b>Affordable Housing:</b>					
<u>Big Pine/No Name</u> Keys	*12				
<u>Lower/Upper Keys</u>	262**				

9 Beginning balances:

10 a) \*Big Pine/No Name Key Subarea affordable housing allocation breakdown into the two income categories are as follows: 1) very low, low, &  
 11 median income (6 allocations) and 2) moderate income (6 allocations); and

12 b) \*\*unincorporated Monroe County excluding the Big Pine/No Name Key Subarea affordable housing allocation breakdown into the two  
 13 income categories are as follows: 1) very low income, low income and median income (168 allocations) and 2) moderate income (94  
 14 allocations).  
 15

16 H. Monroe County Code Section 138-26 allows the adjustment of residential ROGO  
 17 allocations at the end of each quarterly allocation period of additions or subtractions to  
 18 the basic allocation available by subarea such as the number of dwelling unit allocation  
 19 awards that expired prior to the issuance of a corresponding building permit.  
 20

21 I. Florida Administrative Rule 28-20.140 Comprehensive Plan (2)(b) “The number of  
 22 permits issued annually for residential development under the Rate of Growth Ordinance  
 23 shall not exceed a total annual unit cap of 197, plus any available unused ROGO  
 24 allocations from a previous ROGO year. Each year’s ROGO allocation of 197 units shall  
 25 be split with a minimum of 71 units allocated for affordable housing in perpetuity and  
 26 market rate allocations not to exceed 126 residential units per year. Unused ROGO  
 27 allocations may be retained and made available only for affordable housing and  
 28 Administrative Relief from ROGO year to ROGO year. Unused allocations for market  
 29 rate shall be available for Administrative Relief. Any unused affordable allocations will  
 30 roll over to affordable housing. A ROGO year means the twelve-month period beginning  
 31 on July 13.  
 32

Table shows Total Market Rate Allocations Unused ROGO Years 19-20 available for administrative relief per Florida Administrative Rule 28-20.140.			
	Unused Market Rate Allocations from Year 19	Unused Market Rate Allocations from Year 20	Total Unused Market Rate Allocations
Lower Keys Subarea	11	44	55
Big Pine/No Name Key Subarea	0	0	0
Upper Keys Subarea	0	0	0
<b>Total Allocations</b>	<b>11</b>	<b>44</b>	<b>55</b>

Note: This table does not include expired market allocations and may be revised to include expired allocation awards.

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4 **III) EVALUATION AND RANKING:**  
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6 The evaluation of the allocation applications was performed by the Planning & Environmental  
7 Resources Department. Positive and negative points were granted in compliance with the  
8 evaluation criteria contained in Section 138-28 of the LDRs for the Lower, Upper Keys, and Big  
9 Pine/ No Name Key Sub-areas.

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11 Based on the total points scored, each allocation was ranked by sub-area. If applications received  
12 identical scores, they were first ranked by date and time. Please note that any excess allocations  
13 approved must be deducted from the next quarterly allocation period pursuant to Monroe County  
14 Code Section 138-26(e).

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16 **IV) RECOMMENDATIONS:**  
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18 A. Market Rate Allocations Quarter 3 Year 21:  
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20 The number of applications in the Lower Keys, Big Pine/No Name Keys, and Upper Keys sub-  
21 areas was greater than the quarterly allocation awards available. Per Section 138-26(b)(7) of the  
22 LDRs, the rankings that indicate which applications received sufficient points receive an  
23 allocation award. An additional page is attached which identifies the location of each proposed  
24 allocation by island and subdivision.  
25

26 The Market Rate applications that are within the quarterly allocations recommended for Quarter  
27 3 Year 21 approval are as follows:  
28

29 Lower Keys: Applicants ranked 1 through 14.

30 Lower Keys Administrative Relief: No Applicants.

31 Big Pine/No Name Keys: Applicants ranked 1 through 2 are recommended for allocation awards  
32 and the allocations are subject to mitigation availability at the time of permitting.

33 Upper Keys: To be determined.

34 Upper Keys Administrative Relief: No Applicants.  
35

36 B. Affordable Housing Allocations for the Lower & Upper Keys Quarter 3 Year 21:  
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38 There are two affordable housing allocation categories: 1) very low, low, & median income and  
39 2) moderate income. A total of 262 affordable housing allocations are available in the two

1 categories 1) very low income, low income and median income (168 allocations) and 2)  
2 moderate income (94 allocations). The Planning Commission may amend the ratio proportions  
3 for affordable housing during any ROGO quarter pursuant to MCC §138-24(a)(4).  
4

5 There were zero (0) affordable housing applications submitted this quarter in the moderate  
6 income category and there were zero (0) affordable housing applications submitted this quarter in  
7 the very low, low & median income category.  
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9 C. Affordable Housing Allocations for the Big Pine/No Name Keys Quarter 1 Year 21:

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11 There are two affordable housing allocation categories: 1) very low, low, & median income (6  
12 allocations) and 2) moderate income (6 allocations). The Planning Commission may amend the  
13 affordable housing proportions during any ROGO quarter pursuant to Monroe County Code  
14 Section 138-24(a)(4).  
15

16 There were zero (0) affordable housing applications submitted this quarter in the moderate  
17 income category and there were zero (0) affordable housing applications submitted this quarter in  
18 the very low, low & median income category.  
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**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR  
LOWER KEYS -YEAR 21, QUARTER 3 (JANUARY 15, 2013 TO APRIL 12, 2013)**

Tier Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Mkt in Emp./AFH project Sec. 138-23(6)	Flood Zone 'V'	BAT/ AW T	First Four Years	Each Add. Years Sec. 138-23(12)	Payment to Acq. Fund	Total
<b>MARKET RATE DWELLING UNITS</b>																						
1 *	12205003	Magee, Denise	9-Jan-13	8:30 AM	Duck	Yacht Club Island Sec. 4 Toms Harbor	47	1	00384600.000000	3	30	N/A	N/A	0	0	0	0	4	0	N/A	0	34
2 *@	12104051	Drive In Ltd.	10-Jan-13	4:35 PM	Stock Island	metes/bounds			00127400.000000	3	30	N/A	N/A	0	0	0	0	4	0	N/A	0	34
3 *@	12104052	Drive In Ltd.	10-Jan-13	4:40 PM	Stock Island	metes/bounds			00127400.000000	3	30	N/A	N/A	0	0	0	0	4	0	N/A	0	34
4 *	12103843	Boschini/Piacibello	1-Nov-12	1:38 PM	Sugarloaf	Sugarloaf Shores Sec. D	162		00165530.000000	3	30	N/A	N/A	0	0	0	0	0	0	N/A	0	30
5 *	12103996	GRA LLC	13-Nov-12	3:08 PM	Sugarloaf	Sugarloaf Shores Sec. B	14		00163330.000000	3	30	N/A	N/A	0	0	0	0	0	0	N/A	0	30
6 *	13100085	Klett, Dwight	8-Feb-13	9:15 AM	Ramrod	Breezeswept Beach Est.	13 & pt road	9	00203750.000000	3	30	0	0	0	0	0	0	0	0	N/A	0	30
7 *	13100047	Bryeans, Dele	8-Feb-13	9:16 AM	Ramrod	Breezeswept Beach Est.	24	5	00202640.000000	3	30	0	0	0	0	0	0	0	0	N/A	0	30
8 *	12201102	Leeward Corporation	10-Apr-13	11:05 AM	Duck	Center Island Toms Harbor Sec 2 Pt 2	7	16	00382240.000000	3	30	0	0	0	0	0	0	0	0	N/A	0	30
9 *	13100979	Pappas, Theodora	12-Apr-13	9:15 AM	Sugarloaf	Sugarloaf Shores Sec. D	161		00165520.000000	3	30	0	0	0	0	0	0	0	0	N/A	0	30
10 *	12104149	Peace, Charlie	16-Nov-12	10:05 AM	Cudjoe	Cutthroat Harbor Est. 1st Add.	18	11	00185500.000000	3	30	N/A	N/A	0	0	0	-4	0	0	N/A	0	26
11 *	12104150	Peace, Charlie	16-Nov-12	10:10 AM	Cudjoe	Cutthroat Harbor Est. 1st Add.	17	11	00185490.000000	3	30	N/A	N/A	0	0	0	-4	0	0	N/A	0	26
12 *	12105137	J & MB Investments	14-Jan-13	4:55 PM	Cudjoe	Cutthroat Harbor Estates	7	19	00180190.000000	3	30	0	0	0	0	0	-4	0	0	N/A	0	26
13 *	12105212	Nelson, Bill	1-Apr-13	10:37 AM	Cudjoe	Cutthroat Harbor Est. 1st Add.	10	6	00184570.000000	3	30	0	0	0	0	0	-4	0	0	N/A	0	26
14 *	13100664	Martinez, Rodolfo	8-Apr-13	11:55 AM	Cudjoe	Cutthroat Harbor Est. 1st Add.	18	17	00186610.000000	3	30	0	0	0	0	0	-4	0	0	N/A	0	26
15	06101084	Schwartz, John	12-Sep-06	2:00 PM	Big Torch	Torchwood West Unit 1	15	1	00243621.001500	1	10	N/A	N/A	0	0	0	0	0	4	4	0	18
16	06106183	Geis, David	4-Jan-07	10:57 AM	Big Torch	Torchwood West Unit 2	8 & S 1/2 of 9	2	00243622.002100	1	10	N/A	N/A	0	0	0	0	0	4	4	0	18
17	07101251	Parkinson, Dean	19-Jun-07	11:09 AM	Ramrod	Ramrod Shores Marina Sec.	4	7	00210811.009500	1	10	N/A	N/A	0	0	0	0	0	2	2	0	16
18	06104954	Escorcias, Jorge	26-Aug-09	12:33 PM	Summerland	Summerland Est. Re-sub #2	11 & 12	5	00200140.000000	1	10	N/A	N/A	0	0	0	0	0	3	N/A	0	13
19	06100873	O'Brien, Christopher	10-Jul-07	3:19 PM	Sugarloaf		Pt Govt 3		00119450.000000	1	10	N/A	N/A	0	0	0	-4	0	4	2	0	12
20	11102428	Stebbins, Consuelo	18-Sep-12	11:09 AM	Big Torch		PtGovt Lt 2		00112920.000100	1	10	N/A	N/A	0	0	0	0	0	0	N/A	0	10

\* Indicates a ranking sufficient to receive an allocation award.  
 @ Indicates a ranking subject to additional reviews and approvals.  
 Point evaluation criteria pursuant to Monroe County Code Section 138.28.  
 Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009.2007.  
 Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.

The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR  
LOWER KEYS (ADMINISTRATIVE RELIEF) - YEAR 21, QUARTER 3 (JANUARY 15, 2013 TO APRIL 12, 2013)**

Tier Rank	Permit #	BOCC Resolution	Name	Date and Time of Application			Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Mkt in Emp./AFH project Sec. 138-23(6)	Flood Zone 'V'	BAT/A WT	First Four Years	Each Add. Years Sec. 138-	Payment to Acq. Fund	Total
<b>MARKET RATE DWELLING UNITS</b>											-3	-5	4		6	-4	4	1	2	up to 2			
<p>* Indicates a ranking sufficient to receive an allocation award.            @ Indicates a ranking subject to additional reviews and approvals.            Point evaluation criteria pursuant to Monroe County Code Section 138.28.            Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009.2007.            Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.</p> <p>The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.</p>																							

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR  
BIG PINE KEY and NO NAME KEY - YEAR 21, QUARTER 3 (JANUARY 15, 2013 TO APRIL 12, 2013)**

Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Located on No Name	Marsch Rabbt/ Buffer	Key Deer Corridor	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-	Payment to Acq. Fund	Mkt in Emp./ AFH projec	BAT/ AWT	Flood Zone "V"	First Four Years	Each Add. Years Sec. 2	Total
<b>MARKET RATE DWELLING UNITS</b>																									
1	*	12105028	Gardner, Stephen	8-Jan-13	8:30 AM	Big Pine	Pine Channel Estates Sec. 2	32	6	00249610.000000	3	20	N/A	N/A	0	0	0	0	0	0	0	0	0	N/A	20
2	*	12105054	Jones, Bradley	10-Jan-13	9:30 AM	Big Pine	Pine Channel Estates Sec. 2	29	3	00248310.000000	3	20	N/A	N/A	0	0	0	0	0	0	0	0	0	N/A	20
3		13100883	Bettis, Jeri	11-Apr-13	2:45 PM	Big Pine	Pine Channel Est. Sec. 2	9	8	00250400.000000	3	20	N/A	N/A	0	0	0	0	0	0	0	0	0	N/A	20
4		96101462	Schleu, Vivienne	8-Jan-97	9:17 AM	No Name	Rev. Plat Galleon Bay	3	N/A	00319494.000300	1	0	N/A	N/A	-10	0	0	0	0	0	0	0	4	24	18
5		96101461	Schleu, Vivienne	8-Jan-97	9:18 AM	No Name	Rev. Plat Galleon Bay	2	N/A	00319494.000200	1	0	N/A	N/A	-10	0	0	0	0	0	0	0	4	24	18
6		96101460	Schleu, Vivienne	8-Jan-97	9:19 AM	No Name	Rev. Plat Galleon Bay	1	N/A	00319494.000100	1	0	N/A	N/A	-10	0	0	0	0	0	0	0	4	24	18
7		96101465	Schleu, Vivienne	8-Jan-97	9:20 AM	No Name	Rev. Plat Galleon Bay	6	N/A	00319494.000600	1	0	N/A	N/A	-10	0	0	0	0	0	0	0	4	24	18
8		96101467	Schleu, Vivienne	8-Jan-97	9:21 AM	No Name	Rev. Plat Galleon Bay	7	N/A	00319494.000700	1	0	N/A	N/A	-10	0	0	0	0	0	0	0	4	24	18
9		96101468	Schleu, Vivienne	8-Jan-97	9:22 AM	No Name	Rev. Plat Galleon Bay	8	N/A	00319494.000800	1	0	N/A	N/A	-10	0	0	0	0	0	0	0	4	24	18
10		96101471	Schleu, Vivienne	8-Jan-97	9:24 AM	No Name	Galleon Bay, Rev. Plat	11	N/A	00319494.001100	1	0	N/A	N/A	-10	0	0	0	0	0	0	0	4	24	18
11		06101006	Leon, Enrmesto	6-Oct-06	2:30 PM	Big Pine	Doctors Arm 2nd Add.	19		00312470.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	4	18
12		06101002	Fernandez, Juan	6-Oct-06	2:31 PM	Big Pine	Doctors Arm 3rd Add.	19		00312571.002000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	4	18
13		06104544	Cabassa, Edward	13-Oct-06	9:00 AM	Big Pine	Eden Pines Colony	12	19	00269070.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	4	18
14		06101005	Vasseur, Jorge	3-Nov-06	12:06 PM	Big Pine	Doctors Arm 3rd Add Sec B	20		00312572.002100	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	4	18
15		06106156	Hahn, David	11-Jan-07	3:30 PM	Big Pine	JR Matthew Properties Pt 2	pt 5 & 6		00109350.000500	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	4	18
16		03105296	Hochstim, Jan	29-Mar-07	8:38 AM	Big Pine	Eden Pines Colony 1st Add.	4	7	00269910.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	4	18
17		06101001	Ojeda, Alex	31-May-07	11:38 AM	Big Pine	Doctors Arm 3rd Add. Sec. B	2		00312572.000300	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	2	16
18	c	07100485	Akins, John	12-Jun-07	10:00 AM	Big Pine	Doctors Arm	27&PtL126	1		00310280.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	4	2	16
19	c	07100483	Akins, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	25&Pt24&26	1		00310260.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	4	2	16
20	c	07100479	Akins, John	12-Jun-07	10:04 AM	Big Pine	Doctors Arm	23&Pt24	1		00310240.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	4	2	16
21	c	07100486	Akins, John	12-Jun-07	10:06 AM	Big Pine	Doctors Arm	21 & 22	1		00310220.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	4	2	16
22		07102535	Wheeler, Scott	24-Aug-07	8:45 AM	Big Pine	Eden Pines Colony 1st Add.	9	1	00269190.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	2	16
23		07102237	Akins, Candace	10-Sep-07	2:40 AM	Big Pine	Eden Pines Colony	13	6	00266360.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	2	16
24		07102238	Akins, Candace	10-Sep-07	2:45 AM	Big Pine	Eden Pines Colony 3rd Add.	3	23	00271270.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	2	16
25		07103911	Shearin, Jerry	24-Oct-07	8:50 AM	Big Pine	Doctors Arm	48	1	00310490.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	2	16
26		06100507	Sampson, James	31-Jul-06	11:15 AM	Big Pine	Doctors Arm 3rd Add.	4		00312571.000500	2	10	N/A	N/A	0	0	0	0	0	0	0	-4	4	4	14
27		08101995	Perez, Orlando	24-Jul-08	9:47 AM	Big Pine	Tropical Bay	31		00312890.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	N/A	14
28		08102801	Bahn (Rev. Trust)	14-Oct-08	2:27 PM	Big Pine	Doctors Arm 1st Add.	3	5	00311610.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	N/A	14
29		05100259	Vasquez, Jovan	10-Aug-09	8:55 AM	Big Pine	Doctors Arm 3rd Add. Sec. B	5		00312572.000600	2	10	N/A	N/A	0	0	0	0	0	0	0	0	3	N/A	13
30		09102047	Eline, William	9-Nov-09	1:34 PM	Big Pine	Eden Pines Colony 3rd Add.	2	23	00271260.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	3	N/A	13
31		10103101	Mackenzie, William	17-Sep-10	10:40 AM	Big Pine	metes and bounds			00111880.000205	3	20	N/A	N/A	0	0	0	0	0	0	0	0	2	N/A	12
32		12100011	Peterson, Mark	9-Apr-12	12:37 PM	Big Pine	Doctors Arm Subd 3rd Add. Sec A	14		00312571.001500	2	10	N/A	N/A	0	0	0	0	0	0	0	0	1	N/A	11
33		05105438	Derovanessian, Jack	13-Jan-06	10:14 AM	Big Pine	Whispering Pines	15	N/A	00285660.000000	1	0	N/A	N/A	0	0	0	0	0	0	0	0	4	6	10
34		05104831	Menge, Robert	20-Jan-06	11:00 AM	Big Pine	Port Pine Heights 2nd Add.	7	59	00295360.000000	1	0	N/A	N/A	0	0	0	0	0	0	0	0	4	6	10
35		05103835	Stevenson, W.P.	23-Sep-05	11:15 AM	Big Pine	Port Pine Heights 2nd Add.	3 & 4	76	00296960.000000	1	0	N/A	N/A	0	0	3	0	0	0	0	-4	4	6	9
36		09102784	Pereira, Carlos	22-Oct-09	10:44 AM	Big Pine	Port Pine Heights	9	8	00290190.000000	1	0	N/A	N/A	0	0	0	0	0	0	0	0	3	N/A	3

\* Indicates a ranking sufficient to receive an allocation award which is subject to mitigation availability at the time of permitting.  
 @ Indicates a ranking subject to Growth Management Division Director approval.  
 Point evaluation criteria pursuant to Monroe County Code Section 138.28.  
 Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009.2007.  
 Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.  
 c Indicates application received a scoring change pursuant to Board of County Commissioners Adm. Relief determination.

New development is subject to the Habitat Conservation Plan and Incidental Take Permit (ITP) TE083411-0.  
 The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR  
AFFORDABLE HOUSING - BIG PINE KEY AND NO NAME KEY YEAR 21, QUARTER 3  
(JANUARY 15, 2013 TO APRIL 12, 2013)**

Rank	Permit #	Name	Date and Time of Application		Key	Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Located on No Name	Marsch Rabbit/ Buffer	Key Deer Corridor	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Payment to Acq. Fund	Mkt in Emp./AFH project Sec. 138-	BAT/AWT	Flood Zone 'V'	First Four Years	Each Add. Years Sec. 138-	Total	
<b>AFFORDABLE DWELLING UNITS</b> <b>Very Low, Low, Median Income</b>  No applicants under Very Low, Low, Median Income										-3	-5	-10	-10	-10	3	2	up to 2	6	4	-4	1	2				
<b>AFFORDABLE DWELLING UNITS</b> <b>Moderate Income</b>																										
<p>* Indicates a ranking sufficient to receive an allocation award which is subject to mitigation availability at the time of permitting.            @ Indicates a ranking subject to Growth Management Division Director approval.            Point evaluation criteria pursuant to Monroe County Code Section 138.28.            Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009.2007.            Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.</p> <p>New development is subject to the Habitat Conservation Plan and Incidental Take Permit (ITP) TE083411-0.            The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated</p>																										

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKINGS,  
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR  
UPPER KEYS - YEAR 21, QUARTER 3 (JANUARY 15, 2013 TO APRIL 12, 2013)**

Tier Rank	Permit #	Name	Date and Time of Application		Key	Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Mkt in Emp./AFH project Sec. 138-23(6)	Flood Zone 'V'	BAT/ AWT	First Four Years	Each Add. Years Sec. 138-23(12)	Payment to Acq. Fund	Total
			Date	Time																		
<b>MARKET RATE DWELLING UNITS</b>																						
1	* 07303491	Baker, Joseph	9-Apr-08	10:37 AM	Largo	Buccaneer Point	34	3	00496131.007800	3	30	N/A	N/A	0	0	0	-4	4	4	2	0	36
2	* 11306271	Prince, Richard	23-Feb-12	01:20 PM	Largo	Largo Sound Park	26	9	00472130.000000	3	30	N/A	N/A	0	0	0	0	4	1	N/A	0	35
3	* 04305584	GCC, LLC	13-Oct-05	12:35 PM	Largo	Baywood	9	N/A	00439670.000000	3-A	20	N/A	N/A	4	0	0	0	0	4	6	0	34
4	* 05302329	Mata, Hector & Vivian	9-Jan-06	11:10 AM	Largo	Baywood	7	N/A	00439650.000000	3-A	20	N/A	N/A	4	0	0	0	0	4	6	0	34
5	* 05302063	Rodriguez, Miriam	11-Jan-06	09:50 AM	Largo	Key Largo Beach	26	3	00502050.000000	3-A	20	N/A	N/A	0	0	0	0	0	4	6	0	34
6	* 05306558	M&M Enterprises	12-Jan-06	09:25 AM	Largo	Twin Lakes	6	19	00550580.000000	3-A	20	N/A	N/A	0	0	0	0	4	4	6	0	34
7	*M 05306425	Hodes, Michael	13-Jan-06	11:12 AM	Largo	Seaside Resub			Pt. Sq. 3 00492200.000000	3-A	20	N/A	N/A	0	0	0	0	4	4	6	0	34
8	* 05304652	Lewis, Ed	21-Feb-06	10:25 AM	Largo	Harris Ocean Park Est. 1st Add.	20	8	00450070.000000	3-A	20	N/A	N/A	0	0	0	0	4	4	6	0	34
9	* 12301344	Fried, Harold	9-May-12	10:07 AM	Largo	Re-sub Seaside	18	1	00491790.000000	3	30	N/A	N/A	0	0	0	0	4	0	N/A	0	34
10	* 11305801	Lopez, Manuel	7-Jun-12	02:27 PM	Largo	Bowens Addn to Riviera Village	14	11	00512830.000000	3	30	N/A	N/A	0	0	0	0	4	0	N/A	0	34
11	* 11304838	Correa, Francisco	2-Aug-12	11:00 AM	Largo	Key Largo Ocean Shores	7	6	00498550.000000	3	30	N/A	N/A	0	0	0	0	4	0	N/A	0	34
12	* 10307544	Walker, William	21-Sep-12	09:45 AM	Largo	Winston Waterways #2	9 & 1/2 8	6	00546800.000000	3	30	N/A	N/A	0	0	0	0	4	0	N/A	0	34
13	* 12304081	Ocean Reef Inv. Properties	2-Jan-13	11:20 AM	Largo	Lime Grove Est. Sec. 1	18	4	00485670.000000	3	30	N/A	N/A	0	0	0	0	4	0	N/A	0	34
14	* 12300988	Native Rental Properties	10-Jan-13	01:25 AM	Largo	Seaside Re-sub	17	1	00491780.000000	3	30	N/A	N/A	0	0	0	0	4	0	N/A	0	34
15	* 12304786	Kukhtova, Olesya	12-Mar-13	11:45 AM	Largo	Sunset Waterways	7	2	00529840.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
16	* 13300288	Zambrana, Jose	21-Mar-13	01:25 PM	Largo	Largo Sound Park	22	9	00472080.000100	3	30	0	0	0	0	0	0	4	0	N/A	0	34
17	* 06305561	Taylor, Mark	2-Jan-07	09:12 AM	Largo	Ocean Park Village	4	3	00445820.000000	3-A	20	N/A	N/A	0	0	0	0	4	4	4	0	32
18	* 06306533	Davis, Sarah	16-Jan-07	02:22 PM	Largo	Ocean Park Village	10	1	00445610.000000	3-A	20	N/A	N/A	0	0	0	0	4	4	4	0	32
19	* 06305562	Harper, Linda	16-Feb-07	08:39 AM	Largo	Harris Ocean Park Est.	3	1	00446940.000000	3-A	20	N/A	N/A	0	0	0	0	4	4	4	0	32
20	* 07305168	Crawdaddy Inc.	6-May-08	12:11 PM	Largo	Bahia Mar Estates	7	9	00544910.000000	3-A	20	N/A	N/A	0	0	0	0	4	4	N/A	0	28
21	* 07304070	Jema Investments Inc.	17-Jun-08	12:01 PM	Largo	Key Largo Park Amd.	7	14	00526320.000000	3-A	20	N/A	N/A	0	0	0	0	4	4	N/A	0	28
22	* 07301529	Bauer, Sally	14-Jul-08	1:53 PM	Largo	Holiday Homesites	1	2	00530340.000000	3-A	20	N/A	N/A	0	0	0	0	4	4	N/A	0	28
23	* 06300239	Fernandez, Armando	5-Jan-10	11:27 AM	Largo	Ocean Park Village	12	9	00446880.000000	3-A	20	N/A	N/A	0	0	0	0	4	3	N/A	0	27
24	* 08303237	Native Rental Properties LI	2-Feb-10	02:57 PM	Largo	Ocean Park Village	5	2	00445660.000000	3-A	20	N/A	N/A	0	0	0	0	4	3	N/A	0	27
25	* 04303580	Parkinson, Dean	7-Sep-04	11:20 AM	Largo	Harris Ocean Park Estates	40	4	00448460.000000	1	10	N/A	N/A	0	0	0	0	4	4	8	0	26
26	* 04303599	Parkinson, Dean	7-Oct-04	12:05 PM	Largo	Ocean Park Village	10	2	00445710.000000	1	10	N/A	N/A	0	0	0	0	4	4	8	0	26
27	* 05300846	Rodriguez, Eusebio	30-Mar-05	10:45 AM	Largo	Harris Ocean Park Estates 1st Add.	8	9	00450150.000000	1	10	N/A	N/A	0	0	0	0	4	4	8	0	26
28	* 12302096	Oshesky, Daniel	12-Oct-12	11:00 AM	Largo	Monroe Park	8		00572890.000000	3	30	N/A	N/A	0	0	0	0	4	4	8	0	26
29	* 07303533	Samples, William	5-Jan-12	02:27 PM	Largo	Paradise Point	7	1	00513260.000000	3-A	20	N/A	N/A	0	0	0	0	4	1	N/A	0	25
30	* 10307629	Escobar, David	22-Mar-13	02:48 PM	Largo	Bowens Add. to Riviera Village	1 & 2	6	00511990.000000	3-A	20	0	0	0	0	0	0	4	0	N/A	0	24
31	* 01303683	Jess Jenn Corp.	19-May-04	12:20 PM	Largo	Gulfstream Shores	14	6	00565770.000000	1	10	N/A	N/A	0	0	0	0	0	4	8	0	22
32	* 01303684	Jess Jenn Corp.	19-May-04	12:21 PM	Largo	Gulfstream Shores	4	5	00565360.000000	1	10	N/A	N/A	0	0	0	0	0	4	8	0	22
33	* 01303685	Jess Jenn Corp.	14-Oct-04	08:30 AM	Largo	Gulfstream Shores	3	5	00565350.000000	1	10	N/A	N/A	0	0	0	0	0	4	8	0	22
34	* 05305610	Nannini, Steven	13-Feb-06	11:25 AM	Largo	Gulfstream Shores	7	5	00565390.000000	1	10	N/A	N/A	0	0	0	0	0	4	6	0	20
35	* 11306042	Capobianco, Blaine	12-Oct-12	11:05 AM	Largo	Largo Gardens	2	17	00458730.000000	1	10	N/A	N/A	0	0	0	0	4	0	N/A	0	14
36	* 13300305	Ginjauma, Jesus	28-Mar-13	10:30 AM	Largo	Harris Ocean Park Est. 1st Add.	11	9	00450180.000000	1	10	0	0	0	0	0	0	4	0	N/A	0	14
37	* 10303865	Dietrich, Susanne	13-Apr-12	03:05 PM	Largo	Ocean Reef Shores	113		00569041.010000	1	10	N/A	N/A	0	0	0	0	0	0	N/A	0	10

\* Indicates a ranking sufficient to receive an allocation award.

@ Indicates a ranking subject to additional reviews and approvals.

Point evaluation criteria pursuant to Monroe County Code Section 138.28.

Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009.2007.

Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.

M Indicates additional issues to be monitored and addressed prior to permit issuance.

The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR  
UPPER KEYS (ADMINISTRATIVE RELIEF) - YEAR 21, QUARTER 3 (JANUARY 15, 2013 TO APRIL 12, 2013)**

Tier Rank	Permit #	BOCC Resolution	Name	Date and Time of Application		Key	Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier II adj to Tier I with < 50%	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Mkt in Emp./AFH project Sec. 138-23(6)	Flood Zone 'V'	BAT/A WT	First Four Years	Each Add. Years Sec. 138-23(12)	Payment to Acq. Fund	Total
<b>MARKET RATE DWELLING UNITS</b>											-3	-5	4		6	-4	4	1	2	up to 2			
<p>* Indicates a ranking sufficient to receive an allocation award.            @ Indicates a ranking subject to additional reviews and approvals.            Point evaluation criteria pursuant to Monroe County Code Section 138.28.            Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009.2007.            Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.</p> <p>The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.</p>																							

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR  
AFFORDABLE HOUSING - YEAR 21, QUARTER 3 (JANUARY 15, 2013 TO APRIL 12, 2013)**

Date and Time of Application											Tier	Tier Pts	Wetlands: Tier	Wetlands: Tier	Lot Agg Pts.	Land Ded Sec.	Mkt in Emp./AFH	Flood	BAT/AWT	First Four	Each	Payment to											
Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#		Sec. 138-28(1)	III adj to Tier I with > 50%	III adj to Tier I with < 50%	Sec. 138-23(4)	138-23(5)	project Sec. 138-23(6)	Zone V		Years	Years Sec.	Acq. Fund	Total											
<b>AFFORDABLE DWELLING UNITS</b> <b>Very Low, Low, Median Income</b>  <b>No applicants under Very Low, Low, Median Income</b>																																	
<b>AFFORDABLE DWELLING UNITS</b> <b>Moderate Income</b>																																	
<p>* Indicates a ranking sufficient to receive an allocation award.            @ Indicates a ranking subject to additional reviews and approvals.            Point evaluation criteria pursuant to Monroe County Code Section 138.28.            Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009.2007.            Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.</p>																																	



## MEMORANDUM

### MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: Monroe County Planning Commission

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

From: Joseph Haberman, AICP, Planning & Development Review Manager

Date: May 17, 2013 (revised May 21, 2013)

Subject: *AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY CODE SECTION 130-160, TRANSFERABLE DEVELOPMENT RIGHTS, TO REVISE THE LAND DEVELOPMENT REGULATIONS TO BE CONSISTENT WITH POLICY 101.13.4 OF THE MONROE COUNTY COMPREHENSIVE PLAN, 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.*

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**Meeting: May 29, 2013**

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2  
3 I REQUEST

4  
5 The Monroe County Attorney's Office and Planning & Environmental Resources  
6 Department is proposing amendments to the text of §130-160 of the Monroe County Code.  
7 The purpose of the proposed amendment is to amend the provisions of §130-160 to be  
8 consistent with Monroe County Comprehensive Plan Policy 101.13.4. §130-160 and Policy  
9 101.13.4 concerning transferable development rights, which are commonly referred to as  
10 TDRs.

11  
12 II RELEVANT PRIOR COUNTY ACTIONS:

13  
14 The board of county commissioners approved Ordinance #004-2013 on January 16, 2013  
15 (Attachment A). The intent of this ordinance was to amend the provisions of §130-160 to be  
16 consistent with Comprehensive Plan Policy 101.13.4.

17  
18 III REVIEW

19  
20 A modification is necessary to address an inconsistency between §130-160 and Policy  
21 101.13.4 that was inadvertently not corrected by Ordinance #004-2013.  
22  
23  
24

1 *Policy 101.13.4 provides the following criteria for sender sites:*  
2

3 **Policy 101.13.4:**

4 In conjunction with the evaluation of the existing TDR program pursuant to Policy  
5 101.13.2, parcels within the following habitats and land use districts shall be designated  
6 as sender sites for Transferable Development Rights (TDRs):  
7

8 Any parcel within these zoning categories:

10 Offshore Island (OS)	Sparsely Settled (SS)
11 Main land Native (MN)	Parks and Refuge (PR)
12 Native (NA)	Conservation (C)

13  
14 Habitat of the following types which lie within any zoning category:

15  
16 Freshwater wetlands  
17 Saltmarsh/Buttonwood wetlands  
18 High quality high hammock  
19 High quality low hammock  
20 Moderate quality high hammock  
21 Moderate quality low hammock  
22 High quality pinelands  
23 Low quality pinelands  
24 Beach/berm  
25 Palm Hammock  
26 Cactus Hammock  
27 Disturbed Wetlands  
28

29 *§130-160, as revised by Ordinance #004-2013, provides the following criteria for sender*  
30 *sites:*  
31

32 **Sec. 130-160. Transferable development rights.**  
33

34 (a) *General and criteria.* All residential development rights allocated or established in  
35 sections 130-157 and 130-162 are transferable from one parcel of land to another  
36 parcel of land, provided that the sender and receiver sites meet all of the following  
37 criteria:  
38

- 39 (1) A sender site is the land area from which the development right(s) to be  
40 transferred is derived. In the event an applicant intends to only use part of a  
41 greater property for a transferable development right application, the additional  
42 land area not required to amass the transferable development right(s) shall not be  
43 considered part of the sender site and not subject to conservation as required in  
44 subsection (8). As part of the application required in subsection (b)(2), the  
45 applicant shall provide a boundary survey and legal description that identify the  
46 boundaries of the sender site within the greater property.  
47

1 A sender site shall be within one of the following Land Use (Zoning) Districts in  
2 subsection (a) and contain at least one of the following habitat types in subsection  
3 (b):

- 4 a. *Land Use (Zoning) Districts:* Conservation (C), Mainland Native (MN),  
5 Native Area (NA), Offshore Island (OS), Parks and Refuge (PR) or  
6 Sparsely Settled (SS).  
7 b. *Habitat Types:* Freshwater wetlands, Saltmarsh/Buttonwood wetlands,  
8 High quality high hammock, High quality low hammock, Moderate  
9 quality high hammock, Moderate quality low hammock, High quality  
10 pinelands, Low quality pinelands, Beach/berm, Palm Hammock, Cactus  
11 Hammock, and/or Disturbed wetlands.  
12

13 Policy 101.13.4, which is from the superseding Comprehensive Plan, allows the transfer of  
14 transferrable sender site from parcels within habitat of the listed types which lie *within any*  
15 *zoning category*. However, the recently revised §130-160 requires that the sender site be  
16 within a listed zoning category (and thus restricted to only those 6 zoning categories) *and* be  
17 within a listed habitat type (and thus further restricted to having to comply with the zoning  
18 criteria and the habitat criteria, rather than one or the other).  
19

20 In addition, Policy 101.13.4 does not prohibit the transfer of transferable development rights  
21 onto tier I parcels. In other policies, such as those related to ROGO, the Comprehensive Plan  
22 discourages development on tier I parcels; however it does not prohibit. For example:  
23

24 Policy 101.5.2: In order to encourage a compact form of residential growth that results in  
25 infill development in platted, improved subdivisions, the Point System shall be primarily  
26 based on the Tier system of land classification as set forth under Goal 105. To discourage  
27 and limit further growth in Tier I designated areas, the annual maximum number of  
28 residential permit allocations that may be awarded in Tier I shall be no more three (3) in  
29 each of the two Residential Permit Allocation planning areas established by the Land  
30 Development Regulations.  
31

32 The prohibit v. discourage issue was discussed by the Planning Commission at the May 30,  
33 2012 public hearing in which the Commission reviewed an early draft of Ordinance #004-  
34 2013 (see attached minutes). At that time, staff had suggested the term discourage based on  
35 consistency with the Comprehensive Plan. Some Commissioners suggested that the County  
36 amend the Comprehensive Plan to use the term prohibit rather than discourage. That issue  
37 remains under review. However, the draft of Ordinance #004-2013 was inadvertently  
38 modified to use the term prohibit, which would be inconsistent with the Comprehensive Plan  
39 until it is amended to state prohibit- if it is amended.  
40

41 Staff is proposing this amendment to resolve the consistency issues. To gain consistency  
42 between the Comprehensive Plan and the Land Development Code, the MCC §130-160  
43 should be revised by replacing the term “and” with “and/or” in 130-160(a)(1) and by  
44 replacing the term “prohibited” with “discouraged” in 130-160(a)(4).  
45

1 Therefore, staff recommends the following changes (Deletions are ~~stricken-through~~ and  
2 additions are underlined. Text to remain the same is in black):  
3

4 **Sec. 130-160. Transferable development rights.**  
5

6 (a) *General and criteria.* All residential development rights allocated or established in  
7 sections 130-157 and 130-162 are transferable from one parcel of land to another parcel  
8 of land, provided that the sender and receiver sites meet all of the following criteria:  
9

10 (1) A sender site is the land area from which the development right(s) to be transferred is  
11 derived. In the event an applicant intends to only use part of a greater property for a  
12 transferable development right application, the additional land area not required to  
13 amass the transferable development right(s) shall not be considered part of the sender  
14 site and not subject to conservation as required in subsection (8). As part of the  
15 application required in subsection (b)(2), the applicant shall provide a boundary  
16 survey and legal description that identify the boundaries of the sender site within the  
17 greater property.  
18

19 A sender site shall be within one of the following Land Use (Zoning) Districts in  
20 subsection ~~(a)~~ a. ~~and~~ and/or contain at least one of the following habitat types in  
21 subsection ~~(b)~~ b.:

22 a. *Land Use (Zoning) Districts:* Conservation (C), Mainland Native (MN), Native  
23 Area (NA), Offshore Island (OS), Parks and Refuge (PR) or Sparsely Settled  
24 (SS).

25 b. *Habitat Types:* Freshwater wetlands, Saltmarsh/Butonwood wetlands, High  
26 quality high hammock, High quality low hammock, Moderate quality high  
27 hammock, Moderate quality low hammock, High quality pinelands, Low quality  
28 pinelands, Beach/berm, Palm Hammock, Cactus Hammock, and/or Disturbed  
29 wetlands.  
30

31 (2) The maximum net densities set forth in sections 130-157 and 130-162 shall not be  
32 exceeded and new development on a receiver site shall be developed in compliance  
33 with each and every requirement of this Land Development Code.  
34

35 (3) The maximum net densities set forth for the applicable future land use category in the  
36 comprehensive plan shall not be exceeded and new development on a receiver site  
37 shall be developed in compliance with each and every requirement of the  
38 comprehensive plan.  
39

40 (4) The assignment of transferable development rights to receiver sites designated tier I  
41 shall be ~~prohibited~~ discouraged.  
42

43 (5) The assignment of transferable development rights to receiver sites on Big Pine Key,  
44 No Name Key, and North Key Largo from other areas of the County shall be  
45 prohibited, excluding the assignments of transferable development rights a) from  
46 sender sites on Big Pine Key to receiver sites on Big Pine Key; b) from sender sites

1 on No Name Key to receivers sites on No Name Key, and c) from sender sites within  
2 North Key Largo to receiver sites within North Key Largo.

3  
4 (6) The assignment of transferable development rights to receiver sites within Land Use  
5 (Zoning) Districts that do not have a maximum net densities is prohibited (including,  
6 but not limited to, Improved Subdivision (IS, IS-D, IS-M, or IS-V), Urban Residential  
7 Mobile Home (URM or URM-limited), Sparsely Settled (SS), Native Area (NA),  
8 Offshore Island (OS), and Mainland Native (MN).

9  
10 (7) A development right may be transferred in part, provided it is rounded to the nearest  
11 tenth (i.e. if a sender site is designated Native Area (NA) and consists only of two (2)  
12 acres of upland, the property owner may transfer the fractional 0.50 transferable  
13 development right). However, in accordance with subsection (8), in no event shall a  
14 property owner utilize part of a sender site's acreage for a transferable development  
15 right and maintain the right to develop that acreage as the land use intensity shall be  
16 exhausted.

17  
18 (8) Prior to application for a building permit authorizing the development of a residential  
19 dwelling unit on a receiver site requiring a transferable development right, the sender  
20 site(s) shall be a) dedicated to the County or b) placed in a conservation easement  
21 prohibiting its future development. A conservation easement shall be reviewed and  
22 approved by the Planning and Environmental Resources Department prior to its  
23 recording in the official records of the County.

24  
25 (b) *Procedure.* The transfer of development rights shall be carried out as follows:

26  
27 (1) A minor conditional use permit shall be required to identify, determine the eligibility  
28 of and document the approval of the sender and receiver site, pursuant to the process  
29 set forth in section 110-69. If a single receiver site is proposed to receive transferable  
30 development rights from multiple sender sites, a conditional use permit application  
31 for each sender site shall be required. All sender and receiver sites associated with a  
32 proposed transfer of a transferable development right shall be identified at the time of  
33 application;

34  
35 (2) The minor conditional use permit application required in subsection (b)(1) shall be  
36 submitted in a form provided by the Planning and Environmental Resources  
37 Department and include the following:

- 38 a) The names and addresses of the property owners of record for the sender  
39 site(s) and receiver site(s);  
40 b) The property record cards from the Monroe County Property Appraiser of the  
41 sender site(s) and receiver site(s);  
42 c) Written legal descriptions of the sender site(s) and receiver site(s);  
43 d) A copy of the affidavit of intent to transfer;  
44 e) Boundary surveys and legal descriptions of the sender site(s) and receiver  
45 site(s), prepared by a surveyor registered in the State of Florida, showing the

1 boundaries of the sites, elevations, bodies of water and wetlands, total  
2 acreage, total upland acreage and total acreage by habitat; and  
3 f) Vegetative studies of the sender site(s) and receiver site(s).  
4

5 (3) A development order shall memorialize approval of the minor conditional use permit  
6 required in subsection (b)(1). The development order shall include language requiring  
7 a Deed of Transfer described in this subsection (below). After successfully passing all  
8 applicable appeal periods, the development order shall be recorded in the official  
9 records of the Monroe County Clerk of the Circuit Court. Such recording shall be  
10 carried out so that the document is associated with all applicable sender and receiver  
11 sites; and  
12

13 (4) Prior to issuance of a building permit authorizing the development of a residential  
14 dwelling unit, all or a part of which is derived from a transferred development right, a  
15 deed of transfer shall be recorded in the chain of title of the sender site (transferor  
16 parcel) containing a restrictive covenant prohibiting the development that would  
17 require use of any of the allocated density that was transferred from the parcel.  
18

19 \* \* \* \* \*  
20

21 **IV RECOMMENDATION**

22 Staff has found that the proposed text amendment would be consistent with the Principles for  
23 Guiding Development in the Florida Keys Area of Critical State Concern, the Monroe  
24 County Comprehensive Plan and the Monroe County Code.  
25

26 Further, staff has found that the proposed text amendment would be in compliance with the  
27 provisions of §102-158(d)(5)(b): 1. Changed projections (e.g., regarding public service  
28 needs) from those on which the text or boundary was based; 2. Changed assumptions (e.g.,  
29 regarding demographic trends); 3. Data errors, including errors in mapping, vegetative types  
30 and natural features described in volume I of the plan; 4. New issues; 5. Recognition of a  
31 need for additional detail or comprehensiveness; or 6. Data updates. Specifically, staff has  
32 found that the proposed text amendments are necessary due to recognition of a need for  
33 additional detail or comprehensiveness.  
34

35 Staff recommends that the Board of County Commissioners amend the Monroe County Code  
36 as stated in the text of this staff report.  
37

## Excerpt from Planning Commission Minutes May 30, 2012

**2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** AMENDING MONROE COUNTY CODE SECTION 130-160, TRANSFERABLE DEVELOPMENT RIGHTS, TO REVISE THE LAND DEVELOPMENT REGULATIONS TO BE CONSISTENT WITH POLICY 101.13.4 OF THE MONROE COUNTY COMPREHENSIVE PLAN; 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 2012-035)

(11:58 a.m.) Steven Biel presented the staff report. Mr. Biel reported that this request has been initiated by the Planning and Environmental Resources Department staff to bring consistency between the comp plan and the land use development code. A modification is necessary to address a direct inconsistency with comp plan Policy 101.13.4, which provides criteria for sender sites. The criteria in this policy are not consistent with those set forth in the Monroe County code. Mr. Biel then cited some of the criteria as examples. The land development code is more liberal than the comp plan. Planning staff feels the code should be amended to state the requirements that are included in the comp plan. Staff is also proposing revisions to TDR Section 130-160A to remove references to an improved subdivision lot being a valid receiver site. And finally, staff is proposing revisions to the procedure for obtaining approval. The revisions are necessary in order to clarify the existing process. Staff recommends amending the Monroe County code as stated in the text of the staff report.

Vice Chair Wall questioned if there has ever been a way to use a TDR on an IS lot to circumvent ROGO. Mr. Haberman explained that this has nothing really to do with ROGO, but it has to do with being in compliance before you can get into ROGO. Vice Chair Wall then asked why the language read "Tier I receiver sites shall be discouraged" as opposed to "shall be prohibited." Mr. Haberman answered that the comp plan does not state "prohibited" yet. Mr. Haberman explained that, as it is worded, it probably would not be anything to deny an application over, but if there was a choice between a Tier III and Tier I lot, the Tier III would be chosen. This could all be changing as part of the comp plan process. Mr. Haberman added that it is language that goes to the spirit of the tier system, which is that Tier I development shall be discouraged in general. Commissioner Lustberg asked if the Commission could request that the comp plan be amended to have the word "prohibited" included. Mr. Wolfe explained that a motion is not needed, but that historically what has happened is the Commission suggests staff consider that revision in the comp plan. Ms. Santamaria added that is one of the main items being considered.

Motion: Vice Chair Wall made a motion for approval. Commissioner Wiatt seconded the motion. There was no opposition. The motion passed unanimously.



## MEMORANDUM

### MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: Monroe County Planning Commission  
Through: 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.*

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**Meeting: May 29, 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).



Subject Property (Aerial 2012)

1 Location:

2 Address: 94775 Overseas Highway (US 1), Key Largo, approximate mile marker 95  
3 (Atlantic Ocean side of US 1)  
4

5 Legal Description: A Parcel of Land in Section 14, Township 62 South, Range 38 East,  
6 Key Largo, Monroe County, Florida  
7

8 Real Estate Number: 00088840.000000  
9

10 Applicant:

11 Property Owner: R & M Land Holdings, Inc.  
12

13 Agent: N/A  
14  
15  
16

17 **II BACKGROUND INFORMATION:**

18 A. Size of Site: 0.62 acres

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

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

21 D. Tier Designation: Tier 3

22 E. Existing Use: Office/Commercial Retail

23 F. Existing Vegetation / Habitat: Predominately scarified with small area of hammock to the  
24 rear of the building and landscaping along the property lines  
25

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

27 H. Flood Zone: AE-EL 7 and AE-EL 8  
28

29 **III RELEVANT PRIOR COUNTY ACTIONS:**

30  
31 On June 14, 1984, the Monroe County Building Department issued Building Permit #C-  
32 15260 approving the construction of the existing building. A certificate of occupancy was  
33 issued on December 12, 1984.  
34

35 Prior to the 1986 adoption of the county's current land development regulations and the  
36 associated Official Land Use District Map, the subject property was within a BU-2 district  
37 (Medium Business).  
38

39 In 1986, as part of a county-wide rezoning, the subject property was designated within a RV  
40 land use district on the Official Land Use District Map. Note: the final map was officially  
41 adopted in 1992.  
42

43 In the mid-1990s, the subject property was given a Future Land Use Map (FLUM)  
44 designation of MC with the adoption of the future land use maps.  
45

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

1 nonconforming by the final adoption of the Official Land Use District Map. In addition, the  
2 letter waived the application fee associated with this map amendment application pursuant to  
3 the Planning & Environmental Resources Department's fee schedule. The fee schedule  
4 allows the fee to be waived by the planning director if a) the property owner provides  
5 satisfactory evidence that the use was lawful and unintentionally deemed nonconforming by  
6 the adoption of the Official Land Use District Map and b) the proposed land use district (of  
7 which is chosen by the property owner, not staff) eliminates the nonconformity and would  
8 not create an adverse effect on the community.  
9

10 **IV REVIEW OF APPLICATION:**

11  
12 The existing office/commercial retail use is a lawful nonconforming use that has been  
13 continuously in existence on the subject property since 1984. It was deemed lawfully  
14 nonconforming in 1986 when the county included the property within a RV land use district.  
15 The existing office/commercial use is a conforming use within the MC future land use  
16 category.  
17

18 After a review of the county's records, staff has concluded that there have never been any  
19 recreational vehicles located on the property, at least for habitation. The property may have  
20 been inadvertently included in the RV land use district following an assumption that it was  
21 part of, or associated with, the neighboring Key Largo Ocean Resorts property, which was  
22 developed with a RV/mobile home park in 1986.  
23

24 The applicant has requested a SC land use district designation. The SC designation would  
25 eliminate the nonconformity.  
26

27 Note: On some documents, the subject property is incorrectly shown as having an Urban  
28 Residential Mobile Home (URM) land use district designation and Residential High (RH)  
29 future land sue category. Following a review of the records, it was found that the GIS  
30 database was incorrectly modified for the subject property following the adoption of  
31 Ordinances #023-2004 and #024-2004 in 2004. Ordinance #023-2004 amended the FLUM  
32 designation of the contiguous property, Key Largo Ocean Resort, from MC to RH.  
33 Ordinance #024-2004 amended the LUD designation of the contiguous property, Key Largo  
34 Ocean Resort, from IS and RV to URM. Although the subject property and the Key Largo  
35 Ocean Resort property are contiguous and shared the same LUD/FLUM designations, the  
36 legal descriptions provided in the ordinances, as well as their advertising, did not include the  
37 subject property or a reference to RE #00088840.000000. However, for unknown reasons,  
38 the errata maps prepared for the ordinances incorrectly showed the amendments affecting the  
39 subject property.  
40  
41  
42  
43  
44

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.			

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

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

- Traffic Circulation (Policy 301.1.1)
- Potable Water (Policy 701.1.1)
- Solid Waste (Policy 801.1.1)
- Sanitary Sewer (Policy 901.1.1)
- Drainage (Policy 1001.1.1)
- Recreation and Open Space (1201.1.1)

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

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

Staff has determined that the proposed map amendment is consistent with the provisions and intent of the Tavernier CommuniKeys Plan. Of importance to this application, an analysis of 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  
2 Not applicable.

3  
4 *Impact on Community Character:*

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

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

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

22  
23 *Land Use District Purposes:*

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

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

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

38  
39 *Land Use District Permitted Uses:*

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

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

44  
45 (a) The following uses are permitted as of right in the RV district:

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

8  
9 (b) The following use is permitted as a minor conditional use in the RV district:

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

18  
19 (c) The following uses are permitted as major conditional uses in the RV district:

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

25  
26 MCC §130-93. Suburban commercial district (SC):

27  
28 (a) The following uses are permitted as of right in the SC district:

- 29 (1) Commercial retail, low- and medium-intensity and office uses or any
- 30 combination thereof of less than 2,500 square feet of floor area
- 31 (2) *Institutional residential uses, involving less than ten dwelling units or rooms*
- 32 (3) Commercial apartments involving less than six dwelling units
- 33 (4) *Commercial recreational uses (provided criteria is met)*
- 34 (5) *Institutional uses*
- 35 (6) *Public buildings and uses*
- 36 (7) Accessory uses
- 37 (8) *Storage areas (provided criteria is met)*
- 38 (9) Vacation rental use of nonconforming dwelling units (provided criteria is met)
- 39 (10) Collocations on existing antenna-supporting structures
- 40 (11) Attached wireless communications facilities, as accessory uses
- 41 (12) Replacement of an existing antenna-supporting structure
- 42 (13) Stealth wireless communications facilities, as accessory uses
- 43 (14) Satellite earth stations, as accessory uses
- 44 (15) Attached and unattached residential dwellings involving less than six units,
- 45 designated as employee housing (provided criteria is met)

1 (16) *Wastewater nutrient reduction cluster systems that serve less than ten residences*

2  
3 (b) The following uses are permitted as minor conditional uses in the SC district:

- 4 (1) *Commercial retail, low- and medium-intensity and office uses or any combination*  
5 *thereof of greater than 2,500 but less than 10,000 square feet of floor area*  
6 *(provided criteria is met)*  
7 (2) *Commercial retail uses of high intensity of less than 2,500 square feet in floor*  
8 *area (provided criteria is met)*  
9 (3) *Institutional residential uses involving ten to 20 dwelling units or rooms (provided*  
10 *criteria is met)*  
11 (4) *Commercial apartments involving six to 18 dwelling units (provided criteria is*  
12 *met)*  
13 (5) *Hotels of fewer than 25 rooms (provided criteria is met)*  
14 (6) *Campgrounds (provided criteria is met)*  
15 (7) *Light industrial uses (provided criteria is met)*  
16 (8) *Parks and community parks*  
17 (9) *Attached and unattached residential dwellings involving six to 18 units,*  
18 *designated as employee housing (provided criteria is met)*

19  
20 (c) The following uses are permitted as major conditional uses in the SC district:

- 21 (1) *Commercial retail of low- and medium-intensity and office uses or any*  
22 *combination thereof greater than 10,000 square feet in floor area (provided*  
23 *criteria is met)*  
24 (2) *Commercial retail uses of high intensity greater than 2,500 square feet in floor*  
25 *area (provided criteria is met)*  
26 (3) *Institutional residential uses involving 20 or more dwelling units or rooms*  
27 *(provided criteria is met)*  
28 (4) *Hotels providing 25 or more rooms (provided criteria is met)*  
29 (5) *Marinas (provided criteria is met)*  
30 (6) *Mariculture (provided criteria is met)*  
31 (7) *Heliports or seaplane ports (provided criteria is met)*  
32 (8) *New antenna-supporting structures*  
33 (9) *Land use overlays A, E, PF*  
34 (10) *Attached and unattached residential dwellings involving more than 18*  
35 *units, designated as employee housing (provided criteria is met)*

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.

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

1

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

2

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

3

4

Using these standards, staff determined the following:

5

6

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

7

8

9

10

11

12

V RECOMMENDATION:

13

14

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

15

Item # 3 R&M Land Holdings LUD  
File

**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**

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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

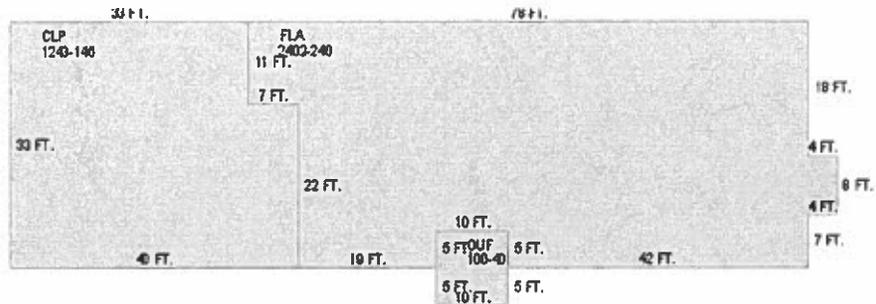
Roof Cover  
Heat 2  
Heat Src 2

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
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### 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 BUTTONWOOD 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

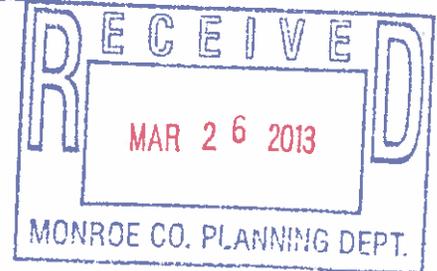
ZNIDARCIC GABRIEL AND HAZEL  
4976 SW 166TH AVE  
MIRAMAR, FL 33027-4904

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

**End of Additional File 2013-042**

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**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  
Mailing Address: \_\_\_\_\_  
Daytime Phone: 305/442-474  
Daytime Phone: \_\_\_\_\_  
Email Address: MARIO.LAMAR@LAMAR  
Email Address: \_\_\_\_\_  
LAW  
.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: *Rom Hand 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  
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

*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:**

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6) **Data updates:**

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**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):**

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**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**

- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – sixteen (16) sets (at a minimum survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage marked with land use district; and total acreage shown with vegetative habitat); and**
- Typed name and address mailing labels of all property owners within a 300 foot radius of the property (two (2) sets). This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included**

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

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

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

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

**Signature of Applicant:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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 8<sup>th</sup> 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.

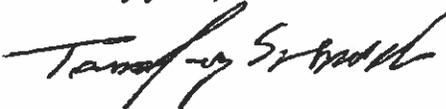
\* \* \* \* \*

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 Northwestly 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.



FOR American Environmental Recycling, Inc.

JOB NO. 02-02-00-2

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

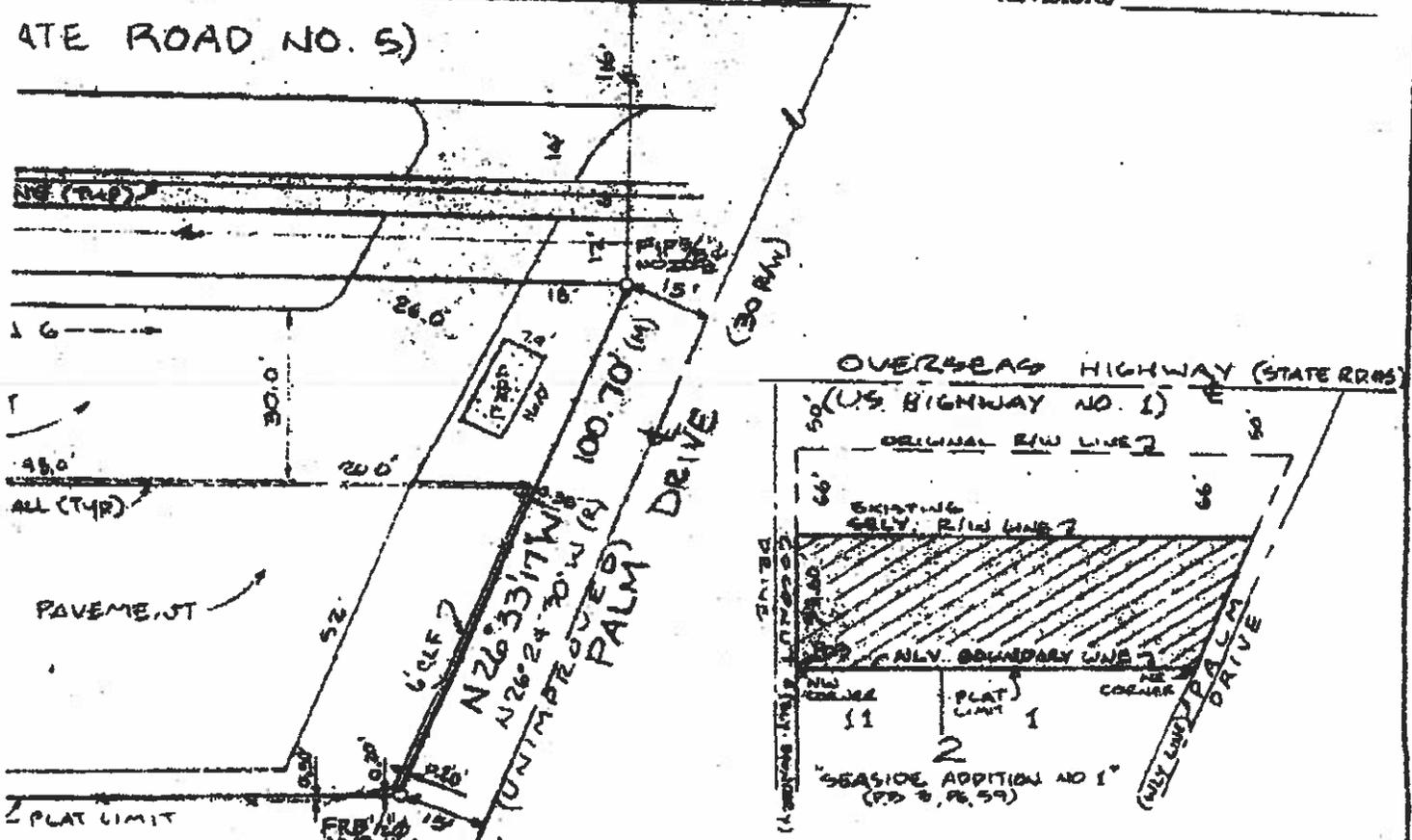
F HOOK File

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 & DEC, 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 & TEN TAB, S-SET, FFE-FINISHED FLOOR ELEVATION, OS-OFF SET, PP-POWER POLE, LP-LIGHT POLE, NO-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

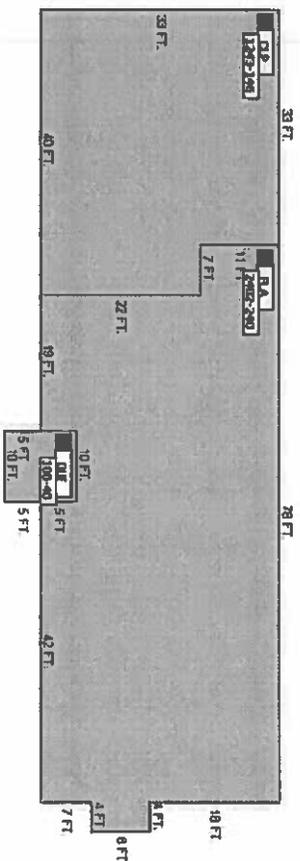
Legal Description  
 14 62 38 ISLAND OF KEY LARGO PT NE 1/4 OF SE 1/4 OR500-911 OR685-160/162 OR905-1380 OR2208-104/050/C

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)

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

Building Sketch 40750



Building Characteristics									
Building Nbr	1	Building Type	0	Perimeter	240	Functional Obs	0.00		
Effective Age	26	Condition	A	Depreciation %	0.33	Economic Obs	0.00		
Grnd Floor Area	2402	Quality Grade	250	Year Built	1984				
Fireplaces	0	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0	Extra Fix	4
2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0				

Sections									
Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID	SOH %	
CLP	1	0	1	1984		1,243	000	0.00	
FLA	2	8	1	1984		2,402	001	0.00	
OUF	3	0	1	1984		100	002	0.00	

Interior Finish											
Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN	Ext Nbr	Wall Type	Area %	Wall Rate	RCN
1	6811		100.00	N	N	1934	REIN CONCRETE	100.00			

**Monroe County Property Record Card (021)**

Alternate Key: 1100706  
 Effective Date: 3/7/2013 10:02:51 AM  
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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		
<b>Total Depreciated Value</b>												

**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	

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

CONUT DR

FLORIDA INC



GENERAL  
RENTAL  
CENTER

"We Rent to **HOMES**



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Rent to **HOMEOWNERS** & Personal



 **SCAFFOLDS OF FLORIDA INC.**  
SCAFFOLDS - ALL OFF-PROJECT - WORKING - CONTACT US



# Monroe County Property Appraiser - Radius Report

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

<b>AK:</b> 1636207	<b>Parcel ID:</b> 00516950-000000	<b>Physical Location:</b> 335 BAYVIEW AVE	KEY LARGO
<b>Legal Description:</b>	BK 6 LT 19 BAY HAVEN SEC 2 PB2-34 KEY LARGO OR636-	630 OR1112-1876 OR1558-35/36TR C	
<b>Owners Name:</b>	HERNANDEZ GUILLERMO GERMAN		
<b>Address::</b>	19104 SW 60TH CT	SOUTHWEST RANCHES, FL 33332-3343	
<b>AK:</b> 1636215	<b>Parcel ID:</b> 00516960-000000	<b>Physical Location:</b> 83 CENTRAL AVE	KEY LARGO
<b>Legal Description:</b>	BK 6 LT 20 BAY HAVEN SEC 2 PB2-34 KEY LARGO OR636-	630 OR1120-1473 OR1271-1583 OR2	
<b>Owners Name:</b>	NAVARRO MAXIMO AND HILDELISA C		
<b>Address::</b>	PO BOX 370015	KEY LARGO, FL 33037-0015	
<b>AK:</b> 1636801	<b>Parcel ID:</b> 00517550-000000	<b>Physical Location:</b> VACANT LAND	KEY LARGO
<b>Legal Description:</b>	BK 8 LT 11 BAY HAVEN SEC 3 PB2-41 KEY LARGO OR129-	252 OR129-254 OR837-872D/C OR11	
<b>Owners Name:</b>	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY		
<b>Address::</b>	1200 TRUMAN AVE STE 207	KEY WEST, FL 33040-7270	
<b>AK:</b> 1636588	<b>Parcel ID:</b> 00517310-000000	<b>Physical Location:</b> VACANT LAND	KEY LARGO
<b>Legal Description:</b>	BK 7 LT 15 BAY HAVEN SEC 3 PB2-41 KEY LARGO OR636-	630 OR1158-1625/26 OR2197-1846/11	
<b>Owners Name:</b>	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY		
<b>Address::</b>	1200 TRUMAN AVE STE 207	KEY WEST, FL 33040-7270	
<b>AK:</b> 1636584	<b>Parcel ID:</b> 00517330-000000	<b>Physical Location:</b> VACANT LAND	KEY LARGO
<b>Legal Description:</b>	BK 7 LT 17 BAY HAVEN SEC 3 PB2-41 KEY LARGO OR543-	395 OR1910-1078 OR2197-1846/1870	
<b>Owners Name:</b>	TIITF C/O DEP		
<b>Address::</b>	3900 COMMONWEALTH BLVD	TALLAHASSEE, FL 32399-3000	
<b>AK:</b> 1636592	<b>Parcel ID:</b> 00517340-000000	<b>Physical Location:</b> 47 GUMBO LIMBO AVE	KEY LARGO
<b>Legal Description:</b>	BK 7 LT 18 BAY HAVEN SEC 3 PB2-41 KEY LARGO OR636-	630 OR1111-1562 OR2159-1521/22 O	
<b>Owners Name:</b>	JPMORGAN CHASE BANK NA		
<b>Address::</b>	7255 BAYMEADOWS WAY MS JAXA 2035	JACKSONVILLE, FL 32256-6851	
<b>AK:</b> 1636789	<b>Parcel ID:</b> 00517530-000000	<b>Physical Location:</b> 48 GUMBO LIMBO AVE	KEY LARGO
<b>Legal Description:</b>	BK 8 LT 9 BAY HAVEN SEC 3 PB2-41 KEY LARGO OR636-6	30 OR1116-213 OR1118-1241C OR13	
<b>Owners Name:</b>	DIAZ JOSE L		
<b>Address::</b>	16238 MARIPOSA CIR S	FORT LAUDERDALE, FL 33331-4650	
<b>AK:</b> 1636835	<b>Parcel ID:</b> 00517580-000000	<b>Physical Location:</b> 15 LYCALOMA AVE	KEY LARGO
<b>Legal Description:</b>	BK 8 LT 14 BAY HAVEN SEC 3 PB2-41 KEY LARGO OR636-	630 OR1109-1412 OR1656-1991Q/C (	
<b>Owners Name:</b>	HERRERA WALKYRIA M		
<b>Address::</b>	15 LYCALMOMA AVE	KEY LARGO, FL 33037	
<b>AK:</b> 1636576	<b>Parcel ID:</b> 00517320-000000	<b>Physical Location:</b> VACANT LAND	KEY LARGO
<b>Legal Description:</b>	BK 7 LT 16 BAY HAVEN SEC 3 PB2-41 KEY LARGO G28-29	-30 OR1910-1078 OR2197-1846/1870	
<b>Owners Name:</b>	TIITF C/O DEP		
<b>Address::</b>	3900 COMMONWEALTH BLVD	TALLAHASSEE, FL 32399-3000	
<b>AK:</b> 1636797	<b>Parcel ID:</b> 00517540-000000	<b>Physical Location:</b> VACANT LAND	KEY LARGO
<b>Legal Description:</b>	BK 8 LT 10 BAY HAVEN SEC 3 PB2-41 KEY LARGO OR636-	630 OR1158-1625/1626 OR2197-1846	
<b>Owners Name:</b>	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY		
<b>Address::</b>	1200 TRUMAN AVE STE 207	KEY WEST, FL 33040-7270	
<b>AK:</b> 1636819	<b>Parcel ID:</b> 00517560-000000	<b>Physical Location:</b> VACANT LAND	KEY LARGO
<b>Legal Description:</b>	BK 8 LT 12 BAY HAVEN SEC 3 PB2-41 KEY LARGO OR129-	252 OR291-590 OR837-872D/C OR11	
<b>Owners Name:</b>	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY		
<b>Address::</b>	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 COCONO 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 S 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-CAE 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 C TAVERNIER, FL 33070-2922  
Owners Nar CASAS JOE Address:: 7525 SW 10 MIAMI, FL 33173-3169  
Owners Nar RICHMONC Address:: 306 LIME S 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 C 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 C 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	SEASIDE P 2 LOTS 5 LARGO OR	Owners	Nar FORANT PI Address:..	1 SEASIDE KEY LARGO, FL 33037-3862
1100706	Parcel ID:	00088840-0	Physical Lot 94	775 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 KEY LARGO, FL 33037-3678
1608607	Parcel ID:	00492810-0	Physical Lot 410	COCOK	Legal Descr	SEASIDE A SEL Y 5 BL	Owners	Nar HERRICK R Address:..	PO BOX 11 TAVERNIER, FL 33070-1135
1608785	Parcel ID:	00492890-0	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	COCOK	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	COCOK	Legal Descr	BK 2 LT 2 S 756 OR 827	Owners	Nar TALAMAS J Address:..	402 COCOK 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	COCOK	Legal Descr	BK 1 LT 4-5 OR 500-911	Owners	Nar ZOLOT SVL 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	COCOK	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 VALEM 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	COCOK	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 LOTS T SQ R 2 KN	Owners	Nar RICHMOND Address:..	306 LIME S KEY LARGO, FL 33037-3856
1636401	Parcel ID:	00517150-0	Physical Lot	VACANT L	Legal Descr	BAV HAVEN DU HIWAY)	Owners	Nar MONROE C Address:..	1200 TRUM KEY WEST, FL 33040-7270
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 MARSALL Address:..	1 E WACKEE CHICAGO, IL 60601-2073
1636207	Parcel ID:	00516950-0	Physical Lot 335	BAVWE	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 32256-8951
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 32256-8951
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

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**Allegheny 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

**Improvements**

Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
AP2:ASPHALT PAVING	17,286	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

# Monroe County Property Record Card (021)

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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

**Monroe County Property Record Card (021)**

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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