DEVELOPMENT REVIEW COMMITTEE

-

Tuesday, August 26, 2014

-

AGENDA

-

The Monroe County Development Review Committee will conduct a meeting on Tuesday, August 26, 2014, beginning at 1:00 PM at the Marathon Government Center, Media & Conference Room (1st floor, rear hallway), 2798 Overseas Highway, Marathon, Florida.

CALL TO ORDER

ROLL CALL

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

STAFF MEMBERS
Christine Hurley, Growth Management Division Director
Jerry Smith, Building Official
Mayte Santamaria, Assistant Planning Director
Mitch Harvey, Comprehensive Plan Manager
Rey Ortiz, Planning & Biological Plans Examiner Supervisor
Emily Schemper, Principal Planner
Ed Koconis, Principal Planner
Matt Coyle, Sr. Planner
Barbara Bauman, Planner
Karl Bursa, Planner
Gail Creech, Sr. Planning Commission Coordinator

CHANGES TO THE AGENDA

MINUTES FOR APPROVAL

MEETING

Continued Item:

1. Hamilton Properties, Old State Road 4A, Cudjoe Key, Mile Marker 21.5, and Oceanside Investors, LLC Property, 5950 and 5970 Peninsular Avenue, Stock Island, Mile Marker 5.0: A public meeting concerning a request for a minor conditional use permit. The requested approval is required for the transfer of Transferrable Development Rights (TDRs) from two (2) sender sites on Old State Road 4A in Cudjoe Key to a receiver site on Peninsular Avenue in Stock Island. The sender sites are each described as parcels of land in a Part of Government Lot 2, Section 29, Township 66 South, Range 28 East, Cudjoe Key, Monroe County, Florida, having real estate numbers 00115840.000000 and 00115840.000100. The receiver site is legally described as Block 60, Lots 1, 2, and 3, Block 61, portions of Lots 1, 2, and 3, the portion of Maloney Avenue lying between Blocks 60 and 61, McDonald's Plat (also known as Maloney subdivision) (Plat Book 1, Page 55) Stock Island, Monroe County, Florida, having real estate numbers

00127420.000000 and 00127420.000100.
(File #2014-041) Continued from 5.27.14 & 7.29.14
2014-041 Request for Continuance to DRC 09.23.14.PDF
2014-041 FILE.PDF
2014-041 TDR Habitat Assessment.pdf
2014-041 Recvd 08.14.14 Boundary-Topographical Survey.pdf

New Items:

2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN, CREATING POLICY 202.8.6 TO IMPROVE THE WATER QUALITY IN THE CANAL SYSTEMS BY PROVIDING FOR REMOVAL OF ORGANIC MATERIAL BY VACUUM DREDGE FROM ARTIFICIAL CANALS CHARACTERIZED AS POOR OR FAIR WATER QUALITY WITHIN THE MONROE COUNTY CANAL MASTER PLAN BY PUBLIC ENTITIES (COUNTY, STATE, OR FEDERAL); 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 INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE.
(File 2014-108)
2014-108 SR DRC 08.26.14 Final.pdf
2014-108 Draft Ordinance-Draft Resolution.PDF

3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING CHAPTER 118 ENVIRONMENTAL PROTECTION; AMENDING SECTION 118-10(4)C.3 TO IMPROVE THE WATER QUALITY IN THE CANAL SYSTEMS BY PROVIDING FOR REMOVAL OF ORGANIC MATERIAL BY VACUUM DREDGE FROM ARTIFICIAL CANALS CHARACTERIZED AS POOR OR FAIR WATER QUALITY WITHIN THE MONROE COUNTY CANAL MASTER PLAN BY PUBLIC ENTITIES (COUNTY, STATE, OR FEDERAL); 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 INCLUSION IN THE MONROE COUNTY CODE; PROVIDING FOR AN EFFECTIVE DATE.
(File 2014-110)
2014-110 SR DRC 08.26.14 Final.pdf
2014-110 Draft Ordinance.PDF

4. Stock Island Marina Village, 700 and 7009 Shrimp Road, Stock Island, mile marker 5: A public meeting concerning a request for an Amendment to a Major Conditional Use Permit. The requested approval is required for the development of a proposed mixed use marina, to include marina, commercial retail, office, light industrial and hotel uses. The subject property is a parcel of land in Section 35, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, currently having real estate numbers 00123720.000100, 00123720.000200 and 00123760.000200.
(File 2014-027)
2014-027 SR DRC 08.26.14.PDF
2014-027 FILE.PDF
2014-027 Traffic Study 06.13.14 Final.pdf
2014-027 COMBINED Site Plans Recvd 08.14.14.PDF
2014-027 COMBINED Bldg Plans Recvd 08.14.14.PDF
2014-027 COMBINED Landscape Plans Recvd 08.18.14.PDF

5. Oceanside Marina, 5948, 5950 and 5970 Peninsular Avenue, Stock Island, Mile Marker 5; 24930 Overseas Highway, Summerland Key, Mile Marker 25; 21585 Old State Road 4A, Cudjoe Key, Mile Marker 22; and 5176-5180 Suncrest Road, Stock Island, Mile Marker 5: A request for approval of an Amendment to a Development Agreement between Monroe County, Florida; Summerland Palms Investors, LLC, Coco Palms Developers, LLC, Suncrest Investors, LLC, Singh Investors, LLC, and Oceanside Investors, LLC allowing the transfer of market-rate Residential Rate of Growth (ROGO) exemptions from sender sites at 24930 Overseas Highway, 21585 Old State Road 4A and 5671 MacDonald Avenue to a receiver site at 5950 Peninsula Avenue, in accordance with Monroe County Code Section 130-161.1. On the sender sites, the residential dwelling units in which the

transferred market-rate ROGO exemptions are derived shall be converted to, or replaced with, affordable housing units. The Development Agreement also involves the redevelopment of 5948, 5950 and 5970 Peninsular Avenue, the receiver site, for the addition of up to 78 new, market-rate residential dwelling units, which may be used as vacation rentals, up to 17 new hotel rooms, a new restaurant with up to 150 seats, and other improvements related to the existing, partially-condominiumized marina and accessory development. 22 existing, market-rate permanent units (under condominium ownership), a boat barn (under condominium ownership), marina slips (under condominium ownership) and ancillary/accessory buildings would be maintained. An existing boat barn/light industrial building would be demolished. The residential density, under maximum net density, would not exceed 100 total permanent residential units and 17 transient units. Not including accessory structures related to the residential uses, the nonresidential floor area would not exceed 40,000 square feet. Dockage owned by the developer would include 8 new slips, for a total of approximately 16 slips, of which at least 20% (3 slips) shall be reserved for commercial fishing vessels. New residential or nonresidential buildings shall not exceed 35 feet in height. Public access will be provided from 7:00 am until dusk. The Development Agreement concerns properties located at 5948, 5950 and 5970 Peninsular Avenue, Stock Island (legally described as Block 46, Lots 30, 31 and ½ Lot 32, Block 60, portions of Lots 1, 2 and 3, Block 61, portions of Lots 1, 2 and 3, the abandoned portion of Peninsular Avenue lying between Block 46 and Block 60, the abandoned portion of Maloney Avenue lying between Blocks 60 and 61, McDonald's Plat, also described as parcel of land in Sections 26, 34, 35 and 36, Township 37 South and Range 25 East, having real estate #'s 00126210.000000, 00126220.000000, 00126230.000000, 00127420.000000 and 00127420.000100,), 24930 Overseas Highway, Summerland Key (legally described as Lot 55 and a portion of Lot 54, Summerland Yacht Harbor, having real estate #'s 00194741.000100, 00194741.000200, 00194741.000300, 00194741.000400, 00194741.000500, 00194741.000600, 00194741.000700, 00194741.000800, 00194741.000900, 00194741.001000, 00194741.001100, 00194741.001200, 00194741.001300, 00194741.001400, 00194741.001500, 00194741.001600, 00194741.001700, 00194741.001800, 00194741.001900, 00194741.002000, 00194741.002100 and 00194741.002200), 21585 Old State Road 4A, Cudjoe Key (legally described as Lot 30, Sacarma, having real estate #00174960.000000), and 5176 Suncrest Road, Stock Island (legally described as Lots 27 and 28, Sun Krest, having real estate # 00132680.000000)
(File 2014-112)
2014-112 SR DRC 08.26.14.PDF
2014-112 FILE.PDF

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".

ADJOURNMENT

Creech-Gail

From: bart@smithoropeza.com
Sent: Friday, August 22, 2014 2:22 PM
To: Bursa-Karl
Cc: Creech-Gail
Subject: Hamilton - Oceanside File No. 2014-041

Karl,

This will confirm that I request to continue the above referenced minor conditional use application from the development review committee meeting next Tuesday, August 26, 2014 until the next development review committee meeting scheduled on September 23, 2014. Please let me know if you need anything further.

Bart

Barton W. Smith, Esq.
SMITH OROPEZA, P.L.
138 – 142 Simonton Street
Key West, Florida 33040
Tel: 305-296-7227
Fax: 305-296-8448
www.smithoropeza.com

Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

The information contained in this transmission may contain privileged and confidential information. It is intended only for the use of the person(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or duplication of this communication is strictly prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

Please note: This law firm may be deemed a "debt collector" under the Fair Debt Collection Practices Act. Any and all information obtained during and from communications may be used for the purpose of collecting debt.

File #: **2014-041**

Owner's Name: Hamilton, Henry (Sender)
Oceanside Investors LLC (Receiver)

Applicant: Oceanside Investors LLC

Agent: Barton W. Smith, Esq.

Type of Application: Minor - TDR

Key: Cudjoe Key & Stock Island

RE: **Sender:** 00115840-000000
00115840-000100
Receiver: 00127420-000000
00127420-000100

Additional Information added to File 2014-041

County of Monroe
Growth Management Division

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

Board of County Commissioners
Mayor Sylvia Murphy, Dist.5
Mayor Pro Tem Danny L. Kolhage, Dist. 1
Heather Carruthers, Dist. 3
David Rice, Dist. 4
George Neugent, Dist. 2

We strive to be caring, professional, and fair.

Date: 3.25.14
Time: 1:20 PM

Dear Applicant:

This is to acknowledge submittal of your application for Minor - TDR
Type of application

Oceanside Investors LLC
HAMILTON, Henry to the Monroe County Planning Department.
Project / Name

Thank you.

Gail Creech

Planning Staff

MCPA GIS Public Portal
Scott P. Russell, CFA

- Pan
- Legend
- Zoom In
- Full
- Zoom Out
- Address
- Find
- Identify
- Select
- Buffer
- Measure
- Print
- Help

MCPA GIS Public Portal

Major Road

Monroe Outline

Subdivisions

Section Lines

SECTION TEXT

Parcels

Shoreline

Lot Lines

Hooks Leads

Expand All

Check out our Getting Started tutorial!

- MCPA GIS Public Portal
  - Monroe Overlay
    - Subdivisions
    - Section Lines
    - Parcels
    - Shoreline
    - Lot Lines
    - Hooks Leads
    - Easements
    - Text Displays
    - Qualified Condo Sales
    - Qualified Sales
    - Transportation

2014 Condo

2013 Condo

2012 Condo

2011 Condo

2010 Condo

2009 Condo

2008 Condo

2014 Sales

2013 Sales

2012 Sales

2011 Sales

2010 Sales

2009 Sales

2008 Sales

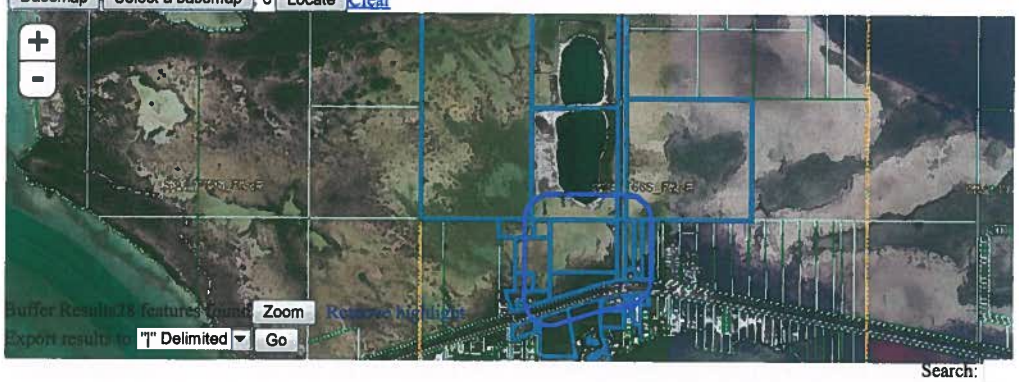
Road Centerline

Road Block Name

Right of Way

Zoom-inZoom-in to a defined extent...
Zoom-outZoom-out to a defined extent...
Full ExtentZoom to the full extent tool was clicked!
Scale: 1:18093 Latitude: 24.676877 Longitude: -81.521318

Basemap | Select a basemap | Locate | Clear



Buffer Results: 78 features found. Zoom | Remove highlight
Export results to "|" Delimited Go

Search:

OBJECTID	SDE.DBO.W_PARCELS.ID	SDE.DBO.W_PARCELS.RECHAR	SDE.DBO.W_PARCELS.GEO_FEAT	
28873	174930	00174930-000000	32345	2966 28 0
43767	175320	00175320-000000	22133	2966 28 0

Sender

Labels GC

ALBRECHT ROBERT
22815 PORT ROYAL LN
CUDJOE KEY, FL 33042

ANTON MICHAEL P AND SOO LEE
90 CRUICKSHANK LN
CUDJOE KEY, FL 33042-4112

CATES JOLYNN A/K/A JOLYNN CATES REYNOLDS
22330 LAFITTE DR
CUDJOE KEY, FL 33042-4218

CUDJOE COVE HOMEOWNERS ASSOC INC
C/O KLEIN GARY 21200 CONCH DR
SUMMERLAND KEY, FL 33042-4110

DEPALMA LEE ANN
11 AQUAMARINE DR
KEY WEST, FL 33040-5601

DIRICO FRANK
C/O INDUSTRIAL COMMUNICATIONS AND ELECTRONICS INC 350 NW 215TH ST
MIAMI, FL 33169-2122

DOODNAUTH A AND GRACE SALAZAR
45 WILLIAMS STREET
HEMPSTEAD, NY 11550

FAIN FREDDY
2182 HIGHWAY 70 E
JACKSON, TN 38305-8418

FLORID KEYS SPCA
5230 COLLEGE RD
KEY WEST, FL 33040

GAY DANNY JOE AND BRENDA
931 DREYFUS RD
BEREA, KY 40403-9695

GOULD TIMOTHY R
21423 OVERSEAS HWY
SUMMERLAND KEY, FL 33042-3171

HAMILTON HENRY B
5 COCONUT DR
KEY WEST, FL 33040-6214

JOINED ISLANDS INC
21362 OVERSEAS HWY
CUDJOE KEY, FL 33042

KEYS ISLAND PROPERTIES LLC
1201 SIMONTON ST
KEY WEST, FL 33040-3162

MONROE COUNTY
500 WHITEHEAD ST
KEY WEST, FL 33040

SOUNDS OF SERVICE RADIO INC
PO BOX 850987
INDIAN ROCKS BEACH, FL 33785-0987

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

WOODBURN DAVID ALBERT AND JANN W
PO BOX 420433
SUMMERLAND KEY, FL 33042-0433

★ added to app labels

Labels - Sender
Verified GC

MCPA GIS Public Portal
Scott P. Russell, CFA

- Pan
- Legend
- Zoom In
- Full
- Zoom Out
- Address
- Find
- Identify
- Select
- Buffer
- Measure
- Print

MCPA GIS Public Portal

Major Road

Monroe Outline

Subdivisions

Section Lines

SECTION TEXT

Parcels

Shoreline

Lot Lines

Hooks Leads

Help

Check out our Getting Started tutorial!

Easements

2014 Condo

Expand All

2013 Condo

- MCPA GIS Public Portal
  - Monroe Overlay
  - Subdivisions
  - Section Lines
  - Parcels
  - Shoreline
  - Lot Lines
  - Hooks Leads
  - Easements
  - Text Displays
  - Qualified Condo Sales
  - Qualified Sales
  - Transportation

2012 Condo

2011 Condo

2010 Condo

2009 Condo

2008 Condo

2014 Sales

2013 Sales

2012 Sales

2011 Sales

2010 Sales

2009 Sales

2008 Sales

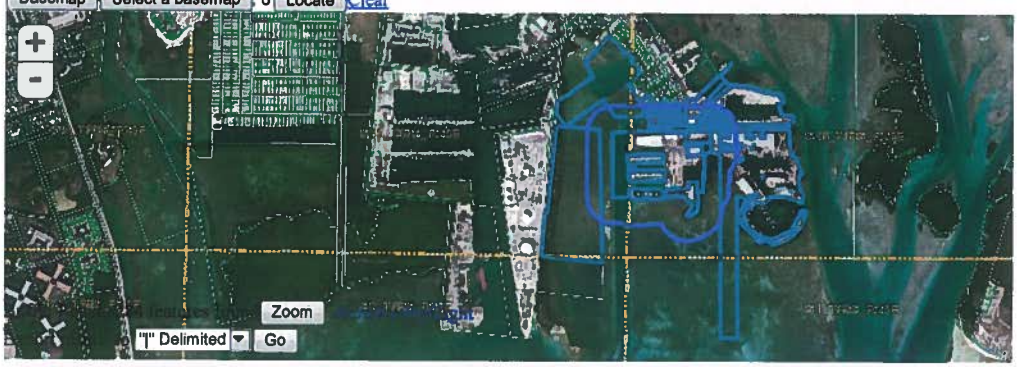
Road Centerline

Road Block Name

Right of Way

Zoom-inZoom-in to a defined extent...
Zoom-outZoom-out to a defined extent...
Full ExtentZoom to the full extent tool was clicked!
Scale: 1:18093
Latitude: 24.666234 Longitude: -81.752739

Basemap | Select a basemap | o | Locate | Clear



OBJECTID	SDE.DBO.W_PARCELS.ID	SDE.DBO.W_PARCELS.RECHAR	SDE.DBO.W_PARCELS.GEO_FEAT	
54191	127477.000101	00127477-000101	122751	3667 25 00

Receiver

Labels GC

1018 TRUMAN LLC
521 SIMONTON ST
KEY WEST, FL 33040-6872

ADAMS LILO E
7139 DRIFTWOOD DR SE
ADA, MI 49301-7890

ALLEN JEFFREY E AND MONICA
819 PEACOCK PLZ PMB 809
KEY WEST, FL 33040-4293

ALSTOTT MICHAEL J FAMILY TRUST AMD REST 5/12/2006
7019 1ST AVE S
SAINT PETERSBURG, FL 33707-1252

APPELLIS MICHEL
1414 NEWTON ST
KEY WEST, FL 33040

ARMOUR JAMES
4449 BAY SHORE RD
SARASOTA, FL 34234-3712

ASPINWALL FAMILY TR AG 5/18/2011
316 NAUTILUS CT
FORT MYERS, FL 33908-1610

ASPINWALL GARY
5823 RIVERSIDE LN
FORT MYERS, FL 33919-2505

BACKWALL PARTNERS LLC
3605 SOUTH BEACH DR
TAMPA, FL 33629

~~BACLE PETER M AND MONICA~~
~~15 AMARYLLIS DR~~
~~KEY WEST, FL 33040~~

BACLE PETER M AND MONICA
15 AMARYLLIS DR
KEY WEST, FL 33040-6204

BAILEY PROPERTIES LLC
5601 2ND ST W
LEHIGH ACRES, FL 33971-6332

BAKER GERALD L
7570 SKIPPER LN
TALLAHASSEE, FL 32317-9534

BAMPARTNERS LP
PO BOX 287
SOUTHFIELD, MI 48037-0287

BARBER BERENICE
6900 MALONEY AVE UNIT 4
KEY WEST, FL 33040

BARRETT PAUL L/E
PO BOX 5888
KEY WEST, FL 33045-5888

BARTON DONALD J JR
1502 UNITED ST
KEY WEST, FL 33040

BEAN LINDA
21945 MINNETONKA BLVD
EXCELSIOR, MN 55331-8616

BEHMKE JOHN J AND KAY D
PO BOX 344
KEY WEST, FL 33041-0344

BENEDETTO GEORGE
4421 JEFFERSON HWY
JEFFERSON, LA 70121-1308

BENNETT GLENN
6 EMERSON DR
CINNAMINSON, NJ 08077-4050

BIRMINGHAM IRONWORKS INC
9107 CHERRY RD
VERMILION, OH 44089-9311

BITTNER DALE LEE REVOCABLE TRUST 9/30/2013
10 AZALEA DR
KEY WEST, FL 33040-6206

BLANCO LIANA M
6900 MALONEY AVE UNIT 14
KEY WEST, FL 33040-6065

BLITZ FAMILY TRUST
1800 ATLANTIC BLVD APT C338
KEY WEST, FL 33040-5395

BLUEWATER INVESTMENT LP
142 JFK DR
ATLANTIS, FL 33462

BOGGS RONALD
97 LEISURE CT UNIT 40
PAGOSA SPRINGS, CO 81147-7746

BORROR DAVID S
4280 HAYDEN RUN RD
DUBLIN, OH 43017-4342

BOTTON LINE FISH CO INC
7311 SALE BLVD
PANAMA CITY, FL 32409-1349

BOWEN ALFRED AND JOY
815 PEACOCK PLZ
KEY WEST, FL 33040

BOYD JOHN L AND BARBARA J
6781 OLIVE BRANCH RD
OREGONIA, OH 45054-9456

BREINES STEVEN
165 HORTON ST
BRONX, NY 10464-1620

BURNETTE WILLIAM HOLMES REV TR
05/30/1997
708 WHITE ST
KEY WEST, FL 33040-7155

BURNS MICHAEL J AND KARLA V
6900 MALONEY AVE UNIT 15
KEY WEST, FL 33040-6065

BUTLER CHUCK
6800 MALONEY AVE LOT 47
KEY WEST, FL 33040-8112

C SERVICE LLC
15680 OLD STATE ROAD 4A
SUMMERLAND KEY, FL 33042-3702

CALYPSO WATER SPORTS AND CHARTERS
257 ATLANTIC BLVD
KEY LARGO, FL 33037

~~CALYPSO WATER SPORTS AND CHARTERS INC~~
~~257 ATLANTIC BLVD~~
~~KEY LARGO, FL 33037-4304~~

CARDENAS ROBERT H AND DEBORAH
917 EATON ST
KEY WEST, FL 33040-6922

CASTRO RICARDO F
6900 MALONEY AVE UNIT 13
KEY WEST, FL 33040-6065

CAYO HUESO INVESTMENTS LNC
6511 MALONEY AVE UNIT 6
KEY WEST, FL 33040

CHEYENNE HOLDINGS LIMITED PARTNERSHIP
2201 4TH ST N STE 201
SAINT PETERSBURG, FL 33704-4300

COLLINS J FRED
63 DOLPHIN COVE QUAY
STAMFORD, CT 06902-7715

~~CONFIDENTIAL DATA F.S. 119.07~~

CONKLIN EDWARD G
PO BOX 2468
KEY WEST, FL 33045-2468

COOPER PETE AND DIANE
1108 TRUMAN AVE
KEY WEST, FL 33040-3352

COTTIS JOHN DEC TRUST 5/28/2008
17258 DOLPHIN ST
SUGARLOAF SHORES, FL 33042

COUNTY OF MONROE
1100 SIMONTON ST
KEY WEST, FL 33040 email

COVENEY MARY PRISCILLA
6900 MALONEY AVE UNIT 6
KEY WEST, FL 33040-6060

COX STANLEY A
1648 RICHMOND RD
LEXINGTON, KY 40502

CROWE TIMOTHY J AND DEBORAH R
1707 PATRICIA ST
KEY WEST, FL 33040

CVS OF SE MISSOURI PROFIT SHARING PLAN
662 PALOMA CIRCLE
MESQUITE, NV 89027

DASHER TED
4300 10TH AVE S
BIRMINGHAM, AL 35222-4336

~~DASHER TED~~
~~554 37TH ST N~~
~~BIRMINGHAM, AL 35222-1318~~

DASHER THEODORE E
554 37TH ST NORTH
BIRMINGHAM, AL 35222

DBGB REV LIV TR
26 HINA ST
HILO, HI 96720

DELPHFISHING MEDIA INC
183 VENETIAN WAY
SUMMERLAND KEY, FL 33042-3684

DEMAURO ROBERT AND KIMBERLY CURRY (H/W)
17195 KINGFISH LN W
SUMMERLAND KEY, FL 33042-3613

DHILLON WILLIAM J
29780 SPRINGTIME RD
BIG PINE KEY, FL 33043-3121

DIMBATH MERLE AND SUSAN REV FAMILY LIV TR
2621 GULFVIEW DR
KEY WEST, FL 33040-3983

26

DOLPHIN WATCH I LLC
3618 EL CENTRO ST
ST PETE BEACH, FL 33706

DUKE JOHN O REVOCABLE TRUST 10/11/2013
28555 JOLLY ROGER DR
SUMMERLAND KEY, FL 33042-5501

EASTERLY ROBERT
1107 KEY PLZ - 155
KEY WEST, FL 33040-4086

ESTILL ROBERT I
2026 S QUEEN ST
YORK, PA 17403

F DEPOT INC
4705 NW 132ND ST
OPA LOCKA, FL 33054-4313

FEDERAL NATIONAL MORTGAGE ASSOCIATION
3900 WISCONSIN AVE NW
WASHINGTON, DC 20016-2892

FLEMING ENTERPRISES LLC
16101 LA GRANDE DR
LITTLE ROCK, AR 72223-9152

FOLEY WALTER ALLEN
875 W LOOP 304
CROCKETT, TX 75835

~~FOLEY WALTER AND KAY TRUST 4/16/07~~
~~875 WEST LOOP 304~~
~~CROCKETT, TX 75835~~

FORMOSO CHARLES A
P O BOX 331089
COCONUT GROVE, FL 33233

FOWLER CHARLES
7251 NW 6TH ST
PLANTATION, FL 33317-1103

FOWLER MILLARD LEON AND CONNIE L
1716 SOUTH ST
KEY WEST, FL 33040-3517

FREE SALLY A
115 SW 58TH ST
CAPE CORAL, FL 33914

G AND T PROPERTIES LIMITED PARTNERSHIP
45 COYOTE RDG
GREEN MOUNTAIN, NC 28740-9252

GAP PROPERTIES OF SW FLORIDA 1 INC
4737 OAK RUN DR
SARASOTA, FL 34243

GARDNER JENNIE S REV TR 10/26/2010
201 13TH ST NE APT B
WASHINGTON, DC 20002-6566

GAYNOR RICHARD G
2320 DRUSILLA LN
BATON ROUGE, LA 70809-1495

GIBBS JON M
411 SHERIDAN BLVD
ORLANDO, FL 32804-6344

GRAY II FRED EMMET REV TRUST DTD 11-04-2004
23063 WAHOO LN
CUDJOE KEY, FL 33042

HARLOW JAMES MYRON DEC TR 12/7/2001
16657 HOLLY LN
SUMMERLAND KEY, FL 33042-3508

HAYMAKER JAMES
326 WHITEHEAD ST
KEY WEST, FL 33040-6543

HEITLER ROBERT H AND JANE A
1694 COTTONWOOD CREEK PL
LAKE MARY, FL 32746-4404

HENDERSON ROBIN M
PO BOX 2515
KEY WEST, FL 33045-2515

HILDEBRANDT FREDERICK AND SUSAN
1901 S ROOSEVELT BLVD APT 401E
KEY WEST, FL 33040-5249

HOLMES PETER F
12 WILDWOOD LN
SCARBOROUGH, ME 04074-9436

HOWARD DAVID B
2525 N LAKE LEELANAU DR
LAKE LEELANAU, MI 49653

~~HOWELL WALTER W REV TR DTD 6-97~~
~~106 KIMBALL POND RD~~
~~CANTERBURY, NH 3224~~

HOWELL WALTER W TRUSTEE
106 KIMBALL POND RD
CANTERBURY, NH 03224-2302

HUB FLORIDA LLC
620 S RIVER LANDING RD
EDGEWATER, MD 21037-1553

HUNKER WAYDE
7 PARK MEADOWS DR
FAIRFIELD, OH 45014-4672

Labels GC 3 of 7

HURST BASIL J
246 MCCAUSLEY RD
HUBERT, NC 28539-3540

I-10 LLC
6 ISLAND RD
STUART, FL 34996-7005

JACKSON RICHARD W
1301 FLAGLER AVE
KEY WEST, FL 33040

JACKSON ROBERT C AND ANGELA G
14091 SCIO CHURCH RD
CHELSEA, MI 48118

JACQUES GARY L REV TRUST 6/7/2006
PO BOX 22
FLOYD, IA 50435-0022

JESSEE JASON
1107 KEY PLZ PMB 333
KEY WEST, FL 33040-4086

JONES JOHN B
6800 MALONEY AVE LOT 46
KEY WEST, FL 33040-8112

JONES LLC
11 CYPRESS AVE
KEY WEST, FL 33040-6236

KERSHAW ABRAHAM AND CAROL L JOINT TRUST 10/23/2012
31W660 STEARNS RD
ELGIN, IL 60120-9000

KEY WEST 80 LLC
26640 EDGEWOOD RD
EXCELSIOR, MN 55331-8339

KEY WEST HARBOUR YACHT CLUB TR 6/28/2010
6818 SEAVIEW BLVD
HUDSON, FL 34667-1032

KEY WEST MARINA INVESTMENTS LLC
6000 PENINSULAR AVE
KEY WEST, FL 33040-6082

KEY WEST MARINA INVESTMENTS LLC
1500 COLONIAL BLVD STE 103
FORT MYERS, FL 33907-1025

KEYSTER LLC
14007 LAKE MAGDALENE BLVD
TAMPA, FL 33618-2319

LAMILA LIMITED LIABILITY PARTNERSHIP
20 HIDDEN HILLS WAY
ARDEN, NC 28704-6110

LANDIS OLIVER
2740 W FRANKLIN BLVD
GASTONIA, NC 28052

LANG RICHARD A
92 HARTFORD PIKE
NORTH SCITUATE, RI 02857-1846

LAYNE JUDITH
6900 MALONEY AVE UNIT 1
KEY WEST, FL 33040-6060

LEE JAMES A
PO BOX 1022
ANOKA, MN 55303-0599

LEWIS MARK AND BETH
2075 WOOD ROAD
LEBANON, OH 45036

LOCKWOOD BUDDIE A
6900 MALONEY AVE UNIT 8
KEY WEST, FL 33040-6060

LONG G GREG AND KRISTINE A
102 ALGONQUIN
LAKE WINNEBAGO, MO 64034

LUKOWSKI MICHAEL JOHN AND JUDITH ANN
2200 NW 24TH ST
GAINESVILLE, FL 32605-3854

LUTZ ELIZABETH N
6800 MALONEY AVE LOT 48
KEY WEST, FL 33040-8112

MAGGIO LEONA J
PO BOX 2147
KEY WEST, FL 33045-2147

MARLIN INTEGRATED CAPITAL III LLC
180 SUGARLOAF DR
SUMMERLAND KEY, FL 33042-3673

MARTIN CHRISTIE L
6900 MALONEY AVE UNIT 5
KEY WEST, FL 33040-6060

MARY B REAL ESTATE LLC
2718 HARRIS AVE
KEY WEST, FL 33040-3955

MAUN FAMILY TRUST 9/4/2013
225 CHEROKEE LN
CARBONDALE, CO 81623-9410

MCCARTHY CHRISTOPHER
P O BOX 406
SANDOWN, NH 3873

MCKENDRY BRIAN
80 PALM DR
KEY WEST, FL 33040-6130

MCSWEEN MIKE AND NANCY
1422 HARMONY ST
NEW ORLEANS, LA 70115-3407

MENTONIS GEORGE AND PATRICIA
5960 PENINSULAR AVE UNIT 109
KEY WEST, FL 33040-6051

MICK CAROL L
PO BOX 763
DURHAM, NH 03824-0763

MICK CAROL L
PO BOX 210
SOUTH BERWICK, ME 03908-0210

MILES GAY C
404 SANDFIDDLER CT
MOREHEAD CITY, NC 28557-2530

MONGELLI ROBERT CHARLES DEC TR
DTD 1-15-02
1025 SANDYS WAY
KEY WEST, FL 33040

MORGAN HUGH J
404 SOUTH ST
KEY WEST, FL 33040-3138

NASET WALLACE J
20717 6TH AVE W
SUMMERLAND KEY, FL 33042-4010

NEUBERGER RENE AMEN AND RESTATE
INTER VIVOS DEC TR
175 TEAL CIR
BERLIN, MD 21811-1531

NGUYEN VINCENT H
125 2ND ST APT 717
OAKLAND, CA 94607-4567

NIX JAMES R AND CATHERINE
6900 MALONEY AVE UNIT 12
KEY WEST, FL 33040-6060

NOORDHOEK HAROLD
300 CASUARINA CONCOURSE
CORAL GABLES, FL 33143-6508

~~OCEANSIDE EAST DRY STORAGE CONDOMINIUM~~

~~OCEANSIDE INVESTORS LLC~~
~~5640 LAUREL AVE~~
~~KEY WEST, FL 33040-5915~~

~~OCEANSIDE MARINA CONDOMINIUM~~

~~OCEANSIDE RESIDENTIAL CONDOMINIUM~~

OLIVER LAWRENCE J TR DTD 05/02/95
18420 DEEP PASSAGE LN
FT MYERS BEACH, FL 33931

OROPEZA HELIO AND CARLEEN
224 KEY HAVEN RD
KEY WEST, FL 33040-6224

OSM LLC
6810 FRONT ST
KEY WEST, FL 33040-6040

OTTO CORY J
6900 MALONEY AVE UNIT 17
KEY WEST, FL 33040-6065

OYEME IV LLC
PO BOX 787
KEY WEST, FL 33041-0787

OYSTER POINT PROPERTIES LLC
105 E ST
HAMPTON, VA 23661

PETROCINE THOMAS AND LINDA L
PO BOX 99
WATERVILLE VALLEY, NH 3215

PFENT DAVID J
512 NOAH LANE
KEY WEST, FL 33040

PORTER POWELL DOUGLAS
95510 OVERSEAS HWY
KEY LARGO, FL 33037

PRITZ DALE
1832 SCHAWAN LN
YORK, PA 17402

REHM ALFRED F
PO BOX 8086
WILSON, NC 27893-1086

RICE DAVID P AND MARY L
133 MOCKINGBIRD LN
MARATHON, FL 33050-2482

RICHARDS LIVING TRUST 7/20/07
1214 VON PHISTER ST
KEY WEST, FL 33040

RIVERO MELISSA A
6900 MALONEY AVE UNIT 2
KEY WEST, FL 33040-6060

ROGGERO HARRY J JR LIVING TRUST
10/1/2012
21 PARKER AVE
NEWPORT, RI 02840-6940

ROWLEY RICHARD & PATRICIA
P O BOX 125
AUSTINBURG, OH 44010-0125

ROWLEY RICHARD D & PATRICIA M
P O BOX 125
AUSTINBURG, OH 44010

SALERNO ANTHONY L
114 SINCLAIR DR
NORTON SHORES, MI 49441-5545

SALINERO CHAD
6900 MALONEY AVE UNIT 3
KEY WEST, FL 33040-6060

SCHOEPKE CRAIG A AND NANCY C
29550 WEST CAHILL CT
BIG PINE KEY, FL 33043

SHATT J MURRAY & MARY H
PO BOX 420488
SUMMERLAND KEY, FL 33042-0488

SHEFFLER BARBARA K
2510 CHAGRIN RIVER RD
CHAGRIN FALLS, OH 44022-6600

SHIELD LINDA DEC TR 7/7/97
920 VIRGINIA ST
KEY WEST, FL 33040

SIMON CHARLES AND JACQUELINE R
23550 CENTER RIDGE RD STE 206
WESTLAKE, OH 44145-3655

SIMONDS ROBERT BRADLEY
17131 SEA GRAPE LN
SUGARLOAF KEY, FL 33042

SIMONTON ROW LTD
1109 EATON ST
KEY WEST, FL 33040

SIMS ROBERT JAMES & NANCY W
7760 SOUTHWEST 167TH TERRACE
MIAMI, FL 33157

SMITH KEITH A
PO BOX 1267
SUMAS, WA 98295-1267

SMITH KEITH A TRUSTEE
PO BOX 1267
SUMAS, WA 98295

SOULES WILLIAM E
1710 SW 87TH PL
OCALA, FL 34476-6713

SPANISH FLY ENTERPRISES INC
PO BOX 420661
SUMMERLAND KEY, FL 33042-0661

STAFFORD TERESA
7B-20-22 ONSLOW AVE
ELIZABETH BAY, NSW 2011 SW 2011
AUSTRALIA

STARK JOHN TRUST AGREEMENT
12/15/1995
4780 COVE CIR APT 311
SAINT PETERSBURG, FL 33708-2870

STUURSMA JAMES R AND ANN M
PO BOX 202
MACATAWA, MI 49434-0202

SUNSET INVESTORS LLC
4400 PAPA JOE HENDRICK BLVD
CHARLOTTE, NC 28262

TARANTINO JOANNE
1002 WASHINGTON ST
KEY WEST, FL 33040-4865

THOMAS FLOYD H AND CAROLYN A
2034 IL ROUTE 2
DIXON, IL 61021-9075

THOMAS TOM AND LUCILLE G
2864 COCO LAKES DR
NAPLES, FL 34105-4511

TIITF/SOVEREIGNTY LANDS
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000

TORTUGA WEST HOMEOWNERS ASSOC
201 FRONT ST STE 110
KEY WEST, FL 33040-8346

~~TORTUGA WEST HOUSING LLC~~
~~210 FRONT ST STE 107~~
~~KEY WEST, FL 33040~~

TORTUGA WEST HOUSING LLC
201 FRONT ST STE 107
KEY WEST, FL 33040-8346

TOWER EQUITIES RE INC
PO BOX 690785
CHARLOTTE, NC 28227-7014

Labels GC 6 of 7

TRADEWINDS INTERNATIONAL REAL ESTATE PLLC
1540 INTERNATIONAL PKWY STE 200
LAKE MARY, FL 32746-4713

TRIVISONNO NICHOLAS L REVOCABLE TRUST 2/24/2003
2019 CRAIGMORE DR
CHARLOTTE, NC 28226-6206

UNITED STATES OF AMERICA
ATLANTA, GA 30345

UP DEVELOPMENT KEY WEST HOLDINGS LLC
3201 E COLONIAL DR OFC
ORLANDO, FL 32803-5198

WALTERS CHARLES D & STEPHANIE
525 DU PONT LN
KEY WEST, FL 33040-7458

WELLS KENNETH G
6651 MALONEY AVE
KEY WEST, FL 33040-6057

WEYMOUTH LISA A
P O BOX 791249
PAIA, HI 96779

WHITEHEAD BRIAN
49 SUNSET KEY DR
KEY WEST, FL 33040-8383

WHITEHEAD BRIAN J
49 SUNSET KEY
KEY WEST, FL 33040

WILKES GEORGE A REVOCABLE TRUST 10/27/2004
143 RAINBOW DR
LIVINGSTON, TX 77399-1043

WILSON JAMES E AND MARIA
27 EVERGREEN AVE
KEY WEST, FL 33040-6244

WOLZ ROBERT J
PO BOX 1411
KEY WEST, FL 33041

WYLAND OF KEY WEST INC
953 NW 53RD ST
FT LAUDERDALE, FL 33309

Labels GC 7 of 7

End of Additional File 2014-041

APPLICATION

130

PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED

MAR 25 2014

MONROE CO. PLANNING DEPT

Request for a Minor Conditional Use Permit to Transfer of Development Rights

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

Major Conditional Use Permit Application Fee: $1,239.00

In addition to the application fee, the following fees also apply:
Advertising Costs: $245.00
Surrounding Property Owner Notification: $3.00 for each property owner required to be noticed

Date of Submittal: 3 / 25 / 2014
Month Day Year

Applicant/Agent Authorized to Act for the Property Owner:

Smith Oropeza, P.L. — Applicant (Name of Person, Business or Organization)

Barton W. Smith, Esq. — Name of Person Submitting this Application

138 – 142 Simonton Street — Mailing Address (Street, City, State and Zip Code)

305-296-7227 — Daytime Phone

bart@smithoropeza.com — Email Address

Sender Site Property Owner:

Henry Hamilton — (Name/Entity)

Contact Person

5 Coconut Drive, Key West, Florida 33040 — Mailing Address (Street, City, State and Zip Code)

Daytime Phone

Email Address

Sender Site Legal Description:
(If in metes and bounds, attach legal description on separate sheet)

Legal Description Attached at Tab 1

Block Lot Subdivision Key

00115840-000000 and 00115840-000100 1147419 and 8667477

Real Estate (RE) Number — Alternate Key Number

Vacant Land Cudjoe Key — Street Address (Street, City, State, Zip Code)

MM21.5 — Approximate Mile Marker

Receiver Site Property Owner:

Oceanside Investors, LLC — Pritam Singh
(Name/Entity) — Contact Person

5950 – 5970 Peninsular Avenue, Key West, Florida 33040
Mailing Address (Street, City, State and Zip Code)

305-304-2625 — pritam@singhco.com
Daytime Phone — Email Address

Receiver Site Legal Description:
(If in metes and bounds, attach legal description on separate sheet)

Legal Description Attached at Tab 2

Block — Lot — Subdivision — Key

0017420-000000 and 0017420-000100 — 1161624 and 8884257
Real Estate (RE) Number — Alternate Key Number

5950 – 5970 Peninsular Avenue, Key West, Florida 33040 — MM5
Street Address (Street, City, State, Zip Code) — Approximate Mile Marker

Sender Site Land Use (Zoning) District Designation: NA and SC

Receiver Site Land Use (Zoning) District Designation: MU

Sender Site Future Land Use Map (FLUM) Designation: RC and MC

Receiver Site Future Land Use Map (FLUM) Designation: MC

Sender Site Tier Designation: Tier I

Receiver Site Tier Designation: Tier III

Sender Site Existing Land Use: Vacant Land

Receiver Site Existing Land Use: Residential

Amount of Development Rights allocated to Sender Site : 14

Amount of Development Rights to be transferred to Receiver Site: 14

Has a previous application been submitted for this site within the past two years? Yes ___ No _X

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

- [x] Completed application form
- [x] Correct fee (check or money order to Monroe County Planning & Environmental Resources)
- [x] Proof of ownership (i.e. Warranty Deed) (for both sender and receiver sites)
- [x] Current property record cards from the Monroe County Property Appraiser (for both sender and receiver sites)

APPLICATION

- [x] Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor (for both sender and receiver sites) – 6 sets (at a minimum, survey should include elevations; all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage; and total acreage by habitat)
- [ ] Copy of affidavit of intent to transfer
- [x] Typed name and address mailing labels of all property owners within a 300 foot radius of the property (for both sender and receiver sites). 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
- [x] Radius report from Monroe County Property Appraiser supporting the required labels (for both sender and receiver sites)

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

- [x] Notarized Agent Authorization Previously Submitted
- [ ] Vegetation Survey or Habitat Evaluation Index
- [ ] Any Letters of Understanding pertaining to the proposed transfer

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

* * * * * * *

I, the Applicant, 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: 7/ o/b/o Barton W. Smith **Date:** 3-25-14

Sworn before me this 25 day of March 2014

TIFFANY NICOLE GARCIA
MY COMMISSION # FF 033623
EXPIRES: July 7, 2017
Bonded Thru Notary Public Underwriters

Notary Public
My Commission Expires

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

Tab 1: Legal Description for Sender Sites

SENDER SITE LEGAL DESCRIPTION

A tract of land in a part of government Lot 2, Section 29, Township 66 South, Range 28 East, on Cudjoe Key, Monroe County, Florida, lying Northerly and adjacent to Old State Road 4A and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the West Line of Government Lot 2 and the Northerly right-of-way line of State Road 4A, bear North 2 degrees and 20 minutes East, along said Northerly right-of-way line, 238.23 feet to the Point of Beginning of the tract of land hereinafter described; from said Point of Beginning continue bearing North 72 degrees and 20 minutes East 484.69 feet to a Point of Curve, said curve having a central angle of 09 degrees, 36 minutes and 12 seconds and a radius of 2026.08 feet; thence along said curve in an Easterly direction and deflecting to the right 339.59 feet to the intersection of Old State Road 4A and the West right-of-way line of the existing State Road; thence bear North along the West right-of-way of the existing State Road, 729.77 feet to the North line of Government Lot 2; thence bear West, along the North Line of Government Lot 2, 793.0 feet; thence bear South, 953.54 feet, back to the POINT OF BEGINNING, containing 14.97 acres, more or less; and

A tract of land in a part of government Lot 2, Section 29, Township 66 South, Range 28 East, on Cudjoe Key, Monroe County, Florida, lying Northerly and adjacent to Old State Road 4A and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the West Line of Government Lot 2 and the Northerly right-of-way of State road 4A, bear North 72 degrees and 20 minutes East, along said Northerly right-of-way line, 283.23 feet to the Point of Beginning of the tract of land hereinafter described; from said Point of Beginning, continue bearing North 72 degrees and 20 minutes East 484.69 feet to a Point of Curve, said curve having a central angle of 09 degrees, 36 minutes and 12 seconds and a radius of 2026.08 feet; thence along said curve in an Easterly direction and deflecting to the right 339.59 feet to the intersection of Old State Road 4A and the West right-of-way line of the existing State Road; thence bear North along the West right-of-way line of the existing State Road, 729.77 feet to the North Line of Government Lot 2; thence bear West along the North Line of Government Lot 2, 793.01 feet; thence bear West along the North Line of Government Lot 2, 793.01 feet; thence bear South, 953.54 feet, back to the Point of Beginning, containing 14.97 acres, more or less;

Less the following described real property:

A tract of land in a part of Government Lot 2, Section 29, Township 66, South, Range 28 East, on Cudjoe Key, Monroe County, Florida, lying Northerly and adjacent to Old State Road 4A and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the West Line of Government Lot 2 and the Northerly right-of-way line of State Road 4A, bear North 72 degrees and 20 minutes East, along said

Northerly right-of-way line 238.23 feet to the Point of Beginning of the tract of land hereinafter described; from said Point of Beginning continue bearing North 72 degrees and 20 minutes East 484.69 feet to a Point of Curve, said curve having a central angle of 09 degrees, 36 minutes, and 12 seconds and a radius of 2026.08 feet; thence along said curve in an Easterly direction and deflecting to the right 339.59 feet to the intersection of Old State Road 4A and the West right-of-way line of the existing State Road; thence bear North along the West right-of-way of the existing State Road, 100 feet; thence bear West 792.69 feet; thence bear South 322.62 feet back to the Point of Beginning, containing 3.65 acres, more or less; and

Less the following described real property:

A Tract of land in a part of Government Lot 2, Section 29, township 66 South, Range 28 East, on Cudjoe Key, Monroe County, Florida, lying Northerly and adjacent to Old State Road 4A and being more particularly described by metes and bounds as follows; COMMENCING at the intersection of the West line of Government Lot 2 and the Northerly right of way line of State Road 4A, bear North 72*20' East, 484.69 feet to a Point of Curve, said curve having a central angle of 9*36'12" and a radius of 2026.08 feet; thence along said curve in an Easterly direction and deflecting to the right 339.59 feet to the intersection of Old State Road 4A and the West right of way line of the existing State Road, 679.77 feet to the Point of Beginning. From the Point of Beginning, continue to bear North along the West right of way of the existing State Road, 50 feet to the North Line of Government Lot 2; thence bear West and along the North Line of Government Lot 2, 100 feet; thence at a right angle bear South parallel to the existing State Road, 50 feet; thence at a right angle East, 100 feet to the point of beginning.

Tab 2: Legal Description for Receiver Site

OCEANSIDE INVESTORS, LLC
5950 – 5970 Penninsular Avenue
Stock Island, Florida

LEGAL DESCRIPTION

That parcel of land as more particularly described as follows:

UPLAND TERMINUS BOUNDARY LINE:

A line being the Waterward Boundary Line as of July 1, 1975, lying in Hawk Channel in Section 36, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, and being more particularly described as follows:

Commence at the Northeast Corner of Lot 3, Block 61, "George McDonalds Plat of a Part of Stock Island", according to the plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence South 00° 00' 00" East, along the East line of said Lot 3, a distance of 256.64 feet more or less to the Waterward Boundary Line as of July 1, 1975, and the Point of Beginning of the herein described line; thence South 88° 44' 58" West, a distance of 58.05 feet; thence South 81° 26' 20" West, a distance of 13.41 feet; thence South 48° 22' 45" West, a distance of 7. 77 feet; thence South 09° 55' 20" West, a distance of 8.55 feet; thence South 00° 10' 09" West, a distance of 178.89 feet; thence South 01° 46' 07" West, a distance of 53.90 feet; thence South 06° 39' 38" West, a distance of 34.06 feet; thence North 80° 11' 10" West, a distance of 19.75 feet; thence North 06° 04' 32" East, a distance of 30.53 feet; thence North 02° 25' 50" East, a distance of 53.34 feet; thence North 16° 29'47" West, a distance of 23.38 feet; thence North 40° 25'19" West, a distance of 21.08 feet; thence North 63° 50' 22" West, a distance of 18.30 feet; thence South 88° 24' 25" West, a distance of 48.58 feet; thence South 80° 34' 05" West, a distance of 12.37 feet; thence South 81° 01' 04" West, a distance of 38.31 feet; thence South 77° 16'42" West, a distance of 50.24 feet; thence South 68° 46' 49" West, a distance of 24.66 feet; thence South 41° 39' 38" West, a distance of 17.34 feet; thence South 05° 19' 44" West, a distance of 26.43 feet; thence South 00° 57' 38" West, a distance of 45.02 feet; thence South 10° 31' 54" East, a distance of 26.49 feet; thence South 14° 28' 10" East, a distance of 29.44 feet; thence South 34° 09'00" East, a distance of 10.17 feet; thence South 65° 59' 42" East, a distance of 13.79 feet; thence South 86° 21'21" East, a distance of 27.69 feet; thence North 8° 00'36" East, a distance of 46.24 feet; thence North 81° 58'32" East, a distance of 35.50 feet; thence South 87° 38'26" East, a distance of 10.36 feet; thence South 00° 00'45" West, a distance of 38.74 feet; thence South 07° 17'00" West, a distance of 50.37 feet; thence South 01° 31'11" West, a distance of 60.24 feet; thence South 03°09'56" East, a distance of 56.98 feet; thence South 01°17'35" West, a distance of 67.93 feet; thence South 24°27'36" West, a distance of 20.05 feet; thence North 70°07'27" West, a distance of 30.56 feet; thence North 39°29'04" West, a distance of 35.34 feet; thence North 20°28'48" West, a distance of 25.13 feet; thence North 75°38'40" West, a distance of 38.00 feet; thence North 45°33'20" West, a distance of 17.49 feet; thence North 23°30'00" West, a distance of 28.68 feet; thence North 43°31'59" West, a distance of 14.41 feet; thence South 88°32'44" West, a distance of 24.78 feet; thence South 71 °33'38 West, a distance of 41.80 feet; thence South 89°52'50" West, a distance of 42.77 feet; thence South 82°14'18" West, a distance of 32.99 feet; thence South 73°17'44" West, a distance of 19.18 feet; thence South 79°38'41" West, a distance of 26.35 feet; thence South 82°50'54" West, a distance of 32.20 feet; thence South 88°27'31" West, a distance of feet 22.15; thence North 63°04'54" West, a distance of 5.73 feet; thence South 56°22'23" West, a distance of 7.38 feet; thence South 85°25'56" West, a distance of 43.08 feet; thence North 83°45'01" West, a distance of 31.16 feet; thence South 87° 16'53" West, a distance of 45.21 feet; thence South 86°20'31" West, a distance of 54.32 feet; thence South 88°07'13" West, a distance of 64.34 feet; thence North 89°56'25" West, a distance of 65.13 feet; thence North 88°59'04" West, a distance of 52.42 to the Point of Terminus and the end of the herein described line.

PARCEL A:

On the Island of Stock Island, and being Lot One (1), Block Sixty (60) according to George L. McDonald's Map of Lots One (1), Two (2), Three (3), Five (5) and Six (6) of Section Thirty Five (35), Lot Two (2) Section Thirty Six (36), Lot Three (3) Section Twenty Six (26), and Lot Two (2) Section Thirty Four (34), Township Sixty Seven (67) South, Range Twenty Five (25) East, recorded in Plat Book One (1), Page 55, Monroe County, Florida Records.

AND ALSO

PARCEL B:

Being at a point on the South boundary line of Peninsula Avenue, 382 feet distant and West of the intersection of the South boundary line of Peninsula Avenue with the West boundary line of Maloney Avenue, from said Point of Beginning, continue in a West direction along the South boundary line of Peninsular Avenue extended a distance of 418 feet; thence at right angles and in a Southerly direction a distance of 520 feet; thence at right angles and in an Easterly direction a distance of 600 feet; thence at right angles and in a Northerly direction a distance of 184 feet; thence meandering the high water line in a Northwesterly and Northeasterly direction a distance of 450 feet, more or less, to the Point of Beginning and being in a subdivision of Lots 1, 2, 3, 5 and 6 of Section 35, Lot 2 of Section 36, Lot 3 of Section 26, Lot 2 of Section 34, Township 67 South, Range 25 East, Monroe County, Florida.

ALSO

PARCEL C:

A parcel of submerged land in Hawk Channel in Section 36, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of Lot 1, Block 60 of the Plat of STOCK ISLAND as recorded in Plat Book 1, Page 55, Public Records of Monroe County, Florida; thence run West along the North line of said Lot 1 and the Westerly extension thereof for a distance of 600 feet to the Northeast corner of a parcel of submerged land conveyed by The Trustees of the Internal Improvement Fund Deed No. 19811, dated June 12, 1951; thence South along the Westerly line of said parcel of submerged land conveyed by the Trustees, a distance of 520 feet to the Southwest corner of said parcel for the Point of Beginning of parcel of submerged land hereinafter described; thence continue South a distance of 251.6 feet; thence East a distance of 600 feet; thence North a distance of 251.6 feet to the Southeast corner of said parcel of submerged land conveyed by The Trustees of the Internal Improvement Fund by Deed No. 19811; thence West along the South line of said parcel a distance of 600 feet, more or less, to the Point of Beginning.

ALSO

PARCEL D:

On the Island known as Stock Island and described according to the George McDonald's plat of a part of Stock Island, recorded in Plat Book 1, Page 55, Monroe County, Florida, as follows:

Lots Two (2) and Three (3) in Block Sixty (60).

ALSO

PARCEL E:

A parcel of formerly submerged land in Hawk Channel in Section 36, Township 67 South, Range 25 East, Monroe County, Florida, more particularly described as follows:

Beginning at the Southeast corner of Lot 3, Square 60 of Plat titled "ALL LOTS 1, 2, 3, 5 and 6, SECTION 35; LOT 3, SECTION 26; LOT 2, SECTION 34, STOCK ISLAND, TOWNSHIP 67 SOUTH, RANGE 25 EAST", recorded in Plat Book 1, Page 55, Public Records of Monroe County, Florida, run South 435.6 feet; thence at right angles run West 200 feet; thence at right angles run North 435.6 feet to the Southwest corner of Lot 2, Square 60 of the above mentioned plat; thence meander the shoreline to an Easterly direction back to the Point of Beginning.

ALSO

PARCEL F:

On the Island known as Stock Island and described according to George L. McDonald's plat of a part of said Stock Island, recorded in Plat Book One (1), Page 55, Monroe County, Florida, as follows:

Lots One (1) and Two (2) in Block Sixty One (61), together with a parcel of submerged land in the Straits of Florida, Section 36, Township 67 South, Range 25 East, located Southerly of and adjacent to Lots 1 and 2, Block 61, and described as follows:

Begin at the intersection of the shoreline of Stock Island and the West line of said Lot 1, Block 61, according to said Plat of STOCK ISLAND; thence South along the West line of said Lot 1, Block 61 (extended) a distance of 435 feet to a point; thence East a distance of 200 feet to a point in the East line of said Lot 2, Block 61 (extended); thence North along the East line of Lot 2, Block 61 (extended) a distance of 475 feet, more or less to a point in the Southerly shoreline of Stock Island; thence Westerly along the meanders of said Southerly shoreline a distance of 210 feet, more or less, back to the Point of Beginning.

PARCEL G:

Lot 3 in Block 61 of STOCK ISLAND as shown on Plat of said STOCK ISLAND made by George L. McDonald and recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida.

ALSO

PARCEL H:

The portion of Maloney Avenue lying between Blocks 60 and 61 of George L. McDonald's Plat of a part of STOCK ISLAND, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida.

PARCEL I:

A parcel of formerly submerged land in Hawk Channel in Section 35, Township 67 South, Range 25 East, Monroe County, Florida, and more particularly described as follows:

Commence at the Northeast corner of Block 60 of a PLAT OF STOCK ISLAND as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence South 280 feet to the Southeast corner of the said Block 60 and the shoreline according to the said PLAT OF STOCK ISLAND and the Point of Beginning of the parcel of land herein described; thence continue South 435.60 feet to a point; thence East 60 feet to a point; thence North 435.60 feet to a point; thence West 60 feet back to the Point of Beginning.

ALSO

PARCEL J:

A parcel of land on the Island known as Stock Island, Monroe County, Florida, more particularly described by the following metes and bounds description:

Commence at the Northwest corner of Lot 2, Block 60, according to George McDonald's Plat of said Stock Island as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence run South along the West line of said Lot 2 and the extension of said West line, 715.60 feet to the Point of Beginning; thence continue South, 56.0 feet; thence West 381.3 feet, more or less, to the Westerly face of an existing concrete pier;

thence Southerly along a line deflected 93°00 left, 30 feet, more or less; thence along the Mean High Water Line the following 15 courses: (NOTE: Missing call of East 376.50')

Thence 87°00 deflected left (DL), 200 feet, more or less;
Thence 27°00 deflected left, 30.00 feet, more or less;
Thence 38°30 deflected right, 18.5 feet, more or less;
Thence 40°00 deflected left, 13.0 feet, more or less;
Thence 46°50 deflected right, 45.0 feet, more or less;
Thence 72°00 deflected left, 75.5 feet, more or less;
Thence 27°00 deflected right, 25.0 feet, more or less;
Thence 64°00 deflected right, 94.5 feet, more or less;
Thence 47°20 deflected right, 52.5 feet, more or less;
Thence 37°40 deflected left, 37.5 feet, more or less
Thence 54°15 deflected left, 24.5 feet, more or less;
Thence 72°00 deflected left, 40.0 feet, more or less;
Thence 28°20 deflected left, 118.5 feet, more or less;
Thence 56°10 deflected left, 231.9 feet, more or less;
Thence West, 378.80 feet back to the Point of Beginning.

LESS (CONDOMINIUM):

A parcel of land located in Section 36, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Lot 3, Block 61, GEORGE MCDONALD'S PLAT OF A PART OF STOCK ISLAND, according to the plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence South for a distance of 265.88 feet; thence West for a distance of 100.00 feet; thence South for a distance of 339.68 feet; thence West for a distance of 67.20 feet to the Point of Beginning; thence meander the approximate Mean High Water Line for the following twenty-two (22) metes and bounds; thence South 04° 53'14" West, a distance of 50.44 feet; thence South 03° 31'10" West, a distance of 60.33 feet; thence South 04° 56'57" East, a distance of 108.26 feet; thence South 06° 27'03" West, a distance of 123.44 feet; thence South 57° 33'15" West, a distance of 86.74 feet; thence South 81° 19'27" West, a distance of 44.77 feet; thence North 74° 55'09" West, a distance of 14.27 feet; thence North 38° 14'22" East, a distance of 83.55 feet; thence North 21° 12'00" East, a distance of 20.97 feet; thence North 28° 26'29" East, a distance of 45.45 feet; thence North 08° 28'07" East, a distance of 14.52 feet; thence North 44° 57'55" West, a distance of 32.0 feet; thence North 45° 09' 29" West, a distance of 12.09 feet; thence South 87° 09' 32" West, a distance of 29.15 feet; thence North 75° 12'35" West, a distance of 17.77 feet; thence North 23° 09' 22" West, a distance of 52.43 feet; thence South 89° 35'35" West, a distance of 7.15 feet; thence North 00° 10' 56" East, a distance of 7.23 feet; thence South 79° 00' 39" West, a distance of 63.72 feet; thence North 79° 00'34" West, a distance of 28.33 feet; thence South 77° 00' 51" West, a distance of 80.86 feet; thence North 88° 49' 09" West, a distance of 41.75 feet; thence leaving the said Mean High Water Line for a distance of 103.41 feet; thence East for a distance of 81.33 feet; thence North for a distance of 12.00 feet; thence East for a distance of 157.53 feet to a point of curvature of a curve concave to the Northwest; thence left along the said curve, having for its elements a radius of 32.00 feet and a central angle of 90° 00' 00" for a distance of 50.27 feet to a point of tangency·, thence North for a distance of 36.77 feet; thence East for a distance of 106.74 feet to the Point of Beginning.

LESS THE FOLLOWING PIERS:

NORTH PIER:

On Stock Island, Monroe County, Florida, and is a parcel of submerged land lying South of Block 60, according to Geo. McDonald's Plat of Stock Island as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; and the said Parcel being described by metes and bounds as follows:

Commence at the point of intersection of the centerline of Maloney Avenue with the centerline of Peninsular Avenue; thence South along the centerline of Maloney Avenue and the Southerly extension thereof for a distance

of 290.23 feet to a point; thence West 228.63 feet to the Point of Beginning of the parcel of land being described herein; thence South for a distance of 109 feet to a point; thence West for a distance of 390.55 feet to a point; thence South 03° 11' 40" East for a distance of 5.17 feet to a point; thence South 86° 48' 20" West for a distance of 33.50 feet to a point; thence North 03° 11' 40" West for a distance of 119.9 feet to a point; thence North 86° 48' 20" East for a distance of 33.50 feet to a point; thence South 03° 11' 40" East for a distance of 5.49 feet to a point; thence East for a distance of 398.11 feet back to the Point of Beginning.

MIDDLE PIER:

On Stock Island, Monroe County, Florida, and is a parcel of submerged land lying South of Block 60, according to Geo McDonald's Plat of Stock Island as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; and the said parcel being described by metes and bounds as follows:

Commence at the point of intersection of the centerline of Maloney Avenue with the centerline of Peninsular Avenue; thence South along the centerline of Maloney Avenue and the Southerly extension thereof for a distance of 290.23 feet to a point; thence West 228.63 feet to a point; thence South for a distance of 191.89 feet to the Point of Beginning of the parcel of land being described herein; thence continue South for a distance of 127 feet to a point; thence West for a distance of 348.48 feet to a point; thence South 03° 11' 40" East for a distance of 13.19 feet to a point; thence South 86° 49' 20" West for a distance of 45 feet to a point; thence North 03° 11' 40" West for a distance of 16 feet to a point; thence South 86° 48' 20" West for a distance of 20 feet to a point; thence North 03° 11' 40" West for a distance of 125 feet to a point; thence North 86° 48' 20" East a distance of 20 feet to a point; thence North 03° 11' 40" West a distance of 16 feet to a point; thence North 86° 48' 20" East a distance of 45 feet to a point; thence South 03° 11' 40" East for a distance of 16.61 feet to a point; thence East for a distance of 355.66 feet to the Point of Beginning.

LESS THE FOLLOWING PIER:

SOUTH PIER:

On Stock Island, Monroe County, Florida, and is a parcel of submerged land lying South of Block 60, according to Geo. McDonald's Plat of Stock Island, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, and the said parcel being described by metes and bounds as follows:

Commence at the point of intersection of the centerline of Maloney Avenue with the centerline of Peninsular Avenue; thence South along the centerline of Maloney Avenue and the Southerly extension thereof for a distance of 290.23 feet to a point; thence West 228.63 feet to a point; thence South for a distance of 416.99 feet to Point of Beginning of the parcel of land being described herein; thence continue South for a distance of 97 feet to a point; thence West for a distance of 408.80 feet to a point; thence North 03° 11'4 0" West for a distance of 115 feet to a point; thence North 86° 48' 20" East for a distance of 38.34 feet to a point; thence South 03° 11' 40" East for a distance of 20 feet to a point; thence East for a distance of 375.82 feet back to the Point of Beginning.

LESS THE FOLLOWING PARCEL:

DRY STORAGE:

A parcel of land located in Section 36, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Lot 3, Block 61, GEORGE MCDONALDS PLAT OF A PART OF STOCK ISLAND, according to the plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence South for a distance of 167.57 feet; thence West for a distance of 103.06 feet to the Point of Beginning; thence South 89° 59' 20" West for a distance of 182.26; thence South 00° 00' 40" East for a distance of 120.31 feet; thence North 89° 59' 20" East for a distance of 182.26 feet; thence North 00° 00' 40" West for a distance of 120.31 feet to the Point of Beginning.

RE and Alternative Key Numbers

RE Numbers	Alternative Key Numbers
00127420-000100	8884257
00127420-000000	1161624

Tab 3: Warranty Deeds (Proof of Ownership) for Sender and Receiver Sites

FORM 1104 WARRANTY DEED (Statutory Form.)

TUTTLEBLANK REGISTERED U. S. PAT. OFFICE
TUTTLE LAW PRINT, PUBLISHERS JACKSONVILLE, FLORIDA

This Indenture,

REC. 678 PAGE 104

4.00
14.00
28.60

100155

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

Made this 22nd *day of* OCTOBER *A. D. 19* 76,

Between ROBERT W. SAWYER AND NORMA A. SAWYER, his wife,

of the County of MONROE *in the State of* FLORIDA, *party of the first part, and* HENRY B. HAMILTON, whose mailing address is c/o BOYD HAMILTON, BOYD'S CAMPGROUND, STOCK ISLAND, Key West, Florida 33040

of the County of MONROE *in the State of* FLORIDA, *party of the second part,*

Witnesseth *that the said party of the first part, for and in consideration of the sum of* TWENTY-SIX THOUSAND AND NO/100 ---------- *Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of* MONROE, *State of Florida, to wit:* A tract of land in a part of government Lot 2, Section 29, Township 66 South, Range 28 East, on Cudjoe Key, Monroe County, Florida, lying Northerly and adjacent to Old State Road 4A and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the West Line of Government Lot 2 and the Northerly right-of-way line of State Road 4A, bear North 72 degrees and 20 minutes East, along said Northerly right-of-way line, 238.23 feet to the POINT OF BEGINNING of the tract of land hereinafter described; from said POINT OF BEGINNING continue bearing North 72 degrees and 20 minutes East 484.69 feet to a Point of Curve, said curve having a central angel of 09 degrees, 36 minutes and 12 seconds and a radius of 2026.08 feet; thence along said curve in an Easterly direction and deflecting to the right 339.59 feet to the intersection of Old State Road 4A and the West right-of-way line of the existing State Road; thence bear North along the West right-of-way of the Existing State Road, 729.77 feet to the North Line of Government Lot 2; thence bear West, along the North Line of Government Lot 2, 793.0 feet; thence bear South, 953.54 feet, back to the POINT OF BEGINNING, containing 14.97 acres, more or less. This tract consists of some land, water and mangrove. SUBJECT to taxes for the year 1976 and subsequent years and limitations, restrictions, conditions and easements of record.

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

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

Signed, Sealed and Delivered in Our Presence:

Dorothy M. Bromfield
Robert W. Sawyer
ROBERT W. SAWYER
Norma A. Sawyer
NORMA A. SAWYER

THIS INSTRUMENT PREPARED BY
Robert T. Feldman
ATTORNEY AT LAW
417 EATON STREET, KEY WEST, FLORIDA 33040

RECORDED IN OFFICIAL RECORD BOOK
COUNTY, FLORIDA
WM. W. ... CLERK OF CIRCUIT COURT
MONROE COUNTY, FLORIDA

STATE OF FLORIDA
DOCUMENTARY
PAID
OCT 27 '76
28.00

DOCUMENTARY
TAX
28.60

State of Florida
County of MONROE

I Hereby Certify *That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,*

ROBERT W. SAWYER AND NORMA A. SAWYER, his wife,

to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they *acknowledged before me that* they *executed the same freely and voluntarily for the purposes therein expressed.*

Witness *my hand and official seal at* Key West *County of* Monroe *, and State of Florida, this* 22nd *day of* October *, A. D. 19* 76.

My Commission Expires 11-6-76

Dorothy M. Bromfield
Notary Public

This Indenture,

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

Made this 24th *day of* April *A. D. 19*86

Between ROBERT JONES and LYNN JONES, his wife

of the County of Monroe *in the State of* Florida
party of the first part, and HENRY B. HAMILTON, a single man over the age of 18 whose address is 6401 Maloney Ave., Boyd's Campground, Key West, FL 33040

of the County of Monroe *in the State of* Florida
party of the second part,

Witnesseth, *that the said party of the first part, for and in consideration of the sum of* Eleven Thousand Three Hundred and Twenty ($11,320.00)---------- *Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of* Monroe, *State of Florida, to wit:*

A tract of land in a part of government Lot 2, Section 29, Township 66 South, Range 28 East, on Cudjoe Key, Monroe County, Florida, lying Northerly and adjacent to Old State Road 4A and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the West Line of Government Lot 2 and the Northerly right-of-way line of State Road 4A, bear North 72 degrees and 20 minutes East, along said Northerly right-of-way line, 238.23 feet to the POINT OF BEGINNING of the tract of land hereinafter described; from said POINT OF BEGINNING, continue bearing North 72 degrees and 20 minutes East 484.69 feet to a Point of Curve, said curve having a central angel of 09 degrees, 36 minutes and 12 seconds and a radius of 2026.08 feet; thence along said curve in an Easterly direction and deflecting to the right 339.59 feet to the intersection of Old State Road 4A and the West right-of-way line of the existing State Road; thence bear North along the West right-of-way of the Existing State Road, 729.77 feet to the North Line of Government Lot 2; thence bear West along the North Line of Government Lot 2, 793.01 feet; thence bear South, 953.54 feet, back to the POINT OF BEGINNING containing 14.97 acres, more or less.

CONTINUED ON REVERSE

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

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

Signed, Sealed and Delivered in Our Presence:

Boyd Hamilton — Lynn S. Jones L.S.
Thomas J. Sirec Jr. — Robert Jones L.S.
L.S.
L.S.

DS-Paid 57.00 Date 5-7-86

State of Florida } MONROE COUNTY
DANNY L. KOLHAGE, CLERK CIR. CT.
By Linda C. Bravo D.C.

County of MONROE

I Hereby Certify *That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,*
ROBERT JONES and LYNN JONES, his wife

to me well known and known to me to be the individual s described in and who executed the foregoing deed, and they *acknowledged before me that* they *executed the same freely and voluntarily for the purposes therein expressed.*

Witness *my hand and official seal at* Key West *County of* Monroe *, and State of Florida, this* 24th *day of* April *, A. D. 19*86.

My Commission Expires _____ *Notary Public*

Notary Public, State of Florida
My Commission Expires Jan. 31, 1987.
Bonded thru Troy Fain-Insurance, Inc.

THE LAW OFFICE OF THOMAS J. SIRECI, JR.
605 DUVAL ST., KEY WEST, FLORIDA 33040

4 3 4 1 1 1

FILED FOR RECORD
'86 MAY -7 P1:41
DANNY L. KOLHAGE CLK. CIR. CT.
MONROE COUNTY, FLA.

Warranty Deed

TO

ate

ABSTRACT OF DESCRIPTION

LESS THE FOLLOWING DESCRIBED PROPERTY:

A tract of land in a part of Government Lot 2, Section 29, Township 66, South, Range 28 East, on Cudjoe Key, Monroe County, Florida, lying Northerly and adjacent to Old State Road 4A and being more particularly described by metes and bounds as follows:
COMMENCING at the intersection of the West Line of Government Lot 2 and the Northerly right-of-way line of State Road 4A, bear North 72 degrees and 20 minutes East, along said Northerly right-of-way line 238.23 feet to the Point of Beginning of the tract of land hereinafter described; from said Point of Beginning continue bearing North 72 degrees and 20 minutes East 484.69 feet to a Point of Curve, said curve having a central angle of 09 degrees, 36 minutes and 12 seconds and a radius of 2026.08 feet; thence along said curve in an Easterly direction and deflecting to the right 339.59 feet to the interesection of Old State Road 4A and the West right-of-way line of the existing State Road; thence bear North along the West right-of-way of the existing State Road, 100 feet; thence bear West 792.69 feet; thence bear South 322.62 feet back to the Point of Beginning, containing 3.65 acres, more or less.

SUBJECT TO:

1. Taxes for the year 1986 and subsequent years.
2. Conditions, limitations, easements and restrictions of record.
3. Prior grants of gas, oil and mineral rights.

Recorded In Official Records Book
In Monroe County, Florida
Record Verified
DANNY L. KOLHAGE
Clerk Circuit Court

CONSIDERATION

Doc# 1937508 06/17/2013 2:00PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

06/17/2013 2:00PM
DEED DOC STAMP CL: DS $33,250.00

This document was prepared by and should be returned to:

Brian M. Jones, Esq.
SHUTTS & BOWEN LLP
300 S. Orange Avenue, Suite 1000
Orlando, Florida 32801

SPECIAL WARRANTY DEED

Doc# 1937508
Bk# 2634 Pg# 572

THAT ATLAS FL II SPE LLC, a North Carolina limited liability company (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to it in hand paid by OCEANSIDE INVESTORS LLC, a Florida limited liability company (hereinafter referred to as "Grantee"), whose mailing address is 1010 Kennedy Dr, Suite 302, Key West, FL 33040, the receipt and sufficiency of which consideration are hereby acknowledged, and upon and subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee all of the real property situated in Monroe County, Florida, described on Exhibit A attached hereto and made a part hereof for all purposes, together with all and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and together with all improvements located thereon and any right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "Property").

This conveyance is made subject and subordinate to those encumbrances and exceptions set forth on Exhibit B attached hereto and made a part hereof for all purposes and all other matters of record affecting the Property (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that, except for the Permitted Exceptions, at the time of delivery of this Special Warranty Deed, the Property is free from all encumbrances made by Grantor, and Grantor will WARRANT AND DEFEND all and singular the Property unto Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but not otherwise.

By acceptance of this Special Warranty Deed, Grantee acknowledges and agrees that any and all liability hereunder of Grantor, its agents, representatives or employees, including the Special Warranty of title herein contained, shall be limited to and satisfied solely from the Grantor's proceeds from the Property.

By acceptance of this Special Warranty Deed, Grantee assumes payment of all real property taxes on the Property for the year 2013 and subsequent years.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor to be effective as of June 13, 2013.

Signed, sealed and delivered in the presence of the following witnesses:

Print Name: Max Labrada

Print Name: DALE BITTNER

ATLAS FL II SPE LLC, a North Carolina limited liability company

By: V.P.
Print Name: Charlie Giel
As Its: Vice President

THE STATE OF FL §
§ Key West
COUNTY OF Monroe §

This instrument was acknowledged before me on June 13, 2013, by Charlie Giel, the Vice President of ATLAS FL II SPE LLC, a North Carolina limited liability company, on behalf of said limited liability company.

BRIAN M. BENNETT
Notary Public - State of Florida
My Comm. Expires May 9, 2014
Commission # DD 98974

Notary Public

Brian Bennett
Printed/Typed Name of Notary

My Commission Expires: 5/9/2014

EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MONROE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PART A:

UNITS NO. J-4, J-6, J-9, J-11 AND J-12 IN OCEANSIDE EAST DRY STORAGE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1918, PAGE 1967, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO (THE "CONDOMINIUM PARCELS").

TOGETHER WITH EACH UNIT'S INTEREST IN THE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO A LAUNCHING SITE AS MORE PARTICULARLY DESCRIBED IN THAT GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1915, PAGE 92, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND THE NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, ENCROACHMENTS AND MAINTENANCE AS MORE PARTICULARLY DESCRIBED IN THAT GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1915, PAGE 100, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

TOGETHER WITH

THAT PARCEL OF LAND (THE "NON-CONDOMINIUM LAND") AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UPLAND TERMINUS BOUNDARY LINE:

A LINE BEING THE WATERWARD BOUNDARY LINE AS OF JULY 1, 1975, LYING IN HAWK CHANNEL IN SECTION 36, TOWNSHIP 67 SOUTH, RANGE 25 EAST, STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3, BLOCK 61, "GEORGE MCDONALDS PLAT OF A PART OF STOCK ISLAND", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE SOUTH 00° 00' 00" EAST, ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 256.64 FEET MORE OR LESS TO THE WATERWARD BOUNDARY LINE AS OF JULY 1, 1975, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE SOUTH 88° 44' 58" WEST, A DISTANCE OF 58.05 FEET; THENCE SOUTH 81° 26' 20" WEST, A DISTANCE OF 13.41 FEET; THENCE SOUTH 48° 22' 45" WEST, A DISTANCE OF 7.77 FEET; THENCE SOUTH 09° 55' 20" WEST, A DISTANCE OF 8.55 FEET; THENCE SOUTH 00° 10' 09" WEST, A DISTANCE OF 178.89 FEET; THENCE SOUTH 01° 46' 07" WEST, A DISTANCE OF 53.90 FEET; THENCE SOUTH 06° 39' 38" WEST, A DISTANCE OF 34.06 FEET; THENCE NORTH 80° 11' 10" WEST, A DISTANCE OF 19.75 FEET; THENCE NORTH 06° 04' 32" EAST, A DISTANCE OF 30.53 FEET; THENCE NORTH 02° 25' 50" EAST, A DISTANCE OF 53.34 FEET; THENCE NORTH 16° 29' 47" WEST, A DISTANCE OF 23.38 FEET; THENCE NORTH 40° 25' 19" WEST, A DISTANCE OF 21.08 FEET; THENCE NORTH 63° 50' 22" WEST, A DISTANCE OF 18.30 FEET; THENCE SOUTH 88° 24' 25" WEST, A DISTANCE OF 48.58 FEET; THENCE SOUTH 80° 34' 05" WEST, A DISTANCE OF 12.37 FEET; THENCE SOUTH 81° 01' 04" WEST, A DISTANCE OF 38.31 FEET; THENCE SOUTH 77° 16' 42" WEST, A DISTANCE OF 50.24 FEET; THENCE SOUTH 68° 46' 49" WEST, A DISTANCE OF 24.66 FEET; THENCE SOUTH 41° 39' 38" WEST, A DISTANCE OF 17.34 FEET; THENCE SOUTH 05° 19' 44" WEST, A DISTANCE OF 26.43 FEET; THENCE SOUTH 00° 57' 38" WEST, A DISTANCE OF 45.02 FEET; THENCE SOUTH 10° 31' 54" EAST, A DISTANCE OF 26.49 FEET; THENCE SOUTH 14° 28' 10" EAST, A DISTANCE OF 29.44 FEET; THENCE SOUTH 34° 09'

00" EAST, A DISTANCE OF 10.17 FEET; THENCE SOUTH 65° 59' 42" EAST, A DISTANCE OF 13.79 FEET; THENCE SOUTH 86° 21' 21" EAST, A DISTANCE OF 27.69 FEET; THENCE NORTH 87° 00' 36" EAST, A DISTANCE OF 46.24 FEET; THENCE NORTH 81° 58' 32" EAST, A DISTANCE OF 35.50 FEET; THENCE SOUTH 87° 38' 26" EAST, A DISTANCE OF 10.36 FEET; THENCE SOUTH 00° 00' 45" WEST, A DISTANCE OF 38.74 FEET; THENCE SOUTH 07° 17' 00" WEST, A DISTANCE OF 50.37 FEET; THENCE SOUTH 01° 31' 11" WEST, A DISTANCE OF 60.24 FEET; THENCE SOUTH 03° 09' 56" EAST, A DISTANCE OF 56.98 FEET; THENCE SOUTH 01° 17' 35" WEST, A DISTANCE OF 67.93 FEET; THENCE SOUTH 24° 27' 36" WEST; A DISTANCE OF 20.05 FEET; THENCE NORTH 70° 07' 27" WEST, A DISTANCE OF 30.56 FEET; THENCE NORTH 39° 29' 04" WEST, A DISTANCE OF 35.34 FEET; THENCE NORTH 20° 28' 48" WEST, A DISTANCE OF 25.13 FEET; THENCE NORTH 75° 38' 40" WEST, A DISTANCE OF 38.00 FEET; THENCE NORTH 45° 33' 20" WEST, A DISTANCE OF 17.49 FEET; THENCE NORTH 23° 30' 00" WEST, A DISTANCE OF 28.68 FEET; THENCE NORTH 43° 31' 59" WEST, A DISTANCE OF 14.41 FEET; THENCE SOUTH 88° 32' 44" WEST, A DISTANCE OF 24.78 FEET; THENCE SOUTH 71° 33' 38" WEST, A DISTANCE OF 41.80 FEET; THENCE SOUTH 89° 52' 50" WEST, A DISTANCE OF 42.77 FEET; THENCE SOUTH 82° 14' 18" WEST, A DISTANCE OF 32.99 FEET; THENCE SOUTH 73° 17' 44" WEST, A DISTANCE OF 19.18 FEET; THENCE SOUTH 79° 38' 41" WEST, A DISTANCE OF 26.35 FEET; THENCE SOUTH 82° 50' 54" WEST, A DISTANCE OF 32.20 FEET; THENCE SOUTH 88° 27' 31" WEST, A DISTANCE OF 22.15 FEET; THENCE NORTH 63° 04' 54" WEST, A DISTANCE OF 5.73 FEET; THENCE SOUTH 56° 22' 23" WEST, A DISTANCE OF 7.38 FEET; THENCE SOUTH 85° 25' 56" WEST, A DISTANCE OF 43.08 FEET; THENCE NORTH 83° 45' 01" WEST, A DISTANCE. OF 31.16 FEET; THENCE SOUTH 87° 16' 53" WEST, A DISTANCE OF 45.21 FEET; THENCE SOUTH 86° 20' 31" WEST, A DISTANCE OF 54.32 FEET; THENCE SOUTH 88° 07' 13" WEST, A DISTANCE OF 64.34 FEET; THENCE NORTH 89° 56' 25" WEST, A DISTANCE OF 65.13 FEET; THENCE NORTH 88° 59' 04" WEST, A DISTANCE OF 52.42 TO THE POINT OF TERMINUS AND THE END OF THE HEREIN DESCRIBED LINE.

PARCEL A:

ON THE ISLAND OF STOCK ISLAND, AND BEING LOT ONE (1), BLOCK SIXTY (60) ACCORDING TO GEORGE L. MCDONALD'S MAP OF LOTS ONE (1), TWO (2), THREE (3), FIVE (5) AND SIX (6) OF SECTION THIRTY FIVE (35), LOT TWO (2) SECTION THIRTY SIX (36), LOT THREE (3) SECTION TWENTY SIX (26), AND LOT TWO (2) SECTION THIRTY FOUR (34), TOWNSHIP SIXTY SEVEN (67) SOUTH, RANGE TWENTY FIVE (25) EAST, RECORDED IN PLAT BOOK ONE (1), PAGE 55, MONROE COUNTY, FLORIDA RECORDS.

AND ALSO

PARCEL B:

BEING AT A POINT ON THE SOUTH BOUNDARY LINE OF PENINSULA AVENUE, 382 FEET DISTANT AND WEST OF THE INTERSECTION OF THE SOUTH BOUNDARY LINE OF PENINSULA AVENUE WITH THE WEST BOUNDARY LINE OF MALONEY AVENUE, FROM SAID POINT OF BEGINNING, CONTINUE IN A WEST DIRECTION ALONG THE SOUTH BOUNDARY LINE OF PENINSULAR AVENUE EXTENDED A DISTANCE OF 418 FEET; THENCE AT RIGHT ANGLES AND IN A SOUTHERLY DIRECTION A DISTANCE OF 520 FEET; THENCE AT RIGHT ANGLES AND IN AN EASTERLY DIRECTION A DISTANCE OF 600 FEET; THENCE AT RIGHT ANGLES AND IN A NORTHERLY DIRECTION A DISTANCE OF 184 FEET; THENCE MEANDERING THE HIGH WATER LINE IN A NORTHWESTERLY AND NORTHEASTERLY DIRECTION A DISTANCE OF 450 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND BEING IN A SUBDIVISION OF LOTS 1, 2, 3, 5 AND 6 OF SECTION 35, LOT 2 OF SECTION 36, LOT 3 OF SECTION 26, LOT 2 OF SECTION 34, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA.

ALSO

PARCEL C:

A PARCEL OF SUBMERGED LAND IN HAWK CHANNEL IN SECTION 36, TOWNSHIP 67 SOUTH, RANGE 25 EAST, STOCK ISLAND, MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 60 OF THE PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE RUN WEST ALONG THE NORTH LINE OF SAID LOT 1 AND THE WESTERLY EXTENSION THEREOF FOR A DISTANCE OF 600 FEET TO THE NORTHWEST CORNER OF A PARCEL OF SUBMERGED LAND CONVEYED BY THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND DEED NO. 19811, DATED JUNE 12, 1951; THENCE SOUTH ALONG THE WESTERLY LINE OF SAID PARCEL OF SUBMERGED LAND CONVEYED BY THE TRUSTEES, A DISTANCE OF 520 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL FOR THE POINT OF BEGINNING OF PARCEL OF SUBMERGED LAND HEREINAFTER DESCRIBED; THENCE CONTINUE SOUTH A DISTANCE OF 251.6 FEET; THENCE EAST A DISTANCE OF 600 FEET; THENCE NORTH A DISTANCE OF 251.6 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF SUBMERGED LAND CONVEYED BY THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND BY DEED NO. 19811; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 600 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO

PARCEL D:

ON THE ISLAND KNOWN AS STOCK ISLAND AND DESCRIBED ACCORDING TO THE GEORGE MCDONALD'S PLAT OF A PART OF STOCK ISLAND, RECORDED IN PLAT BOOK 1, PAGE 55, MONROE COUNTY, FLORIDA AS FOLLOWS:

LOTS TWO (2) AND THREE (3) IN BLOCK SIXTY (60).

ALSO

PARCEL E:

A PARCEL OF FORMERLY SUBMERGED LAND IN HAWK CHANNEL IN SECTION 36, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, SQUARE 60 OF PLAT TITLED "ALL LOTS 1, 2, 3, 5 AND 6, SECTION 35; LOT 3, SECTION 26; LOT 2, SECTION 34, STOCK ISLAND, TOWNSHIP 67 SOUTH, RANGE 25 EAST", RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, RUN SOUTH 435.6 FEET; THENCE AT RIGHT ANGLES RUN WEST 200 FEET; THENCE AT RIGHT ANGLES RUN NORTH 435.6 FEET TO THE SOUTHWEST CORNER OF LOT 2, SQUARE 60 OF THE ABOVE MENTIONED PLAT; THENCE MEANDER THE SHORELINE TO AN EASTERLY DIRECTION BACK TO THE POINT OF BEGINNING.

ALSO

PARCEL F:

ON THE ISLAND KNOWN AS STOCK ISLAND AND DESCRIBED ACCORDING TO GEORGE L. MCDONALD'S PLAT OF A PART OF SAID STOCK ISLAND, RECORDED IN PLAT BOOK ONE (1), PAGE 55, MONROE COUNTY, FLORIDA, AS FOLLOWS:

LOTS ONE (1) AND TWO (2) IN BLOCK SIXTY ONE (61), TOGETHER WITH A PARCEL OF SUBMERGED

LAND IN THE STRAITS OF FLORIDA, SECTION 36, TOWNSHIP 67 SOUTH, RANGE 25 EAST, LOCATED SOUTHERLY OF AND ADJACENT TO LOTS 1 AND 2, BLOCK 61, AND DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SHORELINE OF STOCK ISLAND AND THE WEST LINE OF SAID LOT 1, BLOCK 61, ACCORDING TO SAID PLAT OF STOCK ISLAND; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, BLOCK 61 (EXTENDED) A DISTANCE OF 435 FEET TO A POINT; THENCE EAST A DISTANCE OF 200 FEET TO A POINT IN THE EAST LINE OF SAID LOT 2, BLOCK 61 (EXTENDED); THENCE NORTH ALONG THE EAST LINE OF LOT 2, BLOCK 61 (EXTENDED) A DISTANCE OF 475 FEET, MORE OR LESS TO A POINT IN THE SOUTHERLY SHORELINE OF STOCK ISLAND; THENCE WESTERLY ALONG THE MEANDERS OF SAID SOUTHERLY SHORELINE, A DISTANCE OF 210 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

PARCEL G:

LOT 3 IN BLOCK 61 OF STOCK ISLAND AS SHOWN ON PLAT OF SAID STOCK ISLAND MADE BY GEORGE L. MCDONALD AND RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

ALSO

PARCEL H:

THE PORTION OF MALONEY AVENUE LYING BETWEEN BLOCKS 60 AND 61 OF GEORGE L. MCDONALD'S PLAT OF A PART OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

PARCEL I:

A PARCEL OF FORMERLY SUBMERGED LAND IN HAWK CHANNEL IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 60 OF A PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE SOUTH 280 FEET TO THE SOUTHEAST CORNER OF THE SAID BLOCK 60 AND THE SHORELINE ACCORDING TO THE SAID PLAT OF STOCK ISLAND AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTH 435.60 FEET TO A POINT; THENCE EAST 60 FEET TO A POINT; THENCE NORTH 435.60 FEET TO A POINT; THENCE WEST 60 FEET BACK TO THE POINT OF BEGINNING.

ALSO

PARCEL J:

A PARCEL OF LAND ON THE ISLAND KNOWN AS STOCK ISLAND, MONROE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, BLOCK 60, ACCORDING TO GEORGE MCDONALD'S PLAT OF SAID STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID LOT 2 AND THE EXTENSION OF SAID WEST LINE, 715.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH, 56.0 FEET; THENCE WEST 381.3 FEET, MORE OR LESS, TO THE WESTERLY FACE OF AN EXISTING CONCRETE PIER; THENCE SOUTHERLY ALONG A LINE DEFLECTED 93°00 LEFT, 30 FEET, MORE OR LESS; THENCE ALONG THE MEAN HIGH WATER LINE THE FOLLOWING 15 COURSES: (NOTE:

MISSING CALL OF EAST 376.50')

THENCE 87°00 DEFLECTED LEFT (DL), 200 FEET, MORE OR LESS;
THENCE 27°00 DEFLECTED LEFT, 30.00 FEET, MORE OR LESS;
THENCE 38°30 DEFLECTED RIGHT, 18.5 FEET, MORE OR LESS;
THENCE 40°00 DEFLECTED LEFT, 13.0 FEET, MORE OR LESS;
THENCE 46°50 DEFLECTED RIGHT, 45.0 FEET, MORE OR LESS;
THENCE 72°00 DEFLECTED LEFT, 75.5 FEET, MORE OR LESS;
THENCE 27°00 DEFLECTED RIGHT, 25.0 FEET, MORE OR LESS;
THENCE 64°00 DEFLECTED RIGHT, 94.5 FEET, MORE OR LESS;
THENCE 47°20 DEFLECTED RIGHT, 52.5 FEET, MORE OR LESS;
THENCE 37°40 DEFLECTED LEFT, 37.5 FEET, MORE OR LESS;
THENCE 54°15 DEFLECTED LEFT, 24.5 FEET, MORE OR LESS;
THENCE 72°00 DEFLECTED LEFT, 40.0 FEET, MORE OR LESS;
THENCE 28°20 DEFLECTED LEFT, 118.5 FEET, MORE OR LESS;
THENCE 56°10 DEFLECTED LEFT, 231.9 FEET, MORE OR LESS;
THENCE WEST, 378.80 FEET BACK TO THE POINT OF BEGINNING.

LESS (CONDOMINIUM):

A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 67 SOUTH, RANGE 25 EAST, STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3, BLOCK 61, GEORGE MCDONALD'S PLAT OF A PART OF STOCK ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE SOUTH FOR A DISTANCE OF 265.88 FEET; THENCE WEST FOR A DISTANCE OF 100.00 FEET; THENCE SOUTH FOR A DISTANCE OF 339.68 FEET; THENCE WEST FOR A DISTANCE OF 67.20 FEET TO THE POINT OF BEGINNING; THENCE MEANDER THE APPROXIMATE MEAN HIGH WATER LINE FOR THE FOLLOWING TWENTY-TWO (22) METES AND BOUNDS; THENCE SOUTH 04° 53' 14" WEST, A DISTANCE OF 50.44 FEET; THENCE SOUTH 03° 31' 10" WEST, A DISTANCE OF 60.33 FEET; THENCE SOUTH 04° 56' 57" EAST, A DISTANCE OF 108.26 FEET; THENCE SOUTH 06° 27' 03" WEST, A DISTANCE OF 123.44 FEET; THENCE SOUTH 57° 33' 15" WEST, A DISTANCE OF 86.74 FEET; THENCE SOUTH 81° 19' 27" WEST, A DISTANCE OF 44.77 FEET; THENCE NORTH 74° 55' 09" WEST, A DISTANCE OF 14.27 FEET; THENCE NORTH 38° 14' 22" EAST, A DISTANCE OF 83.55 FEET; THENCE NORTH 21° 12' 00" EAST, A DISTANCE OF 20.97 FEET; THENCE NORTH 28° 26' 29" EAST, A DISTANCE OF 45.45 FEET; THENCE NORTH 08° 28' 07" EAST, A DISTANCE OF 14.52 FEET; THENCE NORTH 44° 57' 55" WEST, A DISTANCE OF 32.90 FEET; THENCE NORTH 45° 09' 29" WEST, A DISTANCE OF 12.09 FEET; THENCE SOUTH 87° 09' 32" WEST, A DISTANCE OF 29.15 FEET; THENCE NORTH 75° 12' 35" WEST, A DISTANCE OF 17.77 FEET; THENCE NORTH 23° 09' 22" WEST, A DISTANCE OF 52.43 FEET; THENCE SOUTH 89° 35' 35" WEST, A DISTANCE OF 7.15 FEET; THENCE NORTH 00° 10' 56" EAST, A DISTANCE OF 7.23 FEET; THENCE SOUTH 79° 00' 39" WEST, A DISTANCE OF 63.72 FEET; THENCE NORTH 79° 00' 34" WEST, A DISTANCE OF 28.33 FEET; THENCE SOUTH 77° 29' 51" WEST, A DISTANCE OF 80.86 FEET; THENCE NORTH 88° 49' 09" WEST, A DISTANCE OF 41.75 FEET; THENCE LEAVING THE SAID MEAN HIGH WATER LINE FOR A DISTANCE OF 103.41 FEET; THENCE EAST FOR A DISTANCE OF 81.33 FEET; THENCE NORTH FOR A DISTANCE OF 12.00 FEET; THENCE EAST FOR A DISTANCE OF 157.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE LEFT ALONG THE SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 32.00 FEET AND A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 50.27 FEET TO A POINT OF TANGENCY; THENCE NORTH FOR A DISTANCE OF 36.77 FEET; THENCE EAST FOR A DISTANCE OF 106.74 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING PIERS:

NORTH PIER:

ON STOCK ISLAND, MONROE COUNTY, FLORIDA, AND IS A PARCEL OF SUBMERGED LAND LYING SOUTH OF BLOCK 60, ACCORDING TO GEO MCDONALD'S PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; AND THE SAID PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF MALONEY AVENUE WITH THE CENTERLINE OF PENINSULAR AVENUE; THENCE SOUTH ALONG THE CENTERLINE OF MALONEY AVENUE AND THE SOUTHERLY EXTENSION THEREOF FOR A DISTANCE OF 290.23 FEET TO A POINT; THENCE WEST 228.63 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE SOUTH FOR A DISTANCE OF 109 FEET TO A POINT; THENCE WEST FOR A DISTANCE OF 390.55 FEET TO A POINT; THENCE SOUTH 03° 11' 40" EAST FOR A DISTANCE OF 5.17 FEET TO A POINT; THENCE SOUTH 86° 48' 20" WEST FOR A DISTANCE OF 33.50 FEET TO A POINT; THENCE NORTH 03° 11' 40" WEST FOR A DISTANCE OF 119.9 FEET TO A POINT; THENCE NORTH 86° 48' 20" EAST FOR A DISTANCE OF 33.50 FEET TO A POINT; THENCE SOUTH 03° 11' 40" EAST FOR A DISTANCE OF 5.49 FEET TO A POINT; THENCE EAST FOR A DISTANCE OF 398.11 FEET BACK TO THE POINT OF BEGINNING.

MIDDLE PIER:

ON STOCK ISLAND, MONROE COUNTY, FLORIDA, AND IS A PARCEL OF SUBMERGED LAND LYING SOUTH OF BLOCK 60, ACCORDING TO GEO MCDONALD'S PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; AND THE SAID PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF MALONEY AVENUE WITH THE CENTERLINE OF PENINSULAR AVENUE; THENCE SOUTH ALONG THE CENTERLINE OF MALONEY AVENUE AND THE SOUTHERLY EXTENSION THEREOF FOR A DISTANCE OF 290.23 FEET TO A POINT; THENCE WEST 228.63 FEET TO A POINT; THENCE SOUTH FOR A DISTANCE OF 191.89 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE CONTINUE SOUTH FOR A DISTANCE OF 127 FEET TO A POINT; THENCE WEST FOR A DISTANCE OF 348.48 FEET TO A POINT; THENCE SOUTH 03° 11' 40" EAST FOR A DISTANCE OF 13.19 FEET TO A POINT; THENCE SOUTH 86° 49' 20" WEST FOR A DISTANCE OF 45 FEET TO A POINT; THENCE NORTH 03° 11' 40" WEST FOR A DISTANCE OF 16 FEET TO A POINT; THENCE SOUTH 86° 48' 20" WEST FOR A DISTANCE OF 20 FEET TO A POINT; THENCE NORTH 03° 11' 40" WEST FOR A DISTANCE OF 125 FEET TO A POINT; THENCE NORTH 86° 48' 20" EAST A DISTANCE OF 20 FEET TO A POINT; THENCE NORTH 03° 11' 40" WEST A DISTANCE OF 16 FEET TO A POINT; THENCE NORTH 86° 48' 20" EAST A DISTANCE OF 45 FEET TO A POINT; THENCE SOUTH 03° 11' 40" EAST FOR A DISTANCE OF 16.61 FEET TO A POINT; THENCE EAST FOR A DISTANCE OF 355.66 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING PIER:

SOUTH PIER:

ON STOCK ISLAND, MONROE COUNTY, FLORIDA, AND IS A PARCEL OF SUBMERGED LAND LYING SOUTH OF BLOCK 60, ACCORDING TO GEO MCDONALD'S PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND THE SAID PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF MALONEY AVENUE WITH THE CENTERLINE OF PENINSULAR AVENUE; THENCE SOUTH ALONG THE CENTERLINE OF MALONEY AVENUE AND THE SOUTHERLY EXTENSION THEREOF FOR A DISTANCE OF 290.23 FEET TO A POINT;

THENCE WEST 228.63 FEET TO A POINT; THENCE SOUTH FOR A DISTANCE OF 416.99 FEET TO POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE CONTINUE SOUTH FOR A DISTANCE OF 97 FEET TO A POINT; THENCE WEST FOR A DISTANCE OF 408.80 FEET TO A POINT; THENCE NORTH 03° 11' 40" WEST FOR A DISTANCE OF 115 FEET TO A POINT; THENCE NORTH 86° 48' 20" EAST FOR A DISTANCE OF 38.34 FEET TO A POINT; THENCE SOUTH 03° 11' 40" EAST FOR A DISTANCE OF 20 FEET TO A POINT; THENCE EAST FOR A DISTANCE OF 375.82 FEET BACK TO THE POINT OF BEGINNING.

LESS THE FOLLOWING PARCEL:

DRY STORAGE:

A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 67 SOUTH, RANGE 25 EAST, STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3, BLOCK 61, GEORGE MCDONALDS PLAT OF A PART OF STOCK ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE SOUTH FOR A DISTANCE OF 167.57 FEET; THENCE WEST FOR A DISTANCE OF 103.06 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 59' 20" WEST FOR A DISTANCE OF 182.26; THENCE SOUTH 00° 00' 40" EAST FOR A DISTANCE OF 120.31 FEET; THENCE NORTH 89° 59' 20" EAST FOR A DISTANCE OF 182.26 FEET; THENCE NORTH 00° 00' 40" WEST FOR A DISTANCE OF 120.31 FEET TO THE POINT OF BEGINNING.

EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. Reservations contained in Deed from the Trustees of the Internal Improvement Fund of the State of Florida, filed March 29, 1960 in Book 180, Page 381 . Note: The right of entry has been released pursuant to S270.11, F.S.

2. State of Florida Department of Administration Division of State Planning Affidavit Regarding the Florida Keys Area of Critical State Concern recorded August 13, 1976 in Book 668, Page 43.

3. Easement granted to The Utility Board of the City of Key West, Florida by instrument recorded March 19, 2002 in Book 1769, Page 863.

4. Grant of Non-Exclusive Easement granted to Oceanside Development Corporation, a Florida corporation and Oceanside Residential Condominium Association, Inc., a Florida not-for-profit corporation by instrument recorded March 19, 2002 in Book 1769, Page 1151.

5. Grant of Non-Exclusive Easement and Provider Agreement granted to Oceanside Development Corporation, a Florida corporation and Oceanside Residential Condominium Association, Inc., a Florida not-for-profit corporation by instrument recorded March 19, 2002 in Book 1769, Page 1164.

6. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

7. Rights of the United States Government to that part of the Land, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.

8. Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously, under water (submerged).

9. Reservation(s) in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in the Deed recorded November 16, 1964 in Book 325, Page 595, as to: a. 3/4 interest in all phosphate, mineral and metal rights. b. 1/2 interest in all petroleum rights. c. Rights of exploration in conjunction with

phosphate, mineral, metal and/or petroleum rights have been released pursuant to Florida Statute 270.11(2).

10. Storm Sewer Easement to the State of Florida for the use and benefit of the State Road Department of Florida recorded September 27, 1966 in Book 379, Page 1033.

11. Drainage Easement in favor of the State Road Department of Florida recorded October 21, 1966 in Book 381, Page 225.

12. Reservation in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in the Deed recorded January 29, 1970 in Book 446, Page 255, as to: a. 3/4 interest in all phosphate, mineral, and metal rights b. 1/2 interest in all petroleum rights. c. Rights of exploration in conjunction with phosphate, mineral, metal and/or petroleum rights have been released pursuant to Florida Statute 270.11(2).

13. Reservation in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in the Deed recorded March 26, 1973 in Book 534, Page 198, as to: a. 3/4 interest in all phosphate, mineral, and metal rights. b. 1/2 interest in all petroleum rights. c. Rights of exploration in conjunction with phosphate, mineral, metal and/or petroleum rights have been released pursuant to Florida Statute 270.11(2).

14. Easement in favor of the Utility Board of the City of Key West recorded January 27, 1977 in Book 690, Page 313.

15. Reservation in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in the Deed recorded December 6, 1985 in Book 959, Page 2354, as to: a. 3/4 interest in all phosphate, mineral, and metal rights. b. 1/2 interest in all petroleum rights. c. Rights of exploration in conjunction with phosphate, mineral, metal and/or petroleum rights have been released pursuant to Florida Statute 270.11(2).

16. Grant of Non-Exclusive Access and Parking Easement Agreement in favor of Oceanside Marina Condominium Association, Inc., as recorded July 1, 1997 in Book 1464, Page 1517.

17. County Ordinance 10-77, providing for the annual levy on garbage and trash collection fees to be assessed upon this parcel of land.

18. Grant of Easement (Launching) as recorded August 1, 2003 in Book 1915, Page 92.

19. Grant of Easement (Ingress, Egress, Utilities, Drainage, Encroachments and Maintenance) as recorded August 1, 2003 in Book 1915, Page 100.

20. All the covenants, conditions, restriction, easements, assessments and possible liens, terms and other provisions of Declaration of Condominium and Exhibits thereto, recorded August 11, 2003 in Book 1918, Page 1967, Public Records of Monroe County, Florida, and as further amended, including, but not limited to one or more of the following: provisions for private charges or assessments; liens for liquidated damages; and/or option, right of first refusal or prior approval of a future purchaser or occupant. NOTE: Developers Right of First Refusal was terminated in Book 2201, Page 1282 and in Book 2212, Page 1604. (As to Condo Parcels only)

21. County Resolution No. 265-2004, providing for the annual levy for wastewater assessments recorded June 23, 2005 in Book 2126, Page 511.

22. Terms and conditions of the Monroe County Planning Commission Resolution No. P21-07 recorded July 13, 2007 in Book 2308, Page 801.

Tab 4: Current Property Record Cards for Sender and Receiver Sites

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

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

Property Record Card -

Maps are now launching the new map application version.

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

Alternate Key: 1147419 **Parcel ID:** 00115840-000000

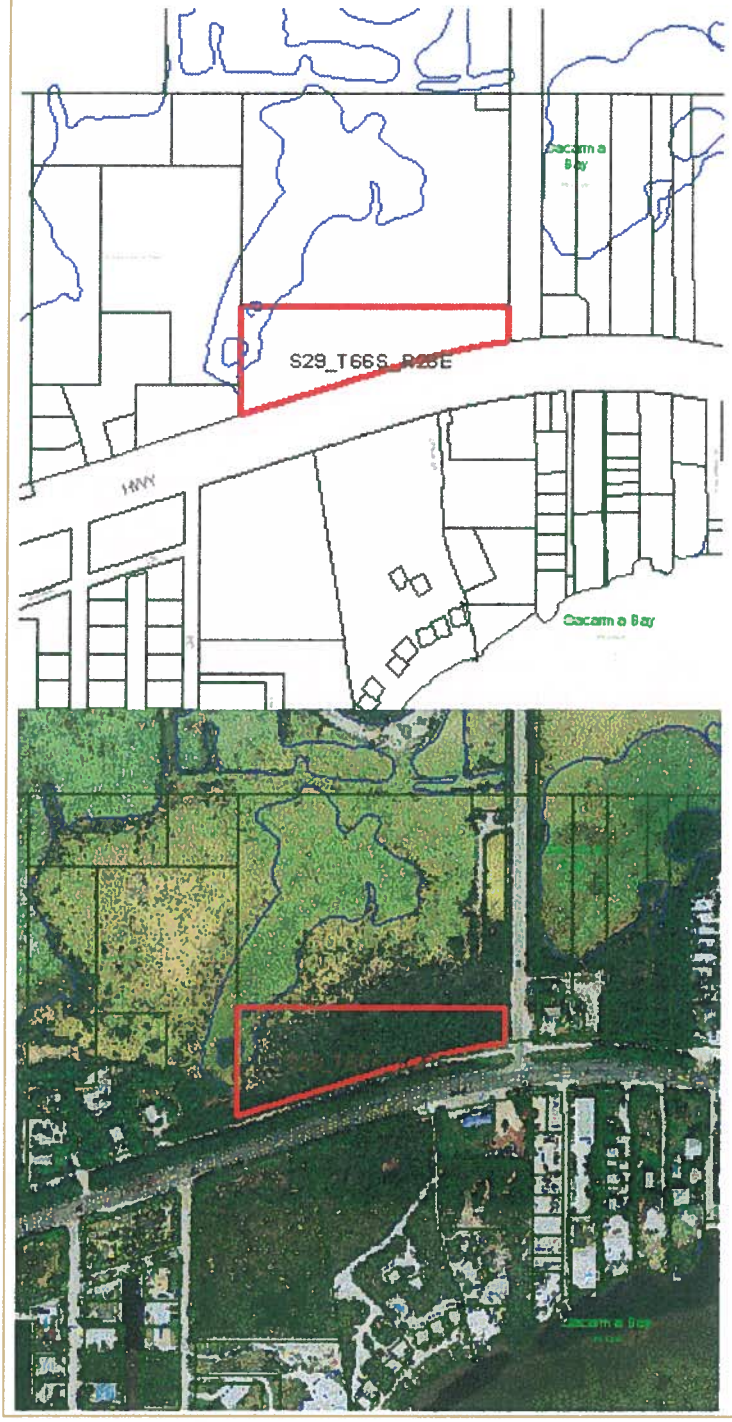
Ownership Details

Mailing Address:
HAMILTON HENRY B
5 COCONUT DR
KEY WEST, FL 33040-6214

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 100C
Affordable Housing: No
Section-Township-Range: 29-66-28
Property Location: VACANT LAND CUDJOE KEY
Legal Description: 29 66 28 W66829-04 CUDJOE KEY PT LOT 2 (3.65 AC) G7-208 G5-275 OR420-986-E OR519-835-D/C OR583-293Q OR599-333 OR678-104

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
M0HH - HARDWOOD HAMMOCK	0	0	3.14 AC
000X - ENVIRONMENTALLY SENS	0	0	0.51 AC

Misc Improvement Details

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

1	FN2:FENCES	500 SF	125	4	1986	1987	4	30
2	CL2:CH LINK FENCE	400 SF	100	4	1986	1987	2	30

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	A-15349	05/01/1986	12/01/1986	1,000		BLOCK WALL & WIRE FENCE

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
2013	0	2,220	15,751	17,971	9,372	0	17,971
2012	0	2,220	6,300	8,520	8,520	0	8,520
2011	0	2,220	6,300	8,520	8,520	0	8,520
2010	0	2,220	6,300	8,520	8,520	0	8,520
2009	0	2,220	9,451	11,671	11,671	0	11,671
2008	0	2,220	9,451	11,671	11,671	0	11,671
2007	0	2,209	25,171	27,380	27,380	0	27,380
2006	0	2,209	25,171	27,380	27,380	0	27,380
2005	0	2,209	15,103	17,312	17,312	0	17,312
2004	0	2,375	25,171	17,477	17,477	0	17,477
2003	0	2,596	25,171	17,698	17,698	0	17,698
2002	0	2,761	25,171	17,863	17,863	0	17,863
2001	0	2,927	25,171	18,029	18,029	0	18,029
2000	0	828	25,171	15,930	15,930	0	15,930
1999	0	871	25,171	15,973	15,973	0	15,973
1998	0	915	25,171	16,119	16,119	0	16,119
1997	0	973	25,171	16,119	16,119	0	16,119
1996	0	1,016	25,171	16,119	16,119	0	16,119
1995	0	1,060	25,171	26,231	26,231	0	26,231
1994	0	1,118	25,171	26,289	26,289	0	26,289
1993	0	1,162	25,171	26,333	26,333	0	26,333
1992	0	1,205	25,171	26,376	26,376	0	26,376
1991	0	1,263	25,171	26,434	26,434	0	26,434
1990	0	1,307	25,171	26,478	26,478	0	26,478
1989	0	1,350	25,171	26,521	26,521	0	26,521
1988	0	1,117	25,171	26,288	26,288	0	26,288
1987	0	849	21,360	22,209	22,209	0	22,209
1986	0	0	21,360	21,360	21,360	0	21,360
1985	0	0	21,360	21,360	21,360	0	21,360

1984	0	0	32,680	32,680	32,680	0	32,680
1983	0	0	32,680	32,680	32,680	0	32,680
1982	0	0	17,465	17,465	17,465	0	17,465

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
2/1/1976	678 / 104	26,000	00	Q

This page has been visited 424,253 times.

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

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

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

Property Record Card -

Maps are now launching the new map application version.

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

Alternate Key: 8667477 Parcel ID: 00115840-000100

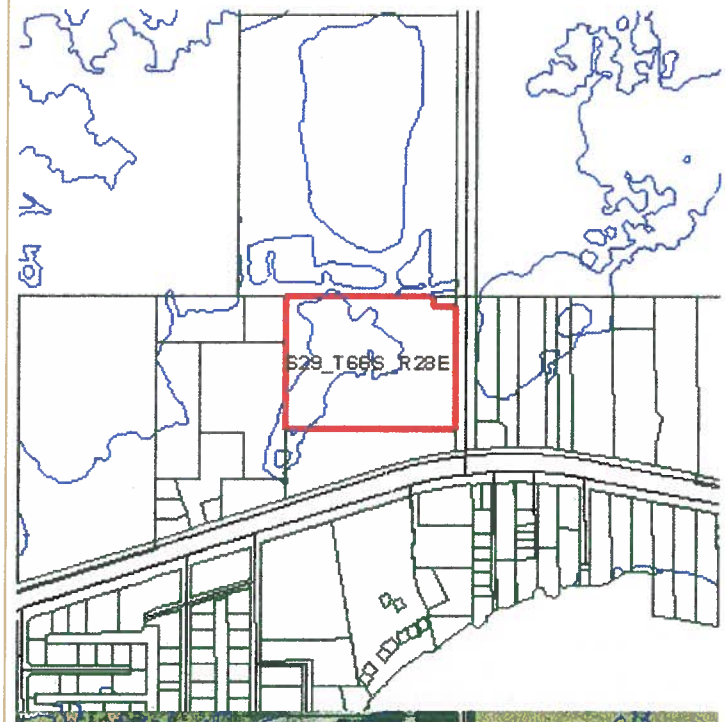
Ownership Details

Mailing Address:
HAMILTON HENRY B
5 COCONUT DR
KEY WEST, FL 33040-6214

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 100C
Affordable Housing: No
Section-Township-Range: 29-66-28
Property Location: VACANT LAND CUDJOE KEY
Legal Description: 29-66-28 CUDJOE KEY PT GOVT LOT 2 (OR928-1586/1587 OR973-871/872

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
M0HH - HARDWOOD HAMMOCK	0	0	11.21 AC

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	0	0	56,050	56,050	24,662	0	56,050
2012	0	0	22,420	22,420	22,420	0	22,420
2011	0	0	22,420	22,420	22,420	0	22,420
2010	0	0	22,420	22,420	22,420	0	22,420
2009	0	0	33,630	33,630	33,630	0	33,630
2008	0	0	33,630	33,630	33,630	0	33,630
2007	0	0	53,808	53,808	53,808	0	53,808
2006	0	0	53,808	53,808	53,808	0	53,808
2005	0	0	53,808	53,808	53,808	0	53,808
2004	0	0	89,680	53,808	53,808	0	53,808
2003	0	0	89,680	53,808	53,808	0	53,808
2002	0	0	8,953	5,371	5,371	0	5,371
2001	0	0	8,953	5,371	5,371	0	5,371
2000	0	0	8,953	5,371	5,371	0	5,371
1999	0	0	8,953	5,371	5,371	0	5,371
1998	0	0	8,953	5,372	5,372	0	5,372
1997	0	0	8,953	5,372	5,372	0	5,372
1996	0	0	8,953	5,372	5,372	0	5,372
1995	0	0	8,953	8,953	8,953	0	8,953
1994	0	0	8,953	8,953	8,953	0	8,953
1993	0	0	8,953	8,953	8,953	0	8,953
1992	0	0	8,953	8,953	8,953	0	8,953
1991	0	0	8,953	8,953	8,953	0	8,953
1990	0	0	8,953	8,953	8,953	0	8,953
1989	0	0	8,953	8,953	8,953	0	8,953
1988	0	0	8,953	8,953	8,953	0	8,953
1987	0	0	11,320	11,320	11,320	0	11,320
1986	0	0	11,320	11,320	11,320	0	11,320
1985	0	0	11,320	11,320	11,320	0	11,320

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
4/1/1986	973 / 0871	11,400	WD	Q
12/1/1984	928 / 1586	11,400	WD	Q

This page has been visited 424,364 times.

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

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

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

Property Record Card -

Maps are now launching the new map application version.

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

Alternate Key: 1161624 Parcel ID: 00127420-000000

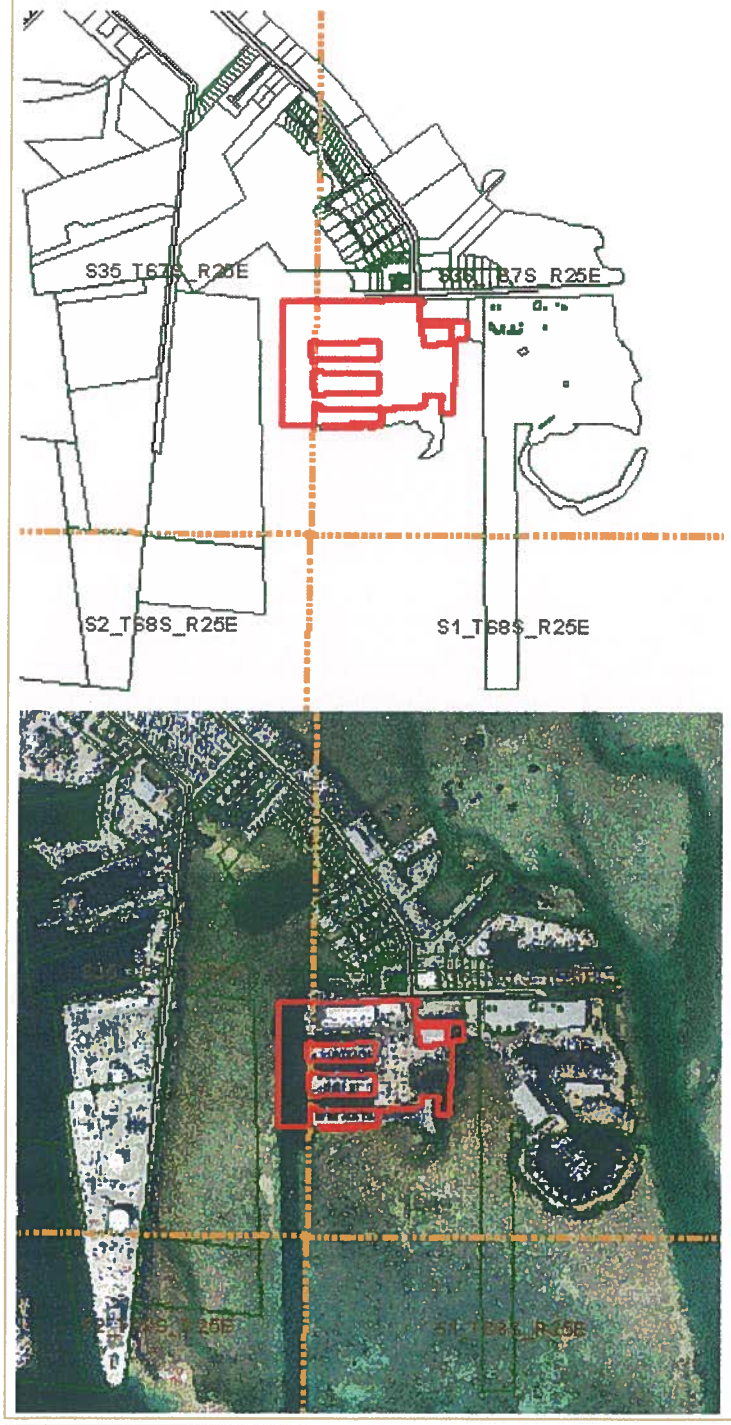
Ownership Details

Mailing Address:
OCEANSIDE INVESTORS LLC
5640 LAUREL AVE
KEY WEST, FL 33040-5915

Property Details

PC Code:	20 - AIRPORTS, MARINAS, BUS TERM
Millage Group:	110A
Affordable Housing:	No
Section-Township-Range:	35-67-25
Property Location:	5950 PENINSULAR AVE SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 LOTS 1-2-3 AND ADJ BAY BTM SQR 60 AND PT LTS 1-2-3 AND ADJ BAY BTM SQR 61 AND PT MALONEY AVE VACATED BCC 151-1974 AND FILLED BAY BTM ADJ TO MALONEY AVE (.11AC) AND PT ADJ PARCEL MISC REC BK D-58/59 OR333-58/59 OR509-440 OR514-92OR534-196/198 OR550-695 II 24710 OR690-313E OR739-246 OR930-119/137C/T OR930-148/151 OR959-2354/2355 II 26658 (3608-44) OR1278-2366/69 OR1619-384/386CERT/IIF OR2503-2018/32 OR2634-572/83

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	0	0	329,644.00 SF
9500 - SUBMERGED	0	0	6.73 AC

Building Summary

Number of Buildings: 6

Number of Commercial Buildings: 6
Total Living Area: 45361
Year Built: 1969

Building 1 Details

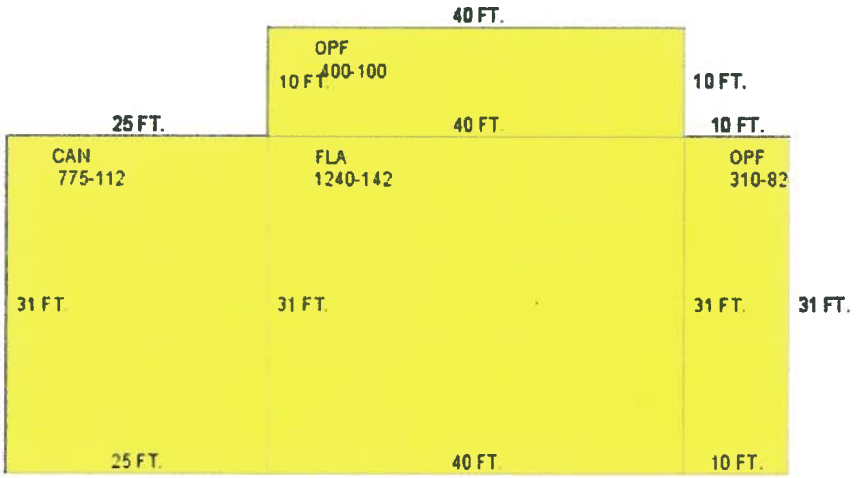
Building Type		Condition	A	Quality Grade	250
Effective Age	22	Perimeter	142	Depreciation %	27
Year Built	1969	Special Arch	0	Grnd Floor Area	1,240
Functional Obs	0	Economic Obs	0		

Inclusions:

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

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	8	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1982					1,240
2	OPF		1	1982					310
3	OPF		1	1982					400
4	CAN		1	1982					775

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10037	VACANT COMM	100	N	Y
	10038	OPF	100	N	N
	10039	OPF	100	N	N
	10040	CAN	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3284	AVE WOOD SIDING	100

Building 2 Details

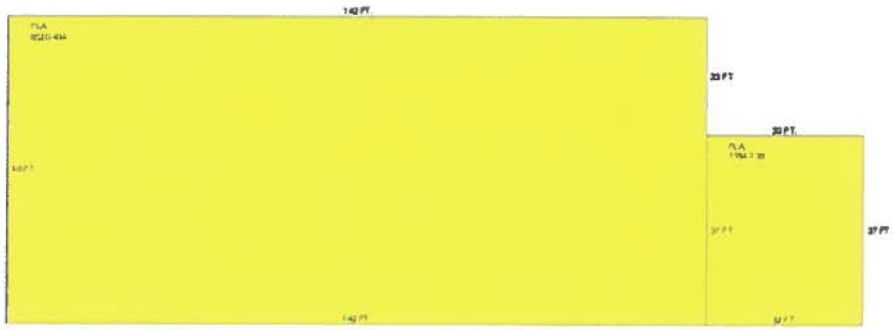
Building Type		**Condition**	A	**Quality Grade**	250
Effective Age	22	**Perimeter**	542	**Depreciation %**	27
Year Built	1970	**Special Arch**	0	**Grnd Floor Area**	9,704
Functional Obs	0	**Economic Obs**	0		

Inclusions:

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

Extra Features:

2 Fix Bath	0	**Vacuum**	0
3 Fix Bath	0	**Garbage Disposal**	0
4 Fix Bath	0	**Compactor**	0
5 Fix Bath	0	**Security**	0
6 Fix Bath	0	**Intercom**	0
7 Fix Bath	0	**Fireplaces**	0
Extra Fix	8	**Dishwasher**	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1982					8,520
2	FLA		1	1982					1,184

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10041	MARINA/AUTO/BUS TERM	100	N	N
	10042	SERV SHOPS ETC	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3285	METAL SIDING	100

Building 3 Details

Building Type		Condition	A	Quality Grade	250
Effective Age	14	Perimeter	800	Depreciation %	18
Year Built	1969	Special Arch	0	Grnd Floor Area	30,000
Functional Obs	0	Economic Obs	0		

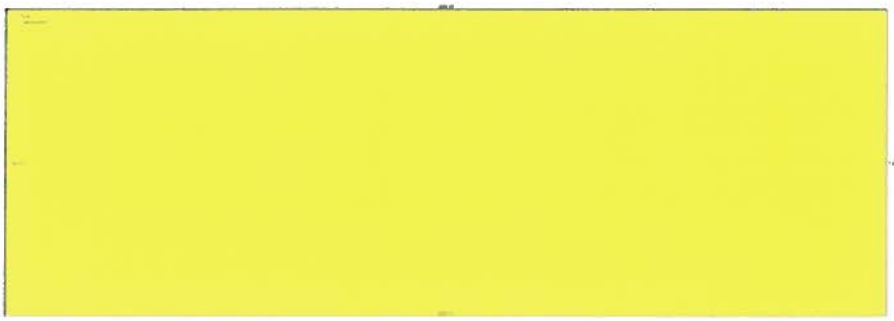
Inclusions:

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

Extra Features:

2 Fix Bath	0	Vacuum	0

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1982					30,000

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10043	WAREHOUSE/MARINA C	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3286	METAL SIDING	100

Building 4 Details

Building Type		Condition	A	Quality Grade	250
Effective Age	14	Perimeter	180	Depreciation %	18
Year Built	1983	Special Arch	0	Grnd Floor Area	988
Functional Obs	0	Economic Obs	0		

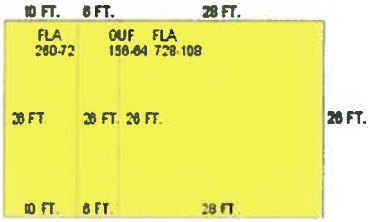
Inclusions:

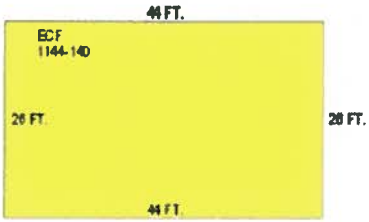
Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0

Heat Src 1 Heat Src 2

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	18	Dishwasher	0





Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1983					728
2	OUF		1	1983					156
3	FLA		1	1983					260
4	ECF		1	1996					1,144

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10044	CAMP BLDG	100	N	N
	10045	OUF	100	N	N
	10046	CAMP BLDG-A-	100	N	N
	10047	ECF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3287	METAL SIDING	100

Building 5 Details

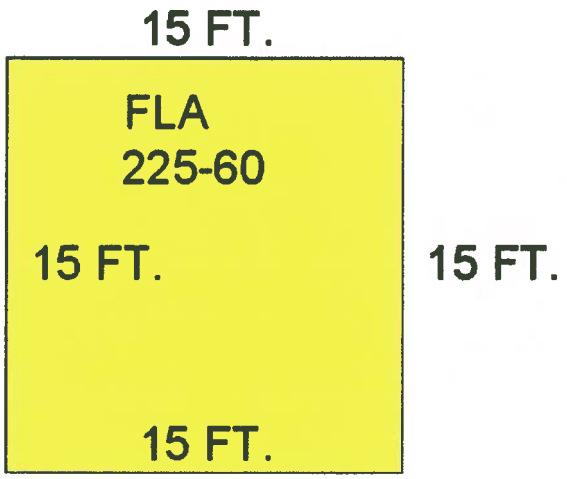
Building Type		Condition	A	Quality Grade	250
Effective Age	22	Perimeter	60	Depreciation %	27
Year Built	1975	Special Arch	0	Grnd Floor Area	225
Functional Obs	0	Economic Obs	0		

Inclusions:

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

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1993					225

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10048	SERV SHOPS ETC	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %

3288	AVE WOOD SIDING	100

Building 6 Details

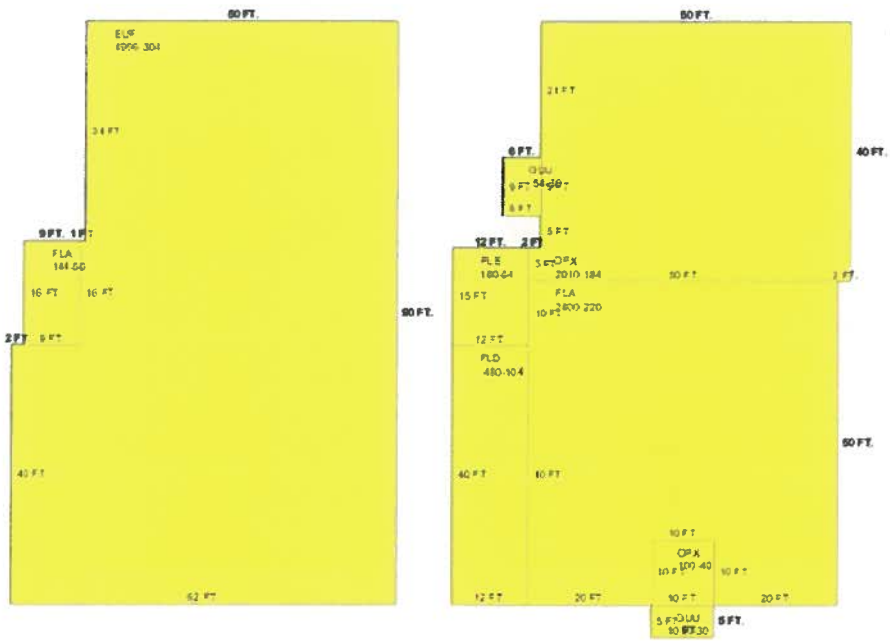
Building Type		Condition	E	Quality Grade	400
Effective Age	12	Perimeter	416	Depreciation %	15
Year Built	1995	Special Arch	0	Grnd Floor Area	3,204
Functional Obs	0	Economic Obs	0		

Inclusions:

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

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	EUF		1	2003					4,996
2	FLA		1	2003					144
3	FLD		1	2003					480
4	FLA		1	1995					2,400
5	FLE		1	2003					180

6	OPX	1	2003	2,010
7	OUU	1	2003	54
8	OPX	1	1995	100
9	OUU	1	2003	50

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10049	EUF	100	N	N
	10050	RESTRNT/CAFETR-B-	100	Y	Y
	10051	RESTRNT/CAFETR-B-	100	Y	Y
	10052	REST/CAFET-A-	100	Y	Y
	10053	RESTRNT/CAFETR-B-	100	Y	Y
	10054	OPX	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3289	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	225 SF	15	15	1979	1980	3	50
2	RK2:BOAT RACKS	175 UT	0	0	1979	1980	1	30
3	PT3:PATIO	5,060 SF	0	0	1976	1977	1	50
4	CL2:CH LINK FENCE	2,892 SF	482	6	1976	1977	2	30
5	PT3:PATIO	1,276 SF	0	0	1976	1977	1	50
6	SW2:SEAWALL	4,995 SF	999	5	1999	2000	5	60
7	SW2:SEAWALL	1,855 SF	371	5	1999	2000	5	60
8	DK3:CONCRETE DOCK	8,418 SF	0	0	1976	1977	5	60
9	AP2:ASPHALT PAVING	70,250 SF	0	0	1976	1977	2	25
10	UB2:UTILITY BLDG	225 SF	15	15	1979	1980	3	50
11	RK2:BOAT RACKS	175 UT	0	0	1979	1980	1	30
12	PT3:PATIO	5,060 SF	0	0	1976	1977	1	50
13	CL2:CH LINK FENCE	2,892 SF	482	6	1976	1977	2	30
14	PT3:PATIO	1,276 SF	0	0	1976	1977	1	50
15	SW2:SEAWALL	4,995 SF	999	5	1999	2000	5	60
16	SW2:SEAWALL	1,855 SF	371	5	1999	2000	5	60
17	DK3:CONCRETE DOCK	8,418 SF	0	0	1976	1977	5	60
18	AP2:ASPHALT PAVING	70,250 SF	0	0	1976	1977	2	25
19	UB2:UTILITY BLDG	96 SF	12	8	1982	1983	3	50
20	FN2:FENCES	360 SF	6	60	1993	1994	2	30
21	UB2:UTILITY BLDG	200 SF	10	20	1982	1983	3	50
22	RK2:BOAT RACKS	10 UT	0	0	1989	1990	1	30
23	FN2:FENCES	1,330 SF	7	190	1993	1994	5	30

24	CL2:CH LINK FENCE	3,120 SF	6	520	1993	1994	1	30
25	PT3:PATIO	1,240 SF	0	0	1994	1995	2	50
26	WD2:WOOD DECK	564 SF	0	0	1994	1995	4	40
27	AC2:WALL AIR COND	2 UT	0	0	1994	1995	1	20
28	WD2:WOOD DECK	60 SF	12	5	1994	1995	1	40
29	AP2:ASPHALT PAVING	2,008 SF	0	0	1994	1995	1	25
30	PT3:PATIO	400 SF	100	4	1993	1994	2	50
31	WD2:WOOD DECK	400 SF	100	4	1983	1984	4	40
32	CB2:DET CABANA	100 SF	10	10	1993	1994	3	60
33	UB2:UTILITY BLDG	72 SF	12	6	1989	1990	2	50
34	UB3:LC UTIL BLDG	40 SF	10	4	1989	1990	1	30
35	UB2:UTILITY BLDG	96 SF	12	8	1992	1993	3	50
36	UB2:UTILITY BLDG	96 SF	12	8	1992	1993	3	50
37	FN2:FENCES	600 SF	60	10	1995	1996	5	30
38	FN2:FENCES	600 SF	60	10	1995	1996	5	30
39	FN2:FENCES	192 SF	16	12	1998	1999	5	30
40	SW2:SEAWALL	1,720 SF	430	4	1998	1999	1	60

Appraiser Notes

RE: 12361 AND 12745 COMBINED FOR ASSESSING PURPOSES 5-8-87

PER OR2669-824 SPLIT 541 SQ FT ADJACENT TO BOAT SLIP 693 TO RE00127420-000925, AK9102430; DONE FOR THE 2014 TAX ROLL.

2004/1/6...BC...BUILDING 7 AND THE LAND UNDER IT WAS SPLIT OUT AND CONVERTED INTO CONDO BOAT STORAGE. (TO BE HANDELED BY DARLENE) THE OVERRIDE VALUE WAS REDUCED BY $644,924. OCEANSIDE MARINA 96 SF UB2 IS GUARD HSE BLDG. #1 = TACKLESHOP BLDG. #2 =SHIP'S STORE BLDG. #3 = BOAT STORAGE BLDG. #4 = BATH HOUSE INCOME DATA IN FILE CHANGED THE PC CODE FROM 27 TO 60 FOR HE Y2K TAX VALUE AND PICKIED HE 430 FEET OF RIPRAP. 00/039 2000-12-29 REMOVED THE .75 TO 1.00 FOR THE LAND ADJUSTMENT FOR THE BAY BOTTOM FOR THE 2001 TASX ROLL. DUG 2002/5/31 SB, TPP ACCOUNTS: ALL SEASON ANGLERS - 899101, BENNETT BRIAN-9028196, BITTNER, DALE -8886241, BRIENZA, JAMES-8999629, CALCUTTA-8824149, CAPT MIKES-8939657, CAPT PAUL HELWIG-8943408, CARL PEACHEY-8999255, CHARTER SEA-8918127, CHEERIO CHARTERS-9000762, CLUB FRED-8977640, COLE, WM-8977024, CURRIE, MIKE-8870418, DEBI LOU-8893761, END OF THE LINE-8977090, FUN-SEA-KER-8981677, HIGH SEAS-9000135, HUGH MORGAN-9000300, JACE GROUP-8943716, KEY LIMEY CHARTERS-8859708, KW KAYAK FISHING-8943771, KW METAL SCULPTING-8928694, LIGHTHOUSE INN-8882912, LOGAN, RYON-8970468, MANNETTI CHARTERS-8892004, MARKS MARINE DIESEL RPR-8796684, MS MARGARITE-8927931, MURRAY SHATT-8929368, MYSTIC DREAM-8970534, ON THE FLY-8824823, PIERCE, THOMAS-8889780, QUICK RELIEF-8684584, REEL TIME-8943375, RUSTY FLY-8970842, SEAHORSE-9003182, SEA YA-8914890, SECOND CHANCE-8927912, SHADOW-8927996, SIGNAL 20-9000762, SOUTHERNMOST SAILING-8829345, STRUTHERS, GENE-9001114, SUIA PROPERTIES-8892454, SUPER GROUPER-8928455, SUNDAYS ON THE BAY-8977035, THERAPY-8949469, THOMAS, GREG-8939349, THUMMUS-8787081, TOMCAMP-8989784, TROPICAL DREAM-8954694, WILD ABOUT DOLPHINS-8905246, WILLET MARINE-8819676, SOUTHPAW CHARTERS-9022256, MARINATECH INC-9022597, SUPER GROUPER III-9028493 2/14/2003 ADDED BLDG # 7 , BOAT STORAGE. D.M.J.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	10105254	09/02/2010		0	Commercial	WIRE RANGE HOOD
	10104979	08/19/2010		0	Commercial	POOL, SPA, FENCE.
	13100536	02/28/2013		3,800	Commercial	TEMP OFFICE TRAILER
	13100535	02/28/2013		10,000	Commercial	DEMO INTERIOR
	13100536	02/28/2013		3,800	Commercial	PLACE TEMP OFFICE 8 X 40 FT

	13102543	06/27/2013		0		DEMO BATH HOUSE.
	06106750	03/15/2007		225,000	Commercial	New Marina entrance
1	94-0659	08/01/1994	03/01/1995	200,000	Commercial	COMM.RESTAURANT
	95-0276	08/01/1994	03/01/1995	500	Commercial	ENCLOSURE
	94-1251	10/01/1994	10/01/1995	3,025	Commercial	BUILDING MISC.
4	981173	08/21/1998	06/11/1999	25,000	Commercial	SEAWALL
5	991605	06/23/1999	01/20/2000	9,500	Commercial	COMMERCIAL ROOFING
6	00/2271	05/24/2000	01/01/2001	25,000	Commercial	SEAWALL-REPAIR
7	01-2637	08/24/2001	06/10/2002	3,000,000	Commercial	BOAT STORAGE BLDG
8	01-2635	08/24/2001	06/10/2002	3,000,000	Commercial	BOAT STORAGE BLDG
9	01-5372	08/24/2001	06/10/2002	3,000,000	Commercial	BOAT STORAGE BLDG
10	11/4681	12/26/2001	12/29/2006	16,025	Commercial	SIDEWALK-REPLACE
11	01/4666	12/21/2001	06/10/2002	6,000	Commercial	COMM. MISC.
12	01/2635	08/24/2001	12/28/2007	3,000,000	Commercial	site upgrades
13	02/1355	05/09/2002	12/29/2006	150,000	Commercial	EXPANSION OF REST.
14	02/1758	05/14/2002	06/10/2002	72,000	Commercial	DOCK
15	02-2525	07/12/2002	03/13/2003	150,000	Commercial	ADD TO RESTAURANT& C.O.
17	01-2634	12/19/2001	12/29/2006	30,000	Commercial	SLAB 1,466 SF
	04-1801	05/28/2004	02/16/2005	99,720	Commercial	ELECTRIC MISCELLANEOUS
	01102653		12/29/2006	0	Commercial	new SFR
	01102654		12/29/2006	0	Commercial	new SFR
	01102655		12/29/2006	0	Commercial	new SFR
	01102656		12/29/2006	0	Commercial	new SFR
	01102658		12/29/2006	0	Commercial	new SFR
	01102659		12/29/2006	0	Commercial	new SFF
	01102660		12/29/2006	0	Commercial	new SFR
	01102661		12/30/2003	0	Commercial	new SFR
	01102657		12/30/2003	0	Commercial	new SFR
	01102642		12/30/2003	0	Commercial	new SFR
	01102641		12/30/2003	0	Commercial	new SFR
	01102640		12/30/2003	0	Commercial	new SFR
	01102639		12/30/2003	0	Commercial	new SFR
	01102645		12/30/2003	0	Commercial	new SFR
	01102643		12/30/2003	0	Commercial	new SFR
	01102647		12/30/2003	0	Commercial	new SFRO
	01102646		12/30/2003	0	Commercial	new SFR
	01102648		12/30/2003	0	Commercial	new SFR
	01102649		12/30/2003	0	Commercial	new SFR
	01102650		12/30/2003	0	Commercial	new SFR
	01102651		12/30/2003	0	Commercial	new SFR
	01102652		12/30/2003	0	Commercial	new SFR
	05104135	08/05/2005	12/29/2006	5,000	Commercial	DEMO DRYWALL & TILE
	05105320	04/28/2006	12/28/2007	500,000	Commercial	INTERIOR RENOVATIONS FOR 1ST FLOOR , CONCRETE SLAB, & ROOF

06104082	03/12/2007	12/28/2007	10,000	Commercial	Install New Buffer Tank
07101892	05/24/2007		100,000	Commercial	DEMO METAL BUILD
07101628	06/05/2007	12/28/2007	16,000	Commercial	Install Kitchen Hoods
07102762	08/13/2007		2,400	Commercial	Fire Suppression System
07102478	07/26/2007	01/16/2008	1,200	Commercial	Propane Tank & Lines
07103478	09/13/2007		57,000	Commercial	Dock Improvements & Repairs

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
2013	2,455,786	1,357,159	4,205,730	3,452,645	3,452,645	0	3,452,645
2012	2,488,395	1,392,190	4,205,730	3,452,645	3,452,645	0	3,452,645
2011	2,539,196	1,422,245	4,205,730	5,021,177	5,021,177	0	5,021,177
2010	2,539,196	1,447,289	7,743,188	5,579,085	5,579,085	0	5,579,085
2009	2,596,980	1,483,137	16,979,873	5,579,085	5,579,085	0	5,579,085
2008	2,621,437	1,513,593	9,096,673	6,950,384	6,950,384	0	6,950,384
2007	1,883,939	1,266,994	3,411,673	6,950,384	6,950,384	0	6,950,384
2006	1,895,088	1,059,408	3,032,673	1,820,647	1,820,647	0	1,820,647
2005	1,952,361	1,080,304	3,032,673	1,820,647	1,820,647	0	1,820,647
2004	1,952,327	1,099,609	1,349,150	1,820,647	1,820,647	0	1,820,647
2003	2,369,256	1,124,895	1,424,150	2,465,571	2,465,571	0	2,465,571
2002	1,799,332	1,145,824	1,459,650	2,465,571	2,465,571	0	2,465,571
2001	1,799,332	1,165,097	996,970	2,465,571	2,465,571	0	2,465,571
2000	1,799,332	349,157	977,395	2,465,571	2,465,571	0	2,465,571
1999	1,799,332	344,291	977,395	1,789,390	1,789,390	0	1,789,390
1998	1,202,121	352,526	977,395	1,356,546	1,356,546	0	1,356,546
1997	1,202,121	362,578	977,395	1,356,546	1,356,546	0	1,356,546
1996	1,084,467	359,012	977,395	1,356,546	1,356,546	0	1,356,546
1995	838,212	358,125	1,071,680	2,283,321	2,283,321	0	2,283,321
1994	842,465	357,609	1,071,680	2,283,321	2,283,321	0	2,283,321
1993	842,465	364,306	2,571,675	2,784,273	2,784,273	0	2,784,273
1992	842,465	373,619	1,550,161	2,766,245	2,766,245	0	2,766,245
1991	877,466	389,118	2,004,157	3,270,741	3,270,741	0	3,270,741
1990	877,466	401,995	1,634,815	3,635,223	3,635,223	0	3,635,223
1989	877,466	417,492	1,634,815	3,635,223	3,635,223	0	3,635,223
1988	800,600	334,434	1,634,815	3,548,483	3,548,483	0	3,548,483
1987	779,565	344,152	1,636,765	3,532,620	3,532,620	0	3,532,620
1986	752,031	349,316	1,486,910	3,167,805	3,167,805	0	3,167,805
1985	735,525	360,772	1,038,731	2,980,119	2,980,119	0	2,980,119
1984	732,449	370,406	1,038,731	2,100,000	2,100,000	0	2,100,000

1983	715,242	217,002	1,038,731	2,030,395	2,030,395	0	2,030,395
1982	693,530	195,738	912,721	1,801,989	1,801,989	0	1,801,989

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
6/13/2013	2634 / 572	4,750,000	WD	12
1/26/2011	2503 / 2018	15,932,400	WD	12
6/23/2004	2019 / 1476	7,250,000	WD	M
10/1/1993	1278 / 2366	2,450,000	WD	Q
2/1/1977	706 / 537	1,366,650	00	Q

This page has been visited 423,655 times.

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

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

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

Property Record Card -

Maps are now launching the new map application version

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

Alternate Key: 8884257 Parcel ID: 00127420-000100

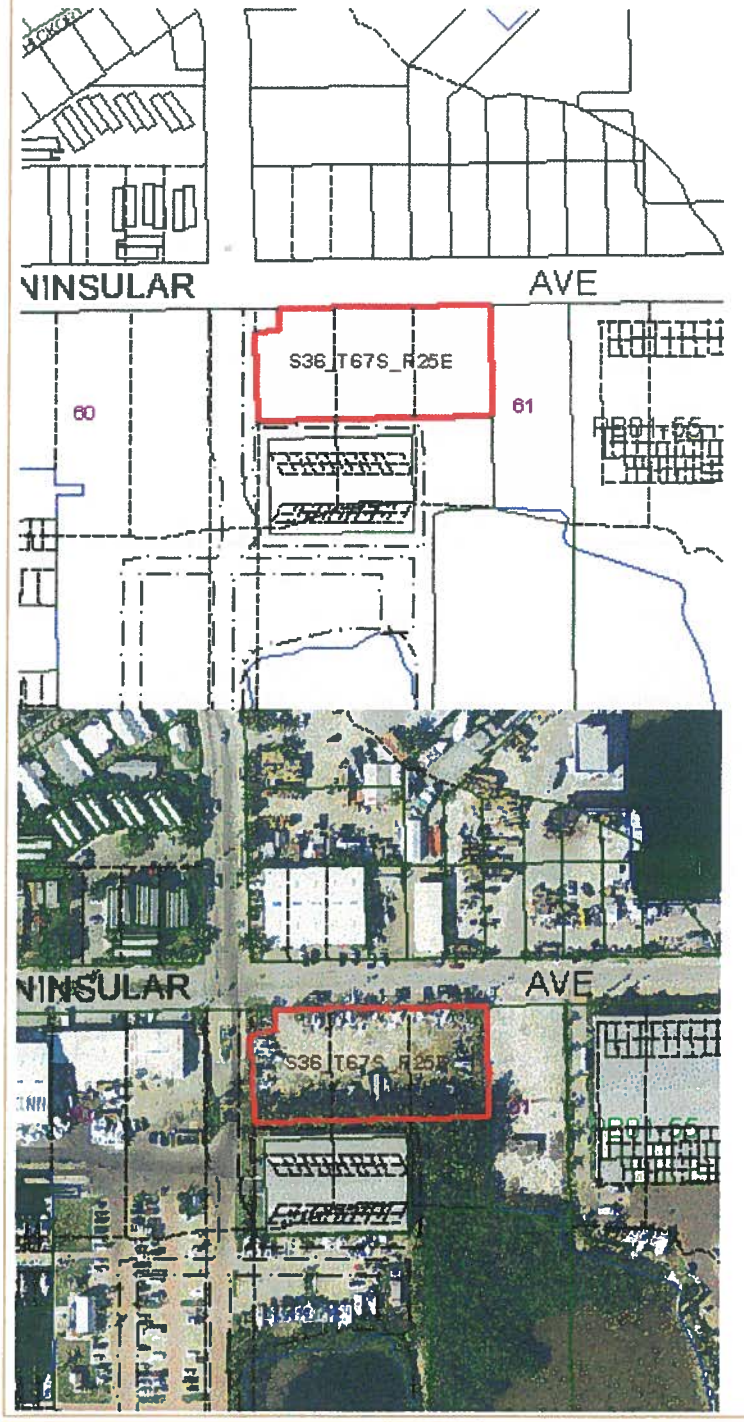
Ownership Details

Mailing Address:
OCEANSIDE INVESTORS LLC
5640 LAUREL AVE
KEY WEST, FL 33040-5915

Property Details

PC Code:	10 - VACANT COMMERCIAL
Millage Group:	110A
Affordable Housing:	No
Section-Township-Range:	35-67-25
Property Location:	5970 PENINSULAR AVE SOUTH STOCK ISLAND
Legal Description:	SQR 61 PT LOT 1 - 2 AND 3 STOCK ISLAND MALONEY SUB PB1-55 OR1380-841/842 OR1402-1644/45 OR2146-1633/34 OR2503-2018/32 OR2634-572/83

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	41,904.00 SF

Appraiser Notes

THE BUILDING SETS ON ALL THREE LOTS. THE HIGH QUALITY GRADE IS FOR THE EXCEPTIONAL CONSTRUCTION.THE ET5-01 HAS BEEN DOUBLED TO GET HE CORRECT VALUE!!-O5 "SKT BUILDING" BAY 1 & 2 ANDREW ALUMINUM 294-

8848 BAY 3 TPE STRUCTURES INC. 305-293-41111 BAY 4 WILLET MARINE 293-0110 BAY 5 KEY FABRICATION 294-7509 BAY 6 MONTAGE BAY 7 & 8,9 &10 CHEMICAL 296-4028 BAY 11 & 12 FLA KEYS ELECTRIC 296-4028 TPP 8928330 - INTERIOR TRIM BY KEVIN CHANEY (#5)
PARCEL REMOVED FROM STUDY DUE TO THE FACT PARCEL DOES NOT MEET MARKET STANDARDS.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	08103810	12/03/2008	03/31/2009	4,100	Commercial	CHAIN LINK FN
1	97-1325	07/01/1998	08/25/1999	55,000	Commercial	STORAGE BLDG.
2	992153	09/03/1999	01/21/2000	3,800	Commercial	FENCE & PRIVACY WALLS
3	97/1325	07/01/1998	08/25/1999	55,000	Commercial	COMM. STOAGE-C/O.

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
2013	0	0	638,164	638,164	638,164	0	638,164
2012	0	0	638,164	638,164	638,164	0	638,164
2011	0	0	638,164	638,164	638,164	0	638,164
2010	717,853	34,077	272,333	1,024,263	1,024,263	0	1,024,263
2009	733,806	35,433	384,000	1,152,885	1,152,885	0	1,152,885
2008	733,806	37,223	1,257,120	2,028,149	2,028,149	0	2,028,149
2007	524,548	38,642	1,676,160	2,239,350	2,239,350	0	2,239,350
2006	524,548	40,354	1,539,972	2,104,874	2,104,874	0	2,104,874
2005	382,465	42,122	502,848	927,435	927,435	0	927,435
2004	390,426	43,941	377,136	811,503	811,503	0	811,503
2003	390,426	45,653	377,136	813,215	813,215	0	813,215
2002	390,426	47,421	419,040	856,887	856,887	0	856,887
2001	390,426	49,241	171,597	611,264	611,264	0	611,264
2000	354,120	30,126	171,597	555,843	555,843	0	555,843
1999	0	7,642	144,359	152,001	152,001	0	152,001
1998	0	7,907	144,359	152,266	152,266	0	152,266
1997	0	8,142	144,359	152,501	152,501	0	152,501
1996	0	0	144,359	144,359	144,359	0	144,359

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
6/13/2013	2634 / 572	4,750,000	WD	12

1/26/2011	2503 / 2018	15,932,400	WD	12
8/23/2005	2146 / 1633	2,800,000	WD	O
1/1/1996	1402 / 1644	58,400	WD	P
12/1/1995	1380 / 0841	175,000	WD	Q

This page has been visited 424,470 times.

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

Tab 5: Affidavit of Intent to Transfer

Affidavit of Intent to Transfer to Follow

Tab 6: Monroe County Radius Report, Sender and Receiver Sites

Sender

Monroe County Property Appraiser - Radius Report

AK: 8667477 **Parcel ID:** 00115840-000100 **Physical Location** VACANT LAND CUDJOE KEY
Legal Description: 29-66-28 CUDJOE KEY PT GOVT LOT 2 (OR928-1586/1587 OR973-871/872
Owners Name: HAMILTON HENRY B
Address: 5 COCONUT DR KEY WEST FL 33040-6214

AK: 1147419 **Parcel ID:** 00115840-000000 **Physical Location** VACANT LAND CUDJOE KEY
Legal Description: 29 66 28 W66829-04 CUDJOE KEY PT LOT 2 (3.65 AC) G 7-208 G5-275 OR420-986-E OR519-835-D/C OR583-2
Owners Name: HAMILTON HENRY B
Address: 5 COCONUT DR KEY WEST FL 33040-6214

AK: 1221562 **Parcel ID:** 00172120-000000 **Physical Location** VACANT LAND CUDJOE KEY
Legal Description: BK 1 LT 4 CUDJOE GARDENS PB4-78 CUDJOE KEY OR353-3 57/61 OR638-835 OR744-526 OR944-262/64 OR985-1
Owners Name: FAIN FREDDY
Address: 2182 HIGHWAY 70 E JACKSON TN 38305-8418

AK: 1147338 **Parcel ID:** 00115800-000100 **Physical Location** VACANT LAND CUDJOE KEY
Legal Description: 29 66 28 CUDJOE KEY PT LOT 1 AND PT LOT 2 (PARCELS M AND N OR616-53 OR669-215-218 OR706-635 OR
Owners Name: DEPALMA LEE ANN
Address: 11 AQUAMARINE DR KEY WEST FL 33040-5601

AK: 1227196 **Parcel ID:** 00175130-000000 **Physical Location** VACANT LAND CUDJOE KEY
Legal Description: BK LT 3 SACARMA BAY PB4-128 CUDJOE KEY OR521-366 O R580-67Q/C OR1701-807 OR1710-345C OR1962-194
Owners Name: WOODBURN DAVID ALBERT AND JANN W
Address: PO BOX 420433 SUMMERLAND KEY FL 33042-0433

AK: 1147346 **Parcel ID:** 00115800-000101 **Physical Location** VACANT LAND CUDJOE KEY
Legal Description: 29 66 28 CUDJOE KEY PT LOT 2 (PARCEL L) OR698-371 OR706-635 OR744-521/522 OR1479-357/58 OR1498-1
Owners Name: DEPALMA LEE ANN
Address: 11 AQUAMARINE DR KEY WEST FL 33040-5601

AK: 1227242 **Parcel ID:** 00175180-000000 **Physical Location** 34 SACARMA DR CUDJOE KEY
Legal Description: BK LOTS 6 & 8 SACARMA BAY PB4-128 CUDJOE KEY OR521 -366 OR580-67Q/C OR1701-807 OR1710-345C OR196
Owners Name: WOODBURN DAVID ALBERT AND JANN W
Address: PO BOX 420433 SUMMERLAND KEY FL 33042-0433

AK: 1227200 **Parcel ID:** 00175140-000000 **Physical Location** VACANT LAND CUDJOE KEY
Legal Description: BK LT 4 SACARMA BAY PB4-128 CUDJOE KEY OR521-366 O R580-67Q/C OR1701-807 OR1710-345C OR1962-194
Owners Name: WOODBURN DAVID ALBERT AND JANN W
Address: PO BOX 420433 SUMMERLAND KEY FL 33042-0433

AK: 1147362 **Parcel ID:** 00115800-000300 **Physical Location** 21251 OLD STATE CUDJOE KEY
Legal Description: 29 66 28 CUDJOE KEY PT LOT 1 AND PT LOT 2 G5-275 OR519-835D/C OR618-518 OR618-193/194 (PARCEL
Owners Name: FLORID KEYS SPCA
Address: 5230 COLLEGE RD KEY WEST FL 33040

AK: 1147605 **Parcel ID:** 00115910-000000 **Physical Location** VACANT LAND CUDJOE KEY
Legal Description: 29 66 28 W66829-10 CUDJOE KEY PT LOT 2 OR55-81-82
Owners Name: MONROE COUNTY
Address: 500 WHITEHEAD ST KEY WEST FL 33040

AK: 1147320 **Parcel ID:** 00115800-000000 **Physical Location** 21141 OLD STATE CUDJOE KEY
Legal Description: 29 66 28 CUDJOE KEY PT LOT 1 & PT LOT 2 G5-275 (PA RCELS B & D) OR519-835D/C OR618-518 OR618-19
Owners Name: DOODNAUTH A AND GRACE SALAZAR
Address: 45 WILLIAMS STREET HEMPSTEAD NY 11550

AK: 1147745 **Parcel ID:** 00115960-000000 **Physical Location** VACANT LAND CUDJOE KEY
Legal Description: 29 66 28 W66829-15 CUDJOE KEY W1/2 OF NW1/4 S-363
Owners Name: TIITF/STSTATE OF FLORIDA MURPHY ACT LANDS
Address: 3900 COMMONWEALTH BLVD MAIL STATION 108 TALLAHASSEE FL 32399-3000

AK: 1147371 **Parcel ID:** 00115800-000400 **Physical Location** VACANT LAND CUDJOE KEY
Legal Description: 29 66 28 W66829-01.1 CUDJOE KEY PT LOT 1 & PT LOT 2 (TRACTS E F G J K) OR778-826 OR2273-488/90
Owners Name: TIITF C/O DEP
Address: 3900 COMMONWEALTH BLVD MAIL STATION 115 TALLAHASSEE FL 32399-6575

AK: 1147702 **Parcel ID:** 00115930-000000 **Physical Location** VACANT LAND CUDJOE KEY
Legal Description: W66829-12 CUDJOE KEY PT SE1/4 OF NW1/4 OR55-86-87
Owners Name: MONROE COUNTY
Address: 500 WHITEHEAD ST KEY WEST FL 33040

AK: 1147737 **Parcel ID:** 00115950-000100 **Physical Location** VACANT LAND CUDJOE KEY
Legal Description: 29 66 28 W66829-14.1 CUDJOE KEY PT SE1/4 OF NW1/4 W OF SR OR454-403 OR929-2401/2408 OR1332-1244
Owners Name: DIRICO FRANK C/O INDUSTRIAL COMMUNICATIONS AND
Address: 350 NW 215TH ST MIAMI FL 33169-2122

AK: 1147621 **Parcel ID:** 00115920-000100 **Physical Location** VACANT LAND CUDJOE KEY
Legal Description: 29 66 28 W66829-11.1 CUDJOE KEY SW1/4 OF NE1/4 & P T SE1/4 OF NW1/4 PARCEL IIII OR499-1102 OR216
Owners Name: TIITF C/O DEP
Address: 3900 COMMONWEALTH BLVD TALLAHASSEE FL 32399-3000

AK: 1227170 **Parcel ID:** 00175110-000000 **Physical Location** 21460 OVERSEAS CUDJOE KEY
Legal Description: BK LOTS 1, 2,5,7,9 AND 11 SACARMA BAY PB4-128 CUDJ OE KEY OR521-366 OR580-67 OR1749-1143/44 OR1
Owners Name: KEYS ISLAND PROPERTIES LLC
Address: 1201 SIMONTON ST KEY WEST FL 33040-3162

AK: 1147541 **Parcel ID:** 00115840-000500 **Physical Location** OVERSEAS HWY CUDJOE KEY
Legal Description: 29 66 28 CUDJOE KEY PT LOT 2 OR685-479 OR744-527 O R1736-1684Q/C
Owners Name: CATES JOLYNN A/K/A JOLYNN CATES REYNOLDS
Address: 22330 LAFITTE DR CUDJOE KEY FL 33042-4218

AK: 1147532 **Parcel ID:** 00115840-000401 **Physical Location** 21362 OVERSEAS CUDJOE KEY
Legal Description: 29 66 28 CUDJOE KEY PT LOT 2 OR652-505/506 OR721-1 58 OR825-1880/1881 OR931-2414/2415 OR1315-884/
Owners Name: JOINED ISLANDS INC
Address: 21362 OVERSEAS HWY CUDJOE KEY FL 33042

AK: 1227374 **Parcel ID:** 00175310-000000 **Physical Location** 21423 OVERSEAS CUDJOE KEY
Legal Description: TRACT A AND DISCLAIMED RD SACARMA DR SACARMA PB-4-128 CUDJOE KEY RESOLUTION 171-1980 OF
Owners Name: GOULD TIMOTHY R
Address: 21423 OVERSEAS HWY SUMMERLAND KEY FL 33042-3171

AK: 1226998 **Parcel ID:** 00174930-000000 **Physical Location** VACANT LAND OLD CUDJOE KEY
Legal Description: LOT 28 SACARMA PB2-48 CUDJOE KEY G-64-236/237 OR15 '9-301/303F/J OR166-277/278 OR507-653 OR1323-122
Owners Name: GAY DANNY JOE AND BRENDA
Address: 931 DREYFUS RD BEREA KY 40403-9695

AK: 9024489 **Parcel ID:** 00115840-000101 **Physical Location** VACANT LAND CUDJOE KEY
Legal Description: 29 66 28 CUDJOE KEY PT GOVT LOT 2 OR1831-1188/91
Owners Name: SOUNDS OF SERVICE RADIO INC
Address: PO BOX 850987 INDIAN ROCKS BEACH FL 33785-0987

AK: 8776683 **Parcel ID:** 00115840-000402 **Physical Location** VACANT CONCH DR CUDJOE KEY
Legal Description: 29 66 28 CUDJOE KEY PT GOVT LOT 2 OR1137-976/977 O R1189-2225A/26 OR1247-1647/49 OR1317-1717/18 O
Owners Name: CUDJOE COVE HOMEOWNERS ASSOCIATION INC C/O KLEIN GARY
Address: 21200 CONCH DR SUMMERLAND KEY FL 33042-4110

AK: 1147524 **Parcel ID:** 00115840-000400 **Physical Location** 21388 CONCH DR CUDJOE KEY
Legal Description: 29 66 28 CUDJOE KEY PT GOVT LOT 2 (1.338 AC) (AKA PARCEL 1) OR652-505/506 OR1211-1096/97 OR175
Owners Name: ALBRECHT ROBERT
Address: 22815 PORT ROYAL LN CUDJOE KEY FL 33042

AK: 1227382 **Parcel ID:** 00175320-000000 **Physical Location** 21423 OVERSEAS CUDJOE KEY
Legal Description: TRACT B SACARMA BAY PB4-128 CUDJOE KEY OR519-835D/ C OR599-331 OR599-329 OR793-163 OR842-1910/11
Owners Name: GOULD TIMOTHY R
Address: 21423 OVERSEAS HWY SUMMERLAND KEY FL 33042-3171

AK: 1227391 **Parcel ID:** 00175330-000000 **Physical Location** 21423 OVERSEAS CUDJOE KEY
Legal Description: TRACT C SACARMA BAY PB-4-128 CUDJOE KEY OR 198-467 /68 OR519-835 OR793-164 OR793-165 OR842-1910/1
Owners Name: GOULD TIMOTHY R
Address: 21423 OVERSEAS HWY SUMMERLAND KEY FL 33042-3171

Easy Peel Labels
Use Avery® TEMPLATE 5160®

Feed Paper

See Instruction Sheet for Easy Peel Feature

AVERY® 5160®

HAMILTON HENRY B
5 COCONUT DR
KEY WEST, FL 33040-6214

HAMILTON HENRY B
5 COCONUT DR
KEY WEST, FL 33040-6214

FAIN FREDDY
2182 HIGHWAY 70 E
JACKSON, TN 38305-8418

DEPALMA LEE ANN
11 AQUAMARINE DR
KEY WEST, FL 33040-5601

WOODBURN DAVID ALBERT AND JANN W
PO BOX 420433
SUMMERLAND KEY, FL 33042-0433

DEPALMA LEE ANN
11 AQUAMARINE DR
KEY WEST, FL 33040-5601

WOODBURN DAVID ALBERT AND JANN W
PO BOX 420433
SUMMERLAND KEY, FL 33042-0433

WOODBURN DAVID ALBERT AND JANN W
PO BOX 420433
SUMMERLAND KEY, FL 33042-0433

FLORID KEYS SPCA
5230 COLLEGE RD
KEY WEST, FL 33040

MONROE COUNTY
500 WHITEHEAD ST
KEY WEST, FL 33040

DOODNAUTH A AND GRACE SALAZAR
45 WILLIAMS STREET
HEMPSTEAD, NY 11550

TIITF/STSTATE OF FLORIDA MURPHY ACT LANDS
3900 COMMONWEALTH BLVD MAIL STATION 108
TALLAHASSEE, FL 32399-3000

TIITF
C/O DEP
3900 COMMONWEALTH BLVD MAIL STATION 115
TALLAHASSEE, FL 32399-6575

MONROE COUNTY
500 WHITEHEAD ST
KEY WEST, FL 33040

DIRICO FRANK
C/O INDUSTRIAL COMMUNICATIONS AND ELECTRONICS INC
350 NW 215TH ST
MIAMI, FL 33169-2122

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

KEYS ISLAND PROPERTIES LLC
1201 SIMONTON ST
KEY WEST, FL 33040-3162

CATES JOLYNN A/K/A JOLYNN CATES REYNOLDS
22330 LAFITTE DR
CUDJOE KEY, FL 33042-4218

JOINED ISLANDS INC
21362 OVERSEAS HWY
CUDJOE KEY, FL 33042

GOULD TIMOTHY R
21423 OVERSEAS HWY
SUMMERLAND KEY, FL 33042-3171

GAY DANNY JOE AND BRENDA
931 DREYFUS RD
BEREA, KY 40403-9695

SOUNDS OF SERVICE RADIO INC
PO BOX 850987
INDIAN ROCKS BEACH, FL 33785-0987

CUDJOE COVE HOMEOWNERS ASSOCIATION INC
C/O KLEIN GARY
21200 CONCH DR
SUMMERLAND KEY, FL 33042-4110

ALBRECHT ROBERT
22815 PORT ROYAL LN
CUDJOE KEY, FL 33042

GOULD TIMOTHY R
21423 OVERSEAS HWY
SUMMERLAND KEY, FL 33042-3171

GOULD TIMOTHY R
21423 OVERSEAS HWY
SUMMERLAND KEY, FL 33042-3171

Sender

Étiquettes faciles à peler

Receiver

Monroe County Property Appraiser - Radius Report

AK: 8699638 **Parcel ID:** 00133760-000144 **Physical Location** 6800 MALONEY AVE UNIT 46 SOUTH STOCK ISLAND
Legal Description: UNIT 46 HARBOR SHORES A CONDOMINIUM OR986-1273/74
Owners Name: JONES JOHN B
Address: 6800 MALONEY AVE LOT 46 KEY WEST FL 33040-8112

AK: 9085505 **Parcel ID:** 00126200-000500 **Physical Location** 6900 MALONEY AVE UNIT 5 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 29 GEO MCDONALDS PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 5 TORTUGA WEST) OR2153-
Owners Name: MARTIN CHRISTIE L
Address: 6900 MALONEY AVE UNIT 5 KEY WEST FL 33040-6060

AK: 1160423 **Parcel ID:** 00126230-000000 **Physical Location** VACANT LAND SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 W1/2 L OT 32 BLK 46 OR396-430/431 OR849-2215D/C OR90
Owners Name: COUNTY OF MONROE C/O BOCC
Address: 1100 SIMONTON ST KEY WEST FL 33040

AK: 8699671 **Parcel ID:** 00133760-000148 **Physical Location** 6800 MALONEY AVE LOT 50 SOUTH STOCK ISLAND
Legal Description: HARBOR SHORES, A CONDOMINIUM UNIT 50 & 1/70 ST COMMON ELEMENT OR991-2000/2001 (UNREC
Owners Name: ALLEN JEFFREY E AND MONICA
Address: 819 PEACOCK PLZ PMB 809 KEY WEST FL 33040-4293

AK: 9085508 **Parcel ID:** 00126200-000800 **Physical Location** 6900 MALONEY AVE UNIT 8 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 29 GEO MCDONALD'S PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 8 TORTUGA WEST) OR2153-
Owners Name: LOCKWOOD BUDDIE A
Address: 6900 MALONEY AVE UNIT 8 KEY WEST FL 33040-6060

AK: 1160237 **Parcel ID:** 00126000-000000 **Physical Location** 6011 PENINSULAR SOUTH STOCK ISLAND
Legal Description: BK 45 LT 52 STOCK ISLAND MALONEY SUB PB1-55 OR511- 460 OR790-003/004 OR790-941/942 OR811-1875/187
Owners Name: UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE
Address: 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

AK: 1160181 **Parcel ID:** 00125950-000000 **Physical Location** 6651 PENINSULAR SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 LOTS 47-49 BLK 45 OR542-809 OR645-200 OR702-563/57
Owners Name: WELLS KENNETH G
Address: 6651 MALONEY AVE KEY WEST FL 33040-6057

AK: 9085515 **Parcel ID:** 00126200-001500 **Physical Location** 6900 MALONEY AVE UNIT 15 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LTS 33-34 GEO MCDONALDS PLAT OF STOCK ISL AND PB1-55 (A/K/A UNIT 15 TORTUGA WEST) OR
Owners Name: BURNS MICHAEL J AND KARLA V
Address: 6900 MALONEY AVE UNIT 15 KEY WEST FL 33040-6065

AK: 9085503 **Parcel ID:** 00126200-000300 **Physical Location** 6900 MALONEY AVE UNIT 3 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 29 GEO MCDONALD'S PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 3 TORTUGA WEST) OR2153-
Owners Name: SALINERO CHAD
Address: 6900 MALONEY AVE UNIT 3 KEY WEST FL 33040-6060

AK: 1160261 **Parcel ID:** 00126030-000000 **Physical Location** 6011 PENINSULAR SOUTH STOCK ISLAND
Legal Description: BK 45 LT 55 STOCK ISLAND MALONEY SUB PB1-55 OR511- 460 OR790-003/004 OR790-941/942 OR811-1875/187
Owners Name: UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE
Address: 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

AK: 9085510 **Parcel ID:** 00126200-001000 **Physical Location** 6900 MALONEY AVE UNIT 10 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 29 GEO MCDONALD'S PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 10 TORTUGA WEST) OR2153
Owners Name: BACLE PETER L
Address: 15 AMARYLLIS DR KEY WEST FL 33040

AK: 9085518 **Parcel ID:** 00126200-001800 **Physical Location** 6900 MALONEY AVE UNIT 18 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LTS 33-34 GEO MCDONALD'S PLAT OF STOCK IS LAND PB1-55 (A/K/A UNIT 18 TORTUGA WEST) O
Owners Name: TORTUGA WEST HOUSING LLC
Address: 210 FRONT ST STE 107 KEY WEST FL 33040

AK: 8699654 **Parcel ID:** 00133760-000146 **Physical Location** 6800 MALONEY AVE UNIT 48 SOUTH STOCK ISLAND
Legal Description: HARBOR SHORES, A CONDOMINIUM UNIT 48 & 1.285% REST COMMON ELEMENT OR986-1285/1286 OR1
Owners Name: LUTZ ELIZABETH N
Address: 6800 MALONEY AVE LOT 48 KEY WEST FL 33040-8112

AK: 8699689 **Parcel ID:** 00133760-000149 **Physical Location** 6800 MALONEY AVE 51 SOUTH STOCK ISLAND
Legal Description: HARBOR SHORES, A CONDOMINIUM UNIT 51 OR995-27/28 O R1419-334/35L/E OR1489-1485/86 OR2207-1286Q/C
Owners Name: LEWIS MARK AND BETH
Address: 2075 WOOD ROAD LEBANON OH 45036

AK: 9085512 **Parcel ID:** 00126200-001200 **Physical Location** 6900 MALONEY AVE UNIT 12 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 35 GEO MCDONALD'S PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 12 TORTUGA WEST) OR2153
Owners Name: NIX JAMES R AND CATHERINE
Address: 6900 MALONEY AVE UNIT 12 KEY WEST FL 33040-6060

AK: 9085516 **Parcel ID:** 00126200-001600 **Physical Location** 6900 MALONEY AVE UNIT 16 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 33 GEO MCDONALD'S PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 16 TORTUGA WEST) OR2153
Owners Name: TORTUGA WEST HOUSING LLC
Address: 201 FRONT ST STE 107 KEY WEST FL 33040-8346

AK: 8987287 **Parcel ID:** 00125950-000100 **Physical Location** 6003 PENINSULA SOUTH STOCK ISLAND
Legal Description: BK 45 LT 50 STOCK ISLAND MALONEY SUB PB1-55 OR542- 809 OR645-200 OR702-563/570 OR828-612 OR1163-9
Owners Name: OROPEZA HELIO AND CARLEEN
Address: 224 KEY HAVEN RD KEY WEST FL 33040-6224

AK: 9085513 **Parcel ID:** 00126200-001300 **Physical Location** 6900 MALONEY AVE UNIT 13 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 34 GEO MCDONALD'S PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 13 TORTUGA WEST) OR2153
Owners Name: CASTRO RICARDO F
Address: 6900 MALONEY AVE UNIT 13 KEY WEST FL 33040-6065

AK: 9085501 **Parcel ID:** 00126200-000100 **Physical Location** 6900 MALONEY AVE UNIT 1 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 29 GEO MCDONALD'S PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 1 TORTUGA WEST) OR2153-
Owners Name: LAYNE JUDITH
Address: 6900 MALONEY AVE UNIT 1 KEY WEST FL 33040-6060

AK: 8699778 **Parcel ID:** 00133760-000158 **Physical Location** 60, 6800 MALONEY SOUTH STOCK ISLAND
Legal Description: HARBOR SHORES, A CONDOMINIUM UNIT 60 & 1/70 ST COMMONELEMENT OR 986-1269 (U/R DC ON 1
Owners Name: SIMS ROBERT JAMES & NANCY W
Address: 7760 SOUTHWEST 167TH TERRACE MIAMI FL 33157

AK: 1160253 **Parcel ID:** 00126020-000000 **Physical Location** 6011 PENINSULAR SOUTH STOCK ISLAND
Legal Description: BK 45 LT 54 STOCK ISLAND MALONEY SUB PB1-55 OR511- 460 OR790-003/004 OR790-941/942 OR811-1875/187
Owners Name: UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE
Address: 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

AK: 9085514 **Parcel ID:** 00126200-001400 **Physical Location** 6900 MALONEY AVE UNIT 14 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 34 GEO MCDONALD'S PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 14 TORTUGA WEST) OR2153
Owners Name: BLANCO LIANA M
Address: 6900 MALONEY AVE UNIT 14 KEY WEST FL 33040-6065

AK: 8699646 **Parcel ID:** 00133760-000145 **Physical Location** 6800 MALONEY AVE UNIT 47 SOUTH STOCK ISLAND
Legal Description: HARBOR SHORES, A CONDOMINIUM UNIT 47 & 1.4285% INT EREST COMMONMN ELEMENT OR986-1297/98 O
Owners Name: BUTLER CHUCK
Address: 6800 MALONEY AVE LOT 47 KEY WEST FL 33040-8112

AK: 9085509 **Parcel ID:** 00126200-000900 **Physical Location** 6900 MALONEY AVE UNIT 9 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 29 GEO MCDONALD'S PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 9 TORTUGA WEST) OR2153-
Owners Name: FEDERAL NATIONAL MORTGAGE ASSOCIATION
Address: 3900 WISCONSIN AVE NW WASHINGTON DC 20016-2892

AK: 1160407 **Parcel ID:** 00126210-000000 **Physical Location** 5948 PENINSULAR SOUTH STOCK ISLAND
Legal Description: BK 46 LT 30 STOCK ISLAND MALONEY SUB SUBDIVISION P B1-55 OR396-430-431 OR849-2215D/C OR909-2011 (
Owners Name: COUNTY OF MONROE C/O BOCC
Address: 1100 SIMONTON ST KEY WEST FL 33040

AK: 9085507 **Parcel ID:** 00126200-000700 **Physical Location** 6900 MALONEY AVE UNIT 7 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 29 GEO MCDONALD'S PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 7 TORTUGA WEST) OR2153-
Owners Name: WOLZ ROBERT J
Address: PO BOX 1411 KEY WEST FL 33041

AK: 1160229 **Parcel ID:** 00125990-000000 **Physical Location** 6003 MALONEY AVE SOUTH STOCK ISLAND
Legal Description: BK 45 LT 51 MALONEY SUB SUBDIVISION PB1-55 STOCK I SLAND OR542-809 OR645-200 OR828-612 OR1239-8
Owners Name: BOWEN ALFRED AND JOY
Address: 815 PEACOCK PLZ KEY WEST FL 33040

AK: 8699662 **Parcel ID:** 00133760-000147 **Physical Location** 6800 MALONEY AVE UNIT 49 SOUTH STOCK ISLAND
Legal Description: UNIT 49 HARBOR SHORES A CONDOMINIUM OR986-1289 356-2241/42AFF/DC OR1356-2243/44 OR1505-1571/7
Owners Name: LANG RICHARD A
Address: 92 HARTFORD PIKE NORTH SCITUATE RI 02857-1846

AK: 1160270 **Parcel ID:** 00126040-000000 **Physical Location** 6011 PENINSULAR SOUTH STOCK ISLAND
Legal Description: BK 45 LT 56 STOCK ISLAND MALONEY SUB PB1-55 OR511- 460 OR790-003/004 OR790-941/942 OR811-1875/187(
Owners Name: UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE
Address: 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

AK: 9085517 **Parcel ID:** 00126200-001700 **Physical Location** 6900 MALONEY AVE UNIT 17 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LTS 33-34 GEO MCDONALD'S PLAT OF STOCK IS LAND PB1-55 (A/K/A UNIT 17 TORTUGA WEST) O
Owners Name: OTTO CORY J
Address: 6900 MALONEY AVE UNIT 17 KEY WEST FL 33040-6065

AK: 9085506 **Parcel ID:** 00126200-000600 **Physical Location** 6900 MALONEY AVE UNIT 6 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 29 GEO MCDONALD'S PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 6 TORTUGA WEST) OR2153-
Owners Name: COVENEY MARY PRISCILLA
Address: 6900 MALONEY AVE UNIT 6 KEY WEST FL 33040-6060

AK: 9085502 **Parcel ID:** 00126200-000200 **Physical Location** 6900 MALONEY AVE UNIT 2 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 29 GEO MCDONALD'S PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 2 TORTUGA WEST) OR2153-
Owners Name: RIVERO MELISSA A
Address: 6900 MALONEY AVE UNIT 2 KEY WEST FL 33040-6060

AK: 9085504 **Parcel ID:** 00126200-000400 **Physical Location** 6900 MALONEY AVE UNIT 4 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 29 GEO MCDONALD'S PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 4 TORTUGA WEST) OR2153-
Owners Name: BARBER BERENICE
Address: 6900 MALONEY AVE UNIT 4 KEY WEST FL 33040

AK: 1160113 **Parcel ID:** 00125880-000000 **Physical Location** VACANT LAND SOUTH STOCK ISLAND
Legal Description: BK 45 LT 40 STOCK ISLAND MALONEY SUB PB1-55 OR343- 362-363 OR448-422-428 OR479-957/959 OR807-87 O
Owners Name: BACLE PETER M AND MONICA
Address: 15 AMARYLLIS DR KEY WEST FL 33040-6204

AK: 9085511 **Parcel ID:** 00126200-001100 **Physical Location** 6900 MALONEY AVE UNIT 11 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 35 GEO MCDONALDS PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 11 TORTUGA WEST) OR2153-
Owners Name: NGUYEN VINCENT H
Address: 125 2ND ST APT 717 OAKLAND CA 94607-4567

AK: 1160393 **Parcel ID:** 00126200-000000 **Physical Location** COMMON AREA SOUTH STOCK ISLAND
Legal Description: BK 46 LT 29 & E'LY 1/2 LT 32 & ALL LOTS 33 THRU 35 (COMMON AREA - TORTUGA WEST) STOCK ISL
Owners Name: TORTUGA WEST HOMEOWNERS ASSOC
Address: 201 FRONT ST STE 110 KEY WEST FL 33040-8346

AK: 9054156 **Parcel ID:** 00127440-001600 **Physical Location** 5950 PENINSULAR SLIP H-4 SOUTH STOCK ISLAND
Legal Description: UNIT H-4 OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR1951-1798 OR2366-2441
Owners Name: BARTON DONALD J JR
Address: 1502 UNITED ST KEY WEST FL 33040

AK: 9054200 **Parcel ID:** 00127440-001800 **Physical Location** 5950 PENINSULAR SLIP H-6 SOUTH STOCK ISLAND
Legal Description: UNIT H-6 AND 1/52% COMMON ELEMENTS OCEANSIDE DRY STORAGE CONDOMINIUM OR1920-1362 OR2
Owners Name: MCKENDRY BRIAN
Address: 80 PALM DR KEY WEST FL 33040-6130

AK: 9054409 **Parcel ID:** 00127440-002500 **Physical Location** 5950 PENINSULAR SLIP I-1 SOUTH STOCK ISLAND
Legal Description: UNIT I-1 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1942-913(LG)
Owners Name: RCM OF KEY WEST LLC
Address: 1025 SANDYS WAY KEY WEST FL 33040

AK: 8747217 **Parcel ID:** 00133760-000180 **Physical Location** VACANT LAND SOUTH STOCK ISLAND
Legal Description: 35 67 25 PARCEL OF BAY BOTTOM ADJ TO HARBOR A CONDOMINIUM OR337-161 OR986-359/61 OR98
Owners Name: KERSHAW ABRAHAM AND CAROL L JOINT TRUST 10/23/2012
Address: 31W660 STEARNS RD ELGIN IL 60120-9000

AK: 8883277 **Parcel ID:** 00127420-000600 **Physical Location** 5950 PENINSULAR SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM (FORMERLY PART OF 127420) OR2671-182/93EASE
Owners Name: OCEANSIDE MARINA CONDOMINIUM
Address:

AK: 1161624 **Parcel ID:** 00127420-000000 **Physical Location** 5950 PENINSULAR SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 LOTS 1-2-3 AND ADJ BAY BTM SQR 60 AND PT LTS 1-2-3 AND ADJ BA
Owners Name: OCEANSIDE INVESTORS LLC
Address: 5640 LAUREL AVE KEY WEST FL 33040-5915

AK: 9054882 **Parcel ID:** 00127440-005200 **Physical Location** 5950 PENINSULAR SLIP J-14 SOUTH STOCK ISLAND
Legal Description: UNIT J-14 OCEANSIDE EAST DRY STORAGE R1943-2180 OR2481-2060D/C
Owners Name: BEAN LINDA
Address: 21945 MINNETONKA BLVD EXCELSIOR MN 55331-8616

AK: 9053364 **Parcel ID:** 00127430-000104 **Physical Location** 5960 PENINSULAR UNIT 104 SOUTH STOCK ISLAND
Legal Description: UNIT 104 & 1/22% COMMON ELEMENTS OCEANSIDE TIAL CONDOMINIUM OR1927-1010(LG)
Owners Name: ADAMS LILO E
Address: 7139 DRIFTWOOD DR SE ADA MI 49301-7890

AK: 9053595 **Parcel ID:** 00127430-000210 **Physical Location** 5960 PENINSULAR UNIT 210 SOUTH STOCK ISLAND
Legal Description: UNIT 210 & 1/22% COMMON ELEMENTS OCEANSIDE TIAL CONDOMINIUM OR1935-2139 OR1969-1086G
Owners Name: MICK CAROL L
Address: PO BOX 763 DURHAM NH 03824-0763

AK: 9054145 **Parcel ID:** 00127440-001500 **Physical Location** 5950 PENINSULAR SLIP H-3 SOUTH STOCK ISLAND
Legal Description: UNIT H-3 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1926-825(LG)
Owners Name: F DEPOT INC
Address: 4705 NW 132ND ST OPA LOCKA FL 33054-4313

AK: 9054552 **Parcel ID:** 00127440-003200 **Physical Location** 5950 PENINSULAR SLIP I-8 SOUTH STOCK ISLAND
Legal Description: UNIT I-8 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1947-2210(LG)
Owners Name: PRITZ DALE
Address: 1832 SCHAWAN LN YORK PA 17402

AK: 9054794 **Parcel ID:** 00127440-004500 **Physical Location** 5950 PENINSULAR SLIP J-7 SOUTH STOCK ISLAND
Legal Description: UNIT J-7 OCEANSIDE EAST DRY STORAGE CONDOMINIUM 1986-2367 OR2609-1806/07
Owners Name: WALTERS CHARLES D AND STEPHANIE
Address: 525 DU PONT LN KEY WEST FL 33040-7458

AK: 9053342 **Parcel ID:** 00127430-000102 **Physical Location** 5960 PENINSULAR UNIT 102 SOUTH STOCK ISLAND
Legal Description: UNIT 102 & 1/22% COMMON ELEMENTS OCEANSIDE TIAL CONDOMINIUM OR1933-2495(LG)
Owners Name: SIMONTON ROW LTD
Address: 1109 EATON ST KEY WEST FL 33040

AK: 9053980 **Parcel ID:** 00127440-000900 **Physical Location** 5950 PENINSULAR SLIP G-9 SOUTH STOCK ISLAND
Legal Description: UNIT G-9 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1935-2199(LG)
Owners Name: BEHMKE JOHN J AND KAY D
Address: PO BOX 344 KEY WEST FL 33041-0344

AK: 9054596 **Parcel ID:** 00127440-003400 **Physical Location** 5950 PENINSULAR SLIP I-10 SOUTH STOCK ISLAND
Legal Description: UNIT I-10 OCEANSIDE EAST DRY STORAGE OR1974-1034 OR1992-536/37C OR2014-835/36 OR24
Owners Name: I-10 LLC
Address: 6 ISLAND RD STUART FL 34996-7005

AK: 9054761 **Parcel ID:** 00127440-004300 **Physical Location** 5950 PENINSULAR SLIP J-5 SOUTH STOCK ISLAND
Legal Description: UNIT J-5 OCEANSIDE EAST DRY STORAGE CONDOMINIUM R1920-1383 OR2346-1038 OR2666-1148/49
Owners Name: BITTNER DALE LEE REVOCABLE TRUST 9/30/2013
Address: 10 AZALEA DR KEY WEST FL 33040-6206

AK: 9053331 **Parcel ID:** 00127430-000101 **Physical Location** 5960 PENINSULAR UNIT 101 SOUTH STOCK ISLAND
Legal Description: UNIT 101 & 1/22% COMMON ELEMENTS OCEANSIDE TIAL CONDOMINIUM OR1928-318(LG)
Owners Name: STUURSMA JAMES R AND ANN M
Address: PO BOX 202 MACATAWA MI 49434-0202

AK: 9053573 **Parcel ID:** 00127430-000208 **Physical Location** 5960 PENINSULAR UNIT 208 SOUTH STOCK ISLAND
Legal Description: UNIT 208 OCEANSIDE RESIDENTIAL CONDOMINIUM 563 OR2617-786/87
Owners Name: HURST BASIL J
Address: 246 MCCAUSLEY RD HUBERT NC 28539-3540

AK: 9053650 **Parcel ID:** 00127440-000100 **Physical Location** 5950 PENINSULAR SLIP G-1 SOUTH STOCK ISLAND
Legal Description: UNIT G-1 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1935-2203(LG)
Owners Name: LUKOWSKI MICHAEL JOHN AND JUDITH ANN
Address: 2200 NW 24TH ST GAINESVILLE FL 32605-3854

AK: 9053958 **Parcel ID:** 00127440-000800 **Physical Location** 5950 PENINSULAR SLIP G-8 SOUTH STOCK ISLAND
Legal Description: UNIT G-8 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1935-2200(LG)
Owners Name: BEHMKE JOHN J AND KAY D
Address: PO BOX 344 KEY WEST FL 33041-0344

AK: 9054420 **Parcel ID:** 00127440-002600 **Physical Location** 5950 PENINSULAR SLIP I-2 SOUTH STOCK ISLAND
Legal Description: UNIT I-2 OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR1942-937
Owners Name: SIMON CHARLES T
Address: 23550 CENTER RIDGE RD STE 206 WESTLAKE OH 44145-3655

AK: 9054871 **Parcel ID:** 00127440-005100 **Physical Location** 5950 PENINSULAR SLIP J-13 SOUTH STOCK ISLAND
Legal Description: UNIT J-13 OCEANSIDE EAST DRY STORAGE R2020-1607 OR2037-1056C OR2605-1260
Owners Name: DHILLON WILLIAM J
Address: 29780 SPRINGTIME RD BIG PINE KEY FL 33043-3121

AK: 9053386 **Parcel ID:** 00127430-000106 **Physical Location** 5960 PENINSULAR UNIT 106 SOUTH STOCK ISLAND
Legal Description: UNIT 106 & 1/22% COMMON ELEMENTS OCEANSIDE TIAL CONDOMINIUM OR1950-1507(LG)
Owners Name: DASHER TED
Address: 554 37TH ST N BIRMINGHAM AL 35222-1318

AK: 9054046 **Parcel ID:** 00127440-001300 **Physical Location** 5950 PENINSULAR SLIP H-1 SOUTH STOCK ISLAND
Legal Description: UNIT H-1 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1947-2142(LG)
Owners Name: ESTILL ROBERT I
Address: 2026 S QUEEN ST YORK PA 17403

AK: 9054497 **Parcel ID:** 00127440-003000 **Physical Location** 5950 PENINSULAR SLIP I-6 SOUTH STOCK ISLAND
Legal Description: UNIT I-6 OCEANSIDE EAST DRY STORAGE CONDO OR1942- 935 OR2405-1678/1679
Owners Name: COTTIS JOHN DEC TRUST 5/28/2008
Address: 17258 DOLPHIN ST SUGARLOAF SHORES FL 33042

AK: 9054816 **Parcel ID:** 00127440-004700 **Physical Location** 5950 PENINSULAR SLIP J-9 SOUTH STOCK ISLAND
Legal Description: UNIT J-9 OCEANSIDE EAST DRY STORAGE CONDOMINIUM 2019-1476/83 OR2503-2018/32 OR2634-572/83
Owners Name: OCEANSIDE INVESTORS LLC
Address: 5640 LAUREL AVE KEY WEST FL 33040-5915

AK: 9053870 **Parcel ID:** 00127440-000600 **Physical Location** 5950 PENINSULAR SLIP G-6 SOUTH STOCK ISLAND
Legal Description: UNIT G-6 OCEANSIDE EAST DRY STORAGE CONDOMINIUM 1942-936 OR2105-1868 OR2135-2304C OR2313-519 (
Owners Name: REHM ALFRED F JR
Address: PO BOX 8086 WILSON NC 27893-1086

AK: 9053881 **Parcel ID:** 00127440-000700 **Physical Location** 5950 PENINSULAR SLIP G-7 SOUTH STOCK ISLAND
Legal Description: UNIT G-7 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1926-824(LG)
Owners Name: DASHER TED
Address: 4300 10TH AVE S BIRMINGHAM AL 35222-4336

AK: 9054332 **Parcel ID:** 00127440-002000 **Physical Location** 5950 PENINSULAR SLIP H-8 SOUTH STOCK ISLAND
Legal Description: UNIT H-8 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1926-826(LG)
Owners Name: DASHER TED
Address: 4300 10TH AVE S BIRMINGHAM AL 35222-4336

AK: 9054354 **Parcel ID:** 00127440-002100 **Physical Location** 5950 PENINSULAR SLIP H-9 SOUTH STOCK ISLAND
Legal Description: UNIT H-9 OCEANSIDE EAST DRY STORAGE CONDOMINIUM 1942-933 OR2663-561/62C OR2664-486/87
Owners Name: THOMAS FLOYD H AND CAROLYN A
Address: 2034 IL ROUTE 2 DIXON IL 61021-9075

AK: 9053452 **Parcel ID:** 00127430-000201 **Physical Location** 5960 PENINSULAR UNIT 201 SOUTH STOCK ISLAND
Legal Description: UNIT 201 OCEANSIDE RESIDENTIAL CONDOMINIUM 622 OR2047-432/33 OR2589-1090/91
Owners Name: GIBBS JON M
Address: 411 SHERIDAN BLVD ORLANDO FL 32804-6344

AK: 9054387 **Parcel ID:** 00127440-002300 **Physical Location** 5950 PENINSULAR SLIP H-11 SOUTH STOCK ISLAND
Legal Description: UNIT H-11 OCEANSIDE EAST DRY STORAGE R1947-2173
Owners Name: FOWLER CHARLES
Address: 7251 NW 6TH ST PLANTATION FL 33317-1103

AK: 9054629 **Parcel ID:** 00127440-003700 **Physical Location** 5950 PENINSULAR SLIP I-13 SOUTH STOCK ISLAND
Legal Description: UNIT I-13 AND 1/52% COMMON ELEMENTS OCEANSIDE DRY STORAGE CONDOMINIUM OR2020-1585 OR
Owners Name: BAKER GERALD L
Address: 7570 SKIPPER LN TALLAHASSEE FL 32317-9534

AK: 9054695 **Parcel ID:** 00127440-004000 **Physical Location** 5950 PENINSULAR SLIP J-2 SOUTH STOCK ISLAND
Legal Description: UNIT J-2 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1935-2205 OR239:
Owners Name: LANDIS OLIVER
Address: 2740 W FRANKLIN BLVD GASTONIA NC 28052

AK: 8884257 **Parcel ID:** 00127420-000100 **Physical Location** 5970 PENINSULAR SOUTH STOCK ISLAND
Legal Description: SQR 61 PT LOT 1 - 2 AND 3 STOCK ISLAND MALONEY SUB PB1-55 OR1380-841/842 OR1402-1644/45 OR2146-1(
Owners Name: OCEANSIDE INVESTORS LLC
Address: 5640 LAUREL AVE KEY WEST FL 33040-5915

AK: 9053408 **Parcel ID:** 00127430-000108 **Physical Location** 5960 PENINSULAR UNIT 108 SOUTH STOCK ISLAND
Legal Description: UNIT 108 OCEANSIDE RESIDENTIAL CONDOMINIUM 851 OR2362-632T/C OR2373-15/17C OR2399-431/32
Owners Name: CONFIDENTIAL DATA F.S. 119.07
Address:

AK: 9054233 **Parcel ID:** 00127440-001900 **Physical Location** 5950 PENINSULAR SLIP H-7 SOUTH STOCK ISLAND
Legal Description: UNIT H-7 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1920-1376 OR207
Owners Name: JACKSON ROBERT C AND ANGELA G
Address: 14091 SCIO CHURCH RD CHELSEA MI 48118

AK: 9054574 **Parcel ID:** 00127440-003300 **Physical Location** 5950 PENINSULAR SLIP I-9 SOUTH STOCK ISLAND
Legal Description: UNIT I-9 AND 1/52% COMMON ELEMENTS OCEANSIDE DRY STORAGE CONDOMINIUM OR1947-2172
Owners Name: HOWELL WALTER W TRUSTEE
Address: 106 KIMBALL POND RD CANTERBURY NH 03224-2302

AK: 9054783 **Parcel ID:** 00127440-004400 **Physical Location** 5950 PENINSULAR SLIP J-6 SOUTH STOCK ISLAND
Legal Description: UNIT J-6 OCEANSIDE EAST DRY STORAGE CONDOMINIUM 2019-1476/83 OR2503-2018/32 OR2634-572/83
Owners Name: OCEANSIDE INVESTORS LLC
Address: 5640 LAUREL AVE KEY WEST FL 33040-5915

AK: 9053463 **Parcel ID:** 00127430-000202 **Physical Location** 5960 PENINSULAR UNIT 202 SOUTH STOCK ISLAND
Legal Description: UNIT 202 OCEANSIDE RESIDENTIAL CONDOMINIUM 597R/S OR1963-805/06 OR2313-516/18PET PROB44-
Owners Name: REHM ALFRED F
Address: PO BOX 8086 WILSON NC 27893-1086

AK: 9053485 **Parcel ID:** 00127430-000203 **Physical Location** 5960 PENINSULAR UNIT 203 SOUTH STOCK ISLAND
Legal Description: UNIT 203 & 1/22% COMMON ELEMENTS OCEANSIDE TIAL CONDOMINIUM OR1935-2442(LG)
Owners Name: HOWELL WALTER W REV TR DTD 6-97
Address: 106 KIMBALL POND RD CANTERBURY NH 03224

AK: 9053672 **Parcel ID:** 00127440-000300 **Physical Location** 5950 PENINSULAR SLIP G-3 SOUTH STOCK ISLAND
Legal Description: UNIT G-3 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1943-2177(LG)
Owners Name: BLUEWATER INVESTMENT LP
Address: 142 JFK DR ATLANTIS FL 33462

AK: 9054640 **Parcel ID:** 00127440-003800 **Physical Location** 5950 PENINSULAR SLIP I-14 SOUTH STOCK ISLAND
Legal Description: UNIT I-14 OCEANSIDE EAST DRY STORAGE CONDOMINIUM R1943-2169 OR2248-1139 OR2633-661/62
Owners Name: MARLIN INTEGRATED CAPITAL III LLC C/O MCCANN MICHELLE CPA
Address: 180 SUGARLOAF DR SUMMERLAND KEY FL 33042-3673

AK: 9054673 **Parcel ID:** 00127440-003900 **Physical Location** 5950 PENINSULAR SLIP J-1 SOUTH STOCK ISLAND
Legal Description: UNIT J-1 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1947-2142(LG)
Owners Name: ESTILL ROBERT I
Address: 2026 S QUEEN ST YORK PA 17403

AK: 9053353 **Parcel ID:** 00127430-000103 **Physical Location** 5960 PENINSULAR UNIT 103 SOUTH STOCK ISLAND
Legal Description: UNIT 103 OCEANSIDE RESIDENTIAL CONDOMINIUM 811 OR2003-63/64 OR2554-1173
Owners Name: MILES GAY C
Address: 404 SANDFIDDLER CT MOREHEAD CITY NC 28557-2530

AK: 9053430 **Parcel ID:** 00127430-000110 **Physical Location** 5960 PENINSULAR UNIT 110 SOUTH STOCK ISLAND
Legal Description: UNIT 110 & 1/22% COMMON ELEMENTS OCEANSIDE TIAL CONDOMINIUM OR1929-650(LG)
Owners Name: WALTERS CHARLES D & STEPHANIE A
Address: 525 DU PONT LN KEY WEST FL 33040-7458

AK: 9053518 **Parcel ID:** 00127430-000206 **Physical Location** 5960 PENINSULAR UNIT 206 SOUTH STOCK ISLAND
Legal Description: UNIT 206 OCEANSIDE RESIDENTIAL CONDOMINIUM 2-483 OR2307-494/95
Owners Name: HUB FLORIDA LLC
Address: 620 S RIVER LANDING RD EDGEWATER MD 21037-1553

AK: 9054442 **Parcel ID:** 00127440-002800 **Physical Location** 5950 PENINSULAR SLIP I-4 SOUTH STOCK ISLAND
Legal Description: UNIT I-4 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1935-2202(LG)
Owners Name: BORROR DAVID S
Address: 4280 HAYDEN RUN RD DUBLIN OH 43017-4342

AK: 9054607 **Parcel ID:** 00127440-003500 **Physical Location** 5950 PENINSULAR SLIP I-11 SOUTH STOCK ISLAND
Legal Description: UNIT I-11 OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR1971-929 OR2294-114
Owners Name: WILSON JAMES E AND MARIA
Address: 27 EVERGREEN AVE KEY WEST FL 33040-6244

AK: 9054750 **Parcel ID:** 00127440-004200 **Physical Location** 5950 PENINSULAR SLIP J-4 SOUTH STOCK ISLAND
Legal Description: UNIT J-4 OCEANSIDE EAST DRY STORAGE CONDOMINIUM 2019-1476/83 OR2503-2018/32 OR2634-572/83
Owners Name: OCEANSIDE INVESTORS LLC
Address: 5640 LAUREL AVE KEY WEST FL 33040-5915

AK: 9054849 **Parcel ID:** 00127440-004900 **Physical Location** 5950 PENINSULAR SLIP J-11 SOUTH STOCK ISLAND
Legal Description: UNIT J-11 OCEANSIDE EAST DRY STORAGE R2019-1476/83 OR2503-2018/32 OR2634-572/83
Owners Name: OCEANSIDE INVESTORS LLC
Address: 5640 LAUREL AVE KEY WEST FL 33040-5915

AK: 9053661 **Parcel ID:** 00127440-000200 **Physical Location** 5950 PENINSULAR SLIP G-2 SOUTH STOCK ISLAND
Legal Description: UNIT G-2 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1920-1309 OR200
Owners Name: WHITEHEAD BRIAN J
Address: 49 SUNSET KEY KEY WEST FL 33040

AK: 9054002 **Parcel ID:** 00127440-001100 **Physical Location** 5950 PENINSULAR SLIP G-11 SOUTH STOCK ISLAND
Legal Description: UNIT G-11 OCEANSIDE EAST DRY STORAGE OR1930-1828 OR2391-2183/84
Owners Name: HOWARD DAVID B
Address: 2525 N LAKE LEELANAU DR LAKE LEELANAU MI 49653

AK: 9054618 **Parcel ID:** 00127440-003600 **Physical Location** 5950 PENINSULAR SLIP I-12 SOUTH STOCK ISLAND
Legal Description: UNIT I-12 AND 1/52% COMMON ELEMENTS OCEANSIDE DRY STORAGE CONDOMINIUM OR1942-934
Owners Name: SOULES WILLIAM E
Address: 1710 SW 87TH PL OCALA FL 34476-6713

AK: 9054728 **Parcel ID:** 00127440-004100 **Physical Location** 5950 PENINSULAR SLIP J-3 SOUTH STOCK ISLAND
Legal Description: UNIT J-3 OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR1967-2391 OR2306-108/09Q/C
Owners Name: DIMBATH MERLE AND SUSAN REV FAMILY LIV TR
Address: 2621 GULFVIEW DR KEY WEST FL 33040-3983

AK: 9053375 **Parcel ID:** 00127430-000105 **Physical Location** 5960 PENINSULAR UNIT 105 SOUTH STOCK ISLAND
Legal Description: UNIT 105 & 1/22% COMMON ELEMENTS OCEANSIDE TIAL CONDOMINIUM OR1932-504(LG)
Owners Name: BEHMKE JOHN J AND KAY D
Address: PO BOX 344 KEY WEST FL 33041

AK: 9053397 **Parcel ID:** 00127430-000107 **Physical Location** 5960 PENINSULAR UNIT 107 SOUTH STOCK ISLAND
Legal Description: UNIT 107 & 1/22% COMMON ELEMENTS OCEANSIDE TIAL CONDOMINIUM OR1934-23(LG)
Owners Name: SIMONTON ROW LTD
Address: 1109 EATON ST KEY WEST FL 33040

AK: 9053584 **Parcel ID:** 00127430-000209 **Physical Location** 5960 PENINSULAR UNIT 209 SOUTH STOCK ISLAND
Legal Description: UNIT 209 OCEANSIDE RESIDENTIAL CONDOMINIUM 830 OR2612-285/86 OR2660-262/63
Owners Name: STAFFORD TERESA
Address: 7B-20-22 ONSLOW AVE ELIZABETH BAY NSW SW 2011 AUSTRALIA

AK: 9053617 **Parcel ID:** 00127430-000211 **Physical Location** 5960 PENINSULAR UNIT 211 SOUTH STOCK ISLAND
Legal Description: UNIT 211 & 1/22% COMMON ELEMENTS OCEANSIDE TIAL CONDOMINIUM OR1936-1068(LG)
Owners Name: MOREAN WILLIAM D LV TR DTD 4-7-81 AND REST 11-3-93
Address: 2201 4TH ST N STE 201 SAINT PETERSBURG FL 33704-4300

AK: 9054541 **Parcel ID:** 00127440-003100 **Physical Location** 5950 PENINSULAR SLIP I-7 SOUTH STOCK ISLAND
Legal Description: UNIT I-7 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1947-2160(LG)
Owners Name: CHEYENNE HOLDINGS LIMITED PARTNERSHIP
Address: 2201 4TH ST N STE 201 SAINT PETERSBURG FL 33704-4300

AK: 9054805 **Parcel ID:** 00127440-004600 **Physical Location** 5950 PENINSULAR SLIP J-8 SOUTH STOCK ISLAND
Legal Description: UNIT J-8 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR2019-1476/83 OR2
Owners Name: DBGB REV LIV TR
Address: 26 HINA ST HILO HI 96720

AK: 9054024 **Parcel ID:** 00127440-001200 **Physical Location** 5950 PENINSULAR SLIP G-12 SOUTH STOCK ISLAND
Legal Description: UNIT G-12 & 1/52% COMMON ELEMENTS OCEANSIDE EAST RY STORAGE CONDOMINIUM OR1976-985(CMS)
Owners Name: BLUEWATER INVESTMENT LP
Address: 142 JFK DR ATLANTIS FL 33462

AK: 9054134 **Parcel ID:** 00127440-001400 **Physical Location** 5950 PENINSULAR SLIP H-2 SOUTH STOCK ISLAND
Legal Description: UNIT H-2 OCEANSIDE EAST DRY STORAGE OR1935-2204 OR1960-224 OR2105-1867 OR2135-23(
Owners Name: SUNSET INVESTORS LLC
Address: 4400 PAPA JOE HENDRICK BLVD CHARLOTTE NC 28262

AK: 9054464 **Parcel ID:** 00127440-002900 **Physical Location** 5950 PENINSULAR SLIP I-5 SOUTH STOCK ISLAND
Legal Description: UNIT I-5 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDO OR1957-1693(CTT)
Owners Name: SIMON CHARLES AND JACQUELINE R
Address: 23550 CENTER RIDGE RD STE 206 WESTLAKE OH 44145-3655

AK: 9054827 **Parcel ID:** 00127440-004800 **Physical Location** 5950 PENINSULAR SLIP J-10 SOUTH STOCK ISLAND
Legal Description: UNIT J-10 & 1/52% COMMON ELEMENTS OCEANSIDE EAST RY STORAGE CONDOMINIUM OR1974-1031 OR2
Owners Name: PETROCINE THOMAS AND LINDA L
Address: PO BOX 99 WATERVILLE VALLEY NH 03215

AK: 9053419 **Parcel ID:** 00127430-000109 **Physical Location** 5960 PENINSULAR UNIT 109 SOUTH STOCK ISLAND
Legal Description: UNIT 109 & 1/22% COMMON ELEMENTS OCEANSIDE TIAL CONDOMINIUM OR1928-392(LG)
Owners Name: MENTONIS GEORGE AND PATRICIA
Address: 5960 PENINSULAR AVE UNIT 109 KEY WEST FL 33040-6051

AK: 9053441 **Parcel ID:** 00127430-000111 **Physical Location** 5960 PENINSULAR UNIT 111 SOUTH STOCK ISLAND
Legal Description: UNIT 111 & 1/22% COMMON ELEMENTS OCEANSIDE TIAL CONDOMINIUM OR1932-2474(LG)
Owners Name: SCHOEPKE CRAIG A AND NANCY C
Address: 29550 WEST CAHILL CT BIG PINE KEY FL 33043

AK: 9053507 **Parcel ID:** 00127430-000205 **Physical Location** 5960 PENINSULAR UNIT 205 SOUTH STOCK ISLAND
Legal Description: UNIT 205 & 1/22% COMMON ELEMENTS OCEANSIDE TIAL CONDOMINIUM OR1930-596(LG)
Owners Name: FOLEY WALTER ALLEN
Address: 875 W LOOP 304 CROCKETT TX 75835

AK: 9053551 **Parcel ID:** 00127430-000207 **Physical Location** 5960 PENINSULAR UNIT 207 SOUTH STOCK ISLAND
Legal Description: UNIT 207 & 1/22% COMMON ELEMENTS OCEANSIDE TIAL CONDOMINIUM OR1932-535(LG)
Owners Name: BEHMKE JOHN J AND KAY D
Address: PO BOX 344 KEY WEST FL 33041

AK: 9054431 **Parcel ID:** 00127440-002700 **Physical Location** 5950 PENINSULAR SLIP I-3 SOUTH STOCK ISLAND
Legal Description: UNIT I-3 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1943-2147(LG)
Owners Name: CARDENAS ROBERT H AND DEBORAH
Address: 917 EATON ST KEY WEST FL 33040-6922

AK: 9054860 **Parcel ID:** 00127440-005000 **Physical Location** 5950 PENINSULAR SLIP J-12 SOUTH STOCK ISLAND
Legal Description: UNIT J-12 OCEANSIDE EAST DRY STORAGE R2019-1476/83 OR2503-2018/32 OR2634-572/83
Owners Name: OCEANSIDE INVESTORS LLC
Address: 5640 LAUREL AVE KEY WEST FL 33040-5915

AK: 9053496 **Parcel ID:** 00127430-000204 **Physical Location** 5960 PENINSULAR UNIT 204 SOUTH STOCK ISLAND
Legal Description: UNIT 204 OCEANSIDE RESIDENTIAL CONDOMINIUM 365 OR2618-715/16
Owners Name: BOYD JOHN L AND BARBARA J
Address: 6781 OLIVE BRANCH RD OREGONIA OH 45054-9456

AK: 9053837 **Parcel ID:** 00127440-000400 **Physical Location** 5950 PENINSULAR UNIT G-4 SOUTH STOCK ISLAND
Legal Description: UNIT G-4 OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR1920-1300 OR2294-124
Owners Name: FORMOSO CHARLES A
Address: P O BOX 331089 COCONUT GROVE FL 33233

AK: 9053859 **Parcel ID:** 00127440-000500 **Physical Location** 5950 PENINSULAR SLIP G-5 SOUTH STOCK ISLAND
Legal Description: UNIT G-5 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1942-938(LG)
Owners Name: BENEDETTO GEORGE M
Address: 4421 JEFFERSON HWY JEFFERSON LA 70121-1308

AK: 9054365 **Parcel ID:** 00127440-002200 **Physical Location** 5950 PENINSULAR SLIP H-10 SOUTH STOCK ISLAND
Legal Description: UNIT H-10 OCEANSIDE EAST DRY STORAGE R1943-2159 OR2614-242
Owners Name: OSM LLC
Address: 6810 FRONT ST KEY WEST FL 33040-6040

AK: 1160245 **Parcel ID:** 00126010-000000 **Physical Location** 6011 PENINSULAR SOUTH STOCK ISLAND
Legal Description: BK 45 LT 53 STOCK ISLAND MALONEY SUB PB1-55 OR511- 460 OR790-003/004 OR790-941/942 OR811-1875/187
Owners Name: UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE
Address: 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

AK: 1160415 **Parcel ID:** 00126220-000000 **Physical Location** VACANT LAND SOUTH STOCK ISLAND
Legal Description: BK 46 LT 31 STOCK ISLAND MALONEY SUB SUBDIVISION P B1-55 OR396-430/431 OR849-2215D/C OR909-2011 C
Owners Name: COUNTY OF MONROE C/O BOCC
Address: 1100 SIMONTON ST KEY WEST FL 33040

AK: 9053639 **Parcel ID:** 00127440-000000 **Physical Location** 5950 PENINSULAR UNIT G1 - J14 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE EAST DRY STORAGE CONDOMINIUM (F/K/A OF RE 127420-000000) OR1918-1967/2047DEC
Owners Name: OCEANSIDE EAST DRY STORAGE CONDOMINIUM
Address:

AK: 8699697 **Parcel ID:** 00133760-000150 **Physical Location** 6800 MALONEY AVE UNIT 52 SOUTH STOCK ISLAND
Legal Description: UNIT 52 AND S1/2 UNIT 53 HARBOR SHORES, A CONDOMIN IUM OR986-1283 OR986-1291 OR1161-2376 OR1381
Owners Name: BREINES STEVEN
Address: 165 HORTON ST BRONX NY 10464-1620

AK: 9053991 **Parcel ID:** 00127440-001000 **Physical Location** 5950 PENINSULAR SLIP G-10 SOUTH STOCK ISLAND
Legal Description: UNIT G-10 & 1/52% COMMON ELEMENTS OCEANSIDE EAST RY STORAGE CONDOMINIUM OR1976-986(CMS)
Owners Name: BLUEWATER INVESTMENT LP
Address: 142 JFK DR ATLANTIS FL 33462

AK: 9054167 **Parcel ID:** 00127440-001700 **Physical Location** 5950 PENINSULAR SLIP H-5 SOUTH STOCK ISLAND
Legal Description: UNIT H-5 OCEANSIDE EAST DRY STORAGE CONDOMINIUM 1951-1799 OR2001-2327/28 OR2633-664/65
Owners Name: MARLIN INTEGRATED CAPITAL III LLC
Address: 180 SUGARLOAF DR SUMMERLAND KEY FL 33042-3673

AK: 9054398 **Parcel ID:** 00127440-002400 **Physical Location** 5950 PENINSULAR SLIP H-12 SOUTH STOCK ISLAND
Legal Description: UNIT H-12 & 1/52% COMMON ELEMENTS OCEANSIDE EAST RY STORAGE CONDOMINIUM OR1935-2201(LG)
Owners Name: FLEMING ENTERPRISES LLC
Address: 16101 LA GRANDE DR LITTLE ROCK AR 72223-9152

AK: 9091492 **Parcel ID:** 00127471-000216 **Physical Location** DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L2-29 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:
Owners Name: ALSTOTT MICHAEL J FAMILY TRUST AMD REST 5/12/2006
Address: 7019 1ST AVE S SAINT PETERSBURG FL 33707-1252

AK: 9096204 **Parcel ID:** 00127477-000121 **Physical Location** STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 21 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9092727 **Parcel ID:** 00127471-000159 **Physical Location** DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-59 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR
Owners Name: BAILEY PROPERTIES LLC
Address: 5601 2ND ST W LEHIGH ACRES FL 33971-6332

AK: 9096198 **Parcel ID:** 00127477-000115 **Physical Location** STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 15 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9096195 **Parcel ID:** 00127477-000112 **Physical Location** STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 12 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9096185 **Parcel ID:** 00127477-000102 **Physical Location** STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 2 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9096192 **Parcel ID:** 00127477-000109 **Physical Location** STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 9 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9091466 **Parcel ID:** 00127471-000129 **Physical Location** DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-29 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR
Owners Name: ARMOUR JAMES
Address: 4449 BAY SHORE RD SARASOTA FL 34234-3712

AK: 9091481 **Parcel ID:** 00127471-000179 **Physical Location** DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-79 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:
Owners Name: NEUBERGER RENE AMEN AND RESTATE INTER VIVOS DEC TR
Address: 175 TEAL CIR BERLIN MD 21811-1531

AK: 9091455 **Parcel ID:** 00127471-000104 **Physical Location** DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-4 KEY WEST HARBOUR CONDOMINIUM (F/K/A EY WEST HARBOUR YACHT CLUB CONDO) OR23
Owners Name: ASPINWALL FAMILY TR AG 5/18/2011
Address: 316 NAUTILUS CT FORT MYERS FL 33908-1610

AK: 9092805 **Parcel ID:** 00127471-000205 **Physical Location** DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L2-19 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR
Owners Name: JACQUES GARY L REV TRUST 6/7/2006
Address: PO BOX 22 FLOYD IA 50435-0022

AK: 9096209 **Parcel ID:** 00127477-000124 **Physical Location** STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 24 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: JACQUES GARY L REVOCABLE TRUST DTD 6/7/06
Address: PO BOX 22 FLOYD IA 50435-0022

AK: 9096188 **Parcel ID:** 00127477-000105 **Physical Location** STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 5 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9091494 **Parcel ID:** 00127471-000248 **Physical Location** DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L2-57 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:
Owners Name: EL PESCADOR ENTERPRISES INC
Address: 917 EATON ST KEY WEST FL 33040-6922

AK: 9091504 **Parcel ID:** 00127471-000260 **Physical Location** DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L2-66A KEY WEST HARBOUR CONDOMINIUM KEY WEST HARBOUR YACHT CLUB CONDO) OR
Owners Name: HAYMAKER JAMES
Address: 326 WHITEHEAD ST KEY WEST FL 33040-6543

AK: 9092987 **Parcel ID:** 00127474-000128 **Physical Location** LOCKER UNIT SOUTH STOCK ISLAND
Legal Description: UNIT LU 28 KEY WEST HARBOUR CONDOMINIUM (F/K/A WEST HARBOUR YACHT CLUB CONDO) OR2366-
Owners Name: KEY WEST 80 LLC
Address: 26640 EDGEWOOD RD EXCELSIOR MN 55331-8339

AK: 9091467 **Parcel ID:** 00127471-000130 **Physical Location** DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-30 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR
Owners Name: COOPER PETE AND DIANE
Address: 1108 TRUMAN AVE KEY WEST FL 33040-3352

AK: 9091480 **Parcel ID:** 00127471-000178 **Physical Location** DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-78 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:
Owners Name: HILDEBRANDT FREDERICK AND SUSAN
Address: 1901 S ROOSEVELT BLVD APT 401E KEY WEST FL 33040-5249

AK: 9096194 **Parcel ID:** 00127477-000111 **Physical Location** STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 11 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9096193 **Parcel ID:** 00127477-000110 **Physical Location** STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 10 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9092993 **Parcel ID:** 00127475-000132 **Physical Location** BOAT SLIP SOUTH STOCK ISLAND
Legal Description: UNIT WS-32 KEY WEST HARBOUR CONDOMINIUM (F/K/A WEST HARBOUR YACHT CLUB CONDO) OR2366
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 1500 COLONIAL BLVD STE 103 FORT MYERS FL 33907-1025

AK: 1160105 **Parcel ID:** 00125870-000000 **Physical Location** 6639 MALONEY AVE SOUTH STOCK ISLAND
Legal Description: SQR 45 LT 39 AND ADJ FILLED BAY BTM AND ADJ BAY B TM STOCK ISLAND MALONEY SUB PB1-55 OR3
Owners Name: BACLE PETER M AND MONICA
Address: 15 AMARYLLIS DR KEY WEST FL 33040

AK: 8883293 **Parcel ID:** 00127420-000602 **Physical Location** 5950 PENINSULAR UNIT 602 SOUTH STOCK ISLAND
Legal Description: UNIT 602 OCEANSIDE MARINA CONDOMINIUM /C OR2621-2270/71
Owners Name: RICE DAVID P AND MARY L
Address: 133 MOCKINGBIRD LN MARATHON FL 33050-2482

AK: 8883439 **Parcel ID:** 00127420-000616 **Physical Location** 5950 PENINSULAR 616 SOUTH STOCK ISLAND
Legal Description: UNIT 616 OCEANSIDE MARINA CONDOMINIUM OR1911-1078 OR2614-243 OR2624-2158C
Owners Name: OSM SLIPS LLC
Address: 6810 FRONT ST KEY WEST FL 33040-6040

AK: 8883463 **Parcel ID:** 00127420-000619 **Physical Location** 5950 PENINSULAR SLIP 619 SOUTH STOCK ISLAND
Legal Description: UNIT 619 OCEANSIDE MARINA CONDOMINIUM AND .5524% OMMON ELEMENTS OR1518-964 OR2647-2097/89
Owners Name: ROGGERO HARRY J JR LIVING TRUST 10/1/2012
Address: 21 PARKER AVE NEWPORT RI 02840-6940

AK: 8883471 **Parcel ID:** 00127420-000620 **Physical Location** 5950 PENINSULAR 620 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 620 7
Owners Name: WEYMOUTH LISA A
Address: P O BOX 791249 PAIA HI 96779

AK: 8883609 **Parcel ID:** 00127420-000633 **Physical Location** 5950 PENINSULAR 633 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 633 OR1762-455 OR2044-113/14 OR2202-1385
Owners Name: OYSTER POINT PROPERTIES LLC
Address: 105 E ST HAMPTON VA 23661

AK: 8883978 **Parcel ID:** 00127420-000670 **Physical Location** 5950 PENINSULAR 670 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 670 & 1.1887% MMON ELEMENTS OR1411-2269(CMS) OR1882-83
Owners Name: CROWE TIMOTHY J AND DEBORAH R
Address: 1707 PATRICIA ST KEY WEST FL 33040

AK: 8884109 **Parcel ID:** 00127420-000683 **Physical Location** 5950 PENINSULAR 683 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 683 & 1.8936% COMMON ELEMENTS OR1415-86(CMS) OR1656-1:
Owners Name: BAMPARTNERS LP
Address: PO BOX 287 SOUTHFIELD MI 48037-0287

AK: 8884117 **Parcel ID:** 00127420-000684 **Physical Location** 5950 PENINSULAR 684 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 684 & 1.8936% MMON ELEMENTS OR1413-2164(JB) OR1467-2008
Owners Name: MOREAN WILLIAM D LV TR DTD 4-7-81 AND REST 11-3-93
Address: 2201 4TH ST N STE 201 SAINT PETERSBURG FL 33704-4300

AK: 8883421 **Parcel ID:** 00127420-000615 **Physical Location** 5950 PENINSULAR 615 SOUTH STOCK ISLAND
Legal Description: UNIT 615 OCEANSIDE MARINA CONDOMINIUM OR1589-2083/84 OR1767-938 OR2567-1517/19
Owners Name: SHEFFLER BARBARA K
Address: 2510 CHAGRIN RIVER RD CHAGRIN FALLS OH 44022-6600

AK: 8883510 **Parcel ID:** 00127420-000624 **Physical Location** 5950 PENINSULAR 624 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 624 & .6697% MON ELEMENTS OR1410-1962(JMH) OR1742-227
Owners Name: SCHOEPKE CRAIG A AND NANCY C
Address: 29550 WEST CAHILL CT BIG PINE KEY FL 33043

AK: 8883765 **Parcel ID:** 00127420-000649 **Physical Location** 5950 PENINSULAR 649 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 649 & .9362% MON ELEMENTS OR1486-1209(JB) OR1899-822(C
Owners Name: BEHMKE JOHN J AND KAY D
Address: PO BOX 344 KEY WEST FL 33041-0344

AK: 8883811 **Parcel ID:** 00127420-000654 **Physical Location** 5950 PENINSULAR UNIT 654 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 654 OR1416-562
Owners Name: COX STANLEY A
Address: 1648 RICHMOND RD LEXINGTON KY 40502

AK: 8884061 **Parcel ID:** 00127420-000679 **Physical Location** 5950 PENINSULAR 679 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 679 & 1.8862% MMON ELEMENTS OR1413-388(JB) OR1469-2127(
Owners Name: BENEDETTO GEORGE
Address: 4421 JEFFERSON HWY JEFFERSON LA 70121-1308

AK: 8884150 **Parcel ID:** 00127420-000688 **Physical Location** 5950 PENINSULAR 688 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 688 & 1.8414% MMON ELEMENTS OR1414-167(JB)
Owners Name: COLLINS J FRED
Address: 63 DOLPHIN COVE QUAY STAMFORD CT 06902-7715

AK: 8883366 **Parcel ID:** 00127420-000609 **Physical Location** 5950 PENINSULAR 609 SOUTH STOCK ISLAND
Legal Description: UNIT 609 OCEANSIDE MARINA CONDOMINIUM AND.5448% MMON ELEMENTS OR1582-2471 OR1784-383
Owners Name: HARLOW JAMES MYRON DECLARATION TRUST 12/7/2001
Address: 16657 HOLLY LN SUMMERLAND KEY FL 33042-3508

AK: 8883536 **Parcel ID:** 00127420-000626 **Physical Location** 5950 PENINSULAR 626 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 626 OR1796-23 73R/S
Owners Name: PFENT DAVID J
Address: 512 NOAH LANE KEY WEST FL 33040

AK: 8883706 **Parcel ID:** 00127420-000643 **Physical Location** 5950 PENINSULAR SLIP 643 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 643 R/S OR1476-41/43 OR1476-50/52 OR1476-53/55 OR2:
Owners Name: SHIELD LINDA DEC TR 7/7/97
Address: 920 VIRGINIA ST KEY WEST FL 33040

AK: 8883871 **Parcel ID:** 00127420-000660 **Physical Location** 5950 PENINSULAR 660 SOUTH STOCK ISLAND
Legal Description: UNIT 660 OCEANSIDE MARINA CONDOMINIUM OR1412-408 OR1989-820D/C OR2136-475 OR2294-1583/85
Owners Name: FOLEY WALTER AND KAY TRUST 4/16/07 C/O FOLEY WALTER A AND MURLYN KAY
Address: 875 WEST LOOP 304 CROCKETT TX 75835

AK: 8884044 **Parcel ID:** 00127420-000677 **Physical Location** 5950 PENINSULAR 677 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 677 & 1.2322% MMON ELEMENTS OR1409-1468RS(JB)
Owners Name: PORTER POWELL DOUGLAS
Address: 95510 OVERSEAS HWY KEY LARGO FL 33037

AK: 8884214 **Parcel ID:** 00127420-000694 **Physical Location** 5950 PENINSULAR 694 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 694 & 1.1908% MMON ELEMENTS OR1965-1984 OR2294-23/4
Owners Name: CALYPSO WATER SPORTS AND CHARTERS
Address: 257 ATLANTIC BLVD KEY LARGO FL 33037

AK: 8883307 **Parcel ID:** 00127420-000603 **Physical Location** 5950 PENINSULAR SLIP 603 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 603 & .5448% MON ELEMENTS OR1415-541(CMS)
Owners Name: CONKLIN EDWARD G
Address: PO BOX 2468 KEY WEST FL 33045-2468

AK: 8883447 **Parcel ID:** 00127420-000617 **Physical Location** 5950 PENINSULAR UNIT 617 SOUTH STOCK ISLAND
Legal Description: UNIT 617 OCEANSIDE MARINA CONDOMINIUM OR1769-1309 OR2445-483
Owners Name: LAMILA LIMITED LIABILITY PARTNERSHIP
Address: 20 HIDDEN HILLS WAY ARDEN NC 28704-6110

AK: 8883455 **Parcel ID:** 00127420-000618 **Physical Location** 5950 PENINSULAR SLIP 618 SOUTH STOCK ISLAND
Legal Description: UNIT 618 OCEANSIDE MARINA CONDOMINIUM OR1512-555 R1721-2197R/S OR1902-2496 OR2078-2123/24 OR26
Owners Name: MAUN FAMILY TRUST 9/4/2013
Address: 225 CHEROKEE LN CARBONDALE CO 81623-9410

AK: 8883803 **Parcel ID:** 00127420-000653 **Physical Location** 5950 PENINSULAR 653 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 653 4 OR1629-156 OR2356-2468/69
Owners Name: GAP PROPERTIES OF SW FLORIDA 1 INC
Address: 4737 OAK RUN DR SARASOTA FL 34243

AK: 8883943 **Parcel ID:** 00127420-000667 **Physical Location** 5950 PENINSULAR 667 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 667 & 1.1974% MMON ELEMENTS OR1415-2007(JB) OR1617-983F
Owners Name: FREE SALLY A
Address: 115 SW 58TH ST CAPE CORAL FL 33914

AK: 8883951 **Parcel ID:** 00127420-000668 **Physical Location** 5950 PENINSULAR 668 SOUTH STOCK ISLAND
Legal Description: UNIT 668 OCEANSIDE MARINA CONDOMINIUM 9 OR1478-741 OR2302-779
Owners Name: RICHARDS LIVING TRUST 7/20/2007 C/O RICHARDS DEAN ALLEN JR TRUSTEE
Address: 1214 VON PHISTER ST KEY WEST FL 33040

AK: 8883285 **Parcel ID:** 00127420-000601 **Physical Location** 5950 PENINSULAR 601 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 601 & .6489% MON ELEMENTS OR1513-1896(JB) OR1655-749/56
Owners Name: LONG G GREG AND KRISTINE A
Address: 102 ALGONQUIN LAKE WINNEBAGO MO 64034

AK: 8883617 **Parcel ID:** 00127420-000634 **Physical Location** 5950 PENINSULAR 634 SOUTH STOCK ISLAND
Legal Description: UNIT 634 OCEANSIDE MARINA CONDOMINIUM OR1574-343 OR1863-683 OR2604-1553
Owners Name: MARY B REAL ESTATE LLC
Address: 2718 HARRIS AVE KEY WEST FL 33040-3955

AK: 8883781 **Parcel ID:** 00127420-000651 **Physical Location** 5950 PENINSULAR 651 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 651 OR1414-134 R1535-626 OR1544-2067 OR1659-1554 OR2033-258T
Owners Name: OLIVER LAWRENCE J TR DTD 05/02/95
Address: 18420 DEEP PASSAGE LN FT MYERS BEACH FL 33931

AK: 8883790 **Parcel ID:** 00127420-000652 **Physical Location** 5950 PENINSULAR UNIT 652 SOUTH STOCK ISLAND
Legal Description: UNIT 652 OCEANSIDE MARINA CONDOMINIUM OR1521-163 R1782-312 OR2511-373/74
Owners Name: HARLOW JAMES MYRON DEC TR 12/7/2001
Address: 16657 HOLLY LN SUMMERLAND KEY FL 33042-3508

AK: 8883960 **Parcel ID:** 00127420-000669 **Physical Location** 5950 PENINSULAR UNIT 669 SOUTH STOCK ISLAND
Legal Description: UNIT 669 OCEANSIDE MARINA CONDOMINIUM OR2369-631/32 OR2537-1058L/E OR2661-246D/C
Owners Name: BARRETT PAUL L/E
Address: PO BOX 5888 KEY WEST FL 33045-5888

AK: 8883323 **Parcel ID:** 00127420-000605 **Physical Location** 5950 PENINSULAR APT 605 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 605 & .5448% MON ELEMENTS OR1415-91(CMS)
Owners Name: MORGAN HUGH J
Address: 404 SOUTH ST KEY WEST FL 33040-3138

AK: 8883579 **Parcel ID:** 00127420-000630 **Physical Location** 5950 PENINSULAR 630 SOUTH STOCK ISLAND
Legal Description: UNIT 630 OCEANSIDE MARINA CONDOMINIUM AND .9209% OMMON ELEMENTS OR1416-1666 OR1522-143
Owners Name: LEE JAMES A
Address: PO BOX 1022 ANOKA MN 55303-0599

AK: 8883757 **Parcel ID:** 00127420-000648 **Physical Location** 5950 PENINSULAR SLIP 648 SOUTH STOCK ISLAND
Legal Description: UNIT 648 OCEANSIDE MARINA CONDOMINIUM 8 OR2099-904
Owners Name: MCCARTHY CHRISTOPHER
Address: P O BOX 406 SANDOWN NH 03873

AK: 8883820 **Parcel ID:** 00127420-000655 **Physical Location** 5950 PENINSULAR UNIT 655 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 655 & .9385% MON ELEMENTS OR1769-1278(CTT)
Owners Name: NASET WALLACE J
Address: 20717 6TH AVE W SUMMERLAND KEY FL 33042-4010

AK: 8884001 **Parcel ID:** 00127420-000673 **Physical Location** 5950 PENINSULAR 673 SOUTH STOCK ISLAND
Legal Description: UNIT 673 OCEANSIDE MARINA CONDOMINIUM AND COMMON ELEMENTS OR1414-155 OR1534-137 OF
Owners Name: HARLOW JAMES MYRON DECLARATION TRUST 12/7/2001
Address: 16657 HOLLY LN SUMMERLAND KEY FL 33042-3508

AK: 8883595 **Parcel ID:** 00127420-000632 **Physical Location** 5950 PENINSULAR 632 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 632 & .9398% MON ELEMENTS OR1411-514(JB) OR1492-860(JB)
Owners Name: MICK CAROL L
Address: PO BOX 210 SOUTH BERWICK ME 03908-0210

AK: 8883668 **Parcel ID:** 00127420-000639 **Physical Location** 5950 PENINSULA UNIT 639 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 639 & .9327% MON ELEMENTS OR1413-275RS OR2057-94(TM)
Owners Name: JACKSON RICHARD W
Address: 1301 FLAGLER AVE KEY WEST FL 33040

AK: 8883731 **Parcel ID:** 00127420-000646 **Physical Location** 5950 PENINSULAR 646 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 646 & .9727% MON ELEMENTS OR1412-2110 OR1795-1494 OR20
Owners Name: SIMONDS ROBERT BRADLEY
Address: 17131 SEA GRAPE LN SUGARLOAF KEY FL 33042

AK: 8884095 **Parcel ID:** 00127420-000682 **Physical Location** 5950 PENINSULAR 682 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 682 & 1.8191% MMON ELEMENTS OR1409-2169(CMS)
Owners Name: SHATT J MURRAY & MARY H
Address: PO BOX 420488 SUMMERLAND KEY FL 33042-0488

AK: 8884168 **Parcel ID:** 00127420-000689 **Physical Location** 5950 PENINSULAR 689 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 689 & 1.8116% MMON ELEMENTS OR1412-2479 OR1994-313/315-
Owners Name: SUNSET INVESTORS LLC
Address: 4400 PAPA JOE HENDRICK BLVD CHARLOTTE NC 28262

AK: 8884231 **Parcel ID:** 00127420-000708 **Physical Location** 5950 PENINSULAR 708 SOUTH STOCK ISLAND
Legal Description: UNIT 708 OCEANSIDE MARINA CONDOMINIUM OR2294/1583/85
Owners Name: FOLEY WALTER AND KAY TRUST 4/16/07 C/O FOLEY WALTER A AND MURLYN KAY
Address: 875 WEST LOOP 304 CROCKETT TX 75835

AK: 8883315 **Parcel ID:** 00127420-000604 **Physical Location** 5950 PENINSULAR 604 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 604 OR1501-499 R1888-1221 OR2174-1767
Owners Name: THOMAS TOM AND LUCILLE G
Address: 2864 COCO LAKES DR NAPLES FL 34105-4511

AK: 8883587 **Parcel ID:** 00127420-000631 **Physical Location** 5950 PENINSULAR 631 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 631 & .9398% MON ELEMENTS OR1411-1498(CMS)
Owners Name: ROWLEY RICHARD D & PATRICIA M
Address: P O BOX 125 AUSTINBURG OH 44010

AK: 8883650 **Parcel ID:** 00127420-000638 **Physical Location** 5950 PENINSULAR 638 SOUTH STOCK ISLAND
Legal Description: UNIT 638 OCEANSIDE MARINA CONDOMINIUM OR1457-1298 OR1458-1027/31F/J OR2659-1550
Owners Name: WHITEHEAD BRIAN
Address: 49 SUNSET KEY DR KEY WEST FL 33040-8383

AK: 8883676 **Parcel ID:** 00127420-000640 **Physical Location** 5950 PENINSULAR 640 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 640 OR1731-2286Q/C OR1998-2362 OR2274-214
Owners Name: BIRMINGHAM IRONWORKS INC
Address: 9107 CHERRY RD VERMILION OH 44089-9311

AK: 8884010 **Parcel ID:** 00127420-000674 **Physical Location** 5950 PENINSULAR SLIP 674 SOUTH STOCK ISLAND
Legal Description: UNIT 674 OCEANSIDE MARINA CONDOMINIUM OR2642-2271LET/ADM OR2650-524/26
Owners Name: BENNETT GLENN
Address: 6 EMERSON DR CINNAMINSON NJ 08077-4050

AK: 8883391 **Parcel ID:** 00127420-000612 **Physical Location** 5950 PENINSULAR UNIT 612 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 612 & .5448% MON ELEMENTS OR1406-544(LG) OR1478-1393/14
Owners Name: MONGELLI ROBERT CHARLES DEC TR DTD 1-15-02
Address: 1025 SANDYS WAY KEY WEST FL 33040

AK: 8883501 **Parcel ID:** 00127420-000623 **Physical Location** 5950 PENINSULAR SLIP 623 SOUTH STOCK ISLAND
Legal Description: SLIP 623 OCEANSIDE MARINA CONDOMINIUM OR1411-148 6 OR1424-587 OR1535-889 OR2405-1678/1679
Owners Name: COTTIS JOHN DEC TRUST 5/28/2008
Address: 17258 DOLPHIN ST SUGARLOAF SHORES FL 33042

AK: 8883641 **Parcel ID:** 00127420-000637 **Physical Location** 5950 PENINSULAR 637 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 637 & .9280% MON ELEMENTS OR1441-1635(JB) OR1441-1635(J
Owners Name: SMITH KEITH A TRUSTEE (K S SMITH MD PROFITSHARING PLAN)
Address: PO BOX 1267 SUMAS WA 98295

AK: 8883897 **Parcel ID:** 00127420-000662 **Physical Location** 5950 PENINSULAR 662 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 662 9 OR1993-1567
Owners Name: PFENT DAVID J AND EVELYN C
Address: 512 NOAH LANE KEY WEST FL 33040

AK: 8883935 **Parcel ID:** 00127420-000666 **Physical Location** 5950 PENINSULAR 666 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 666 & 1.1887% MMON ELEMENTS OR1413-2088(JB) OR1480-1895
Owners Name: NASET WALLACE J AND RUTH S
Address: 20717 6TH AVE W SUMMERLAND KEY FL 33042-4010

AK: 8884079 **Parcel ID:** 00127420-000680 **Physical Location** 5950 PENINSULAR 680 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 680 /S OR1420-997C OR1796-2356 OR2129-873
Owners Name: DOLPHIN WATCH I LLC
Address: 3618 EL CENTRO ST ST PETE BEACH FL 33706

AK: 8884141 **Parcel ID:** 00127420-000687 **Physical Location** 5950 PENINSULAR SLIP 687 SOUTH STOCK ISLAND
Legal Description: UNIT 687 OCEANSIDE MARINA CONDOMINIUM OR1413-393 R1455-1211/14GUARD OR2661-1862/63
Owners Name: DUKE JOHN O REVOCABLE TRUST 10/11/2013
Address: 28555 JOLLY ROGER DR SUMMERLAND KEY FL 33042-5501

AK: 8884184 **Parcel ID:** 00127420-000691 **Physical Location** 5950 PENINSULAR 691 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 691 & 2.0502% MMON ELEMENTS OR1413-2087(JB) OR1620-2183
Owners Name: ROWLEY RICHARD & PATRICIA
Address: P O BOX 125 AUSTINBURG OH 44010-0125

AK: 8883374 **Parcel ID:** 00127420-000610 **Physical Location** 5950 PENINSULAR 610 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 610 & .5448% MON ELEMENTS OR1681-714/15(CMS) OR1881-12
Owners Name: SIMONTON ROW LTD
Address: 1109 EATON ST KEY WEST FL 33040

AK: 8883528 **Parcel ID:** 00127420-000625 **Physical Location** 5950 PENINSULAR 625 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 625 OR1796-23 57R/S
Owners Name: PFENT DAVID J
Address: 512 NOAH LANE KEY WEST FL 33040

AK: 8883862 **Parcel ID:** 00127420-000659 **Physical Location** 5950 PENINSULAR SLIP 659 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 659 1 OR1579-34/AFF OR1579-35 OR1988-683 OR2062-1
Owners Name: CAYO HUESO INVESTMENTS LNC
Address: 6511 MALONEY AVE UNIT 6 KEY WEST FL 33040

AK: 8883889 **Parcel ID:** 00127420-000661 **Physical Location** 5950 PENINSULAR 661 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 661 & 1.2950% MMON ELEMENTS OR1808-914(CTT)
Owners Name: DASHER THEODORE E
Address: 554 37TH ST NORTH BIRMINGHAM AL 35222

AK: 8884036 **Parcel ID:** 00127420-000676 **Physical Location** 5950 PENINSULAR 676 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 676 & 1.1916% MMON ELEMENTS OR1415-563 OR1930-1557 OR
Owners Name: CVS OF SE MISSOURI PROFIT SHARING PLAN
Address: 662 PALOMA CIRCLE MESQUITE NV 89027

AK: 8884222 **Parcel ID:** 00127420-000707 **Physical Location** 5950 PENINSULAR 707 SOUTH STOCK ISLAND
Legal Description: UNIT 707 OCEANSIDE MARINA CONDOMINIUM 3 OR2294-1583/85
Owners Name: FOLEY WALTER AND KAY TRUST 4/16/07 C/O FOLEY WALTER A AND MURLYN KAY
Address: 875 WEST LOOP 304 CROCKETT TX 75835

AK: 9053320 **Parcel ID:** 00127430-000000 **Physical Location** 5960 PENINSULAR SOUTH STOCK ISLAND
Legal Description: OCEANSIDE RESIDENTIAL CONDO (F/K/A RE 127420-00020 0) OR1924-439/536DEC OR2129-465/489AMD
Owners Name: OCEANSIDE RESIDENTIAL CONDOMINIUM
Address:

AK: 1161641 **Parcel ID:** 00127460-000000 **Physical Location** 5990 PENINSULAR SOUTH STOCK ISLAND
Legal Description: BK 61 LT 4 STOCK ISLAND MALONEY SUB SUBDIVISION PB 1-55 G12-53-54
Owners Name: UNITED STATES OF AMERICA
Address: ATLANTA GA 30345

AK: 9091464 **Parcel ID:** 00127471-000119 **Physical Location** DRY BOAT STORAGE SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-19 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:
Owners Name: DELPHFISHING MEDIA INC
Address: 183 VENETIAN WAY SUMMERLAND KEY FL 33042-3684

AK: 9092818 **Parcel ID:** 00127471-000183 **Physical Location** DRY BOAT STORAGE SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-83 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR
Owners Name: FOWLER MILLARD LEON AND CONNIE L
Address: 1716 SOUTH ST KEY WEST FL 33040-3517

AK: 9096203 **Parcel ID:** 00127477-000120 **Physical Location** STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 20 (LCE) KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: TRIVISONNO NICHOLAS L REVOCABLE TRUST 2/24/2003
Address: 2019 CRAIGMORE DR CHARLOTTE NC 28226-6206

AK: 9096202 **Parcel ID:** 00127477-000119 **Physical Location** STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 19 (LCE) KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9091505 **Parcel ID:** 00127471-000264 **Physical Location** DRY BOAT STORAGE SOUTH STOCK ISLAND
Legal Description: UNIT B1-L2-70 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:
Owners Name: BOTTON LINE FISH CO INC
Address: 7311 SALE BLVD PANAMA CITY FL 32409-1349

AK: 9091507 **Parcel ID:** 00127471-000292 **Physical Location** DRY BOAT STORAGE SOUTH STOCK ISLAND
Legal Description: UNIT B1-L3-84 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:
Owners Name: BURNETTE WILLIAM HOLMES REV TR 05/30/1997
Address: 708 WHITE ST KEY WEST FL 33040-7155

AK: 9096196 **Parcel ID:** 00127477-000113 **Physical Location** STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 13 (LCE) KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9096199 **Parcel ID:** 00127477-000116 **Physical Location** STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 16 (LCE) KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9096189 **Parcel ID:** 00127477-000106 **Physical Location** STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 6 (LCE) KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9091462 **Parcel ID:** 00127471-000118 **Physical Location** DRY BOAT STORAGE SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-18 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR
Owners Name: TOWER EQUITIES RE INC
Address: PO BOX 690785 CHARLOTTE NC 28227-7014

AK: 9096201 **Parcel ID:** 00127477-000122 **Physical Location** STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 22 (LCE) KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9096191 **Parcel ID:** 00127477-000108 **Physical Location** STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 8 (LCE) KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9095793 **Parcel ID:** 00127471-000182 **Physical Location** DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-82 - KEY WEST HARBOUR CONDOMINIUM (F/K/ A KEY WEST HARBOUR YACHT CLUB CONDO) (
Owners Name: SALERNO ANTHONY L
Address: 114 SINCLAIR DR NORTON SHORES MI 49441-5545

AK: 9091497 **Parcel ID:** 00127471-000254 **Physical Location** DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L2-62A KEY WEST HARBOUR CONDOMINIUM KEY WEST HARBOUR YACHT CLUB CONDO) OI
Owners Name: REHM ALFRED F JR
Address: PO BOX 8086 WILSON NC 27893-1086

AK: 9092724 **Parcel ID:** 00127471-000294 **Physical Location** DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L2-62B KEY WEST HARBOUR CONDOMINIUM KEY WEST HARBOUR YACHT CLUB CONDO) OI
Owners Name: JONES LLC
Address: 11 CYPRESS AVE KEY WEST FL 33040-6236

AK: 9096184 **Parcel ID:** 00127477-000101 **Physical Location** STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 1 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9096186 **Parcel ID:** 00127477-000103 **Physical Location** STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 3 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9092792 **Parcel ID:** 00127471-000204 **Physical Location** DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L2-18 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR
Owners Name: HUNKER WAYDE
Address: 7 PARK MEADOWS DR FAIRFIELD OH 45014-4672

AK: 9091490 **Parcel ID:** 00127471-000213 **Physical Location** DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L2-27 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:
Owners Name: OYEME IV LLC
Address: PO BOX 787 KEY WEST FL 33041-0787

AK: 9096187 **Parcel ID:** 00127477-000104 **Physical Location** STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 4 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9096190 **Parcel ID:** 00127477-000107 **Physical Location** STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 7 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9091479 **Parcel ID:** 00127471-000177 **Physical Location** DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-77 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR
Owners Name: ASPINWALL GARY
Address: 5823 RIVERSIDE LN FORT MYERS FL 33919-2505

AK: 9091506 **Parcel ID:** 00127471-000265 **Physical Location** DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L2-71 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:
Owners Name: JESSEE JASON
Address: 1107 KEY PLZ PMB 333 KEY WEST FL 33040-4086

AK: 9092814 **Parcel ID:** 00127471-000267 **Physical Location** DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L2-73 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR
Owners Name: 1018 TRUMAN LLC
Address: 521 SIMONTON ST KEY WEST FL 33040-6872

AK: 9091476 **Parcel ID:** 00127471-000171 **Physical Location** DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-71 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:
Owners Name: HEITLER ROBERT H AND JANE A
Address: 1694 COTTONWOOD CREEK PL LAKE MARY FL 32746-4404

AK: 9091477 **Parcel ID:** 00127471-000174 **Physical Location** DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-74 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR
Owners Name: TRIVISONNO NICHOLAS L REVOCABLE TRUST 2/24/2003
Address: 2019 CRAIGMORE DR CHARLOTTE NC 28226-6206

AK: 9092816 **Parcel ID:** 00127471-000268 **Physical Location** DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L2-74 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR
Owners Name: HOLMES PETER F
Address: 12 WILDWOOD LN SCARBOROUGH ME 04074-9436

AK: 1161667 **Parcel ID:** 00127480-000000 **Physical Location** 6000 PENINSULAR SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 LOTS 5-6-7 SQR 61 & ADJ BAY BTM & ADJ PARCEL (LESS KEY WES'
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040

AK: 9091536 **Parcel ID:** 00127471-000122 **Physical Location** DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-22 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:
Owners Name: SALERNO ANTHONY L
Address: 114 SINCLAIR DR NORTON SHORES MI 49441-5545

AK: 9091482 **Parcel ID:** 00127471-000180 **Physical Location** DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-80 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:
Owners Name: HILDEBRANDT FREDERICK AND SUSAN
Address: 1901 S ROOSEVELT BLVD APT 401E KEY WEST FL 33040-5249

AK: 9096208 **Parcel ID:** 00127477-000123 **Physical Location** STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 23 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9096207 **Parcel ID:** 00127477-000118 **Physical Location** STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 18 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: REHM ALFRED F JR
Address: PO BOX 8086 WILSON NC 27893-1086

AK: 8883358 **Parcel ID:** 00127420-000608 **Physical Location** 5950 PENINSULAR UNIT 608 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 608 OR1753-956 R2428-561
Owners Name: GAP PROPERTIES OF SW FLORIDA-1INC
Address: 4737 OAK RUN DR SARASOTA FL 34243

AK: 8883544 **Parcel ID:** 00127420-000627 **Physical Location** 5950 PENINSULAR UNIT 627 SOUTH STOCK ISLAND
Legal Description: UNIT 627 OCEANSIDE MARINA CONDOMINIUM OR2072-2183 OR2178-292 OR2453-1118D/C OR2494
Owners Name: GARDNER JENNIE S REV TR 10/26/2010
Address: 201 13TH ST NE APT B WASHINGTON DC 20002-6566

AK: 8883692 **Parcel ID:** 00127420-000642 **Physical Location** 5950 PENINSULAR 642 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 642 & .9374% MON ELEMENTS OR1414-124(JB)
Owners Name: TARANTINO JOANNE
Address: 1002 WASHINGTON ST KEY WEST FL 33040-4865

AK: 8883714 **Parcel ID:** 00127420-000644 **Physical Location** 5950 PRNINSULA 644 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 644 & 1.0602% MMON ELEMENTS OR1407-1648 OR2004-1355(C
Owners Name: MCSWEEN MIKE AND NANCY
Address: 1422 HARMONY ST NEW ORLEANS LA 70115-3407

AK: 8884052 **Parcel ID:** 00127420-000678 **Physical Location** 5950 PENINSULAR SLIP 678 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 678 & 1.2322% COMMON ELEMENTS OR1422-991TC OR2021-78/7
Owners Name: DEMAURO ROBERT AND KIMBERLY CURRY (H/W)
Address: 17195 KINGFISH LN W SUMMERLAND KEY FL 33042-3613

AK: 8884206 **Parcel ID:** 00127420-000693 **Physical Location** 5950 PENINSULAR SLIP 693 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 693 OR2294-23/24
Owners Name: CALYPSO WATER SPORTS AND CHARTERS INC
Address: 257 ATLANTIC BLVD KEY LARGO FL 33037

AK: 8883404 **Parcel ID:** 00127420-000613 **Physical Location** 5950 PENINSULAR 613 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 613 OR2218-562/63
Owners Name: HENDERSON ROBIN M
Address: PO BOX 2515 KEY WEST FL 33045-2515

AK: 8883498 **Parcel ID:** 00127420-000622 **Physical Location** 5950 PENINSULAR 622 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 622 & .5373% MON ELEMENTS OR1411-2323/24 OR2056-1827/28
Owners Name: WILKES GEORGE A REVOCABLE TRUST 10/27/2004
Address: 143 RAINBOW DR LIVINGSTON TX 77399-1043

AK: 8883749 **Parcel ID:** 00127420-000647 **Physical Location** 5950 PENINSULAR 647 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 647 & .9362% MON ELEMENTS OR1413-2181 OR1516-1929 OR19
Owners Name: KEYSTER LLC
Address: 14007 LAKE MAGDALENE BLVD TAMPA FL 33618-2319

AK: 8883838 **Parcel ID:** 00127420-000656 **Physical Location** 5950 PENINSULAR 656 SOUTH STOCK ISLAND
Legal Description: UNIT 656 OCEANSIDE MARINA CONDOMINIUM OR1617-34 2666-1496/1500
Owners Name: EASTERLY ROBERT
Address: 1107 KEY PLZ - 155 KEY WEST FL 33040-4086

AK: 8884087 **Parcel ID:** 00127420-000681 **Physical Location** 5950 PENINSULAR SLIP 681 SOUTH STOCK ISLAND
Legal Description: UNIT 681 OCEANSIDE MARINA CONDOMINIUM OR1651-327/28 OR2521-292 OR2604-1554
Owners Name: MARY B REAL ESTATE LLC
Address: 2718 HARRIS AVE KEY WEST FL 33040-3955

AK: 8884176 **Parcel ID:** 00127420-000690 **Physical Location** 5950 PENINSULAR 690 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 690 & 1.8116% MMON ELEMENTS OR1412-2479/80 OR1994-313/3
Owners Name: WYLAND OF KEY WEST INC
Address: 953 NW 53RD ST FT LAUDERDALE FL 33309

AK: 8883331 **Parcel ID:** 00127420-000606 **Physical Location** 5950 PENINSULA UNIT 606 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 606 & .5448% MON ELEMENTS OR1415-96(CMS)
Owners Name: MORGAN HUGH J
Address: 404 SOUTH ST KEY WEST FL 33040-3138

AK: 8883561 **Parcel ID:** 00127420-000629 **Physical Location** 5950 PENINSULAR SLIP 629 SOUTH STOCK ISLAND
Legal Description: UNIT 629 OCEANSIDE MARINA CONDOMINIUM OR2093-644/47 OR2576-115/16C/T OR2587-706 OR2
Owners Name: ROGGERO HARRY J JR LIVING TRUST 10/1/2012
Address: 21 PARKER AVE NEWPORT RI 02840-6940

AK: 8883901 **Parcel ID:** 00127420-000663 **Physical Location** 5950 PENINSULAR 663 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 663 OR1411-506 R2245-2215
Owners Name: G AND T PROPERTIES LIMITED PARTNERSHIP
Address: 45 COYOTE RDG GREEN MOUNTAIN NC 28740-9252

AK: 8883927 **Parcel ID:** 00127420-000665 **Physical Location** 5950 PENINSULA SLIP 665 SOUTH STOCK ISLAND
Legal Description: UNIT 665 OCEANSIDE MARINA CONDOMINIUM OR1610-341 OR1610-342/46POA OR1610-347/51PO
Owners Name: STARK JOHN TRUST AGREEMENT 12/15/1995
Address: 4780 COVE CIR APT 311 SAINT PETERSBURG FL 33708-2870

AK: 8883994 **Parcel ID:** 00127420-000672 **Physical Location** 5950 PENINSULAR UNIT 672 SOUTH STOCK ISLAND
Legal Description: UNIT 672 OCEANSIDE MARINA CONDOMINIUM OR1411-1 493 OR2119-1937 OR2309-2181TR
Owners Name: RICHARDS LIVING TRUST 7/20/07 C/O RICHARDS DEAN ALLEN JR TRUSTEE
Address: 1214 VON PHISTER ST KEY WEST FL 33040

AK: 8883382 **Parcel ID:** 00127420-000611 **Physical Location** 5950 PENINSULAR UNIT 611 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 611 OR2007-546/547Q/C
Owners Name: BOGGS RONALD
Address: 97 LEISURE CT UNIT 40 PAGOSA SPRINGS CO 81147-7746

AK: 8883552 **Parcel ID:** 00127420-000628 **Physical Location** 5950 PENINSULA UNIT 628 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 628 OR2190-504
Owners Name: APPELLIS MICHEL
Address: 1414 NEWTON ST KEY WEST FL 33040

AK: 8883684 **Parcel ID:** 00127420-000641 **Physical Location** 5950 PENINSULAR 641 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 641 & .9374% MON ELEMENTS OR1415-575R/S(CMS) OR1648-27
Owners Name: GRAY II FRED EMMET REV TRUST DTD 11-04-2004
Address: 23063 WAHOO LN CUDJOE KEY FL 33042

AK: 8883722 **Parcel ID:** 00127420-000645 **Physical Location** 5950 PENINSULAR 645 SOUTH STOCK ISLAND
Legal Description: UNIT 645 OCEANSIDE MARINA CONDOMINIUM C OR1993-1535 OR2283-2296
Owners Name: DBGB REV TR DTD 7/10/2000 C/O BERRYHILL DONALD J AND GLENNA
Address: 26 HINA ST HILO HI 96720

AK: 8883854 **Parcel ID:** 00127420-000658 **Physical Location** 5950 PENINSULAR UNIT 658 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 658 & .9340% MON ELEMENTS OR1411-2264(CMS)
Owners Name: MAGGIO LEONA J
Address: PO BOX 2147 KEY WEST FL 33045-2147

AK: 8884028 **Parcel ID:** 00127420-000675 **Physical Location** 5950 PENINSULAR SLIP 675 SOUTH STOCK ISLAND
Legal Description: UNIT 675 OCEANSIDE MARINA CONDOMINIUM OR1749-2228 OR1829-1492/93F/J OR1916-85/86 OR2
Owners Name: TRADEWINDS INTERNATIONAL REAL ESTATE PLLC
Address: 1540 INTERNATIONAL PKWY STE 200 LAKE MARY FL 32746-4713

AK: 8884192 **Parcel ID:** 00127420-000692 **Physical Location** 5950 PENINSULAR 692 SOUTH STOCK ISLAND
Legal Description: UNIT 692 OCEANSIDE MARINA CONDOMINIUM OR1590-1185 OR2661-480/81
Owners Name: C SERVICE LLC
Address: 15680 OLD STATE ROAD 4A SUMMERLAND KEY FL 33042-3702

AK: 8883625 **Parcel ID:** 00127420-000635 **Physical Location** 5950 PENINSULAR 635 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 635 & .9398% MON ELEMENTS OR1413-1245(JB)
Owners Name: GAYNOR RICHARD G
Address: 2320 DRUSILLA LN BATON ROUGE LA 70809-1495

AK: 8883633 **Parcel ID:** 00127420-000636 **Physical Location** 5950 PENINSULAR 636 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 636 & .9398% MON ELEMENTS OR1415-551(CMS) OR1502-248/4
Owners Name: SMITH KEITH A
Address: PO BOX 1267 SUMAS WA 98295-1267

AK: 8883773 **Parcel ID:** 00127420-000650 **Physical Location** 5950 PENINSULAR 650 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 650 & .9362% MON ELEMENTS OR1414-144(JB) OR1500-805(JB)
Owners Name: LOW KEY CHARTER SERVICES INC
Address: 6800 MALONEY AVE LOT 47 KEY WEST FL 33040-8112

AK: 8884125 **Parcel ID:** 00127420-000685 **Physical Location** 5950 PENINSULAR 685 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 685 & 1.8191% COMMON ELEMENTS OR1410-32 OR1469-2206/07
Owners Name: BACKWALL PARTNERS LLC
Address: 3605 SOUTH BEACH DR TAMPA FL 33629

AK: 8884133 **Parcel ID:** 00127420-000686 **Physical Location** 5950 PENINSULAR 686 SOUTH STOCK ISLAND
Legal Description: UNIT 686 OCEANSIDE MARINA CONDOMINIUM AND COMMON ELEMENTS OR1410-37 OR1666-1508/09
Owners Name: MARLIN INTEGRATED CAPITAL III LLC
Address: 180 SUGARLOAF DR SUMMERLAND KEY FL 33042-3673

AK: 1160148 **Parcel ID:** 00125910-000000 **Physical Location** 6011 PENINSULAR SOUTH STOCK ISLAND
Legal Description: BK 45 LT 43 STOCK ISLAND MALONEY SUB PB1-55 OR511- 460 OR790-003/004 OR790-941/942 OR811-1875/187
Owners Name: UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE
Address: 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

AK: 1160121 **Parcel ID:** 00125890-000000 **Physical Location** VACANT LAND SOUTH STOCK ISLAND
Legal Description: LOT 41 ADJ BAY BTM SQR 45 MALONEY SUB PB1-55 STOCK ISLAND OR542-809 OR645-200 OR828-612 OR1239
Owners Name: BOWEN ALFRED AND JOY
Address: 815 PEACOCK PLZ KEY WEST FL 33040

AK: 1160172 **Parcel ID:** 00125940-000000 **Physical Location** 6011 PENINSULAR SOUTH STOCK ISLAND
Legal Description: BK 45 LT 46 STOCK ISLAND MALONEY SUB PB1-55 OR511- 460 OR790-003/004 OR790-941/942 OR811-1875/187
Owners Name: UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE
Address: 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

AK: 1160288 **Parcel ID:** 00126050-000000 **Physical Location** 6011 PENINSULAR SOUTH STOCK ISLAND
Legal Description: BK 45 LT 57 STOCK ISLAND MALONEY SUB PB1-55 OR511- 460 OR772-131-132-E OR790-003/004 OR790-941/94
Owners Name: UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE
Address: 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

AK: 1160156 **Parcel ID:** 00125920-000000 **Physical Location** 6011 PENINSULAR SOUTH STOCK ISLAND
Legal Description: BK 45 LT 44 STOCK ISLAND MALONEY SUB PB1-55 OR511- 460 OR790-003/004 OR790-941/942 OR811-1875/187
Owners Name: UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE
Address: 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

AK: 1160130 **Parcel ID:** 00125900-000000 **Physical Location** 6011 PENINSULAR SOUTH STOCK ISLAND
Legal Description: BK 45 LT 42 STOCK ISLAND MALONEY SUB PB1-55 OR511- 460 OR790-003/004 OR790-941/942 OR811-1875/187
Owners Name: UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE
Address: 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

AK: 1160164 **Parcel ID:** 00125930-000000 **Physical Location** 6011 PENINSULAR SOUTH STOCK ISLAND
Legal Description: BK 45 LT 45 STOCK ISLAND MALONEY SUB PB1-55 OR511- 460 OR790-003/004 OR790-941/942 OR811-1875/187
Owners Name: UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE
Address: 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

AK: 9092797 **Parcel ID:** 00127471-000120 **Physical Location** DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-20 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR
Owners Name: KEY WEST HARBOUR YACHT CLUB TR 6/28/2010 C/O CRUZ FERMIN P TRUSTEE
Address: 6818 SEAVIEW BLVD HUDSON FL 34667-1032

AK: 9096197 **Parcel ID:** 00127477-000114 **Physical Location** STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 14 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9096206 **Parcel ID:** 00127477-000117 **Physical Location** STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 17 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: REHM ALFRED F JR
Address: PO BOX 8086 WILSON NC 27893-1086

AK: 9091452 **Parcel ID:** 00127471-000101 **Physical Location** DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-1 KEY WEST HARBOUR CONDOMINIUM (F/K/A EY WEST HARBOUR YACHT CLUB CONDO) OR2
Owners Name: SPANISH FLY ENTERPRISES INC
Address: PO BOX 420661 SUMMERLAND KEY FL 33042-0661

AK: 8883340 **Parcel ID:** 00127420-000607 **Physical Location** 5950 PENINSULAR 607 SOUTH STOCK ISLAND
Legal Description: UNIT 607 OCEANSIDE MARINA CONDOMINIUM OR2172-2466 OR2613-1832
Owners Name: BLITZ FAMILY TRUST
Address: 1800 ATLANTIC BLVD APT C338 KEY WEST FL 33040-5395

AK: 8883412 **Parcel ID:** 00127420-000614 **Physical Location** 5950 PENINSULAR 614 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 614 & .5448% MON ELEMENTS OR1556-693(CW) OR1882-875(C
Owners Name: BEHMKE JOHN J AND KAY D
Address: PO BOX 344 KEY WEST FL 33041-0344

AK: 8883480 **Parcel ID:** 00127420-000621 **Physical Location** 5950 PENINSULAR UNIT 621 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 621 9 OR1507-531 OR1625-2196Q/C OR1742-1585Q/C OI
Owners Name: BOGGS RONALD E
Address: 97 LEISURE CT UNIT 40 PAGOSA SPRINGS CO 81147-7746

AK: 8883846 **Parcel ID:** 00127420-000657 **Physical Location** 5950 PENINSULAR 657 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 657 & .9340% MON ELEMENTS OR1419-1085(JB)
Owners Name: NOORDHOEK HAROLD
Address: 300 CASUARINA CONCOURSE CORAL GABLES FL 33143-6508

AK: 8883919 **Parcel ID:** 00127420-000664 **Physical Location** 5950 PENINSULAR 664 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 664 & 1.1307% MMON ELEMENTS OR1785-1822(CTT)
Owners Name: SCHOEPKE CRAIG A AND NANCY C
Address: 29550 WEST CAHILL CT BIG PINE KEY FL 33043

AK: 8883986 **Parcel ID:** 00127420-000671 **Physical Location** 5950 PENINSULAR 671 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 671 & 1.1974% MMON ELEMENTS OR1780-459(CTT)
Owners Name: WALTERS CHARLES D & STEPHANIE
Address: 525 DU PONT LN KEY WEST FL 33040-7458

AK: 1157741 **Parcel ID:** 00123630-000000 **Physical Location** VACANT LAND SOUTH STOCK ISLAND
Legal Description: 35 67 25 DD67535-10.1/1 BAY BTM SE'LY STOCK ISLAND OR580-911Q
Owners Name: TIITF/SOVEREIGNTY LANDS
Address: 3900 COMMONWEALTH BLVD TALLAHASSEE FL 32399-3000

AK: 1157791 **Parcel ID:** 00123680-000000 **Physical Location** 6011 PENINSULAR SOUTH STOCK ISLAND
Legal Description: 35 67 25 DD67535-16 BAY BOTTOM EAST OF & ADJ. TO L TS. 42-43 44-45-46-& 57 OF BLK 45 PB1-55 OR511-4
Owners Name: UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE
Address: 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

AK: 9102430 **Parcel ID:** 00127420-000925 **Physical Location** VACANT SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 LOTS 1-2-3 PT BLK C AND ADJ BAY BTM SQR 60 OR333-58/59 OR509-
Owners Name: CALYPSO WATER SPORTS AND CHARTERS INC
Address: 257 ATLANTIC BLVD KEY LARGO FL 33037-4304

AK: 9091446 **Parcel ID:** 00127471-000000 **Physical Location** 6000 PENINSULAR SOUTH STOCK ISLAND
Legal Description: KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST UR YACHT CLUB, A CONDOMINIUM) (F/K/A RE0(
Owners Name: KEY WEST HARBOUR CONDOMINIUM
Address:

JONES JOHN B
6800 MALONEY AVE LOT 46
KEY WEST,FL33040-8112

MARTIN CHRISTIE L
6900 MALONEY AVE UNIT 5
KEY WEST,FL33040-6060

COUNTY OF MONROE
C/O BOCC
1100 SIMONTON ST
KEY WEST,FL33040

ALLEN JEFFREY E AND MONICA
819 PEACOCK PLZ PMB 809
KEY WEST,FL33040-4293

LOCKWOOD BUDDIE A
6900 MALONEY AVE UNIT 8
KEY WEST,FL33040-6060

UP DEVELOPMENT KEY WEST HOLDINGS LLC
C/O OFSM MGT OFFICE
3201 E COLONIAL DR OFC
ORLANDO,FL32803-5198

WELLS KENNETH G
6651 MALONEY AVE
KEY WEST,FL33040-6057

BURNS MICHAEL J AND KARLA V
6900 MALONEY AVE UNIT 15
KEY WEST,FL33040-6065

SALINERO CHAD
6900 MALONEY AVE UNIT 3
KEY WEST,FL33040-6060

BACLE PETER L
15 AMARYLLIS DR
KEY WEST,FL33040

TORTUGA WEST HOUSING LLC
210 FRONT ST STE 107
KEY WEST,FL33040

LUTZ ELIZABETH N
6800 MALONEY AVE LOT 48
KEY WEST,FL33040-8112

LEWIS MARK AND BETH
2075 WOOD ROAD
LEBANON,OH45036

NIX JAMES R AND CATHERINE
6900 MALONEY AVE UNIT 12
KEY WEST,FL33040-6060

TORTUGA WEST HOUSING LLC
201 FRONT ST STE 107
KEY WEST,FL33040-8346

OROPEZA HELIO AND CARLEEN
224 KEY HAVEN RD
KEY WEST,FL33040-6224

CASTRO RICARDO F
6900 MALONEY AVE UNIT 13
KEY WEST,FL33040-6065

LAYNE JUDITH
6900 MALONEY AVE UNIT 1
KEY WEST,FL33040-6060

SIMS ROBERT JAMES & NANCY W
7760 SOUTHWEST 167TH TERRACE
MIAMI,FL33157

BLANCO LIANA M
6900 MALONEY AVE UNIT 14
KEY WEST,FL33040-6065

BUTLER CHUCK
6800 MALONEY AVE LOT 47
KEY WEST,FL33040-8112

FEDERAL NATIONAL MORTGAGE ASSOCIATION
3900 WISCONSIN AVE NW
WASHINGTON,DC20016-2892

COUNTY OF MONROE
C/O BOCC
1100 SIMONTON ST
KEY WEST,FL33040

WOLZ ROBERT J
PO BOX 1411
KEY WEST,FL33041

BOWEN ALFRED AND JOY
815 PEACOCK PLZ
KEY WEST,FL33040

LANG RICHARD A
92 HARTFORD PIKE
NORTH SCITUATE,RI02857-1846

OTTO CORY J
6900 MALONEY AVE UNIT 17
KEY WEST,FL33040-6065

COVENEY MARY PRISCILLA
6900 MALONEY AVE UNIT 6
KEY WEST,FL33040-6060

RIVERO MELISSA A
6900 MALONEY AVE UNIT 2
KEY WEST,FL33040-6060

BARBER BERENICE
6900 MALONEY AVE UNIT 4
KEY WEST,FL33040

Received

Easy Peel Labels
Use Avery® TEMPLATE 5160®
AVERY®5160®
Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®
Sens de chargement
Consultez la feuille d'instructions
www.avery.com
1-800-GO-AVERY

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®
Sens de chargement
Consultez la feuille d'instruction
www.avery.com
1-800-GO-AVERY

BACLE PETER M AND MONICA
15 AMARYLLIS DR
KEY WEST,FL33040-6204

NGUYEN VINCENT H
125 2ND ST APT 717
OAKLAND,CA94607-4567

TORTUGA WEST HOMEOWNERS ASSOC
201 FRONT ST STE 110
KEY WEST,FL33040-8346

BARTON DONALD J JR
1502 UNITED ST
KEY WEST,FL33040

MCKENDRY BRIAN
80 PALM DR
KEY WEST,FL33040-6130

RCM OF KEY WEST LLC
1025 SANDYS WAY
KEY WEST,FL33040

KERSHAW ABRAHAM AND CAROL L
JOINT TRUST 10/23/2012
31W660 STEARNS RD
ELGIN,IL60120-9000

OCEANSIDE MARINA CONDOMINIUM

OCEANSIDE INVESTORS LLC
5640 LAUREL AVE
KEY WEST,FL33040-5915

BEAN LINDA
21945 MINNETONKA BLVD
EXCELSIOR,MN55331-8616

ADAMS LILO E
7139 DRIFTWOOD DR SE
ADA,MI49301-7890

MICK CAROL L
PO BOX 763
DURHAM,NH03824-0763

F DEPOT INC
4705 NW 132ND ST
OPA LOCKA,FL33054-4313

PRITZ DALE
1832 SCHAWAN LN
YORK,PA17402

WALTERS CHARLES D AND STEPHANIE
525 DU PONT LN
KEY WEST,FL33040-7458

SIMONTON ROW LTD
1109 EATON ST
KEY WEST,FL33040

BEHMKE JOHN J AND KAY D
PO BOX 344
KEY WEST,FL33041-0344

I-10 LLC
6 ISLAND RD
STUART,FL34996-7005

BITTNER DALE LEE REVOCABLE TRUST
9/30/2013
10 AZALEA DR
KEY WEST,FL33040-6206

STUURSMA JAMES R AND ANN M
PO BOX 202
MACATAWA,MI49434-0202

HURST BASIL J
246 MCCAUSLEY RD
HUBERT,NC28539-3540

LUKOWSKI MICHAEL JOHN AND JUDITH ANN
2200 NW 24TH ST
GAINESVILLE,FL32605-3854

BEHMKE JOHN J AND KAY D
PO BOX 344
KEY WEST,FL33041-0344

SIMON CHARLES T
23550 CENTER RIDGE RD STE 206
WESTLAKE,OH44145-3655

DHILLON WILLIAM J
29780 SPRINGTIME RD
BIG PINE KEY,FL33043-3121

DASHER TED
554 37TH ST N
BIRMINGHAM,AL35222-1318

ESTILL ROBERT I
2026 S QUEEN ST
YORK,PA17403

COTTIS JOHN DEC TRUST 5/28/2008
17258 DOLPHIN ST
SUGARLOAF SHORES,FL33042

OCEANSIDE INVESTORS LLC
5640 LAUREL AVE
KEY WEST,FL33040-5915

REHM ALFRED F JR
PO BOX 8086
WILSON,NC27893-1086

Use Avery® TEMPLATE 5160®
Feed Paper
for Easy Peel Feature
AVERY® 5160®

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®
Sens de chargement
Consultez la feuille d'instruction
www.avery.com
1-800-GO-AVERY

DASHER TED
4300 10TH AVE S
BIRMINGHAM,AL35222-4336

DASHER TED
4300 10TH AVE S
BIRMINGHAM,AL35222-4336

THOMAS FLOYD H AND CAROLYN A
2034 IL ROUTE 2
DIXON,IL61021-9075

GIBBS JON M
411 SHERIDAN BLVD
ORLANDO,FL32804-6344

FOWLER CHARLES
7251 NW 6TH ST
PLANTATION,FL33317-1103

BAKER GERALD L
7570 SKIPPER LN
TALLAHASSEE,FL32317-9534

LANDIS OLIVER
2740 W FRANKLIN BLVD
GASTONIA,NC28052

OCEANSIDE INVESTORS LLC
5640 LAUREL AVE
KEY WEST,FL33040-5915

CONFIDENTIAL DATA F.S. 119.07

JACKSON ROBERT C AND ANGELA G
14091 SCIO CHURCH RD
CHELSEA,MI48118

HOWELL WALTER W TRUSTEE
106 KIMBALL POND RD
CANTERBURY,NH03224-2302

REHM ALFRED F
PO BOX 8086
WILSON,NC27893-1086

HOWELL WALTER W REV TR DTD 6-97
106 KIMBALL POND RD
CANTERBURY,NH03224

BLUEWATER INVESTMENT LP
142 JFK DR
ATLANTIS,FL33462

MARLIN INTEGRATED CAPITAL III LLC
C/O MCCANN MICHELLE CPA
180 SUGARLOAF DR
SUMMERLAND KEY,FL33042-3673

MILES GAY C
404 SANDFIDDLER CT
MOREHEAD CITY,NC28557-2530

WALTERS CHARLES D & STEPHANIE A
525 DU PONT LN
KEY WEST,FL33040-7458

HUB FLORIDA LLC
620 S RIVER LANDING RD
EDGEWATER,MD21037-1553

BORROR DAVID S
4280 HAYDEN RUN RD
DUBLIN,OH43017-4342

WILSON JAMES E AND MARIA
27 EVERGREEN AVE
KEY WEST,FL33040-6244

OCEANSIDE INVESTORS LLC
5640 LAUREL AVE
KEY WEST,FL33040-5915

WHITEHEAD BRIAN J
49 SUNSET KEY
KEY WEST,FL33040

HOWARD DAVID B
2525 N LAKE LEELANAU DR
LAKE LEELANAU,MI49653

SOULES WILLIAM E
1710 SW 87TH PL
OCALA,FL34476-6713

DIMBATH MERLE AND SUSAN REV
FAMILY LIV TR
2621 GULFVIEW DR
KEY WEST,FL33040-3983

BEHMKE JOHN J AND KAY D
PO BOX 344
KEY WEST,FL33041

SIMONTON ROW LTD
1109 EATON ST
KEY WEST,FL33040

STAFFORD TERESA
7B-20-22 ONSLOW AVE
ELIZABETH BAY,NSW 2011SW 2011

MOREAN WILLIAM D LV TR DTD 4-7-81
AND REST 11-3-93
2201 4TH ST N STE 201
SAINT PETERSBURG,FL33704-4300

CHEYENNE HOLDINGS LIMITED
PARTNERSHIP
2201 4TH ST N STE 201
SAINT PETERSBURG,FL33704-4300

Use Avery® TEMPLATE 5160®
Feed Paper
See Insert Sheet for Easy Peel Feature
AVERY® 5160®

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®
Sens de chargement
Consultez la feuille d'instruction
www.avery.com
1-800-GO-AVERY

DBGB REV LIV TR
26 HINA ST
HILO,HI96720

BLUEWATER INVESTMENT LP
142 JFK DR
ATLANTIS,FL33462

SUNSET INVESTORS LLC
4400 PAPA JOE HENDRICK BLVD
CHARLOTTE,NC28262

SIMON CHARLES AND JACQUELINE R
23550 CENTER RIDGE RD STE 206
WESTLAKE,OH44145-3655

PETROCINE THOMAS AND LINDA L
PO BOX 99
WATERVILLE VALLEY,NH03215

MENTONIS GEORGE AND PATRICIA
5960 PENINSULAR AVE UNIT 109
KEY WEST,FL33040-6051

SCHOEPKE CRAIG A AND NANCY C
29550 WEST CAHILL CT
BIG PINE KEY,FL33043

FOLEY WALTER ALLEN
875 W LOOP 304
CROCKETT,TX75835

BEHMKE JOHN J AND KAY D
PO BOX 344
KEY WEST,FL33041

CARDENAS ROBERT H AND DEBORAH
917 EATON ST
KEY WEST,FL33040-6922

BOYD JOHN L AND BARBARA J
6781 OLIVE BRANCH RD
OREGONIA,OH45054-9456

FORMOSO CHARLES A
P O BOX 331089
COCONUT GROVE,FL33233

BENEDETTO GEORGE M
4421 JEFFERSON HWY
JEFFERSON,LA70121-1308

OSM LLC
6810 FRONT ST
KEY WEST,FL33040-6040

COUNTY OF MONROE
C/O BOCC
1100 SIMONTON ST
KEY WEST,FL33040

OCEANSIDE EAST DRY STORAGE
CONDOMINIUM

BREINES STEVEN
165 HORTON ST
BRONX,NY10464-1620

BLUEWATER INVESTMENT LP
142 JFK DR
ATLANTIS,FL33462

MARLIN INTEGRATED CAPITAL III LLC
180 SUGARLOAF DR
SUMMERLAND KEY,FL33042-3673

FLEMING ENTERPRISES LLC
16101 LA GRANDE DR
LITTLE ROCK,AR72223-9152

ALSTOTT MICHAEL J FAMILY TRUST
AMD REST 5/12/2006
7019 1ST AVE S
SAINT PETERSBURG,FL33707-1252

KEY WEST MARINA INVESTMENTS LLC
6000 PENINSULAR AVE
KEY WEST,FL33040-6082

BAILEY PROPERTIES LLC
5601 2ND ST W
LEHIGH ACRES,FL33971-6332

KEY WEST MARINA INVESTMENTS LLC
6000 PENINSULAR AVE
KEY WEST,FL33040-6082

ARMOUR JAMES
4449 BAY SHORE RD
SARASOTA,FL34234-3712

NEUBERGER RENE AMEN AND RESTATE
INTER VIVOS DEC TR
175 TEAL CIR
BERLIN,MD21811-1531

ASPINWALL FAMILY TR AG 5/18/2011
316 NAUTILUS CT
FORT MYERS,FL33908-1610

JACQUES GARY L REV TRUST 6/7/2006
PO BOX 22
FLOYD,IA50435-0022

JACQUES GARY L REVOCABLE TRUST
DTD 6/7/06
PO BOX 22
FLOYD,IA50435-0022

EL PESCADOR ENTERPRISES INC
917 EATON ST
KEY WEST,FL33040-6922

Use Avery® TEMPLATE 5160®
Feed Paper
See instruction sheet for Easy Peel Feature
AVERY® 5160®

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®
Sens de chargement
Consultez la feuille d'instruction
www.avery.com
1-800-GO-AVERY

HAYMAKER JAMES
326 WHITEHEAD ST
KEY WEST,FL33040-6543

KEY WEST 80 LLC
26640 EDGEWOOD RD
EXCELSIOR,MN55331-8339

COOPER PETE AND DIANE
1108 TRUMAN AVE
KEY WEST,FL33040-3352

HILDEBRANDT FREDERICK AND SUSAN
1901 S ROOSEVELT BLVD APT 401E
KEY WEST,FL33040-5249

KEY WEST MARINA INVESTMENTS LLC
1500 COLONIAL BLVD STE 103
FORT MYERS,FL33907-1025

BACLE PETER M AND MONICA
15 AMARYLLIS DR
KEY WEST,FL33040

RICE DAVID P AND MARY L
133 MOCKINGBIRD LN
MARATHON,FL33050-2482

OSM SLIPS LLC
6810 FRONT ST
KEY WEST,FL33040-6040

ROGGERO HARRY J JR LIVING TRUST
10/1/2012
21 PARKER AVE
NEWPORT,RI02840-6940

WEYMOUTH LISA A
P O BOX 791249
PAIA,HI96779

OYSTER POINT PROPERTIES LLC
105 E ST
HAMPTON,VA23661

CROWE TIMOTHY J AND DEBORAH R
1707 PATRICIA ST
KEY WEST,FL33040

BAMPARTNERS LP
PO BOX 287
SOUTHFIELD,MI48037-0287

MOREAN WILLIAM D LV TR DTD 4-7-81
AND REST 11-3-93
2201 4TH ST N STE 201
SAINT PETERSBURG,FL33704-4300

SHEFFLER BARBARA K
2510 CHAGRIN RIVER RD
CHAGRIN FALLS,OH44022-6600

SCHOEPKE CRAIG A AND NANCY C
29550 WEST CAHILL CT
BIG PINE KEY,FL33043

BEHMKE JOHN J AND KAY D
PO BOX 344
KEY WEST,FL33041-0344

COX STANLEY A
1648 RICHMOND RD
LEXINGTON,KY40502

BENEDETTO GEORGE
4421 JEFFERSON HWY
JEFFERSON,LA70121-1308

COLLINS J FRED
63 DOLPHIN COVE QUAY
STAMFORD,CT06902-7715

HARLOW JAMES MYRON DECLARATION
TRUST 12/7/2001
16657 HOLLY LN
SUMMERLAND KEY,FL33042-3508

PFENT DAVID J
512 NOAH LANE
KEY WEST,FL33040

SHIELD LINDA DEC TR 7/7/97
920 VIRGINIA ST
KEY WEST,FL33040

PORTER POWELL DOUGLAS
95510 OVERSEAS HWY
KEY LARGO,FL33037

CALYPSO WATER SPORTS AND
CHARTERS
257 ATLANTIC BLVD
KEY LARGO,FL33037

CONKLIN EDWARD G
PO BOX 2468
KEY WEST,FL33045-2468

LAMILA LIMITED LIABILITY
PARTNERSHIP
20 HIDDEN HILLS WAY
ARDEN,NC28704-6110

MAUN FAMILY TRUST 9/4/2013
225 CHEROKEE LN
CARBONDALE,CO81623-9410

GAP PROPERTIES OF SW FLORIDA 1 INC
4737 OAK RUN DR
SARASOTA,FL34243

Use Avery® TEMPLATE 5160®
Feed Paper
See instruction sheet for Easy Peel Feature
AVERY®5160®

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®
Sens de chargement
Consultez la feuille d'instruction
www.avery.com
1-800-GO-AVERY

FREE SALLY A
115 SW 58TH ST
CAPE CORAL,FL33914

RICHARDS LIVING TRUST 7/20/2007
C/O RICHARDS DEAN ALLEN JR TRUSTEE
1214 VON PHISTER ST
KEY WEST,FL33040

LONG G GREG AND KRISTINE A
102 ALGONQUIN
LAKE WINNEBAGO,MO64034

MARY B REAL ESTATE LLC
2718 HARRIS AVE
KEY WEST,FL33040-3955

OLIVER LAWRENCE J TR DTD 05/02/95
18420 DEEP PASSAGE LN
FT MYERS BEACH,FL33931

HARLOW JAMES MYRON DEC TR
12/7/2001
16657 HOLLY LN
SUMMERLAND KEY,FL33042-3508

BARRETT PAUL L/E
PO BOX 5888
KEY WEST,FL33045-5888

MORGAN HUGH J
404 SOUTH ST
KEY WEST,FL33040-3138

LEE JAMES A
PO BOX 1022
ANOKA,MN55303-0599

MCCARTHY CHRISTOPHER
P O BOX 406
SANDOWN,NH03873

NASET WALLACE J
20717 6TH AVE W
SUMMERLAND KEY,FL33042-4010

HARLOW JAMES MYRON DECLARATION
TRUST 12/7/2001
16657 HOLLY LN
SUMMERLAND KEY,FL33042-3508

MICK CAROL L
PO BOX 210
SOUTH BERWICK,ME03908-0210

JACKSON RICHARD W
1301 FLAGLER AVE
KEY WEST,FL33040

SIMONDS ROBERT BRADLEY
17131 SEA GRAPE LN
SUGARLOAF KEY,FL33042

SHATT J MURRAY & MARY H
PO BOX 420488
SUMMERLAND KEY,FL33042-0488

SUNSET INVESTORS LLC
4400 PAPA JOE HENDRICK BLVD
CHARLOTTE,NC28262

THOMAS TOM AND LUCILLE G
2864 COCO LAKES DR
NAPLES,FL34105-4511

ROWLEY RICHARD D & PATRICIA M
P O BOX 125
AUSTINBURG,OH44010

WHITEHEAD BRIAN
49 SUNSET KEY DR
KEY WEST,FL33040-8383

BIRMINGHAM IRONWORKS INC
9107 CHERRY RD
VERMILION,OH44089-9311

BENNETT GLENN
6 EMERSON DR
CINNAMINSON,NJ08077-4050

MONGELLI ROBERT CHARLES DEC TR
DTD 1-15-02
1025 SANDYS WAY
KEY WEST,FL33040

COTTIS JOHN DEC TRUST 5/28/2008
17258 DOLPHIN ST
SUGARLOAF SHORES,FL33042

SMITH KEITH A TRUSTEE
(K S SMITH MD PROFITSHARING PLAN)
PO BOX 1267
SUMAS,WA98295

PFENT DAVID J AND EVELYN C
512 NOAH LANE
KEY WEST,FL33040

NASET WALLACE J AND RUTH S
20717 6TH AVE W
SUMMERLAND KEY,FL33042-4010

DOLPHIN WATCH I LLC
3618 EL CENTRO ST
ST PETE BEACH,FL33706

DUKE JOHN O REVOCABLE TRUST
10/11/2013
28555 JOLLY ROGER DR
SUMMERLAND KEY,FL33042-5501

Use Avery® TEMPLATE 5160®
Feed Paper
See instruction sheet for Easy Peel Feature
AVERY® 5160®

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®
Sens de chargement
Consultez la feuille d'instruction
www.avery.com
1-800-GO-AVERY

ROWLEY RICHARD & PATRICIA
P O BOX 125
AUSTINBURG,OH44010-0125

SIMONTON ROW LTD
1109 EATON ST
KEY WEST,FL33040

PFENT DAVID J
512 NOAH LANE
KEY WEST,FL33040

CAYO HUESO INVESTMENTS LNC
6511 MALONEY AVE UNIT 6
KEY WEST,FL33040

DASHER THEODORE E
554 37TH ST NORTH
BIRMINGHAM,AL35222

CVS OF SE MISSOURI PROFIT SHARING PLAN
662 PALOMA CIRCLE
MESQUITE,NV89027

OCEANSIDE RESIDENTIAL CONDOMINIUM

UNITED STATES OF AMERICA
ATLANTA,GA30345

DELPHFISHING MEDIA INC
183 VENETIAN WAY
SUMMERLAND KEY,FL33042-3684

FOWLER MILLARD LEON AND CONNIE L
1716 SOUTH ST
KEY WEST,FL33040-3517

TRIVISONNO NICHOLAS L REVOCABLE TRUST 2/24/2003
2019 CRAIGMORE DR
CHARLOTTE,NC28226-6206

BOTTON LINE FISH CO INC
7311 SALE BLVD
PANAMA CITY,FL32409-1349

BURNETTE WILLIAM HOLMES REV TR 05/30/1997
708 WHITE ST
KEY WEST,FL33040-7155

TOWER EQUITIES RE INC
PO BOX 690785
CHARLOTTE,NC28227-7014

SALERNO ANTHONY L
114 SINCLAIR DR
NORTON SHORES,MI49441-5545

REHM ALFRED F JR
PO BOX 8086
WILSON,NC27893-1086

JONES LLC
11 CYPRESS AVE
KEY WEST,FL33040-6236

HUNKER WAYDE
7 PARK MEADOWS DR
FAIRFIELD,OH45014-4672

OYEME IV LLC
PO BOX 787
KEY WEST,FL33041-0787

ASPINWALL GARY
5823 RIVERSIDE LN
FORT MYERS,FL33919-2505

JESSEE JASON
1107 KEY PLZ PMB 333
KEY WEST,FL33040-4086

1018 TRUMAN LLC
521 SIMONTON ST
KEY WEST,FL33040-6872

HEITLER ROBERT H AND JANE A
1694 COTTONWOOD CREEK PL
LAKE MARY,FL32746-4404

TRIVISONNO NICHOLAS L REVOCABLE TRUST 2/24/2003
2019 CRAIGMORE DR
CHARLOTTE,NC28226-6206

HOLMES PETER F
12 WILDWOOD LN
SCARBOROUGH,ME04074-9436

KEY WEST MARINA INVESTMENTS LLC
6000 PENINSULAR AVE
KEY WEST,FL33040

SALERNO ANTHONY L
114 SINCLAIR DR
NORTON SHORES,MI49441-5545

REHM ALFRED F JR
PO BOX 8086
WILSON,NC27893-1086

GAP PROPERTIES OF SW FLORIDA-1INC
4737 OAK RUN DR
SARASOTA,FL34243

Use Avery® TEMPLATE 5160®
Feed Paper
See instruction sheet for Easy Peel Feature
AVERY®5160®

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®
Sens de chargement
Consultez la feuille d'instruction
www.avery.com
1-800-GO-AVERY

GARDNER JENNIE S REV TR 10/26/2010
201 13TH ST NE APT B
WASHINGTON,DC20002-6566

TARANTINO JOANNE
1002 WASHINGTON ST
KEY WEST,FL33040-4865

MCSWEEN MIKE AND NANCY
1422 HARMONY ST
NEW ORLEANS,LA70115-3407

DEMAURO ROBERT AND KIMBERLY CURRY (H/W)
17195 KINGFISH LN W
SUMMERLAND KEY,FL33042-3613

CALYPSO WATER SPORTS AND CHARTERS INC
257 ATLANTIC BLVD
KEY LARGO,FL33037

HENDERSON ROBIN M
PO BOX 2515
KEY WEST,FL33045-2515

WILKES GEORGE A REVOCABLE TRUST 10/27/2004
143 RAINBOW DR
LIVINGSTON,TX77399-1043

KEYSTER LLC
14007 LAKE MAGDALENE BLVD
TAMPA,FL33618-2319

EASTERLY ROBERT
1107 KEY PLZ - 155
KEY WEST,FL33040-4086

MARY B REAL ESTATE LLC
2718 HARRIS AVE
KEY WEST,FL33040-3955

WYLAND OF KEY WEST INC
953 NW 53RD ST
FT LAUDERDALE,FL33309

MORGAN HUGH J
404 SOUTH ST
KEY WEST,FL33040-3138

ROGGERO HARRY J JR LIVING TRUST 10/1/2012
21 PARKER AVE
NEWPORT,RI02840-6940

G AND T PROPERTIES LIMITED PARTNERSHIP
45 COYOTE RDG
GREEN MOUNTAIN,NC28740-9252

STARK JOHN TRUST AGREEMENT 12/15/1995
4780 COVE CIR APT 311
SAINT PETERSBURG,FL33708-2870

RICHARDS LIVING TRUST 7/20/07
C/O RICHARDS DEAN ALLEN JR TRUSTEE
1214 VON PHISTER ST
KEY WEST,FL33040

BOGGS RONALD
97 LEISURE CT UNIT 40
PAGOSA SPRINGS,CO81147-7746

APPELLIS MICHEL
1414 NEWTON ST
KEY WEST,FL33040

GRAY II FRED EMMET REV TRUST DTD 11-04-2004
23063 WAHOO LN
CUDJOE KEY,FL33042

DBGB REV TR DTD 7/10/2000
C/O BERRYHILL DONALD J AND GLENNA TRUSTEES
26 HINA ST
HILO,HI96720

MAGGIO LEONA J
PO BOX 2147
KEY WEST,FL33045-2147

TRADEWINDS INTERNATIONAL REAL ESTATE PLLC
1540 INTERNATIONAL PKWY STE 200
LAKE MARY,FL32746-4713

C SERVICE LLC
15680 OLD STATE ROAD 4A
SUMMERLAND KEY,FL33042-3702

GAYNOR RICHARD G
2320 DRUSILLA LN
BATON ROUGE,LA70809-1495

SMITH KEITH A
PO BOX 1267
SUMAS,WA98295-1267

LOW KEY CHARTER SERVICES INC
6800 MALONEY AVE LOT 47
KEY WEST,FL33040-8112

BACKWALL PARTNERS LLC
3605 SOUTH BEACH DR
TAMPA,FL33629

MARLIN INTEGRATED CAPITAL III LLC
180 SUGARLOAF DR
SUMMERLAND KEY,FL33042-3673

BOWEN ALFRED AND JOY
815 PEACOCK PLZ
KEY WEST,FL33040

UP DEVELOPMENT KEY WEST HOLDINGS LLC
C/O OFSM MGT OFFICE
3201 E COLONIAL DR OFC
ORLANDO,FL32803-5198

Use Avery® TEMPLATE 5160®
Feed Paper
See instruction sheet for Easy Peel Feature
AVERY®5160®

KEY WEST HARBOUR YACHT CLUB TR
6/28/2010
C/O CRUZ FERMIN P TRUSTEE
6818 SEAVIEW BLVD
HUDSON,FL34667-1032

SPANISH FLY ENTERPRISES INC
PO BOX 420661
SUMMERLAND KEY,FL33042-0661

BLITZ FAMILY TRUST
1800 ATLANTIC BLVD APT C338
KEY WEST,FL33040-5395

BEHMKE JOHN J AND KAY D
PO BOX 344
KEY WEST,FL33041-0344

BOGGS RONALD E
97 LEISURE CT UNIT 40
PAGOSA SPRINGS,CO81147-7746

NOORDHOEK HAROLD
300 CASUARINA CONCOURSE
CORAL GABLES,FL33143-6508

SCHOEPKE CRAIG A AND NANCY C
29550 WEST CAHILL CT
BIG PINE KEY,FL33043

WALTERS CHARLES D & STEPHANIE
525 DU PONT LN
KEY WEST,FL33040-7458

TIITF/SOVEREIGNTY LANDS
3900 COMMONWEALTH BLVD
TALLAHASSEE,FL32399-3000

UP DEVELOPMENT KEY WEST
HOLDINGS LLC
C/O OFSM MGT OFFICE
3201 E COLONIAL DR OFC
ORLANDO,FL32803-5198

CALYPSO WATER SPORTS AND
CHARTERS INC
257 ATLANTIC BLVD
KEY LARGO,FL33037-4304

FOLEY WALTER & KAY TRUST 4/16/07
C/O FOLEY WALTER A AND MURLYN
875 WEST LOOP 304
CROCKETT,TX75835

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®
Sens de chargement
Consultez la feuille d'instruction
www.avery.com
1-800-GO-AVERY
Use Avery® TEMPLATE 5160®
Feed Paper
See Instruction Sheet for Easy Peel Feature
AVERY® 5160®

N.T.S.

LOCATION MAP

LEGAL DESCRIPTION:
A tract of land in a part of Government Lot 2, Section 29, Township 66 South, Range 28 East, on Cudjoe Key, Monroe County, Florida, lying Northerly and adjacent to Old State Road 4A and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the West Line of Government Lot 2 and the Northerly right-of-way line of State Road 4A, bear N 72°20' E, along said Northerly right-of-way line, 238.23 feet to the POINT OF BEGINNING, continue bearing N 72°20' E 484.69 feet; to a Point of Curve, said curve having a central angle of 09°38'12" and a radius of 2026.08 feet; thence along said curve in an Easterly direction and deflecting to the right 339.59 feet to the intersection of Old State Road 4A and the West right-of-way line of the existing State Road; thence bear North along the West right-of-way of the existing road, 729.77 feet to the North Line of Government Lot 2, thence bear West along the North Line of Government Lot 2, 793.01 feet; thence bear South, 953.54 feet, back to the Point of Beginning, containing 14.97 acres, more or less.

LESS (O.R. 1831, Pg. 1191)

A Tract of land in a part of Government Lot 2, Section 29, Township 66 South, Range 28 East, on Cudjoe Key, Monroe County, Florida, lying Northerly and adjacent to Old State Road 4A and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the West Line of Government Lot 2 and the Northerly right-of-way line of State Road 4A, bear N 72°20' E along the said Northerly right-of-way line, 238.23 feet to a point, from said point continue bearing N 72°20' E 484.69 feet to a Point of Curve, said curve having a central angle of 09°38'12" and a radius of 2026.08 feet; thence along said curve in an Easterly direction and deflecting to the right 339.59 feet to the intersection of Old State Road 4A and the West right-of-way line of the existing State Road; thence bear North along the West right-of-way of the existing road, 679.77 feet to the Point of Beginning. From the Point of Beginning, continue to bear North along the West right of way of the existing State Road, 50 feet to the North line of Government Lot 2; thence bear West, along the North line of Government Lot 2, 100 feet; thence at a right angle bear South parallel to the existing to the existing State Road, 50 feet; thence at a right angle East, 100 feet to the Point of Beginning.

SURVEYOR'S NOTES:
North arrow & Bearings based on State Plane coor., 1983
Reference Bearing: Centerline Bump Road
⊹ denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: H-272 Elevation: 3.901

Monumentation:
⊗ = set 1/2" Iron Pipe, P.L.S. No. 2749
● = Found 1" Iron Pipe
◀ = Found P.K. Nail or Bolt
Δ = Set P.K. Nail, L.B. 7700

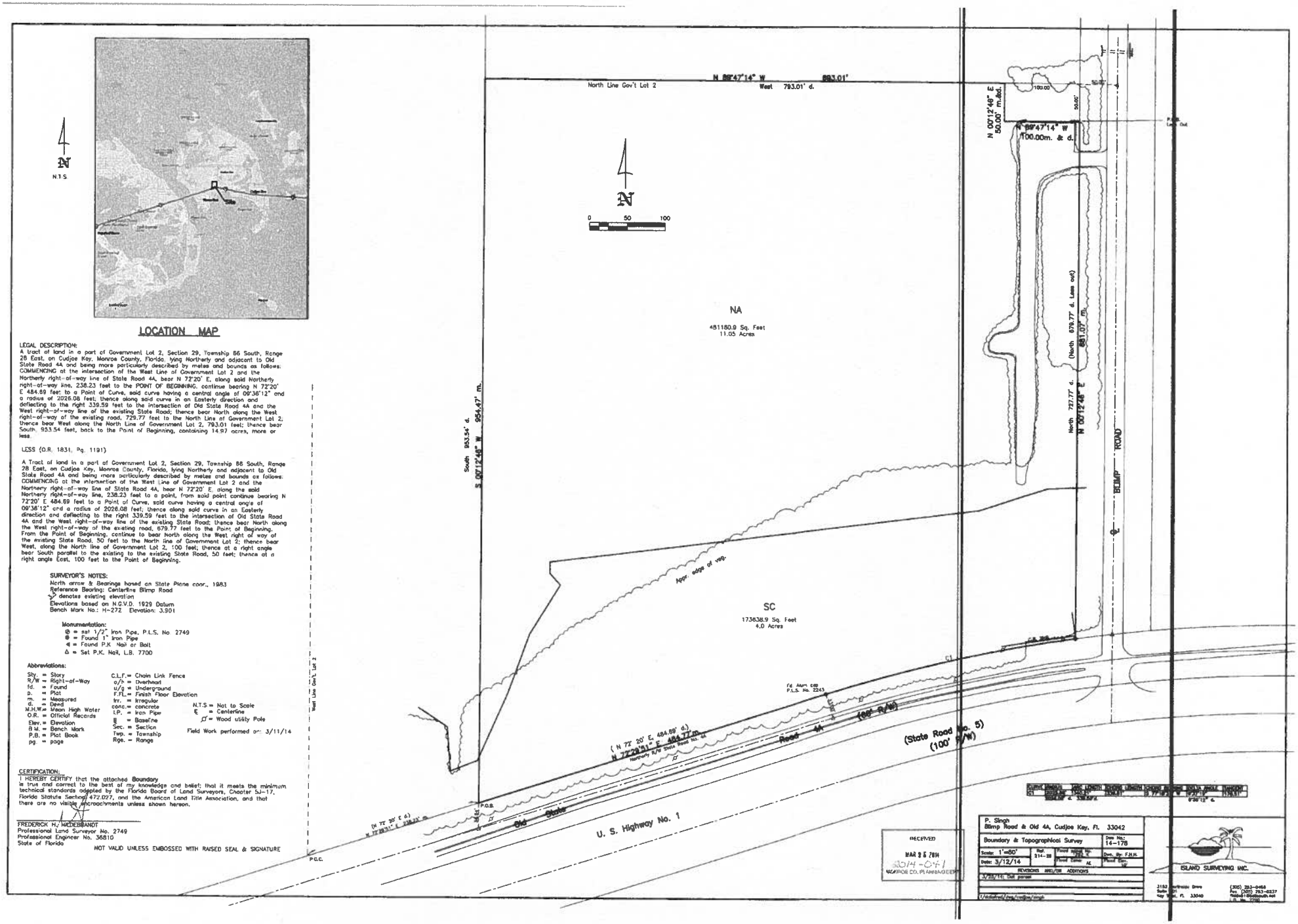
Abbreviations:

Sty. = Story	C.L.F.= Chain Link Fence	
R/W = Right-of-Way	o/h = Overhead	
fd. = Found	u/g = Underground	
p. = Plat	F.FL.= Finish Floor Elevation	
m. = Measured	Irr. = Irregular	
d. = Deed	conc.= concrete	N.T.S = Not to Scale
M.H.W.= Mean High Water	I.P. = Iron Pipe	℄ = Centerline
O.R. = Official Records	℄ = Baseline	⊿ = Wood utility Pole
Elev. = Elevation	Sec. = Section	
B.M. = Bench Mark	Twp. = Township	Field Work performed on: 3/11/14
P.B. = Plat Book	Rge. = Range	
pg. = page		

CERTIFICATION:
I HEREBY CERTIFY that the attached **Boundary** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. MEDEBRANDT
Professional Land Surveyor No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



VEGETATIVE HABITAT ASSESSMENT

of

Hamilton Parcel, Pt. Gov't. Lot 2, Acreage at Blimp Rd. & Overseas Hwy. – Cudjoe Key, Monroe County
Parcel #s 0011840-000000; 00115840-000100
Sec 29-Twn 66-Rge 28

for

The Singh Company
c/o Pritam Singh
Florida Keys / Ft. Lauderdale

Field Survey Conducted – April 6, 2014

Report Prepared by: Harry A. DeLashmutt, Biosurveys, Inc.
794 26th Street
Marathon, Florida 33050
Phone – (305) 942-9221
Email – hdelashmutt@comcast.net

Field Habitat Assessment of Parcel

The vegetative habitat assessment and delineation was conducted on the subject parcel by the undersigned on April 6, 2014. The parcel is made up of two land plats with a contiguous boundary running east and west. According to the Monroe County Appraiser's office the total size of the two tract parcel is 14.86 acres. The elevation of the land changes dramatically from low enough to sustain year round surface water connected to the channels leading to the Gulf of Mexico – to higher land that supports tropical low hardwood hammock along the south boundary. Mangrove ecotones are found as the elevation transitions from the water to the upland areas. This report identifies the vegetative habitat found on the parcel with their size and qualitative characteristics. Previous mapping of the vegetative habitat by the County was compared to the field truthing and either verified or corrected accordingly on the supplied habitat map. All measurements were from boundary wheel tape and polygon size given by *Google Pro.* GPS coordinates were made for the intersections of the delineation lines of the habitat and the parcel boundary or property lines.

Parcel (Hamilton) as Depicted by the Monroe County Vegetative Habitat Map

Methodology:

The delineated hardwood hammock areas were identified and verified using species identification, elevation changes, and soil hydric indicators. References used were *Native Trees and Shrubs of the Florida Keys* by J. Paul Scurlock, and *Trees of Everglades National Park and the Florida Keys* by George Stevenson. The State of Florida statute Chapter 62-340, *Delineation of the Landward Extent of Wetlands and Surface Waters* provided the strategy or methodology used for locating and separating the transitional ecotone between the hammock habitat and the wetland plant indicators. A delineation line was developed for the hammock and ecotones from field mapping using wheel measure and handheld GPS unit. Points were placed on a field map using an aerial photograph for

reference. Field lines were drawn from the points using a hand held compass to form the hammock boundary. Measurements of the line were taken from a measure wheel and checked/verified by tools of *Google Pro.* Blimp road and the Overseas Highway provided tag lines for the delineation of habitat and visual verification of the water oriented habit. Final mapping with measurements were made using the MC Land Appraiser's website and *Google Pro.*

Vegetative Analysis of Property

The elevated land along the southern boundary or fronting to the Overseas Highway is high quality low hammock adjacent to a saltmarsh and buttonwood habitat that transitions into mangrove habitat. The mangroves give way to surface water as the elevation drops to the north end of the parcel (see attached map). This tidally influenced water affects the habitat over 2/3 of the parcel area.

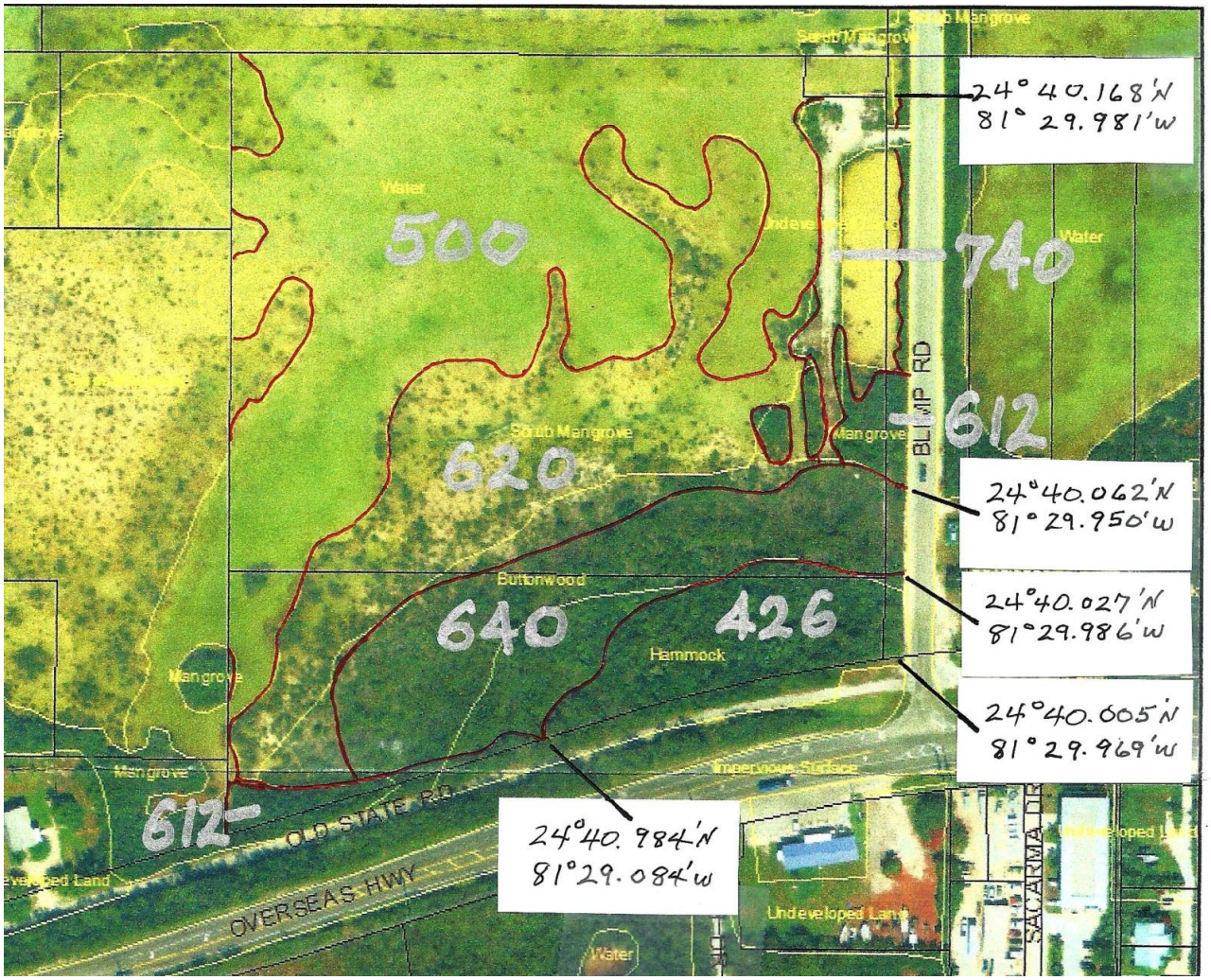
The tidal waters on the parcel are dominated by Red, White, and Black mangroves. A high mangrove fringe (612) of predominantly Red Mangroves exists in the southwest corner (12,332 sf) of the parcel and an area measuring 15,753 sf along the midpoint of the eastern property boundary. The lower mangrove forests contain scrub mangroves (620) that comprise the habitat of the area between the upland areas and the surface water. There are buttonwoods mixed with mangroves and saltmarsh on the transitional areas or elevations along hammock delineation line. The saltmarsh buttonwood ecotone (640) support the dominant species of Buttonwood (*Conocarpus erectus),* Saltwort (*Batis maritima*), Sea Daisy (*Borrichia frutuscens*), Glasswort (*Salicornia spp.*), Salt grass (*Distichlis spicata*), and Sea Purslane (*Sesuvium spp.*)

The vegetative habitat on the higher land of the subject parcel is characterized by low hardwood hammock (426) species such as Black Bead (*Pithecellobium guadalupens),* Blacktorch (*Erithalis fruticosa),* Darling Plum (*Reynosia septentrionalis),* Sea Grape (*Coccoloba uvifera),* Poisonwood (*Metopium toxiferum),* Gumbo Limbo (*Bursera simaruda),* Florida & Key Thatch Palms (*Thrinax radiata & morrisii),* Saffron Plum (*Bumelia celastrina),* and Spanish Stopper (*Eugenia foetida).* Dominant woody plants of the hammock are Blolly (*Guapira discolor),* Wild Dilly (*Manilkara bahamensis*), Strangler Fig *(Ficus aurea),* Gumbo Limbo (*Bursera simaruda),* Jamaica Dogwood (*Piscidia piscipula),* Wild Tamarind (*Lysiloma latisiliquum),* and Green Buttonwood (*Conocarpus erectus).* Sabal Palms (*Sabal palmetto)* are frequently found mixed with the canopy trees. Invasive exotics are rare to non-existent on the subject parcel probably due to the excellent health of the hammock and mangrove vegetation.

Notable rare and protected plants on the parcel are Darling Plum, Blacktorch, Blackbead, Joewood, Wild Dilly, and Locust Berry – all "Threatened Species". Endangered species found in the hammock are the Thatch Palms, Red Stopper, and Red-berry Stopper. Regionally important species are Torchwood and Christmas Berry. All three mangrove species on the parcel are listed as a protected species by the State of Florida.

Photo Map References:

There are four distinct habitats found on the parcel – Low Tropical Hardwood Hammock 426, Saltmarsh & Buttonwood 640, Fringe Mangrove 612, and Scrub Mangrove 640. The Aerial Photos below are oriented to the north directional bearing to the top. GPS positions are in NAD 83 datum using decimal minutes to the third place for accuracy. See the GPS coordinates of specific points below relative to the photo-map:



Vegetative Habitat Delineation with Category Numbers – Monroe County Habitat Protocol & Key GPS Coordinates

Quantitative Analysis of Parcel

High Quality Low Hardwood Hammock, 426 – 52,174 sf. or 1.20 ac.

Saltmarsh & Buttonwood Assoc., 640 – 65,336 sf or 1.50 ac.

Fringe Mature Mangrove, 612 – 28,085 sf. or .64 ac.

Scrub Mangrove Habitat, 620 – 238,141 sf. or 5.47 ac.

Surface Water Habitat, 500 – 251,302 sf. or 5.77 ac.

Disturbed or Barren Fill Area, 740 – 12,264 sf. or .28 ac

Total Parcel Area 647,302 sf. or 14.86 acres* *Measured by MC Land Appraiser

Summary

The parcel of two contiguous platted land areas located west at the junction of Blimp Road and the Overseas Highway contains a diverse habitat of vegetation and surface water. The total land area is 14.86 acres with 5.77 acres covered of surface water that is tidally influenced and connected to open Gulf of Mexico waters through deeper natural channels. There are four distinct vegetative habitats found on the subject parcel. These relate to the land elevation and hydric conditions. Of the highest elevation – it is most suitable for tropical hardwood hammock. The proper classification of the hammock is a High quality "low" tropical hardwood hammock – 426. This category matches the primary hammock species present and the rich diversity of hardwood species found in the upland area of 1.20 acres. As the elevation drops and the soils become more hydric, a saltmarsh and Buttonwood association – 640 becomes a major transition between the water loving plants and the hammock plants. This habitat has moderate size Green Buttonwood trees in association with low wetland marsh plants. The total size of this habitat is 1.5 acres.

The shallow water and inundated areas of the parcel provide suitable habitat for the three species of mangroves. A very shallow area or zone (5.47 acres) provides habitat suitable for scrub mangroves. The dominant plants in this zone are Red Mangroves. They are short and stunted from the harsh and rocky conditions supporting them. A fringe of mature and tall Red, Black and White Mangroves identifies the 612 habitat category. These are rare on the property and signify a deeper mud stratum with richer nutrients available. There are two small areas of fringe mangroves – one in the southwest corner measuring 12,332 sf. and one on the eastern boundary near the disturbed area with 15,753 sf.

In the lowest elevations of the parcel there is a surface water habitat the covers most of the northwest quarter. Due to the depth of the water, mangrove vegetation cannot find footing and it is predominantly barren of significant vegetation. The total land area covered with this relatively barren surface water is 235,592 sf. or 5.77 acres.

A small area of 12,264 sf has been filled for a possible road historically along the north eastern side of the parcel. The length of the fill is approximately 435 feet and it impounds surface water to the east. This surface water is barren of vegetation.

Note: All field measurements were taken using the best practice available without a land surveyor. The measurements contained in this report are as accurate as possible but are approximate, and should not be relied upon without a professional surveyor checking the delineation lines and certifying the habitat sizes.

Habitat Assessment and Delineation conducted by Harry DeLashmutt _____
Consulting Biologist April 7, 2014
Biosurveys, Inc.

High Quality Low Hardwood Hammock

Saltmarsh & Buttonwood Habitat – Typical

Fringe Mature Mangrove 612 Habitat – SW Corner

Scrub Mangrove Habitat 620 - Typical

Light Scrub Mangrove and Surface Water – 500

Surface Water – Typical on Northwest Corner

MileMarker

Roads

Parcels

Zoning

- Airport
- Area of County Critical Concern
- Commercial Fish Areas
- Commercial Fishing Special District
- Commercial Fishing Village

Zoning (continued)

- Conservation District
- Destination Resort
- Incorporated
- Industrial
- Improved Subdivision -/Duplex/Masonry
- Maritime Industries
- Military Facilities
- Mainland Native
- Mixed Use
- Native Area

Zoning (continued)

- Park and Refuge
- Resolution 277-1986
- Research Park
- Recreational Vehicle
- Sparsely Settled
- Suburban Commercial
- Suburban Residential -/Limited
- Urban Commercial
- Urban Residential
- Urban Residential Mobile Home
- Urban Residential Mobile Home

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

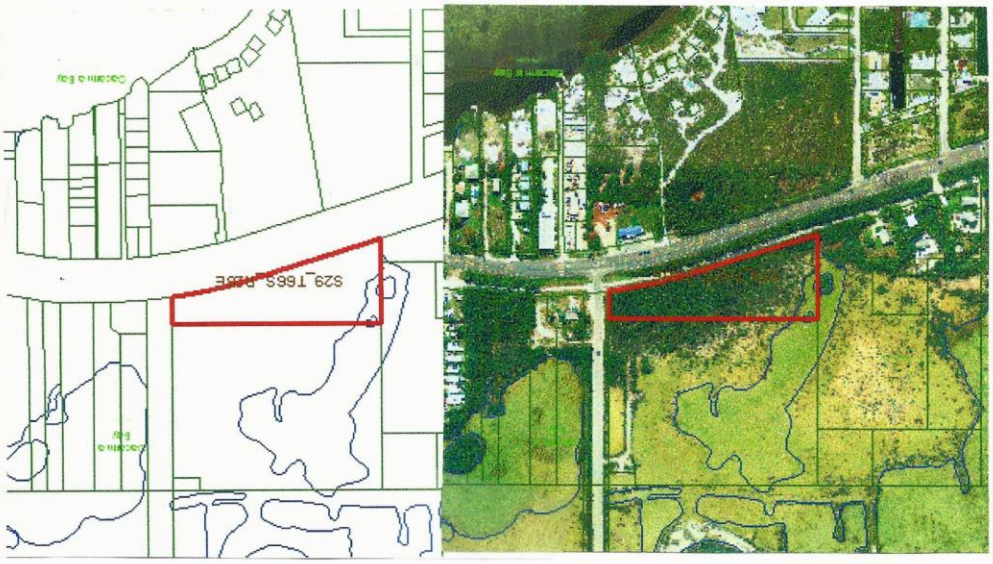
Alternate Key: 1147419 **Parcel ID:** 00115840-000000

Ownership Details

Mailing Address:
HAMILTON HENRY B
5 COCONUT DR
KEY WEST, FL 33040-6214

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 100C
Affordable Housing: No
Section-Township-Range: 29-66-28
Property Location: VACANT LAND CUDJOE KEY
Legal Description: 29 66 28 W66829-04 CUDJOE KEY PT LOT 2 (3.65 AC) G7-208 G5-275 OR420-986-E OR519-835-D/C OR583-293Q OR599-333 OR678-104



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

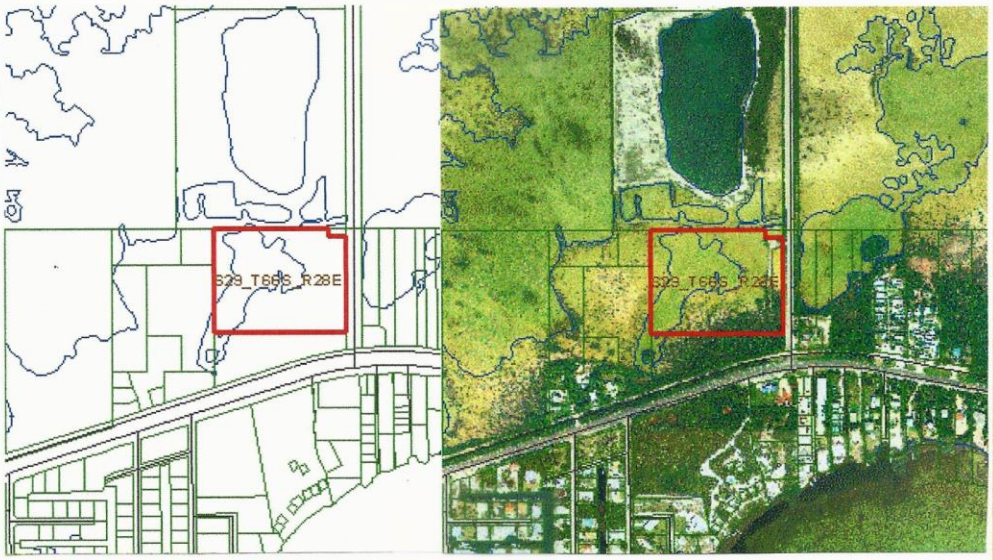
Alternate Key: 8667477 **Parcel ID:** 00115840-000100

Ownership Details

Mailing Address:
HAMILTON HENRY B
5 COCONUT DR
KEY WEST, FL 33040-6214

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 100C
Affordable Housing: No
Section-Township-Range: 29-66-28
Property Location: VACANT LAND CUDJOE KEY
Legal Description: 29-66-28 CUDJOE KEY PT GOVT LOT 2 (OR928-1586/1587 OR973-871/872



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

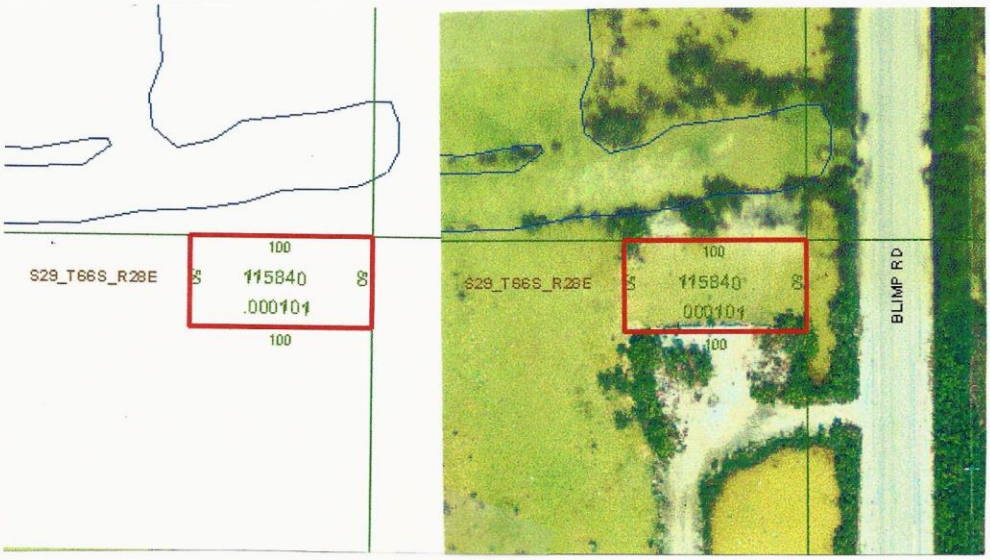
Alternate Key: 9024489 **Parcel ID:** 00115840-000101

Ownership Details

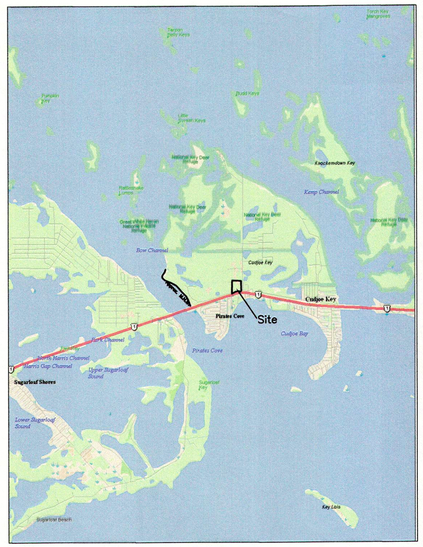
Mailing Address:
SOUNDS OF SERVICE RADIO INC
PO BOX 850987
INDIAN ROCKS BEACH, FL 33785-0987

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 100C
Affordable Housing: No
Section-Township-Range: 29-66-28
Property Location: VACANT LAND CUDJOE KEY
Legal Description: 29 66 28 CUDJOE KEY PT GOVT LOT 2 OR1831-1188/91



Note: This Inset of Land is in the Northeast Corner of Parcel and is not part of the Habitat Assessment



N.T.S.

LOCATION MAP

LEGAL DESCRIPTION:
A tract of land in a part of Government Lot 2, Section 29, Township 66 South, Range 28 East, on Cudjoe Key, Monroe County, Florida, lying Northerly and adjacent to Old State Road 4A and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the West Line of Government Lot 2 and the Northerly right-of-way line of State Road 4A, bear N 72°20' E, along said Northerly right-of-way line, 238.23 feet to the POINT OF BEGINNING, continue bearing N 72°20' E 484.69 feet to a Point of Curve, said curve having a central angle of 09°36'12" and a radius of 2026.08 feet; thence along said curve in an Easterly direction and deflecting to the right 339.59 feet to the intersection of Old State Road 4A and the West right-of-way line of the existing State Road; thence bear North along the West right-of-way of the existing road, 729.77 feet to the North Line of Government Lot 2; thence bear West along the North Line of Government Lot 2, 793.01 feet; thence bear South, 953.54 feet, back to the Point of Beginning, containing 14.97 acres, more or less.

LESS (O.R. 1831, Pg. 1191)

A Tract of land in a part of Government Lot 2, Section 29, Township 66 South, Range 28 East, on Cudjoe Key, Monroe County, Florida, lying Northerly and adjacent to Old State Road 4A and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the West Line of Government Lot 2 and the Northerly right-of-way line of State Road 4A, bear N 72°20' E, along the said Northerly right-of-way line, 238.23 feet to a point, from said point continue bearing N 72°20' E 484.69 feet to a Point of Curve, said curve having a central angle of 09°36'12" and a radius of 2026.08 feet; thence along said curve in an Easterly direction and deflecting to the right 339.59 feet to the intersection of Old State Road 4A and the West right-of-way line of the existing State Road; thence bear North along the West right-of-way of the existing road, 679.77 feet to the Point of Beginning. From the Point of Beginning, continue to bear North along the West right of way of the existing State Road, 50 feet to the North line of Government Lot 2; thence bear West, along the North line of Government Lot 2, 100 feet; thence at a right angle bear South parallel to the existing to the existing State Road, 50 feet; thence at a right angle East, 100 feet to the Point of Beginning.

SURVEYOR'S NOTES:
North arrow & Bearings based on State Plane coor., 1983
Reference Bearing: Centerline Blimp Road
3.7 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: H-272 Elevation: 3.901

Monumentation:
◐ = set 1/2" Iron Pipe, P.L.S. No. 2749
● = Found 1" Iron Pipe
◄ = Found P.K. Nail or Bolt
Δ = Set P.K. Nail, L.B. 7700

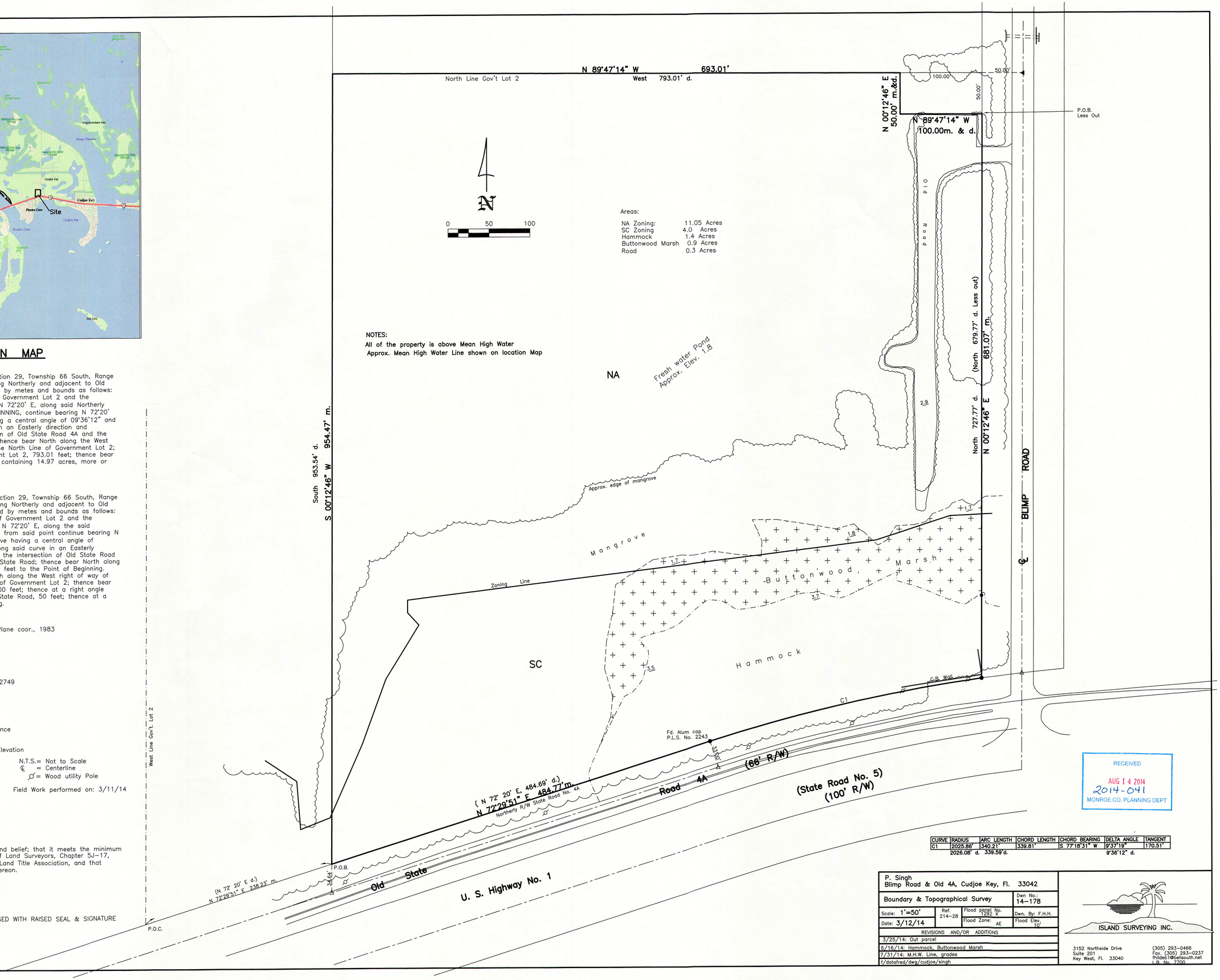
Abbreviations:

Sty. = Story	C.L.F.= Chain Link Fence	
R/W = Right-of-Way	o/h = Overhead	
fd. = Found	u/g = Underground	
p. = Plat	F.FL.= Finish Floor Elevation	
m. = Measured	Irr. = Irregular	N.T.S.= Not to Scale
d. = Deed	conc.= concrete	℄ = Centerline
M.H.W.= Mean High Water	I.P. = Iron Pipe	= Wood utility Pole
O.R. = Official Records	B = Baseline	
Elev. = Elevation	Sec. = Section	Field Work performed on: 3/11/14
B.M. = Bench Mark	Twp. = Township	
P.B = Plat Book	Rge. = Range	
pg. = page		

CERTIFICATION:
I HEREBY CERTIFY that the attached **Boundary** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	2025.86'	340.21'	339.81'	S 77°18'31" W	9°37'19"	170.51'
	2026.08' d.	339.59'd.			9°36'12" d.	

RECEIVED
AUG 14 2014
2014-041
MONROE CO. PLANNING DEPT

P. Singh
Blimp Road & Old 4A, Cudjoe Key, Fl. 33042

Boundary & Topographical Survey — Dwn No.: 14-178

Scale: 1'=50' — Ref. 214-28 — Flood panel No. 1292 K — Dwn. By: F.H.H.
Date: 3/12/14 — Flood Zone: AE — Flood Elev: 10'

REVISIONS AND/OR ADDITIONS
3/25/14: Out parcel
6/16/14: Hammock, Buttonwood Marsh
7/31/14: M.H.W. Line, grades
f/datafred/dwg/cudjoe/singh

ISLAND SURVEYING INC.
3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

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

From: Michael Roberts, Sr. Administrator/Environmental Resources

Date: August 1, 2014

Subject: Request to create Monroe County Comprehensive Plan Policy 202.8.6 to facilitate canal demonstration projects in order to implement the 2013 Monroe County Canal Management Master Plan.

Meeting: August 26, 2014

I REQUEST

Create Policy 202.8.6 to facilitate canal demonstration projects in order to implement the 2013 Monroe County Canal Management Master Plan and improve the water quality in the canal systems of the Florida Keys.

II. BACKGROUND INFORMATION

Monroe County Canal Management Master Plan (CMMP), Sept. 20, 2013

Water quality issues involving manmade canals have been evaluated by the U.S. Environmental Protection Agency (Kruczynski 1999), the Florida Keys National Marine Sanctuary (FKNMS 2007), and the Florida Department of Environmental Protection (FDEP 2008). As summarized in the Monroe County Comprehensive Plan (2011), these issues include anthropogenic (caused by humans) pollutant loadings from on-site sewage disposal and stormwater runoff, and accumulation of nonanthropogenic materials such as senescent seagrass leaves and other organic flotsam ("weed wrack"), leading to elevated levels of nutrients, biochemical oxygen demand, hydrogen sulfide, and bacteriological water quality indicators such as fecal coliforms and enterococci.

Kruczynski (1999) provided the following summary of water quality issues related to existing Keys canals:

- the water column of many canals over six feet deep is stratified and bottom waters are oxygen deficient;
- because they usually violate Class III Surface Water Quality Standards, canals were excluded from the State's previous Outstanding Florida Waters (OFW) designations;
- canal systems and basins with poor water quality are a potential source of nutrients and other contaminants to other nearshore waters;

- improving flushing of degraded canal systems may improve the water quality within the canal, but may also result in adding additional nutrients to the adjacent waters; and
- Seagrass beds located near the mouths of some degraded canal systems exhibit signs of undesirable nutrient enrichment and eutrophication, such as increased epiphyte load and growth of benthic algae.

In March, 2012, the Canal Subcommittee of the FKNMS Water Quality Steering Committee initiated work on Phase 1 of the CMMP, using Water Quality Protection Program (WQPP) funds provided by the Florida Department of Environmental Protection (FDEP). These funds were available for only a short time (from March through June, 2012), as such, the timeline of Phase 1 was compressed and its scope was limited to two objectives:

- develop a basic conceptual framework for canal restoration and management that is comparable to the frameworks used in the County's existing wastewater and stormwater master plans; and
- identify a short-list of high-priority canal restoration projects which can be implemented by the County and other WQPP participants over the next several years.

The scope of work included identifying the highest priority canals for restoration and to develop an initial short-list of restoration projects.

The CMMP describes the current situation, as follows:
Canals with poor water quality have the potential to cause significant harm to near shore marine waters upon which the community depends. Water quality impairments within canals are most often associated with low dissolved oxygen (DO) as a result of accumulated organic matter or lack of flushing. However, some evidence indicates that nutrient enrichment from surrounding development has lead to biological imbalances (e.g., algal blooms) that further exacerbate the problem.

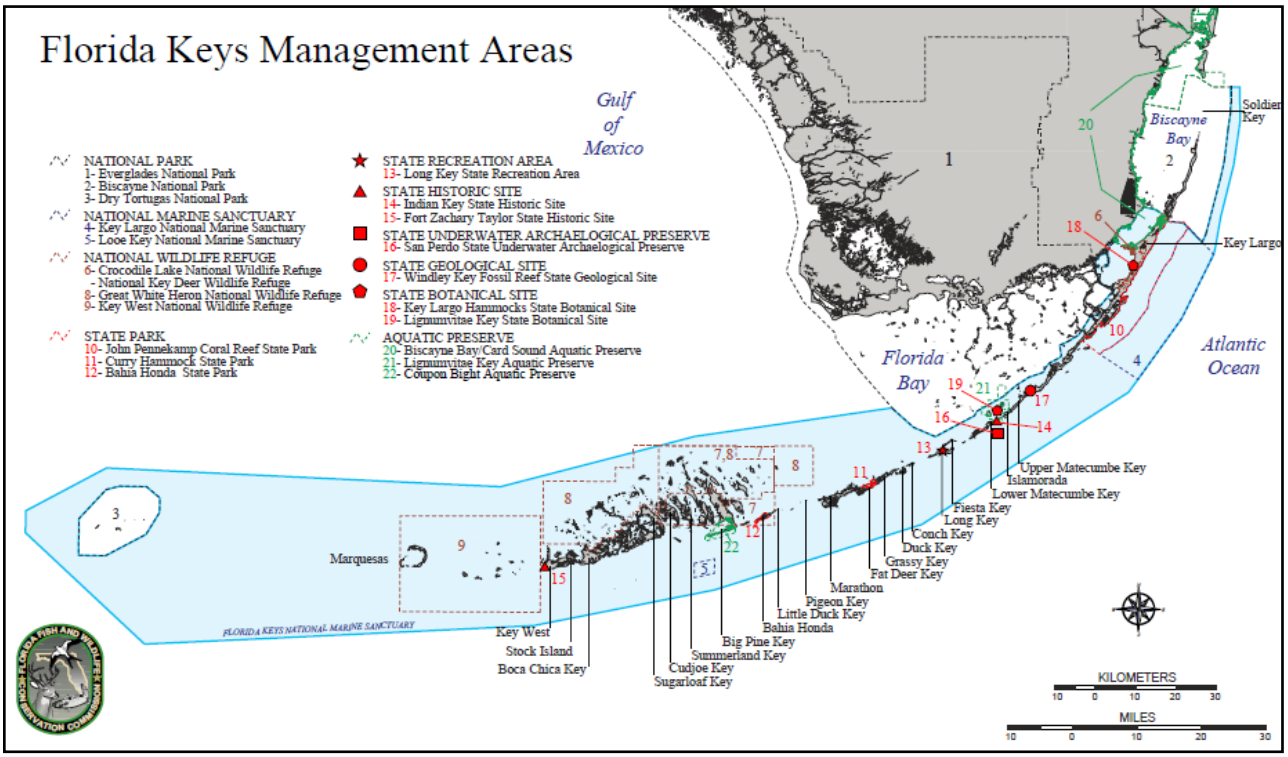
Approximately five hundred canals were examined and ranked as part of this effort using a combination of Geographic Information Systems (GIS) tools and water quality field reconnaissance to develop the best possible assessment. In total, 171 canals received a Good water quality classification, 180 received a Fair classification, and 131 received a Poor classification.

Since the canals discharge directly to near shore Outstanding Florida Waters in the FKNMS, where DEP adopted a "zero-degradation" policy for marine waters, addressing on-going canal water quality impairment is of utmost importance.

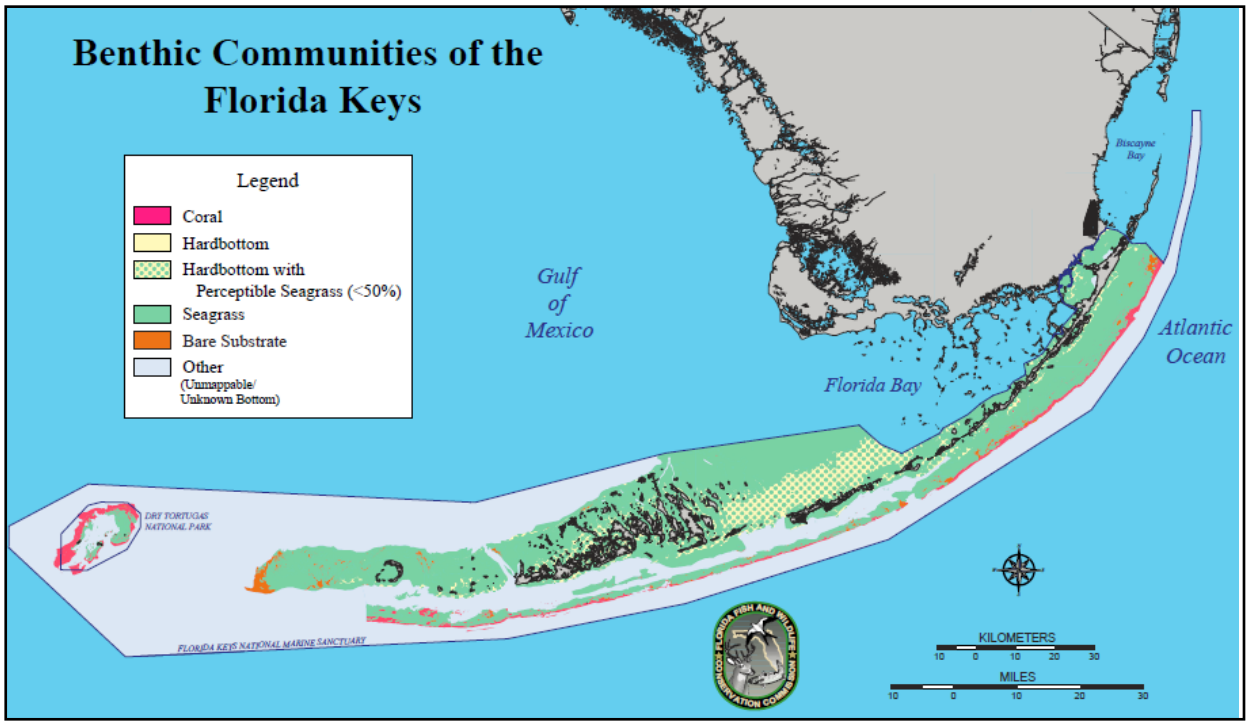
Objective of the CCMP:
"The objective of the CMMP is to provide an ecologically sound and economically feasible funding and implementation strategy for improving and managing the environmental quality of canal systems in the Florida Keys. The plan will provide flexible and cost-effective solutions that improve canal management practices throughout the Keys and satisfy the existing and future needs of the community. It must address affordability and equity issues, reflect key stakeholder concerns, and satisfy environmental and regulatory criteria and guidelines."

These projects are important to protect the near shore water quality of Monroe County, which has extensive resources and protected areas including four National Wildlife Refuges and the Florida

Keys National Marine Sanctuary.



The benthic resources of the Florida Keys include over 1 million acres of seagrass and the only living coral reef in the continental United States (the 3rd largest living coral barrier reef in the world).



Existing Comprehensive Plan Policies

One of the management strategies included in the CMMP is the removal of accumulated organic material from some of the canals that exhibit fair to poor water quality. Currently, the Monroe County Comprehensive Plan prohibits new dredging and does not allow maintenance dredging within areas vegetated with seagrass beds or characterized by hardbottom communities (e.g. benthic communities) except for maintenance in public navigation channels. The Monroe County Comprehensive Plan also limits maintenance dredging to minus six (-6) feet mean low water.

Policy 202.8.2 No new dredging shall be permitted in Monroe County.

Policy 202.8.3 No maintenance dredging shall be permitted within areas vegetated with seagrass beds or characterized by hardbottom communities except for maintenance in public navigation channels.

Policy 203.2.3 Effective upon plan adoption, Monroe County shall:
1. Prohibit new dredging in the Florida Keys; and
2. Prohibit maintenance dredging within areas vegetated with seagrass beds except for maintenance dredging in public navigation channels.

This amendment is needed to provide for the removal of organic material from the canals identified in the CMMP as having fair or poor water quality and where the sediments are a contributing factor to the degraded water quality. The physical removal of accumulated organic sediments can reduce the consumption of oxygen and release of nutrients from deeper water.

As detailed in the CMMP, many of these canals were originally excavated deeper than 6', subsequently the accumulated sediments extend well below the -6 MLW limit contained in the 2010 Comprehensive Plan.

III. PROPOSED AMENDMENT

(Deletions are ~~stricken through~~ and additions are underlined.)

Objective 202.8
~~By January 4, 1997,~~ Monroe County shall ~~adopt~~ maintain Land Development Regulations which implement county policies preventing the continued loss of benthic resources, improving water quality and controlling pollutant discharges into surface waters from dredge and fill activities.

Policy 202.8.1
Monroe County shall support state and federal policies and regulations concerning the permitting of dredge and fill activity, except in those instances where more stringent regulations adopted by Monroe County shall be maintained.

Policy 202.8.2
No new dredging shall be permitted in Monroe County.

Policy 202.8.3
No maintenance dredging shall be permitted within areas vegetated with seagrass beds or characterized by hardbottom communities, except for maintenance in public navigation channels.

Policy 202.8.4
In order to facilitate establishment and prevent degradation of bottom vegetation, maintenance dredging in artificial waterways shall not exceed depths greater than minus six (-6) feet mean low water. This policy does not apply to the entrance channels into Key West Harbor and Safe Harbor.

Policy 202.8.5
All dredged spoil resulting from maintenance dredging shall be placed on permitted upland sites where drainage can be contained on-site.

Policy 202.8.6
Due to the physical structure, depth, and orientation of the canals, water quality problems have been caused which cannot be improved with wastewater treatment and stormwater management practices alone. To implement the 2013 Monroe County Canal Management Master Plan and improve water quality in manmade canals the County is developing projects to improve tidal flushing and remove accumulated nutrients and decomposing organic material. Organic material removal by vacuum dredge from artificial canals characterized as poor or fair water quality within the 2013 Monroe County Canal Master Plan by public entities (County, State, or Federal) is exempt from the provisions in Policy 202.8.4. The organic material removal shall be allowed to depths greater than minus six (-6) feet mean low water, if permitted by Florida Department of Environmental Protection or the Water Management District and the Army Corp of Engineers to assure long term water quality is protected.

Policy 202.8.~~6~~.7
No "after-the-fact" permits shall be issued that violate Monroe County dredge and fill regulations. All illegal structures and fill shall be removed and damages mitigated.

Policy 202.8.~~7~~.8
Monroe County shall develop a schedule of monetary penalties that provides for fair and equitable penalties for all dredge and fill violations. Penalty revenues obtained from these violations shall be set aside and used specifically for water quality enhancement projects.

IV. FLORIDA STATUTES AND FLORIDA ADMINISTRATIVE CODE RELATED TO MAINTENANCE DREDGING AND DISPOSAL OF DREDGED SPOIL

Section 373.403, F.S. Definitions.—When appearing in this part or in any rule, regulation, or order adopted pursuant thereto, the following terms mean:

(8) "Maintenance" or "repairs" means remedial work of a nature as may affect the safety of any dam, impoundment, reservoir, or appurtenant work or works, but excludes routine custodial maintenance.

(13) "Dredging" means excavation, by any means, in surface waters or wetlands, as delineated in s. 373.421(1). It also means the excavation, or creation, of a water body which is, or is to be, connected to surface waters or wetlands, as delineated in s. 373.421(1), directly or via an excavated water body or series of water bodies.

(14) "Filling" means the deposition, by any means, of materials in surface waters or wetlands, as delineated in s. 373.421(1).

Section 403.061, F.S. Department; powers and duties.—The department shall have the power and the duty to control and prohibit pollution of air and water in accordance with the law and rules adopted and promulgated by it and, for this purpose, to:

(24)(a) Establish a permit system to provide for spoil site approval, as may be requested and required by local governmental agencies as defined in [1]s. 403.1822(3), or mosquito control districts as defined in s. 388.011(5), to facilitate these agencies in providing spoil sites for the deposit of spoil from maintenance dredging of navigation channels, port harbors, turning basins, and harbor berths, as part of a federal project, when the agency is acting as sponsor of a contemplated dredge and fill operation involving an established navigation channel, harbor, turning basin, or harbor berth. A spoil site approval granted to the agency shall be granted for a period of 10 to 25 years when such site is not inconsistent with an adopted local governmental comprehensive plan and the requirements of this chapter. The department shall periodically review each permit to determine compliance with the terms and conditions of the permit. Such review shall be conducted at least once every 10 years.

(b) This subsection applies only to those maintenance dredging operations permitted after July 1, 1980, where the United States Army Corps of Engineers is the prime dredge and fill agent and the local governmental agency is acting as sponsor for the operation, and does not require the redesignation of currently approved spoil sites under such previous operations.

(37) Provide a supplemental permitting process for the issuance of a joint coastal permit pursuant to s. 161.055 or environmental resource permit pursuant to part IV of chapter 373, to a port listed in s. 311.09(1) (*this list includes Key West*), for maintenance dredging and the management of dredged materials from maintenance dredging of all navigation channels, port harbors, turning basins, and harbor berths. Such permit shall be issued for a period of 5 years and shall be annually extended for an additional year if the port is in compliance with all permit conditions at the time of extension. The department is authorized to adopt rules to implement this subsection.

403.803 Definitions.—When used in this act, the term, phrase, or word:

(2) "Canal" is a manmade trench, the bottom of which is normally covered by water with the upper edges of its sides normally above water.

(3) "Channel" is a trench, the bottom of which is normally covered entirely by water, with the upper edges of its sides normally below water.

Section 403.813, F.S. Permits issued at district centers; exceptions.—

(1) A permit is not required under this chapter, chapter 373, chapter 61-691, Laws of Florida, or chapter 25214 or chapter 25270, 1949, Laws of Florida, for activities associated with the following types of projects; however, except as otherwise provided in this subsection, nothing in this subsection relieves an applicant from any requirement to obtain permission to use or occupy lands owned by the Board of Trustees of the Internal Improvement Trust Fund or any water management district in its governmental or proprietary capacity or from complying with applicable local pollution control programs authorized under this chapter or other requirements of county and municipal governments:

(f) The performance of maintenance dredging of existing manmade canals, channels, intake and discharge structures, and previously dredged portions of natural water bodies within drainage rights-of-way or drainage easements which have been recorded in the public records of the county, where the spoil material is to be removed and deposited on a self-contained, upland spoil site which will prevent the escape of the spoil material into the waters of the state, provided that no more dredging is to be performed than is necessary to restore the canals, channels, and intake and discharge structures, and previously dredged portions of natural water bodies, to original design specifications or configurations, provided that the work is conducted in compliance with s. 379.2431(2)(d), provided that no significant impacts occur to previously undisturbed natural areas, and provided that control devices for return flow and best management practices for erosion and sediment control are utilized to prevent bank erosion and scouring and to prevent turbidity, dredged material, and toxic or deleterious substances from discharging into adjacent waters during

maintenance dredging. Further, for maintenance dredging of previously dredged portions of natural water bodies within recorded drainage rights-of-way or drainage easements, an entity that seeks an exemption must notify the department or water management district, as applicable, at least 30 days prior to dredging and provide documentation of original design specifications or configurations where such exist. This exemption applies to all canals and previously dredged portions of natural water bodies within recorded drainage rights-of-way or drainage easements constructed prior to April 3, 1970, and to those canals and previously dredged portions of natural water bodies constructed on or after April 3, 1970, pursuant to all necessary state permits. This exemption does not apply to the removal of a natural or manmade barrier separating a canal or canal system from adjacent waters. When no previous permit has been issued by the Board of Trustees of the Internal Improvement Trust Fund or the United States Army Corps of Engineers for construction or maintenance dredging of the existing manmade canal or intake or discharge structure, such maintenance dredging shall be limited to a depth of no more than 5 feet below mean low water. The Board of Trustees of the Internal Improvement Trust Fund may fix and recover from the permittee an amount equal to the difference between the fair market value and the actual cost of the maintenance dredging for material removed during such maintenance dredging. However, no charge shall be exacted by the state for material removed during such maintenance dredging by a public port authority. The removing party may subsequently sell such material; however, proceeds from such sale that exceed the costs of maintenance dredging shall be remitted to the state and deposited in the Internal Improvement Trust Fund.

Rule 40E-4.051 Exemptions From Permitting. Exemptions from permitting under Chapters 40E-4, 40E-40 and 40E-400, F.A.C. are set forth below. The performance of activities pursuant to the provisions of the exemptions set forth in this section does not relieve the person or persons who are using the exemption or who are constructing or otherwise implementing the activity from meeting the permitting or performance requirements of other District rules. Nothing in this section shall prohibit the Department from taking appropriate enforcement action pursuant to Chapter 403, F.S., to abate or prohibit any activity otherwise exempt from permitting pursuant to this section if the Department can demonstrate that the exempted activity has caused water pollution in violation of Chapter 403, F.S.

(2) Maintenance of Systems.

(a) The performance of maintenance dredging of existing manmade canals, channels, basins, berths, and intake and discharge structures, where the spoil material is to be removed and deposited on a self-contained, upland spoil site which will prevent the escape of the spoil material and return water from the spoil site into wetlands or other surface waters, provided no more dredging is performed than is necessary to restore the canal, channels, basins, berths, and intake and discharge structures to original design specifications, and provided that control devices are used at the dredge site to prevent turbidity and toxic or deleterious substances from discharging into adjacent waters during maintenance dredging. This exemption shall apply to all canals constructed before April 3, 1970, and to those canals constructed on or after April 3, 1970, pursuant to all necessary state permits. This exemption shall not apply to the removal of a natural or manmade barrier separating a canal or canal system from adjacent wetlands or other surface waters. Where no previous permit has been issued by the Board of Trustees of the Internal Improvement Trust Fund, the Department, the District or the United States Army Corps of Engineers for construction or maintenance dredging of the existing manmade canal, channel, basin, berth or intake or discharge structure, such maintenance dredging shall be limited to a depth of no more than 5 feet below mean low water.

Rule 18-21.003 Definitions.

When used in these rules, the following definitions shall apply unless the context clearly indicates otherwise:

(46) “Private channel” means a channel that is dredged or maintained by private entities to provide access to or from such locations as private residences, marinas, yacht clubs, vessel repair facilities, or revenue-generating facilities.

(50) “Public channel” means a channel that is constructed or maintained by a public entity such as a federal or state agency, local government, or inland navigation district listed in Chapter 374, F.S., or that is part of a

public navigation project, public water management project, or a deepwater port listed in Section 403.021(9)(b), F.S.

(52) "Public navigation project" means an activity primarily for the purpose of navigation which is authorized and funded by the United States Congress or by port authorities as defined by Section 315.02(2), F.S.

Rule 62-312.020 Definitions.

(7) "Dredging" is the excavation, by any means, in waters of the state. It is also the excavation (or creation) of a water body which is, or is to be, connected to any of the waters listed in subsection 62-312.030(2), F.A.C., directly or via an excavated water body or series of excavated water bodies.

Rule 62-312.400 Intent.

(1) Part IV pertains to Outstanding Florida Waters, exclusive of all artificial water bodies, within Monroe County, as identified in Rule 62-302.700, F.A.C., and is in addition to all other applicable Departmental rules relating to environmental resource permit or grandfathered dredge and fill permit applications under Part IV of Chapter 373, F.S. Artificial water bodies shall be defined as any water body created by dredging, or excavation, or by the filling in of its boundaries, including canals as defined in subsection 62-312.020(3), F.A.C., and borrow pits or waters resulting from rock mining activities.

(2)(a) The Environmental Regulation Commission finds that the waters of the Florida Keys and other Outstanding Florida Waters in Monroe County are an irreplaceable asset which require special protection.

(b) Further, the Florida Legislature in adopting Section 380.0552, F.S., recognized the value of the Florida Keys to the State as a whole by designating the Keys an Area of Critical State Concern. This rule implements Section 403.061(34), F.S., and is intended to provide the most stringent protection for the applicable waters allowable by law.

(3) Pursuant to Section 380.0552(7), F.S. (1986 Supp.), the specific criteria set forth in this section are intended to be consistent with the Principles for Guiding Development as set forth in Chapter 28-29, F.A.C. (August 23, 1984), and with the principles set forth in that statute. However, the criteria in this rule does not apply to all waters within the Florida Keys. These criteria do not apply to artificial waterbodies within the Florida Keys, as described in subsection 62-312.400(1), F.A.C. In addition, the four foot water depth restriction for piers which do not provide commercial marine supplies or services and which are designed to moor between three and nine boats are not applicable within the Outstanding Florida Waters that are within the boundaries of the City of Key West or within Everglades National Park or areas north of the Park within Monroe County. Docking facilities in those areas shall instead be subject to the three foot depth restrictions specified in paragraph 62-312.420(2)(a), F.A.C. However, all other provisions of this part are applicable in those areas.

Rule 62-312.410 General Criteria.

(1) Subject to the provisions of the mitigation section of this part (Rule 62-312.450, F.A.C.), no environmental resource permit or grandfathered dredge and fill permit under Part IV of Chapter 373, F.S., shall be issued for any activity in Outstanding Florida Waters in Monroe County if such activity:

(a) Alone or in combination with other activities damages the viability of a living stony coral community (Scleraoctinia and Milleporina), soft coral community (Alcynoacea, Gorgonacea and Pennatulacea), macro marine algae community (Chlorophyta, Phaeophyta and Rhodophyta), sponge bed community (Porifera), or marine seagrass (Hydrocharitaceae and Cymodoceae) bed community. This prohibition shall not include algae unattached to the bottom, nor shall it include algae growing landward of the mean high water line or growing as an epiphyte or periphyte on woody plants. For the purposes of this Part a marine seagrass bed or marine macroalgae community means an area dominated by the listed biota having an areal extent of at least 100 square feet. This paragraph does not imply that the Department cannot restrict the impact on smaller areas for such species based on other Department rules;

(b) Has been initiated or completed without benefit of an environmental resource permit or dredge and fill

permit required by the Department.

(2) Subject to the provisions of the mitigation section of this part (Rule 62-312.450, F.A.C.), no permit shall be issued for the placement of fill in Outstanding Florida Waters in Monroe County unless expressly authorized by this rule or unless the Department determines that under applicable rules a permit may be issued in the following situations:

(a) Filling for projects which have been proposed by a governmental entity, public authority or public or private utility; or

(b) Filling for any other projects located within the landward extent of wetlands identified solely by vegetative dominance as described in paragraph 62-340.300(2)(b), F.A.C. Such areas do not include open waters or wetlands identified by vegetative dominance as described in paragraph 62-340.300(2)(a), F.A.C., or by the provisions of paragraph 62-340.300(2)(c) or (d), F.A.C.

Rule 62-312.450 Mitigation.

Notwithstanding any of the prohibitions contained in this rule, the Department shall consider mitigation pursuant to Section 373.414(1)(b), F.S., and applicable Department rules to determine whether the project may otherwise be permittable. In any application for mitigation, the applicant shall demonstrate before issuance of any permit for the construction of the intended project that the proposed mitigation will be effective. Mitigation shall not be permitted where it appears after due considerations that construction of the intended project will cause irreplaceable damage to the site.

V. CONSISTENCY WITH THE MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN, THE FLORIDA STATUTES, AND PRINCIPLES FOR GUIDING DEVELOPMENT

A. The proposed amendment is not inconsistent with the following Goals, Objectives and Policies of the Monroe County Year 2010 Comprehensive Plan.

Goal 101: Monroe County shall manage future growth to enhance the quality of life, ensure the safety of County residents and visitors, and protect valuable natural resources.

GOAL 202: The environmental quality of Monroe County's estuaries, nearshore waters (canals, harbors, bays, lakes and tidal streams,) and associated benthic resources shall be maintained and, where possible, enhanced.

GOAL 203: The health and integrity of living benthic resources and marine habitat, including mangroves, seagrasses, coral reefs and fisheries, shall be protected and, where possible, enhanced.

Objective 203.2: Monroe County shall protect submerged lands vegetated with seagrasses by implementing regulations which will further reduce direct and indirect disturbances to seagrasses.

Objective 203.6: Monroe County shall coordinate development and implementation of programs and regulations to protect the living benthic resources of the Florida Keys with other federal, state and local authorities with jurisdiction over marine activities within the Florida Keys.

GOAL 204: The health and integrity of Monroe County's marine and freshwater wetlands shall be protected and, where possible, enhanced.

B. The amendment is not inconsistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statutes.

For the purposes of reviewing consistency of the adopted plan or any amendments to that plan with the principles for guiding development and any amendments to the principles, the principles shall be construed as a whole and no specific provision shall be construed or applied in isolation from the other provisions.

(a) Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without continuing the area of critical state concern designation.
(b) Protecting shoreline and benthic resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.
(c) Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.
(d) Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.
(e) Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.
(f) Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment, and ensuring that development is compatible with the unique historic character of the Florida Keys.
(g) Protecting the historical heritage of the Florida Keys.
(h) Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:

i. The Florida Keys Aqueduct and water supply facilities;
ii. Sewage collection, treatment, and disposal facilities;
iii. Solid waste treatment, collection, and disposal facilities;
iv. Key West Naval Air Station and other military facilities;
v. Transportation facilities;
vi. Federal parks, wildlife refuges, and marine sanctuaries;
vii. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
viii. City electric service and the Florida Keys Electric Co-op; and
ix. Other utilities, as appropriate.

(i) Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; and the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.
(j) Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of ss. 381.0065(4)(l) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.
(k) Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.
(l) Making available adequate affordable housing for all sectors of the population of the Florida Keys.
(m) Providing adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a postdisaster reconstruction plan.

(n) Protecting the public health, safety, and welfare of the citizens of the Florida Keys and maintaining the Florida Keys as a unique Florida resource.

Pursuant to Section 380.0552(7) Florida Statutes, the proposed amendment is not inconsistent with the Principles for Guiding Development as a whole and is not inconsistent with any Principle.

C. The proposed amendment is not inconsistent with the Part II of Chapter 163, Florida Statute (F.S.). Specifically, the amendment furthers:

163.3161(4), F.S. – It is the intent of this act that local governments have the ability to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within their jurisdictions. Through the process of comprehensive planning, it is intended that units of local government can preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement and fire prevention, and general welfare; facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing, and other requirements and services; and conserve, develop, utilize, and protect natural resources within their jurisdictions

163.3177(1), F.S. - The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented. The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives, and policies, shall describe how the local government's programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner. It is not the intent of this part to require the inclusion of implementing regulations in the comprehensive plan but rather to require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and the principles that describe how the programs, activities, and land development regulations will be carried out. The plan shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.

163.3177(6)(d)1.e., F.S. - Conserves, appropriately uses, and protects fisheries, wildlife, wildlife habitat, and marine habitat and restricts activities known to adversely affect the survival of endangered and threatened wildlife.

163.3177(6)(g)1., F.S. - Maintain, restore, and enhance the overall quality of the coastal zone environment, including, but not limited to, its amenities and aesthetic values.

163.3177(6)(g)3., F.S. - Protect the orderly and balanced utilization and preservation, consistent with sound conservation principles, of all living and nonliving coastal zone resources.

VI. PROCESS

Comprehensive Plan Amendments may be proposed by the Board of County Commissioners, the Planning Commission, the Director of Planning, or the owner or other person having a contractual interest in property to be affected by a proposed amendment. The Director of Planning shall review and process applications as they are received and pass them onto the Development Review Committee and the Planning Commission.

The Planning Commission shall hold at least one public hearing. The Planning Commission shall review the application, the reports and recommendations of the Department of Planning & Environmental Resources and the Development Review Committee and the testimony given at the public hearing. The Planning Commission shall submit its recommendations and findings to the Board of County Commissioners (BOCC). The BOCC holds a public hearing to consider the transmittal of the proposed comprehensive plan amendment, and considers the staff report, staff recommendation, and the testimony given at the public hearing. The BOCC may or may not recommend transmittal to the State Land Planning Agency. The amendment is transmitted to the State Land Planning Agency, which then reviews the proposal and issues an Objections, Recommendations and Comments (ORC) Report. Upon receipt of the ORC report, the County has 180 days to adopt the amendments, adopt the amendments with changes or not adopt the amendment.

VII. STAFF RECOMMENDATION

Staff recommends APPROVAL of the proposed amendments.

VII. EXHIBITS

i. Monroe County Canal Management Master Plan (CMMP), Sept. 20, 2013
ii. Monroe County CMMP Phase 1 Summary report, June 21, 2012

Item #4 Canal Restoration Comp-Text Am
Draft Ordinance/Draft Resolution

ORDINANCE - 2014

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN, CREATING POLICY 202.8.6 TO IMPROVE THE WATER QUALITY IN THE CANAL SYSTEMS BY PROVIDING FOR REMOVAL OF ORGANIC MATERIAL BY VACUUM DREDGE FROM ARTIFICIAL CANALS CHARACTERIZED AS HAVING POOR OR FAIR WATER QUALITY WITHIN THE MONROE COUNTY CANAL MANAGEMENT MASTER PLAN BY PUBLIC ENTITIES (COUNTY, STATE, OR FEDERAL); 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 INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, water quality issues involving manmade canals have been evaluated by the U.S. Environmental Protection Agency (Kruczynski 1999), the Florida Keys National Marine Sanctuary (FKNMS 2007), and the Florida Department of Environmental Protection (FDEP 2008); and

WHEREAS, the Monroe County Canal Management Master Plan (CMMP) was completed on September 20, 2013; and

WHEREAS, the Canal Subcommittee of the FKNMS Water Quality Steering Committee initiated work on Phase 1 of the CMMP to: 1) develop a basic conceptual framework for canal restoration and management that is comparable to the frameworks used in the County's existing wastewater and stormwater master plans, and 2) identify a short-list of high-priority canal restoration projects which can be implemented by the County and other WQPP participants over the next several years; and

WHEREAS, canals with poor water quality have the potential to cause significant harm to near shore marine waters upon which the community depends; and

WHEREAS, within the CMMP, approximately five hundred canals were examined and ranked; 171 canals received a Good water quality classification, 180 received a Fair classification, and 131 received a Poor classification; and

WHEREAS, since the canals discharge directly into near shore Outstanding Florida Waters in the FKNMS, where DEP adopted a "zero-degradation" policy for marine waters, addressing on-going canal water quality impairment is of utmost importance; and

WHEREAS, at a regularly scheduled meeting held on the 26th day of August, 2014, the Monroe County Development Review Committee considered the proposed amendment; and

WHEREAS, at a regularly scheduled meeting held on the 27th day of August, 2014, the Monroe County Planning Commission held a public hearing for the purpose of considering the proposed amendment and recommended _____ to the Board of County Commissioners; and

WHEREAS, at a regularly scheduled meeting held on 17th day of September , the Monroe County Board of County Commissioners held a public hearing, considered the staff report, and provided for public comment and public participation in accordance with the requirements of state law and the procedures adopted for public participation in the planning process, and adopted Resolution Number ___ - 2014 on _____ to transmit the comprehensive plan text amendment to the State Land Planning Agency and Reviewing Agencies as defined in Section 163.3184(1)(c), Florida Statutes for review and comment; and

WHEREAS, the BOCC makes the following Conclusions of Law: 1) the ordinance is consistent with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; 2) the ordinance is consistent with the provisions and intent of the Monroe County Comprehensive Plan; and 3) the ordinance is consistent with the provisions and intent of the Monroe County Code; and

WHEREAS, on _____, the State Land Planning Agency issued its Objections, Recommendations, and Comments (ORC) report. The ORC report states_____; and

WHEREAS, as a response to the ORC Report, Monroe County _____ _____

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

Section1. The Monroe County 2010 Comprehensive Plan is amended as follows:. (Deletions are ~~stricken through~~ and additions are underlined.)

Objective 202.8

~~By January 4, 1997,~~ Monroe County shall ~~adopt~~ maintain Land Development Regulations which implement county policies preventing the continued loss of benthic resources, improving water quality and controlling pollutant discharges into surface waters from dredge and fill activities.

Policy 202.8.1
Monroe County shall support state and federal policies and regulations concerning the permitting of dredge and fill activity, except in those instances where more stringent regulations adopted by Monroe County shall be maintained.

Policy 202.8.2
No new dredging shall be permitted in Monroe County.

Policy 202.8.3
No maintenance dredging shall be permitted within areas vegetated with seagrass beds or characterized by hardbottom communities, except for maintenance in public navigation channels.

Policy 202.8.4
In order to facilitate establishment and prevent degradation of bottom vegetation, maintenance dredging in artificial waterways shall not exceed depths greater than minus six (-6) feet mean low water. This policy does not apply to the entrance channels into Key West Harbor and Safe Harbor.

Policy 202.8.5
All dredged spoil resulting from maintenance dredging shall be placed on permitted upland sites where drainage can be contained on-site.

Policy 202.8.6
Due to the physical structure, depth, and orientation of the canals, water quality problems have been caused which cannot be improved with wastewater treatment and stormwater management practices alone. To implement the 2013 Monroe County Canal Management Master Plan and improve water quality in manmade canals, the County is developing projects to improve tidal flushing and remove accumulated nutrients and decomposing organic material. Organic material removal by vacuum dredge from artificial canals characterized as poor or fair water quality within the 2013 Monroe County Canal Management Master Plan by public entities (County, State, or Federal) is exempt from the provisions in Policy 202.8.4. The organic material removal shall be allowed to depths greater than minus six (-6) feet mean low water, if permitted by Florida Department of Environmental Protection or the Water Management District and the Army Corp of Engineers to assure long term water quality is protected.

Policy 202.8.~~6~~.7
No "after-the-fact" permits shall be issued that violate Monroe County dredge and fill regulations. All illegal structures and fill shall be removed and damages mitigated.

Policy 202.8.~~7~~.8
Monroe County shall develop a schedule of monetary penalties that provides for fair and equitable penalties for all dredge and fill violations. Penalty revenues obtained from these violations shall be set aside and used specifically for water quality enhancement projects.

Section 2. Severability. If any section, subsection, sentence, clause, item, change, or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such validity.

Section 3. Repeal of Inconsistent Provisions. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of said conflict.

Section 4. Transmittal. This ordinance shall be transmitted by the Planning Department to the Florida State Land Planning Agency pursuant to Chapter 163 and 380, Florida Statutes.

Section 5. Filing and Effective Date. This ordinance shall be filed in the Office of the Secretary of State of Florida, but shall not become effective until a notice is issued by the Florida State Land Planning Agency or Administration Commission finding the amendment in compliance, and if challenged until such challenge is resolved pursuant to Chapter 120, F.S.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida, at a regular meeting held on the _____ day of _____, 2014.

Mayor Sylvia Murphy	____
Mayor Pro Tem Danny Kolhage	____
Commissioner Heather Carruthers	____
Commissioner George Neugent	____
Commissioner David Rice	____

BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA

BY _____
Mayor Sylvia Murphy

(SEAL)
ATTEST: Amy Heavilin, Clerk

_____
Deputy Clerk

MONROE COUNTY BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. _ - 2014

A RESOLUTION BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS TRANSMITTING TO THE STATE LAND PLANNING AGENCY AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN CREATING POLICY 202.8.6 TO IMPROVE THE WATER QUALITY IN THE CANAL SYSTEMS BY PROVIDING FOR REMOVAL OF ORGANIC MATERIAL BY VACUUM DREDGE FROM ARTIFICIAL CANALS CHARACTERIZED AS HAVING POOR OR FAIR WATER QUALITY WITHIN THE MONROE COUNTY CANAL MANAGEMENT MASTER PLAN BY PUBLIC ENTITIES (COUNTY, STATE, OR FEDERAL)

WHEREAS, the Monroe County Board of County Commissioners conducted a public hearing for the purpose of considering the transmittal pursuant to the State Coordinated Review Process in F.S. Sec.163.3184(4) to the State Land Planning Agency for objections, recommendations and comments, and to the other Reviewing Agencies as defined in Sec. 163.3184(1)(c), F.S., for review and comment on a proposed amendment to the Monroe County Year 2010 Comprehensive Plan as described above; and

WHEREAS, the Monroe County Planning Commission and the Monroe County Board of County Commissioners support the transmittal of the requested text amendment;

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

Section 1: The Board of County Commissioners does hereby adopt the recommendation of the Planning Commission to transmit the draft ordinance for review of the proposed text amendment.

Section 2. The Monroe County staff is given authority to prepare and submit the required transmittal letter and supporting documents for the proposed amendment in accordance with the requirements of Section 163.3184(4), Florida Statutes.

Section 3. The Clerk of the Board is hereby directed to forward a certified copy of this resolution to the Director of Planning.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida, at a regular meeting held on the 17th day of September, 2014.

Mayor Sylvia Murphy	____
Mayor Pro Tem Danny Kolhage	____
Commissioner Heather Carruthers	____
Commissioner George Neugent	____
Commissioner David Rice	____

BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA

BY _____

Mayor Sylvia Murphy

(SEAL)

ATTEST: Amy Heavilin, Clerk

_____

Deputy Clerk

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

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

From: Michael Roberts, Sr. Administrator/Environmental Resources

Date: August 1, 2014

Subject: Request to create Monroe County Comprehensive Plan Policy 202.8.6 to facilitate canal demonstration projects in order to implement the 2013 Monroe County Canal Management Master Plan.

Meeting: August 26, 2014

I REQUEST

Create Policy 202.8.6 to facilitate canal demonstration projects in order to implement the 2013 Monroe County Canal Management Master Plan and improve the water quality in the canal systems of the Florida Keys.

II. BACKGROUND INFORMATION

Monroe County Canal Management Master Plan (CMMP), Sept. 20, 2013

Water quality issues involving manmade canals have been evaluated by the U.S. Environmental Protection Agency (Kruczynski 1999), the Florida Keys National Marine Sanctuary (FKNMS 2007), and the Florida Department of Environmental Protection (FDEP 2008). As summarized in the Monroe County Comprehensive Plan (2011), these issues include anthropogenic (caused by humans) pollutant loadings from on-site sewage disposal and stormwater runoff, and accumulation of nonanthropogenic materials such as senescent seagrass leaves and other organic flotsam ("weed wrack"), leading to elevated levels of nutrients, biochemical oxygen demand, hydrogen sulfide, and bacteriological water quality indicators such as fecal coliforms and enterococci.

Kruczynski (1999) provided the following summary of water quality issues related to existing Keys canals:

- the water column of many canals over six feet deep is stratified and bottom waters are oxygen deficient;
- because they usually violate Class III Surface Water Quality Standards, canals were excluded from the State's previous Outstanding Florida Waters (OFW) designations;
- canal systems and basins with poor water quality are a potential source of nutrients and other contaminants to other nearshore waters;

- improving flushing of degraded canal systems may improve the water quality within the canal, but may also result in adding additional nutrients to the adjacent waters; and
- Seagrass beds located near the mouths of some degraded canal systems exhibit signs of undesirable nutrient enrichment and eutrophication, such as increased epiphyte load and growth of benthic algae.

In March, 2012, the Canal Subcommittee of the FKNMS Water Quality Steering Committee initiated work on Phase 1 of the CMMP, using Water Quality Protection Program (WQPP) funds provided by the Florida Department of Environmental Protection (FDEP). These funds were available for only a short time (from March through June, 2012), as such, the timeline of Phase 1 was compressed and its scope was limited to two objectives:

- develop a basic conceptual framework for canal restoration and management that is comparable to the frameworks used in the County's existing wastewater and stormwater master plans; and
- identify a short-list of high-priority canal restoration projects which can be implemented by the County and other WQPP participants over the next several years.

The scope of work included identifying the highest priority canals for restoration and to develop an initial short-list of restoration projects.

The CMMP describes the current situation, as follows:
Canals with poor water quality have the potential to cause significant harm to near shore marine waters upon which the community depends. Water quality impairments within canals are most often associated with low dissolved oxygen (DO) as a result of accumulated organic matter or lack of flushing. However, some evidence indicates that nutrient enrichment from surrounding development has lead to biological imbalances (e.g., algal blooms) that further exacerbate the problem.

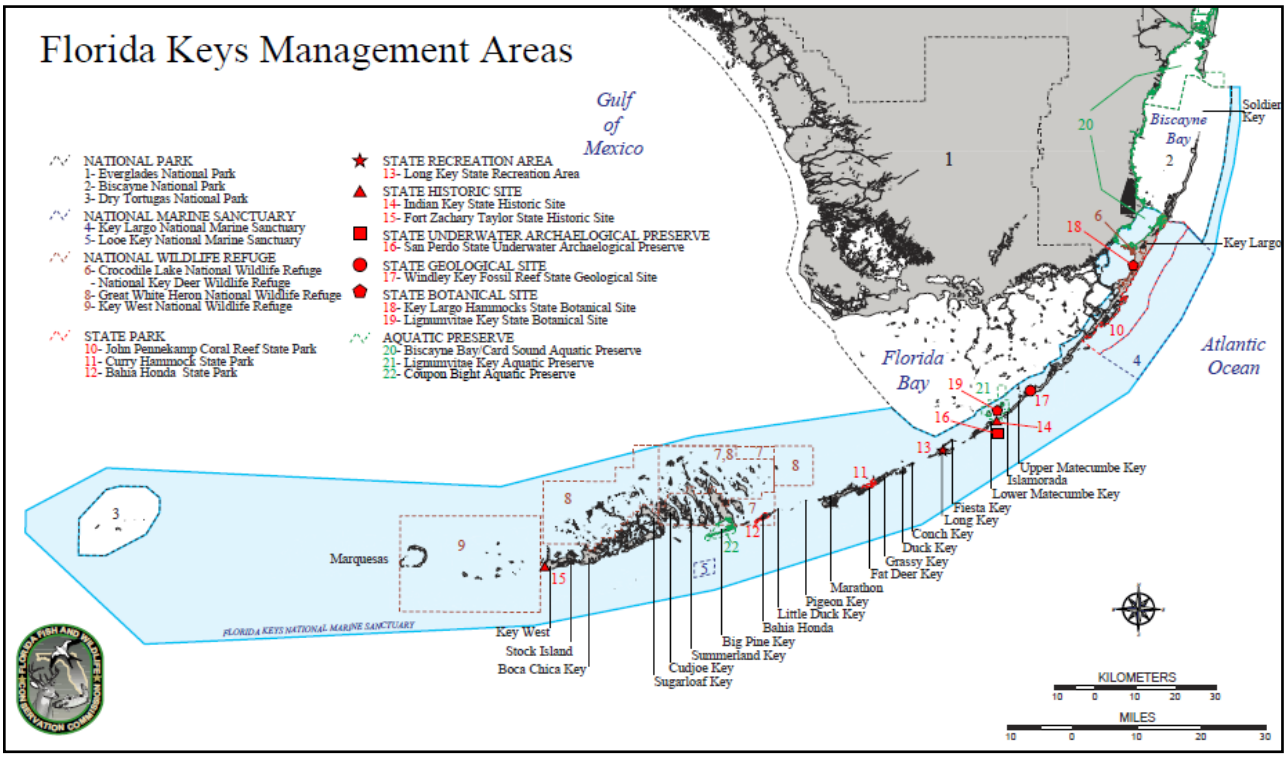
Approximately five hundred canals were examined and ranked as part of this effort using a combination of Geographic Information Systems (GIS) tools and water quality field reconnaissance to develop the best possible assessment. In total, 171 canals received a Good water quality classification, 180 received a Fair classification, and 131 received a Poor classification.

Since the canals discharge directly to near shore Outstanding Florida Waters in the FKNMS, where DEP adopted a "zero-degradation" policy for marine waters, addressing on-going canal water quality impairment is of utmost importance.

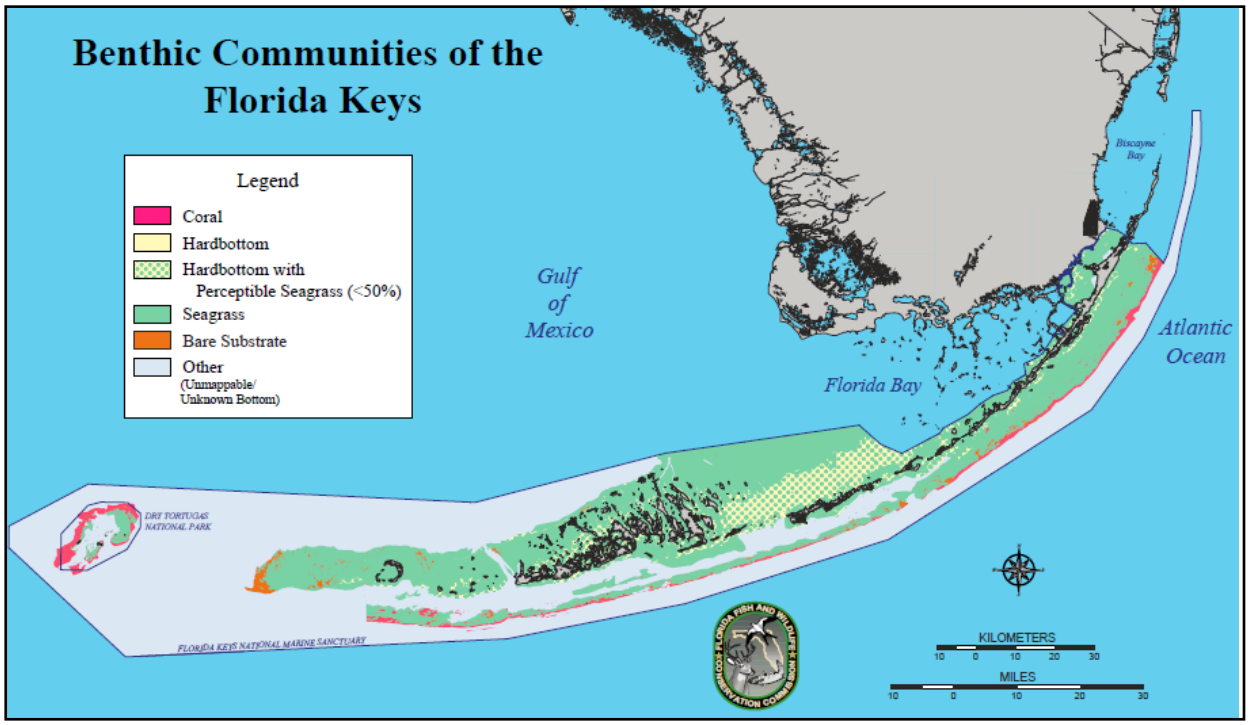
Objective of the CCMP:
"The objective of the CMMP is to provide an ecologically sound and economically feasible funding and implementation strategy for improving and managing the environmental quality of canal systems in the Florida Keys. The plan will provide flexible and cost-effective solutions that improve canal management practices throughout the Keys and satisfy the existing and future needs of the community. It must address affordability and equity issues, reflect key stakeholder concerns, and satisfy environmental and regulatory criteria and guidelines."

These projects are important to protect the near shore water quality of Monroe County, which has extensive resources and protected areas including four National Wildlife Refuges and the Florida

Keys National Marine Sanctuary.



The benthic resources of the Florida Keys include over 1 million acres of seagrass and the only living coral reef in the continental United States (the 3rd largest living coral barrier reef in the world).



Existing Comprehensive Plan Policies

One of the management strategies included in the CMMP is the removal of accumulated organic material from some of the canals that exhibit fair to poor water quality. Currently, the Monroe County Comprehensive Plan prohibits new dredging and does not allow maintenance dredging within areas vegetated with seagrass beds or characterized by hardbottom communities (e.g. benthic communities) except for maintenance in public navigation channels. The Monroe County Comprehensive Plan also limits maintenance dredging to minus six (-6) feet mean low water.

Policy 202.8.2 No new dredging shall be permitted in Monroe County.

Policy 202.8.3 No maintenance dredging shall be permitted within areas vegetated with seagrass beds or characterized by hardbottom communities except for maintenance in public navigation channels.

Policy 203.2.3 Effective upon plan adoption, Monroe County shall:
1. Prohibit new dredging in the Florida Keys; and
2. Prohibit maintenance dredging within areas vegetated with seagrass beds except for maintenance dredging in public navigation channels.

This amendment is needed to provide for the removal of organic material from the canals identified in the CMMP as having fair or poor water quality and where the sediments are a contributing factor to the degraded water quality. The physical removal of accumulated organic sediments can reduce the consumption of oxygen and release of nutrients from deeper water.

As detailed in the CMMP, many of these canals were originally excavated deeper than 6', subsequently the accumulated sediments extend well below the -6 MLW limit contained in the 2010 Comprehensive Plan.

III. PROPOSED AMENDMENT

(Deletions are ~~stricken through~~ and additions are underlined.)

Objective 202.8
~~By January 4, 1997,~~ Monroe County shall ~~adopt~~ maintain Land Development Regulations which implement county policies preventing the continued loss of benthic resources, improving water quality and controlling pollutant discharges into surface waters from dredge and fill activities.

Policy 202.8.1
Monroe County shall support state and federal policies and regulations concerning the permitting of dredge and fill activity, except in those instances where more stringent regulations adopted by Monroe County shall be maintained.

Policy 202.8.2
No new dredging shall be permitted in Monroe County.

Policy 202.8.3
No maintenance dredging shall be permitted within areas vegetated with seagrass beds or characterized by hardbottom communities, except for maintenance in public navigation channels.

Policy 202.8.4
In order to facilitate establishment and prevent degradation of bottom vegetation, maintenance dredging in artificial waterways shall not exceed depths greater than minus six (-6) feet mean low water. This policy does not apply to the entrance channels into Key West Harbor and Safe Harbor.

Policy 202.8.5
All dredged spoil resulting from maintenance dredging shall be placed on permitted upland sites where drainage can be contained on-site.

Policy 202.8.6
Due to the physical structure, depth, and orientation of the canals, water quality problems have been caused which cannot be improved with wastewater treatment and stormwater management practices alone. To implement the 2013 Monroe County Canal Management Master Plan and improve water quality in manmade canals the County is developing projects to improve tidal flushing and remove accumulated nutrients and decomposing organic material. Organic material removal by vacuum dredge from artificial canals characterized as poor or fair water quality within the 2013 Monroe County Canal Master Plan by public entities (County, State, or Federal) is exempt from the provisions in Policy 202.8.4. The organic material removal shall be allowed to depths greater than minus six (-6) feet mean low water, if permitted by Florida Department of Environmental Protection or the Water Management District and the Army Corp of Engineers to assure long term water quality is protected.

Policy 202.8.~~6~~.7
No "after-the-fact" permits shall be issued that violate Monroe County dredge and fill regulations. All illegal structures and fill shall be removed and damages mitigated.

Policy 202.8.~~7~~.8
Monroe County shall develop a schedule of monetary penalties that provides for fair and equitable penalties for all dredge and fill violations. Penalty revenues obtained from these violations shall be set aside and used specifically for water quality enhancement projects.

IV. FLORIDA STATUTES AND FLORIDA ADMINISTRATIVE CODE RELATED TO MAINTENANCE DREDGING AND DISPOSAL OF DREDGED SPOIL

Section 373.403, F.S. Definitions.—When appearing in this part or in any rule, regulation, or order adopted pursuant thereto, the following terms mean:

(8) "Maintenance" or "repairs" means remedial work of a nature as may affect the safety of any dam, impoundment, reservoir, or appurtenant work or works, but excludes routine custodial maintenance.

(13) "Dredging" means excavation, by any means, in surface waters or wetlands, as delineated in s. 373.421(1). It also means the excavation, or creation, of a water body which is, or is to be, connected to surface waters or wetlands, as delineated in s. 373.421(1), directly or via an excavated water body or series of water bodies.

(14) "Filling" means the deposition, by any means, of materials in surface waters or wetlands, as delineated in s. 373.421(1).

Section 403.061, F.S. Department; powers and duties.—The department shall have the power and the duty to control and prohibit pollution of air and water in accordance with the law and rules adopted and promulgated by it and, for this purpose, to:

(24)(a) Establish a permit system to provide for spoil site approval, as may be requested and required by local governmental agencies as defined in [1]s. 403.1822(3), or mosquito control districts as defined in s. 388.011(5), to facilitate these agencies in providing spoil sites for the deposit of spoil from maintenance dredging of navigation channels, port harbors, turning basins, and harbor berths, as part of a federal project, when the agency is acting as sponsor of a contemplated dredge and fill operation involving an established navigation channel, harbor, turning basin, or harbor berth. A spoil site approval granted to the agency shall be granted for a period of 10 to 25 years when such site is not inconsistent with an adopted local governmental comprehensive plan and the requirements of this chapter. The department shall periodically review each permit to determine compliance with the terms and conditions of the permit. Such review shall be conducted at least once every 10 years.

(b) This subsection applies only to those maintenance dredging operations permitted after July 1, 1980, where the United States Army Corps of Engineers is the prime dredge and fill agent and the local governmental agency is acting as sponsor for the operation, and does not require the redesignation of currently approved spoil sites under such previous operations.

(37) Provide a supplemental permitting process for the issuance of a joint coastal permit pursuant to s. 161.055 or environmental resource permit pursuant to part IV of chapter 373, to a port listed in s. 311.09(1) (*this list includes Key West*), for maintenance dredging and the management of dredged materials from maintenance dredging of all navigation channels, port harbors, turning basins, and harbor berths. Such permit shall be issued for a period of 5 years and shall be annually extended for an additional year if the port is in compliance with all permit conditions at the time of extension. The department is authorized to adopt rules to implement this subsection.

403.803 Definitions.—When used in this act, the term, phrase, or word:

(2) "Canal" is a manmade trench, the bottom of which is normally covered by water with the upper edges of its sides normally above water.

(3) "Channel" is a trench, the bottom of which is normally covered entirely by water, with the upper edges of its sides normally below water.

Section 403.813, F.S. Permits issued at district centers; exceptions.—

(1) A permit is not required under this chapter, chapter 373, chapter 61-691, Laws of Florida, or chapter 25214 or chapter 25270, 1949, Laws of Florida, for activities associated with the following types of projects; however, except as otherwise provided in this subsection, nothing in this subsection relieves an applicant from any requirement to obtain permission to use or occupy lands owned by the Board of Trustees of the Internal Improvement Trust Fund or any water management district in its governmental or proprietary capacity or from complying with applicable local pollution control programs authorized under this chapter or other requirements of county and municipal governments:

(f) The performance of maintenance dredging of existing manmade canals, channels, intake and discharge structures, and previously dredged portions of natural water bodies within drainage rights-of-way or drainage easements which have been recorded in the public records of the county, where the spoil material is to be removed and deposited on a self-contained, upland spoil site which will prevent the escape of the spoil material into the waters of the state, provided that no more dredging is to be performed than is necessary to restore the canals, channels, and intake and discharge structures, and previously dredged portions of natural water bodies, to original design specifications or configurations, provided that the work is conducted in compliance with s. 379.2431(2)(d), provided that no significant impacts occur to previously undisturbed natural areas, and provided that control devices for return flow and best management practices for erosion and sediment control are utilized to prevent bank erosion and scouring and to prevent turbidity, dredged material, and toxic or deleterious substances from discharging into adjacent waters during

maintenance dredging. Further, for maintenance dredging of previously dredged portions of natural water bodies within recorded drainage rights-of-way or drainage easements, an entity that seeks an exemption must notify the department or water management district, as applicable, at least 30 days prior to dredging and provide documentation of original design specifications or configurations where such exist. This exemption applies to all canals and previously dredged portions of natural water bodies within recorded drainage rights-of-way or drainage easements constructed prior to April 3, 1970, and to those canals and previously dredged portions of natural water bodies constructed on or after April 3, 1970, pursuant to all necessary state permits. This exemption does not apply to the removal of a natural or manmade barrier separating a canal or canal system from adjacent waters. When no previous permit has been issued by the Board of Trustees of the Internal Improvement Trust Fund or the United States Army Corps of Engineers for construction or maintenance dredging of the existing manmade canal or intake or discharge structure, such maintenance dredging shall be limited to a depth of no more than 5 feet below mean low water. The Board of Trustees of the Internal Improvement Trust Fund may fix and recover from the permittee an amount equal to the difference between the fair market value and the actual cost of the maintenance dredging for material removed during such maintenance dredging. However, no charge shall be exacted by the state for material removed during such maintenance dredging by a public port authority. The removing party may subsequently sell such material; however, proceeds from such sale that exceed the costs of maintenance dredging shall be remitted to the state and deposited in the Internal Improvement Trust Fund.

Rule 40E-4.051 Exemptions From Permitting. Exemptions from permitting under Chapters 40E-4, 40E-40 and 40E-400, F.A.C. are set forth below. The performance of activities pursuant to the provisions of the exemptions set forth in this section does not relieve the person or persons who are using the exemption or who are constructing or otherwise implementing the activity from meeting the permitting or performance requirements of other District rules. Nothing in this section shall prohibit the Department from taking appropriate enforcement action pursuant to Chapter 403, F.S., to abate or prohibit any activity otherwise exempt from permitting pursuant to this section if the Department can demonstrate that the exempted activity has caused water pollution in violation of Chapter 403, F.S.

(2) Maintenance of Systems.

(a) The performance of maintenance dredging of existing manmade canals, channels, basins, berths, and intake and discharge structures, where the spoil material is to be removed and deposited on a self-contained, upland spoil site which will prevent the escape of the spoil material and return water from the spoil site into wetlands or other surface waters, provided no more dredging is performed than is necessary to restore the canal, channels, basins, berths, and intake and discharge structures to original design specifications, and provided that control devices are used at the dredge site to prevent turbidity and toxic or deleterious substances from discharging into adjacent waters during maintenance dredging. This exemption shall apply to all canals constructed before April 3, 1970, and to those canals constructed on or after April 3, 1970, pursuant to all necessary state permits. This exemption shall not apply to the removal of a natural or manmade barrier separating a canal or canal system from adjacent wetlands or other surface waters. Where no previous permit has been issued by the Board of Trustees of the Internal Improvement Trust Fund, the Department, the District or the United States Army Corps of Engineers for construction or maintenance dredging of the existing manmade canal, channel, basin, berth or intake or discharge structure, such maintenance dredging shall be limited to a depth of no more than 5 feet below mean low water.

Rule 18-21.003 Definitions.

When used in these rules, the following definitions shall apply unless the context clearly indicates otherwise:

(46) “Private channel” means a channel that is dredged or maintained by private entities to provide access to or from such locations as private residences, marinas, yacht clubs, vessel repair facilities, or revenue-generating facilities.

(50) “Public channel” means a channel that is constructed or maintained by a public entity such as a federal or state agency, local government, or inland navigation district listed in Chapter 374, F.S., or that is part of a

public navigation project, public water management project, or a deepwater port listed in Section 403.021(9)(b), F.S.

(52) "Public navigation project" means an activity primarily for the purpose of navigation which is authorized and funded by the United States Congress or by port authorities as defined by Section 315.02(2), F.S.

Rule 62-312.020 Definitions.

(7) "Dredging" is the excavation, by any means, in waters of the state. It is also the excavation (or creation) of a water body which is, or is to be, connected to any of the waters listed in subsection 62-312.030(2), F.A.C., directly or via an excavated water body or series of excavated water bodies.

Rule 62-312.400 Intent.

(1) Part IV pertains to Outstanding Florida Waters, exclusive of all artificial water bodies, within Monroe County, as identified in Rule 62-302.700, F.A.C., and is in addition to all other applicable Departmental rules relating to environmental resource permit or grandfathered dredge and fill permit applications under Part IV of Chapter 373, F.S. Artificial water bodies shall be defined as any water body created by dredging, or excavation, or by the filling in of its boundaries, including canals as defined in subsection 62-312.020(3), F.A.C., and borrow pits or waters resulting from rock mining activities.

(2)(a) The Environmental Regulation Commission finds that the waters of the Florida Keys and other Outstanding Florida Waters in Monroe County are an irreplaceable asset which require special protection.

(b) Further, the Florida Legislature in adopting Section 380.0552, F.S., recognized the value of the Florida Keys to the State as a whole by designating the Keys an Area of Critical State Concern. This rule implements Section 403.061(34), F.S., and is intended to provide the most stringent protection for the applicable waters allowable by law.

(3) Pursuant to Section 380.0552(7), F.S. (1986 Supp.), the specific criteria set forth in this section are intended to be consistent with the Principles for Guiding Development as set forth in Chapter 28-29, F.A.C. (August 23, 1984), and with the principles set forth in that statute. However, the criteria in this rule does not apply to all waters within the Florida Keys. These criteria do not apply to artificial waterbodies within the Florida Keys, as described in subsection 62-312.400(1), F.A.C. In addition, the four foot water depth restriction for piers which do not provide commercial marine supplies or services and which are designed to moor between three and nine boats are not applicable within the Outstanding Florida Waters that are within the boundaries of the City of Key West or within Everglades National Park or areas north of the Park within Monroe County. Docking facilities in those areas shall instead be subject to the three foot depth restrictions specified in paragraph 62-312.420(2)(a), F.A.C. However, all other provisions of this part are applicable in those areas.

Rule 62-312.410 General Criteria.

(1) Subject to the provisions of the mitigation section of this part (Rule 62-312.450, F.A.C.), no environmental resource permit or grandfathered dredge and fill permit under Part IV of Chapter 373, F.S., shall be issued for any activity in Outstanding Florida Waters in Monroe County if such activity:

(a) Alone or in combination with other activities damages the viability of a living stony coral community (Scleraoctinia and Milleporina), soft coral community (Alcynoacea, Gorgonacea and Pennatulacea), macro marine algae community (Chlorophyta, Phaeophyta and Rhodophyta), sponge bed community (Porifera), or marine seagrass (Hydrocharitaceae and Cymodoceae) bed community. This prohibition shall not include algae unattached to the bottom, nor shall it include algae growing landward of the mean high water line or growing as an epiphyte or periphyte on woody plants. For the purposes of this Part a marine seagrass bed or marine macroalgae community means an area dominated by the listed biota having an areal extent of at least 100 square feet. This paragraph does not imply that the Department cannot restrict the impact on smaller areas for such species based on other Department rules;

(b) Has been initiated or completed without benefit of an environmental resource permit or dredge and fill

permit required by the Department.

(2) Subject to the provisions of the mitigation section of this part (Rule 62-312.450, F.A.C.), no permit shall be issued for the placement of fill in Outstanding Florida Waters in Monroe County unless expressly authorized by this rule or unless the Department determines that under applicable rules a permit may be issued in the following situations:

(a) Filling for projects which have been proposed by a governmental entity, public authority or public or private utility; or

(b) Filling for any other projects located within the landward extent of wetlands identified solely by vegetative dominance as described in paragraph 62-340.300(2)(b), F.A.C. Such areas do not include open waters or wetlands identified by vegetative dominance as described in paragraph 62-340.300(2)(a), F.A.C., or by the provisions of paragraph 62-340.300(2)(c) or (d), F.A.C.

Rule 62-312.450 Mitigation.

Notwithstanding any of the prohibitions contained in this rule, the Department shall consider mitigation pursuant to Section 373.414(1)(b), F.S., and applicable Department rules to determine whether the project may otherwise be permittable. In any application for mitigation, the applicant shall demonstrate before issuance of any permit for the construction of the intended project that the proposed mitigation will be effective. Mitigation shall not be permitted where it appears after due considerations that construction of the intended project will cause irreplaceable damage to the site.

V. CONSISTENCY WITH THE MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN, THE FLORIDA STATUTES, AND PRINCIPLES FOR GUIDING DEVELOPMENT

A. The proposed amendment is not inconsistent with the following Goals, Objectives and Policies of the Monroe County Year 2010 Comprehensive Plan.

Goal 101: Monroe County shall manage future growth to enhance the quality of life, ensure the safety of County residents and visitors, and protect valuable natural resources.

GOAL 202: The environmental quality of Monroe County's estuaries, nearshore waters (canals, harbors, bays, lakes and tidal streams,) and associated benthic resources shall be maintained and, where possible, enhanced.

GOAL 203: The health and integrity of living benthic resources and marine habitat, including mangroves, seagrasses, coral reefs and fisheries, shall be protected and, where possible, enhanced.

Objective 203.2: Monroe County shall protect submerged lands vegetated with seagrasses by implementing regulations which will further reduce direct and indirect disturbances to seagrasses.

Objective 203.6: Monroe County shall coordinate development and implementation of programs and regulations to protect the living benthic resources of the Florida Keys with other federal, state and local authorities with jurisdiction over marine activities within the Florida Keys.

GOAL 204: The health and integrity of Monroe County's marine and freshwater wetlands shall be protected and, where possible, enhanced.

B. The amendment is not inconsistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statutes.

For the purposes of reviewing consistency of the adopted plan or any amendments to that plan with the principles for guiding development and any amendments to the principles, the principles shall be construed as a whole and no specific provision shall be construed or applied in isolation from the other provisions.

(a) Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without continuing the area of critical state concern designation.
(b) Protecting shoreline and benthic resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.
(c) Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.
(d) Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.
(e) Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.
(f) Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment, and ensuring that development is compatible with the unique historic character of the Florida Keys.
(g) Protecting the historical heritage of the Florida Keys.
(h) Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:

i. The Florida Keys Aqueduct and water supply facilities;
ii. Sewage collection, treatment, and disposal facilities;
iii. Solid waste treatment, collection, and disposal facilities;
iv. Key West Naval Air Station and other military facilities;
v. Transportation facilities;
vi. Federal parks, wildlife refuges, and marine sanctuaries;
vii. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
viii. City electric service and the Florida Keys Electric Co-op; and
ix. Other utilities, as appropriate.

(i) Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; and the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.
(j) Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of ss. 381.0065(4)(l) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.
(k) Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.
(l) Making available adequate affordable housing for all sectors of the population of the Florida Keys.
(m) Providing adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a postdisaster reconstruction plan.

(n) Protecting the public health, safety, and welfare of the citizens of the Florida Keys and maintaining the Florida Keys as a unique Florida resource.

Pursuant to Section 380.0552(7) Florida Statutes, the proposed amendment is not inconsistent with the Principles for Guiding Development as a whole and is not inconsistent with any Principle.

C. The proposed amendment is not inconsistent with the Part II of Chapter 163, Florida Statute (F.S.). Specifically, the amendment furthers:

163.3161(4), F.S. – It is the intent of this act that local governments have the ability to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within their jurisdictions. Through the process of comprehensive planning, it is intended that units of local government can preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement and fire prevention, and general welfare; facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing, and other requirements and services; and conserve, develop, utilize, and protect natural resources within their jurisdictions

163.3177(1), F.S. - The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented. The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives, and policies, shall describe how the local government's programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner. It is not the intent of this part to require the inclusion of implementing regulations in the comprehensive plan but rather to require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and the principles that describe how the programs, activities, and land development regulations will be carried out. The plan shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.

163.3177(6)(d)1.e., F.S. - Conserves, appropriately uses, and protects fisheries, wildlife, wildlife habitat, and marine habitat and restricts activities known to adversely affect the survival of endangered and threatened wildlife.

163.3177(6)(g)1., F.S. - Maintain, restore, and enhance the overall quality of the coastal zone environment, including, but not limited to, its amenities and aesthetic values.

163.3177(6)(g)3., F.S. - Protect the orderly and balanced utilization and preservation, consistent with sound conservation principles, of all living and nonliving coastal zone resources.

VI. PROCESS

Comprehensive Plan Amendments may be proposed by the Board of County Commissioners, the Planning Commission, the Director of Planning, or the owner or other person having a contractual interest in property to be affected by a proposed amendment. The Director of Planning shall review and process applications as they are received and pass them onto the Development Review Committee and the Planning Commission.

The Planning Commission shall hold at least one public hearing. The Planning Commission shall review the application, the reports and recommendations of the Department of Planning & Environmental Resources and the Development Review Committee and the testimony given at the public hearing. The Planning Commission shall submit its recommendations and findings to the Board of County Commissioners (BOCC). The BOCC holds a public hearing to consider the transmittal of the proposed comprehensive plan amendment, and considers the staff report, staff recommendation, and the testimony given at the public hearing. The BOCC may or may not recommend transmittal to the State Land Planning Agency. The amendment is transmitted to the State Land Planning Agency, which then reviews the proposal and issues an Objections, Recommendations and Comments (ORC) Report. Upon receipt of the ORC report, the County has 180 days to adopt the amendments, adopt the amendments with changes or not adopt the amendment.

VII. STAFF RECOMMENDATION

Staff recommends APPROVAL of the proposed amendments.

VII. EXHIBITS

i. Monroe County Canal Management Master Plan (CMMP), Sept. 20, 2013
ii. Monroe County CMMP Phase 1 Summary report, June 21, 2012

Item #5 Canal Restoration LDC-Text Am
Draft Ordinance

ORDINANCE - 2014

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING CHAPTER 118 ENVIRONMENTAL PROTECTION; AMENDING SECTION 118-10(4)C.3 TO IMPROVE THE WATER QUALITY IN THE CANAL SYSTEMS BY PROVIDING FOR REMOVAL OF ORGANIC MATERIAL BY VACUUM DREDGE FROM ARTIFICIAL CANALS CHARACTERIZED AS HAVING POOR OR FAIR WATER QUALITY WITHIN THE MONROE COUNTY CANAL MANAGEMENT MASTER PLAN BY PUBLIC ENTITIES (COUNTY, STATE, OR FEDERAL); 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 INCLUSION IN THE MONROE COUNTY CODE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, water quality issues involving manmade canals have been evaluated by the U.S. Environmental Protection Agency (Kruczynski 1999), the Florida Keys National Marine Sanctuary (FKNMS 2007), and the Florida Department of Environmental Protection (FDEP 2008); and

WHEREAS, the Monroe County Canal Management Master Plan (CMMP) was completed on September 20, 2013; and

WHEREAS, the Canal Subcommittee of the FKNMS Water Quality Steering Committee initiated work on Phase 1 of the CMMP to: 1) develop a basic conceptual framework for canal restoration and management that is comparable to the frameworks used in the County's existing wastewater and stormwater master plans, and 2) identify a short-list of high-priority canal restoration projects which can be implemented by the County and other WQPP participants over the next several years; and

WHEREAS, canals with poor water quality have the potential to cause significant harm to near shore marine waters upon which the community depends; and

WHEREAS, within the CMMP, approximately five hundred canals were examined and ranked; 171 canals received a Good water quality classification, 180 received a Fair classification, and 131 received a Poor classification; and

WHEREAS, since the canals discharge directly to near shore Outstanding Florida Waters in the FKNMS, where DEP adopted a "zero-degradation" policy for marine waters, addressing on-going canal water quality impairment is of utmost importance; and

WHEREAS, at a regularly scheduled meeting held on the 26th day of August, 2014, the Monroe County Development Review Committee considered the proposed amendment; and

WHEREAS, at a regularly scheduled meeting held on the 27th day of August, 2014, the Monroe County Planning Commission held a public hearing for the purpose of considering the proposed amendment and recommended _____ to the Board of County Commissioners; and

WHEREAS, at a regularly scheduled meeting held on the ____ day of_____, the Monroe County Board of County Commissioners held a public hearing, considered the staff report, and provided for public comment and public participation in accordance with the requirements of state law and the procedures adopted for public participation in the planning process; and

WHEREAS, the BOCC makes the following Conclusions of Law: 1) the ordinance is consistent with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; 2) the ordinance is consistent with the provisions and intent of the Monroe County Comprehensive Plan; and 3) the ordinance is consistent with the provisions and intent of the Monroe County Code; and

WHEREAS, the BOCC makes the following Conclusion of Law: the proposed text amendments would be consistent with the provisions of §102-158(d)(5)(b) of the Monroe County Code requiring: 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 I of the plan; 4. New issues; 5. Recognition of a need for additional detail or comprehensiveness; or 6. Data updates. Specifically, staff has found that the proposed text amendments are necessary due to 4. New issues; 5. A recognition of a need for additional detail or comprehensiveness; and 6. Data Updates.

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

Section1. Section 118-10(4)c. of the Monroe County Code is amended as follows: (Deletions are ~~stricken through~~ and additions are underlined.)

Sec. 118-10 (4)c. Dredging. The following restrictions shall apply to dredging activities:

1. No new dredging shall be allowed in the county except as specified for boat ramps in section 118-12(1) (shoreline setback, boat ramps).
2. No maintenance dredging shall be permitted within areas vegetated with seagrass beds or characterized by hard bottom communities except for maintenance dredging in public navigation channels.
3. In order to facilitate establishment of bottom vegetation, maintenance dredging in artificial waterways shall not exceed depths greater than six feet at mean low water (MLW). This

~~policy~~ restriction does not apply to the entrance channels into Key West Harbor and Safe Harbor. Organic material removal by vacuum dredge from artificial canals characterized as having poor or fair water quality within the 2013 Monroe County Canal Management Master Plan by public entities (County, State, or Federal) is exempt from the provisions of this paragraph. The organic material removal shall be allowed to depths greater than minus six (-6) feet mean low water, if permitted by Florida Department of Environmental Protection or the Water Management District and the Army Corp of Engineers to assure long term water quality is protected.

4. All dredged spoil materials shall be placed on permitted upland sites designed and located to prevent runoff of spoil material into wetlands or surface waters.
5. All dredge activities require approvals by the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers prior to issuance of a county permit.

Section 2. Severability. If any section, paragraph, subdivision, clause, sentence or provision of this ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate, or nullify the remainder of this ordinance, but the effect thereof shall be confined to the section, paragraph, subdivision, clause, sentence, or provision immediately involved in the controversy in which such judgment or decree shall be rendered.

Section 3. Conflicting Provisions. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of said conflict.

Section 4. Transmittal. This ordinance shall be transmitted to the Florida State Land Planning Agency as required by F.S. 380.05 (11) and F.S. 380.0552(9).

Section 5. Filing. This ordinance shall be filed in the Office of the Secretary of the State of Florida but shall not become effective pursuant to Section 7 until a final order is issued according to F.S. 380.05(6) by the Florida State Land Planning Agency or Administration Commission approving the ordinance, and if the final order is challenged, until the challenge to the order is resolved pursuant to F.S. Chapter 120.

Section 6. Inclusion in the Monroe County Code. The provisions of this Ordinance shall be included and incorporated in the Code of Ordinances of the County of Monroe, Florida, as an addition to amendment thereto, and shall be appropriately renumbered to conform to the uniform marking system of the Code.

Section 7. Effective Date. This ordinance shall become effective as provided by law and stated above.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida, at a regular meeting held on the _____ day of _____, 2014.

Mayor Sylvia Murphy	____
Mayor Pro Tem Danny Kolhage	____
Commissioner Heather Carruthers	____
Commissioner George Neugent	____
Commissioner David Rice	____

BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA

BY _____
Mayor Sylvia Murphy

(SEAL)
ATTEST: Amy Heavilin, Clerk

_____
Deputy Clerk

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

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

From: Matthew Coyle, Senior Planner MC
Mike Roberts, Senior Administrator of Environmental Resources

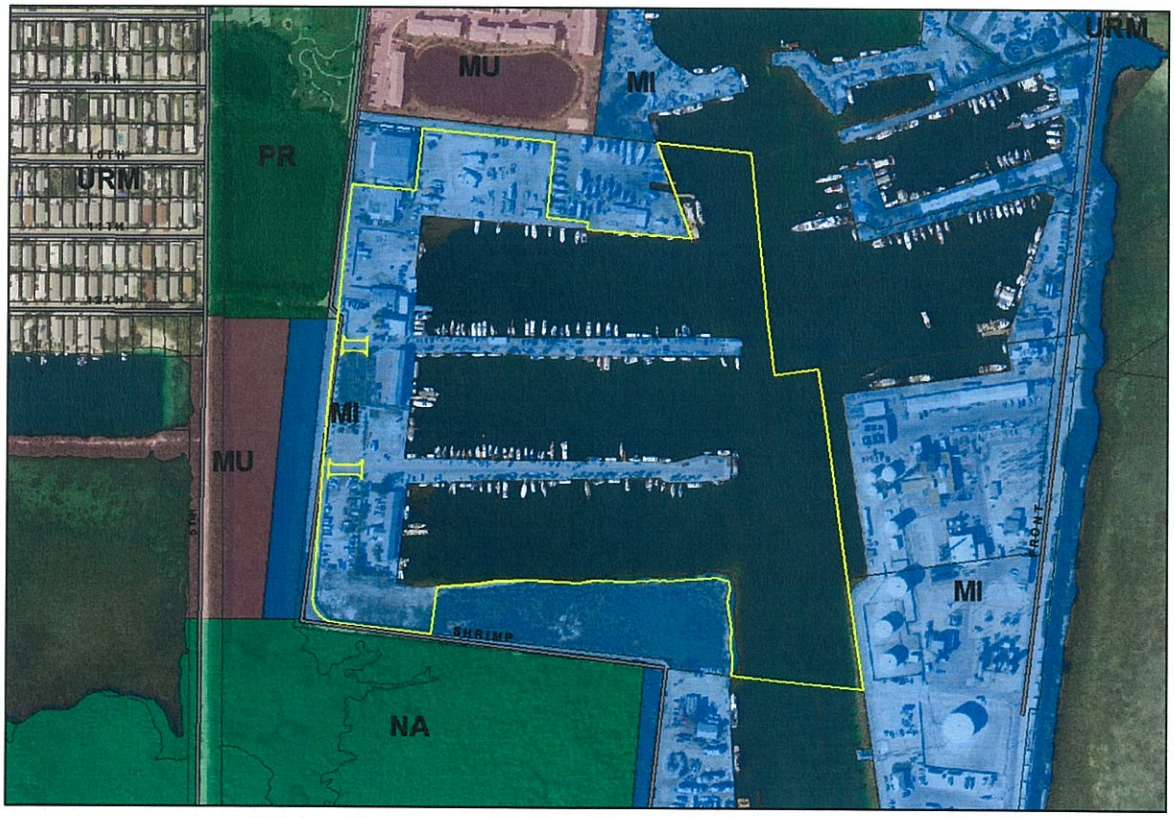
Date: August 25, 2014

Subject: *Request for an Amendment to a Major Conditional Use Permit, Stock Island Marina Village, 700 and 7009 Shrimp Road, Stock Island, approximate mile marker 5, having real estate numbers 00123720.000100, 00123720.000200 and 00123760.000200 (File #2014-027)*

Meeting: August 26, 2014

I REQUEST:

The major conditional use permit amendment is necessary for the property owner to redevelop the existing mixed use marina, to include commercial retail, office, commercial fishing, light industrial and hotel uses.



Subject Property with Land Use District Overlaid (Aerial dated 2012)

W:\GROWTH MANAGEMENT\Geo\Lower Keys\004 Stock Is\Shrimp Rd SI\7009 Shrimp Rd SI (Longstock)\2014 Major Conditional Use\20140817 Longstock SI Major Conditional Use DRC SR.docx

Currently, the following eight buildings are situated on the subject property:

Description	Building # per MCPA[1]	Floor Area per MCPA[1]	Year Built per MCPA	Initial Building Permit #
Light Industrial Building	Building #1	820 SF	1968	891-1786
Light Industrial Building	Building #2	6,400 SF[2]	1950	A-9467
Artist's Cooperative	Building #3	7,816 SF	1953	11875
Marina Office Building	Building #5	5,024 SF	2006	041-2513
Marina Store & Fuel Services	N/A	2,700 SF	N/A	131-1174
Bath House #2	N/A	424 SF	N/A	131-1177
Bath House #3	N/A	808 SF	N/A	131-1175
Fire Pump House	N/A	294 SF	N/A	131-2577

Note 1: Monroe County Property Appraiser (MCPA)
Note 2: The proposed site plan indicates this building has 7,938 SF of floor area

As shown on the site plan, excluding Building #1, all of the buildings and miscellaneous improvements shown in the preceding table will remain. According to the application, six new buildings would be constructed (staff only identified five new buildings on the site plan). The seven remaining existing buildings would continue to be used for light industrial, office, commercial retail and accessory uses. Based on the information on file, the new buildings would consist of the following:

1. Marine service/fish house retail & distribution building
2. Hotel building consisting of 100 hotel rooms, hotel lobby and restaurant
3. Marina Pool Bar building consisting of restaurant/bar
4. Marina Tiki Bar and Grill building consisting of restaurant/bar
5. Building consisting of boat barn

As shown on the site plan, this project will involve three phases of development. The first phase involves the development of the hotel, restaurant, marine retail/fish house and accessory uses/structures. The second phase involves the development of the second restaurant. The final phase involves the development of the boat barn. The proposed project was reviewed as a whole for compliance and the first phase was reviewed for compliance on its own. Detailed plans were not provided for phases two and three; therefore staff was unable to evaluate these phases for compliance.

Location:

Address: 700 and 7009 Shrimp Road, Stock Island, approximate mile marker 5 (Atlantic Ocean side of US 1)

Legal Description: Parcels of land in Section 35, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida (legal description in metes and bounds is provided in the application/file)

Real Estate (RE) Numbers: 00123720.000100, 00123720.000200 and 00123760.000200

(Note: The aforementioned numbers are the current numbers associated with the subject property. Portions of the property have been assessed under different numbers in the

past. Known former numbers associated with the upland of the subject property that have been voided include 00123720.000000, 00123720.000300, 00123730.000000, 00123750.000000, 00123760.000101, 00123760.000102, 00123760.000103 and 00123760.000300. Known former numbers associated with the submerged land of the subject property that have been voided include 00123760.000401 through 00123760.000411, 00123760.000501 through 00123760.000521 and 00123760.000601 through 00123760.000604.)

Applicant: Longstock II, LLC

Agent: Barton W. Smith, Esq., Smith Oropeza, P.L.

Owner: Longstock II, LLC

II RELEVANT PRIOR COUNTY ACTIONS:

The existing marina was established prior to 1986 and is thereby deemed to have a major conditional use permit.

In 2012, a minor deviation to the major conditional use permit was approved allowing the reconfiguration of 173 of the site's 361 boat slips

In 2013, a minor deviation to the major conditional use permit was approved allowing new development atop the northernmost pier. The development included bath house buildings for occupants of the live-aboard vessels and a commercial building that included marine fuel services, a marina store and management offices.

In 2013, an alcoholic beverage special use permit (2-COP) was approved allowing the sale of beer and wine, on premise and package. The approval is memorialized by Planning Commission Resolution #P23-13, approved by the Planning Commission at a public hearing on August 28, 2013 and signed by the Planning Commission Chair on September 10, 2013.

In 2013, an amendment to the Monroe County Future Land Use Map was approved amending the future land use designation of the subject property from Industrial (I) to Mixed Use/Commercial (MC). The approval is memorialized by Ordinance #045-2013, approved by the Board of County Commissioners at a public hearing on December 11, 2013.

On February 19, 2014, the applicant submitted an application for a development agreement concerning the redevelopment of the property. The agreement was approved by the BOCC at a public hearing on July 16, 2014 and is currently in its required appeal period. The agreement allows the redevelopment of the Stock Island Marina Village in compliance with all applicable regulations. It would also allow the transfer of up to 100 market-rate transient residential TRE's. The agreement also conceptually approved the scope of work of this major conditional use permit application and associated site plan.

III BACKGROUND INFORMATION:

A. Size of Site: 41.92 acres (12.17 acres of upland and 29.75 acres of submerged land per proposed site plan)
B. Land Use District: Maritime Industries (MI)
C. Future Land Use Map (FLUM) Designation: Mixed Use/Commercial (MC)
D. Tier Designation: Tier III
E. Existing Uses: Mixed Use - Marina, Light Industrial, Commercial Retail, Office
F. Existing Vegetation / Habitat: Predominately scarified, with mangroves along the some segments of the southernmost shoreline and areas landscaping throughout the site
G. Community Character of Immediate Vicinity: Mixed Use
H. Flood Zone: AE-EL 9

IV REVIEW OF APPLICATION:

MCC §110-67 provides the standards which are applicable to all conditional uses. When considering applications for a major conditional use permit, the Planning Commission shall consider the extent to which:

A. The conditional use is consistent with the purposes, goals, objectives and standards of the Comprehensive Plan and the Land Development Code:

Policies from the *Monroe County Year 2010 Comprehensive Plan* that directly pertain to the proposed use include:

> Policy 101.4.5: The principal purpose of the Mixed Use/ Commercial land use category is to provide for the establishment of commercial land use (zoning) districts where various types of commercial retail and office may be permitted at intensities which are consistent with the community character and the natural environment. Employee housing and commercial apartments are also permitted. In addition, Mixed Use/Commercial land use districts are to establish and conserve areas of mixed uses, which may include maritime industry, light industrial uses, commercial fishing, transient and permanent residential, institutional, public, and commercial retail uses.
>
> This land use category is also intended to allow for the establishment of mixed use development patterns, where appropriate. Various types of residential and non-residential uses may be permitted; however, heavy industrial uses and similarly incompatible uses shall be prohibited. The County shall continue to take a proactive role in encouraging the maintenance and enhancement of community character and recreational and commercial working waterfronts.
>
> ...
>
> In order to preserve and promote recreational and commercial working waterfront uses, as defined by 342.07, F.S., the following criteria shall apply to all lands designated with the Maritime Industries (MI) land use (zoning) district within this land use category:

1. When a mixture of uses is proposed for parcels designated as MI land use (zoning) district, working waterfront and water dependent uses, such as marina, fish house/market, boat repair, boat building, boat storage, or other similar uses but excluding transient uses, shall be preserved by maintaining a minimum of 35% of the upland area of the property for those uses.
2. Parcels within the MI zoning district that have existing wet slips shall preserve at least 20% of the wet slips for vessels involved with recreational and commercial working waterfront uses, excluding live-aboard vessels solely used as a residence and not for navigation.
3. Parcels within the MI zoning district creating new wet slips shall preserve at least 10% of the wet slips for vessels involved with recreational and commercial working waterfront uses, excluding live-aboard vessels solely used as a residence and not for navigation.
4. The preservation of dockage for recreational and commercial working waterfront uses shall be documented on the final development plan and shall be a written condition of any permit approval.
5. For permanent residential development, parcels within the MI zoning district shall be limited to commercial apartments or employee housing. Commercial apartment means an attached or detached residential dwelling unit located on the same parcel of land as a nonresidential use that is intended to serve as permanent housing for the owner or employees of that nonresidential use. The term does not include a tourist housing use or vacation rental use.
6. The preservation of a public access walkway shall be required for all parcels with direct access to the water. Consideration shall be given to security and the physical constraints of the parcel. The public access walkway shall be documented on the final development plan to link a continuous walkway and shall be a written condition of any permit approval.
7. Parcels within the MI zoning district shall be limited to commercial retail uses of less than 5,000 square feet of floor area.

Policy 101.5.3: In order to encourage a compact form of non-residential growth, the Permit Allocation System shall limit and direct new non-residential development primarily to areas designated as Tier III under Goal 105 not located within a designated Special Protection Area and provide incentives for redevelopment of existing developed and vacant infill sites.

Policy 101.5.8: Monroe County may develop a program, called Transfer of ROGO Exemption (TRE), that would allow for the transfer off-site of dwelling units, hotel rooms, campground/recreational vehicle spaces and/or mobile homes to another site in the same ROGO sub-area, provided that they are lawfully existing and can be accounted for in the County's hurricane evacuation model. In addition, the receiver site shall be located within a Tier III area outside a designated Special Protection Area and for a receiver site on Big Pine Key and No Name Key, the sending site shall also be located on one of those two islands.

Policy 101.20.2: The Community Master Plans shall be incorporated into the 2010 Comprehensive Plan as a part of the plan and be implemented as part of the Comprehensive Plan. The following Community Master Plans have been completed in accordance with the principles outlined in this section and adopted by the BOCC:

***

3. The Stock Island/Key Haven Livable CommuniKeys Plan Volume I is incorporated by reference into the 2010 Comprehensive Plan. The term Strategies in this Master Plan is equivalent to the term Objectives in the Comprehensive Plan and the term Action Item is equivalent to the term Policy; the meanings and requirements for implementation are synonymous.

4. Volume Two (2) of the Stock Island and Key Haven Livable CommuniKeys Master Plan titled Harbor Preservation/Redevelopment and Corridor Enhancement Plan dated November 2005 and incorporated by reference into the 2010 Comprehensive Plan. The term Strategies in this Master Plan is equivalent to the term Objectives in the Comprehensive Plan and the term Action Item is equivalent to the term Policy; the meanings and requirements for implementation are synonymous.

***

Policy 202.5.1: By January 4, 1997, Monroe County shall adopt revisions to the Land Development Regulations requiring new marinas having 10 or more slips (wet or dry), or at which a live-aboard vessel is proposed to be docked, to provide an on-site pump-out station and appropriate sewage treatment to accommodate the number of slips present according to DER and HRS standards.

Policy 202.5.2: By January 4, 1997, Monroe County shall adopt revisions to the Land Development Regulations requiring existing marinas making application for site improvements to provide a plan for retrofitting existing facilities to include an on-site pump-out station and sewage treatment. This requirement shall apply to all marinas having 10 or more slips (wet or dry), or at which a live-aboard vessel is docked. Implementation of this plan shall be a condition of permit issuance for site improvements at existing marinas. The plan shall be fully implemented within one year of permit issuance.

Policy 212.5.1: Monroe County shall support state policies and regulations concerning the permitting of marinas, docks and piers, except in those instances where more stringent regulations adopted by Monroe County shall be maintained.

Policy 216.1.11: By January 4, 1997, Monroe County shall adopt Land Development Regulations which require that all new and redeveloped marinas provide a hurricane contingency plan for review and approval before permits can be issued.

Policy 502.1.1: Monroe County shall permit only port and port related land uses within the Safe Harbor/Peninsular port area of Stock Island. Within 12 months of the effective date of the Comprehensive Plan, Monroe County shall adopt Land Development Regulations and amend the Land Use District Maps to only permit

those land uses including but not limited to commercial and industrial port dependent uses, industry, commercial fishing, marinas, and employee housing.

Policy 502.1.2: Monroe County shall permit land uses supportive, complementary or otherwise port related nearby and adjacent to the Safe Harbor/Peninsular port area of Stock Island. Within 12 months of the effective date of the Comprehensive Plan, Monroe County shall adopt Land Development Regulations and amend the Land Use District Maps to only permit those uses, including but not limited to warehousing, industry, affordable housing, marine businesses, and restaurants.

Any development on Stock Island shall be consistent with all goals, strategies and action items of *the Master Plan for the Future Development of Stock Island and Key Haven* (aka the Livable CommuniKeys Plan). Action items that directly pertain to the subject property and proposed redevelopment include:

Action Item 1.1.4: Encourage local restaurants to purchase and sale locally caught seafood from Stock Island by permitting an additional ground-mounted sign on commercial property and a wayfinding sign along US 1 that only advertises the "Seafood locally caught on Stock Island" and the corresponding name of the restaurant.

Action Item 1.3.3: Require easement agreements for commercial fishing on waterfront property through the development/redevelopment approval process.

Action Item 2.3.1: Continue to recognize land use districts and FLUM categories as the regulatory tool used for evaluating individual proposals for compliance with land development standards such as type of use and intensity of use.

Action Item 5.1.1: Promote the importance of maritime industries by incorporating the theme of Stock Island's historic maritime industry in public art and design guidelines.

Action Item 5.1.2: Emphasize maritime industries in all aspects of community design.

Action Item 9.4.3: Require the provision of bicycle facilities and parking in all new development and redevelopment.

B. *The conditional use is consistent with the community character of the immediate vicinity of the parcel proposed for development:*

The proposed redevelopment would be consistent with the community character of the immediate vicinity.

The surrounding area consists of a mixture of land uses, including residential and nonresidential uses. The subject property is located on the east side of Shrimp Road to the south of the intersection of Shrimp Road and 5th Avenue. The property is located on Safe

Harbor and is surrounded by water to the east and several other marinas. Across Shrimp Road to the south, there is a large undeveloped natural area as well as another marina. To the west there is a single family residential neighborhood and to the north there are some light industrial uses and an apartment complex.

A marina has existed on the subject property for decades. A mixed-use marina including a hotel, restaurant, and office space would be compatible with the character of neighboring properties in the area, which is a mixture of marina, commercial retail, office, light industrial and residential uses.

C. *The design of the proposed development minimizes adverse effects, including visual impacts, of the proposed use on adjacent properties:*

The proposed redevelopment minimizes adverse effects, including visual impacts, on adjacent properties.

Concerning the proposed built environment, the proposed buildings are at scales that are consistent with the sizes of other buildings in the community. The proposed building designs include architectural features that provide visual interest and break up the mass of the structures. Further, the proposed architectural style is similar and consistent in design, materials, and colors with many other existing buildings in the Stock Island and Key West community.

Concerning landscaping, as part of the development, it shall be required that additional native trees and landscaping elements be planted throughout the site.

D. *The proposed use will have an adverse impact on the value of surrounding properties:*

There is no evidence indicating that the proposed redevelopment will have an adverse impact on the value of the surrounding properties.

E. *The adequacy of public facilities and services, including, but not limited to, roadways, park facilities, police and fire protection, hospital and Medicare services, disaster preparedness program, drainage systems, refuse disposal, water and sewers, judged according to standards from and specifically modified by the public facilities capital improvements adopted in the annual report required by the Land Development Code:*

1. Roads:

Localized Impacts & Access Management: If applicable to their respective jurisdiction, new or reconfigured access to/from developments shall be approved by the Public Works Division or the Florida Department of Transportation (FDOT).

Level of Service (LOS): A traffic study was not provided.

2. Stormwater: A surface water management plan shall be approved by the County Engineer/County Biologist and if necessary, the South Florida Water Management District (SFWMD).

3. Sewer: The applicant shall coordinate with KW Resort Utilities, Corp.

4. Water: The applicant shall coordinate with the Florida Keys Aqueduct Authority.

5. Refuse Disposal: The applicant shall coordinate with Monroe County Solid Waste Management.

6. Emergency Management: The applicant shall coordinate with the Office of the Fire Marshal.

F. *The applicant for conditional use approval has the financial and technical capacity to complete the development as proposed and has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development:*

There is no evidence to support or disprove the applicant's financial and technical capacity.

G. *The development will adversely affect a known archaeological, historical or cultural resource:*

The proposed redevelopment will not adversely affect a known archaeological, historical or cultural resource.

H. *Public access to public beaches and other waterfront areas is preserved as part of the proposed development:*

The proposed redevelopment will not have an adverse impact on public access to a waterfront area. The property includes shoreline areas to the east. The eastern shorelines are developed with docking facilities, which provide access the Atlantic Ocean. The property, along with the existing dockage, is under private ownership. The public will have limited access to waterfront areas as visitors. The 2014 Development Agreement requires that there is public access to the property from 7:00 am until dusk. To further enhance public access, the proposed site plan includes a marina boardwalk along a majority of the shoreline areas.

I. *The proposed use complies with all additional standards imposed on it by the particular provision of the Land Development Code authorizing such use and by all other applicable requirements of the Monroe County Code:*

1. Residential Rate of Growth Ordinance (ROGO) (§138-19 – §138-28): *Compliance to be determined.*

The proposal involves 100 new transient residential units, thus 100 new transient ROGO allocations are required for the project.

The applicant has stated their intent to transfer 100 transient ROGO exemptions associated with another property to the subject property (which must be executed by a forthcoming, separate minor conditional use permit approval).

2. Non-Residential Rate of Growth Ordinance (NROGO) (§138-47 – §138-56): *Compliance to be determined*

The NROGO shall apply to the development of all new and expanded nonresidential floor area, except as exempted by MCC §138-50, for which a building permit or other final development approval is required. Pursuant to MCC §138-50(1), the NROGO shall not apply to development with no net increase in nonresidential floor area. Nonresidential floor area means the sum of the total floor area for a nonresidential building or structure, as defined in MCC §101-1. Additionally, covered and unenclosed boat racks with three or fewer sides not associated with retail sales of boats are not considered nonresidential floor area. Further, the term "nonresidential floor area" does not include space occupied by residential uses, including spaces occupied by a transient residential unit and an institutional-residential use as defined in MCC §101-1.

The proposed development includes 45,890 SF of nonresidential floor area (10,000 SF marine service retail, fish house + 1,450 SF hotel restaurant + 1,440 SF marina pool bar + 4,000 SF marina tiki bar and grill + 29,000 SF boat barn). The remaining floor area is occupied by residential uses, or accessory uses thereto, and is thereby not defined as nonresidential floor area.

The Planning & Environmental Resources Department determined that 47,957 SF of nonresidential floor was lawfully-established in a Letter of Development Rights Determination issued on March 13, 2013. There are five existing buildings that will remain on the site. The five buildings have a combined floor area of 23,366 SF. Therefore, the property has 24,591 SF of nonresidential floor area that is remaining.

This application shall require an additional allocation of 21,299 SF of nonresidential floor area through the NROGO permit allocation system. Pursuant to MCC §138-51(b) the amount of nonresidential floor area to be allocated shall be limited to a maximum share of 10,000 SF for any one site per each allocation quarter. Additionally, a structure shall not receive an allocation that expands the structure to more than 10,000 SF of nonresidential floor area. Therefore, the boat barn would not be eligible to receive an NROGO allocation for 29,000 SF.

3. Purpose of the MI District (§130-38): *In compliance.*

The purpose of the MI district is to establish and conserve areas suitable for maritime uses such as ship building, ship repair and other water dependent manufacturing and service uses.

4. Permitted Uses (§130-85): *Not in compliance.*
In total, the proposed redevelopment consists of the following uses:

- Marina
  - 100 dry slips
- Hotel
  - 100 hotel rooms
- Commercial Retail, Medium-Intensity
  - Marina Tiki Bar & Restaurant (4,000 SF with 108 seats)
  - Hotel Restaurant & Pool Bar (2,890 SF with 192 seats)
- Commercial Retail, Low-Intensity
  - Marine service, fish house (10,000 SF)
- Accessory
  - Hotel lobby/offices (SF not provided)
  - Parking areas (366 spaces)
  - Swimming pool

In the MI district, *marinas* may be permitted with a major conditional use permit provided that: a) the parcel proposed for development has access to water at least 4' below mean sea level at mean low tide; b) the sale of goods and services is limited to fuel, food, boating, diving and sport fishing products; c) all outside storage areas are screened from adjacent uses by a solid fence, wall or hedge at least 6' in height; and d) each non-waterside perimeter setback of the parcel proposed for development must have a class "C" bufferyard within a side yard setback of 10'.

In the MI district, *hotels* of providing 50 or more rooms may be permitted with a major conditional use permit provided that a) the hotel has restaurant facilities on or adjacent to the premises; and b) access to U.S. 1 by way of: 1. An existing curb cut; 2. a signalized intersection; or 3. a curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet.

In the MI district, *commercial retail, low and medium-intensity uses* of less than 5,000 SF may be permitted as-of-right with a building permit.

In the MU district, *commercial fishing* and *accessory uses* may be permitted as-of-right with a building permit.

The proposed development includes 6,890 SF of new commercial retail floor area. It is not clear on the submitted site plan whether this amount of floor area includes the kitchen and other areas area not devoted to food/beverage service. There is 2,700 SF

of existing commercial retail floor area in the marina store and fuel services building. Pursuant to §130-85 and Policy 101.4.5 of the Comprehensive Plan the proposed development is 4,589 SF over the maximum permitted commercial retail floor area. In order to reduce the commercial retail floor area, the applicant has the following options:

1. Provide a conceptual floor plan of how the marina store and fuel services building is proposed to be used and areas that are unenclosed.
2. Provide conceptual floor plans showing a portion of the proposed marina pool bar and marina tiki bar and grill are unenclosed and are not considered floor area.
3. Reduce the proposed amount of commercial floor area.
4. Any combination that reduces the proposed amount of commercial floor area by a minimum of 4,589 SF

5. Residential Density and Maximum Floor Area Ratio (§130-157, §130-162 & §130-164): *Not in compliance*

Proposed Land Use Intensity with Live-Aboard Density:

Land Use	FAR / Density	Size of Site	Max Allowed	Proposed	Potential Used
Subject Property:					
Transient Residential	10 rooms/ ac [1]	12.17 upland ac	121.7 rooms	100 rooms	81.7%
Commercial Retail (medium-intensity)	0.30 FAR	12.17 upland ac / 530,001 SF	159,000 SF	7,752 SF [2]	4.9%
Commercial Fishing	0.45 FAR	12.17 upland ac / 530,001 SF	238,500 SF	10,000 SF	4.2%
Offices	0.50 FAR	12.17 upland ac / 530,001 SF	265,000 SF	5,024 SF	1.9%
Light Industrial	0.35 FAR	12.17 upland ac / 530,001 SF	185,500 SF	15,642 SF [3]	8.4%
Boat Storage (Light Industrial)	0.35 FAR	12.17 upland ac / 530,001 SF	185,500 SF	29,000 SF	15.6 %
Transient Residential (Live-aboard)[4]	10 rooms/ ac	12.17 upland ac	121.7 live-aboard	80 live-aboard	65.7%
Total including live-aboard density					182.4%

1: This is allocated density (10 rooms per acre), not maximum net density (15 rooms per buildable acre), as the applicant has not stated any intent to utilize TDRs to allow a total of transient residential units that is beyond that allowed by the allocated density allowance.

2: The medium-intensity commercial retail total includes the existing marina store and fuel services building (852 SF) and the hotel (1,450 SF), marina pool bar (1,440 SF) and marina tiki bar and grill restaurants (4,000 SF). These numbers do not include all of the areas not devoted to food/beverage service like the kitchen.

3: The light industrial uses include the existing Key West Engine Services building (7,938 SF) and the Artist Cooperative building (7,704 SF).

4: Pursuant to a recent text amendment to the Monroe County Code, currently in its required appeal period, live-aboard vessels shall no longer count as a dwelling unit for the purpose of calculating density.

The existing development on the subject property must be taken into account for the total cumulative density. The existing development includes the 7,938 SF Key West Engine Services building (light industrial), the 7,704 SF artist cooperative building (light industrial), the 5,024 marina office building (office) and the 852 SF marina store and fuel services building (commercial retail). The existing floor area associated with these buildings accounts for 10.8% of the land use intensity for the subject property.

The Planning & Environmental Resources Department determined that 80 live-aboard vessel slips are lawfully established on the subject property in a Letter of Development Rights Determination issued on March 13, 2013. Under the current Land Development Code (MCC §114-19) the live-aboard vessels would count as a dwelling unit for the purposes of calculating density limitations. The 80 existing live-aboard vessel slips would account for 65.7% of the land use intensity for the subject property. On July 16, 2014, the BOCC adopted an ordinance which would make live-aboard vessels no longer count as a dwelling unit. The text amendment is currently in its required appeal periods.

If the live-aboard ordinance is not appealed and becomes effective the land use intensity as proposed is shown in the table below.

Proposed Land Use Intensity:

Land Use	FAR / Density	Size of Site	Max Allowed	Proposed	Potential Used
Subject Property:					
Transient Residential	10 rooms/ ac	12.17 upland ac	121.7 rooms	100 rooms	81.7%
Commercial Retail (medium-intensity)	0.30 FAR	12.17 upland ac / 530,001 SF	159,000 SF	7,752 SF	4.9%
Commercial Fishing	0.45 FAR	12.17 upland ac / 530,001 SF	238,500 SF	10,000 SF	4.2%
Offices	0.50 FAR	12.17 upland ac / 530,001 SF	265,000 SF	5,024 SF	1.9%
Light Industrial	0.35 FAR	12.17 upland ac / 530,001 SF	185,500 SF	15,642 SF	8.4%
Boat Storage (Light Industrial)	0.35 FAR	12.17 upland ac / 530,001 SF	185,500 SF	29,000 SF	15.6 %
Total including live-aboard density					116.7%

The proposed redevelopment is 16.7% over the maximum 100% cumulative land use intensity. In order to reduce the cumulative land use intensity, the applicant has the following options:

a) In combination with another option to reduce the total cumulative percentage by 16.7% make the proposed boat barn unenclosed so that it does not have floor area associated with it. This would result in a 15.6 percentage drop (0%).

b) In combination with another option to reduce the total cumulative percentage by 16.7% remove the proposed boat barn. This would result in a 15.6 percentage drop (0%).
c) In combination with another option to reduce the total cumulative percentage by 16.7% reduce the proposed number of hotel rooms from 100 to 80. This would result in a 16 percentage drop (65.7%).
d) In combination with another option to reduce the total cumulative percentage by 16.7% reduce the commercial retail floor area by 2,753 SF. This would result in a 1.8 percentage drop (3.1%).
e) Utilize TDRs to increase the allowed density of hotel rooms from 10 rooms per acre (121.7 potential rooms) to 15 rooms per buildable acre (182.6 potential rooms). This would result in a 27.3 percentage drop (54.4%).

6. Required Open Space (§118-9, §130-157, §130-162 & §130-164): *Compliance to be determined.*

There is a required open space ratio of 0 or 0%. In total, the property consists of 12.24 acres (533,174 SF) of upland area. The site plan indicates that there shall be 3.55 acres of pervious area (154,624 SF) on the site (29.17%).

There is a required shoreline setback open space ratio of 0.40 or 40%.

7. Minimum Yards (§118-12 & §130-186): *Not in compliance.*

The required non-shoreline setbacks are as follows: Front yard – 25'; Rear yard – 25'; and Side yard – 10'/15' (where 10' is required for one side and 15' is the minimum combined total of both sides).

Within the required 25' front yard non-shoreline setback along the Shrimp Road right-of-way, the proposed hotel, parking spaces, community garden and boat barn encroach into the setback. The parking back out area on the southeast property line encroaches into the 5' side yard setback.

Pursuant to MCC §118-12, along the altered segments of the shoreline, principal structures shall be set back 20' as measured from the mean high water (MHW) line or the landward extent of the mangroves, whichever is further landward. Accessory structures, as defined in MCC §101-1, within the shoreline setback shall be constructed at a foundation height not to exceed 18" above existing grade and shall meet the following design criteria: a) in no event shall the total, combined area of all structures occupy more than 60% of the upland area of the shoreline setback and pools, spas, and any screen structures over pools or spas shall be set back a minimum of 10', as measured from the MHW line.

In accordance with MCC §118-12(o), for structures serving commercial uses, the Director of Planning & Environmental resources or the planning commission may approve deviations from the requirements of MCC §118-12 as part of a minor or

major conditional use permit. Such approval may include additional structures or uses, provided that such approval is consistent with any permitted uses, densities, and intensities of the land use district (MU), furthers the purposes of MCC §118-12, is consistent with the general standards applicable to all uses, and the proposed structures are located in a disturbed area of an altered shoreline. Such additional uses are limited to waterfront dining areas, pedestrian walkways, public monuments or statues, informational kiosks, fuel or septic facilities, and water-dependent marina uses. Any such development shall make adequate provision for a water quality monitoring program for a period of five years after the completion of the development.

8. Maximum Height (§130-187): *Compliance to be determined.*

   No structure or building shall be development that exceeds a maximum height of 35'.

   Building elevations were submitted with the application for the hotel only. The 2014 Development Agreement specified that grade shall be determined based on Exhibit 7 a topographic survey. The hotel is 35' tall when measured from the grade on the topographic survey. Building elevations for the marine retail/fish house building, marina pool bar, marina tiki bar and grill and the boat barn were not provided. Therefore, compliance could not be determined with the information provided.

9. Surface Water Management Criteria (§114-3): *Not in compliance.*

   The site plan provided indicates a total upland area of 530,001 square feet, with an impervious surface of 375,376 square feet (70.83% impervious). Based on the data provided, the stormwater management facilities must provide a treatment volume of approximately 78,000 cubic feet. The site plans provided show a treatment volume within the exfiltration trenches of 1.44 acre feet (62,726 cubic feet), however it is unclear whether this volume is intended to address Phase I-A, Phase I-B, or the entire site. In addition, §114-3(f)3 requires commercial or industrial projects to provide at least one-half-inch of dry detention or retention pretreatment prior to discharge to a disposal structure such as a well, subsurface drainage basin, or trench, as part of the required retention/ detention. No dry detention or retention facilities were shown on the plans.

10. Wastewater Treatment Criteria (§114-5): *Compliance to be determined by KW Resort Utilities, Corp prior to the issuance of a building permit.*

11. Fencing (§114-20): *Full compliance to be determined upon building permit application review.*

    The site plan indicates that a wall or fence would be installed along the Shrimp Road property line. Wall/fencing details were not provided with the application. As such, the wall or fence is not being reviewed as part of this application. Any new

wall/fencing shall be reviewed independently for compliance as an accessory structure/use under a building permit application.

12. Floodplain Management (§122-1 – §122-6): *Full compliance to be determined upon building permit application review.*

    The site is designated within a flood zone on the Federal Emergency Management Agency's flood insurance rate maps. All new structures, including the hotel, must be built to floodplain management standards that meet or exceed those for flood protection.

13. Energy Conservation Standards (§114-45): *Full compliance to be determined upon building permit application review.*

    The development proposal includes the following required energy conservation measures: reduced coverage by asphalt, concrete, rock and similar substances in streets, parking lots and other areas to reduce local air temperatures and reflected light and heat; the installation of native plants in required landscaping, which will reduce the requirements for water and maintenance; the installation of shade trees, which will provide shade for parking areas; and the provision of structural shading.

    Not enough information was provided to determine if the development proposal includes the following required energy conservation measures: use of energy-efficient feature in window design; use of operable windows and ceiling fans; installation of energy-efficient appliances and equipment; prohibition of deed restrictions or covenants that would prevent or unnecessarily hamper energy conservation efforts; installation of energy-efficient lighting for streets, parking areas, recreation areas, and other interior and exterior public areas; and orientation of structures, as possible, to reduce solar heat gain by walls and to use the natural cooling effects of the wind.

14. Potable Water Conservation Standards (§114-46): *Full compliance to be determined upon building permit application review.*

15. Environmental Design Criteria and Mitigation Standards (§118-6, §118-7 & §118-8): *Not applicable.*

    The development area is predominately scarified, but it does contain some native habitat. The site plan submitted does not indicate that any native trees or plants will be removed.

16. Required Parking (§114-67): *In compliance.*

Required Parking:

Specific Use	Multiplier	Proposed	Required
Subject Property:			
Hotels	1 space per each 1-bedroom unit and 1 space plus 0.5 space for each additional bedroom per each 2 or more bedroom transient dwelling unit	100 rooms	100 spaces
Eating and drinking establishments, such as restaurants and bars	1 space per 3 seats or 3 spaces per 1,000 SF of area devoted to food/beverage service (whichever is greater)	332 seats (Unknown amount of SF)	TBD (110.6 spaces minimum)
Eating and drinking establishments, such as restaurants and bars	3 spaces per 1,000 SF of area not devoted to food/beverage service	(Unknown amount of SF)	TBD (0 spaces minimum)
Marinas and commercial fishing facilities	1 space per berth plus 1 space per 4 dry storage racks	100 dry slips	25 spaces
Commercial retail	3 spaces per 1,000 SF	10,852 SF	32.5 spaces (30 spaces*)
Marinas and commercial fishing facilities	1 space per berth plus 1 space per 4 dry storage racks	281 wet slips	281 spaces (53 spaces*)
Offices	3 spaces per 1,000 SF	5,024 SF	15 spaces (12 spaces*)
Industrial	2 spaces per 1,000 SF	15,642 SF	31 spaces (23 spaces*)
		Total	TBD 598 spaces (354 spaces minimum*)

* The existing marina, marina office, marina store and fuel services building and light industrial buildings are lawfully nonconforming to the current parking space requirements. These existing uses were found to have 88 existing parking spaces.

The site plan states that 366 spaces would be provided (304 at a standard size for vehicles, 7 at an ADA accessible size and 55 at a reduced size for scooters). The table above shows the parking requirements for the whole project including all three phases.

There are a number of existing buildings and uses on the subject property. In 2011, a minor deviation to the major conditional use permit was approved in order to reconfigure 173 of the existing 361 boat slips. As part of that application staff determined that the property had 88 existing parking spaces and was lawfully nonconforming to the current parking standards. The marina office building approved by building permit #041-2513 included 12 parking spaces on the site plan. Based on their location staff determined that the remaining 76 parking were

associated with the two light industrial buildings (23 spaces) and the marina wet slips (53 spaces).

The new uses including the proposed hotel, eating and drinking establishments, dry boat storage racks and commercial retail are required to show full compliance with §114-67 required off-street parking.

The redevelopment is a mixed-use development. For that reason, it is eligible for a shared-parking reduction. Although not enough information was provided to account for all of the normally required spaces, which is necessary to carry out a final shared parking analysis, the following table indicates a minimum number of spaces that would be required (note: the total will only increase as additional information is provided – unless the proposed development is scaled back reducing a particular parking demand):

Shared Parking:

Specific Use	Nighttime	Weekday		Weekend	
	12 am-6 am	9 am-4 pm	6 pm-12 am	9 am-4 pm	6 pm-12 am
Marinas (78 spaces)	3.9	54.6	7.8	78.0	15.6
Office/Industrial (35 spaces)	1.8	35.0	3.5	3.5	1.8
Commercial Retail (30 spaces)	1.5	18.0	27.0	30.0	21.0
Drinking and eating (110.6 spaces)	11.1	44.2	110.6	88.5	110.6
Hotel (100 spaces)	75.0	75.0	100.0	75.0	100.0
Minimum Total	93.2	226.8	248.9	**275.0**	249.0

There will be a minimum requirement of 275 spaces. The site plan shows 366 parking spaces (304 at a standard size for vehicles, 7 at an ADA accessible size and 55 at a reduced size for scooters), 91 more than required. The requirement may increase with the submittal of additional information concerning the restaurant.

All of the spaces shown on the site plan appear to have the appropriate dimensions and access aisles widths, although it is difficult to confirm as the site plan is drawn at 1:60 scale.

The development of the property is proposed to occur in three phases. The first phase includes the construction of the 100 room hotel, 192 seat hotel restaurant/pool bar and 10,000 SF marine service/ fish house retail building. The tables below show the parking that is required for the phase I development and the shared parking reduction.

Required Parking: Phase I

Specific Use	Multiplier	Proposed	Required
Subject Property:			
Hotels	1 space per each 1-bedroom unit and 1 space plus 0.5 space for each additional bedroom per each 2 or more bedroom transient dwelling unit	100 rooms	100 spaces
Eating and drinking establishments, such as restaurants and bars	1 space per 3 seats or 3 spaces per 1,000 SF of area devoted to food/beverage service (whichever is greater)	224 seats[1] (Unknown amount of SF)	TBD (74.6 spaces minimum)
Eating and drinking establishments, such as restaurants and bars	3 spaces per 1,000 SF of area not devoted to food/beverage service	(Unknown amount of SF)	TBD (0 spaces minimum)
Commercial retail	3 spaces per 1,000 SF	10,852 SF	32.5 spaces (30 spaces*)
Marinas and commercial fishing facilities	1 space per berth plus 1 space per 4 dry storage racks	281 wet slips	281 spaces (53 spaces*)
Offices	3 spaces per 1,000 SF	5,024 SF	15 spaces (12 spaces*)
Industrial	2 spaces per 1,000 SF	15,642 SF	31 spaces (23 spaces*)
		Total	TBD 536 spaces (255 spaces minimum*)

Note 1: Includes existing 32 seats for concession stand

Shared Parking Phase I:

Specific Use	Nighttime	Weekday		Weekend	
	12 am-6 am	9 am-4 pm	6 pm-12 am	9 am-4 pm	6 pm-12 am
Marinas (53 spaces)	2.7	37.1	5.3	53	10.6
Office/Industrial (35 spaces)	1.8	35	3.5	3.5	1.8
Commercial Retail (30 spaces)	1.7	20.8	31.1	34.6	24.2
Drinking and eating (74.6 spaces)	7.5	29.8	74.6	59.7	74.6
Hotel (100 spaces)	75.0	75.0	100.0	75.0	100.0
Minimum Total	88.6	197.7	214.5	**225.8**	211.2

For Phase I there will be a minimum requirement of 226 parking spaces. The site plans shows 253 parking spaces (240 at a standard size for vehicles, 7 at an ADA

accessible size and 6 at a reduced size for scooters), 27 more than required. The requirement may increase with the submittal of additional information concerning the restaurant.

The second phase includes the construction of the 108 seat marina tiki bar and grill. The tables below show the parking that is required for the Phase II development and the shared parking reduction.

Required Parking: Phase II

Specific Use	Multiplier	Proposed	Required
Subject Property:			
Hotels	1 space per each 1-bedroom unit and 1 space plus 0.5 space for each additional bedroom per each 2 or more bedroom transient dwelling unit	100 rooms	100 spaces
Eating and drinking establishments, such as restaurants and bars	1 space per 3 seats or 3 spaces per 1,000 SF of area devoted to food/beverage service (whichever is greater)	332 seats (Unknown amount of SF)	TBD (110.6 spaces minimum)
Eating and drinking establishments, such as restaurants and bars	3 spaces per 1,000 SF of area not devoted to food/beverage service	(Unknown amount of SF)	TBD (0 spaces minimum)
Commercial retail	3 spaces per 1,000 SF	11,537 SF	34.6 spaces
Marinas and commercial fishing facilities	1 space per berth plus 1 space per 4 dry storage racks	281 wet slips	281 spaces (53 spaces*)
Offices	3 spaces per 1,000 SF	5,024 SF	15 spaces (12 spaces*)
Industrial	2 spaces per 1,000 SF	15,642 SF	31 spaces (23 spaces*)
		Total	TBD 573 spaces (329 spaces minimum*)

Shared Parking:

Specific Use	Nighttime	Weekday		Weekend	
	12 am-6 am	9 am-4 pm	6 pm-12 am	9 am-4 pm	6 pm-12 am
Marinas (53 spaces)	2.7	37.1	5.3	53	10.6
Office/Industrial (35 spaces)	1.8	35	3.5	3.5	1.8
Commercial Retail (30 spaces)	1.7	20.8	31.1	34.6	24.2
Drinking and eating (110.6 spaces)	11.1	44.2	110.6	88.5	110.6

Hotel (100 spaces)	75.0	75.0	100.0	75.0	100.0
Minimum Total	92.2	212.1	250.5	**254.6**	247.2

For Phase II there will be a minimum requirement of 255 parking spaces. The site plans shows 331 parking spaces (286 at a standard size for vehicles, 7 at an ADA accessible size and 38 at a reduced size for scooters), 76 more than required. The requirement may increase with the submittal of additional information concerning the restaurant.

Scooter/motorcycle parking:

Per MCC 114-67(e)(5) and consistent with the *Master Plan for the Future Development of Stock Island & Key Haven*, the planning director may grant a reduction of up to 20 percent in the number of required parking spaces for nonresidential uses, provided an equivalent number of parking spaces are reduced in size and redesigned to accommodate scooters and other similar modes of transportation. If 275 spaces are required and provided, up to 55 appropriately sized scooter parking spaces could be included on the site plan and receive an equivalent reduction in required parking for automobiles.

In order for the scooter parking spaces to be functional the minimum size for each space should be 6' deep by 4' wide. Six of the proposed scooter parking spaces meet the minimum size requirement. The remaining 49 scooter parking spaces are approximately 5' deep by 2' wide.

The site plan indicates that 55 spaces for scooters/motorcycles would be provided. Since more parking is provided on the site than needed some of these scooter parking spaces could be removed or two spaces could be collapsed into one in order to make them wide enough.

17. Required Loading and Unloading Spaces (§114-69): *Compliance to be determined.*

An 11' by 55' loading/unloading space is required. The site plan includes one 11' by 55' loading/unloading space.

The proposed 11' by 55' loading/unloading space shown on the north side of the marine service/fish house retail building does not appear to accessible for a large delivery truck, although it is difficult to confirm as the site plan is drawn at 1:60 scale. In order to show compliance with MCC §114-69, the applicant has the following options:

1. Relocate the loading/unloading zone to a more accessible place like the east side of the marine service/fish house building
2. Revise the site plan to show a large delivery truck could access the loading/unloading zone

18. Required Landscaping (§114-99 – §114-105): *In compliance*

The site plan indicates 331 parking spaces. However, the Landscape Plans submitted provide parking lot landscaping for only 139 spaces (Sheet L-2.0). Please revise the plans to clearly indicate the Phasing and the number of spaces provided by phase.

19. Required Bufferyards (§114-124 – §114-130): *In compliance*

The Landscape Plans depict Class C Bufferyards on the north, east and west of Phase I-A. Based on the data provided, the proposed bufferyards are in compliance with §114-126.

20. Outdoor Lighting (§114-159 – §114-163): *Full compliance to be determined upon building permit application review.*

Outdoor lighting is not being reviewed as part of this application. Any new outdoor lighting shall be reviewed independently for compliance as an accessory use/structure under a building permit application.

21. Signs (§142-1 – §142-7): *Full compliance to be determined upon building permit application review.*

Signage is not being reviewed as part of this application. Any new signage shall be reviewed independently for compliance as an accessory use/structure under a building permit application.

22. Access Standards (§114-195 – §114-201): *Compliance to be determined.*

The proposal does not indicate any change to site access.

Note: Judy Clarke, Monroe County Public Works & Engineering, provided two memorandums regarding the access on March 17, 2014 and August 21, 2014.

23. Chapter 533, Florida Statues: *Not in compliance.*

All accessibility standards as required by Florida Statutes and the Americans with Disabilities Act (ADA) must be met.

There shall be at least one ADA accessible parking space for every 25 vehicle parking spaces. The proposed provision of only 7 ADA accessible spaces would not be in compliance. If 366 spaces are provided, a total of 15 ADA accessible spaces would be required.

Building requirements will be reviewed upon submittal of building permit applications for the structures.

24. Other Issues:

Site plan labeling:

On the site plan, many of the buildings are not labeled or not appropriately described. As a result, the purpose and use of each building is unclear and it is difficult to ascertain where all of the existing and proposed uses shall occur. Prior to the issuance of the planning commission staff report, the site plan must be revised so that each of the buildings is labeled with a brief description of the use.

Required recycling collection areas:

As set forth in MCC §114-21, any nonresidential or multi-family residential development requiring a CO or CC on or after July 1, 2012 shall make adequate provision for a recycling collection area. Pursuant to MCC §114-21(1) and (2), at least four collection areas are required. For nonresidential buildings consisting of 0 to 5,000 SF, there shall be at least one collection area (82 SF). As a 4,000 SF nonresidential building (marina tiki bar and grill) and a 2,890 SF nonresidential building (hotel restaurant and marina pool bar) is proposed, two such collection areas is required. For nonresidential buildings consisting of 5,001 SF to 15,000 SF of floor area, there shall be at least one collection area (125 SF). As a 10,000 SF nonresidential building (marine service/fish house), one such collection area is required. For nonresidential buildings consisting of 15,001 SF to 50,000 SF of floor area, there shall be at least one collection area (175 SF). As a 29,000 SF nonresidential building (boat barn) is proposed, one such collection area is required. Collection areas are not required for the existing nonresidential buildings, the hotel, and accessory buildings; however the four new collection areas should serve these uses and recycling by users is encouraged.

The locations of the collection areas shall be in areas that a) are accessible and convenient to the intended users (typically no more than 200' from the farthest user); do not interfere with the primary use of the site; c) can tolerate noise, odor and increased pedestrian and vehicle traffic; and d) are designed to be easily accessible by all collection vehicles. Further, such collection areas shall be designed and screened in accordance with MCC §114-21(3)(4)(5) and (6).

V RECOMMENDATION:

The Planning & Environmental Resources Department recommends approval with the following conditions:

1. Prior to the Planning Commission staff report deadline, the applicant shall provide a revised site plan resulting in a 16.7 percentage drop to the cumulative land use intensity. In order to reduce the cumulative land use intensity, the applicant has the following options:

a. In combination with another option to reduce the total cumulative percentage by 16.7% make the proposed boat barn unenclosed so that it does not have floor area associated with it. This would result in a 15.6 percentage drop (0%).
b. In combination with another option to reduce the total cumulative percentage by 16.7% remove the proposed boat barn. This would result in a 15.6 percentage drop (0%).
c. In combination with another option to reduce the total cumulative percentage by 16.7% reduce the proposed number of hotel rooms from 100 to 80. This would result in a 16 percentage drop (65.7%).
d. In combination with another option to reduce the total cumulative percentage by 16.7% reduce the commercial retail floor area by 2,753 SF. This would result in a 1.8 percentage drop (3.1%).
e. Utilize TDRs to increase the allowed density of hotel rooms from 10 rooms per acre (121.7 potential rooms) to 15 rooms per buildable acre (182.6 potential rooms). This would result in a 27.3 percentage drop (54.4%).

2. Prior to the Planning Commission staff report deadline, the applicant shall provide a revised site plan resulting in a reduction of 4,589 SF of commercial retail floor area. In order to reduce the commercial floor area, the applicant has the following options:
   a. Provide a conceptual floor plan of how the marina store and fuel services building is proposed to be used and areas that are unenclosed.
   b. Provide conceptual floor plans showing a portion of the proposed marina pool bar and marina tiki bar and grill are unenclosed and are not considered floor area.
   c. Reduce the proposed amount of commercial floor area.
   d. Any combination that reduces the proposed amount of commercial floor area by a minimum of 4,589 SF

3. Prior to the Planning Commission staff report deadline, the applicant shall provide the following revisions to the site plan:
   a. Each of the buildings shall be labeled with a brief description of the use. If a building accommodates multiple uses, the square footage dedicated to each use shall also be provided. If a building accommodates multiple uses, the square footage dedicated to each use shall also be provided.
   b. The hotel, boat barn and parking spaces shall be relocated to be in compliance with the front yard setback of 25' (unless a setback variance is granted accordance with MCC §102-187).
   c. As required by MCC §114-21, at least four recycling collection areas shall be provided and identified. The required collection area for the two restaurants shall be at least 82 SF in area. The required collection area for the commercial fishing/retail shall be at least 125 SF in area. The required collection area for the boat barn shall be at least 175 SF in area. The locations of the collection areas shall be in areas that a) are accessible and convenient to the intended users (typically no more than 200' from the farthest user); do not interfere with the primary use of the site; c) can tolerate noise, odor and

increased pedestrian and vehicle traffic; and d) are designed to be easily accessible by all collection vehicles.

d. The mean high water line shall be labeled.
e. Although not required by MCC, three additional bicycle racks shall be shown next to the marine service/fish house retail building, hotel and marina tiki bar and grill.
f. Revise the design data table to have consistent land use intensity figures with those provided in this report.
g. Revise the design data table to have consistent parking figures with those provided in this report.
h. Revise the general information table to be consistent with the parking figures contained in this report
i. Revise the general information table to remove the restaurant indoor seating area
j. Label 80 Live-aboard slips
k. Label 72 commercial fishing slips
l. Clearly delineate phases of development
m. Label building height relative to existing grade
n. Label boat barn building height relative to grade
o. Remove "concept" from title of site plan

4. Prior to the Planning Commission staff report deadline, the site plan shall be revised to show compliance with MCC §114-69. In order to show compliance with MCC §114-69, the applicant has the following options:
   a. Relocate the loading/unloading zone to a more accessible place like the east side of the marine service/fish house building
   b. Revise the site plan to show a large delivery truck could access the loading/unloading zone

5. Prior to the Planning Commission staff report deadline, the applicant shall provide a landscape plan for the whole site.

6. Prior to the Planning Commission staff report deadline, the applicant shall provide conceptual floor plans for all new buildings.
   a. Of importance, the applicant shall provide a breakdown of the restaurant areas so that the total amount of off-street parking required may be determined.
   b. Of importance, the applicant shall provide details of how the boats will enter/exit the boat barn

7. Prior to the Planning Commission staff report deadline, the applicant shall provide conceptual building elevations for all new buildings. All elevations shall be at measurable scale and denote grade as defined in the Development Agreement.

8. Prior to the Planning Commission staff report deadline, the applicant shall provide the total number of new buildings. The application states there would be six new buildings. The site plan only indicates five new buildings and seven existing

buildings. If the total indicated on the site plan is in error, the site plan must be revised to reflect the correct total.

9. Prior to the Planning Commission staff report deadline, the applicant shall provide a traffic study for review by the County's traffic consultant.

10. Prior to the Planning Commission staff report deadline, the text amendment regarding live-aboard density approved by the BOCC on July 16, 2014 shall be effective.

11. Prior to the Planning Commission staff report deadline, the applicant shall submit a stormwater management plan, prepared in accordance with MCC §114-3(g).

12. Prior to the issuance of a building permit any building containing transient dwelling units, the required TREs (100) shall be successfully transferred to the subject property via the process provided in MCC §138-22(2).

13. This major conditional use permit approval shall not relieve the property owner of any additional requirement of the development agreement between Monroe County, the current property owner, and other parties. The development agreement, approved by the BOCC at a public hearing on July 16, 2014 and currently in its required appeal period, may only be amended as allowed by the terms of the agreement, Monroe County Code and Florida Statutes.

14. A major conditional use permit is not a final approval for certain development. The applicant shall obtain a building permit(s) for any improvement requiring such an approval.

15. The boardwalk or walkway along the shoreline is intended to enhance public access to the waterfront area shall be open to the public from dawn to dusk. Rules related to use and conduct may be established and enforced by the property owner.

16. The proposed architectural style and design of the buildings - as illustrated in the proposed floor plans, building elevations and renderings included in the application - has been reviewed and conceptually approved by this major conditional use permit. Any modifications shall be reviewed by the Planning & Environmental Resources for consistency with this approval. Any minor modification of consistent design shall be approved administratively as a minor deviation by the Senior Director of Planning & Environmental Resources. Any substantial modification or any modification that does not utilize consistent design, as determined by the Senior Director of Planning & Environmental Resources, shall be approved as a major deviation following a review by the Planning Commission.

17. During the phased development plan, fencing shall be installed around active construction sites for safety.

18. Prior to the issuance of the Certificate of Occupancy for the building, all required landscaping shall be formally approved by a Building Permit, planted and pass a final inspection by the County Biologist or his or her designee.

19. The scope of work has not been reviewed for compliance with Florida Building Code. Prior to the issuance of Building Permits, new development and structures shall be found in compliance by the Monroe County Building Department, Floodplain Administrator, and the Office of the Fire Marshal.

20. The Public Works Division shall review any proposed work within County public rights-of-way and the Division maintains the right to request revisions as it carries out its review of any application for an access permit. It is the responsibility of the applicant to obtain all required permits before starting work.

21. If the development is gated, in order to provide public access, the gate(s) shall be open, at a minimum, from 7:00 am until dusk.

22. All working waterfront and water dependent uses, such as marina, fish house/market, boat repair, boat building, boat storage shall be delineated so that a minimum of 35% of the upland area of the property is preserved for these uses.

23. As required by Policy 101.4.5, the site plan shall be revised to show at least 20% (72) of the existing 361 wet slips are reserved for vessels involved with recreational and commercial working waterfront uses.

24. As required by Policy 101.4.5, the site plan shall be revised to delineate dockage that will be preserved for recreational and commercial working waterfront uses.

VI PLANS REVIEWED:

- Site Plan, entitled Master Site Concept for Stock Island Marina Village, by Weiler Engineering Corporation (WEC) and dated August 11, 2014
- Phase 1 Concept for Stock Island Marina Village, by Weiler Engineering Corporation (WEC) and dated August 11, 2014
- Site Plan A for Stock Island Marina Village, by Weiler Engineering Corporation (WEC) and dated August 11, 2014
- Site Plan B for Stock Island Marina Village, by Weiler Engineering Corporation (WEC) and dated August 11, 2014
- Drainage Plan A for Stock Island Marina Village, by Weiler Engineering Corporation (WEC) and dated August 11, 2014
- Drainage Plan B for Stock Island Marina Village, by Weiler Engineering Corporation (WEC) and dated August 11, 2014
- Phase 1 BMP Plan for Stock Island Marina Village, by Weiler Engineering Corporation (WEC) and dated August 11, 2014
- First Floor Plan, by Thomas E. Pope, P.A. dated August 11, 2014
- Second Floor Plan, by Thomas E. Pope, P.A. dated August 11, 2014
- Third Floor Plan, by Thomas E. Pope, P.A. dated August 11, 2014
- Elevations, by Thomas E. Pope, P.A. dated August 11, 2014
- Existing Tree Disposition Plan, by Elizabeth Newland, L.A. dated August 14, 2014
- Landscape Plan, by Elizabeth Newland, L.A. dated August 14, 2014

File #: **2014-027**

Owner's Name: Longstock II, LLC

Applicant: Longstock II, LLC

Agent: Barton Smith, Esq.

Type of Application: Major

Key: Stock Island

RE: 00123760-000200
00123720-000100
00123720-000200

Additional Information added to File 2014-027

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT

Disclosure of Interest

Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

Name and Address	*% of Ownership*

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

Name and Address	*% of Ownership*

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

Name and Address	*% of Ownership*

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

- If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

Name and Address	*% of Ownership*
Donald A. Foss Revocable Living Trust	99
DAF Venture Corp	1
2505 W 12 Mile Rd, STE 4125	
South Field, MI 48034	

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

Name and Address	*% of Ownership*

FORM

* Please provide date of contract _____

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

Name and Address

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: Matthew Struck

State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 20 day of MAY, by MATTHEW STRUCK. He/she is personally known to me or has produced _____ as identification.

Notary Public
My Commission Expires

JANA CARTER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE223411
Expires 8/8/2016

County of Monroe
Growth Management Division

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

Board of County Commissioners
Mayor Sylvia Murphy, Dist.5
Mayor Pro Tem Danny L. Kolhage, Dist. 1
Heather Carruthers, Dist. 3
David Rice, Dist. 4
George Neugent, Dist. 2

We strive to be caring, professional, and fair.

Date: 2.19.14
Time: _____

Dear Applicant:

This is to acknowledge submittal of your application for Major
Type of application

Longstock II, LLC to the Monroe County Planning Department.
Project / Name

Thank you.

Gail Creech

Planning Staff

MCPA GIS Public Portal
Scott P. Russell, CFA

- Pan
- Legend
- Zoom In
- Full Extent
- Zoom Out
- Address
- Find
- Identify
- Select
- Buffer
- Measure
- Print

MCPA GIS Public Portal
Major Roads

Monroe Outline

Subdivisions

Section Lines

SECTION TEXT

Parcels

Shoreline

Lot Lines

Hooks Leads

Help

Check out our Getting Started tutorial!

2013 Condo

Expand All

2012 Condo

2011 Condo

2010 Condo

2009 Condo

2008 Condo

2013 Sales

2012 Sales

2011 Sales

2010 Sales

2009 Sales

2008 Sales

Road Centerline

Road Block Name

Right of Way

- MCPA GIS Public Portal
  - Monroe Overlay
  - Subdivisions
  - Section Lines
  - Parcels
  - Shoreline
  - Lot Lines
  - Hooks Leads
  - Easements
  - Text Displays
  - Condo Sales
  - Sales
  - Transportation

Zoom-inZoom-in to a defined extent...
Zoom-outZoom-out to a defined extent...
Full ExtentZoom to the full extent tool was clicked!
Clear

Basemap | Select a basemap | Clear | Show distances in feet | and areas in square feet

OBJECTID	ID	RECHAR	GEO_FEAT	NAL PARCEL NO	NAME
12307	123780	00123780-000000	12307	3567 25 00123780000000	MONROE COUNTY
74098	123900	00123900-000000	74098	3567 25 00123900000000	KEY COW LLC
80605	123720.0002	00123720-000200	80605	3567 25 00123720000200	LONGSTOCK II LLC

Verified GC

3 D OF KEY WEST INC
1415 FLAGLER AVE
KEY WEST, FL 33040-4921

BAMA ONE LLC
6810 FRONT ST
KEY WEST, FL 33040-6040

BERNSTEIN BENJAMIN RESIDUARY TR B U/T/W
PO BOX 2455
KEY WEST, FL 33045-2455

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY
500 WHITEHEAD ST
KEY WEST, FL 33040-6581

CONSTELLATION YACHTS INC
6811 SHRIMP RD
KEY WEST, FL 33040

~~DOG TRACK PARCELS CONDOMINIUM~~

ISLAND TRUST AGREEMENT 3/10/1989
P O BOX 2455
KEY WEST, FL 33040

JKYD LLC
PO BOX 144235
CORAL GABLES, FL 33114-4235

KEY COW LLC
PO BOX 169
KEY WEST, FL 33041-0169

~~LONGSTOCK II LLC~~
~~7009 SHRIMP RD STE 2~~
~~KEY WEST, FL 33040-6067~~

~~LONGSTOCK II LLC~~
~~7009 SHRIMP RD STE 2~~
~~KEY WEST, FL 33040-6067~~

~~LONGSTOCK II LLC~~
~~7009 SHRIMP RD STE 2~~
~~KEY WEST, FL 33040-6067~~

MERIDIAN WEST LTD
2937 SW 27TH AVE STE 303
MIAMI, FL 33133

PARCELS B AND C LLC
PO BOX 169
KEY WEST, FL 33041-0169

ROBBIE'S SAFE HARBOR MARINE ENT INC
7281 SHRIMP RD
KEY WEST, FL 33040

SAFE HARBOR ENTERPRISES INC
7009 SHRIMP RD STE 2
KEY WEST, FL 33040-6067

SPECIAL ACQUISTIONS VIII INC
6435 NAPLES BLVD
NAPLES, FL 34109-2016

THE UTILITY BOARD OF THE CITY OF KEY WEST
1001 JAMES ST
KEY WEST, FL 33040-6935

Verified GC

End of Additional File 2014-027

APPLICATION

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
FEB 19 2014
MONROE CO. PLANNING DEPT

Request for a Major Conditional Use Permit

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

Major Conditional Use Permit Application Fee: $10,014.00

In addition to the application fee, the following fees also apply:
Advertising Costs: $245.00
Surrounding Property Owner Notification: $3.00 for each property owner required to be noticed
Traffic Study Review: $5,000.00

Date of Submittal: 02 / 19 / 2014
Month Day Year

Applicant/Agent Authorized to Act for the Property Owner:

Longstock II, LLC C/O Smith Oropeza, P.L. — Barton W. Smith, Esq.
Applicant (Name of Person, Business or Organization) — Name of Person Submitting this Application

138 – 142 Simonton Street, Key West, Florida 33040
Mailing Address (Street, City, State and Zip Code)

(305) 296-7227 — bart@smithoropeza.com
Daytime Phone — Email Address

Property Owner:

Longstock II, LLC — Matthew Strunk
(Name/Entity) — Contact Person

7009 Shrimp Road, Key West, Florida 33040
Mailing Address (Street, City, State and Zip Code)

305-294-2288 — mstrunk@stockislandmarina.com
Daytime Phone — Email Address

Legal Description of Property:
(If in metes and bounds, attach legal description on separate sheet)

SEE ATTACHED LEGAL DESCRIPTION

Block — Lot — Subdivision — Key
00123760-000200, 00123720-000100, and 00123720-000200 — 1157899, 9080464, and 9080468
Real Estate (RE) Number — Alternate Key Number

7009 Shrimp Road, Stock Island, Florida 33040 — MM 5
Street Address (Street, City, State, Zip Code) — Approximate Mile Marker

APPLICATION

Land Use District Designation of Property: Maritime Industrial (MI)

Present Land Use of Property: Mixed Use, Marina, Commercial Retail, Offices

Proposed Land Use of Property: Mixed Use, Marina, Commercial Retail, Offices, Hotel

Total Area of Property: 35.484 acres

Total Upland Area within Property: 12.24 acres

If non-residential or commercial floor area is proposed, please provide:

5 Total number of non-residential buildings

80,000 Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

1 Total number of residential buildings

0 Total number of permanent, market-rate units

0 Total number of permanent, affordable units

100 Total number of transient units (hotel, recreational vehicle and/or campground)

Has a previous application been submitted for this site within the past two years? Yes ___ No X

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

- [x] Completed application form – **tab 1**
- [x] Correct fee (check or money order to Monroe County Planning & Environmental Resources)
- [x] Proof of ownership (i.e. Warranty Deed) – **tab 3**
- [x] Current property record card(s) from the Monroe County Property Appraiser – **tab 4**
- [x] Photograph(s) of site from adjacent roadway – **tab 5**
- [x] Written description of project – **tab 6**
- [x] Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 8 sets (at a minimum, survey should include elevations; all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage; and total acreage by habitat) - **included**
- [ ] Environmental Designation Survey (prepared in accordance with Monroe County Code §110-70 a.) – **to be provided**
- [ ] Community Impact Statement (prepared in accordance with Monroe County Code §110-70 b.) – **to be provided**
- [x] Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 8 sets (drawn to a scale of 1:10 or 1:20). At a minimum, the site plan should include the following: - **included**
  - [ ] Date, north point and graphic scale

- ☐ Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
- ☐ All attributes from the boundary survey
- ☐ Future Land Use Map (FLUM) designation(s) of the site
- ☐ Land Use (Zoning) District designation(s) of site
- ☐ Tier designation(s) of the site
- ☐ Flood zones pursuant to the Flood Insurance Rate Map
- ☐ Setback lines as required by the Land Development Code
- ☐ Locations and dimensions of all existing and proposed structures, including all paved areas and clear site triangles
- ☐ Size and type of buffer yards and parking lot landscaping areas, including the species and number of plants (*unless a separate landscape plan showing such is submitted*)
- ☐ Extent and area of wetlands, open space preservation areas and conservation easements
- ☐ Delineation of habitat types to demonstrate buildable area on the site, including any heritage trees identified and any potential species that may use the site (certified by an approved biologist and based on the most current professionally-recognized mapping by the U.S. Fish and Wildlife Service) (unless a separate landscape plan showing such is submitted)
- ☐ Location of fire hydrants or fire wells
- ☐ The location of public utilities, including location of the closest available water supply system or collection lines and the closest available wastewater collection system or collection lines (with wastewater system provider) or on-site system proposed to meet required County and State of Florida wastewater treatment standards
- ☐ A table providing the total land area of the site, the total buildable area of the site, the type and square footage of all nonresidential land uses, the type and number of all residential dwelling units, the amounts of impervious and pervious areas, and calculations for land use intensity, open space ratio, and off-street parking

☐ Landscape Plan by a Florida registered landscape architect – 8 sets (may be shown on the site plan; however, if a separate plan, drawn to a scale of 1:10 or 1:20). At a minimum, the landscaping plan should include the following: **- to be provided**

- ☐ Date, north point and graphic scale
- ☐ Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
- ☐ Locations and dimensions of all existing and proposed structures, including all paved areas
- ☐ Open space preservation areas
- ☐ Existing natural features
- ☐ Size and type of buffer yards including the species, size and number of plants
- ☐ Parking lot landscaping including the species, size and number of plants
- ☐ Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced
- ☐ Transplantation plan (if required)

☐ Stormwater/ Surface Water Management Plan – 8 sets (including existing and proposed topography, all drainage structures, retention areas, drainage swales and existing and proposed permeable and impermeable areas) – **to be provided**

☐ Building Floor Plans for all proposed structures and for any existing structures to be redeveloped – 8 sets (drawn at an appropriate standard architectural scale) – **to be provided**

☐ Building Elevations for all proposed structures and for any existing structures to be modified – 8 sets (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure) – **to be provided**

☐ Traffic Study, prepared by a licensed traffic engineer – **to be provided**

- [X] Transportation fee of $5,000 to cover the cost of experts hired by the Growth Management Division to review the traffic study (any unused funds deposited will be returned upon permit approval) – **included**
- [ ] Construction Management Plan, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging) - **to be provided**
- [ ] Typed name and address mailing labels of all property owners within a 300 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included – **included**
- [X] Radius report from Monroe County Property Appraiser supporting the required labels – **tab 7**
- [ ] Proof of Coordination are required from the following:
    - [ ] Florida Keys Aqueduct Authority (FKAA)
    - [ ] Florida Keys Electric Cooperative (FKEC) or Keys Energy Services
    - [ ] Monroe County Office of the Fire Marshal
    - [ ] Monroe County Solid Waste Management
    - [ ] Florida Department of Health if wastewater flows are less than or equal to 5,000 gallons per day or Florida Department of Environmental Protection if wastewater flows exceed 5,000 gallons per day

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

- [X] Notarized Agent Authorization – **tab 8**
- [ ] Vegetation Survey or Habitat Evaluation Index
- [ ] Construction Phasing Plan
- [ ] Additional Proof of Coordination may be required for your project, please contact with the Planning & Environmental Resources Department to identify other agencies expected to review the project. Other agencies may include, but are not limited to:
    - [ ] Key West Resort Utilities
    - [ ] Key Largo Wastewater Treatment District (KLWTD)
    - [ ] South Florida Water Management District (SFWMD)
    - [ ] Florida Department of Transportation (FDOT)
    - [ ] Florida Department of Environmental Protection (FDEP)
    - [ ] Florida Department of State, Division of Historic Resources
    - [ ] Florida Game and Freshwater Fish Commission (FGFFC)
    - [ ] U.S. Army Corps of Engineers (ACOE)
    - [ ] U.S. Fish and Wildlife Service (USFW)

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

* * * * * * *

I, the Applicant, 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:** 2-18-14

Sworn before me this 18 day of February 2014

TIFFANY NICOLE GARCIA
MY COMMISSION # FF 033923
EXPIRES: July 7, 2017
Bonded Thru Notary Public Underwriters

Notary Public
My Commission Expires

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

Legal Description

EXHIBIT A

Doc# 1819016
Bk# 2499 Pg# 357

PARCEL A:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 84 DEGREES 02 MINUTES 07 SECONDS EAST; 484.79 FEET; THENCE BEAR SOUTH 05 DEGREES 39 MINUTES 55 SECONDS WEST, 938.76 FEET; THENCE BEAR SOUTH 08 DEGREES 09 MINUTES 05 SECONDS EAST 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES 38 MINUTES 05 SECONDS EAST, 131.51 FEET; THENCE BEAR SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 456.55 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREIN AFTER DESCRIBED; FROM SAID POINT OF BEGINNING CONTINUE BEARING SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 119.17FEET; THENCE BEAR SOUTH 05 DEGREES 54 MINUTES 55 SECONDS WEST, 186.69 FEET; THENCE BEAR SOUTH 84 DEGREES 05 MINUTES 05 SECONDS EAST, 175.00 FEET TO A POINT; THENCE BEAR NORTH 34 DEGREES 32 MINUTES 55 SECONDS EAST, 116.44 FEET TO A POINT; THENCE BEAR NORTH 89 DEGREES 27 MINUTES 55 SECONDS EAST, 915.36 FEET TO A POINT; THENCE BEAR NORTH 06 DEGREES 02 MINUTES 03 SECONDS WEST, 230.00 FEET, TO A POINT WHICH IS BEARING NORTH 89 DEGREES 27 MINUTES 55 SECONDS EAST FROM THE AFOREMENTIONED POINT OF BEGINNING; THENCE BEAR SOUTH 89 DEGREES 27 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 1108.00 FEET BACK TO THE POINT OF BEGINNING.

PARCEL B:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 83 DEGREES, 56 MINUTES EAST, 485.00 FEET; THENCE BEAR SOUTH 05 DEGREES, 47 MINUTES WEST, 938.88 FEET; THENCE BEAR SOUTH 08 DEGREES, 02 MINUTES EAST, 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES, 31 MINUTES EAST, 131.51 FEET; THENCE BEAR SOUTH 02 DEGREES, 04 MINUTES WEST, 262.26 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LAND HEREINAFTER DESCRIBED; THENCE SOUTH 84 DEGREES 19 MINUTES EAST, 140 FEET MORE OR LESS TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES, 56 MINUTES EAST, 970 FEET, MORE OR LESS, OUT INTO AN EXISTING SLIP; THENCE BEAR SOUTH 05 DEGREES, 55 MINUTES WEST, 180 FEET, MORE OR LESS, TO THE CENTER LINE OF AN EXISTING SPIT OF LAND; THENCE BEAR SOUTH 89 DEGREES, 32 MINUTES WEST, ALONG SAID CENTER LINE OF SAID SPIT OF LAND 1108 FEET, MORE OR LESS, TO A POINT WHICH IS BEARING SOUTH 02 DEGREES, 04 MINUTES WEST FROM THE POINT OF BEGINNING; THENCE BEAR NORTH 02 DEGREES, 04 MINUTES EAST, 194.29 FEET BACK TO THE POINT OF BEGINNING.

ALSO DESCRIBED AND INSURED AS:

Legal Description

Doc# 1819016
Bk# 2499 Pg# 358

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 84 DEGREES 02 MINUTES 07 SECONDS EAST 484.79 FEET; THENCE BEAR SOUTH 05 DEGREES 39 MINUTES 55 SECONDS WEST, 938.76 FEET; THENCE BEAR SOUTH 08 DEGREES 09 MINUTES 05 SECONDS EAST 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES 38 MINUTES 05 SECONDS EAST 131.51 FEET; THENCE BEAR SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST 262.26 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LAND HEREINAFTER DESCRIBED; THENCE SOUTH 84 DEGREES 26 MINUTES 05 SECONDS EAST, 131.81 FEET TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES 48 MINUTES 55 SECONDS EAST 977.77 FEET OUT INTO AN EXISTING SLIP; THENCE BEAR SOUTH 05 DEGREES 37 MINUTES 29 SECONDS WEST, 192.30 FEET TO THE CENTERLINE OF AN EXISTING SPIT OF LAND; THENCE BEAR SOUTH 89 DEGREES 27 MINUTES 55 SECONDS WEST, ALONG SAID CENTERLINE OF SAID SPIT OF LAND 1096.56 FEET TO A POINT WHICH IS BEARING SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE BEAR NORTH 01 DEGREES 56 MINUTES 55 SECONDS EAST, 194.29 FEET BACK TO POINT OF BEGINNING.

PARCEL C:

A TRACT OF LAND AND SUBMERGED LAND AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 84° 02' 07" EAST, 484.79 FEET; THENCE BEAR SOUTH 05° 39' 55" WEST, 938.76 FEET; THENCE BEAR SOUTH 08° 09' 05" EAST, 249.71 FEET; THENCE BEAR SOUTH 14° 38' 05" EAST, 36.68 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREINAFTER DESCRIBED; THENCE CONTINUE BEARING SOUTH 14° 38' 05" EAST, 94.83 FEET; THENCE BEAR SOUTH 01° 56' 55" WEST, 82.95 FEET; THENCE BEAR NORTH 89° 24' 55" EAST, 1120.76 FEET, OUT ONTO A SPIT OF LAND TO THE SHORELINE; THENCE BEAR NORTH 05°37'29" EAST, 161.06 FEET TO A POINT; THENCE BEAR SOUTH 89° 24' 55" WEST, 1000.60 FEET TO A POINT ON A CONCRETE SEAWALL, SAID POINT BEARING SOUTH 85° 13' 05" EAST FROM THE POINT OF BEGINNING; THENCE BEAR NORTH 85° 13' 05" WEST, 157.63 FEET TO THE POINT OF BEGINNING.

PARCEL E:

A PARCEL OF FILLED LAND AND ADJACENT BAY BOTTOM LYING SOUTHERLY OF BLOCK 57, MALONEY'S SUBDIVISION OF A PART OF STOCK ISLAND, MONROE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF MONROE COUNTY PUBLIC RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE INTERSECTION OF THE EASTERLY LINE OF 5TH STREET (AS CONSTRUCTED) AND THE SOUTHERLY LINE OF 5TH AVENUE (AS CONSTRUCTED) GO EASTERLY ALONG THE SOUTHERLY LINE OF 5TH AVENUE A DISTANCE OF 500 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 730 FEET TO A POINT; THENCE EASTERLY AND AT RIGHT ANGLES A DISTANCE OF 191.5 FEET

Legal Description

TO A POINT WHICH IS THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG THE PROLONGATION OF THE PREVIOUSLY DESCRIBED COURSE A DISTANCE OF 393.5 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 226.08 FEET TO A POINT; THENCE EASTERLY AND AT RIGHT ANGLES A DISTANCE OF 125 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 20 FEET TO A POINT IN AN EXISTING SEAWALL; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY FACE OF SAID SEAWALL A DISTANCE OF 450.1 FEET TO A POINT; THENCE NORTHERLY AND AT RIGHT ANGLES TO A SOUTHERLY LINE OF FIFTH AVENUE A DISTANCE OF 30 FEET TO A POINT; THENCE WESTERLY AND AT RIGHT ANGLES A DISTANCE OF 68.5 FEET TO A POINT; THENCE NORTHERLY AND AT RIGHT ANGLES A DISTANCE OF 227.2 FEET BACK TO THE POINT OF BEGINNING.

ALSO

A PARCEL OF BAY BOTTOM SOUTHERLY OF AND ADJACENT TO THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL, SAID BAY BOTTOM BEING 10 FEET WIDE.

ALSO DESCRIBED AND INSURED AS:

A PARCEL OF FILLED LAND AND ADJACENT BAY BOTTOM LYING SOUTHERLY OF BLOCK 57, MALONEY'S SUBDIVISION OF A PART OF STOCK ISLAND, MONROE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF MONROE COUNTY PUBLIC RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE 499.98 FEET TO THE EASTERLY LINE OF AN EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 780, PAGE 1169 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 05° 57' 53" W, ALONG SAID EASTERLY LINE, A DISTANCE 729.82 FEET TO THE SOUTHERLY LINE OF AN INGRESS/EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1239, PAGE 464 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" E, ALONG SAID SOUTHERLY LINE, A DISTANCE 191.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY LINE S 84°02'07" E, A DISTANCE OF 393.51; THENCE S 06° 00' 38" W, A DISTANCE OF 227.17 FEET; THENCE S 85° 29' 39" E, A DISTANCE OF 125.00 FEET; THENCE S 06° 01' 16" W, A DISTANCE OF 20.01 FEET TO THE SOUTHERLY FACE OF A CONCRETE SEAWALL; THENCE N 85° 29' 39" W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 450.10 FEET; THENCE N 06° 23' 31" E, A DISTANCE OF 30.00 FEET; THENCE N 85° 29' 39" W, A DISTANCE 68.50 FEET; THENCE N 05° 56' 58" E, A DISTANCE OF 227.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:
A PARCEL OF BAY BOTTOM SOUTHERLY OF AND ADJACENT TO THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL, SAID BAY BOTTOM BEING 10 FEET WIDE. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY, RECORDED IN OFFICIAL RECORDS BOOK 1239, PAGE 464, AND ALSO IN OFFICIAL RECORDS BOOK 2287, PAGE 719, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SITUATED, LYING AND BEING IN THE COUNTY OF MONROE, STATE OF FLORIDA, TO WIT: A PARCEL OF LAND LYING SOUTHERLY OF BLOCK 57, MALONEY'S SUBDIVISION OF PART OF STOCK ISLAND, MONROE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1, AT PAGE 55, MONROE

Legal Description

COUNTY OFFICIAL RECORDS, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE INTERSECTION OF THE EAST LINE OF 5TH STREET (AS CONSTRUCTED) AND THE SOUTHERLY LINE OF 5TH AVENUE (AS CONSTRUCTED) GO WESTERLY ALONG THE SOUTHERLY LINE OF 5TH AVENUE A DISTANCE OF 499 FEET TO A POINT, WHICH POINT IS THE POINT OF BEGINNING; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 701 FEET TO A POINT; THENCE EASTERLY AND AT RIGHT ANGLES A DISTANCE OF 586 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 29 FEET TO A POINT; THENCE WESTERLY AND AT RIGHT ANGLES A DISTANCE OF 615 FEET TO A POINT; THENCE NORTHERLY AND AT RIGHT ANGLES A DISTANCE OF 730 FEET TO A POINT IN THE SOUTHERLY LINE OF 5TH AVENUE; THENCE EASTERLY AND AT RIGHT ANGLES AND ALONG THE SOUTHERLY LINE OF 5TH AVENUE A DISTANCE OF 29 FEET BACK TO THE POINT OF BEGINNING.

SAID EASEMENT ALSO DESCRIBED AND INSURED AS:
A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF BLOCK 57 OF MCDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE SOUTH 84°02'07" EAST, A DISTANCE OF 499.98 FEET TO THE WEST LINE OF TRUSTEE'S DEED N0.20083 AS RECORDED IN O.R. BOOK G-65, PAGE 82; THENCE LEAVING SAID LINE SOUTH 05° 57' 53" WEST, ALONG SAID LINE A DISTANCE OF 699.82 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84° 02' 07" EAST, PARALLEL WITH THE SOUTHERLY LINE OF SAID FIFTH AVENUE A DISTANCE OF 740.00 FEET; THENCE SOUTH 05° 57' 53" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 84° 02' 07" WEST, A DISTANCE OF 155.00 FEET; THENCE NORTH 05° 57' 53" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 84° 02' 07" WEST, A DISTANCE OF 585.00 FEET TO THE WEST LINE OF SAID TRUSTEE'S DEED; THENCE NORTH 05° 57' 53" EAST, ALONG SAID LINE A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

PARCEL F:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, BEAR SOUTH 83 DEGREES AND 56 MINUTES EAST, 485.00 FEET; THENCE BEAR SOUTH 05 DEGREES AND 47 MINUTES WEST, 938.88 FEET; THENCE BEAR SOUTH 08 DEGREES AND 02 MINUTES EAST, 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES AND 31 MINUTES EAST, 131.51 FEET; THENCE BEAR SOUTH 02 DEGREES AND 04 MINUTES WEST, 82.95 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREINAFTER DESCRIBED; THENCE CONTINUE BEARING SOUTH 02 DEGREES AND 04 MINUTES WEST, 179.31 FEET; THENCE BEAR SOUTH 84 DEGREES AND 19 MINUTES EAST, 140.00 FEET, MORE OR LESS, TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES AND 56 MINUTES EAST OUT INTO A SLIP 970 FEET, MORE OR LESS, TO A POINT; THENCE BEAR NORTH 05 DEGREES AND 55 MINUTES EAST, 150.00 FEET, MORE OR LESS, TO A POINT WHICH IS BEARING NORTH 89 DEGREES AND 32 MINUTES EAST FROM THE POINT OF BEGINNING; THENCE BEAR SOUTH 89

Legal Description

DEGREES AND 32 MINUTES WEST, 1120.00 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

ALSO DESCRIBED AND INSURED AS:
A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, BEAR SOUTH 84 DEGREES 02 MINUTES 07 SECONDS EAST, 484.79 FEET; THENCE BEAR SOUTH 05 DEGREES 39 MINUTES 55 SECONDS WEST, 938.76 FEET; THENCE BEAR SOUTH 08 DEGREES 09 MINUTES 05 SECONDS EAST, 249.71 FEET; THENCE SOUTH 14 DEGREES 38 MINUTES 05 SECONDS EAST, 131.51 FEET; THENCE BEAR SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 82.95 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREINAFTER DESCRIBED; THENCE CONTINUE BEARING SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 179.31 FEET; THENCE BEAR SOUTH 84 DEGREES 26 MINUTES 05 SECONDS EAST, 131.81 FEET TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES 48 MINUTES 55 SECONDS EAST OUT INTO A SLIP, 977.77 FEET TO A POINT; THENCE BEAR NORTH 05 DEGREES 37 MINUTES 29 SECONDS EAST, 184.10 FEET TO A POINT WHICH IS BEARING NORTH 89 DEGREES 24 MINUTES 55 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE BEAR SOUTH 89 DEGREES 24 MINUTES 55 SECONDS WEST, 1120.76 FEET BACK TO THE POINT OF BEGINNING.

PARCEL G:

A PARCEL OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED-IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" E ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 484.98 FEET; THENCE S 05° 57' 53" W FOR A DISTANCE OF 938.76 FEET; THENCE S 08° 09' 05" E FOR A DISTANCE OF 109.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 08° 09' 05" E, A DISTANCE OF 139.96 FEET; THENCE S 14° 38' 05" E, A DISTANCE OF 32.68 FEET; THENCE S 85° 13' 05" E, A DISTANCE OF 157.63 FEET; THENCE N 89° 24' 55" E, A DISTANCE OF 49.99 FEET; THENCE N 05° 12' 11" E, A DISTANCE OF 161.18 FEET; THENCE N 84° 02' 55" W, A DISTANCE OF 252.15 FEET TO THE POINT OF BEGINNING.

PARCEL H:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE SOUTH 84° 02' 07" EAST ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 484.79 FEET; THENCE SOUTH 05° 39' 55" WEST FOR A DISTANCE 938.76 FEET; THENCE SOUTH 08° 09' 05" EAST FOR A DISTANCE OF 42.15 FEET TO THE EASTERLY LINE OF A 30 FOOT EASEMENT AND THE EASTERLY RIGHT-OF-WAY LINE OF SHRIMP ROAD AS

Legal Description

RECORDED IN O.R. BOOK 2030, PAGE 949 (PARCEL A TRACT 1), OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE LEAVING SAID LINE SOUTH 08°09'05" EAST, A DISTANCE OF 207.56 FEET; THENCE SOUTH 14°38'05" EAST, A DISTANCE OF 131.51 FEET; THENCE SOUTH 01° 56' 55" WEST, A DISTANCE OF 575.72 FEET; THENCE SOUTH 05° 54' 55" WEST, A DISTANCE OF 186.69 FEET; THENCE SOUTH 84° 05' 05" EAST, A DISTANCE OF 175.00 FEET; THENCE NORTH 34° 32' 55" EAST, A DISTANCE OF 116.44 FEET; THENCE NORTH 89° 27' 55" EAST, A DISTANCE OF 915.36 FEET; THENCE SOUTH 01° 07' 35" WEST, A DISTANCE OF 384.62 FEET; THENCE NORTH 84° 02' 07" WEST, A DISTANCE OF 30.84 FEET TO A MEAN HIGH WATER LINE; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING TWENTY SEVEN (27) COURSES: 1. NORTH 08° 33' 02" EAST, A DISTANCE OF 25.26 FEET; 2. NORTH 01°03' 10" WEST, A DISTANCE OF 36.70 FEET; 3. NORTH 16°11'45" WEST, A DISTANCE OF 18.64 FEET; 4. NORTH 01°20'32" WEST, A DISTANCE OF 27.71 FEET; 5. NORTH 05°48'23" EAST, A DISTANCE OF 27.11 FEET; 6. NORTH 07°24'12" WEST, A DISTANCE OF 86.16 FEET; 7. NORTH 11° 54'19" EAST, A DISTANCE OF 34.64 FEET; 8. NORTH 09°22'05" WEST, A DISTANCE OF 27.51 FEET; 9. NORTH 57° 40'41" WEST, A DISTANCE OF 4.94 FEET; 10. NORTH 84° 56' 08" WEST, A DISTANCE OF 14.50 FEET; 11. NORTH 61°03'44" WEST, A DISTANCE OF 14.78 FEET; 12. SOUTH 85°47'17" WEST, A DISTANCE OF 117.62 FEET; 13. SOUTH 83°15'58" WEST, A DISTANCE OF 26.59 FEET; 14. NORTH 85° 01' 19" WEST, A DISTANCE OF 21.47 FEET; 15. SOUTH 80°37'17" WEST, A DISTANCE OF 8.06 FEET; 16. NORTH 75°44'52" WEST, A DISTANCE OF 11.67 FEET; 17. SOUTH 86° 09' 28" WEST, A DISTANCE OF 82.77 FEET; 18. SOUTH 89° 59' 29" WEST, A DISTANCE OF 40.54 FEET; 19. NORTH 64°26'30" WEST, A DISTANCE OF 6.15 FEET; 20. SOUTH 88°41'05" WEST, A DISTANCE OF 60.16 FEET; 21. SOUTH 79°29'50" WEST, A DISTANCE OF 36.47 FEET; 22. NORTH 88°07'58" WEST, A DISTANCE OF 57.82 FEET; 23. NORTH 86° 26' 25" WEST, A DISTANCE OF 91.35 FEET; 24. SOUTH 88° 24' 02" WEST, A DISTANCE OF 97.85 FEET; 25. SOUTH 81°39'19" WEST, A DISTANCE OF 76.27 FEET; 26. SOUTH 86°43'16" WEST, A DISTANCE OF 75.93 FEET; 27. SOUTH 81° 33' 16" WEST, A DISTANCE OF 23.73 FEET; THENCE LEAVING SAID LINE SOUTH 07°52'54" WEST, A DISTANCE OF 138.68 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SHRIMP ROAD PER QUIT CLAIM DEED RECORDED IN O.R. BOOK 2030, PAGE 949, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF SAID SHRIMP ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1. NORTH 84° 02' 07" WEST, A DISTANCE OF 288.11 FEET TO A POINT OF CURVATURE; 2. NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 115.28 FEET, A CENTRAL ANGLE OF 88° 03' 57", AND A CHORD BEARING AND DISTANCE OF NORTH 40°00'08" WEST, 104.26 FEET; 3. NORTH 04°01'50" EAST, A DISTANCE OF 555.62 FEET TO THE NORTHERN TERMINUS OF PARCEL A TRACT 2 OF SAID QUIT CLAIM ON THE WEST LINE OF TRUSTEES DEED NO.20083 O.R.BOOK G-65, PAGE 82; THENCE NORTH 05°57'53" EAST, ALONG SAID LINE A DISTANCE OF 606.85 FEET TO THE POINT OF BEGINNING.

AND ALSO: BAY BOTTOM
A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S. 84°02'07" E. ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 499.98 FEET; THENCE S. 05°57'53" W. FOR A DISTANCE OF 2242.25 FEET; THENCE S.84°02'07"E., A DISTANCE OF 1310.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE S.84°02'07"E., A DISTANCE OF 363.01 FEET TO THE CENTERLINE OF THE ENTRANCE OF THE

Legal Description

HARBOR; THENCE N.08°15'27"W., A DISTANCE OF 959.38 FEET; THENCE S. 81°44'33" W., A DISTANCE OF 132.23 FEET; THENCE N. 05°47'25" W., A DISTANCE OF 658.21 FEET; THENCE N. 83°54'54" W., A DISTANCE OF 255.03 FEET TO THE WESTERLY PART OF THE BAY BOTTOM LINE; THENCE MEANDER THE SAID BAY BOTTOM LINE SOUTHERLY FOR A CHORD OF S.14°34',07" E., A DISTANCE OF 284.16 FEET; THENCE N. 85°29'39" W., A DISTANCE OF 310.00 FEET; THENCE S. 06°01'16" W., A DISTANCE OF 10.00 FEET; THENCE N. 85°29'39" W., A DISTANCE OF 450.16 FEET; THENCE S. 06°23'31" W., A DISTANCE OF 49.85 FEET; THENCE S. 84°02'55" E., A DISTANCE OF 9.27 FEET; THENCE S. 05°12'11" W., A DISTANCE OF 161.18 FEET; THENCE N. 88°24'55" E., A DISTANCE OF 950.61 FEET; THENCE S. 05°37'29" W., A DISTANCE OF 537,46 FEET; THENCE N. 89°27'55" E., A DISTANCE OF 11.44 FEET; THENCE S. 06°02'03" E., A DISTANCE OF 230.00 FEET; THENCE S.01°07'35" W., A DISTANCE OF 384.62 FEET TO THE POINT OF BEGINNING.

PARCEL I: **Intentionally Omitted (Leasehold/Option terminated** *effective 7/31/2010*)

PARCEL J:

A PARCEL OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" e ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 499.98 FEET; THENCE S 05° 57' 53" W FOR A DISTANCE OF 913.46 FEET TO THE POINT OF BEGINNING; THENCE S 84° 02' 07" E, FOR A DISTANCE OF 191.55 FEET; THENCE S 05° 56' 58" W, A DISTANCE OF 43.56 FEET; THENCE S 85° 29' 40" E, A DISTANCE OF 68.50 FEET; THENCE S 06° 23' 31" W, A DISTANCE OF 89.85 FEET; THENCE N 84° 02' 55" W, A DISTANCE OF 242.88 FEET; THENCE N 08° 09' 05" W, A DISTENCE OF 67.60 FEET; THENCE N 05° 57' 53" E, A DISTANCE OF 66.17 FEET TO THE POINT OF BEGINNING.

AS TO ALL PARCELS:

TOGETHER WITH THOSE BENEFICIAL EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 780, PAGE 1169, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND ON STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF BLOCK 57 OF MCDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF PUBLIC RECORDS, OF MONROE COUNTY, FLORIDA AND RUN THENCE SOUTH 83 DEGREES, 56 MINUTES EAST ALONG THE NORTH BOUNDARY LINE OF SAID BLOCK 57 FOR A DISTANCE OF 470 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE RUN SOUTH 6 DEGREES 04 MINUTES WEST FOR A DISTANCE OF 1283.02 FEET; THENCE RUN SOUTH 41 DEGREES 58 MINUTES EAST FOR A DISTANCE OF 40.35 FEET TO THE SOUTHEAST CORNER OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 24078 AND THE WEST BOUNDARY LINE OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083; THENCE RUN SOUTH 6 DEGREES 04 MINUTES WEST ALONG THE WEST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083 FOR A DISTANCE OF 932.25 FEET TO THE SOUTHWEST CORNER OF

Legal Description

SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083; THENCE RUN SOUTH 83 DEGREES 56 MINUTES EAST ALONG THE SOUTH BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083, THE SOUTH BOUNDARY LINE OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 19837-A AND THE NORTH BOUNDARY LINE OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20793 FOR A DISTANCE OF 1116.72 FEET; THENCE RUN NORTH 6 DEGREES 04 MINUTES EAST FOR A DISTANCE OF 30 FEET; THENCE RUN NORTH 83 DEGREES 56 MINUTES WEST FOR A DISTANCE OF 1086.72 FEET; THENCE RUN NORTH 6 DEGREES 04 MINUTES EAST FOR A DISTANCE OF 915.62 FEET; THENCE RUN NORTH 41 DEGREES 58 MINUTES WEST FOR A DISTANCE OF 40.35 FEET TO THE WEST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083 AND THE EAST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 24078; THENCE RUN NORTH 6 DEGREES 04 MINUTES EAST ALONG THE WEST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083 AND THE EAST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 24078, EXTENDED NORTHERLY, FOR A DISTANCE OF 1269.65 FEET TO THE NORTH BOUNDARY LINE OF SAID BLOCK 57; THENCE RUN NORTH 83 DEGREES 56 MINUTES WEST ALONG THE NORTH BOUNDARY LINE OF THE SAID BLOCK 57 FOR A DISTANCE OF 30 FEET BACK TO THE POINT OF BEGINNING.

SAID EASEMENT ALSO DESCRIBED AND INSURED AS:

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF BLOCK 57 OF MCDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK I, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE SOUTH 84°02'07" EAST, A DISTANCE OF 469.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 84°02'07" EAST, A DISTANCE OF 30.00 FEET TO THE WEST LINE OF TRUSTEE'S DEED NO. 20083 AS RECORDED IN O.R. BOOK G-65, PAGE 82; THENCE ALONG SAID LINE SOUTH 05°57'53" WEST, A DISTANCE OF 1,268.45 FEET; THENCE LEAVING SAID LINE SOUTH 42°04'07" EAST, A DISTANCE OF 40.35 FEET; THENCE SOUTH 05°57'53" WEST, A DISTANCE OF 916.82 FEET; THENCE SOUTH 84°02'07" EAST, A DISTANCE OF 1,086.72 FEET; THENCE SOUTH 05°57'53" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF TRUSTEE'S DEED NO. 20083 AS RECORDED IN OR BOOK G-65, PAGE 82; THENCE ALONG SAID LINE NORTH 84°02'07" WEST, A DISTANCE OF 1,116.72 FEET TO THE WEST LINE OF TRUSTEE'S DEED NO. 20083 AS RECORDED IN O.R. BOOK G-65, PAGE 82; THENCE ALONG Sold LINE NORTH 05°57'53" EAST, A DISTANCE OF 933.45 FEET; THENCE LEAVING Sold LINE NORTH 42°04'07" WEST, A DISTANCE OF 40.35 FEET; THENCE NORTH 05°57'53" EAST, A DISTANCE OF 1,281.82 FEET TO THE POINT OF BEGINNING.

MONROE COUNTY
OFFICIAL PUBLIC RECORD

DocN 1819016 01/04/2011 11:13AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

This Document Prepared By and Return To:
Joe Miklas, Esq.
Joe Miklas, P.A.
P.O. Box 366
Islamorada, FL 33036

01/04/2011 11:13AM
DEED DOC STAMP CL: RHONDA $112,000.00

Parcel ID Number: 9091103 et seq.

DocN 1819016
BkN 2499 PgN 355

Special Warranty Deed

This Indenture, made this 29th day of December, 2010, between NEW STOCK ISLAND PROPERTIES, LLC, a Delaware limited liability company, authorized to do business in the State of Florida, having an address of 7009 Shrimp Road, Suite 2, Key West, Monroe County, Florida 33040, grantor and

LONGSTOCK II, LLC, a Florida limited liability company, having an address of 7009 Shrimp Road, Suite 2, Key West, Monroe County, Florida 33040, grantee.

WITNESSETH that the Grantor, for and in consideration of the sum of TEN ($10) DOLLARS and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe, State of Florida, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" HERETO

NOTE: This is an absolute conveyance of the title in consideration of the cancellation of the debt secured by the mortgage and is not intended to be an additional security.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

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

Signed, sealed and delivered in our presence

Patricia Dougherty
Printed name: Patricia Dougherty
Witness

Marie Cerulli
Printed name: Marie Cerulli
Witness

NEW STOCK ISLAND PROPERTIES, LLC,
a Delaware limited liability company

By: New Stock Island Properties II, LLC, a Delaware limited liability company its Member

By: New Stock Island Properties III, LLC, a Delaware limited liability company its Member

By: EVA Realty, LLC, a Delaware limited liability company its Manager

By: Matthew Strunk
Matthew Strunk
Title: Authorized Representative

STATE OF New York

COUNTY OF Suffolk

The foregoing instrument was acknowledged before me this 29th day of December, 2010, by Matthew Strunk, as Authorized Rep of EVA Realty, LLC, the Manager of New Stock Island III, LLC, a Delaware limited liability company, the Member of New Stock Island Properties II, LLC, a Delaware limited liability company, the Member of New Stock Island Properties, LLC, a Delaware limited liability company, on behalf of said companies, who is personally known to me or who produced NYS Driver's Lic as identification.

Janet Gerena
Notary Public
Print Name: Janet Gerena
Commission No. 01GE6223275
Commission Expires: 6/7/14

(Seal)

JANET GERENA
Notary Public, State of New York
No. 01GE6223275
Qualified in Suffolk County
Commission Expires 06/07/2014

EXHIBIT A

PARCEL A:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 84 DEGREES 02 MINUTES 07 SECONDS EAST; 484.79 FEET; THENCE BEAR SOUTH 05 DEGREES 39 MINUTES 55 SECONDS WEST, 938.76 FEET; THENCE BEAR SOUTH 08 DEGREES 09 MINUTES 05 SECONDS EAST 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES 38 MINUTES 05 SECONDS EAST, 131.51 FEET; THENCE BEAR SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 456.55 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREIN AFTER DESCRIBED; FROM SAID POINT OF BEGINNING CONTINUE BEARING SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 119.17FEET; THENCE BEAR SOUTH 05 DEGREES 54 MINUTES 55 SECONDS WEST, 186.69 FEET; THENCE BEAR SOUTH 84 DEGREES 05 MINUTES 05 SECONDS EAST, 175.00 FEET TO A POINT; THENCE BEAR NORTH 34 DEGREES 32 MINUTES 55 SECONDS EAST, 116.44 FEET TO A POINT; THENCE BEAR NORTH 89 DEGREES 27 MINUTES 55 SECONDS EAST, 915.36 FEET TO A POINT; THENCE BEAR NORTH 06 DEGREES 02 MINUTES 03 SECONDS WEST, 230.00 FEET, TO A POINT WHICH IS BEARING NORTH 89 DEGREES 27 MINUTES 55 SECONDS EAST FROM THE AFOREMENTIONED POINT OF BEGINNING; THENCE BEAR SOUTH 89 DEGREES 27 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 1108.00 FEET BACK TO THE POINT OF BEGINNING.

PARCEL B:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 83 DEGREES, 56 MINUTES EAST, 485.00 FEET; THENCE BEAR SOUTH 05 DEGREES, 47 MINUTES WEST, 938.88 FEET; THENCE BEAR SOUTH 08 DEGREES, 02 MINUTES EAST, 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES, 31 MINUTES EAST, 131.51 FEET; THENCE BEAR SOUTH 02 DEGREES, 04 MINUTES WEST, 262.26 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LAND HEREINAFTER DESCRIBED; THENCE SOUTH 84 DEGREES 19 MINUTES EAST, 140 FEET MORE OR LESS TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES, 56 MINUTES EAST, 970 FEET, MORE OR LESS, OUT INTO AN EXISTING SLIP; THENCE BEAR SOUTH 05 DEGREES, 55 MINUTES WEST, 180 FEET, MORE OR LESS, TO THE CENTER LINE OF AN EXISTING SPIT OF LAND; THENCE BEAR SOUTH 89 DEGREES, 32 MINUTES WEST, ALONG SAID CENTER LINE OF SAID SPIT OF LAND 1108 FEET, MORE OR LESS, TO A POINT WHICH IS BEARING SOUTH 02 DEGREES, 04 MINUTES WEST FROM THE POINT OF BEGINNING; THENCE BEAR NORTH 02 DEGREES, 04 MINUTES EAST, 194.29 FEET BACK TO THE POINT OF BEGINNING.

ALSO DESCRIBED AND INSURED AS:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 84 DEGREES 02 MINUTES 07 SECONDS EAST 484.79 FEET; THENCE BEAR SOUTH 05 DEGREES 39 MINUTES 55 SECONDS WEST, 938.76 FEET; THENCE BEAR SOUTH 08 DEGREES 09 MINUTES 05 SECONDS EAST 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES 38 MINUTES 05 SECONDS EAST 131.51 FEET; THENCE BEAR SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST 262.26 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LAND HEREINAFTER DESCRIBED; THENCE SOUTH 84 DEGREES 26 MINUTES 05 SECONDS EAST, 131.81 FEET TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES 48 MINUTES 55 SECONDS EAST 977.77 FEET OUT INTO AN EXISTING SLIP; THENCE BEAR SOUTH 05 DEGREES 37 MINUTES 29 SECONDS WEST, 192.30 FEET TO THE CENTERLINE OF AN EXISTING SPIT OF LAND; THENCE BEAR SOUTH 89 DEGREES 27 MINUTES 55 SECONDS WEST, ALONG SAID CENTERLINE OF SAID SPIT OF LAND 1096.56 FEET TO A POINT WHICH IS BEARING SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE BEAR NORTH 01 DEGREES 56 MINUTES 55 SECONDS EAST, 194.29 FEET BACK TO POINT OF BEGINNING.

PARCEL C:

A TRACT OF LAND AND SUBMERGED LAND AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 84° 02' 07" EAST, 484.79 FEET; THENCE BEAR SOUTH 05° 39' 55" WEST, 938.76 FEET; THENCE BEAR SOUTH 08° 09' 05" EAST, 249.71 FEET; THENCE BEAR SOUTH 14° 38' 05" EAST, 36.68 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREINAFTER DESCRIBED; THENCE CONTINUE BEARING SOUTH 14° 38' 05" EAST, 94.83 FEET; THENCE BEAR SOUTH 01° 56' 55" WEST, 82.95 FEET; THENCE BEAR NORTH 89° 24' 55" EAST, 1120.76 FEET, OUT ONTO A SPIT OF LAND TO THE SHORELINE; THENCE BEAR NORTH 05°37'29" EAST, 161.06 FEET TO A POINT; THENCE BEAR SOUTH 89° 24' 55" WEST, 1000.60 FEET TO A POINT ON A CONCRETE SEAWALL, SAID POINT BEARING SOUTH 85° 13' 05" EAST FROM THE POINT OF BEGINNING; THENCE BEAR NORTH 85° 13' 05" WEST, 157.63 FEET TO THE POINT OF BEGINNING.

PARCEL E:

A PARCEL OF FILLED LAND AND ADJACENT BAY BOTTOM LYING SOUTHERLY OF BLOCK 57, MALONEY'S SUBDIVISION OF A PART OF STOCK ISLAND, MONROE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF MONROE COUNTY PUBLIC RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE INTERSECTION OF THE EASTERLY LINE OF 5TH STREET (AS CONSTRUCTED) AND THE SOUTHERLY LINE OF 5TH AVENUE (AS CONSTRUCTED) GO EASTERLY ALONG THE SOUTHERLY LINE OF 5TH AVENUE A DISTANCE OF 500 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 730 FEET TO A POINT; THENCE EASTERLY AND AT RIGHT ANGLES A DISTANCE OF 191.5 FEET

TO A POINT WHICH IS THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG THE PROLONGATION OF THE PREVIOUSLY DESCRIBED COURSE A DISTANCE OF 393.5 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 226.08 FEET TO A POINT; THENCE EASTERLY AND AT RIGHT ANGLES A DISTANCE OF 125 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 20 FEET TO A POINT IN AN EXISTING SEAWALL; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY FACE OF SAID SEAWALL A DISTANCE OF 450.1 FEET TO A POINT; THENCE NORTHERLY AND AT RIGHT ANGLES TO A SOUTHERLY LINE OF FIFTH AVENUE A DISTANCE OF 30 FEET TO A POINT; THENCE WESTERLY AND AT RIGHT ANGLES A DISTANCE OF 68.5 FEET TO A POINT; THENCE NORTHERLY AND AT RIGHT ANGLES A DISTANCE OF 227.2 FEET BACK TO THE POINT OF BEGINNING.

ALSO

A PARCEL OF BAY BOTTOM SOUTHERLY OF AND ADJACENT TO THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL, SAID BAY BOTTOM BEING 10 FEET WIDE.

ALSO DESCRIBED AND INSURED AS:

A PARCEL OF FILLED LAND AND ADJACENT BAY BOTTOM LYING SOUTHERLY OF BLOCK 57, MALONEY'S SUBDIVISION OF A PART OF STOCK ISLAND, MONROE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF MONROE COUNTY PUBLIC RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE 499.98 FEET TO THE EASTERLY LINE OF AN EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 780, PAGE 1169 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 05° 57' 53" W, ALONG SAID EASTERLY LINE, A DISTANCE 729.82 FEET TO THE SOUTHERLY LINE OF AN INGRESS/EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1239, PAGE 464 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" E, ALONG SAID SOUTHERLY LINE, A DISTANCE 191.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY LINE S 84°02'07" E, A DISTANCE OF 393.51; THENCE S 06° 00' 38" W, A DISTANCE OF 227.17 FEET; THENCE S 85° 29' 39" E, A DISTANCE OF 125.00 FEET; THENCE S 06° 01' 16" W, A DISTANCE OF 20.01 FEET TO THE SOUTHERLY FACE OF A CONCRETE SEAWALL; THENCE N 85° 29' 39" W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 450.10 FEET; THENCE N 06° 23' 31" E, A DISTANCE OF 30.00 FEET; THENCE N 85° 29' 39" W, A DISTANCE 68.50 FEET; THENCE N 05° 56' 58" E, A DISTANCE OF 227.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:
A PARCEL OF BAY BOTTOM SOUTHERLY OF AND ADJACENT TO THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL, SAID BAY BOTTOM BEING 10 FEET WIDE.
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY, RECORDED IN OFFICIAL RECORDS BOOK 1239, PAGE 464, AND ALSO IN OFFICIAL RECORDS BOOK 2287, PAGE 719, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SITUATED, LYING AND BEING IN THE COUNTY OF MONROE, STATE OF FLORIDA, TO WIT: A PARCEL OF LAND LYING SOUTHERLY OF BLOCK 57, MALONEY'S SUBDIVISION OF PART OF STOCK ISLAND, MONROE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1, AT PAGE 55, MONROE

COUNTY OFFICIAL RECORDS, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE INTERSECTION OF THE EAST LINE OF 5TH STREET (AS CONSTRUCTED) AND THE SOUTHERLY LINE OF 5TH AVENUE (AS CONSTRUCTED) GO WESTERLY ALONG THE SOUTHERLY LINE OF 5TH AVENUE A DISTANCE OF 499 FEET TO A POINT, WHICH POINT IS THE POINT OF BEGINNING; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 701 FEET TO A POINT; THENCE EASTERLY AND AT RIGHT ANGLES A DISTANCE OF 586 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 29 FEET TO A POINT; THENCE WESTERLY AND AT RIGHT ANGLES A DISTANCE OF 615 FEET TO A POINT; THENCE NORTHERLY AND AT RIGHT ANGLES A DISTANCE OF 730 FEET TO A POINT IN THE SOUTHERLY LINE OF 5TH AVENUE; THENCE EASTERLY AND AT RIGHT ANGLES AND ALONG THE SOUTHERLY LINE OF 5TH AVENUE A DISTANCE OF 29 FEET BACK TO THE POINT OF BEGINNING.

SAID EASEMENT ALSO DESCRIBED AND INSURED AS:
A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF BLOCK 57 OF MCDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE SOUTH 84°02'07" EAST, A DISTANCE OF 499.98 FEET TO THE WEST LINE OF TRUSTEE'S DEED N0.20083 AS RECORDED IN O.R. BOOK G-65, PAGE 82; THENCE LEAVING SAID LINE SOUTH 05° 57' 53" WEST, ALONG SAID LINE A DISTANCE OF 699.82 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84° 02' 07" EAST, PARALLEL WITH THE SOUTHERLY LINE OF SAID FIFTH AVENUE A DISTANCE OF 740.00 FEET; THENCE SOUTH 05° 57' 53" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 84° 02' 07" WEST, A DISTANCE OF 155.00 FEET; THENCE NORTH 05° 57' 53" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 84° 02' 07" WEST, A DISTANCE OF 585.00 FEET TO THE WEST LINE OF SAID TRUSTEE'S DEED; THENCE NORTH 05° 57' 53" EAST, ALONG SAID LINE A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

PARCEL F:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, BEAR SOUTH 83 DEGREES AND 56 MINUTES EAST, 485.00 FEET; THENCE BEAR SOUTH 05 DEGREES AND 47 MINUTES WEST, 938.88 FEET; THENCE BEAR SOUTH 08 DEGREES AND 02 MINUTES EAST, 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES AND 31 MINUTES EAST, 131.51 FEET; THENCE BEAR SOUTH 02 DEGREES AND 04 MINUTES WEST, 82.95 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREINAFTER DESCRIBED; THENCE CONTINUE BEARING SOUTH 02 DEGREES AND 04 MINUTES WEST, 179.31 FEET; THENCE BEAR SOUTH 84 DEGREES AND 19 MINUTES EAST, 140.00 FEET, MORE OR LESS, TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES AND 56 MINUTES EAST OUT INTO A SLIP 970 FEET, MORE OR LESS, TO A POINT; THENCE BEAR NORTH 05 DEGREES AND 55 MINUTES EAST, 150.00 FEET, MORE OR LESS, TO A POINT WHICH IS BEARING NORTH 89 DEGREES AND 32 MINUTES EAST FROM THE POINT OF BEGINNING; THENCE BEAR SOUTH 89

DEGREES AND 32 MINUTES WEST, 1120.00 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

ALSO DESCRIBED AND INSURED AS:
A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, BEAR SOUTH 84 DEGREES 02 MINUTES 07 SECONDS EAST, 484.79 FEET; THENCE BEAR SOUTH 05 DEGREES 39 MINUTES 55 SECONDS WEST, 938.76 FEET; THENCE BEAR SOUTH 08 DEGREES 09 MINUTES 05 SECONDS EAST, 249.71 FEET; THENCE SOUTH 14 DEGREES 38 MINUTES 05 SECONDS EAST, 131.51 FEET; THENCE BEAR SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 82.95 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREINAFTER DESCRIBED; THENCE CONTINUE BEARING SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 179.31 FEET; THENCE BEAR SOUTH 84 DEGREES 26 MINUTES 05 SECONDS EAST, 131.81 FEET TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES 48 MINUTES 55 SECONDS EAST OUT INTO A SLIP, 977.77 FEET TO A POINT; THENCE BEAR NORTH 05 DEGREES 37 MINUTES 29 SECONDS EAST, 184.10 FEET TO A POINT WHICH IS BEARING NORTH 89 DEGREES 24 MINUTES 55 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE BEAR SOUTH 89 DEGREES 24 MINUTES 55 SECONDS WEST, 1120.76 FEET BACK TO THE POINT OF BEGINNING.

PARCEL G:

A PARCEL OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED-IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" E ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 484.98 FEET; THENCE S 05° 57' 53" W FOR A DISTANCE OF 938.76 FEET; THENCE S 08° 09' 05" E FOR A DISTANCE OF 109.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 08° 09' 05" E, A DISTANCE OF 139.96 FEET; THENCE S 14° 38' 05" E, A DISTANCE OF 32.68 FEET; THENCE S 85° 13' 05" E, A DISTANCE OF 157.63 FEET; THENCE N 89° 24' 55" E, A DISTANCE OF 49.99 FEET; THENCE N 05° 12' 11" E, A DISTANCE OF 161.18 FEET; THENCE N 84° 02' 55" W, A DISTANCE OF 252.15 FEET TO THE POINT OF BEGINNING.

PARCEL H:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE SOUTH 84° 02' 07" EAST ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 484.79 FEET; THENCE SOUTH 05° 39' 55" WEST FOR A DISTANCE 938.76 FEET; THENCE SOUTH 08° 09' 05" EAST FOR A DISTANCE OF 42.15 FEET TO THE EASTERLY LINE OF A 30 FOOT EASEMENT AND THE EASTERLY RIGHT-OF-WAY LINE OF SHRIMP ROAD AS

RECORDED IN O.R. BOOK 2030, PAGE 949 (PARCEL A TRACT 1), OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE LEAVING SAID LINE SOUTH 08°09'05" EAST, A DISTANCE OF 207.56 FEET; THENCE SOUTH 14°38'05" EAST, A DISTANCE OF 131.51 FEET; THENCE SOUTH 01° 56' 55" WEST, A DISTANCE OF 575.72 FEET; THENCE SOUTH 05° 54' 55" WEST, A DISTANCE OF 186.69 FEET; THENCE SOUTH 84° 05' 05" EAST, A DISTANCE OF 175.00 FEET; THENCE NORTH 34° 32' 55" EAST, A DISTANCE OF 116.44 FEET; THENCE NORTH 89° 27' 55" EAST, A DISTANCE OF 915.36 FEET; THENCE SOUTH 01° 07' 35" WEST, A DISTANCE OF 384.62 FEET; THENCE NORTH 84° 02' 07" WEST, A DISTANCE OF 30.84 FEET TO A MEAN HIGH WATER LINE; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING TWENTY SEVEN (27) COURSES: 1. NORTH 08° 33' 02" EAST, A DISTANCE OF 25.26 FEET; 2. NORTH 01°03' 10" WEST, A DISTANCE OF 36.70 FEET; 3. NORTH 16°11'45" WEST, A DISTANCE OF 18.64 FEET; 4. NORTH 01°20'32" WEST, A DISTANCE OF 27.71 FEET; 5. NORTH 05°48'23" EAST, A DISTANCE OF 27.11 FEET; 6. NORTH 07°24'12" WEST, A DISTANCE OF 86.16 FEET; 7. NORTH 11° 54'19" EAST, A DISTANCE OF 34.64 FEET; 8. NORTH 09°22'05" WEST, A DISTANCE OF 27.51 FEET; 9. NORTH 57° 40'41" WEST, A DISTANCE OF 4.94 FEET; 10. NORTH 84° 56' 08" WEST, A DISTANCE OF 14.50 FEET; 11. NORTH 61°03'44" WEST, A DISTANCE OF 14.78 FEET; 12. SOUTH 85°47'17" WEST, A DISTANCE OF 117.62 FEET; 13. SOUTH 83°15'58" WEST, A DISTANCE OF 26.59 FEET; 14. NORTH 85° 01' 19" WEST, A DISTANCE OF 21.47 FEET; 15. SOUTH 80°37'17" WEST, A DISTANCE OF 8.06 FEET; 16. NORTH 75°44'52" WEST, A DISTANCE OF 11.67 FEET; 17. SOUTH 86° 09' 28" WEST, A DISTANCE OF 82.77 FEET; 18. SOUTH 89° 59' 29" WEST, A DISTANCE OF 40.54 FEET; 19. NORTH 64°26'30" WEST, A DISTANCE OF 6.15 FEET; 20. SOUTH 88°41'05" WEST, A DISTANCE OF 60.16 FEET; 21. SOUTH 79°29'50" WEST, A DISTANCE OF 36.47 FEET; 22. NORTH 88°07'58" WEST, A DISTANCE OF 57.82 FEET; 23. NORTH 86° 26' 25" WEST, A DISTANCE OF 91.35 FEET; 24. SOUTH 88° 24' 02" WEST, A DISTANCE OF 97.85 FEET; 25. SOUTH 81°39'19" WEST, A DISTANCE OF 76.27 FEET; 26. SOUTH 86°43'16" WEST, A DISTANCE OF 75.93 FEET; 27. SOUTH 81° 33' 16" WEST, A DISTANCE OF 23.73 FEET; THENCE LEAVING SAID LINE SOUTH 07°52'54" WEST, A DISTANCE OF 138.68 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SHRIMP ROAD PER QUIT CLAIM DEED RECORDED IN O.R. BOOK 2030, PAGE 949, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF SAID SHRIMP ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1. NORTH 84° 02' 07" WEST, A DISTANCE OF 288.11 FEET TO A POINT OF CURVATURE; 2. NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 115.28 FEET, A CENTRAL ANGLE OF 88° 03' 57", AND A CHORD BEARING AND DISTANCE OF NORTH 40°00'08" WEST, 104.26 FEET; 3. NORTH 04°01'50" EAST, A DISTANCE OF 555.62 FEET TO THE NORTHERN TERMINUS OF PARCEL A TRACT 2 OF SAID QUIT CLAIM ON THE WEST LINE OF TRUSTEES DEED NO.20083 O.R.BOOK G-65, PAGE 82; THENCE NORTH 05°57'53" EAST, ALONG SAID LINE A DISTANCE OF 606.85 FEET TO THE POINT OF BEGINNING.

AND ALSO: BAY BOTTOM
A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S. 84°02'07" E. ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 499.98 FEET; THENCE S. 05°57'53" W. FOR A DISTANCE OF 2242.25 FEET; THENCE S.84°02'07"E., A DISTANCE OF 1310.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE S.84°02'07"E., A DISTANCE OF 363.01 FEET TO THE CENTERLINE OF THE ENTRANCE OF THE

HARBOR; THENCE N.08°15'27"W., A DISTANCE OF 959.38 FEET; THENCE S. 81°44'33" W., A DISTANCE OF 132.23 FEET; THENCE N. 05°47'25" W., A DISTANCE OF 658.21 FEET; THENCE N. 83°54'54" W., A DISTANCE OF 255.03 FEET TO THE WESTERLY PART OF THE BAY BOTTOM LINE; THENCE MEANDER THE SAID BAY BOTTOM LINE SOUTHERLY FOR A CHORD OF S.14°34',07" E., A DISTANCE OF 284.16 FEET; THENCE N. 85°29'39" W., A DISTANCE OF 310.00 FEET; THENCE S. 06°01'16" W., A DISTANCE OF 10.00 FEET; THENCE N. 85°29'39" W., A DISTANCE OF 450.16 FEET; THENCE S. 06°23'31" W., A DISTANCE OF 49.85 FEET; THENCE S. 84°02'55" E., A DISTANCE OF 9.27 FEET; THENCE S. 05°12'11" W., A DISTANCE OF 161.18 FEET; THENCE N. 88°24'55" E., A DISTANCE OF 950.61 FEET; THENCE S. 05°37'29" W., A DISTANCE OF 537,46 FEET; THENCE N. 89°27'55" E., A DISTANCE OF 11.44 FEET; THENCE S. 06°02'03" E., A DISTANCE OF 230.00 FEET; THENCE S.01°07'35" W., A DISTANCE OF 384.62 FEET TO THE POINT OF BEGINNING.

PARCEL I: **Intentionally Omitted (Leasehold/Option terminated** *effective 7/31/2010*)

PARCEL J:

A PARCEL OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" e ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 499.98 FEET; THENCE S 05° 57' 53" W FOR A DISTANCE OF 913.46 FEET TO THE POINT OF BEGINNING; THENCE S 84° 02' 07" E, FOR A DISTANCE OF 191.55 FEET; THENCE S 05° 56' 58" W, A DISTANCE OF 43.56 FEET; THENCE S 85° 29' 40" E, A DISTANCE OF 68.50 FEET; THENCE S 06° 23' 31" W, A DISTANCE OF 89.85 FEET; THENCE N 84° 02' 55" W, A DISTANCE OF 242.88 FEET; THENCE N 08° 09' 05" W, A DISTENCE OF 67.60 FEET; THENCE N 05° 57' 53" E, A DISTANCE OF 66.17 FEET TO THE POINT OF BEGINNING.

AS TO ALL PARCELS:

TOGETHER WITH THOSE BENEFICIAL EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 780, PAGE 1169, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND ON STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF BLOCK 57 OF MCDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF PUBLIC RECORDS, OF MONROE COUNTY, FLORIDA AND RUN THENCE SOUTH 83 DEGREES, 56 MINUTES EAST ALONG THE NORTH BOUNDARY LINE OF SAID BLOCK 57 FOR A DISTANCE OF 470 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE RUN SOUTH 6 DEGREES 04 MINUTES WEST FOR A DISTANCE OF 1283.02 FEET; THENCE RUN SOUTH 41 DEGREES 58 MINUTES EAST FOR A DISTANCE OF 40.35 FEET TO THE SOUTHEAST CORNER OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 24078 AND THE WEST BOUNDARY LINE OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083; THENCE RUN SOUTH 6 DEGREES 04 MINUTES WEST ALONG THE WEST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083 FOR A DISTANCE OF 932.25 FEET TO THE SOUTHWEST CORNER OF

SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083; THENCE RUN SOUTH 83 DEGREES 56 MINUTES EAST ALONG THE SOUTH BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083, THE SOUTH BOUNDARY LINE OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 19837-A AND THE NORTH BOUNDARY LINE OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20793 FOR A DISTANCE OF 1116.72 FEET; THENCE RUN NORTH 6 DEGREES 04 MINUTES EAST FOR A DISTANCE OF 30 FEET; THENCE RUN NORTH 83 DEGREES 56 MINUTES WEST FOR A DISTANCE OF 1086.72 FEET; THENCE RUN NORTH 6 DEGREES 04 MINUTES EAST FOR A DISTANCE OF 915.62 FEET; THENCE RUN NORTH 41 DEGREES 58 MINUTES WEST FOR A DISTANCE OF 40.35 FEET TO THE WEST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083 AND THE EAST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 24078; THENCE RUN NORTH 6 DEGREES 04 MINUTES EAST ALONG THE WEST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083 AND THE EAST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 24078, EXTENDED NORTHERLY, FOR A DISTANCE OF 1269.65 FEET TO THE NORTH BOUNDARY LINE OF SAID BLOCK 57; THENCE RUN NORTH 83 DEGREES 56 MINUTES WEST ALONG THE NORTH BOUNDARY LINE OF THE SAID BLOCK 57 FOR A DISTANCE OF 30 FEET BACK TO THE POINT OF BEGINNING.

SAID EASEMENT ALSO DESCRIBED AND INSURED AS:

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF BLOCK 57 OF MCDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK I, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE SOUTH 84°02'07" EAST, A DISTANCE OF 469.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 84°02'07" EAST, A DISTANCE OF 30.00 FEET TO THE WEST LINE OF TRUSTEE'S DEED NO. 20083 AS RECORDED IN O.R. BOOK G-65, PAGE 82; THENCE ALONG SAID LINE SOUTH 05°57'53" WEST, A DISTANCE OF 1,268.45 FEET; THENCE LEAVING SAID LINE SOUTH 42°04'07" EAST, A DISTANCE OF 40.35 FEET; THENCE SOUTH 05°57'53" WEST, A DISTANCE OF 916.82 FEET; THENCE SOUTH 84°02'07" EAST, A DISTANCE OF 1,086.72 FEET; THENCE SOUTH 05°57'53" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF TRUSTEE'S DEED NO. 20083 AS RECORDED IN OR BOOK G-65, PAGE 82; THENCE ALONG SAID LINE NORTH 84°02'07" WEST, A DISTANCE OF 1,116.72 FEET TO THE WEST LINE OF TRUSTEE'S DEED NO. 20083 AS RECORDED IN O.R. BOOK G-65, PAGE 82; THENCE ALONG Sold LINE NORTH 05°57'53" EAST, A DISTANCE OF 933.45 FEET; THENCE LEAVING Sold LINE NORTH 42°04'07" WEST, A DISTANCE OF 40.35 FEET; THENCE NORTH 05°57'53" EAST, A DISTANCE OF 1,281.82 FEET TO THE POINT OF BEGINNING.

MONROE COUNTY
OFFICIAL PUBLIC RECORD

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

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

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

The offices of the Property Appraiser will be closed Monday, February 17th in observance of Presidents' Day. Our offices will re-open Tuesday at 8am.

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

Return to Search Results | Modify Search | New Search | Send Email to MCPA Regarding this Parcel | Estimate Taxes on this Parcel

Print Page

Previous Record **Alternate Key: 1157899 Parcel ID: 00123760-000200** Next Record

Ownership Details

Mailing Address:
LONGSTOCK II LLC
7009 SHRIMP RD STE 2
KEY WEST, FL 33040-6067

Property Details

PC Code: 18 - OFFICES BUILDINGS MULTI/STORY
Millage Group: 110A
Affordable Housing: No
Section-Township-Range: 35-67-25
Property Location: 7009 SHRIMP ST SOUTH STOCK ISLAND
Legal Description: 35 67 25 PT TRACT 1 - ALL TRACTS 2-3-4 AND PARCEL OF LAND AND BAY BTM LYING SOUTH OF AND ADJ TO SQRS 55,56 AND 57 MALONEY SUB PB1-55 OR1-17/18 OR53-238OR65-324/328 OR163-299 OR164-562/575 OR286-270/273 OR313-53-56 OR315-531/532 OR359-85/89 OR423-622-624 ID 4-057008 UNRECORDED MERGER ON FILE OR427-859/60 OR427-861-862 OR500-566E OR508-638/39 OR509-52 OR547-972D/C(PROB DOCKET 73-146-CP-12) OR780-1169/71E OR780-1172/75E OR806-1706/61 OR866-2451/2455E OR866-2460/2464E OR866-2474/2477E OR1076-1688/1689 OR1195-1402/03C OR1229-967/71 OR1239-460/62 OR1269-1002/03 OR1436-1614/15 OR1595-206/7 OR1617-1777/1842DEC OR1618-999/1000 OR1618-1001/02 OR1625-418/19 OR1625-420 OR1699-2300/02 OR1699-2325/26 OR1701-834/35 OR1707-1140Q/C OR1708-1890AFF OR1761-1026/47AMD OR1765-1978 OR1771-2113/15 OR1789-1224 OR1831-1735/37 OR1840-998/1040DEC OR1843-46/49 OR1848-1336/37 OR1852-2346/47T/C OR1854-466/67 OR1855-127/28

Monroe County Links
» Monroe County Home Page
» BOCC
» Growth Management
» Building Dept.
» Code Compliance
» FEMA Flood Insurance Info

Monroe County Constitutional Officers
» Clerk of the Courts
» Sheriff's Office
» Elections Supervisor
» Tax Collector

Monroe County Cities
» City of Key West
» City of Marathon
» City of Key Colony Beach
» City of Layton
» Islamorada, Village of Islands

First Time Home Buyer (IRS)
» Cancellation of Debt Flyer (English)
» Cancellation of Debt Flyer (Spanish)
» 1st Time Homebuyers Fact Sheet
» 1st Time Homebuyers Basic Information
» 1st Time Homebuyers Scenarios
» 1st Time Homebuyers Q&A's

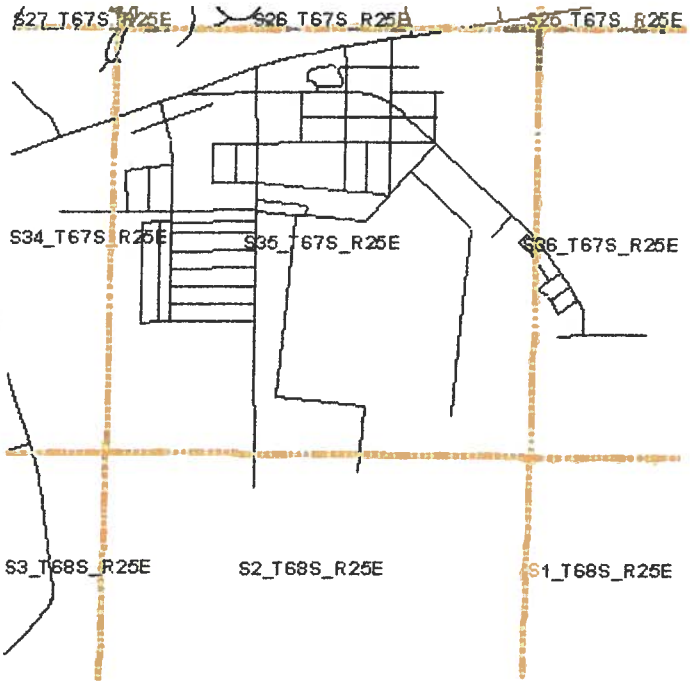
IRS Links
» Make Work Pay Credit
» Energy Conservation Credit

OR1857-775/78 OR1858-503/04 OR1858-560/61 OR1870-2281/2357DEC OR1873-879/80 OR1873-1197/98 OR1879-964/65 OR1881-196/97 OR1883-2201/02 OR1890-2271/72 OR1899-1738/39 OR1901-2216/17 OR1903-1186/87 OR1913-2276C OR1937-1567 OR2017-2389/90 OR2045-2319Q/C OR2050-2190 OR2062-621/23 OR2071-1650 OR2218-1284/25Q/C OR2219-832/33Q/C OR2220-1578 OR2222-389C OR2223-1519 OR2224-1197 OR2224-1198 OR2224-1199 OR2225-2132 OR2231-765 OR2235-782C OR2247-1559 OR2247-1560 OR2250-1000C OR2257-1636Q/C OR2260-2432 OR2262-30 OR2267-26 OR2270-306 OR2270-307 OR2270-2314 OR2273-2487 OR2274-1219C OR2277-484 OR2277-488 OR2278-1963 OR2278-1964 OR2283-2297 OR2287-716/17Q/C-E OR2287-718 OR2287-719/20 OR2287-1647/54 OR2291-353 OR2291-354/55 OR2291-356/57 OR2294-900/901 OR2294-902/04 OR2294-905 OR2294-906/08 OR2294-909/11 OR2294-940/43 OR2294-944/46 OR2294-1344/1345 OR2298-1259/60 OR2298-1261/62 OR2298-1263/66 OR2305-2179/84 OR2305-2185/90 OR2305-2191/96 OR2305-2197/98 OR2305-2199/2200 OR2305-2207/08 OR2305-2209/11 OR2313-1249/51 OR2314-1759/60 OR2316-1525/26 OR2385-20/52OR2499-355/64

Other Links

» FL Dept Rev - Property Tax Oversight
» Census Info

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	0	0	299,822.00 SF
9500 - SUBMERGED			6.18 AC
100W - COMMERCIAL WATERFRON			45,910.00 SF
000X - ENVIRONMENTALLY SENS			13.18 AC
100D - COMMERCIAL DRY			199,069.00 SF
100W - COMMERCIAL WATERFRON			48,865.00 SF
9500 - SUBMERGED			4.15 AC
9500 - SUBMERGED			3.19 AC

Building Summary

Number of Buildings: 5
Number of Commercial Buildings: 5
Total Living Area: 31017
Year Built: 1950

Building 1 Details

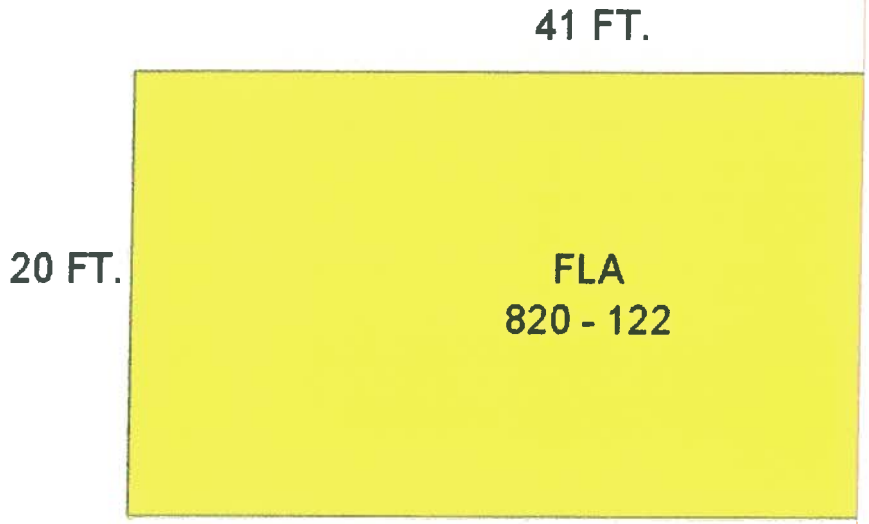
Building Type
Condition F
Effective Age 39
Perimeter 244
Year Built 1968
Special Arch 0
Functional Obs 0
Economic Obs 0

Inclusions:

Roof Type
Roof Cover
Heat 1
Heat 2
Heat Src 1
Heat Src 2

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
1	FLA		1	1967			

Interior Finish:

Section Nbr	Interior Finish Nbr	Type
	9618	WHLSE MFG OUTLETS

Exterior Wall:

Interior Finish Nbr	Type
69	C.B.S.

Building 2 Details

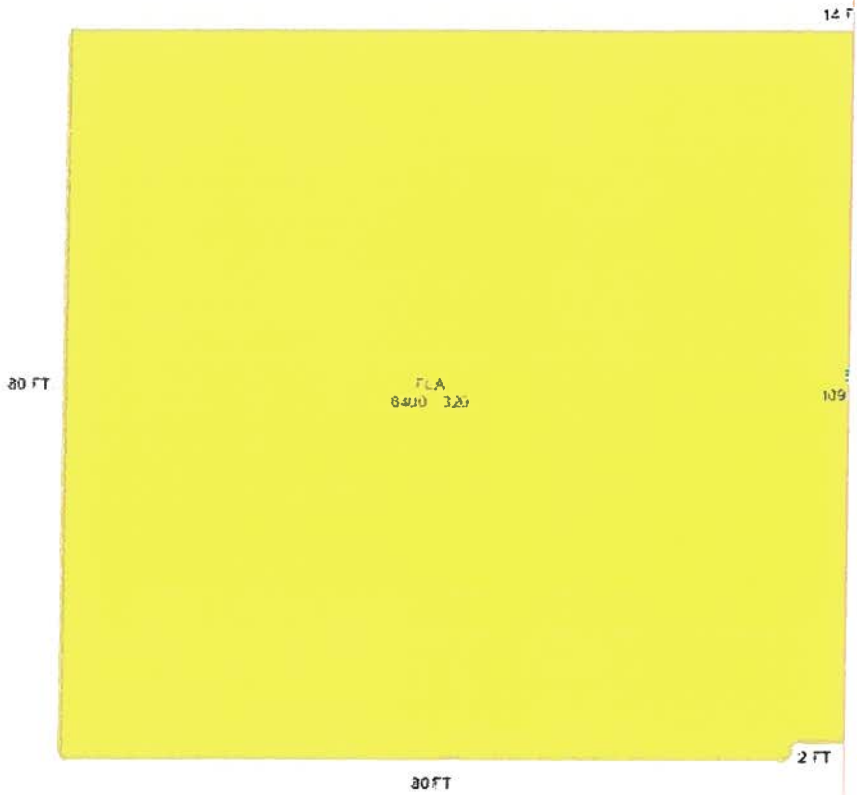
Building Type		Condition	A
Effective Age	27	Perimeter	640
Year Built	1950	Special Arch	0
Functional Obs	0	Economic Obs	0

Inclusions:

Roof Type	FLAT OR SHED	Roof Cover	TAR & GRAVEL
Heat 1		Heat 2	
Heat Src 1		Heat Src 2	

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
0	FLA	5:C.B.S.	1	1982			
0	SPF	5:C.B.S.	1	1982			

Interior Finish:

Section Nbr	Interior Finish Nbr	Type
		SERVICE SHOPS-B-

Exterior Wall:

Interior Finish Nbr	Type
70	C.B.S.
71	AVE WOOD SIDING

Building 3 Details

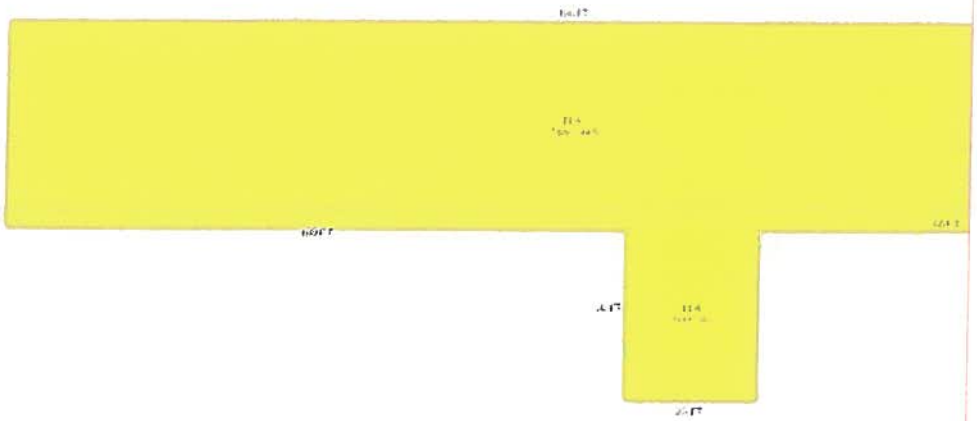
Building Type		**Condition**	A	**Qua**	
Effective Age	33	**Perimeter**	1,102	**Depr**	
Year Built	1953	**Special Arch**	0	**Grnd**	
Functional Obs	0	**Economic Obs**	0		

Inclusions:

Roof Type	GABLE/HIP	**Roof Cover**	METAL	**F**	
Heat 1		**Heat 2**			
Heat Src 1		**Heat Src 2**			

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
0	FLA	4:CONC BLOCK	1	1953		Y	
0	FLA	4:CONC BLOCK	1	1953		N	

Interior Finish:

Section Nbr	Interior Finish Nbr	Type
		MARINA/AUTO/BUS TERM
		MARINA/AUTO/BUS TERM

Exterior Wall:

Interior Finish Nbr	Type
72	C.B.S.

Building 4 Details

Building Type **Condition** A **Qualit**
Effective Age 23 **Perimeter** 2,059 **Depreci**

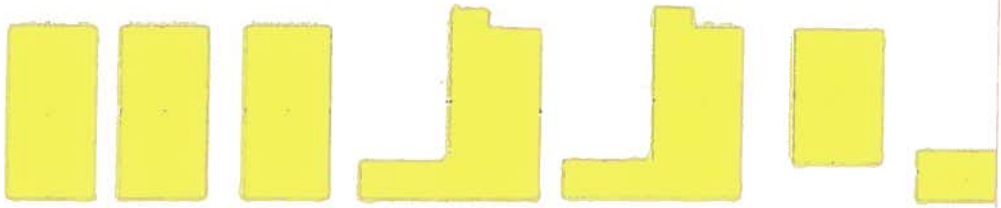
Year Built	1967	Special Arch	0	Grnd Flo	
Functional Obs	0	Economic Obs	0		

Inclusions:

Roof Type		Roof Cover	METAL	Fou	
Heat 1		Heat 2		Be	
Heat Src 1		Heat Src 2			

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
0	ELF		1	1970			
0	ELF		1	1967			
0	ELF		1	1973			
0	FLA	1:WD FRAME/COMPOSITE	1	1973		N	
0	FLA	4:CONC BLOCK	1	1967		N	

Property Search -- Monroe County Property Appraiser

0	FLA	4:CONC BLOCK	1	1973	N
0	FLA	8:METAL/ALUM	1	1970	N
0	FLA	8:METAL/ALUM	1	1970	N

Interior Finish:

Section Nbr	Interior Finish Nbr	Type
		MARINA/AUTO/BUS TERM
		MARINA/AUTO/BUS TERM
		MARINA/AUTO/BUS TERM
		MARINA/AUTO/BUS TERM
		MARINA/AUTO/BUS TERM

Exterior Wall:

Interior Finish Nbr	Type
73	METAL SIDING

Building 5 Details

Building Type
Effective Age 7
Year Built 2006
Functional Obs 0

Condition E
Perimeter 378
Special Arch 0
Economic Obs 0

Qu
Dep
Grnd

Inclusions:

Roof Type IRR/CUSTOM
Heat 1
Heat Src 1

Roof Cover METAL
Heat 2
Heat Src 2

Extra Features:

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

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
1	FLA	8:METAL/ALUM	1	2006		Y	
2	GBF	8:METAL/ALUM	1	2006		N	
3	OUF	8:METAL/ALUM	1	2006		N	
4	OUU		1	2006		N	
5	OPF	8:METAL/ALUM	1	2006		N	
6	OPF	8:METAL/ALUM	1	2006		N	
7	OUF	8:METAL/ALUM	1	2006		N	

Interior Finish:

Section Nbr	Interior Finish Nbr	Type
	1	OFF BLDG MUL STY-D
	2	OFF BLDG MULT STY-B

Exterior Wall:

Interior Finish Nbr	Type
1	METAL SIDING

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	5,964 SF	994	6	1975	1976	2	30
2	UB2:UTILITY BLDG	80 SF	10	8	1991	1992	2	50
3	UB2:UTILITY BLDG	96 SF	12	8	1993	1994	2	50
4	UB2:UTILITY BLDG	96 SF	12	8	1993	1994	2	50
5	UB2:UTILITY BLDG	96 SF	12	8	1993	1994	2	50
5	RW2:RETAINING WALL	560 SF	140	4	1975	1976	4	50
6	CL2:CH LINK FENCE	600 SF	100	6	1975	1976	2	30
6	FN2:FENCES	240 SF	40	6	1999	2000	5	30
7	AP2:ASPHALT PAVING	12,000 SF	150	80	1994	1995	2	25
7	FN2:FENCES	560 SF	140	4	1988	1989	3	30
8	PT3:PATIO	1,053 SF	39	27	1981	1982	2	50
8	DK2:CON DKS/CONPIL	1,464 SF	244	6	1975	1976	3	60
9	SW2:SEAWALL	1,636 SF	409	4	1975	1976	4	60
9	PT3:PATIO	360 SF	24	15	1981	1982	2	50
10	AP2:ASPHALT PAVING	4,000 SF	80	50	1984	1985	2	25
10	AP2:ASPHALT PAVING	3,135 SF	285	11	1975	1976	2	25
11	CA2:CARPORT	324 SF	18	18	1955	1956	1	50
12	CL2:CH LINK FENCE	360 SF	60	6	1975	1976	2	30
13	CL2:CH LINK FENCE	1,860 SF	310	6	1975	1976	1	30
14	SW2:SEAWALL	300 SF	6	50	1949	1950	4	60
15	DK3:CONCRETE DOCK	100 SF	50	2	1949	1950	1	60
16	CL2:CH LINK FENCE	1,560 SF	260	6	2004	2005	2	30
17	DK3:CONCRETE DOCK	1,456 SF	91	16	1981	1982	5	60
18	SW2:SEAWALL	564 SF	141	4	1981	1982	4	60
19	CL2:CH LINK FENCE	7,152 SF	1,192	6	2006	2007	1	30
20	SW2:SEAWALL	404 SF	202	2	1953	2008	4	60
21	DK3:CONCRETE DOCK	2,000 SF	250	8	1953	2008	1	60
22	DK2:CON DKS/CONPIL	1,170 SF	78	15	1970	2008	3	60
23	SW2:SEAWALL	1,840 SF	920	2	1953	2008	4	60
24	SW2:SEAWALL	912 SF	152	6	1975	1976	4	60
25	DK3:CONCRETE DOCK	2,128 SF	152	14	1975	1976	4	60
26	SW2:SEAWALL	3,996 SF	999	4	1975	1976	4	60
27	SW2:SEAWALL	436 SF	109	4	1975	1976	4	60
28	DK3:CONCRETE DOCK	3,600 SF	300	12	1979	1980	5	60
29	DK3:CONCRETE DOCK	1,650 SF	165	10	1953	2008	3	60
30	DK3:CONCRETE DOCK	1,139 SF	67	17	1980	2008	3	60
31	SW2:SEAWALL	3,680 SF	920	4	1953	2008	4	60
32	CL2:CH LINK FENCE	2,100 SF	350	6	2006	2008	1	30

33	AC2:WALL AIR COND	6 UT	0	0	2000	2008	2	20
34	SW2:SEAWALL	660 SF	110	6	1975	1976	4	60
35	SW2:SEAWALL	3,360 SF	560	6	1975	1976	4	60
36	SW2:SEAWALL	2,700 SF	450	6	1975	1976	4	60
37	RW2:RETAINING WALL	784 SF	112	7	1975	1976	4	50
38	DK3:CONCRETE DOCK	3,384 SF	282	12	1974	1975	5	60
39	PT4:PATIO	5,495 SF	157	35	2006	2007	2	50
40	FN3:WROUGHT IRON	1,950 SF	325	6	2006	2006	3	60
41	FN2:FENCES	3,600 SF	600	6	2012	2012	2	30

Appraiser Notes

THE FOLLOWING AK'S HAVE BEEN COMBINED WITH THIS PARCEL PER THE OWNER'S REQUEST, DONE FOR THE 2011 TAX ROLL (5/16/2011 SCJ). AK 1157864 (RE 00123750-000000) AK 1157848 (RE 00123730-000000) AK 1157830 (RE 00123720-000000) AK 9091104 (RE 00123760-000103) AK 9091103 (RE 00123760-000102) AK 1157902 (RE 00123760-000300) AK 9088432 (RE 00123720-000300) AK 9091102 (RE 00123760-000101)
FEMA PARCELS (AK 9091103 AND AK9091102) HAVE BEEN COMBINED WITH THIS PARCEL AND THE FEMA INJUCTION TAB HAS BEEN CHANGED TO PARTIAL.
KING SHRIMP CO OF FLA INC SW2 1120 X 4 DONE IN 2 SECTIONS 1993 AUDIT PARCEL 2001-03-05 CHANGED THE PACKING PLANT TO WAREHOUSE FOR THE 2001 TAX ROLL. DUG 6/04 SALE DOES NOT SEEM TO FIT PROPERTY OR NBHD TREND. KDB
ALL STRUCTURES DEMO'D AS OF 12/30/05, NEW BUILDING UNDER CONSTRUCTION - PIC'S ON FILE.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	05103354	06/29/2005	12/30/2005	15,000	Commercial	PILINGS
	04102513	08/24/2004	06/20/2006	450,000	Commercial	COMERCIAL-BUILDING REPLACE
	04104529	10/12/2004	07/01/2005	375,000	Commercial	DOCK / REPAIR SEAWALL
	061044474	08/15/2006	11/08/2006	6,000	Commercial	ASPHALT DRIVEWAY.
	1102743	07/19/2011	11/08/2012	100,000	Commercial	BRICK DRIVEWAY
	12103164	08/23/2012	10/31/2012	5,000	Commercial	SEAWALL CAP REPAIR
	12103165	08/23/2012	11/08/2012	2,000	Commercial	REPAIR DOCK CAP ATF
	12101179	04/10/2012	11/08/2012	16,000	Commercial	600 LF OF 6' CHAIN LINK FENCE
	12102570	07/13/2012	11/08/2012	234,777	Commercial	NEW LIFT STATION AND 8 MANHOLES
	12103136	10/23/2012	01/02/2013	800,000	Commercial	REPAIR SEAWALL AND SITE WORK
	12103136	10/23/2012		8,000,000	Commercial	NEW/REPAIR SAEWALL 115,520 SQ FT
	13100846	04/17/2013		1,500	Commercial	6' FENCE ALONG SIDE OF PROPERTY
	13101086	04/22/2013		314,613	Commercial	INSTALL MARINE SEWER

					VACUME SYS
13102139	06/28/2013		440,000	Commercial	INSTALLATION OF NEW SIDE-TIE MEGA YACHT DOCKS AND INSTALL ALL UTILITIES ON TEH SOUTH SIDE FO THE NORTH PIER
13101177	06/05/2013		244,809	Commercial	CONSTRUCT BATH HOUSE #2 CONSISTING OF 424SF 1ST FLOOR AREA 266SF SLAB, 996SF ROOF PER APPROVED SEALED PLANS IN FILE.
04-2512	05/26/2004	05/25/2005	20,000	Commercial	DEMOLITION

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
2013	2,743,537	852,849	7,705,502	8,250,000	8,250,000	0	8,250,000
2012	2,763,631	846,884	7,705,502	11,316,017	11,316,017	0	11,316,017
2011	2,838,929	871,642	7,705,502	11,416,073	11,416,073	0	11,416,073
2010	833,605	294,204	2,543,820	1,638,250	1,638,250	0	1,638,250
2009	850,971	305,018	2,010,492	3,166,481	3,166,481	0	3,166,481
2008	850,971	316,746	1,440,252	3,269,801	3,269,801	0	3,269,801
2007	796,452	250,349	2,223,000	1,397,644	1,397,644	0	1,397,644
2006	0	162,122	536,700	698,822	698,822	0	698,822
2005	146,653	186,642	465,252	798,547	798,547	0	798,547
2004	149,005	192,368	372,252	713,625	713,625	0	713,625
2003	149,005	199,230	372,252	720,487	720,487	0	720,487
2002	149,005	207,325	241,752	598,082	598,082	0	598,082
2001	149,005	213,051	241,752	603,808	603,808	0	603,808
2000	204,263	71,941	241,752	517,956	517,956	0	517,956
1999	166,306	66,344	210,357	443,007	443,007	0	443,007
1998	110,870	68,130	210,357	389,357	389,357	0	389,357
1997	110,870	70,083	210,357	391,310	391,310	0	391,310
1996	100,792	72,423	210,357	383,572	383,572	0	383,572
1995	100,792	74,210	210,357	385,359	385,359	0	385,359
1994	104,349	76,163	210,357	390,869	390,869	0	390,869
1993	104,349	78,503	384,702	567,554	567,554	0	567,554
1992	96,416	50,752	384,702	531,870	531,870	0	531,870
1991	96,416	52,154	384,702	533,272	533,272	0	533,272
1990	96,420	53,555	384,702	534,677	534,677	0	534,677
1989	96,420	54,485	384,702	535,607	535,607	0	535,607

1988	94,725	49,263	384,702	528,690	528,690	0	528,690
1987	92,219	50,499	320,508	463,226	463,226	0	463,226
1986	92,743	51,038	320,508	464,289	464,289	0	464,289
1985	89,794	49,230	320,508	459,532	459,532	0	459,532
1984	88,618	50,400	320,508	459,526	459,526	0	459,526
1983	60,340	28,665	320,508	409,513	409,513	0	409,513
1982	56,828	28,665	158,939	244,432	244,432	0	244,432

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
12/29/2010	2499 / 355	16,000,000	WD	30
4/30/2007	2291 / 354	16,720,000	WD	Q
1/15/2003	1857 / 0775	450,900	WD	U
8/26/1999	1595 / 206	750,000	WD	Q
2/1/1972	509 / 52	125,000	00	Q

This page has been visited 207,591 times.

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

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

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

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

The offices of the Property Appraiser will be closed Monday, February 17th in observance of Presidents' Day. Our offices will re-open Tuesday at 8am.

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

Return to Search Results | Modify Search | New Search | Send Email to MCPA Regarding this Parcel | Estimate Taxes on this Parcel

Print Page

Previous Record **Alternate Key: 9080464 Parcel ID: 00123720-000100** Next Record

Ownership Details

Mailing Address:
LONGSTOCK II LLC
7009 SHRIMP RD STE 2
KEY WEST, FL 33040-6067

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 110A
Affordable Housing: No
Section-Township-Range: 35-67-25
Property Location: 700 SHRIMP RD SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND BAY BOTTOM SOUTH OF AND ADJ TO SQR 55 AND 56 PB1-55 (EASEMENT A) OR1909-694/722 OR2287-1647/54 OR2305-2207/08 OR2499-355/64

Click Map Image to open interactive viewer

Monroe County Links

» Monroe County Home Page
» BOCC
» Growth Management
» Building Dept.
» Code Compliance
» FEMA Flood Insurance Info

Monroe County Constitutional Officers

» Clerk of the Courts
» Sheriff's Office
» Elections Supervisor
» Tax Collector

Monroe County Cities

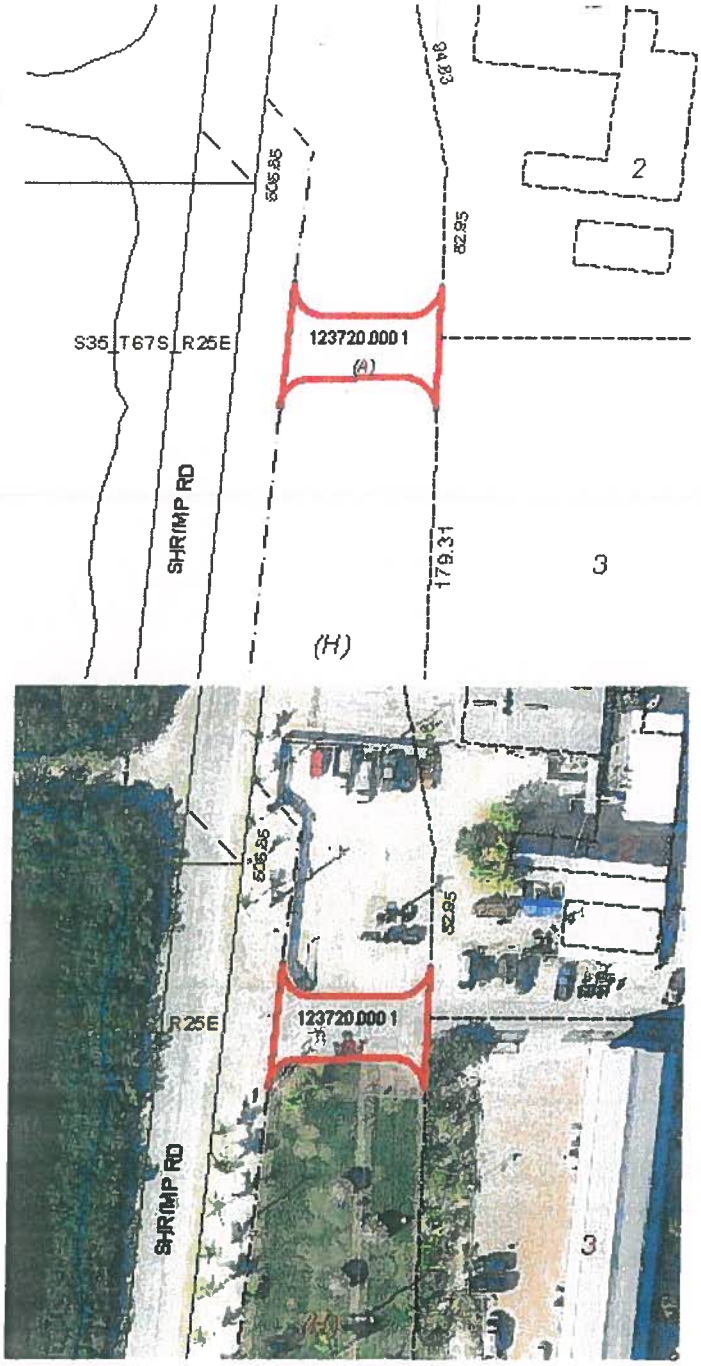
» City of Key West
» City of Marathon
» City of Key Colony Beach
» City of Layton
» Islamorada, Village of Islands

First Time Home Buyer (IRS)

» Cancellation of Debt Flyer (English)
» Cancellation of Debt Flyer (Spanish)
» 1st Time Homebuyers Fact Sheet
» 1st Time Homebuyers Basic Information
» 1st Time Homebuyers Scenarios
» 1st Time Homebuyers Q&A's

IRS Links

» Make Work Pay Credit
» Energy Conservation Credit



Other Links

» FL Dept Rev - Property Tax Oversight
» Census Info

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY			2,483.00 SF

Appraiser Notes

2005 - 11- 23 -BC, PROPERTY IS AN EASEMENT TO GET TO LANDLOCKED PROPERTIES

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	11103993	08/19/2011		21,000	Commercial	ELECTRICAL SECURITY GATES

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
2013	0	0	111,600	50	50	0	50
2012	0	0	111,600	50	50	0	50
2011	0	0	111,600	50	50	0	50
2010	0	0	69,524	50	50	0	50
2009	0	0	22,800	50	50	0	50
2008	0	0	17,100	50	50	0	50
2007	0	0	17,100	50	50	0	50
2006	0	0	5,415	50	50	0	50
2005	0	0	5,130	50	50	0	50

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
12/29/2010	2499 / 355	16,000,000	WD	30
7/2/2007	2305 / 2207	18,000,000	WD	Q

This page has been visited 207,622 times.

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

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

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

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

The offices of the Property Appraiser will be closed Monday, February 17th in observance of Presidents' Day. Our offices will re-open Tuesday at 8am.

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

Return to Search Results | Modify Search | New Search | Send Email to MCPA Regarding this Parcel | Estimate Taxes on this Parcel

Print Page

Previous Record **Alternate Key: 9080468 Parcel ID: 00123720-000200** Next Record

Ownership Details

Mailing Address:
LONGSTOCK II LLC
7009 SHRIMP RD STE 2
KEY WEST, FL 33040-6067

Property Details

PC Code:	10 - VACANT COMMERCIAL
Millage Group:	110A
Affordable Housing:	No
Section-Township-Range:	35-67-25
Property Location:	700 SHRIMP RD SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND BAY BOTTON SOUTH OF AND ADJ TO SQR 55 & 56 PB1-55 (EASEMENT B) OR1909-694/722 OR2287-1647/54 OR2305-2207/08 OR2499-355/64

Click Map Image to open interactive viewer

Monroe County Links

» Monroe County Home Page
» BOCC
» Growth Management
» Building Dept.
» Code Compliance
» FEMA Flood Insurance Info

Monroe County Constitutional Officers

» Clerk of the Courts
» Sheriff's Office
» Elections Supervisor
» Tax Collector

Monroe County Cities

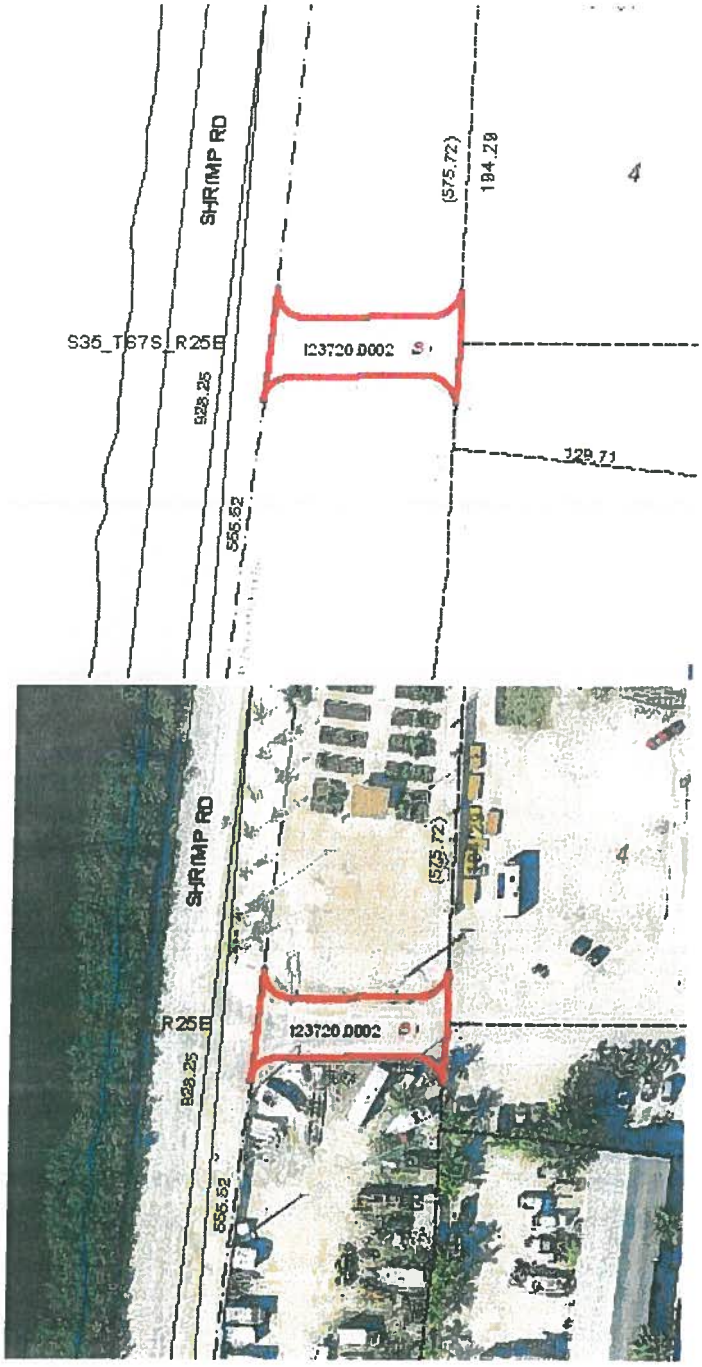
» City of Key West
» City of Marathon
» City of Key Colony Beach
» City of Layton
» Islamorada, Village of Islands

First Time Home Buyer (IRS)

» Cancellation of Debt Flyer (English)
» Cancellation of Debt Flyer (Spanish)
» 1st Time Homebuyers Fact Sheet
» 1st Time Homebuyers Basic Information
» 1st Time Homebuyers Scenarios
» 1st Time Homebuyers Q&A's

IRS Links

» Make Work Pay Credit
» Energy Conservation Credit



Other Links

» FL Dept Rev - Property Tax Oversight
» Census Info

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY			3,258.00 SF

Appraiser Notes

2005 - 11- 23 -BC, PROPERTY IS AN EASEMENT TO GET TO LANDLOCKED PROPERTIES

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
2013	0	0	130,049	50	50	0	50
2012	0	0	130,049	50	50	0	50
2011	0	0	130,049	50	50	0	50
2010	0	0	91,224	50	50	0	50
2009	0	0	29,920	50	50	0	50
2008	0	0	22,440	50	50	0	50
2007	0	0	22,440	50	50	0	50
2006	0	0	7,106	50	50	0	50
2005	0	0	6,732	50	50	0	50

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
12/29/2010	2499 / 355	16,000,000	WD	30
7/2/2007	2305 / 2207	18,000,000	WD	Q

This page has been visited 207,634 times.

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

Description of Project

i. Up to one hundred (100) hotel rooms to be developed into a hotel.

ii. A restaurant with up to 150 seats and up to 4,000 square feet of floor area.

iii. Additional amenities ancillary and accessory to the hotel use, including a lobby, gatehouse, offices, fitness center, bath house, maintenance, housekeeping and watersports consisting of up to 10,000 square feet as depicted on plans submitted with this Agreement.

iv. A marine services and retail building, rum distillery, fish house retail and distribution building, environmental resource building consisting of up to 40,000 square feet as depicted on plans submitted with this application.

v. Parking areas and landscaping

July 11, 2013

I hereby authorize Barton W. Smith, Esq. _____ be listed as authorized agent
(Name of Agent)

for Longstock II, LLC _____ for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: _____, Block _____,

Subdivision: _____, Key (island): Stock Island

and Real Estate number: 00123760-000200
00123720-000100
00123720-000200.

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated.

The undersigned understands the liabilities involved in the granting of this agency and accepts full responsibility (thus holding Monroe County harmless) for any and all of the actions of the agent named, related to the acquisition of approvals/permits for the aforementioned applicant.

Note: Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

_____
Property Owner(s) Signature

_____
Matthew Strunk, Manager

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

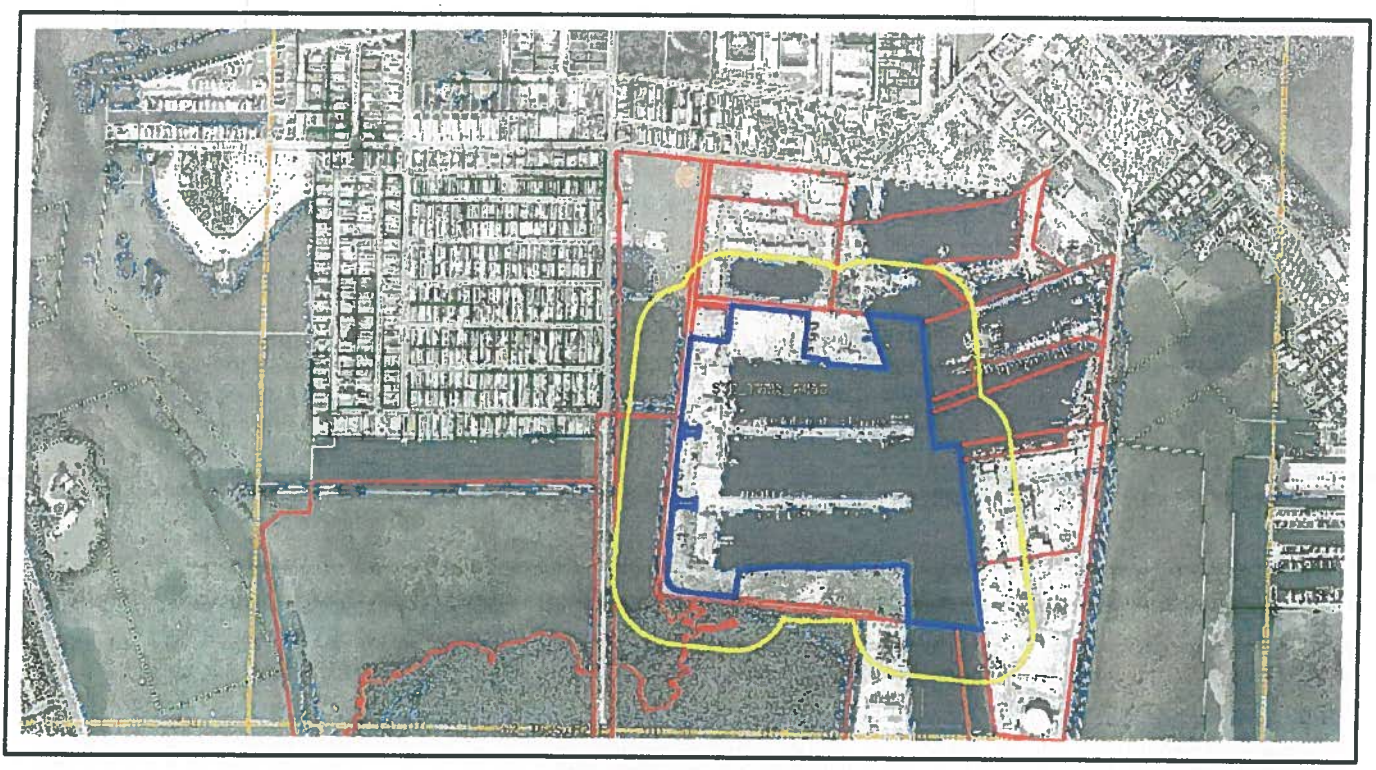
The foregoing instrument was acknowledged before me this 11 **day of** July, **20**13.

MATTHEW STRUNK **is** X **personally known** _____ **produced identification**

_____ **Type of Identification), did / did not take an oath.**

_____
Notary

JANA CARTER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE223411
Expires 8/8/2016



Longstock II, LLC

300 foot radius

Printed:Feb 18, 2014

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

SAFE HARBOR ENTERPRISES INC
7009 SHRIMP RD
STE 2
KEY WEST, FL 33040-6067

SPECIAL ACQUISTIONS VIII INC
6435 NAPLES BLVD
NAPLES, FL 34109-2016

MERIDIAN WEST LTD
2937 SW 27TH AVE
STE 303
MIAMI, FL 33133

THE UTILITY BOARD OF THE CITY OF KEY WEST
1001 JAMES ST
KEY WEST, FL 33040-6935

BAMA ONE LLC
6810 FRONT ST
KEY WEST, FL 33040-6040

THE UTILITY BOARD OF THE CITY OF KEY WEST
1001 JAMES ST
KEY WEST, FL 33040-6935

JKYD LLC
PO BOX 144235
CORAL GABLES, FL 33114-4235

ROBBIE'S SAFE HARBOR MARINE ENT INC
7281 SHRIMP RD
KEY WEST, FL 33040

3 D OF KEY WEST INC
1415 FLAGLER AVE
KEY WEST, FL 33040-4921

BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY FL
500 WHITEHEAD ST
KEY WEST, FL 33040-6581

MONROE COUNTY
500 WHITEHEAD ST
KEY WEST, FL 33040-6581

KEY COW LLC
PO BOX 169
KEY WEST, FL 33041-0169

PARCELS B AND C LLC
PO BOX 169
KEY WEST, FL 33041-0169

BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY
500 WHITEHEAD ST
KEY WEST, FL 33040-6581

SAFE HARBOUR PROPERTIES LLC
6810 FRONT ST
KEY WEST, FL 33040-6040

BERNSTEIN BENJAMIN RESIDUARY TR B U/T/W
PO BOX 2455
KEY WEST, FL 33045-2455

THE UTILITY BOARD OF THE CITY OF KEY WEST
1001 JAMES ST
KEY WEST, FL 33040-6935

SAFE HARBOR ENTERPRISES INC
P O BOX 2455
KEY WEST, FL 33040

ISLAND TRUST AGREEMENT 3/10/1989
P O BOX 2455
KEY WEST, FL 33040

CONSTELLATION YACHTS INC
6811 SHRIMP RD
KEY WEST, FL 33040

GRAPHIC SCALE

RECEIVED
FEB 19 2014
14-027
CHARLOTTE CO. PLANNING DEPT.

EXHIBIT ONLY
NOT FOR CONSTRUCTION

Description	Revisions

MASTER SITE CONEPT PLAN
for
STOCK ISLAND MARINA VILLAGE

WEC
201 W. MARION AVE. SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700
FB #8656

Approved By:
Scale: 1" = 50'
Job No: 13087.001
Date Issued: 02/19/2014

Design:
Drawn:

KBP CONSULTING, INC.

MEMORANDUM

To: John Arrieta, P.E.
URS

From: Karl B. Peterson, P.E.

Date: June 13, 2014

Subject: Stock Island Marina Village
Traffic Analysis Methodology

Stock Island Marina Village is a proposed mixed-use development (some elements of the development are already existing) to be located along Shrimp Road on Stock Island, Monroe County, Florida. The following is a preliminary traffic analysis methodology to assess the traffic impacts associated with modifications to the existing development program.

Development

Existing:

- Marina & Marina Offices
- Engine Service
- Dog Park
- Artist's Cooperative Building

Proposed:

- Marina – Additional Berths
- Hotel – 100 (+/-) Transient Dwelling Units
- Fish House
- 9,450 Square Foot (+/-) Quality Restaurant

Traffic Study

Based upon the information presented above, it is evident that a Level 3 Monroe County traffic analysis will be required.

8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 560-7103 Fax: (954) 582-0989

Intersections to be Evaluated

- US 1 / Overseas Highway & College Road (East)
- US 1 / Overseas Highway & 3rd Street
- US 1 / Overseas Highway & 5th Street
- US 1 / Overseas Highway & MacDonald Avenue
- US 1 / Overseas Highway & Cross Street
- US 1 / Overseas Highway & College Road (West)
- 5th Street and 5th Avenue

Trip Generation

We have the option of utilizing the ITE Trip Generation manual and / or field observations for existing development on the site. If field observations are utilized, care will be taken to ensure that the subject land use is fully functional and 100% occupied and the data will be collected in accordance with ITE procedures.

Trip Length

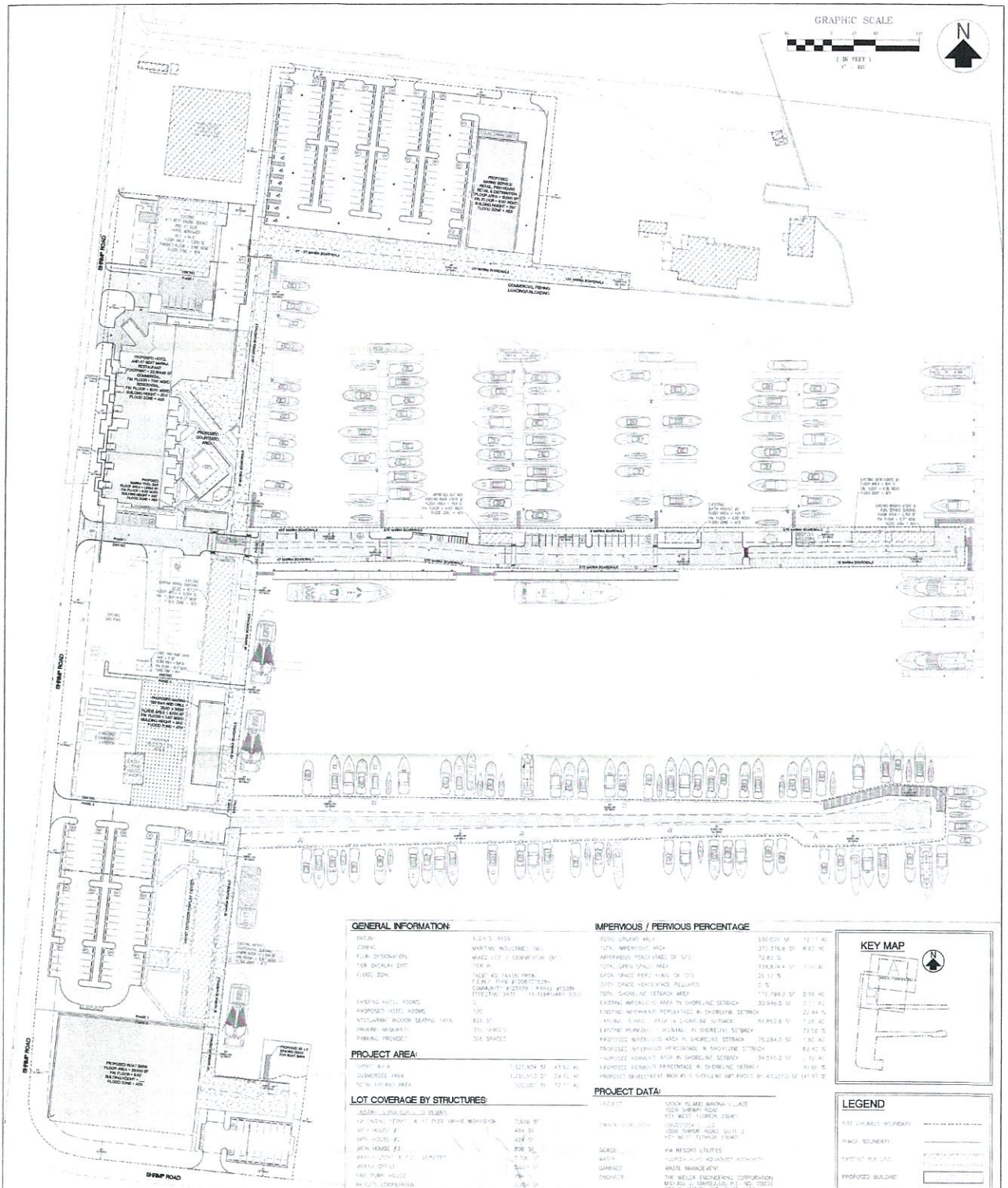
The maximum and average trips lengths on Overseas Highway / US 1 will be consistent with similar projects that have been performed in the immediate study area.

Pending Projects

Traffic associated with the pending CVS Pharmacy, Oceanside, and Key West Harbour Yacht Club projects will be considered as part of this evaluation.

Documentation

A Level 3 traffic impact study will be prepared documenting the background conditions, trip generation characteristics, trip distribution, intersection analyses, and traffic impacts by mile marker in accordance with the current Monroe County LOS and Reserve Capacity Table.



GENERAL INFORMATION:

DATUM	NGVD 1929
ZONING	MARINE INDUSTRIES (MI)
FLUM DESIGNATION	MIXED USE / COMMERCIAL (MC)
TIER OVERLAY DIST	TIER III
FLOOD ZONE	"AE&V" AS TAKEN FROM FEMA FIRM #12087C0226H COMMUNITY #125129 / PANEL #0226 EFFECTIVE DATE: 16 FEBRUARY 2012
EXISTING HOTEL ROOMS	0
PROPOSED HOTEL ROOMS	150
RESTAURANT FLOOR SEATING AREA	828 SF
MARINA WET SLIPS	150 SLIPS
PARKING PROVIDED	308 SPACES

PROJECT AREA:

SUPERFICIAL AREA	1,922,904 SF	44.15 AC
SUBMERGED AREA	1,210,913 SF	27.79 AC
TOTAL UPLAND AREA	530,001 SF	12.17 AC

LOT COVERAGE BY STRUCTURES:

TOTAL UPLAND BUILDING AREA		
1ST FLOOR, TOTAL - A.C. UNITS, HOUSE WORKSHOP	7,936 SF	
1ST HOUSE #1	484 SF	
1ST HOUSE #2	624 SF	
1ST HOUSE #3	808 SF	
MARINA STORE & FUEL SERVICE	2,736 SF	
MARINA OFFICE	840 SF	
FIRE PUMP HOUSE	196 SF	
AC UNITS (OVERHANG)	2,780 SF	
TOTAL LOT COVERAGE BY EXISTING STRUCTURES	22,296 SF	0.512 AC
PROPOSED STRUCTURES		
MARINE SERVICE RETAIL (1ST FLOOR OF FACILITY - OVERHANG)	10,000	
HOTEL (1ST MARINA TIER - NURSERY)	25,875 SF	
MARINA POOL BAR	1,440 SF	
MARINA TIKI BAR & GRILL	4,000 SF	
BOAT BARN	23,000 SF	
TOTAL LOT COVERAGE BY PROPOSED STRUCTURES	64,315 SF	1.477 AC
TOTAL LOT COVERAGE BY STRUCTURES	96,611 SF	2.218 AC

LOT COVERAGE BY ROADS, WALKWAYS, & POOLS

ROADS/PARKING	189,927 SF
POOLS/BEACH	106,174 SF
SIDEWALK	70,394 SF
MISCELLANEOUS CONCRETE (DUMPSTER PADS, WALLS, ETC)	89,912 SF
TOTAL LOT COVERAGE BY ROADS, WALKWAYS, & POOLS	456,407 SF 10.479 AC

HOTEL BUILDING COVERAGE

	RESIDENTIAL AREA	COMMON AREA	TOTAL
GROUND LEVEL	21,127 SF	6,044 SF	27,171 SF
LEVEL 2	21,127 SF	5,614 SF	26,741 SF
LEVEL 3	21,127 SF	5,633 SF	26,760 SF
TOTAL	63,381 SF	17,291 SF	80,672 SF

IMPERVIOUS / PERVIOUS PERCENTAGE

TOTAL UPLAND AREA	530,001 SF	12.17 AC
TOTAL IMPERVIOUS AREA	373,276.6 SF	8.57 AC
IMPERVIOUS PERCENTAGE OF SITE	70.41 %	
TOTAL OPEN SPACE AREA	156,724.4 SF	3.60 AC
OPEN SPACE REQUIRED (30% OF SITE)	159,000 SF	3.65 AC
OPEN SPACE PERCENTAGE PROVIDED	29.57 %	
TOTAL SHORELINE SETBACK AREA	172,799.3 SF	3.96 AC
EXISTING IMPERVIOUS AREA IN SHORELINE SETBACK	30,946.5 SF	0.71 AC
EXISTING IMPERVIOUS PERCENTAGE IN SHORELINE SETBACK	17.91 %	
PROPOSED IMPERVIOUS AREA IN SHORELINE SETBACK	43,863.6 SF	1.01 AC
EXISTING PERVIOUS AREA IN SHORELINE SETBACK	98,988.9 SF	2.27 AC
PROPOSED IMPERVIOUS PERCENTAGE IN SHORELINE SETBACK	25.38 %	
PROPOSED PERVIOUS AREA IN SHORELINE SETBACK	34,515.2 SF	0.79 AC
PROPOSED PERVIOUS PERCENTAGE IN SHORELINE SETBACK	19.97 %	
PROPOSED DEVELOPMENT PROJECT AREA (EXCLUDE IMPERVIOUS)	47,275.0 SF	1.09 AC

PROJECT DATA:

PROJECT	STOCK ISLAND MARINA VILLAGE 7500 SHRIMP ROAD FORT MYERS, FLORIDA 33907
OWNER/DEVELOPER	STOCKTON, LLC 7500 SHRIMP ROAD, SUITE 2 FORT MYERS, FLORIDA 33907
SEWER	KW RESORT UTILITIES
WATER	FLORIDA WATER AQUASOURCE AUTHORITY
GARBAGE	WASTE MANAGEMENT
ENGINEER	THE WEILER ENGINEERING CORPORATION MICHAEL J. GIARDULLO, P.E. NO. 70675 201 W. MARION AVE, SUITE 1306 PUNTA GORDA, FLORIDA 33950 TEL: 941.505.1700 FAX: 941.505.1702 JOB# 14067.001
SURVEYOR	INTECH & ASSOCIATES, INC. KEITH M. FITZ-HARTNETT, P.L.S. NO. 5230 50 S.W. 2ND AVENUE, SUITE 100 BOCA RATON, FLORIDA 33432 TEL: 561.392.2594 FAX: 561.394.7121 JOB# 14047

KEY MAP

LEGEND

SITE (PARCEL) BOUNDARY	
PARCEL BOUNDARY	
EXISTING BUILDING	
PROPOSED BUILDING	
EXISTING CONCRETE	
PROPOSED CONCRETE	
EXISTING PAVEMENT	
PROPOSED PAVEMENT	
EXISTING SPACE FRAMES	
PROPOSED BRACE FRAMES	
EXISTING STORMWATER INLET	
PROPOSED STORMWATER INLET	
EXISTING OR RELOCATED FIRE HYDRANT OR EQUIVALENT	

PARKING CALCULATIONS

	NIGHT (12-6 AM)	WEEKDAY (9 AM-4 PM)	WEEKDAY (6 PM-12 AM)	WEEKEND (9 AM-4 PM)	WEEKEND (6 PM-12 AM)
EXISTING MARINA AND USES (88 SPACES*)					
MULTIPLIER	0.85	0.75	0.85	0.8	0.95
SPACES	75	66	75	70	84
PROPOSED MARINA & USES (220 SPACES)					
100 DRY HACK BOAT BARN = 100/4 = 25 SPACES					
MULTIPLIER	0.85	0.75	0.85	0.8	0.95
SPACES	187	165	187	176	209
HOTEL (100 SPACES)					
MULTIPLIER	0.75	0.75	1.0	0.75	1.0
SPACES	75	75	100	75	100
COMMERCIAL RETAIL (30 SPACES)					
PER RETAIL = 10,000 SF @ 3/1000 = 30					
MULTIPLIER	0.55	0.85	0.9	0.65	0.75
SPACES	16	26	27	20	23
DRINKING/ENTERTAINMENT (132 SPACES)					
CONCESSION STAND = 22 SEATS/3 = 11					
HOTEL RESTAURANT & POOL BAR = 192 SEATS/3 = 64					
MARINA TIKI BAR & RESTAURANT = 108 SEATS/3 = 36					
MULTIPLIER	0.1	0.4	1.0	0.4	1.0
SPACES	13	53	132	53	132
TOTAL PARKING REQUIRED	369	418	546	396	548

RECEIVED
AUG 14 2014
2014-027
MONROE CO. PLANNING DEPT.

MICHAEL J. GIARDULLO
LICENSED
No. 70675
STATE OF FLORIDA
PROFESSIONAL ENGINEER
AUG 11 2014

Revisions	Date

Approved By:	MJG	Design:	
Scale:	1" = 60'	Drawn:	NR
Job No:	14067.001	Checked:	
Date Issued:	08/11/2014		

MASTER SITE CONCEPT for STOCK ISLAND MARINA VILLAGE

WEILER ENGINEERING CORPORATION
WEC Excellence in engineering
201 W. MARION AVE
PUNTA GORDA, FLORIDA 33950
941.505.1700
EB #6656

EXHIBIT ONLY
NOT FOR CONSTRUCTION

Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70675

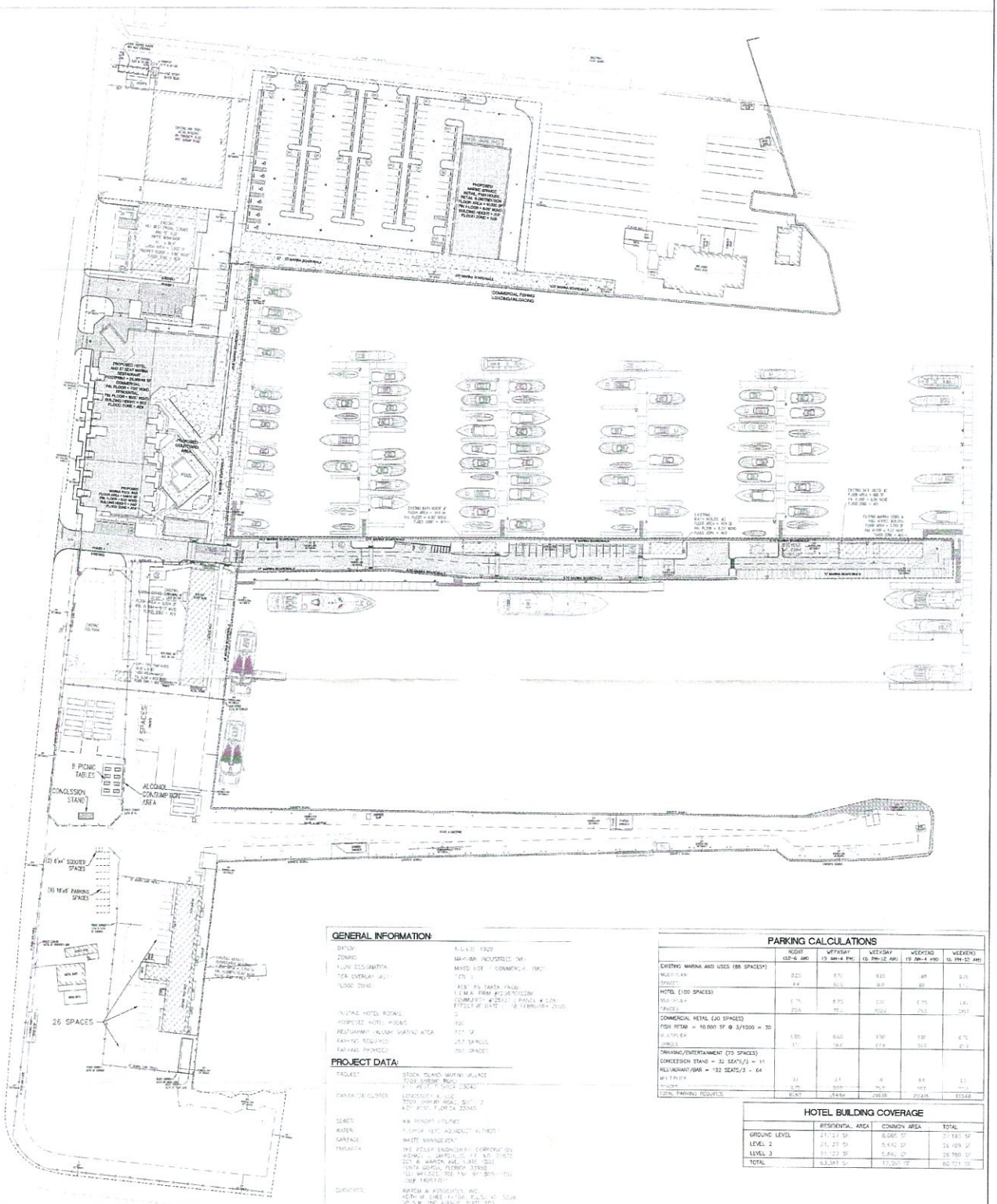
THIS SHEET IS NOT VALID WITHOUT THE ORIGINAL AND ORIGINAL SEAL OF THE FLORIDA LICENSED ENGINEER

SHEET NO. C-10

GRAPHIC SCALE

(IN FEET)
1" = 60'

N



GENERAL INFORMATION

DATUM:	N.G.V.D. 1929
ZONING:	MARINA INDUSTRIAL (MI)
FLUM DESIGNATION:	MIXED USE - COMMERCIAL (MC)
TDR OVERLAY DIST:	TDR 1
FLOOD ZONE:	AE(8') AS TAKEN FROM F.E.M.A. FIRM #12087C0239J COMMUNITY #125137 - PANEL # 239 EFFECTIVE DATE: 18 FEBRUARY 2005
EXISTING HOTEL ROOMS:	0
PROPOSED HOTEL ROOMS:	100
RESTAURANT/LOUNGE SEATING AREA:	87 SF
PARKING REQUIRED:	252 SPACES
PARKING PROVIDED:	262 SPACES

PROJECT DATA:

PROJECT:	STOCK ISLAND MARINA VILLAGE 7201 SHRIMP ROAD KEY WEST, FLORIDA 33040
OWNER/DEVELOPER:	LOTUSTOUCH, A LLC 7201 SHRIMP ROAD, SUITE 2 KEY WEST, FLORIDA 33040
STREET:	KW RESORT UTILITIES
WATER:	FLORIDA KEYS AQUEDUCT AUTHORITY
GARBAGE:	WASTE MANAGEMENT
ENGINEER:	THE ROLER ENGINEERING CORPORATION WEMALL, CARTELL, ET AL. NO. 21672 201 W. MARION AVE, SUITE 100 PUNTA GORDA, FLORIDA 33950 TEL: 941.505.1700 FAX: 941.505.1701 JOB# 14067.001
SURVEYOR:	RAMON A. ASSOCIATES, INC. KENNETH M. CHEE-KITON, P.L.S. NO. 5026 20 S.W. 2ND AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 TEL: 561.392.2144 FAX: 561.394.1335 JOB# 9651

PARKING CALCULATIONS

	NIGHT (12-6 AM)	WEEKDAY (6 AM-4 PM)	WEEKDAY (6 PM-12 AM)	WEEKEND (6 AM-4 PM)	WEEKEND (6 PM-12 AM)
EXISTING MARINA AND USES (88 SPACES*)					
MULTI-CAR	820	875	820	69	875
SPACES	44	53	50	69	53
HOTEL (100 SPACES)					
MULTI-CAR	875	875	100	875	100
SPACES	206	206	206	206	206
COMMERCIAL RETAIL (30 SPACES)					
FGSF RETAIL = 10,000 SF @ 3/1000 = 30					
MULTI-CAR	100	660	990	100	875
SPACES	10	20	27.5	30	27.5
DRINKING/ENTERTAINMENT (75 SPACES)					
CONCESSION STAND = 32 SEATS/3 = 11					
RESTAURANT/BAR = 192 SEATS/3 = 64					
MULTI-CAR	31	31	8	88	31
SPACES	31	31	8	88	31
TOTAL PARKING REQUIRED	81/67	214/60	298/58	272/69	213/60

HOTEL BUILDING COVERAGE

	RESIDENTIAL AREA	COMMON AREA	TOTAL
GROUND LEVEL	21,127 SF	6,066 SF	27,193 SF
LEVEL 2	21,127 SF	5,842 SF	26,969 SF
LEVEL 3	21,127 SF	5,642 SF	26,769 SF
TOTAL	63,381 SF	17,550 SF	80,731 SF

KEY MAP

LEGEND

SITE (PLANE) BOUNDARY		EXISTING WATERWAY	
PLAT BOUNDARY		PROPOSED PAVEMENT	
EXISTING BUILDING		EXISTING SPOT ELEVATION	
PROPOSED BUILDING		PROPOSED SPOT ELEVATION	
EXISTING CONCRETE		EXISTING STORMWATER INLET	*
PROPOSED CONCRETE		PROPOSED STORMWATER INLET	*
		EXISTING OR PROPOSED FIRE HYDRANT OR EQUIVALENT	*

RECEIVED
AUG 14 2014
2014-027
MONROE CO. PLANNING DEPT

MICHAEL J. CIARDULLO
LICENSE
No. 70176
AUG 1 7 2014
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Revisions:	Date:	Approved By: MJC	Design:	
		Scale: 1" = 60'	Drawn: JNB	
		Job No: 14067.001	Checked:	
		Date Issued: 06/11/2014		

PHASE 1 CONCEPT for STOCK ISLAND MARINA VILLAGE

WELLS ENGINEERING CORPORATION
WEC Excellence in engineering
201 W. MARION AVE
PUNTA GORDA, FLORIDA 33950
941.505.1700
EB #6656

EXHIBIT ONLY
NOT FOR CONSTRUCTION

Michael J. Ciardullo
Professional Engineer
State of Florida
Registration No. 70176

THIS SHEET IS NOT VALID UNLESS SIGNED, DATED AND EMBOSSED WITH AN ORIGINAL SEAL OR A PROJECT LICENSE CERTIFICATE

Sheet No. C-11

PROPOSED
MARINE SERVICE
RETAIL, FISH HOUSE
RETAIL & DISTRIBUTION
FLOOR AREA = 10,000 SF
FIN. FLOOR = 6.00' NGVD
BUILDING HEIGHT = 31.0'
FLOOD ZONE = AE9

EXISTING
WEST ENGINE SERVICE
AND YE OLDE
HIPPIE WORKSHOP
81.1' x 96.6'
FLOOR AREA = 7,936 SF
FINISHED FLOOR = 5.86' NGVD
FLOOD ZONE = AE9

EXISTING
PHASE 1

27' - 37' MARINA BOARDWALK

±35' MARINA BOARDWALK

±23' MARINA BOARDWALK

±10.5' MARINA BOARDWALK

COMMERCIAL FISHING
LOADING/UNLOADING

20' SETBACK

15' SETBACK

20' SHORELINE SETBACK

GATE

KEY MAP

GRAPHIC SCALE

(IN FEET)
1" = 20'

RECEIVED
AUG 14 2014
2014-027
MONROE CO. PLANNING DEPT.

LEGEND

- SITE UPLANDS BOUNDARY
- PHASE BOUNDARY
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING PAVEMENT
- EXISTING PAVEMENT
- EXISTING BRICK PAVERS
- PROPOSED BRICK PAVERS
- EXISTING STORMWATER INLET
- PROPOSED STORMWATER INLET
- EXISTING OR RELOCATE FIRE HYDRANT OR EQUIVALENT

WATERCREEK CORPORATION
WE Alliance in engineering
201 W. MARION AVE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700
EB 4668

SITE PLAN A
FOR
STOCK ISLAND MARINA VILLAGE

Approved By:	MJG
Scale:	1" = 20'
Job No:	4052.001
Date Issued:	06/11/2014
Design:	JND
Drawn:	JND
Checked:	MJG

Revisions

Description

MICHAEL J. GIARDINA
No. 70875
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Michael J. Giardina
Professional Engineer
State of Florida
Registration No. 70875
AUG 11 2014

Sheet No: C-12

SHRIMP ROAD

EXISTING
PHASE 1

PROPOSED HOTEL
AND 87 SEAT MARINA
RESTAURANT
FOOTPRINT = 25,369.66 SF
COMMERCIAL
FIN. FLOOR = 7.00' NGVD
RESIDENTIAL
FIN. FLOOR = 10.00' NGVD
BUILDING HEIGHT = 35.0'
FLOOD ZONE = AE9

PROPOSED
COURTYARD
AREA

POOL

PROPOSED
MARINA POOL BAR
FLOOR AREA = 1,440.0 SF
FIN. FLOOR = 6.00' NGVD
BUILDING HEIGHT = 24.0'
FLOOD ZONE = AE9

PROPOSED RETAINING WALL

25' SETBACK

PROPOSED WALLS

GATE

27' - 37' MARINA BOARDWALK

±10.5' MARINA BOARDWALK

15' MARINA BOARDWALK

SHORELINE SETBACK

20' SHORELINE SETBACK

±6.5' MARINA BOARDWALK

5.75' MARINA BOARDWALK

±7' MARINA BOARDWALK

PHASE 1
EXISTING

KEY MAP

GRAPHIC SCALE

RECEIVED
AUG 14 2014
2014-027
MONROE CO. PLANNING DEPT.

LEGEND

- SITE UPLANDS BOUNDARY
- PHASE BOUNDARY
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING PAVEMENT
- EXISTING PAVEMENT
- EXISTING BRICK PAVERS
- PROPOSED BRICK PAVERS
- EXISTING STORMWATER INLET
- PROPOSED STORMWATER INLET
- EXISTING OR RELOCATED FIRE HYDRANT OR EQUIVALENT

WELLS ENGINEERING CORPORATION
WE Excellence in engineering
201 W. MARION AVE. SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700 FB #6636

Approved By: MJG
Scale: 1" = 20'
Job No: 1-067.001
Date: Issued: 08/11/2014
Drawn: JVB
Checked: MJG

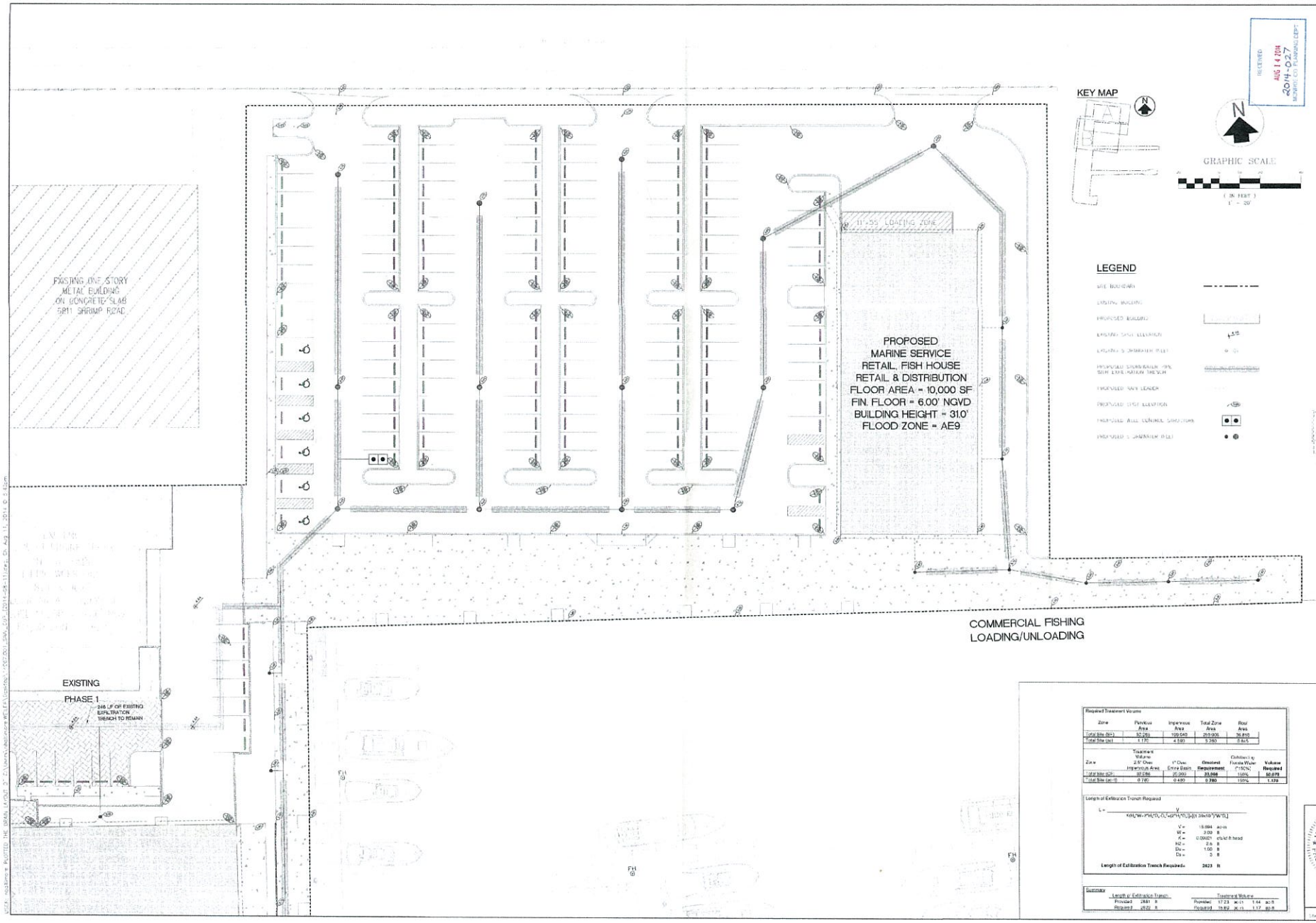
SITE PLAN B
FOR
STOCK ISLAND MARINA VILLAGE

Revisions

Description

MICHAEL J. GIARDULLO
LICENSE No. 70596
STATE OF FLORIDA
PROFESSIONAL ENGINEER
AUG 11 2014

Sheet No. C-13



Required Treatment Volume

Zone	Pervious Area	Impervious Area	Total Zone Area	Roof Area
Total Site (ft²)	92,289	199,040	291,005	36,815
Total Site (ac)	1.170	4.569	5.739	0.845

Zone	Treatment Volume 2.5" Over Impervious Area	1" Over Entire Basin	Greatest Requirement	Contributing Fronts Water (150%)	Volume Required
Total Site (ft³)	37,196	20,260	37,196	150%	55,879
Total Site (ac-ft)	0.740	0.480	0.740	150%	1.109

Length of Exfiltration Trench Required

$$L = \frac{V}{K(H_o/W + PM_o^2/D_o + qPM_i^2/D_i)[(1.39e10)^*W^*D_o]}$$

V =	15,894	ac-ft
W =	3.00	ft
K =	0.00021	cfs/ft ft head
Ho =	2.5	ft
Do =	1.00	ft
Di =	3	ft

Length of Exfiltration Trench Required= **2623** ft

Summary

Length of Exfiltration Trench		Treatment Volume			
Provided	2681 ft	Provided	17.23 ac-ft	1.64	ac-ft
Required	2622 ft	Required	19.89 ac-ft	1.17	ac-ft

WILSON MILLER CORPORATION
Excellence in engineering
201 W. MARION AVE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700 EB #6956

DRAINAGE PLAN A FOR STOCK ISLAND MARINA VILLAGE

Approved By: M.J.G. Design: JAB
Scale: 1" = 20' Drawn: JAB
Job No: 14067.001 Checked: MJG
Date Issued: 08/11/2014

Revisions
Description

MICHAEL J. GIARDIELLO
LICENSE
STATE OF FLORIDA
AUG 11 2014
PROFESSIONAL ENGINEER
Michael J. Giardiello
Professional Engineer
State of Florida
Registration No. 71616

Sheet No. C-2.1

SHRIMP ROAD

EXISTING SITE WATER SERVICE

EXISTING PHASE 1

246 LF OF EXISTING EXFILTRATION TRENCH TO REMAIN

PROPOSED HOTEL AND 87 SEAT MARINA RESTAURANT
FOOTPRINT = 25,369.66 SF
COMMERCIAL
FIN. FLOOR = 7.00' NGVD
RESIDENTIAL
FIN. FLOOR = 10.00' NGVD
BUILDING HEIGHT = 35.0'
FLOOD ZONE = AE9

PROPOSED COURTYARD AREA

POOL

PROPOSED MARINA POOL BAR
FLOOR AREA = 1,440.0 SF
FIN. FLOOR = 6.00' NGVD
BUILDING HEIGHT = 24.0'
FLOOD ZONE = AE9

PHASE 1 EXISTING

59 LF OF EXISTING EXFILTRATION TRENCH TO REMAIN

PHASE 1 EXISTING

ADDITIONAL 925 LF OF EXISTING EXFILTRATION TRENCH (PREVIOUSLY CONSTRUCTED OUTSIDE PHASE 1) BATS

LEGEND

- SITE BOUNDARY
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING SPOT ELEVATION
- EXISTING STORMWATER INLET
- PROPOSED STORMWATER PIPE WITH EXFILTRATION TRENCH
- PROPOSED RAIN LEADER
- PROPOSED SPOT ELEVATION
- PROPOSED WELL CONTROL STRUCTURE
- PROPOSED STORMWATER INLET

KEY MAP

COMMERCIAL FISHING LOADING/UNLOADING

GRAPHIC SCALE

(IN FEET)
1" = 20'

RECEIVED
AUG 14 2014
2014-C27
MONROE CO. PLANNING DEPT.

AUG 11 2014
MICHAEL J. GIARDULLO
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 56616

WELLER ENGINEERING CORPORATION
WEC alliance in engineering
201 W. MARION AVE. SUITE 1206
PUNTA GORDA, FLORIDA 33950
941.505.1709
EB #8356

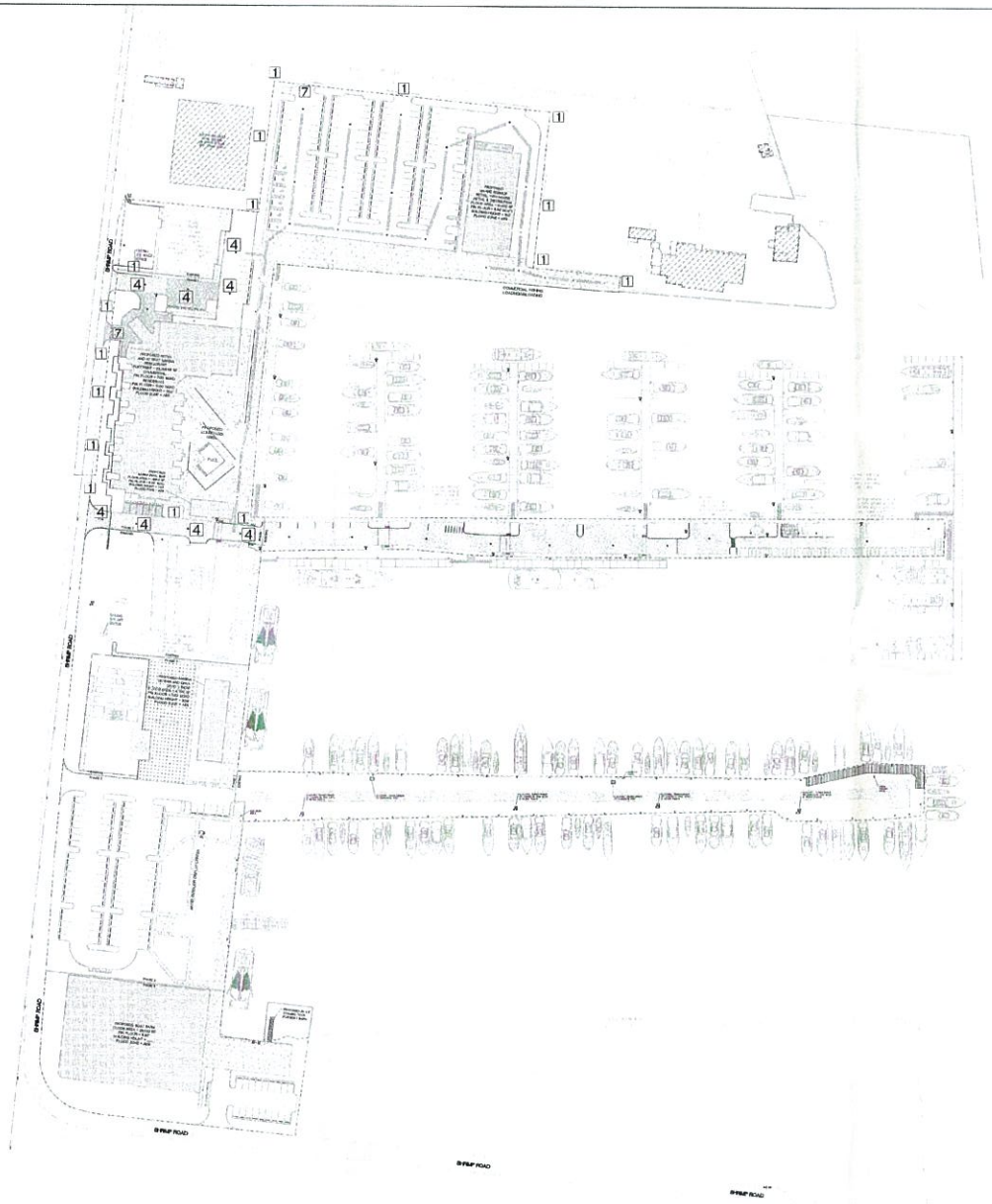
Approved By		Design	JNE
Scale	1" = 20'	Drawn	JNE
Job No.	1406.001	Checked	MJG
Date Issued	06/11/2014		

DRAINAGE PLAN B FOR STOCK ISLAND MARINA VILLAGE

Revisions

Description

C-22



EROSION CONTROL MAINTENANCE SCHEDULE

THE CONTRACTOR SHALL INSTALL SILT FENCE, SYNTHETIC BALES, AND AND OTHER EROSION CONTROL DEVICES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION. THESE DEVICES AS SHOWN ON THE DRAWINGS SHALL BE CONSIDERED THE MINIMUM EROSION/SEDIMENT PROTECTION REQUIRED FOR THE SITE. IN ADDITION THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY TO INSTALL PROTECTIVE FACILITIES ELSEWHERE ON THE SITE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION PROTECTION FACILITIES THROUGH COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF THE FACILITIES TO ENSURE THAT THE EROSION PROTECTION FACILITIES ARE MAINTAINING THEIR PROTECTIVE FUNCTIONS AND INTEGRITY.

IN ADDITION TO THE INSTALLATION OF EROSION PROTECTION FACILITIES, THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY, BASED ON THE EVIDENCE OF THE CONTRACTOR THAT TURBIDITY MONITORING IS IN COMPLIANCE WITH THE CONTRACTOR. THE MONITORING SHALL BE PERFORMED WHEN BACKGROUND TURBIDITY LEVELS REACH 29-29 NTUS. FOR BACKGROUND TURBIDITY LEVELS LESS THAN 29 NTUS, TURBIDITY MONITORING SHALL BE PERFORMED WEEKLY. IF BACKGROUND TURBIDITY LEVELS ARE GREATER THAN 29 NTUS, ALL CONSTRUCTION ACTIVITIES SHALL STOP AND THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION PROTECTION NECESSARY TO MINIMUM LEVELS TO 29 NTUS OR LESS. CONSTRUCTION ACTIVITIES SHALL BEGIN AGAIN ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

ALL EROSION PROTECTION FACILITIES SHALL BE REMOVED AFTER CONSTRUCTION COMPLETION, AND WHEN A VEGETATIVE COVER HAS BEEN WELL ESTABLISHED OVER THE CONSTRUCTED AREAS. PER THE PLANS THE CONTRACTOR SHALL REMOVE PROTECTION FACILITIES ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

LEGEND

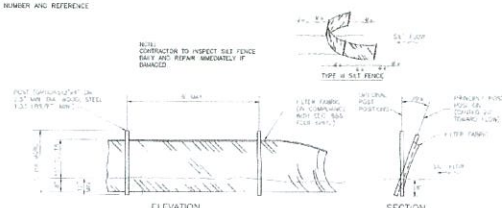
[1] - BEST MANAGEMENT PRACTICE DETAIL NUMBER AND REFERENCE

KEY MAP

RECEIVED
AUG 14 2014
MONROE CO. ENVIRONMENT DEPT

GRAPHIC SCALE

(IN FEET)
1" = 100'



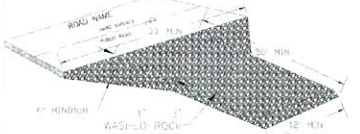
1 TYPICAL SILT FENCE
NOT TO SCALE

2 SYNTHETIC BALES
NOT TO SCALE

3 PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
NOT TO SCALE

STAKED SILK BARRIER OR SILT FENCE
4 PROTECTION AROUND DITCH BOTTOM INLETS
NOT TO SCALE

6 GRASS SLOPES
NOT TO SCALE



7 ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE

NOTES

DESIGN:

AGGREGATE TO BE 1 TO 3 INCH WASHED ROCK. THE AGGREGATE LAYER SHOULD BE 6 INCHES THICK AND EXTEND THE FULL WIDTH OF THE ACCESS AND EXPOSED AREAS. ROCK PAD TO BE MINIMUM 50 FEET LONG. GEOTEXTILE FABRIC SHALL BE USED UNDER THE AGGREGATE TO MINIMIZE THE MIGRATION OF STONE INTO THE UNDERLYING SOIL.

SHOULD INSUFFICIENT MUD REMOVAL RESULT FROM TRAVELING ACROSS THE ROCK PAD, TIRES SHOULD BE WASHED BEFORE ENTERING A PAVED ROAD. WASH WATER SHOULD BE DIRECTED TO A SETTLING AREA TO REMOVE SEDIMENTS.

WILLIS FONTTINC CORPORATION
WE engineering
201 W. MARION AVE. SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700
EB #8656

PHASE 1 BMP PLAN FOR STOCK ISLAND MARINA VILLAGE

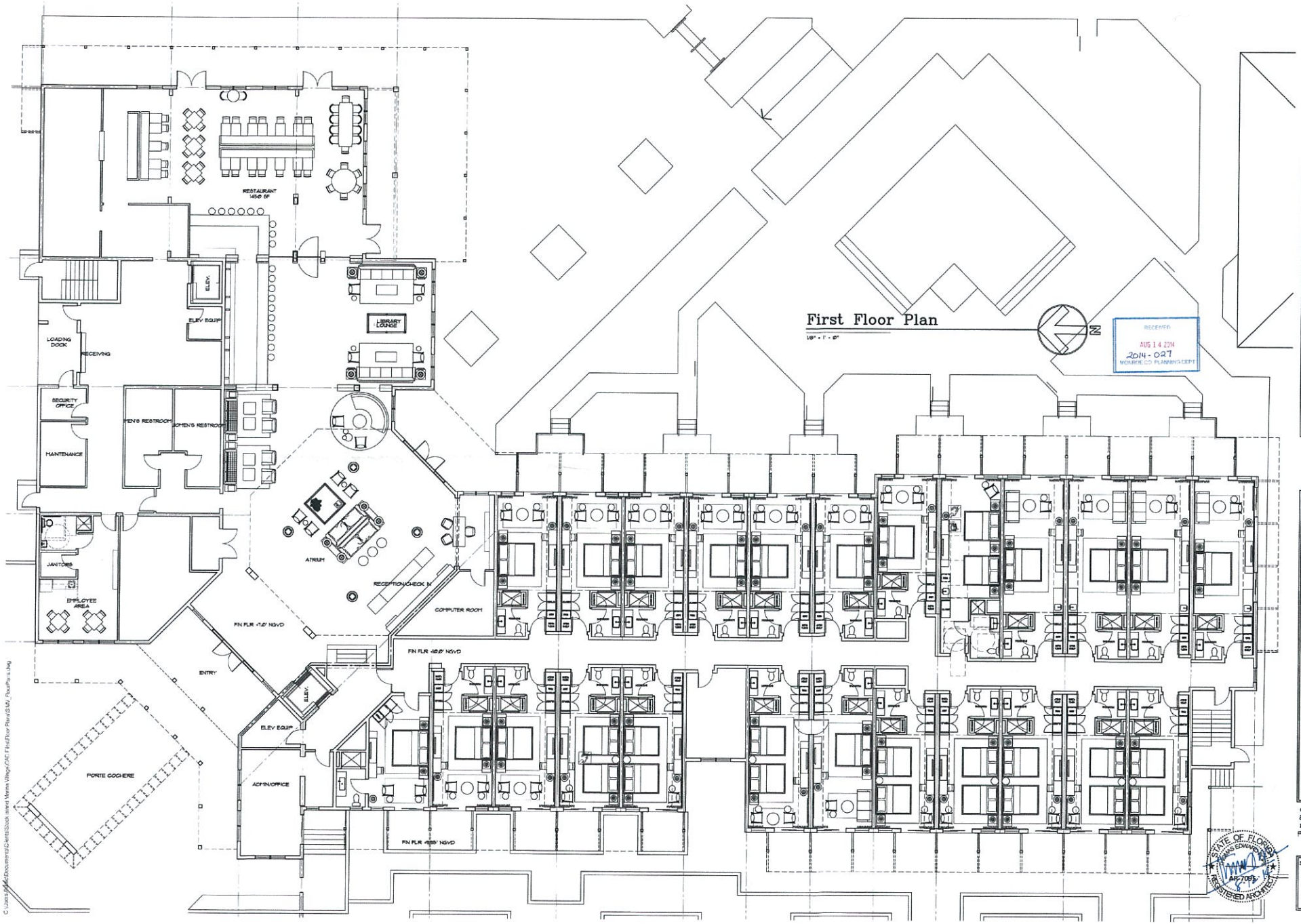
Reviewed By:	MJG
Scale:	1" = 80'
Drawn:	JNB
Job No:	14057.00
Checked:	MJG
Date Issued:	08/11/2014

Revisions

Description

MICHAEL J. GIANOLLI
LICENSE
No. 73676
AUG 11 2014
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Michael J. Gianolli
Professional Engineer
State of Florida
Registration No. 73676

Sheet No. C-30



Stock Island Marina Village Hotel

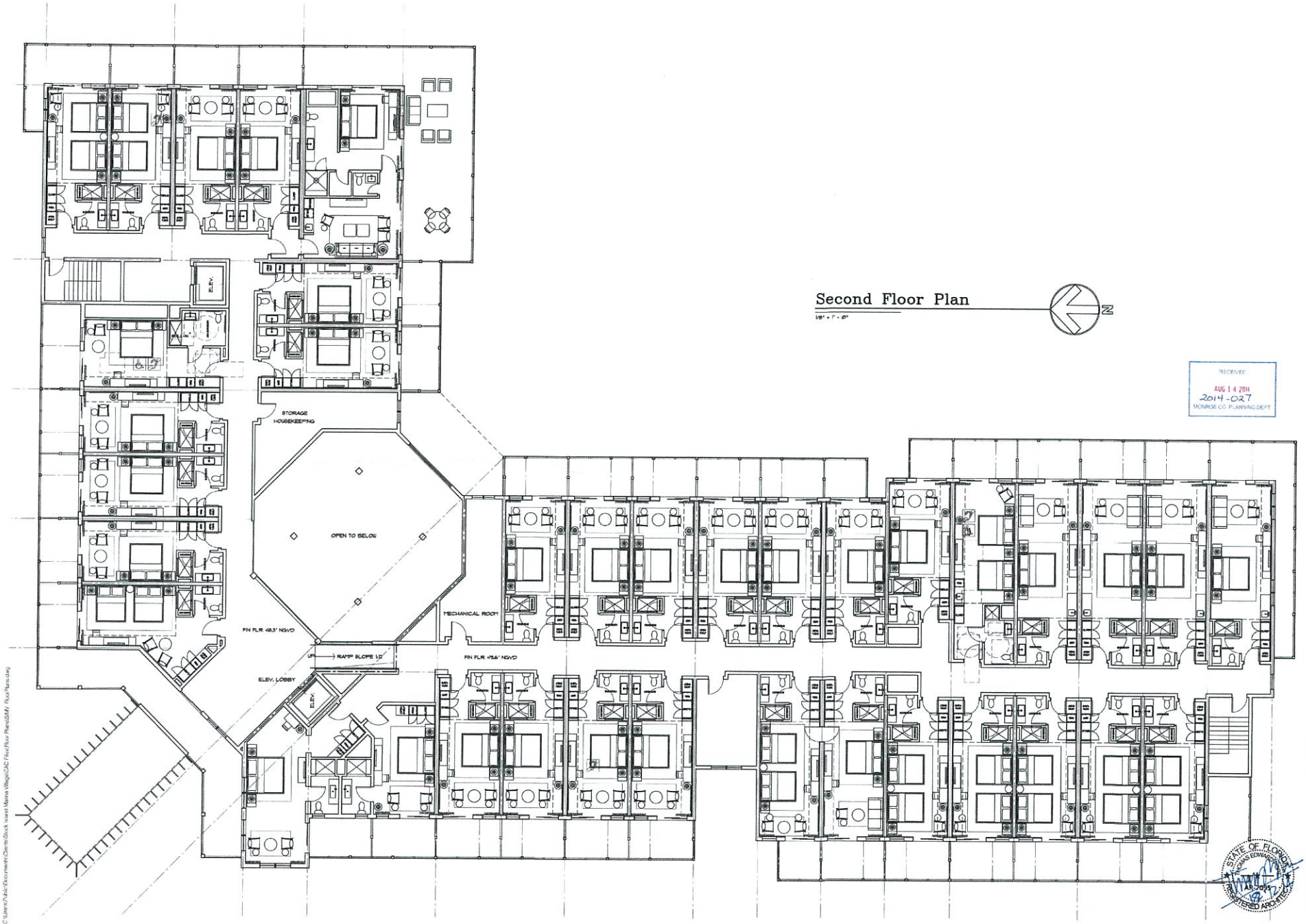
Shrimp Road Stock Island, FL

THOMAS E. POPE, P.A. ARCHITECT
610 White Street, Key West FL
(305) 296 3611 TEPopePA@aol.com

date:
8/11/14
revision:
PROGRESS PRINT

sheet:
A1.1

C:\Users\Public\Documents\Clients\Stock Island Marina Village\CAD Files\Floor Plans\SMV_FloorPlans.dwg



Second Floor Plan

1/8" = 1' - 0"

N

RECEIVED
AUG 14 2014
2014-027
MONROE CO. PLANNING DEPT.

Stock Island Marina Village Hotel

Shrimp Road Stock Island, FL

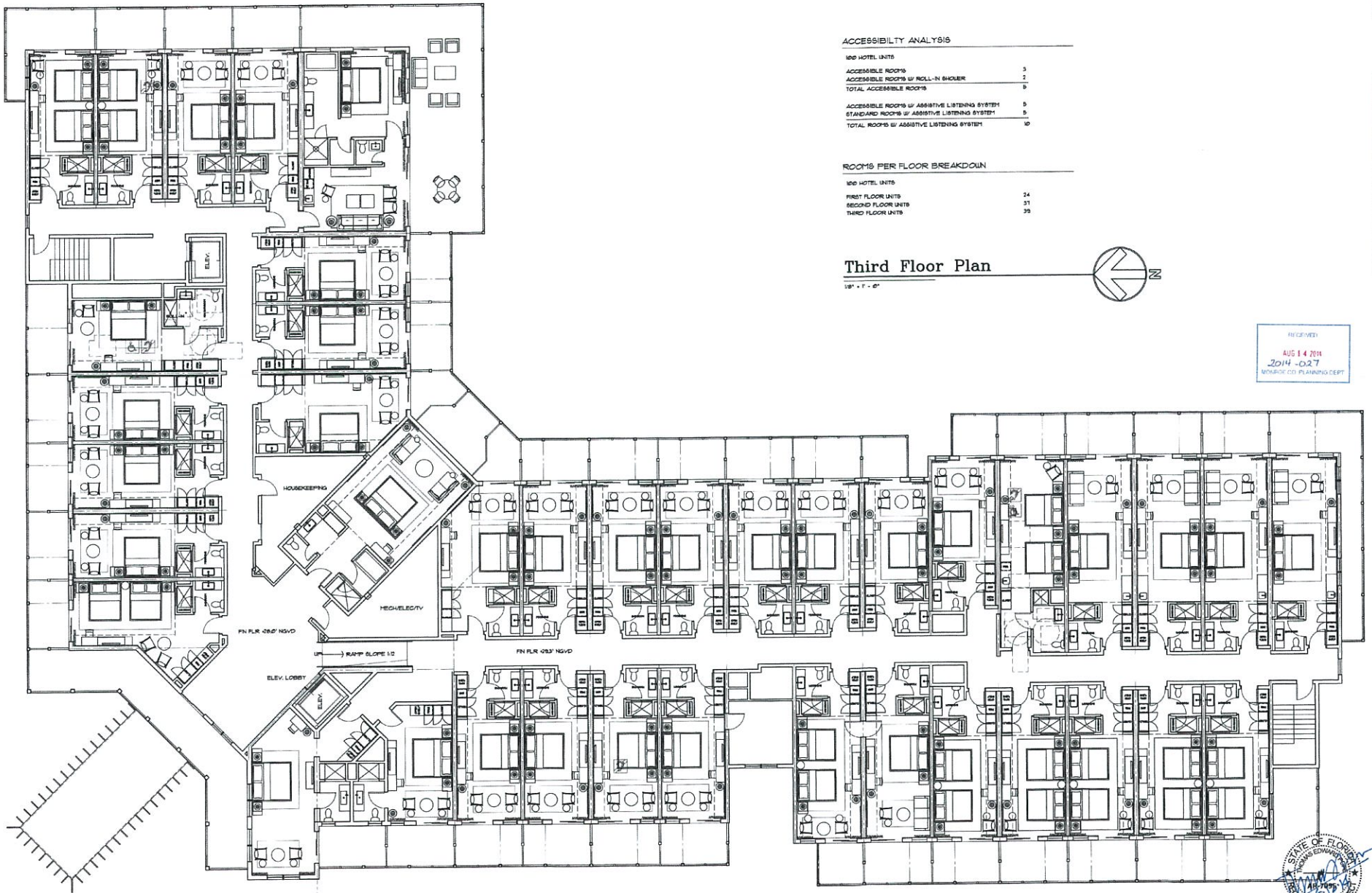
THOMAS E. POPE, P.A. ARCHITECT
610 White Street, Key West FL
(305) 296 3611 TEPopePA@aol.com

date:
8/11/14
revision:
PROGRESS PRINT

STATE OF FLORIDA
THOMAS EDWARD POPE
AR 0009
REGISTERED ARCHITECT

sheet:
A1.2

C:\Users\Public\Documents\Clients\Stock Island Marina Village\CAD Files\Floor Plans\SMV Floor Plans.dwg



ACCESSIBILTY ANALYSIS

120 HOTEL UNITS

ACCESSIBLE ROOMS	3
ACCESSIBLE ROOMS W/ ROLL-IN SHOWER	2
TOTAL ACCESSIBLE ROOMS	5
ACCESSIBLE ROOMS W/ ASSISTIVE LISTENING SYSTEM	5
STANDARD ROOMS W/ ASSISTIVE LISTENING SYSTEM	5
TOTAL ROOMS W/ ASSISTIVE LISTENING SYSTEM	10

ROOMS PER FLOOR BREAKDOWN

120 HOTEL UNITS

FIRST FLOOR UNITS	34
SECOND FLOOR UNITS	37
THIRD FLOOR UNITS	39

Third Floor Plan

1/8" = 1' - 0"

N

RECEIVED
AUG 14 2014
2014-027
MONROE CO. PLANNING DEPT.

Stock Island Marina Village Hotel

Shrimp Road Stock Island, FL

THOMAS E. POPE, P.A. ARCHITECT
610 White Street, Key West FL
(305) 296 3611 TEPopePA@aol.com

date: 8/11/14
revision: PROGRESS PRINT

STATE OF FLORIDA THOMAS EDWARD POPE AR-7855 REGISTERED ARCHITECT

sheet: A1.3

C:\Users\P-Jobs\Documents\Clients\Stock Island Marina Village\CAD Files\Floor Plans\SMV_-1floorPlans.dwg

Right Side Elevation

1/8" = 1' - 0"

RECEIVED
AUG 14 2014
2014-027
MONROE CO. PLANNING DEPT

Front Elevation

1/8" = 1' - 0"

Stock Island Marina Village Hotel

Shrimp Road Stock Island, FL

THOMAS E. POPE, P.A. ARCHITECT
610 White Street, Key West FL
(305) 296 3611 TEPopePA@aol.com

date:
8/11/14
revision:
PROGRESS PRINT

STATE OF FLORIDA
THOMAS EDWARD POPE
AR-7093
REGISTERED ARCHITECT

sheet:
A2.1

C:\Users\Public\Documents\Clients\Stock Island Marina Village\CAD Files\Elevations\SMV_Elevations.dwg

Left Side Elevation

1/8" = 1' - 0"

RECEIVED
AUG 14 2014
2014-027
MONROE CO. PLANNING DEPT

Rear Elevation

1/8" = 1' - 0"

Stock Island Marina Village Hotel

Shrimp Road Stock Island, FL

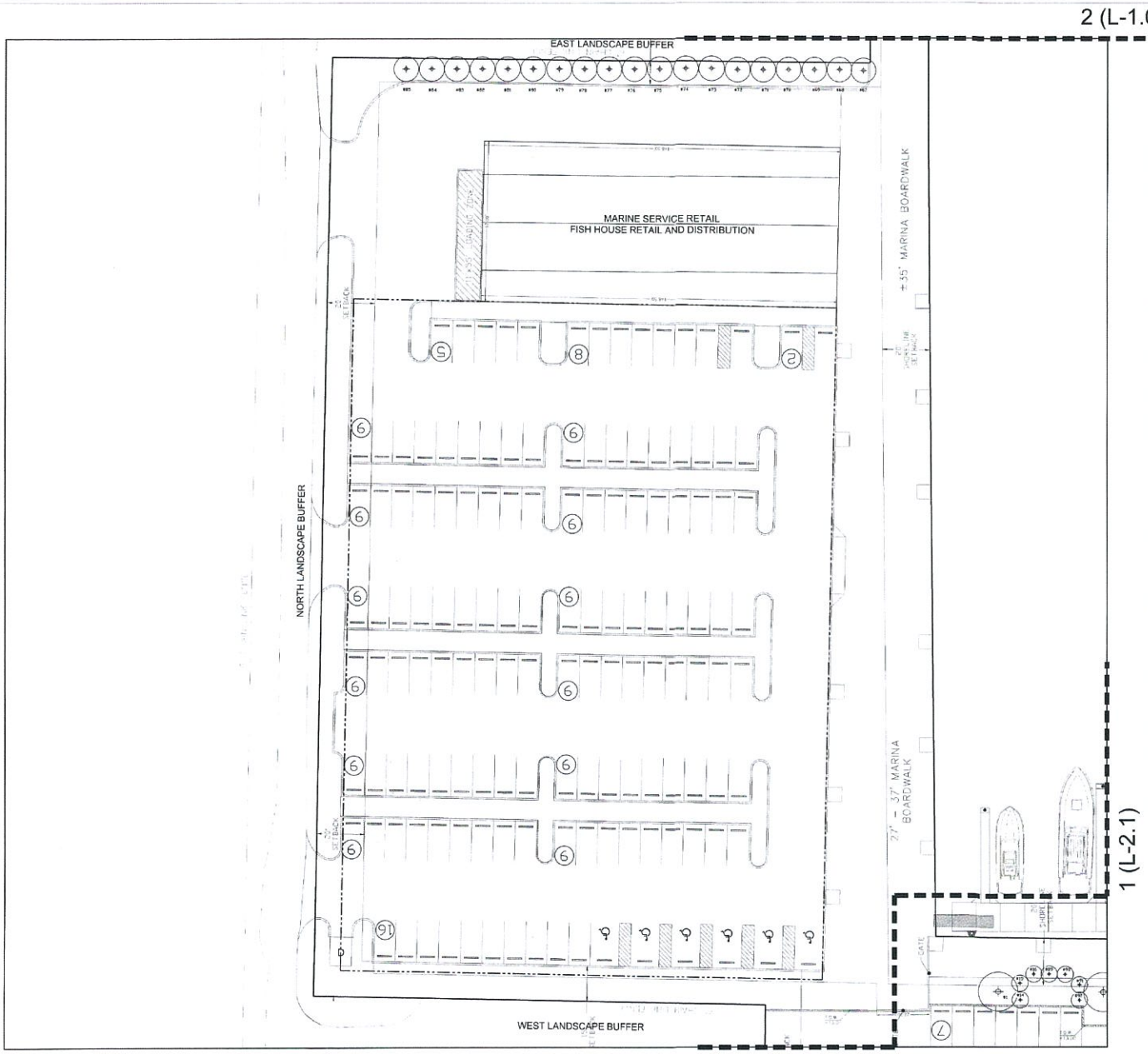
THOMAS E. POPE, P.A. ARCHITECT
610 White Street, Key West FL
(305) 296 3611
TEPopePA@aol.com

date:
8/11/14
revision:
PROGRESS PRINT

STATE OF FLORIDA
THOMAS EDWARD POPE
No. 7098
REGISTERED ARCHITECT

sheet:
A2.2

C:\Users\Public\Documents\Clients\Stock Island Marina Village\CAD Files\Elevations\SIMV_Elevations.dwg



EXISTING TREE DISPOSITION PLAN

SCALE: 1" = 20'-0"

NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	STATUS
1	Swietenia mahagoni	Mahogany	14'-16'	10'-12'	4"-6"	Good	Transplant
2	Swietenia mahagoni	Mahogany	14'-16'	10'-12'	4"-6"	Good	Transplant
3	Cordia sebestena	Orange Geiger	10'-12'	8'-10'	3"-5"	Poor	Remove
4	Gymnanthes lucida	Crabwood	10'-12'	8'-10'	3"-5"	Good	Remain
5	Gymnanthes lucida	Crabwood	10'-12'	8'-10'	3"-5"	Good	Remain
6	Cordia sebestena	Orange Geiger	10'-12'	8'-10'	3"-5"	Good	Remain
7	Cordia sebestena	Orange Geiger	10'-12'	8'-10'	3"-5"	Good	Remain
8	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Remain
9	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Remain
10	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Remain
11	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Remain
12	Cocos nucifera	Coconut Palm	18'-24'	20'	12"-14"	Fair	Remove
13	Cocos nucifera	Coconut Palm	18'-24'	20'	12"-14"	Fair	Remove
14	Conocarpus erectus sericeus	Silver Buttonwood	4'-6'	4'-6'	Multi	Good	Transplant
15	Conocarpus erectus sericeus	Silver Buttonwood	4'-6'	4'-6'	Multi	Good	Transplant
16	Conocarpus erectus sericeus	Silver Buttonwood	4'-6'	4'-6'	Multi	Good	Transplant
17	Krugiodendron ferreum	Black Ironwood	10'-12'	8'-10'	3"-5"	Fair	Transplant
18	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
19	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
20	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
21	Guiacum sanctum	Lignum vitae	6'-8'	4'-6'	2"-3"	Good	Transplant
22	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
23	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
24	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
25	Krugiodendron ferreum	Black Ironwood	10'-12'	8'-10'	3"-5"	Fair	Transplant
26	Krugiodendron ferreum	Black Ironwood	10'-12'	8'-10'	3"-5"	Fair	Transplant
27	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
28	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
29	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
30	Guiacum sanctum	Lignum vitae	6'-8'	4'-6'	2"-3"	Good	Transplant
31	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
32	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
33	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
34	Guiacum sanctum	Lignum vitae	6'-8'	4'-6'	2"-3"	Good	Transplant
35	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
36	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
37	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
38	Krugiodendron ferreum	Black Ironwood	10'-12'	8'-10'	3"-5"	Fair	Transplant
39	Krugiodendron ferreum	Black Ironwood	10'-12'	8'-10'	3"-5"	Fair	Transplant
40	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
41	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
42	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
43	Guiacum sanctum	Lignum vitae	6'-8'	4'-6'	2"-3"	Good	Transplant
44	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
45	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
46	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
47	Guiacum sanctum	Lignum vitae	6'-8'	4'-6'	2"-3"	Good	Transplant
48	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
49	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
50	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
51	Krugiodendron ferreum	Black Ironwood	10'-12'	8'-10'	3"-5"	Fair	Transplant
52	Krugiodendron ferreum	Black Ironwood	10'-12'	8'-10'	3"-5"	Fair	Transplant
53	Krugiodendron ferreum	Black Ironwood	10'-12'	8'-10'	3"-5"	Poor	Remove
54	Cocos nucifera	Coconut Palm	18'-24'	20'	12"-14"	Fair	Remove
55	Cocos nucifera	Coconut Palm	18'-24'	20'	12"-14"	Fair	Remove
56	Cocos nucifera	Coconut Palm	18'-24'	20'	12"-14"	Fair	Remove
57	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
58	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
59	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
60	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
61	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
62	Sabal palmetto	Sabal Palm	18'-22'	8'-10'	12"-14"	Good	Transplant
63	Cocos nucifera	Coconut Palm	18'-24'	20'	12"-14"	Fair	Remove
64	Cocos nucifera	Coconut Palm	18'-24'	20'	12"-14"	Fair	Remove
65	Cocos nucifera	Coconut Palm	18'-24'	20'	12"-14"	Fair	Remove
66	Cocos nucifera	Coconut Palm	18'-24'	20'	12"-14"	Fair	Remove
67	Bambusa species	Bamboo	18'-24'	8'-12'	2"-4"	Fair	Transplant
68	Bambusa species	Bamboo	18'-24'	8'-12'	2"-4"	Fair	Transplant
69	Bambusa species	Bamboo	18'-24'	8'-12'	2"-4"	Fair	Transplant
70	Bambusa species	Bamboo	18'-24'	8'-12'	2"-4"	Fair	Transplant
71	Bambusa species	Bamboo	18'-24'	8'-12'	2"-4"	Fair	Transplant
72	Conocarpus erectus	Buttonwood	6'-12'	4'-6'	Multi	Fair	Remain
73	Conocarpus erectus	Buttonwood	6'-12'	4'-6'	Multi	Fair	Remain
74	Conocarpus erectus	Buttonwood	6'-12'	4'-6'	Multi	Fair	Remain
75	Conocarpus erectus	Buttonwood	6'-12'	4'-6'	Multi	Fair	Remain
76	Conocarpus erectus	Buttonwood	6'-12'	4'-6'	Multi	Fair	Remain
77	Conocarpus erectus	Buttonwood	6'-12'	4'-6'	Multi	Fair	Remain
78	Conocarpus erectus	Buttonwood	6'-12'	4'-6'	Multi	Fair	Remain
79	Conocarpus erectus	Buttonwood	6'-12'	4'-6'	Multi	Fair	Remain
80	Conocarpus erectus	Buttonwood	6'-12'	4'-6'	Multi	Fair	Remain
81	Conocarpus erectus	Buttonwood	6'-12'	4'-6'	Multi	Fair	Remain
82	Conocarpus erectus	Buttonwood	6'-12'	4'-6'	Multi	Fair	Remain
83	Conocarpus erectus	Buttonwood	6'-12'	4'-6'	Multi	Fair	Remain
84	Conocarpus erectus	Buttonwood	6'-12'	4'-6'	Multi	Fair	Remain
85	Conocarpus erectus	Buttonwood	6'-12'	4'-6'	Multi	Fair	Remain
86	Not Used						
87	Not Used						
88	Not Used						
89	Conocarpus erectus sericeus	Silver Buttonwood	4'-6'	4'-6'	Multi	Good	Transplant
90	Conocarpus erectus sericeus	Silver Buttonwood	4'-6'	4'-6'	Multi	Good	Transplant
91	Conocarpus erectus sericeus	Silver Buttonwood	4'-6'	4'-6'	Multi	Good	Transplant
92	Conocarpus erectus sericeus	Silver Buttonwood	4'-6'	4'-6'	Multi	Good	Transplant

NOTES: Height, Spread and Caliper of vegetation is approximate. All vegetation scheduled to be transplanted will be located on the site. General Contractor and Landscape Contractor to confirm final transplant location with Landscape Architect

EXISTING TREE DISPOSITION SCHEDULE

SCALE: 1" = 20'-0"

RECEIVED
AUG 18 2014
2014-027
MONROE CO. PLANNING DEPT.

ELIZABETH NEWLAND
LANDSCAPE ARCHITECTURE, LLC

2525 Ponce de Leon Blvd.,
Suite 300
Coral Gables, Florida 33134
305.461.0301
lizneweland@bellsouth.net

Seal:

ELIZABETH NEWLAND
Registered Landscape Architect
LA0001288
State of Florida

Consultants:

Revisions:

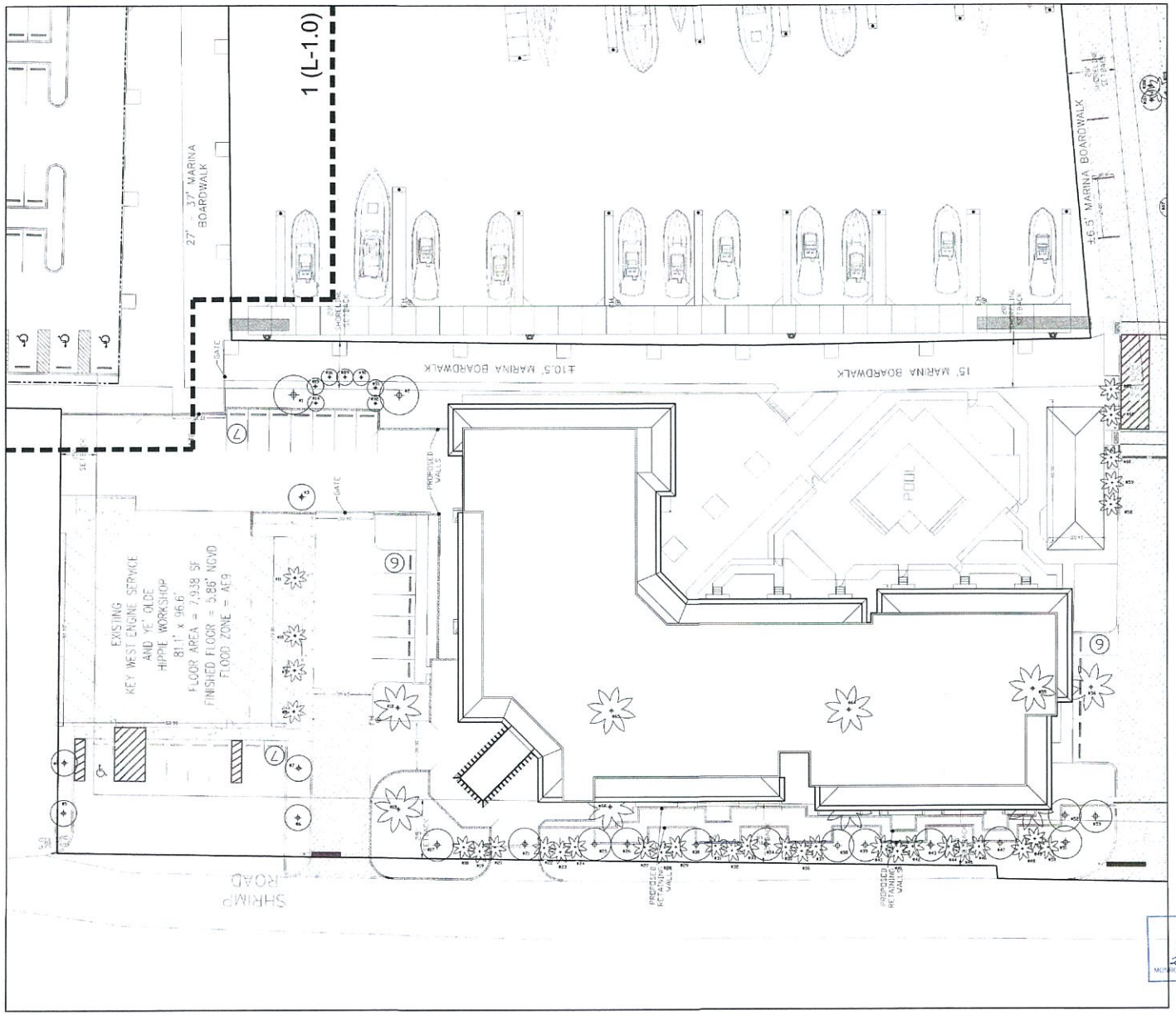
STOCK ISLAND MARINA VILLAGE
7009 SHRIMP ROAD
KEY WEST, FLORIDA 33040

Drawing Size: 24x36
Project #:
Drawn By: EN
Checked By: EN

Title:
EXISTING TREE DISPOSITION PLAN

Sheet Number:
L-1.0

Date: - August 14, 2014



RECEIVED
AUG 18 2014
2014-027
MONROE CO. PLANNING DEPT

SCALE: 1" = 20'-0"
BAR IS TWO INCHES ON ORIGINAL DRAWINGS
IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY

EXISTING TREE DISPOSITION PLAN
SCALE: 1" = 20'-0"

ELIZABETH NEWLAND
LANDSCAPE ARCHITECTURE, LLC

2525 Ponce de Leon Blvd.,
Suite 300
Coral Gables, Florida 33134
305.461.6301
lizneweland@bellsouth.net

Seal:

ELIZABETH NEWLAND
Registered Landscape Architect
LA0001299
State of Florida

Consultants:

Revisions:

STOCK ISLAND MARINA VILLAGE

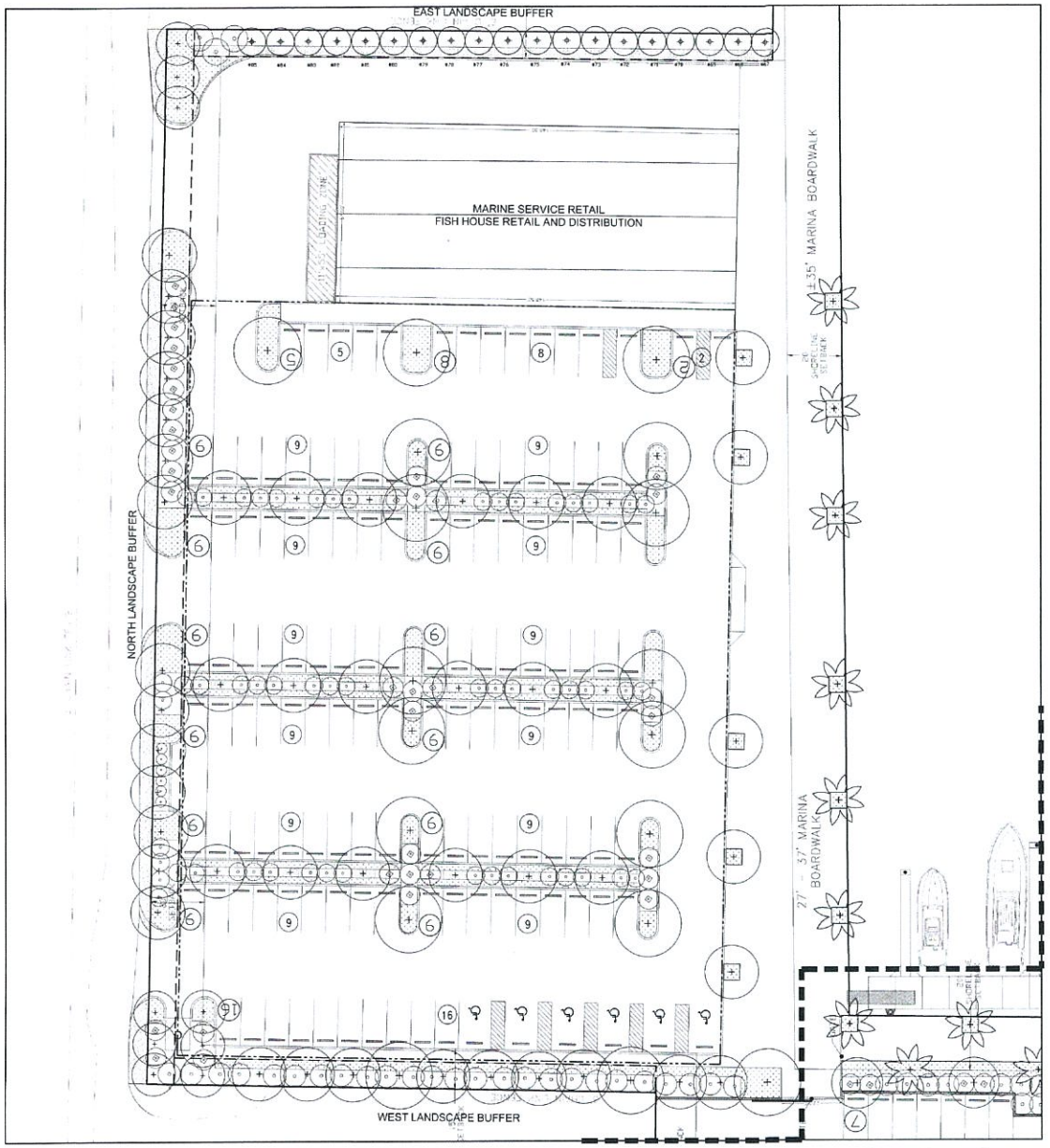
7009 SHRIMP ROAD
KEY WEST, FLORIDA 33040

Drawing Size	Project #:
24x36	
Drawn By: EN	Checked By: EN

Title:
EXISTING TREE DISPOSITION PLAN

Sheet Number:
L-1.1

Date: - August 14, 2014



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

LANDSCAPE SCHEDULE

SYMBOL	KEY	L-2.0	L-2.1	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
	LARGE TREES											
	COU	43	12	Coccoloba uvifera	Sea Grape	Yes	3"-4"	12'-14'	8'-10'	100 Gal	As Shown	5' CT
	MAF			Mastichodendrons foetidum	Mastic	Yes	3"-4"	12'-14'	8'-10'	100 Gal	As Shown	5' CT
	PIP			Piscidia piscipula	Jamaican Dogwood	Yes	3"-4"	12'-14'	8'-10'	100 Gal	As Shown	5' CT
	SIG			Simarouba glauca	Paradise Tree	Yes	3"-4"	12'-14'	8'-10'	100 Gal	As Shown	5' CT
	SWM			Swietenia mahagoni	Mahogany	Yes	4"-6"	14'-16'	12'-14'	100 Gal	As Shown	5' CT
	MEDIUM TREES											
	BOS	28	3	Bourreria succulenta	Strongbark	Yes	3"-4"	10'-12'	8'-10'	45 Gal	As Shown	5' CT
	CAW			Canella winterana	Cinnamon Bark	Yes	3"-4"	10'-12'	8'-10'	45 Gal	As Shown	5' CT
	CIF			Citharexylum fruticosum	Fiddlewood	Yes	2"-3"	8'-10'	4'-6'	30 Gal	As Shown	5' CT
	COD			Coccoloba diversifolia	Pigeon Plum	Yes	3"-4"	10'-12'	8'-10'	45 Gal	As Shown	5' CT
	COS			Cordia sebestena	Orange Geiger	Yes	3"-4"	10'-12'	8'-10'	45 Gal	As Shown	5' CT
	GUD			Guapira discolor	Blolly	Yes	3"-4"	10'-12'	8'-10'	45 Gal	As Shown	5' CT
	GYL			Gymnanthes lucida	Crabwood	Yes	2"-3"	8'-10'	4'-6'	30 Gal	As Shown	Shrub Type
	KRF			Krugiodendrom ferreum	Ironwood	Yes	3"-4"	10'-12'	8'-10'	45 Gal	As Shown	5' CT
	MFR			Myrcianthes fragrans	Simpson Stopper	Yes	3"-4"	10'-12'	8'-10'	45 Gal	As Shown	5' CT
	LARGE PALMS											
	CON	6	32	Cocos nucifera	Coconut Palm	No	12"-16"	20' - 32' OA	20'-22'	B&B	As Shown	
	MEDIUM PALMS											
	PTE	0	20	Ptychosperma elegans	Alexander Palm	No	4"-6"	12'-14'	8'-10'	B&B	As Shown	Triple
	THR			Thrinax radiata	Florida Thatch Palm	Yes	4"-6"	8'-10' OA	6'-7'	B&B	As Shown	
	VEM			Veitchii montgomeryana	Montgomery Palm	No	4"-6"	12'-14'	8'-10'	B&B	As Shown	
	LARGE SHRUBS											
	ARE	76	60	Ardisia escallonioides	Marlberry	Yes	2"-3"	6'-10'	4'-6'	30 Gal	As Shown	Shrub Type
	CAC			Capparis cynophallophora	Jamaican Caper	Yes	2"-3"	6'-10'	4'-6'	30 Gal	As Shown	Shrub Type
	CLG			Clusia guttifera	Small Leaf Clusia	No	2"-3"	6'-10'	4'-6'	30 Gal	As Shown	Shrub Type
	COE			Conocarpus erectus 'sericeus'	Silver Buttonwood	Yes	2"-3"	6'-10'	4'-6'	30 Gal	As Shown	Shrub Type
	EUF			Eugenia foetida	Spanish Stopper	Yes	2"-3"	6'-10'	4'-6'	30 Gal	As Shown	Shrub Type
	EUA			Eugenia axillaris	White Stopper	Yes	2"-3"	6'-10'	4'-6'	30 Gal	As Shown	Shrub Type
	EUR			Eugenia rhombea	Red Stopper	Yes	2"-3"	6'-10'	4'-6'	30 Gal	As Shown	Shrub Type
	MFR			Myrcianthes fragrans	Simpson Stopper	Yes	2"-3"	6'-10'	4'-6'	30 Gal	As Shown	Shrub Type
	RAA			Randia aculeata	Indigo Berry	Yes	2"-3"	6'-10'	4'-6'	30 Gal	As Shown	Shrub Type
	MEDIUM SHRUBS											
	ARG	14	210	Argusia gnaphalodes	Sea Lavender	Yes	NA	12"-18"	12"-18"	3 Gal	As Shown	
	BRL			Byrsonima lucida	Locust Berry	Yes	NA	36"-48"	36"-48"	7 Gal	As Shown	
	ERF			Erithalis fruticosa	Black Torch	Yes	NA	36"-48"	36"-48"	3 Gal	As Shown	
	CHI			Chrysobalanus icaco	Cocoplum	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
	HAP			Hamelia patens	Firebush	Yes	NA	36"-48"	36"-48"	7 Gal	As Shown	
	PSN			Psychotria nervosa	Wild Coffee	Yes	NA	36"-48"	36"-48"	7 Gal	As Shown	
	SAB			Savia bahamensis	Maiden Bush	Yes	NA	36"-48"	36"-48"	7 Gal	As Shown	
	SOT			Sophora tomentosa	Necklace Pod	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
	SUM			Suriana maritima	Bay Cedar	Yes	NA	18"-24"	18"-24"	7 Gal	As Shown	
	SMALL SHRUBS											
	CAB	154	527	Cassia bahamensis	Bahama Cassia	Yes	NA	24"-36"	24"-36"	3 Gal	24" O.C.	
	PLI			Psychotria ligustrifolia	Dwf. Wild Coffee	Yes	NA	18"-24"	18"-24"	3 Gal	24" O.C.	
	SER			Serenoa repens	Saw Palmetto	Yes	NA	18"-24"	18"-24"	7 Gal	24" O.C.	
	TRF			Tripsacum floridanum	Dwarf Fakahatchee	Yes	NA	18"-24"	18"-24"	3 Gal	24" O.C.	
	ZAP			Zamia pumila	Coontie	Yes	NA	18"-24"	18"-24"	7 Gal	24" O.C.	
	GROUNDCOVER											
	ERL	3401	3056	Emodia littoralis	Golden Creeper	Yes	NA	12"-18"	12"-18"	1 Gal	18" O.C.	
	BOA			Borrichia arborescens	Sea Ox-Eye Daisy	Yes	NA	12"-18"	12"-18"	1 Gal	24" O.C.	
	FIM			Ficus microcarpa 'Green Blanket'	Ficus Green Blanket	Yes	NA	12"-18"	12"-18"	3 Gal	18" O.C.	
	LAD			Lantana depressa	Pineland Lantana	Yes	NA	12"-18"	12"-18"	1 Gal	18" O.C.	Yellow Flower
	STJ			Stachytarpheta jamaicensis	Porterweed	Yes	NA	18"-24"	18"-24"	1 Gal	18" O.C.	
	VINES											
	BOU			Bougainvillea spectabilis	Bougainvillea	No	NA	36"-48"	36"-48"	7 Gal	As Shown	Pink
	PAJ			Pandorea jasminoides	Pandora Vine	No	NA	24"-36"	24"-36"	7 Gal	As Shown	Pink
	STF			Stefanotis floribunda	Bridal Veil	No	NA	24"-36"	24"-36"	7 Gal	As Shown	Trellis
	SOD											
	SOD	3304	5249	Zoysia matrella 'Empire'	Zoysia Empire	No						

LANDSCAPE BUFFERS

PARKING LOT LANDSCAPING

Monroe County Landscape Code Requirements

East Property Line 224 LF

Landscape Bufferyard C 15' Wide	**Total Required x Multiplier**	**Total Provided**
Canopy	5 x 2.24 = 11.2	12
Understory	2 x 2.24 = 4.5	5
Shrubs	20 x 2.24 = 40	247

North Property Line 393 LF

Landscape Bufferyard C 15' Wide	**Total Required x Multiplier**	**Total Provided**
Canopy	5 x 3.93 = 19.65	20
Understory	2 x 3.93 = 7.86	26
Shrubs	20 x 3.93 = 78.6	619

West Property Line 188 LF

Landscape Buffer C 15' Wide	**Total Required x Multiplier**	**Total Provided**
Canopy (Existing & Proposed)	5 x 1.88 = 9.4	10
Understory	2 x 1.88 = 3.76	21
Shrubs	20 x 1.88 = 37.6	292

Parking Lot Landscaping

Class C	**Total Required**	**Total Provided**
139 Parking Spaces Provided / 24 Parking Spaces = 5.79		
430 SF x 5.79 =2490 SF Landscape Area	2490 SF	6314SF
Canopy Trees Required 2 / 430 SF	2 x 5.79 = 12 Canopy Trees	33 Canopy Trees
Shrubs Required 5 / 430 SF	5 x 5.79 = 29 Shrubs	220 Shrubs

RECEIVED
AUG 18 2014
2014-027
MONROE CO PLANNING DEPT

ELIZABETH NEWLAND
LANDSCAPE ARCHITECTURE, LLC

2525 Ponce de Leon Blvd.,
Suite 300
Coral Gables, Florida 33134
305.481.6301
liznewland@bellsouth.net

Seal:

ELIZABETH NEWLAND
Registered Landscape Architect
LA0001258
State of Florida

Consultants:

Revisions:

STOCK ISLAND MARINA VILLAGE

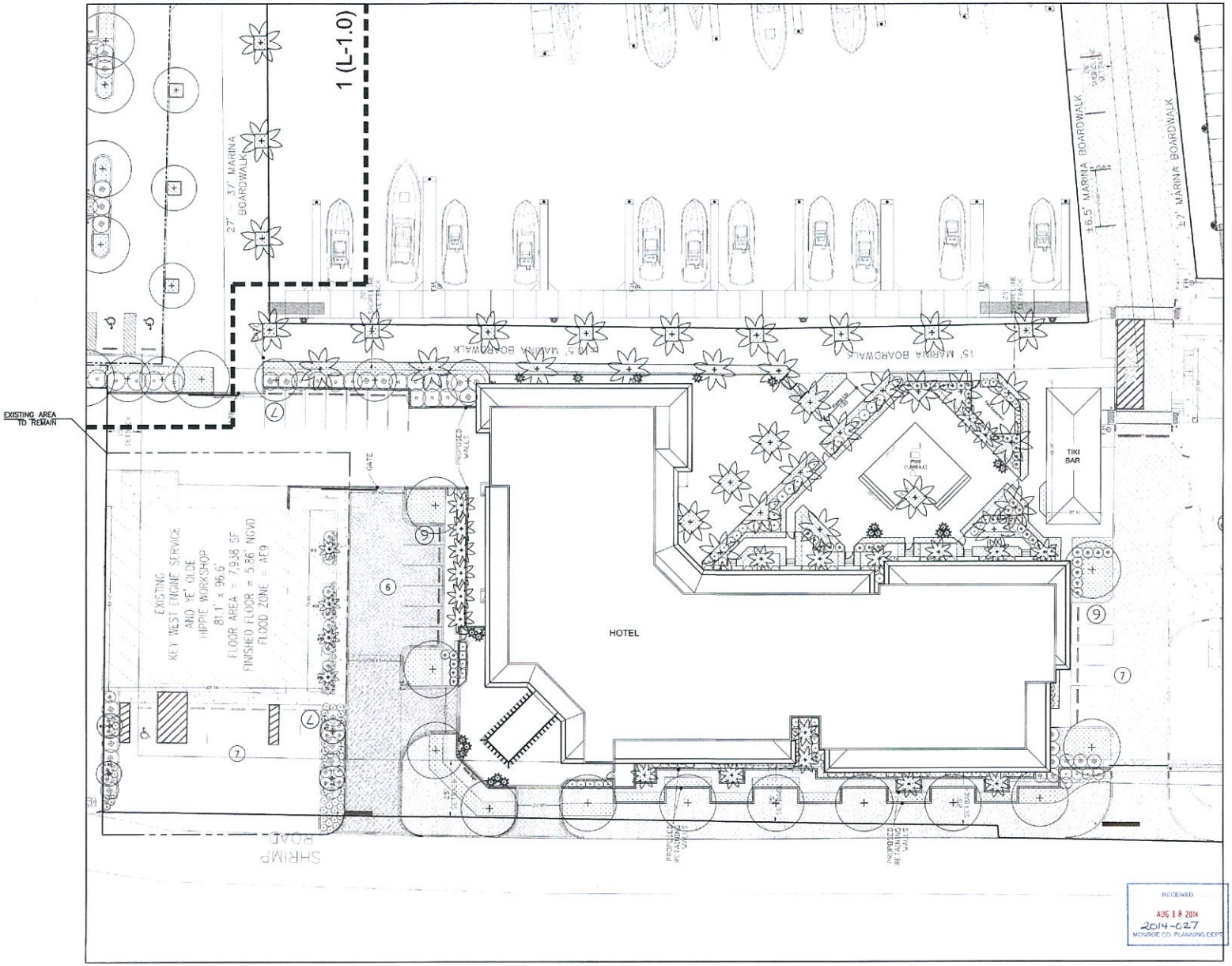
7009 SHRIMP ROAD
KEY WEST, FLORIDA 33040

Drawing Size: 24x36	Project #:
Drawn By: EN	Checked By: EN

Title: LANDSCAPE PLAN

Sheet Number: L-2.0

Date: - August 14, 2014



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

SCALE: 1"=20'-0"

BAR = 100 INCHES ON ORIGINAL DRAWINGS IF NOT 100 INCHES ON THIS SHEET ADJUST SCALE ACCORDINGLY

ELIZABETH NEWLAND
LANDSCAPE ARCHITECTURE, LLC

2525 Ponce de Leon Blvd., Suite 300
Coral Gables, Florida 33134
305.481.6301
liznewland@bellsouth.net

Seal:

ELIZABETH NEWLAND
Registered Landscape Architect
#LA0001286
State of Florida

8-14-14

Consultants:

Revisions:

STOCK ISLAND MARINA VILLAGE

7009 SHRIMP ROAD
KEY WEST, FLORIDA 33040

Drawing Size	Project #
24x36	
Drawn By: EN	Checked By: EN

Title: LANDSCAPE PLAN

Sheet Number: L-2.1

Date: August 14, 2014

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

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

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

Date: August 25, 2014

Subject: *Request for an Amendment to a Development Agreement between Monroe County, Florida; Summerland Palms Investors, LLC, Coco Palms Developers, LLC, Suncrest Landing, LLC, Singh Investors, LLC, and Oceanside Investors, LLC concerning properties located at 5948, 5950 and 5970 Peninsular Avenue, Stock Island (legally described as Block 46, Lots 30, 31 and ½ Lot 32, Block 60, portions of Lots 1, 2 and 3, Block 61, portions of Lots 1, 2 and 3, the abandoned portion of Peninsular Avenue lying between Block 46 and Block 60, the abandoned portion of Maloney Avenue lying between Blocks 60 and 61, McDonald's Plat, also described as parcel of land in Sections 26, 34, 35 and 36, Township 37 South and Range 25 East, having real estate #'s 00126210.000000, 00126220.000000, 00126230.000000, 00127420.000000 and 00127420.000100,), 24930 Overseas Highway, Summerland Key (legally described as Lot 55 and a portion of Lot 54, Summerland Yacht Harbor, having real estate #'s 00194741.000100, 00194741.000200, 00194741.000300, 00194741.000400, 00194741.000500, 00194741.000600, 00194741.000700, 00194741.000800, 00194741.000900, 00194741.001000, 00194741.001100, 00194741.001200, 00194741.001300, 00194741.001400, 00194741.001500, 00194741.001600, 00194741.001700, 00194741.001800, 00194741.001900, 00194741.002000, 00194741.002100 and 00194741.002200), 21585 Old State Road 4A, Cudjoe Key (legally described as Lot 30, Sacarma, having real estate #00174960.000000), and 5176 Suncrest Road, Stock Island (legally described as Lots 27 and 28, Sun Krest, having real estate # 00132680.000000) (File #2014-112)*

Meeting: August 26, 2014

I REQUEST:

The applicant is proposing an amendment to an existing development agreement between Monroe County, Florida; Summerland Palms Investors, LLC, Coco Palms Developers, LLC, Suncrest Landing, LLC, Singh Investors, LLC, and Oceanside Investors. The agreement was recorded in the official records of Monroe County on December 19, 2013 (Planning Department File #2013-069).

The existing agreement allows the transfer of Residential Rate of Growth Ordinance (ROGO) exemptions – known as Transferable ROGO Exemptions (TREs) - from sender sites at 24930 Overseas Highway (22 market-rate permanent TREs), 21585 Old State Road 4A (17 market-

rate permanent TREs) and 5176 Suncrest Road (7 market-rate permanent TREs) to a receiver site at 5950 and 5970 Peninsular Avenue, in accordance with MCC §130-161.1. On the sender sites, the residential dwelling units in which the transferred market-rate permanent TREs are derived shall be converted to, or replaced with, an equivalent amount of deed-restricted affordable housing.

The existing agreement also involves the redevelopment of 5950 and 5970 Peninsular Avenue, the Receiver Site, for the addition of up to 78 new, market-rate residential dwelling units, which may be used as vacation rentals, up to 5 new hotel rooms, a new restaurant with up to 150 seats, and other improvements related to the existing, partially-condominiumized marina and accessory development. 22 existing, market-rate permanent units (under condominium ownership), a boat barn (under condominium ownership), marina slips (under condominium ownership) and ancillary/accessory buildings would be maintained. An existing boat barn/light industrial building would be demolished. The residential density, under maximum net density, would not exceed 100 total permanent residential units and 5 transient units. Not including accessory structures related to the residential uses, the nonresidential floor area would not exceed 40,000 square feet. Dockage owned by the developer would include 8 new slips, for a total of approximately 16 slips, of which at least 20% (3 slips) shall be reserved for commercial fishing vessels. New residential or nonresidential buildings shall not exceed 35 feet in height. Public access will be provided from 7:00 am until dusk.

The following amendments are proposed to the existing agreement:

- Include a recently purchased adjacent property to the premises associated with the Oceanside Marina property (Block 46, Lots 30, 31 and ½ Lot 32, Block 60, McDonald's Plat, having real estate #'s 00126210.000000, 00126220.000000 and 00126230.000000). The adjacent property is commonly known as the Hickory House property and Oceanside Investors, LLC has entered into a purchase and sale agreement with Monroe County.
- Include an abandoned portion of Peninsular Avenue right-of-way to the premises associated with the Oceanside Marina property (a portion lying between Block 46 and Block 60). The abandonment was approved by the BOCC on June 30, 2014, as memorialized in Resolution #116-2014.
- Replace Suncrest Landing, LLC, as a party to the agreement with its predecessor in interest, Suncrest Investors, LLC.
- Amend the acreage of the Oceanside Marina property to reflect the aforementioned adjacent property and abandoned road.
- Amend the total number of hotel rooms allowed at the Oceanside Marina property from up to 4 hotel rooms to up to 17 hotel rooms.
- Amend the conceptual site plan approved by the existing agreement to a) include the aforementioned adjacent property, abandoned road and development thereon the added land area and b) to modify the hotel buildings to accommodate 17 hotel rooms.

Applicant:

Agent: Barton W. Smith, Esq., Smith Oropeza, P.L.

II RELEVANT PRIOR COUNTY ACTIONS:

Location #1: Oceanside Marina, 5950 and 5970 Peninsular Ave, Stock Island ("Oceanside Property"):

In 1996, the Oceanside Investors' predecessor in interest applied for a minor conditional use permit for part of the Oceanside Property, 5970 Peninsular Avenue (real estate #00127420.000100 only). The approval is memorialized by Development Order #12-96, approved by the Director of Planning on July 23, 1996 and recorded in the official records of Monroe County on September 6, 1996. The permit allowed for the construction of a 9,600 SF storage building and other associated accessory improvements. A copy of Development Order #12-96 is attached as Exhibit 4 to the agreement (Planning Department File #96045).

In 1997, the Oceanside Investors' predecessor in interest applied for an amendment to the major conditional use permit for part of the current Oceanside Property, 5950 Peninsular Avenue (real estate #00127420.000000 only). The approval is memorialized by Planning Commission Resolution #P52-97, approved by the Planning Commission at a public hearing on July 10, 1997, signed by the Planning Commission Chair on August 18, 1999 and recorded in the official records of Monroe County on August 24, 1999. The amendment allowed for the construction of 22 attached, market rate residential dwelling units one boat storage building; an addition to an existing restaurant; and other associated accessory improvements. A copy of Planning Commission Resolution #P52-97 is attached as Exhibit 5 to the agreement (Planning Department File #97021).

Following the issuance of Planning Commission Resolution #P52-97, Oceanside Investors' predecessor in interest acquired the adjacent property, 5970 Peninsular Avenue. Further, the 22 attached, market rate residential dwelling units approved by Planning Commission Resolution #P52-97 were constructed and sold under condominium ownership. As such they are not part of the Oceanside Property.

In 1999, the County, the State of Florida Department of Community Affairs, Paradise Island Park, Inc. and Key West Oceanside Marina entered into a development agreement allowing the transfer of 22 market-rate TREs from Paradise Island Park to Oceanside Marina. The development agreement was recorded in the official records of Monroe County on April 7, 2000 (Book #1627, Pages #444 through #468) (Planning Department File #99039).

In 2007, the Oceanside Investors' predecessor in interest applied for an amendment to a major conditional use permit for the Oceanside Property, 5950 and 5970 Peninsular Avenue (real estate #00127420.000000 and real estate #00127420.000100, as well as other property associated with a condominium development). The approval is memorialized by Planning Commission Resolution #P21-07, approved by the Planning Commission at a public hearing on April 11, 2007, signed by the Planning Commission Chair on May 9, 2007 and recorded in the official records of Monroe County on July 13, 2007. The amendment allowed for the demolition of several buildings and construction of 32 attached, market-rate residential dwelling units; 2 boat barns; 8 wet slips; and other associated accessory improvements. A

copy of Planning Commission Resolution #P21-97 is attached as Exhibit 6 to the agreement. Please note that this project was not fully completed, and among other approved development not carried out, the 32 dwelling units were never constructed (Planning Department File #26028).

In 2013, Oceanside Investors applied for the existing development agreement. The agreement was approved by the Board of County Commissioners at a public hearing on December 11, 2013, and recorded in the official records of Monroe County on December 19, 2013. The agreement allows the transfer of the 46 market-rate TREs from three sender sites to the property. The agreement also conceptually approved the scope of work of a concurrent major conditional use permit application and associated site plan (Planning Department File #2013-069). [Please note that as of the date of this report, this project has not been completed. The applicant has 10 years from the effective date of the agreement to complete the project.]

In 2013, Oceanside Investors applied for an amendment to a major conditional use permit for the Oceanside Property, 5950 and 5970 Peninsular Avenue (real estate #00127420.000000 and real estate #00127420.000100). The approval is memorialized by Planning Commission Resolution #P04-14, approved by the Planning Commission at a public hearing on February 26, 2014, signed by the Planning Commission Chair on March 26, 2014 and recorded in the official records of Monroe County on June 13, 2014. The amendment allowed for the property owner to improve the marina's facilities, construct 78 new market rate residential dwelling units (which may be used as vacation rentals), construct four new hotel rooms, construct a new restaurant, and carry out associated site improvements (Planning Department File #2013-068. [Please note that as of the date of this report, this project has not been completed. The applicant has 10 years from the effective date of the agreement to complete the project.]

In 2013, Oceanside Investors applied for a minor conditional use permit to transfer the 46 market-rate TREs to the property. The application is currently under review (Planning Department File #2013-070).

In 2014, Oceanside Investors applied for a minor conditional use permit to transfer a portion of the Transferable Development Rights (TDRs) required to facilitate the project approved by Resolution #P04-14 to the property. The application is currently under review (Planning Department File #2014-041).

In 2014, Oceanside Investors applied for an abandonment of a segment of Peninsular Avenue located north of the property (lying between Block 46 and Block 60). The abandonment was approved by the BOCC on June 30, 2014, as memorialized in Resolution #116-2014 (Planning Department File #2014-054).

In 2014, Oceanside Investors entered into a purchase and sales agreement with Monroe County to purchase the Hickory House property located north of the property.

<u>Location #2: Summerland Palms Trailer Park, 24930 Overseas Hwy, Summerland Key ("Summerland Palms Property"):</u>

The Planning & Environmental Resources Department issued a Letter of Development Rights determination for the Summerland Palms Property on November 7, 2013. The letter states that there are 22 ROGO exemptions, associated with lawful the existence of 22 mobile homes/RVs (as market-rate, permanent residential units) (File #2013-134). A copy of the letter is attached as Exhibit 11 to the agreement.

Location #3: Rainbow's End Trailer Park, 21585 Old State Rd 4A, Cudjoe Key ("Cudjoe Coco Palms Property"):

On May 13, 2008, a Letter of Development Rights Determination was issued for the Cudjoe Coco Palms. The letter provided a determination that there are 16 ROGO exemptions, associated with lawful the existence of 16 mobile homes (File #28019).

The May 13, 2008 letter was issued to an agent of the previous property owner. The current property owner(s) submitted additional information to support the existence of an additional ROGO exemption (as a permanent residential unit) and 5 RVs spaces (as transient residential units). The Planning & Environmental Resources Department issued a revised Letter of Development Rights determination for the Cudjoe Coco Palms Property on November 26, 2013. The letter states that there are 17 ROGO exemptions, associated with lawful the existence of 17 mobile homes/RVs (as market-rate, permanent residential units) (File #2013-132). Staff has requested additional information supporting the lawful existence of the 5 RV spaces. A copy of the letter is attached as Exhibit 15 to the agreement.

Location #4: 5176 Suncrest Rd, Stock Island ("Stock Island Suncrest Property"):

The Planning & Environmental Resources Department issued a Letter of Development Rights determination for the Stock Island Suncrest Property on November 14, 2013. The letter states that there are 7 ROGO exemptions, associated with lawful the existence of 7 mobile homes (as market-rate, permanent residential units) (File #2013-133). A copy of the letter is attached as Exhibit 19 to the agreement.

Development Review Committee (DRC) and Planning Commission:

On July 30, 2013, at a public meeting, the original agreement was reviewed by the DRC. Staff and the DRC recommended approval with amendments to the agreement.

On October 30, 2013, at a public meeting, the original agreement was reviewed and discussed by the Planning Commission in advance of the November 15, 2013 public hearing. On November 15, 2013, at a public hearing, the original agreement was reviewed by the Planning Commission. The Planning Commission recommended approval with amendments to the agreement. The recommendation is memorialized with Planning Commission Resolution #P29-13.

III BACKGROUND INFORMATION:

Location #1 (Oceanside Property) - Oceanside Marina, *5948*, 5950 and 5970 Peninsular Ave, Stock Island, mile marker 5 (*Changes from Existing Agreement in italics*):

Real Estate (RE) Numbers: *00126210.000000, 00126220.000000, 00126230.000000,* 00127420.000000 and 00127420.000100

Current Property Owner: Oceanside Investors, LLC

Total Size of Parcels: *Approximately 19.98 acres (approximately 11.32 acres of upland)*

Land Use District: Mixed Use (MU)

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

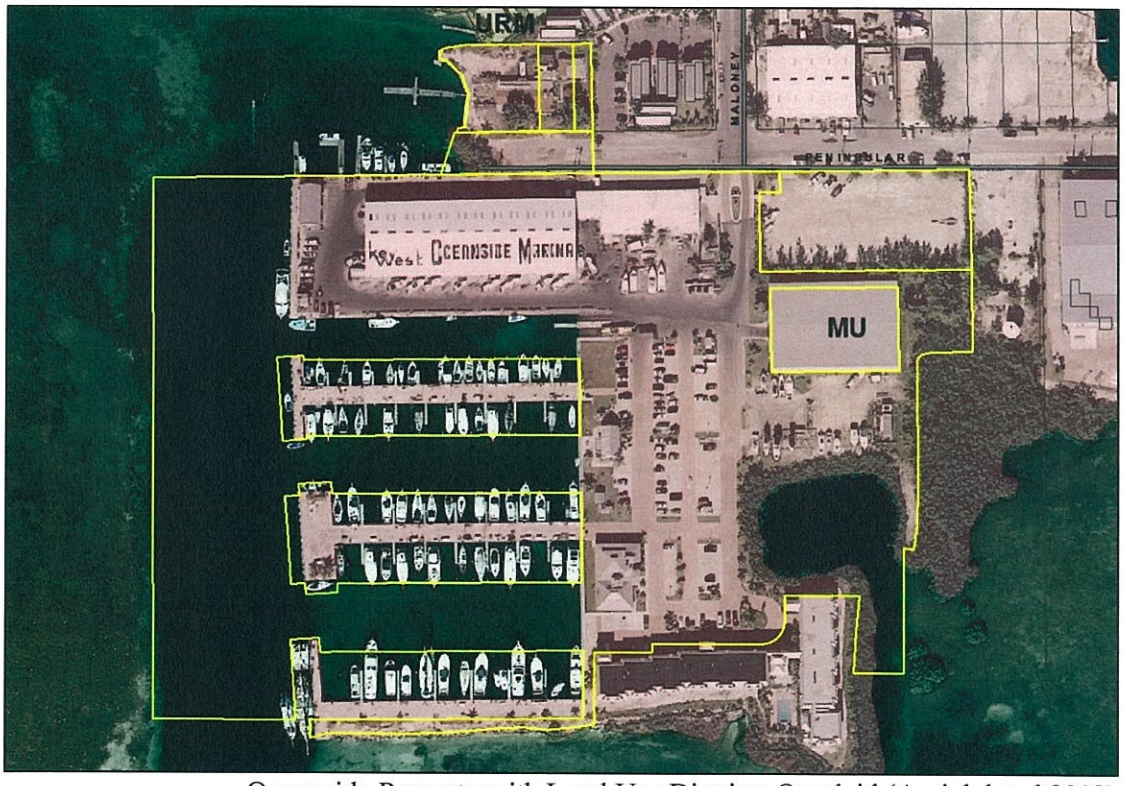
Tier Designation: Tier III

Flood Zones: AE-EL 9, AE-EL 10 and VE-EL 13

Existing Uses: Marina, Commercial Retail, Office, Residential

Existing Vegetation / Habitat: Predominately scarified, with mangroves along some segments of the shoreline and areas landscaping throughout the site

Community Character: Mixed Use



Oceanside Property with Land Use Districts Overlaid (Aerial dated 2012)

Location #2 (Summerland Palms Property) - Summerland Palms Trailer Park, 24930 Overseas Hwy, Summerland Key, mile marker 25:

Real Estate (RE) Numbers: 00194741.000100, 00194741.000200, 00194741.000300, 00194741.000400, 00194741.000500, 00194741.000600, 00194741.000700, 00194741.000800, 00194741.000900, 00194741.001000, 00194741.001100, 00194741.001200, 00194741.001300, 00194741.001400, 00194741.001500, 00194741.001600, 00194741.001700, 00194741.001800, 00194741.001900, 00194741.002000, 00194741.002100 and 00194741.002200

Current Property Owner: Summerland Palms Investors, LLC

Total Size of Parcels: Approximately 0.93 acres (approximately 0.93 acres of upland)

Land Use District: Urban Residential Mobile Home (URM)

Future Land Use Map (FLUM) Designation: Residential High (RH)

Tier Designation: Tier III

Flood Zone: AE-EL 8

Existing Use: Mobile Home

Existing Vegetation / Habitat: Predominately scarified, with areas landscaping throughout the site

Community Character: Mixed Use

Summerland Palms Property with Land Use Districts Overlaid (Aerial dated 2012)

Location #3 (Cudjoe Coco Palms Property) – Rainbow's End Trailer Park, 21585 Old State Rd 4A, Cudjoe Key, mile marker 22:

Real Estate (RE) Number: 00174960.000000

Current Property Owner: Coco Palms Developers, LLC

Total Size of Parcel: Approximately 3.42 acres (Unknown amount of upland)

Land Use Districts: Native Area (NA), Urban Residential Mobile Home (URM) and Suburban Commercial (SC)

Future Land Use Map (FLUM) Designations: Residential Conservation (RC), Residential High (RH) and Mixed Use / Commercial (MC)

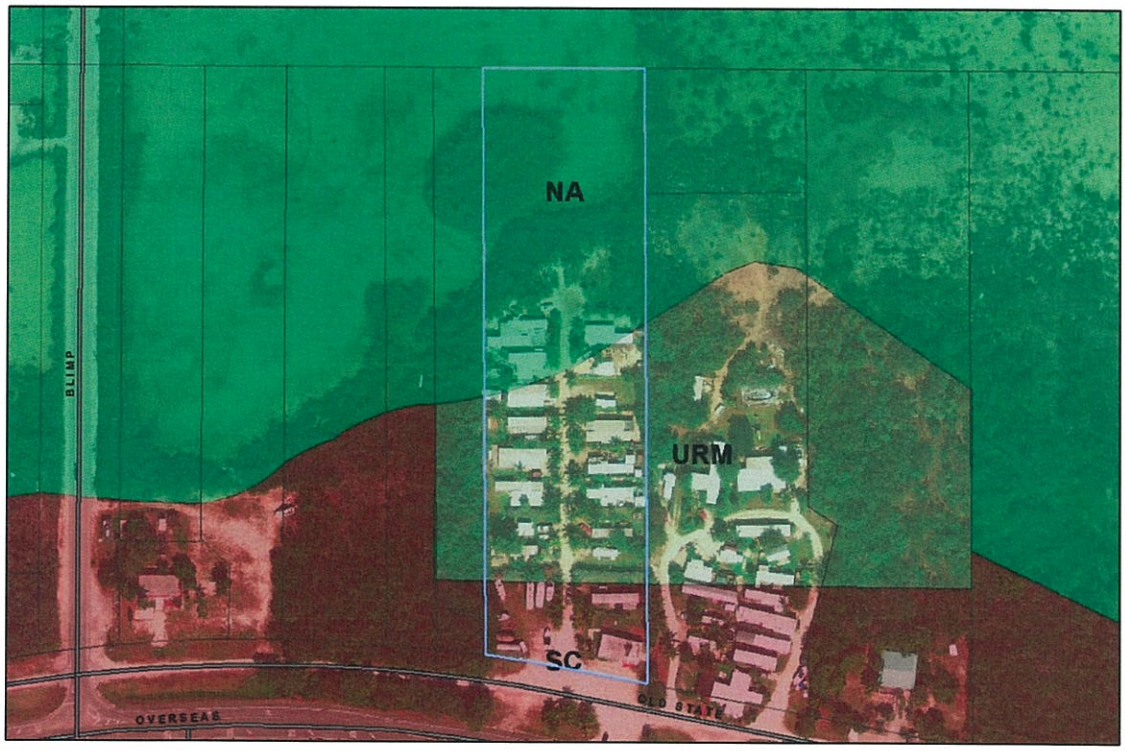
Tier Designation: Tier III

Flood Zone: AE-EL 10

Existing Uses: Mobile Home, Commercial Retail, RV

Existing Vegetation / Habitat: Predominately scarified, with mangroves and buttonwood along some segments of the shoreline and areas landscaping throughout the site

Community Character: Mixed Use



Cudjoe Coco Palms Property with Land Use Districts Overlaid (Aerial dated 2012)

Location #4 (Stock Island Suncrest Property) - 5176 Suncrest Rd, Stock Island, mile marker 5:

Real Estate (RE) Number: 00132680.000000

Current Property Owner: Suncrest Landing, LLC

Total Size of Parcels: Approximately 2.07 acres (Unknown amount of upland)

Land Use Districts: Mixed Use (MU) and Native Area (NA)

Future Land Use Map (FLUM) Designations: Mixed Use / Commercial (MC) and Residential Conservation (RC)

Tier Designations: Tier I and Tier III

Flood Zones: AE-EL 8 and AE-EL 9

Existing Uses: Mobile Home

Existing Vegetation / Habitat: Partially scarified, with significant areas of mangroves

Community Character: Mixed Use

Stock Island Suncrest Property with Land Use Districts Overlaid (Aerial dated 2012)

IV REVIEW OF APPLICATION:

The BOCC shall have authority to enter into a development agreement by resolution with any person having a legal or equitable interest in real property located within the unincorporated area of Monroe County if the development agreement meets all of the requirements of the Florida Local Government Development Agreement Act, Section 163.3220-163.3243, Florida Statutes; provided, however, that the duration of the development agreement shall not exceed 10 years, and any duration specified in a development agreement shall supersede any conflicting duration otherwise specified in the land development regulations.

Pursuant to Section 163.3227, Florida Statutes, a development agreement shall include the following:

[Note: As currently presented, the applicant has drafted a separate addendum to the existing agreement, referred to as the "First Amendment". Therefore, none of the following referenced page/exhibit numbers found on the existing agreement would be modified by further revisions to the "First Amendment' that may occur during this amendment process.]

a) A legal description of the land subject to the agreement, and the names of its legal and equitable owners:

Existing Oceanside Property: In the existing agreement, a property description is stated in section I and a full legal description is provided in Exhibit 2. Ownership is stated in section I and a special warranty deed is provided in Exhibit 1.

New Oceanside Property: In the proposed First Amendment, a property description of the additional land associated with the Hickory House property and the Peninsular Avenue road abandonment is stated section I. Ownership is stated in section I and a warranty deed is provided in a new Exhibit 22 (Note: There is already an Exhibit 22, so this exhibit must be renumbered as Exhibit 24).

Summerland Palms Property: In the agreement, a property description is stated in section I and a full legal description is provided in Exhibit 9. Ownership is stated in section I and a special warranty deed is provided in Exhibit 8.

Cudjoe Coco Palms Property: In the agreement, a property description is stated in section I and a full legal description is provided in Exhibit 13. Ownership is stated in section I and a warranty deed is provided in Exhibit 12.

Stock Island Suncrest Property: In the agreement, a property description is stated in section I and a full legal description is provided in Exhibit 17. Ownership is stated in section I and a warranty deed is provided in Exhibit 16.

b) The duration of the agreement:

The agreement shall remain in effect for 10 years from the effective date, as stated in section III (C) on page 8.

c) The development uses permitted on the land, including population densities, and building intensities and height:

Permitted uses on the land(s), population densities, and building intensities and height(s) are provided in section III (D) on pages 8 through 12.

d) A description of public facilities that will service the development, including who shall provide such facilities; the date any new facilities, if needed, will be constructed; and a schedule to assure public facilities are available concurrent with the impacts of the development:

A description of public facilities is stated in section III (E) on pages 12 through 13.

e) A description of any reservation or dedication of land for public purposes:

There will be no reservation or dedication of land for public purpose. This is stated in in section III (F) on page 13.

f) A description of all local development permits approved or needed to be approved for the development of the land:

Required local development permits are not provided in a single section. The requirement for a major conditional use permit to redevelop the Oceanside Property is provided in section III (M) on page 23. The requirement for a minor conditional use permit to finalize transfer the TREs is provided in section I (I) on page 2 and III (L) on pages 18-19. Permit requirements in general are provided in section III (U) on page 25, which states "This Agreement is not and shall not be construed as a Development Permit, Development Approval or authorization to commence development, nor shall it relieve the Parties other than Monroe County of the obligations to obtain necessary Development Approvals that are required under applicable law and under and pursuant to the terms of this Agreement and Monroe County Code."

g) A finding that the development permitted or proposed is consistent with the local government's comprehensive plan and land development regulations:

A finding of consistency is stated in section III (O) on page 24.

h) A description of any conditions, terms, restrictions, or other requirements determined to be necessary by the local government for the public health, safety, or welfare of its citizens:

A description of any conditions, terms, restrictions or other requirements is not provided in a single section. Such conditions, terms, restrictions and other requirements are provided throughout the agreement.

i) A statement indicating that the failure of the agreement to address a particular permit, condition, term, or restriction shall not relieve the developer of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction:

Breach, amendment, enforcement and termination of the development provisions are provided in section III (P) on pages 24 through 25.

Pursuant to MCC § 130-161.1(2), a development agreement allowing the transfer of market-rate, permanent residential TREs associated with a mobile home park(s) of more than 10 mobile homes shall meet the following criteria:

a) Procedure - This transfer shall require an approved development agreement:

This agreement serves as a development agreement. Section 163.3220, Florida Statutes, authorizes Monroe County to enter into development agreements with landowners and/or governmental agencies to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development.

b) Procedure - Minor conditional use approval is required to complete the transfer:

If this agreement is approved, the applicant will additionally be required to apply for and receive a minor conditional use permit(s) to finalize the transfer of TREs from the sender sites to the Oceanside Property receiver site.

c) Requirement - ROGO exemptions transferred under this program may be transferred on a 1 for 1 basis where the ROGO exemptions are to be transferred to single-family residential lots or parcels within the same ROGO planning subarea. However, where transfers are to be made to commercial or recreational working waterfronts (as defined by Florida Statutes), or to multi-family projects in non-IS districts, the transfers shall result in no fewer than two deed-restricted affordable or workforce housing units remaining on an eligible sender site(s) for each market rate ROGO exemption transferred:

The agreement involves a transfer on a 1 for 1 basis. Although the receiver site is within the same ROGO planning subarea as all of the sender sites, it does not currently consist of single-family residential lots or parcels. As a plat not required or feasible, after any approval and construction of the residential dwelling units, the developer will establish individual parcels for each of the residential dwelling units via the Monroe County Property Appraiser (with a unique real estate number for each single-family unit).

Note: Although the proposed 78 residential dwelling units would be attached dwellings, the project is not defined as multi-family by the MCC. As defined in MCC §101-1, *dwelling, attached,* means a residential dwelling unit consisting of one or more of residential units that are developed without open yards on all sides of the dwelling unit. This definition does not state that attached dwellings are multi-family. *Dwelling, apartment,* means a multifamily building in which units share common entries or accesses to individual units. This definition does not state that attached dwelling units constitute apartments, and further, the proposal attached dwellings shall not share common entries.

d) Requirement - The eligible sender site property(ies) shall be donated or sold to Monroe County, or otherwise appropriately deed-restricted for long-term affordability. Prior to acceptance of a donated or purchased parcel, all units to be maintained on site shall pass a life safety inspection conducted in a manner prescribed by the Monroe County Building Department. Monroe County may then lease the sender site property to a party who will serve as lessee and sub-lessor of the eligible sender site(s):

The applicant has hired a professional to carry out inspection of the mobile home parks. A report(s) shall be provided to the County.

e) Requirement - The number of transferred ROGO exemptions shall not exceed the number of restricted affordable dwelling units maintained at the eligible sender sites:

The agreement involves the transfer of 46 TREs to the receiver site and the deed-restrictions of 46 affordable housing units at the sender sites.

f) Requirement - The resulting development or redevelopment of affordable housing pursuant to the governing development agreement will be targeted to serve as closely as possible the following household income categories: 25% very low income households, 25% low income households, 25% median income households, and 25% moderate income households (or as otherwise approved by the BOCC):

The agreement includes an approximate combination of 50% moderate-income, 25% median-income and 25% low-income. The applicant has requested that allocations associated with the very low-income be reserved for other projects that require very low-income allocations. Specifically:

- Suncrest shall be allocated 3 low income and 4 moderate income
- Summerland Palms shall be allocated 7 low income, 10 median income and 5 moderate income
- Coco Palms Developers shall be allocated 1 low income, 2 median income and 14 moderate income

g) Requirement - Lot rents and/or sales prices for resulting deed-restricted dwelling units shall be established in accordance with restrictions outlined in Florida Statutes and/or the Monroe County Code:

Compliance shall be monitored and an annual report shall be provided by the other Parties.

h) Requirement - All units designated by the applicable development agreement to remain as deed restricted affordable housing at the donated, purchased or appropriately deed-restricted site(s) shall comply with hurricane standards established by the Florida Building Code and habitability standards established under the Florida Landlord and Tenant Act. Compliance shall be accomplished in a manner and within a timeframe set forth in the development agreement or, if applicable, in the relevant minor conditional use:

The agreement includes language addressing that any units that do not meet the standards will be improved or replaced prior to receiving an affordable housing deed-restriction (and thus allowing the transfer of the associated market-rate TRE).

i) Requirement - A development agreement proposed under this program shall not utilize more than 50% of the existing affordable housing allocations then available to Monroe County, unless otherwise approved by the BOCC:

The agreement requires 46 affordable housing allocations: Summerland Palms Property (22), Cudjoe Coco Palms Property (17) and Stock Island Suncrest Property (7). Further, of the 46 affordable housing allocations, 23 would be moderate income, 12 would be median income and 11 would be low income.

The reservation required a separate resolution of the BOCC, pursuant to MCC §138-24(b). On December 11, 2013, the BOCC issued Resolution #403-2013 reserving 46 affordable ROGO allocations for 5 years, beginning on the effective date of the existing development agreement.

j) Requirement - All of the redeveloped or preserved affordable housing units, whether redeveloped or retained at the original sender site(s), or at alternate or additional locations, shall remain in the same planning sub-district as the original sender site(s):

All of the sender sites and the receiver site subject to the agreement are located in the Lower Keys ROGO subarea. As defined in MCC §138-20(c), the Lower Keys ROGO subarea is the unincorporated area of the County from the corporate limits of the Village of Islamorada (approximately mile marker 72) south to the corporate limits of the City of Key West at Cow Key Bridge on US 1 (approximately mile marker 4), excluding Big Pine Key and No Name Key.

Pursuant to MCC § 130-161.1(2), a receiver site of the transfer of market-rate, permanent TREs associated with mobile home parks shall meet the following criteria:

a) Approval of a minor conditional use permit:

If this agreement is approved, the applicant will additionally be required to apply for and receive a minor conditional use permit(s) to finalize the transfer of TREs from the sender sites to the Oceanside Property receiver site.

b) The receiver site shall be located in a Tier III designated area:

The Oceanside Property receiver site is designated Tier III.

c) The receiver site shall not be located in a velocity (V) zone:

A small portion along the southern shoreline of the Oceanside Property receiver site is located in a velocity (V) zone (VE-EL 13). The property is not located exclusively in a velocity (V) zone. It is predominately located in AE-EL 9 and AE-EL 10 flood zones. As shown on the conceptual site plan attached to the agreement, the site within the property for the proposed 78 new units would not be located in the in the velocity (V) zone.

d) A property owner cannot receive a certificate of occupancy for any unit constructed as a result of a transferred ROGO exemption until all corresponding eligible sender site units are completed and deed-restricted as affordable dwelling units:

This requirement is stated several times in the agreement.

e) All or any portion of the redeveloped or preserved affordable housing units may be redeveloped or retained at one or more alternate or additional locations donated or sold to Monroe County, identified in the Development Agreement and otherwise compliant with the remainder of this section, including but not limited to the requirements set forth in Monroe County Code Section 130-161.1 (2)(c)(i)(2):

Not applicable.

f) Transferred ROGO-exemptions shall remain in the same ROGO planning subarea:

All of the sender sites and the receiver site subject to the agreement are located in the Lower Keys ROGO subarea. As defined in MCC §138-20(c), the Lower Keys ROGO subarea is the unincorporated area of the County from the corporate limits of the Village of Islamorada (approximately mile marker 72) south to the corporate limits of the City of Key West at Cow Key Bridge on US 1 (approximately mile marker 4), excluding Big Pine Key and No Name Key.

Other Issues related to this Amendment:

- *Conceptual Approval of Site Plan:*

This agreement includes a conceptual site plan for the redevelopment of the Oceanside Property. Staff suggested, and the applicant accepted, language so that the applicant may

submit the conceptual site plan as part of this development agreement for review and consideration, but not for final approval.

A new conceptual site plan was not provided showing the future redevelopment of the newly acquired Hickory House property and abandoned portion of Peninsular Avenue. Staff is requesting that the applicant prepare and provide such a revised conceptual site plan.

- *Residential Density and Maximum Floor Area Ratio (§130-157, §130-162 & §130-164) of expanded Oceanside Property:*

The existing agreement refers to 11.18 acres of upland as associated with the property. The proposed First Amendment refers to 11.32 acres of upland as associated with the property.

The existing agreement allows for up to 4 hotel rooms. The proposed First Amendment allows for up to 17 hotel rooms. The intensity of other uses would not be amended.

Using the total land area provided in the proposed First Amendment, 17 hotel rooms could not be permitted pursuant to the land use intensity requirements of the MCC.

Proposed Land Use Intensity (Not Using TDRs for Hotel Rooms):

Land Use	FAR / Density	Size of Site	Max Allowed	Proposed	Potential Used
Subject Property:					
Permanent Residential	12 units / buildable ac [1]	11.32 upland ac (9.06 buildable ac)	108.72 units	78 units	71.74%
Transient Residential	*10 rooms/ ac [2] (allocated)*	11.32 upland ac (9.06 buildable ac)	113.20 rooms	17 rooms	15.02%
Commercial Retail (low-intensity)	0.35 FAR	11.32 upland ac (493,099 SF)	172,584 SF	3,023 SF [3]	1.75%
Offices	0.40 FAR	11.32 upland ac (493,099 SF)	197,239 SF	225 SF	0.11%
Oceanside East Dry Storage Condominium					
Boat Storage (Light Industrial)	N/A [4]	11.32 upland ac (493,099 SF)	243,500 SF	21,924 SF	0.0 %*
Oceanside Residential Condominium					
Permanent Residential	12 units / buildable ac [1]	11.32 upland ac (9.06 buildable ac)	108.72 units	22 units	20.24%
				Cumulative Total	108.86%

1: This is maximum net density (12 dwelling units per buildable acre), not allocated density (1 dwelling unit per acre), as the applicant intends to utilize TDRs to allow a total of permanent residential units that is beyond that allowed by the allocated density allowance.

2: This is allocated density (10 rooms per acre), not maximum net density (15 rooms per buildable acre), as the applicant has not stated any intent to utilize TDRs to allow a total

of transient residential units that is beyond that allowed by the allocated density allowance.

3: The low-intensity commercial retail total includes the 1,240 SF marina store / watersports management and 1,783 SF restaurant seating areas.

4: Pursuant to a recent text amendment to the Monroe County Code (adopted by Ordinance #019-2013), boat barns consist of nonresidential floor area and are thereby subject to a FAR. Prior to the text amendment, the floor area of a boat barn was not considered nonresidential floor area if its total floor area did not exceed 50% of the total land area on which it was situated. This application was submitted prior to the effective date of Ordinance #019-2013. Further, a condition of the last major conditional use permit approval, #2 of #P21-07, expressly referred to this prior provision. Therefore, as the applicant submitted the plans in reliance of this previous provision, and at a time in which the provision was in effect, the table does not reflect the current light industrial FAR requirement of 0.30 as the floor area of the boat barn (21,924 SF) does not exceed 50% of the total land area (487,000 SF).

Proposed Land Use Intensity (Using TDRs for Hotel Rooms):

Land Use	FAR / Density	Size of Site	Max Allowed	Proposed	Potential Used
Subject Property:					
Permanent Residential	12 units / buildable ac [1]	11.32 upland ac (9.06 buildable ac)	108.72 units	78 units	71.74%
Transient Residential	*15 rooms/ buildable ac [2] (max net)*	11.32 upland ac (9.06 buildable ac)	135.90 rooms	17 rooms	12.5%
Commercial Retail (low-intensity)	0.35 FAR	11.32 upland ac (493,099 SF)	172,584 SF	3,023 SF [3]	1.75%
Offices	0.40 FAR	11.32 upland ac (493,099 SF)	197,239 SF	225 SF	0.11%
Oceanside East Dry Storage Condominium					
Boat Storage (Light Industrial)	N/A [4]	11.32 upland ac (493,099 SF)	243,500 SF	21,924 SF	0.0 %*
Oceanside Residential Condominium					
Permanent Residential	12 units / buildable ac [1]	11.32 upland ac (9.06 buildable ac)	108.72 units	22 units	20.24%
				Cumulative Total	106.34%

1: This is maximum net density (12 dwelling units per buildable acre), not allocated density (1 dwelling unit per acre), as the applicant intends to utilize TDRs to allow a total of permanent residential units that is beyond that allowed by the allocated density allowance.

2: This is maximum net density (15 rooms per buildable acre), not allocated density (10 rooms per acre). However, the applicant has not stated any intent to utilize TDRs to allow a total of transient residential units that is beyond that allowed by the allocated density allowance.

3: The low-intensity commercial retail total includes the 1,240 SF marina store / watersports management and 1,783 SF restaurant seating areas.

4: Pursuant to a recent text amendment to the Monroe County Code (adopted by Ordinance #019-2013), boat barns consist of nonresidential floor area and are thereby subject to a FAR. Prior to the text amendment, the floor area of a boat barn was not considered nonresidential floor area if its total floor area did not exceed 50% of the total land area on

which it was situated. This application was submitted prior to the effective date of Ordinance #019-2013. Further, a condition of the last major conditional use permit approval, #2 of #P21-07, expressly referred to this prior provision. Therefore, as the applicant submitted the plans in reliance of this previous provision, and at a time in which the provision was in effect, the table does not reflect the current light industrial FAR requirement of 0.30 as the floor area of the boat barn (21,924 SF) does not exceed 50% of the total land area (487,000 SF).

Note: Using the county's GIS database, the 11.32 upland acres referenced on page 4 of the proposed First Amendment may not be correct. There may be more land area, which could allow the proposed 17 hotel rooms. The applicant must provide the exact amount of total land area situated above mean high water as soon as possible as this affects the total number of hotel rooms that may be permitted.

V RECOMMENDATION:

The Planning & Environmental Resources Department recommends approval with the following revisions (staff reserves the right to request additional revisions as analysis continues):

- The total land area of the Oceanside Property must be verified. If the total of 19.98 gross acres and 11.32 acres of upland acres are incorrect, as presented on page 4, then the proposed First Amendment shall be revised to reflect the correct acreages. If the total of 19.98 gross acres and 11.32 acres of upland acres are correct, then the proposed First Amendment shall be revised to reflect the maximum allowed number of hotel rooms (which would be less than the currently proposed 17).
- The total number of required rental licenses of the Oceanside Property must be verified. The applicant is proposing 168; however this may be 5 less than required (78 + 78 + 17 = 173).
- With the construction of the affordable housing development located to the east of the Hickory House property, the Hickory House property became no longer situated on Maloney Avenue (the site of the affordable housing development served as a parking lot to the restaurant on the Hickory House property). Therefore, since the establishment of the affordable housing development, its address has been referred to as 5948 Peninsular Avenue, not 5948 Maloney Avenue. The proposed First Amendment should be revised to reflect the currently used address of 5948 Peninsular Avenue, not the previously used address of 5948 Maloney Avenue.
- A new design data table of the Oceanside Property, showing the expanded property and additional hotel rooms, is required to replace the conceptual site plan approved as Exhibit 22 of the existing agreement.
- A new conceptual site plan of the Oceanside Property, showing the expanded property and additional hotel rooms, is required to replace the conceptual site plan approved as Exhibit 23 of the existing agreement.
- In the proposed First Amendment, a warranty deed ~~is~~ of the Hickory House property is referred to as Exhibit 22; however there is already an Exhibit 22. This exhibit must be renumbered as Exhibit 24.

File #: **2014-112**

Owner's Name: Oceanside Investors, LLC

Applicant: Oceanside Investors, LLC

Agent: Barton W. Smith, Esq.

Type of Application: Development Agreement

Key: Stock Island

RE:

00127420-000000	00127420-004700
00127420-000100	00127420-004900
00127420-004200	00127420-005000
00127420-004400	

Additional Information added to File 2014-112

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

Date: 8.07.14
Time:

Dear Applicant:

This is to acknowledge submittal of your application for Development Agreement
Type of application

Oceanside Investors LLC to the Monroe County Planning Department.
Project / Name

Thank you.

Gail Creech

Planning Staff

Creech-Gail

From: Davisson-Bryan
Sent: Monday, August 11, 2014 4:03 PM
To: Creech-Gail
Subject: RE: Need 300' Spon List
Attachments: SPONs.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

Attached is the spreadsheet.

Bryan

Bryan Davisson
Monroe County – Growth Management – Geographic Information Systems
2798 Overseas Highway
Marathon, Fl 33050

Phone: 305-289-2533
Fax: 305-289-2536

Monroe County - GIS

Under Florida law, e-mail addresses are public records. If you do not want your
e-mail address released in response to a public records request, do not send electronic mail to this entity.
Instead, contact this office by phone or in writing. F.S. 668.6076

This message sent from the Monroe County Growth Management Office,
2798 Overseas Highway, Suite 410, Marathon, FL 33050. Telephone - (305) 289-2500

From: Creech-Gail
Sent: Monday, August 11, 2014 2:43 PM
To: Davisson-Bryan
Subject: Need 300' Spon List

Bryan,
I have another application with numerous RE numbers:
00127420-000000, 00127420-000100, 00127420-004200, 00127420-004400, 00127420-004700, 00127420-004900 and 00127420-005000

At your convenience, please provide excel sheet with 300' surrounding property owners. Thanks so much. No hurry.

Best Regards,
Gail Creech
Planning Commission Coordinator

Monroe County Planning & Environmental Resources
2798 Overseas Highway, Ste 400

Marathon, FL 33050
Main Phone: 305-289-2500
Office: 305-289-2522
Fax: 305-289-2536
creech-gail@monroecounty-fl.gov

Please note: Florida has a very broad public records law. Most written communications to or from the County regarding County business are public record, available to the public and media upon request. Your e-mail communication may be subject to public disclosure.
Fax: 305-289-2536

1018 TRUMAN LLC
521 SIMONTON ST
KEY WEST, FL 33040-6872

ADAMS LILO E
7139 DRIFTWOOD DR SE
ADA, MI 49301-7890

ALLEN JEFFREY E AND MONICA
819 PEACOCK PLZ PMB 809
KEY WEST, FL 33040-4293

ALSTOTT MICHAEL J FAMILY TRUST AMD
REST 5/12/2006
7019 1ST AVE S
SAINT PETERSBURG, FL 33707-1252

APPELLIS MICHEL
1414 NEWTON ST
KEY WEST, FL 33040

ARMOUR JAMES
4449 BAY SHORE RD
SARASOTA, FL 34234-3712

ASPINWALL FAMILY TR AG 5/18/2011
316 NAUTILUS CT
FORT MYERS, FL 33908-1610

ASPINWALL GARY
5823 RIVERSIDE LN
FORT MYERS, FL 33919-2505

BACKWALL PARTNERS LLC
3605 SOUTH BEACH DR
TAMPA, FL 33629

BACLE PETER M AND MONICA
15 AMARYLLIS DR
KEY WEST, FL 33040

BACLE PETER M AND MONICA
15 AMARYLLIS DR
KEY WEST, FL 33040-6204

BAILEY PROPERTIES LLC
5601 2ND ST W
LEHIGH ACRES, FL 33971-6332

BAKER GERALD L
7570 SKIPPER LN
TALLAHASSEE, FL 32317-9534

BAMPARTNERS LP
PO BOX 287
SOUTHFIELD, MI 48037-0287

BARBER BERENICE
6900 MALONEY AVE UNIT 4
KEY WEST, FL 33040

BARRETT PAUL L/E
PO BOX 5888
KEY WEST, FL 33045-5888

BARTON DONALD J JR
1502 UNITED ST
KEY WEST, FL 33040

BEAN LINDA
21945 MINNETONKA BLVD
EXCELSIOR, MN 55331-8616

BEHMKE JOHN J AND KAY D
PO BOX 344
KEY WEST, FL 33041-0344

BENEDETTO GEORGE
4421 JEFFERSON HWY
JEFFERSON, LA 70121-1308

BENNETT GLENN
6 EMERSON DR
CINNAMINSON, NJ 08077-4050

BIRMINGHAM IRONWORKS INC
9107 CHERRY RD
VERMILION, OH 44089-9311

BITTNER DALE LEE REVOCABLE TRUST
9/30/2013
10 AZALEA DR
KEY WEST, FL 33040-6206

BLANCO LIANA M
6900 MALONEY AVE UNIT 14
KEY WEST, FL 33040-6065

BLITZ FAMILY TRUST
1800 ATLANTIC BLVD APT C338
KEY WEST, FL 33040-5395

BLUEWATER INVESTMENT LP
142 JFK DR
ATLANTIS, FL 33462

BOGGS RONALD
97 LEISURE CT UNIT 40
PAGOSA SPRINGS, CO 81147-7746

BORROR DAVID S
4280 HAYDEN RUN RD
DUBLIN, OH 43017-4342

BOTTON LINE FISH CO INC
7311 SALE BLVD
PANAMA CITY, FL 32409-1349

BOWEN ALFRED AND JOY
815 PEACOCK PLZ
KEY WEST, FL 33040

* = added to app labels

BOYD JOHN L AND BARBARA J
6781 OLIVE BRANCH RD
OREGONIA, OH 45054-9456

BREINES STEVEN
165 HORTON ST
BRONX, NY 10464-1620

BURNETTE WILLIAM HOLMES REV TR
05/30/1997
708 WHITE ST
KEY WEST, FL 33040-7155

BURNS MICHAEL J AND KARLA V
6900 MALONEY AVE UNIT 15
KEY WEST, FL 33040-6065

BUTLER CHUCK
6800 MALONEY AVE LOT 47
KEY WEST, FL 33040-8112

C SERVICE LLC
15680 OLD STATE ROAD 4A
SUMMERLAND KEY, FL 33042-3702

CALYPSO WATER SPORTS AND CHARTERS
257 ATLANTIC BLVD
KEY LARGO, FL 33037

CALYPSO WATER SPORTS AND CHARTERS INC
257 ATLANTIC BLVD
KEY LARGO, FL 33037-4304

CARDENAS ROBERT H AND DEBORAH
917 EATON ST
KEY WEST, FL 33040-6922

CASTRO RICARDO F
6900 MALONEY AVE UNIT 13
KEY WEST, FL 33040-6065

CAYO HUESO INVESTMENTS LNC
6511 MALONEY AVE UNIT 6
KEY WEST, FL 33040

CHEYENNE HOLDINGS LIMITED PARTNERSHIP
2201 4TH ST N STE 201
SAINT PETERSBURG, FL 33704-4300

COLLINS J FRED
63 DOLPHIN COVE QUAY
STAMFORD, CT 06902-7715

CONKLIN EDWARD G
PO BOX 2468
KEY WEST, FL 33045-2468

COOPER PETE AND DIANE
1108 TRUMAN AVE
KEY WEST, FL 33040-3352

COTTIS JOHN DEC TRUST 5/28/2008
17258 DOLPHIN ST
SUGARLOAF SHORES, FL 33042

COUNTY OF MONROE
1100 SIMONTON ST
KEY WEST, FL 33040

COVENEY MARY PRISCILLA
6900 MALONEY AVE UNIT 6
KEY WEST, FL 33040-6060

COX STANLEY A
1648 RICHMOND RD
LEXINGTON, KY 40502

CROWE TIMOTHY J AND DEBORAH R
1707 PATRICIA ST
KEY WEST, FL 33040

CVS OF SE MISSOURI PROFIT SHARING PLAN
662 PALOMA CIRCLE
MESQUITE, NV 89027

DASHER TED
554 37TH ST N
BIRMINGHAM, AL 35222-1318

DASHER TED
4300 10TH AVE S
BIRMINGHAM, AL 35222-4336

DASHER THEODORE E
554 37TH ST NORTH
BIRMINGHAM, AL 35222

DBGB REV LIV TR
26 HINA ST
HILO, HI 96720

DELPHFISHING MEDIA INC
183 VENETIAN WAY
SUMMERLAND KEY, FL 33042-3684

DEMAURO ROBERT AND KIMBERLY CURRY (H/W)
17195 KINGFISH LN W
SUMMERLAND KEY, FL 33042-3613

DHILLON WILLIAM J
29780 SPRINGTIME RD
BIG PINE KEY, FL 33043-3121

DIMBATH MERLE AND SUSAN REV FAMILY LIV TR
2621 GULFVIEW DR
KEY WEST, FL 33040-3983

DOLPHIN WATCH I LLC
3618 EL CENTRO ST
ST PETE BEACH, FL 33706

DUKE JOHN O REVOCABLE TRUST
10/11/2013
28555 JOLLY ROGER DR
SUMMERLAND KEY, FL 33042-5501

EASTERLY ROBERT
1107 KEY PLZ - 155
KEY WEST, FL 33040-4086

ESTILL ROBERT I
2026 S QUEEN ST
YORK, PA 17403

F DEPOT INC
4705 NW 132ND ST
OPA LOCKA, FL 33054-4313

FEDERAL NATIONAL MORTGAGE ASSOCIATION
3900 WISCONSIN AVE NW
WASHINGTON, DC 20016-2892

FLEMING ENTERPRISES LLC
16101 LA GRANDE DR
LITTLE ROCK, AR 72223-9152

FOLEY WALTER ALLEN
875 W LOOP 304
CROCKETT, TX 75835

FOLEY WALTER AND KAY TRUST 4/16/07
875 WEST LOOP 304
CROCKETT, TX 75835

FORMOSO CHARLES A
P O BOX 331089
COCONUT GROVE, FL 33233

FOWLER CHARLES
7251 NW 6TH ST
PLANTATION, FL 33317-1103

FOWLER MILLARD LEON AND CONNIE L
1716 SOUTH ST
KEY WEST, FL 33040-3517

FREE SALLY A
115 SW 58TH ST
CAPE CORAL, FL 33914

G AND T PROPERTIES LIMITED PARTNERSHIP
45 COYOTE RDG
GREEN MOUNTAIN, NC 28740-9252

GAP PROPERTIES OF SW FLORIDA 1 INC
4737 OAK RUN DR
SARASOTA, FL 34243

GARDNER JENNIE S REV TR 10/26/2010
201 13TH ST NE APT B
WASHINGTON, DC 20002-6566

GAYNOR RICHARD G
2320 DRUSILLA LN
BATON ROUGE, LA 70809-1495

GIBBS JON M
411 SHERIDAN BLVD
ORLANDO, FL 32804-6344

GRAY II FRED EMMET REV TRUST DTD 11-04-2004
23063 WAHOO LN
CUDJOE KEY, FL 33042

HARLOW JAMES MYRON DEC TR
12/7/2001
16657 HOLLY LN
SUMMERLAND KEY, FL 33042-3508

HAYMAKER JAMES
326 WHITEHEAD ST
KEY WEST, FL 33040-6543

HEITLER ROBERT H AND JANE A
1694 COTTONWOOD CREEK PL
LAKE MARY, FL 32746-4404

HENDERSON ROBIN M
PO BOX 2515
KEY WEST, FL 33045-2515

HILDEBRANDT FREDERICK AND SUSAN
1901 S ROOSEVELT BLVD APT 401E
KEY WEST, FL 33040-5249

HOLMES PETER F
12 WILDWOOD LN
SCARBOROUGH, ME 04074-9436

HOWARD DAVID B
2525 N LAKE LEELANAU DR
LAKE LEELANAU, MI 49653

HOWELL WALTER W REV TR DTD 6-97
106 KIMBALL POND RD
CANTERBURY, NH 03224

HOWELL WALTER W TRUSTEE
106 KIMBALL POND RD
CANTERBURY, NH 03224-2302

HUB FLORIDA LLC
620 S RIVER LANDING RD
EDGEWATER, MD 21037-1553

HUNKER WAYDE
7 PARK MEADOWS DR
FAIRFIELD, OH 45014-4672

HURST BASIL J
246 MCCAUSLEY RD
HUBERT, NC 28539-3540

I-10 LLC
6 ISLAND RD
STUART, FL 34996-7005

JACKSON RICHARD W
1301 FLAGLER AVE
KEY WEST, FL 33040

JACKSON ROBERT C AND ANGELA G
14091 SCIO CHURCH RD
CHELSEA, MI 48118

JACQUES GARY L REV TRUST 6/7/2006
PO BOX 22
FLOYD, IA 50435-0022

JESSEE JASON
1107 KEY PLZ PMB 333
KEY WEST, FL 33040-4086

JONES JOHN B
6800 MALONEY AVE LOT 46
KEY WEST, FL 33040-8112

JONES LLC
11 CYPRESS AVE
KEY WEST, FL 33040-6236

KERSHAW ABRAHAM AND CAROL L JOINT TRUST 10/23/2012
31W660 STEARNS RD
ELGIN, IL 60120-9000

KEY WEST 80 LLC
26640 EDGEWOOD RD
EXCELSIOR, MN 55331-8339

KEY WEST HARBOUR YACHT CLUB TR 6/28/2010
6818 SEAVIEW BLVD
HUDSON, FL 34667-1032

KEY WEST MARINA INVESTMENTS LLC
6000 PENINSULAR AVE
KEY WEST, FL 33040-6082

KEY WEST MARINA INVESTMENTS LLC
1500 COLONIAL BLVD STE 103
FORT MYERS, FL 33907-1025

KEYSTER LLC
14007 LAKE MAGDALENE BLVD
TAMPA, FL 33618-2319

LAMILA LIMITED LIABILITY PARTNERSHIP
20 HIDDEN HILLS WAY
ARDEN, NC 28704-6110

LANDIS OLIVER
2740 W FRANKLIN BLVD
GASTONIA, NC 28052

LANG RICHARD A
92 HARTFORD PIKE
NORTH SCITUATE, RI 02857-1846

LAYNE JUDITH
6900 MALONEY AVE UNIT 1
KEY WEST, FL 33040-6060

LEE JAMES A
PO BOX 1022
ANOKA, MN 55303-0599

LEWIS MARK AND BETH
2075 WOOD ROAD
LEBANON, OH 45036

LOCKWOOD BUDDIE A
6900 MALONEY AVE UNIT 8
KEY WEST, FL 33040-6060

LONG G GREG AND KRISTINE A
102 ALGONQUIN
LAKE WINNEBAGO, MO 64034

LUKOWSKI MICHAEL JOHN AND JUDITH ANN
2200 NW 24TH ST
GAINESVILLE, FL 32605-3854

LUTZ ELIZABETH N
6800 MALONEY AVE LOT 48
KEY WEST, FL 33040-8112

MAGGIO LEONA J
PO BOX 2147
KEY WEST, FL 33045-2147

MARLIN INTEGRATED CAPITAL III LLC
180 SUGARLOAF DR
SUMMERLAND KEY, FL 33042-3673

MARTIN CHRISTIE L
6900 MALONEY AVE UNIT 5
KEY WEST, FL 33040-6060

MARY B REAL ESTATE LLC
2718 HARRIS AVE
KEY WEST, FL 33040-3955

MAUN FAMILY TRUST 9/4/2013
225 CHEROKEE LN
CARBONDALE, CO 81623-9410

MCCARTHY CHRISTOPHER
P O BOX 406
SANDOWN, NH 03873

MCKENDRY BRIAN
80 PALM DR
KEY WEST, FL 33040-6130

MCSWEEN MIKE AND NANCY
1422 HARMONY ST
NEW ORLEANS, LA 70115-3407

MENTONIS GEORGE AND PATRICIA
5960 PENINSULAR AVE UNIT 109
KEY WEST, FL 33040-6051

MICK CAROL L
PO BOX 210
SOUTH BERWICK, ME 03908-0210

MICK CAROL L
PO BOX 763
DURHAM, NH 03824-0763

MILES GAY C
404 SANDFIDDLER CT
MOREHEAD CITY, NC 28557-2530

MONGELLI ROBERT CHARLES DEC TR
DTD 1-15-02
1025 SANDYS WAY
KEY WEST, FL 33040

MORGAN HUGH J
404 SOUTH ST
KEY WEST, FL 33040-3138

NASET WALLACE J
20717 6TH AVE W
SUMMERLAND KEY, FL 33042-4010

NEUBERGER RENE AMEN AND RESTATE
INTER VIVOS DEC TR
175 TEAL CIR
BERLIN, MD 21811-1531

NGUYEN VINCENT H
125 2ND ST APT 717
OAKLAND, CA 94607-4567

NIX JAMES R AND CATHERINE
6900 MALONEY AVE UNIT 12
KEY WEST, FL 33040-6060

NOORDHOEK HAROLD
300 CASUARINA CONCOURSE
CORAL GABLES, FL 33143-6508

OCEANSIDE EAST DRY STORAGE
CONDOMINIUM

OCEANSIDE INVESTORS LLC
5640 LAUREL AVE
KEY WEST, FL 33040-5915

OLIVER LAWRENCE J TR DTD 05/02/95
18420 DEEP PASSAGE LN
FT MYERS BEACH, FL 33931

OROPEZA HELIO AND CARLEEN
224 KEY HAVEN RD
KEY WEST, FL 33040-6224

OSM LLC
6810 FRONT ST
KEY WEST, FL 33040-6040

OTTO CORY J
6900 MALONEY AVE UNIT 17
KEY WEST, FL 33040-6065

OYEME IV LLC
PO BOX 787
KEY WEST, FL 33041-0787

OYSTER POINT PROPERTIES LLC
105 E ST
HAMPTON, VA 23661

PETROCINE THOMAS AND LINDA L
PO BOX 99
WATERVILLE VALLEY, NH 03215

PFENT DAVID J
512 NOAH LANE
KEY WEST, FL 33040

PORTER POWELL DOUGLAS
95510 OVERSEAS HWY
KEY LARGO, FL 33037

PRITZ DALE
1832 SCHAWAN LN
YORK, PA 17402

REHM ALFRED F
PO BOX 8086
WILSON, NC 27893-1086

RICE DAVID P AND MARY L
133 MOCKINGBIRD LN
MARATHON, FL 33050-2482

RICHARDS LIVING TRUST 7/20/07
1214 VON PHISTER ST
KEY WEST, FL 33040

RIVERO MELISSA A
6900 MALONEY AVE UNIT 2
KEY WEST, FL 33040-6060

ROGGERO HARRY J JR LIVING TRUST
10/1/2012
21 PARKER AVE
NEWPORT, RI 02840-6940

ROWLEY RICHARD & PATRICIA
P O BOX 125
AUSTINBURG, OH 44010-0125

ROWLEY RICHARD D & PATRICIA M
P O BOX 125
AUSTINBURG, OH 44010

SALERNO ANTHONY L
114 SINCLAIR DR
NORTON SHORES, MI 49441-5545

SALINERO CHAD
6900 MALONEY AVE UNIT 3
KEY WEST, FL 33040-6060

SCHOEPKE CRAIG A AND NANCY C
29550 WEST CAHILL CT
BIG PINE KEY, FL 33043

SHATT J MURRAY & MARY H
PO BOX 420488
SUMMERLAND KEY, FL 33042-0488

SHEFFLER BARBARA K
2510 CHAGRIN RIVER RD
CHAGRIN FALLS, OH 44022-6600

SHIELD LINDA DEC TR 7/7/97
920 VIRGINIA ST
KEY WEST, FL 33040

SIMON CHARLES AND JACQUELINE R
23550 CENTER RIDGE RD STE 206
WESTLAKE, OH 44145-3655

SIMONDS ROBERT BRADLEY
17131 SEA GRAPE LN
SUGARLOAF KEY, FL 33042

SIMONTON ROW LTD
1109 EATON ST
KEY WEST, FL 33040

SIMS ROBERT JAMES & NANCY W
7760 SOUTHWEST 167TH TERRACE
MIAMI, FL 33157

SMITH KEITH A
PO BOX 1267
SUMAS, WA 98295-1267

SMITH KEITH A TRUSTEE
PO BOX 1267
SUMAS, WA 98295

SOULES WILLIAM E
1710 SW 87TH PL
OCALA, FL 34476-6713

SPANISH FLY ENTERPRISES INC
PO BOX 420661
SUMMERLAND KEY, FL 33042-0661

STAFFORD TERESA
7B-20-22 ONSLOW AVE
ELIZABETH BAY, NSW 2011 SW 2011
AUSTRALIA

STARK JOHN TRUST AGREEMENT
12/15/1995
4780 COVE CIR APT 311
SAINT PETERSBURG, FL 33708-2870

STUURSMA JAMES R AND ANN M
PO BOX 202
MACATAWA, MI 49434-0202

SUNSET INVESTORS LLC
4400 PAPA JOE HENDRICK BLVD
CHARLOTTE, NC 28262

TARANTINO JOANNE
1002 WASHINGTON ST
KEY WEST, FL 33040-4865

THOMAS FLOYD H AND CAROLYN A
2034 IL ROUTE 2
DIXON, IL 61021-9075

THOMAS TOM AND LUCILLE G
2864 COCO LAKES DR
NAPLES, FL 34105-4511

TIITF/SOVEREIGNTY LANDS
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000

TORTUGA WEST HOMEOWNERS ASSOC
201 FRONT ST STE 110
KEY WEST, FL 33040-8346

TORTUGA WEST HOUSING LLC
201 FRONT ST STE 107
KEY WEST, FL 33040-8346

TORTUGA WEST HOUSING LLC
210 FRONT ST STE 107
KEY WEST, FL 33040

TOWER EQUITIES RE INC
PO BOX 690785
CHARLOTTE, NC 28227-7014

TRADEWINDS INTERNATIONAL REAL ESTATE PLLC
1540 INTERNATIONAL PKWY STE 200
LAKE MARY, FL 32746-4713

TRIVISONNO NICHOLAS L REVOCABLE TRUST 2/24/2003
2019 CRAIGMORE DR
CHARLOTTE, NC 28226-6206

WALTERS CHARLES D & STEPHANIE
525 DU PONT LN
KEY WEST, FL 33040-7458

WELLS KENNETH G
6651 MALONEY AVE
KEY WEST, FL 33040-6057

WEYMOUTH LISA A
P O BOX 791249
PAIA, HI 96779

WHITEHEAD BRIAN
49 SUNSET KEY DR
KEY WEST, FL 33040-8383

WHITEHEAD BRIAN J
49 SUNSET KEY
KEY WEST, FL 33040

WILKES GEORGE A REVOCABLE TRUST 10/27/2004
143 RAINBOW DR
LIVINGSTON, TX 77399-1043

WILSON JAMES E AND MARIA
27 EVERGREEN AVE
KEY WEST, FL 33040-6244

WOLZ ROBERT J
PO BOX 1411
KEY WEST, FL 33041

WSG KEY WEST HOLDINGS LLC
400 W 41ST ST STE 200
MIAMI BEACH, FL 33140-3523

WYLAND OF KEY WEST INC
953 NW 53RD ST
FT LAUDERDALE, FL 33309

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

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

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

Alternate Key: 1161624 Parcel ID: 00127420-000000

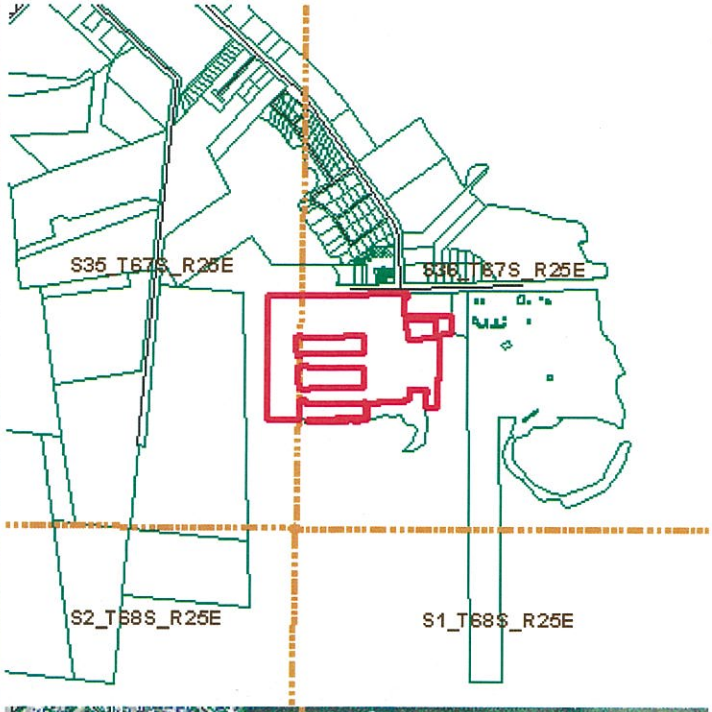
Ownership Details

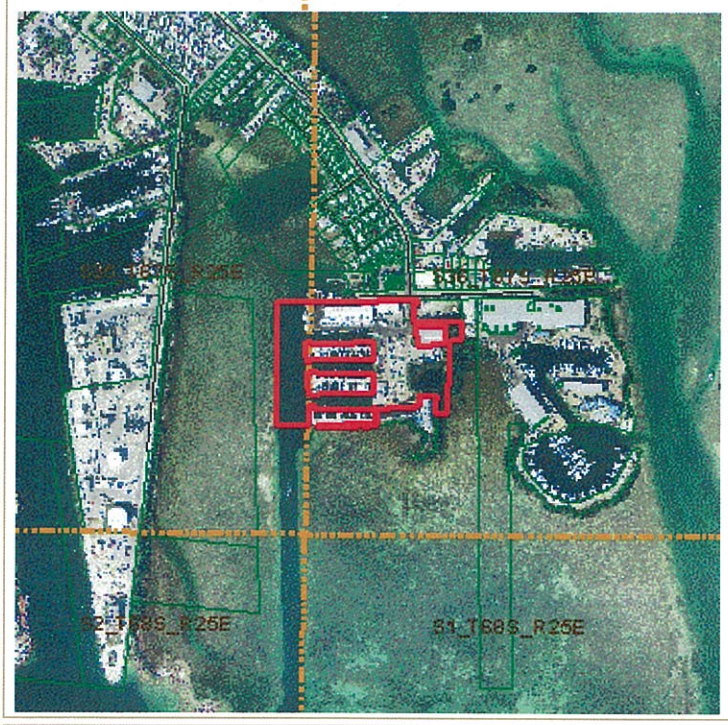
Mailing Address:
OCEANSIDE INVESTORS LLC
5640 LAUREL AVE
KEY WEST, FL 33040-5915

Property Details

PC Code:	20 - AIRPORTS, MARINAS, BUS TERM
Millage Group:	110A
Affordable Housing:	No
Section-Township-Range:	35-67-25
Property Location:	5950 PENINSULAR AVE SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 LOTS 1-2-3 AND ADJ BAY BTM SQR 60 AND PT LTS 1-2-3 AND ADJ BAY BTM SQR 61 AND PT MALONEY AVE VACATED BCC 151-1974 AND FILLED BAY BTM ADJ TO MALONEY AVE (.11AC) AND PT ADJ PARCEL MISC REC BK D-58/59 OR333-58/59 OR509-440 OR514-92OR534-196/198 OR550-695 II 24710 OR690-313E OR739-246 OR930-119/137C/T OR930-148/151 OR959-2354/2355 II 26658 (3608-44) OR1278-2366/69 OR1619-384/386CERT/IIF OR2503-2018/32 OR2634-572/83

Click Map Image to open interactive viewer





Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	0	0	329,644.00 SF
9500 - SUBMERGED	0	0	6.73 AC

Building Summary

Number of Buildings: 6
Number of Commercial Buildings: 6
Total Living Area: 45361
Year Built: 1969

Building 1 Details

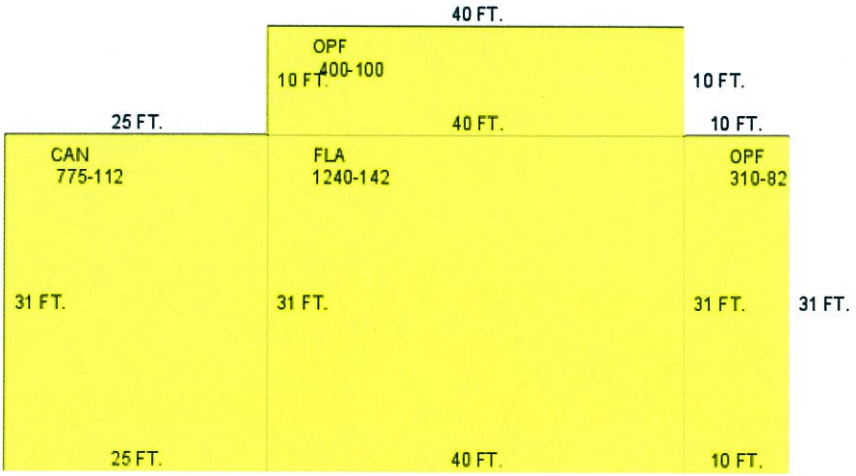
Building Type		**Condition**	A	**Quality Grade**	250
Effective Age	22	**Perimeter**	142	**Depreciation %**	27
Year Built	1969	**Special Arch**	0	**Grnd Floor Area**	1,240
Functional Obs	0	**Economic Obs**	0		

Inclusions:

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

Extra Features:

2 Fix Bath	0	**Vacuum**	0
3 Fix Bath	0	**Garbage Disposal**	0
4 Fix Bath	0	**Compactor**	0
5 Fix Bath	0	**Security**	0
6 Fix Bath	0	**Intercom**	0
7 Fix Bath	0	**Fireplaces**	0
Extra Fix	8	**Dishwasher**	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1982					1,240
2	OPF		1	1982					310
3	OPF		1	1982					400
4	CAN		1	1982					775

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10037	VACANT COMM	100	N	Y
	10038	OPF	100	N	N
	10039	OPF	100	N	N
	10040	CAN	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3284	AVE WOOD SIDING	100

Building 2 Details

Building Type
Effective Age 22
Year Built 1970
Functional Obs 0

Condition A
Perimeter 468
Special Arch 0
Economic Obs 0

Quality Grade 250
Depreciation % 27
Grnd Floor Area 9,704

Inclusions:

Roof Type
Heat 1
Heat Src 1

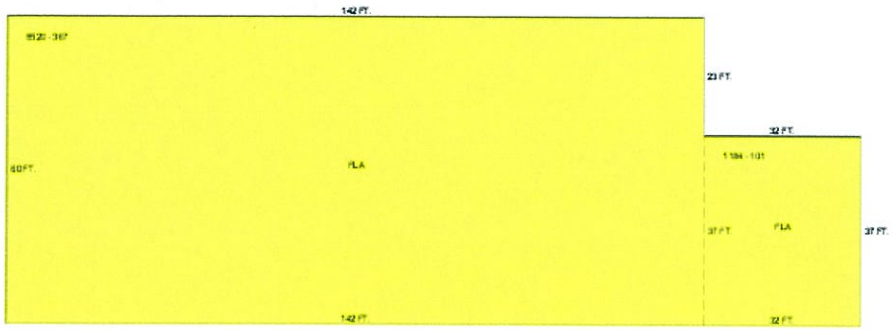
Roof Cover
Heat 2
Heat Src 2

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 8

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1982					8,520
2	FLA		1	1982					1,184

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10041	MARINA/AUTO/BUS TERM	100	N	N
	10042	SERV SHOPS ETC	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3285	METAL SIDING	100

Building 3 Details

Building Type
Condition A
Quality Grade 250
Effective Age 14
Perimeter 800
Depreciation % 18
Year Built 1969
Special Arch 0
Grnd Floor Area 30,000
Functional Obs 0
Economic Obs 0

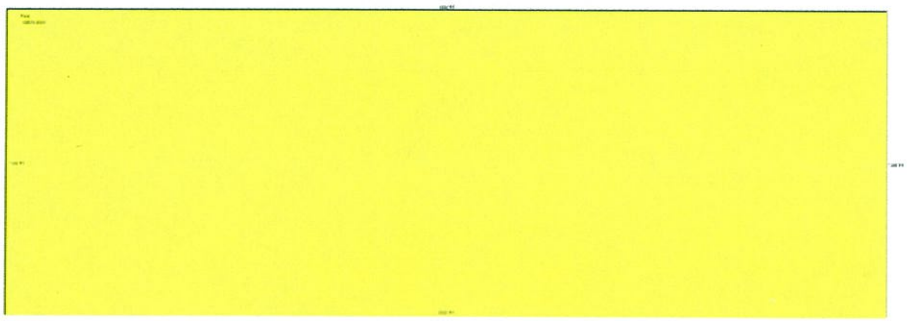
Inclusions:

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

Extra Features:

2 Fix Bath 0
Vacuum 0

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1982					30,000

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10043	WAREHOUSE/MARINA C	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3286	METAL SIDING	100

Building 4 Details

Building Type		Condition	A	Quality Grade	250
Effective Age	14	Perimeter	180	Depreciation %	18
Year Built	1983	Special Arch	0	Grnd Floor Area	988
Functional Obs	0	Economic Obs	0		

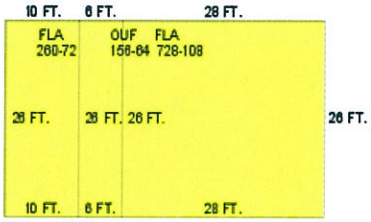
Inclusions:

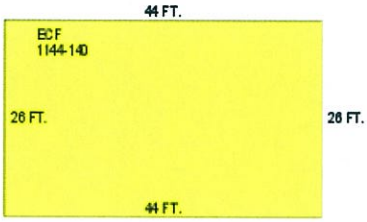
Roof Type		Roof Cover		Foundation	
Heat 1		Heat 2		Bedrooms	0

	Heat Src 1	Heat Src 2

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	18	Dishwasher	0





Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1983					728
2	OUF		1	1983					156
3	FLA		1	1983					260
4	ECF		1	1996					1,144

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10044	CAMP BLDG	100	N	N
	10045	OUF	100	N	N
	10046	CAMP BLDG-A-	100	N	N
	10047	ECF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3287	METAL SIDING	100

Building 5 Details

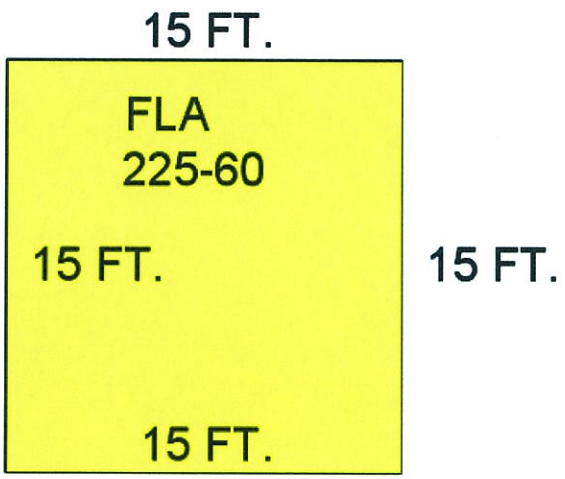
Building Type		Condition	A	Quality Grade	250
Effective Age	22	Perimeter	60	Depreciation %	27
Year Built	1975	Special Arch	0	Grnd Floor Area	225
Functional Obs	0	Economic Obs	0		

Inclusions:

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

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1993					225

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10048	SERV SHOPS ETC	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %

3288	AVE WOOD SIDING	100

Building 6 Details

Building Type		Condition	E	Quality Grade	400
Effective Age	12	Perimeter	304	Depreciation %	15
Year Built	1995	Special Arch	0	Grnd Floor Area	3,204
Functional Obs	0	Economic Obs	0		

Inclusions:

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

Extra Features:

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

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	FLA		1	2003					480
0	FLA		1	2003					180
1	EUF		1	2003					4,996
2	FLA		1	2003					144
4	FLA		1	1995					2,400

6	OPX	1	2003	2,010
7	OUU	1	2003	54
8	OPX	1	1995	100
9	OUU	1	2003	50

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		RESTRNT/CAFETR-B-	100	Y	Y
		RESTRNT/CAFETR-B-	100	Y	Y
	10049	EUF	100	N	N
	10050	RESTRNT/CAFETR-B-	100	Y	Y
	10052	REST/CAFET-A-	100	Y	Y
	10054	OPX	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3289	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	225 SF	15	15	1979	1980	3	50
2	RK2:BOAT RACKS	175 UT	0	0	1979	1980	1	30
3	PT3:PATIO	5,060 SF	0	0	1976	1977	1	50
4	CL2:CH LINK FENCE	2,892 SF	482	6	1976	1977	2	30
5	PT3:PATIO	1,276 SF	0	0	1976	1977	1	50
6	SW2:SEAWALL	4,995 SF	999	5	1999	2000	5	60
7	SW2:SEAWALL	1,855 SF	371	5	1999	2000	5	60
8	DK3:CONCRETE DOCK	8,418 SF	0	0	1976	1977	5	60
9	AP2:ASPHALT PAVING	70,250 SF	0	0	1976	1977	2	25
10	UB2:UTILITY BLDG	225 SF	15	15	1979	1980	3	50
11	RK2:BOAT RACKS	175 UT	0	0	1979	1980	1	30
12	PT3:PATIO	5,060 SF	0	0	1976	1977	1	50
13	CL2:CH LINK FENCE	2,892 SF	482	6	1976	1977	2	30
14	PT3:PATIO	1,276 SF	0	0	1976	1977	1	50
15	SW2:SEAWALL	4,995 SF	999	5	1999	2000	5	60
16	SW2:SEAWALL	1,855 SF	371	5	1999	2000	5	60
17	DK3:CONCRETE DOCK	8,418 SF	0	0	1976	1977	5	60
18	AP2:ASPHALT PAVING	70,250 SF	0	0	1976	1977	2	25
19	UB2:UTILITY BLDG	96 SF	12	8	1982	1983	3	50
20	FN2:FENCES	360 SF	6	60	1993	1994	2	30
21	UB2:UTILITY BLDG	200 SF	10	20	1982	1983	3	50
22	RK2:BOAT RACKS	10 UT	0	0	1989	1990	1	30

23	FN2:FENCES	1,330 SF	7	190	1993	1994	5	30
24	CL2:CH LINK FENCE	3,120 SF	6	520	1993	1994	1	30
25	PT3:PATIO	1,240 SF	0	0	1994	1995	2	50
26	WD2:WOOD DECK	564 SF	0	0	1994	1995	4	40
27	AC2:WALL AIR COND	2 UT	0	0	1994	1995	1	20
28	WD2:WOOD DECK	60 SF	12	5	1994	1995	1	40
29	AP2:ASPHALT PAVING	2,008 SF	0	0	1994	1995	1	25
30	PT3:PATIO	400 SF	100	4	1993	1994	2	50
31	WD2:WOOD DECK	400 SF	100	4	1983	1984	4	40
32	CB2:DET CABANA	100 SF	10	10	1993	1994	3	60
33	UB2:UTILITY BLDG	72 SF	12	6	1989	1990	2	50
34	UB3:LC UTIL BLDG	40 SF	10	4	1989	1990	1	30
35	UB2:UTILITY BLDG	96 SF	12	8	1992	1993	3	50
36	UB2:UTILITY BLDG	96 SF	12	8	1992	1993	3	50
37	FN2:FENCES	600 SF	60	10	1995	1996	5	30
38	FN2:FENCES	600 SF	60	10	1995	1996	5	30
39	FN2:FENCES	192 SF	16	12	1998	1999	5	30
40	SW2:SEAWALL	1,720 SF	430	4	1998	1999	1	60

Appraiser Notes

RE: 12361 AND 12745 COMBINED FOR ASSESSING PURPOSES 5-8-87

PER OR2669-824 SPLIT 541 SQ FT ADJACENT TO BOAT SLIP 693 TO RE00127420-000925, AK9102430; DONE FOR THE 2014 TAX ROLL.

2004/1/6...BC...BUILDING 7 AND THE LAND UNDER IT WAS SPLIT OUT AND CONVERTED INTO CONDO BOAT STORAGE. (TO BE HANDELED BY DARLENE) THE OVERRIDE VALUE WAS REDUCED BY $644,924. OCEANSIDE MARINA 96 SF UB2 IS GUARD HSE BLDG. #1 = TACKLESHOP BLDG. #2 =SHIP'S STORE BLDG. #3 = BOAT STORAGE BLDG. #4 = BATH HOUSE INCOME DATA IN FILE CHANGED THE PC CODE FROM 27 TO 60 FOR HE Y2K TAX VALUE AND PICKIED HE 430 FEET OF RIPRAP. 00/039 2000-12-29 REMOVED THE .75 TO 1.00 FOR THE LAND ADJUSTMENT FOR THE BAY BOTTOM FOR THE 2001 TASX ROLL. DUG 2002/5/31 SB, TPP ACCOUNTS: ALL SEASON ANGLERS - 899101, BENNETT BRIAN-9028196, BITTNER, DALE -8886241, BRIENZA, JAMES-8999629, CALCUTTA-8824149, CAPT MIKES-8939657, CAPT PAUL HELWIG-8943408, CARL PEACHEY-8999255, CHARTER SEA-8918127, CHEERIO CHARTERS-9000762, CLUB FRED-8977640, COLE, WM-8977024, CURRIE, MIKE-8870418, DEBI LOU-8893761, END OF THE LINE-8977090, FUN-SEA-KER-8981677, HIGH SEAS-9000135, HUGH MORGAN-9000300, JACE GROUP-8943716, KEY LIMEY CHARTERS-8859708, KW KAYAK FISHING-8943771, KW METAL SCULPTING-8928694, LIGHTHOUSE INN-8882912, LOGAN, RYON-8970468, MANNETTI CHARTERS-8892004, MARKS MARINE DIESEL RPR-8796684, MS MARGARITE-8927931, MURRAY SHATT-8929368, MYSTIC DREAM-8970534, ON THE FLY-8824823, PIERCE, THOMAS-8889780, QUICK RELIEF-8684584, REEL TIME-8943375, RUSTY FLY-8970842, SEAHORSE-9003182, SEA YA-8914890, SECOND CHANCE-8927912, SHADOW-8927996, SIGNAL 20-9000762, SOUTHERNMOST SAILING-8829345, STRUTHERS, GENE-9001114, SUIA PROPERTIES-8892454, SUPER GROUPER-8928455, SUNDAYS ON THE BAY-8977035, THERAPY-8949469, THOMAS, GREG-8939349, THUMMUS-8787081, TOMCAMP-8989784, TROPICAL DREAM-8954694, WILD ABOUT DOLPHINS-8905246, WILLET MARINE -8819676, SOUTHPAW CHARTERS-9022256, MARINATECH INC-9022597, SUPER GROUPER III-9028493 2/14/2003 ADDED BLDG # 7 , BOAT STORAGE. D.M.J.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	06106750	03/15/2007		225,000	Commercial	New Marina entrance
	10105254	09/02/2010		0	Commercial	WIRE RANGE HOOD
	10104979	08/19/2010		0	Commercial	POOL, SPA, FENCE.
	13100536	02/28/2013		3,800	Commercial	TEMP OFFICE TRAILER

	13100535	02/28/2013		10,000	Commercial	DEMO INTERIOR
	13100536	02/28/2013		3,800	Commercial	PLACE TEMP OFFICE 8 X 40 FT
	13102543	06/27/2013		0		DEMO BATH HOUSE.
	13102737	07/22/2013		4,635	Commercial	PERMIT APPROVAL TO INSALL VIDEO CAMERA'S FOR SECURITY
1	94-0659	08/01/1994	03/01/1995	200,000	Commercial	COMM.RESTAURANT
	95-0276	08/01/1994	03/01/1995	500	Commercial	ENCLOSURE
	94-1251	10/01/1994	10/01/1995	3,025	Commercial	BUILDING MISC.
4	981173	08/21/1998	06/11/1999	25,000	Commercial	SEAWALL
5	991605	06/23/1999	01/20/2000	9,500	Commercial	COMMERCIAL ROOFING
6	00/2271	05/24/2000	01/01/2001	25,000	Commercial	SEAWALL-REPAIR
7	01-2637	08/24/2001	06/10/2002	3,000,000	Commercial	BOAT STORAGE BLDG
8	01-2635	08/24/2001	06/10/2002	3,000,000	Commercial	BOAT STORAGE BLDG
9	01-5372	08/24/2001	06/10/2002	3,000,000	Commercial	BOAT STORAGE BLDG
10	11/4681	12/26/2001	12/29/2006	16,025	Commercial	SIDEWALK-REPLACE
11	01/4666	12/21/2001	06/10/2002	6,000	Commercial	COMM. MISC.
12	01/2635	08/24/2001	12/28/2007	3,000,000	Commercial	site upgrades
13	02/1355	05/09/2002	12/29/2006	150,000	Commercial	EXPANSION OF REST.
14	02/1758	05/14/2002	06/10/2002	72,000	Commercial	DOCK
15	02-2525	07/12/2002	03/13/2003	150,000	Commercial	ADD TO RESTAURANT& C.O.
17	01-2634	12/19/2001	12/29/2006	30,000	Commercial	SLAB 1,466 SF
	04-1801	05/28/2004	02/16/2005	99,720	Commercial	ELECTRIC MISCELLANEOUS
	01102653		12/29/2006	0	Commercial	new SFR
	01102654		12/29/2006	0	Commercial	new SFR
	01102655		12/29/2006	0	Commercial	new SFR
	01102656		12/29/2006	0	Commercial	new SFR
	01102658		12/29/2006	0	Commercial	new SFR
	01102659		12/29/2006	0	Commercial	new SFF
	01102660		12/29/2006	0	Commercial	new SFR
	01102661		12/30/2003	0	Commercial	new SFR
	01102657		12/30/2003	0	Commercial	new SFR
	01102642		12/30/2003	0	Commercial	new SFR
	01102641		12/30/2003	0	Commercial	new SFR
	01102640		12/30/2003	0	Commercial	new SFR
	01102639		12/30/2003	0	Commercial	new SFR
	01102645		12/30/2003	0	Commercial	new SFR
	01102643		12/30/2003	0	Commercial	new SFR
	01102647		12/30/2003	0	Commercial	new SFRO
	01102646		12/30/2003	0	Commercial	new SFR
	01102648		12/30/2003	0	Commercial	new SFR
	01102649		12/30/2003	0	Commercial	new SFR
	01102650		12/30/2003	0	Commercial	new SFR
	01102651		12/30/2003	0	Commercial	new SFR

01102652		12/30/2003	0	Commercial	new SFR
05104135	08/05/2005	12/29/2006	5,000	Commercial	DEMO DRYWALL & TILE
05105320	04/28/2006	12/28/2007	500,000	Commercial	INTERIOR RENOVATIONS FOR 1ST FLOOR , CONCRETE SLAB, & ROOF
06104082	03/12/2007	12/28/2007	10,000	Commercial	Install New Buffer Tank
07101892	05/24/2007		100,000	Commercial	DEMO METAL BUILD
07101628	06/05/2007	12/28/2007	16,000	Commercial	Install Kitchen Hoods
07102762	08/13/2007		2,400	Commercial	Fire Suppression System
07102478	07/26/2007	01/16/2008	1,200	Commercial	Propane Tank & Lines
07103478	09/13/2007		57,000	Commercial	Dock Improvements & Repairs

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
2014	2,360,681	1,344,509	3,393,103	3,452,645	3,452,645	0	3,452,645
2013	2,455,786	1,357,159	4,205,730	3,452,645	3,452,645	0	3,452,645
2012	2,488,395	1,392,190	4,205,730	3,452,645	3,452,645	0	3,452,645
2011	2,539,196	1,422,245	4,205,730	5,021,177	5,021,177	0	5,021,177
2010	2,539,196	1,447,289	7,743,188	5,579,085	5,579,085	0	5,579,085
2009	2,596,980	1,483,137	16,979,873	5,579,085	5,579,085	0	5,579,085
2008	2,621,437	1,513,593	9,096,673	6,950,384	6,950,384	0	6,950,384
2007	1,883,939	1,266,994	3,411,673	6,950,384	6,950,384	0	6,950,384
2006	1,895,088	1,059,408	3,032,673	1,820,647	1,820,647	0	1,820,647
2005	1,952,361	1,080,304	3,032,673	1,820,647	1,820,647	0	1,820,647
2004	1,952,327	1,099,609	1,349,150	1,820,647	1,820,647	0	1,820,647
2003	2,369,256	1,124,895	1,424,150	2,465,571	2,465,571	0	2,465,571
2002	1,799,332	1,145,824	1,459,650	2,465,571	2,465,571	0	2,465,571
2001	1,799,332	1,165,097	996,970	2,465,571	2,465,571	0	2,465,571
2000	1,799,332	349,157	977,395	2,465,571	2,465,571	0	2,465,571
1999	1,799,332	344,291	977,395	1,789,390	1,789,390	0	1,789,390
1998	1,202,121	352,526	977,395	1,356,546	1,356,546	0	1,356,546
1997	1,202,121	362,578	977,395	1,356,546	1,356,546	0	1,356,546
1996	1,084,467	359,012	977,395	1,356,546	1,356,546	0	1,356,546
1995	838,212	358,125	1,071,680	2,283,321	2,283,321	0	2,283,321
1994	842,465	357,609	1,071,680	2,283,321	2,283,321	0	2,283,321
1993	842,465	364,306	2,571,675	2,784,273	2,784,273	0	2,784,273
1992	842,465	373,619	1,550,161	2,766,245	2,766,245	0	2,766,245
1991	877,466	389,118	2,004,157	3,270,741	3,270,741	0	3,270,741
1990	877,466	401,995	1,634,815	3,635,223	3,635,223	0	3,635,223
1989	877,466	417,492	1,634,815	3,635,223	3,635,223	0	3,635,223

1988	800,600	334,434	1,634,815	3,548,483	3,548,483	0	3,548,483
1987	779,565	344,152	1,636,765	3,532,620	3,532,620	0	3,532,620
1986	752,031	349,316	1,486,910	3,167,805	3,167,805	0	3,167,805
1985	735,525	360,772	1,038,731	2,980,119	2,980,119	0	2,980,119
1984	732,449	370,406	1,038,731	2,100,000	2,100,000	0	2,100,000
1983	715,242	217,002	1,038,731	2,030,395	2,030,395	0	2,030,395
1982	693,530	195,738	912,721	1,801,989	1,801,989	0	1,801,989

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
6/13/2013	2634 / 572	4,750,000	WD	12
1/26/2011	2503 / 2018	15,932,400	WD	12
6/23/2004	2019 / 1476	7,250,000	WD	M
10/1/1993	1278 / 2366	2,450,000	WD	Q
2/1/1977	706 / 537	1,366,650	00	Q

This page has been visited 235,994 times.

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

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

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

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

Alternate Key: 8884257 Parcel ID: 00127420-000100

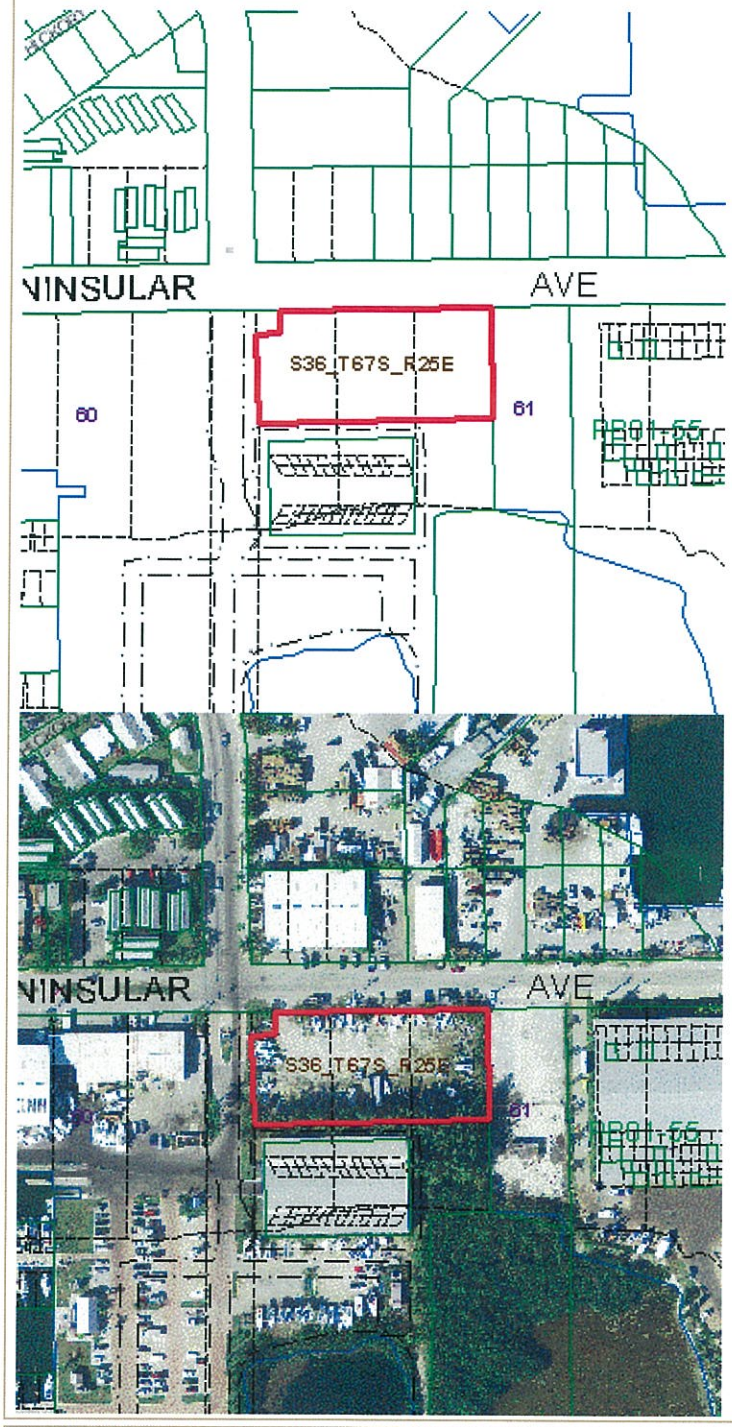
Ownership Details

Mailing Address:
OCEANSIDE INVESTORS LLC
5640 LAUREL AVE
KEY WEST, FL 33040-5915

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 110A
Affordable Housing: No
Section-Township-Range: 35-67-25
Property Location: 5970 PENINSULAR AVE SOUTH STOCK ISLAND
Legal Description: SQR 61 PT LOT 1 - 2 AND 3 STOCK ISLAND MALONEY SUB PB1-55 OR1380-841/842 OR1402-1644/45 OR2146-1633/34 OR2503-2018/32 OR2634-572/83

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	41,904.00 SF

Appraiser Notes

THE BUILDING SETS ON ALL THREE LOTS. THE HIGH QUALITY GRADE IS FOR THE EXCEPTIONAL CONSTRUCTION.THE ET5-01 HAS BEEN DOUBLED TO GET HE CORRECT VALUE!!-O5 "SKT BUILDING" BAY 1 & 2 ANDREW ALUMINUM 294-8848 BAY 3 TPE STRUCTURES INC. 305-293-41111 BAY 4 WILLET MARINE 293-0110 BAY 5 KEY FABRICATION 294-7509 BAY 6 MONTAGE BAY 7 & 8,9 &10 CHEMICAL 296-4028 BAY 11 & 12 FLA KEYS ELECTRIC 296-4028 TPP 8928330 - INTERIOR TRIM BY KEVIN CHANEY (#5)

PARCEL REMOVED FROM STUDY DUE TO THE FACT PARCEL DOES NOT MEET MARKET STANDARDS.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	08103810	12/03/2008	03/31/2009	4,100	Commercial	CHAIN LINK FN
1	97-1325	07/01/1998	08/25/1999	55,000	Commercial	STORAGE BLDG.
2	992153	09/03/1999	01/21/2000	3,800	Commercial	FENCE & PRIVACY WALLS
3	97/1325	07/01/1998	08/25/1999	55,000	Commercial	COMM. STOAGE-C/O.

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
2014	0	0	615,373	615,373	615,373	0	615,373
2013	0	0	638,164	638,164	638,164	0	638,164
2012	0	0	638,164	638,164	638,164	0	638,164
2011	0	0	638,164	638,164	638,164	0	638,164
2010	717,853	34,077	272,333	1,024,263	1,024,263	0	1,024,263
2009	733,806	35,433	384,000	1,152,885	1,152,885	0	1,152,885
2008	733,806	37,223	1,257,120	2,028,149	2,028,149	0	2,028,149
2007	524,548	38,642	1,676,160	2,239,350	2,239,350	0	2,239,350
2006	524,548	40,354	1,539,972	2,104,874	2,104,874	0	2,104,874
2005	382,465	42,122	502,848	927,435	927,435	0	927,435
2004	390,426	43,941	377,136	811,503	811,503	0	811,503
2003	390,426	45,653	377,136	813,215	813,215	0	813,215
2002	390,426	47,421	419,040	856,887	856,887	0	856,887
2001	390,426	49,241	171,597	611,264	611,264	0	611,264
2000	354,120	30,126	171,597	555,843	555,843	0	555,843
1999	0	7,642	144,359	152,001	152,001	0	152,001
1998	0	7,907	144,359	152,266	152,266	0	152,266
1997	0	8,142	144,359	152,501	152,501	0	152,501
1996	0	0	144,359	144,359	144,359	0	144,359

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
6/13/2013	2634 / 572	4,750,000	WD	12
1/26/2011	2503 / 2018	15,932,400	WD	12
8/23/2005	2146 / 1633	2,800,000	WD	O
1/1/1996	1402 / 1644	58,400	WD	P
12/1/1995	1380 / 0841	175,000	WD	Q

This page has been visited 236,001 times.

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

Monroe County Property Record Card (149)

Alternate Key: 9054750
Effective Date: 8/11/2014 2:08:16 PM

Roll Year 2014
Run: 08/11/2014 02:08 PM

OCEANSIDE INVESTORS LLC

5640 LAUREL AVE
KEY WEST FL 33040-5915

Parcel 00127440-004200-35-67-25
Alt Key 9054750
Affordable Housing No
FEMA Injunction ALL
Inspect Date Oct 05, 2011
Business Name
Physical Addr 5950 PENINSULAR AVE, SLIP J-4, SOUTH STOCK ISLAND

Nbhd 8099
Mill Group 110A
PC 2000
Next Review

Associated Names

Name	DBA	Role
OCEANSIDE INVESTORS LLC,		Owner

Legal Description

UNIT J-4 OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR2019-1476/83 OR2503-2018/32 OR2634-572/83

Condominium Details

Year Built 2003 **Footage** 33

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2013F	N	0		23,793	0	23,793	23,195	0	N	23,793
2012F	N	0		21,087	0	21,087	21,087	0	N	21,087
2011F	N	0		32,550	0	32,550	32,550	0	N	32,550
2010F	N	0		34,875	0	34,875	34,875	0	N	34,875
2009F	N	0		42,496	0	42,496	42,496	0	N	42,496
2008F	N	0		87,249	0	87,249	87,249	0	N	87,249
2007F	N	0		106,020	0	106,020	106,020	0	N	106,020
2006F	C	0		115,000	0	115,000	115,000	0	N	115,000
2005F	C	550		54,450	0	55,000	55,000	0	N	55,000
2004F	C	1		0	46,785	46,786	46,786	0	N	46,786

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
2019	1476	6/23/2004	Warranty Deed	0	M	I	1
2503	2018	1/26/2011	Warranty Deed	0	12	I	15,932,400
2634	572	6/13/2013	Warranty Deed	0	12	I	4,750,000

Monroe County Property Record Card (149)

Alternate Key: 9054783
Effective Date: 8/11/2014 2:08:36 PM

Roll Year 2014
Run: 08/11/2014 02:09 PM

OCEANSIDE INVESTORS LLC

5640 LAUREL AVE
KEY WEST FL 33040-5915

Parcel 00127440-004400-35-67-25
Alt Key 9054783
Affordable Housing No
FEMA Injunction ALL
Inspect Date Oct 05, 2011
Business Name
Physical Addr 5950 PENINSULAR AVE, SLIP J-6, SOUTH STOCK ISLAND

Nbhd 8099
Mill Group 110A
PC 2000
Next Review

Associated Names

Name	DBA	Role
OCEANSIDE INVESTORS LLC,		Owner

Legal Description

UNIT J-6 OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR2019-1476/83 OR2503-2018/32 OR2634-572/83

Condominium Details

Year Built 2003 **Footage** 33

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2013F	N	0		23,793	0	23,793	23,195	0	N	23,793
2012F	N	0		21,087	0	21,087	21,087	0	N	21,087
2011F	N	0		32,550	0	32,550	32,550	0	N	32,550
2010F	N	0		34,875	0	34,875	34,875	0	N	34,875
2009F	N	0		42,496	0	42,496	42,496	0	N	42,496
2008F	N	0		87,249	0	87,249	87,249	0	N	87,249
2007F	N	0		106,020	0	106,020	106,020	0	N	106,020
2006F	C	0		115,000	0	115,000	115,000	0	N	115,000
2005F	C	550		54,450	0	55,000	55,000	0	N	55,000
2004F	C	1		0	46,785	46,786	46,786	0	N	46,786

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
2019	1476	6/23/2004	Warranty Deed	0	M	I	1
2503	2018	1/26/2011	Warranty Deed	0	12	I	15,932,400
2634	572	6/13/2013	Warranty Deed	0	12	I	4,750,000

Monroe County Property Record Card (149)

Alternate Key: 9054816
Effective Date: 8/11/2014 2:09:10 PM

Roll Year 2014
Run: 08/11/2014 02:09 PM

OCEANSIDE INVESTORS LLC

5640 LAUREL AVE
KEY WEST FL 33040-5915

Parcel 00127440-004700-35-67-25
Alt Key 9054816
Affordable Housing No
FEMA Injunction ALL
Inspect Date Oct 05, 2011
Business Name
Physical Addr 5950 PENINSULAR AVE, SLIP J-9, SOUTH STOCK ISLAND

Nbhd 8099
Mill Group 110A
PC 2000
Next Review

Associated Names

Name	DBA	Role
OCEANSIDE INVESTORS LLC,		Owner

Legal Description

UNIT J-9 OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR2019-1476/83 OR2503-2018/32 OR2634-572/83

Condominium Details

Year Built 2003 **Footage** 33

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2013F	N	0		23,793	0	23,793	23,195	0	N	23,793
2012F	N	0		21,087	0	21,087	21,087	0	N	21,087
2011F	N	0		32,550	0	32,550	32,550	0	N	32,550
2010F	N	0		34,875	0	34,875	34,875	0	N	34,875
2009F	N	0		42,496	0	42,496	42,496	0	N	42,496
2008F	N	0		87,249	0	87,249	87,249	0	N	87,249
2007F	N	0		106,020	0	106,020	106,020	0	N	106,020
2006F	C	0		115,000	0	115,000	115,000	0	N	115,000
2005F	C	550		54,450	0	55,000	55,000	0	N	55,000
2004F	C	1		0	46,785	46,786	46,786	0	N	46,786

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
2019	1476	6/23/2004	Warranty Deed	0	M	I	1
2503	2018	1/26/2011	Warranty Deed	0	12	I	15,932,400
2634	572	6/13/2013	Warranty Deed	0	12	I	4,750,000

Monroe County Property Record Card (149)

Alternate Key: 9054849
Effective Date: 8/11/2014 2:09:26 PM

Roll Year 2014
Run: 08/11/2014 02:09 PM

OCEANSIDE INVESTORS LLC

5640 LAUREL AVE
KEY WEST FL 33040-5915

Parcel 00127440-004900-35-67-25
Alt Key 9054849
Affordable Housing No
FEMA Injunction ALL
Inspect Date Oct 05, 2011
Business Name
Physical Addr 5950 PENINSULAR AVE, SLIP J-11, SOUTH STOCK ISLAND

Nbhd 8099
Mill Group 110A
PC 2000
Next Review

Associated Names

Name	DBA	Role
OCEANSIDE INVESTORS LLC,		Owner

Legal Description

UNIT J-11 OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR2019-1476/83 OR2503-2018/32 OR2634-572/83

Condominium Details

Year Built 2003 **Footage** 33

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	10106225	Oct 18 2010 12:00AM		0	Commercial	SECURITY ALARM

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2013F	N	0		23,793	0	23,793	23,195	0	N	23,793
2012F	N	0		21,087	0	21,087	21,087	0	N	21,087
2011F	N	0		32,550	0	32,550	32,550	0	N	32,550
2010F	N	0		34,875	0	34,875	34,875	0	N	34,875
2009F	N	0		42,496	0	42,496	42,496	0	N	42,496
2008F	N	0		87,249	0	87,249	87,249	0	N	87,249
2007F	N	0		106,020	0	106,020	106,020	0	N	106,020
2006F	C	0		115,000	0	115,000	115,000	0	N	115,000
2005F	C	550		54,450	0	55,000	55,000	0	N	55,000
2004F	C	1		0	46,785	46,786	46,786	0	N	46,786

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
2019	1476	6/23/2004	Warranty Deed	0	M	I	1
2503	2018	1/26/2011	Warranty Deed	0	12	I	15,932,400
2634	572	6/13/2013	Warranty Deed	0	12	I	4,750,000

Monroe County Property Record Card (149)

Alternate Key: 9054860
Effective Date: 8/11/2014 2:09:41 PM

Roll Year 2014
Run: 08/11/2014 02:09 PM

OCEANSIDE INVESTORS LLC

5640 LAUREL AVE
KEY WEST FL 33040-5915

Parcel 00127440-005000-35-67-25
Alt Key 9054860
Affordable Housing No
FEMA Injunction ALL
Inspect Date Oct 05, 2011
Business Name
Physical Addr 5950 PENINSULAR AVE, SLIP J-12, SOUTH STOCK ISLAND

Nbhd 8099
Mill Group 110A
PC 2000
Next Review

Associated Names

Name	DBA	Role
OCEANSIDE INVESTORS LLC,		Owner

Legal Description

UNIT J-12 OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR2019-1476/83 OR2503-2018/32 OR2634-572/83

Condominium Details

Year Built 2003 **Footage** 33

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2013F	N	0		23,793	0	23,793	23,195	0	N	23,793
2012F	N	0		21,087	0	21,087	21,087	0	N	21,087
2011F	N	0		32,550	0	32,550	32,550	0	N	32,550
2010F	N	0		34,875	0	34,875	34,875	0	N	34,875
2009F	N	0		42,496	0	42,496	42,496	0	N	42,496
2008F	N	0		87,249	0	87,249	87,249	0	N	87,249
2007F	N	0		106,020	0	106,020	106,020	0	N	106,020
2006F	C	0		115,000	0	115,000	115,000	0	N	115,000
2005F	C	550		54,450	0	55,000	55,000	0	N	55,000
2004F	C	1		0	46,785	46,786	46,786	0	N	46,786

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
2019	1476	6/23/2004	Warranty Deed	0	M	I	1
2503	2018	1/26/2011	Warranty Deed	0	12	I	15,932,400
2634	572	6/13/2013	Warranty Deed	0	12	I	4,750,000

End of Additional File 2014-112

APPLICATION

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
AUG 07 2014
MONROE CO. PLANNING DEPT

Request for a Development Agreement

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

Development Agreement Application Fee: $12,900.00

In addition to the application fee, the following fees also apply:
Advertising Costs: $245.00
Surrounding Property Owner Notification: $3.00 for each property owner required to be noticed

Date of Submittal: 08 / 7 / 2014
Month Day Year

Property Owner:

Oceanside Investors, LLC
Name

1010 Kennedy Drive, Suite 303, Key West, Florida 33040
Mailing Address (Street, City, State, Zip Code)

(305) 395-1610
Daytime Phone

jallison@theallisonfirm.net
Email Address

Agent (if applicable):

Barton W. Smith, Esq.
Name

138 – 142 Simonton Street, Key West, Florida 33040
Mailing Address (Street, City, State, Zip Code)

(305) 296-7227
Daytime Phone

bart@smithoropeza.com
Email Address

Legal Description of Property:
(If in metes and bounds, attach legal description on separate sheet)

See Development Agreement already on file with County Planning Staff

Block Lot Subdivision Key

Real Estate (RE) Number Alternate Key Number

Street Address (Street, City, State, Zip Code) Approximate Mile Marker

If more than one property is to be affected by the development agreement, please attach additional sheets providing all property owners and legal descriptions of properties (with real estate numbers) involved.

Land Use District Designation(s) of Property(s): See Development Agreement and attached First Amendment

Present Land Use(s) of Property(s): See Development Agreement and attached First Amendment

Land Area of Property(s): See Development Agreement and attached First Amendment

Provide all parties which would be involved in the development agreement:

See Development Agreement

Provide a clear description of the use(s) proposed on the property(s):

See Development Agreement

Provide a clear description of public facilities that will service the development, including who shall provide such facilities; the date any new facilities, if needed, will be constructed; and a schedule to assure public facilities are available concurrent with the impacts of the development:

See Development Agreement

Provide a clear description of any reservation or dedication of land for public purposes:

See Development Agreement

Proposed duration of development agreement (note: duration may not exceed 10 years): 10 years

Has a previous application been submitted for this site(s) within the past two years? Yes X 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)

- [x] **Complete development agreement application** (unaltered and unbound);
- [x] **Correct fee** (check or money order to Monroe County Planning & Environmental Resources); **included**
- [x] **Proof of ownership (i.e. Warranty Deed)**;
- [x] **Current Property Record Card(s) from the Monroe County Property Appraiser**;
- [x] **Location map**;
- [x] **Photograph(s) of site(s) from adjacent roadway(s)**; -
- [ ] **Signed and Sealed Boundary Survey(s), 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 by land use district; and total acreage by habitat);
- [ ] **Written description of project**; -
- [ ] **Typed name and address mailing labels of all property owners within a 300 foot radius of the property(s) – (three 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:

- [x] **Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)
- [ ] **Signed and Sealed Site Plan(s), prepared by a Florida registered architect, engineer or landscape architect– 16 sets** (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale)
- [ ] **Floor Plans for all proposed structures and for any existing structures to be redeveloped – sixteen (16) sets** (drawn at an appropriate standard architectural scale and including handicap accessibility features) **– to be provided**
- [ ] **Elevations for all proposed structures and for any existing structures to be modified – 16 sets** (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure) – **to be provided**
- [ ] **Landscape Plan(s) by a Florida registered landscape architect – 16 sets** (may be shown on the site plan; however, if a separate plan, drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale) – **to be provided**
- [ ] **Traffic Study(s), prepared by a licensed traffic engineer**
- [ ] **Relevant Letters of Coordination**

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:** 8-7-2014

Sworn before me this 7th day of August 2014

TIFFANY NICOLE GARCIA
MY COMMISSION # FF 033623
EXPIRES: July 7, 2017
Bonded Thru Notary Public Underwriters

_____
Notary Public
My Commission Expires

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

July 11, 2014

I hereby authorize Barton W. Smith, Esq. be listed as authorized agents
(Name of Agent)

for Oceanside Investors, LLC for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: __, Section 35 Township 67 South, Range 25 East

Key (island): Stock Island

and Real Estate number:
00127420-000000
00127420-000100
00127420-004200
00127420-004400
00127420-004700
00127420-004900
00127420-005000.

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated.

The undersigned understands the liabilities involved in the granting of this agency and accepts full responsibility (thus holding Monroe County harmless) for any and all of the actions of the agent named, related to the acquisition of approvals/permits for the aforementioned applicant.

Note: Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

Jiwan Noah Singh, Vice President
Oceanside Investors, LLC

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 11 **day of** July, **20**14.

Jiwan Noah Singh **is** _____ **personally known** _____ **produced identification**

(_____ **Type of Identification), did / did not take an oath.**

Madelene M Lembo
Notary

MADELENE M LEMBO
Notary Public - State of Florida
My Comm. Expires Jul 27, 2018
Commission # FF 126287
Bonded Through National Notary Assn.

This document was prepared by and should be returned to:

Brian M. Jones, Esq.
SHUTTS & BOWEN LLP
300 S. Orange Avenue, Suite 1000
Orlando, Florida 32801

SPECIAL WARRANTY DEED

THAT ATLAS FL II SPE LLC, a North Carolina limited liability company (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to it in hand paid by OCEANSIDE INVESTORS LLC, a Florida limited liability company (hereinafter referred to as "Grantee"), whose mailing address is 1010 Kennedy Dr, Suite 302, Key West, FL 33040, the receipt and sufficiency of which consideration are hereby acknowledged, and upon and subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee all of the real property situated in Monroe County, Florida, described on Exhibit A attached hereto and made a part hereof for all purposes, together with all and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and together with all improvements located thereon and any right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "Property").

This conveyance is made subject and subordinate to those encumbrances and exceptions set forth on Exhibit B attached hereto and made a part hereof for all purposes and all other matters of record affecting the Property (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that, except for the Permitted Exceptions, at the time of delivery of this Special Warranty Deed, the Property is free from all encumbrances made by Grantor, and Grantor will WARRANT AND DEFEND all and singular the Property unto Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but not otherwise.

By acceptance of this Special Warranty Deed, Grantee acknowledges and agrees that any and all liability hereunder of Grantor, its agents, representatives or employees, including the Special Warranty of title herein contained, shall be limited to and satisfied solely from the Grantor's proceeds from the Property.

By acceptance of this Special Warranty Deed, Grantee assumes payment of all real property taxes on the Property for the year 2013 and subsequent years.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor to be effective as of June 13, 2013.

Signed, sealed and delivered in the presence of the following witnesses:

Print Name: Max Labruda

Print Name: DARE BITTNER

ATLAS FL II SPE LLC, a North Carolina limited liability company

By: V.P.
Print Name: Charlie Giel
As Its: Vice President

THE STATE OF FL §
COUNTY OF Monroe § Key West
§

This instrument was acknowledged before me on June 13, 2013, by Charlie Giel, the Vice President of ATLAS FL II SPE LLC, a North Carolina limited liability company, on behalf of said limited liability company.

BRIAN M. BENNETT
Notary Public - State of Florida
My Comm. Expires May 9, 2014
Commission # DD 989748

Notary Public

Brian Bennett
Printed/Typed Name of Notary

My Commission Expires: 5/9/2014

EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MONROE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PART A:

UNITS NO. J-4, J-6, J-9, J-11 AND J-12 IN OCEANSIDE EAST DRY STORAGE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1918, PAGE 1967, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO (THE "CONDOMINIUM PARCELS").

TOGETHER WITH EACH UNIT'S INTEREST IN THE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO A LAUNCHING SITE AS MORE PARTICULARLY DESCRIBED IN THAT GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1915, PAGE 92, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND THE NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, ENCROACHMENTS AND MAINTENANCE AS MORE PARTICULARLY DESCRIBED IN THAT GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1915, PAGE 100, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

TOGETHER WITH

THAT PARCEL OF LAND (THE "NON-CONDOMINIUM LAND") AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UPLAND TERMINUS BOUNDARY LINE:

A LINE BEING THE WATERWARD BOUNDARY LINE AS OF JULY 1, 1975, LYING IN HAWK CHANNEL IN SECTION 36, TOWNSHIP 67 SOUTH, RANGE 25 EAST, STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3, BLOCK 61, "GEORGE MCDONALDS PLAT OF A PART OF STOCK ISLAND", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE SOUTH 00° 00' 00" EAST, ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 256.64 FEET MORE OR LESS TO THE WATERWARD BOUNDARY LINE AS OF JULY 1, 1975, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE SOUTH 88° 44' 58" WEST, A DISTANCE OF 58.05 FEET; THENCE SOUTH 81° 26' 20" WEST, A DISTANCE OF 13.41 FEET; THENCE SOUTH 48° 22' 45" WEST, A DISTANCE OF 7.77 FEET; THENCE SOUTH 09° 55' 20" WEST, A DISTANCE OF 8.55 FEET; THENCE SOUTH 00° 10' 09" WEST, A DISTANCE OF 178.89 FEET; THENCE SOUTH 01° 46' 07" WEST, A DISTANCE OF 53.90 FEET; THENCE SOUTH 06° 39' 38" WEST, A DISTANCE OF 34.06 FEET; THENCE NORTH 80° 11' 10" WEST, A DISTANCE OF 19.75 FEET; THENCE NORTH 06° 04' 32" EAST, A DISTANCE OF 30.53 FEET; THENCE NORTH 02° 25' 50" EAST, A DISTANCE OF 53.34 FEET; THENCE NORTH 16° 29' 47" WEST, A DISTANCE OF 23.38 FEET; THENCE NORTH 40° 25' 19" WEST, A DISTANCE OF 21.08 FEET; THENCE NORTH 63° 50' 22" WEST, A DISTANCE OF 18.30 FEET; THENCE SOUTH 88° 24' 25" WEST, A DISTANCE OF 48.58 FEET; THENCE SOUTH 80° 34' 05" WEST, A DISTANCE OF 12.37 FEET; THENCE SOUTH 81° 01' 04" WEST, A DISTANCE OF 38.31 FEET; THENCE SOUTH 77° 16' 42" WEST, A DISTANCE OF 50.24 FEET; THENCE SOUTH 68° 46' 49" WEST, A DISTANCE OF 24.66 FEET; THENCE SOUTH 41° 39' 38" WEST, A DISTANCE OF 17.34 FEET; THENCE SOUTH 05° 19' 44" WEST, A DISTANCE OF 26.43 FEET; THENCE SOUTH 00° 57' 38" WEST, A DISTANCE OF 45.02 FEET; THENCE SOUTH 10° 31' 54" EAST, A DISTANCE OF 26.49 FEET; THENCE SOUTH 14° 28' 10" EAST, A DISTANCE OF 29.44 FEET; THENCE SOUTH 34° 09'

00" EAST, A DISTANCE OF 10.17 FEET; THENCE SOUTH 65° 59' 42" EAST, A DISTANCE OF 13.79 FEET; THENCE SOUTH 86° 21' 21" EAST, A DISTANCE OF 27.69 FEET; THENCE NORTH 87° 00' 36" EAST, A DISTANCE OF 46.24 FEET; THENCE NORTH 81° 58' 32" EAST, A DISTANCE OF 35.50 FEET; THENCE SOUTH 87° 38' 26" EAST, A DISTANCE OF 10.36 FEET; THENCE SOUTH 00° 00' 45" WEST, A DISTANCE OF 38.74 FEET; THENCE SOUTH 07° 17' 00" WEST, A DISTANCE OF 50.37 FEET; THENCE SOUTH 01° 31' 11" WEST, A DISTANCE OF 60.24 FEET; THENCE SOUTH 03° 09' 56" EAST, A DISTANCE OF 56.98 FEET; THENCE SOUTH 01° 17' 35" WEST, A DISTANCE OF 67.93 FEET; THENCE SOUTH 24° 27' 36" WEST; A DISTANCE OF 20.05 FEET; THENCE NORTH 70° 07' 27" WEST, A DISTANCE OF 30.56 FEET; THENCE NORTH 39° 29' 04" WEST, A DISTANCE OF 35.34 FEET; THENCE NORTH 20° 28' 48" WEST, A DISTANCE OF 25.13 FEET; THENCE NORTH 75° 38' 40" WEST, A DISTANCE OF 38.00 FEET; THENCE NORTH 45° 33' 20" WEST, A DISTANCE OF 17.49 FEET; THENCE NORTH 23° 30' 00" WEST, A DISTANCE OF 28.68 FEET; THENCE NORTH 43° 31' 59" WEST, A DISTANCE OF 14.41 FEET; THENCE SOUTH 88° 32' 44" WEST, A DISTANCE OF 24.78 FEET; THENCE SOUTH 71° 33' 38" WEST, A DISTANCE OF 41.80 FEET; THENCE SOUTH 89° 52' 50" WEST, A DISTANCE OF 42.77 FEET; THENCE SOUTH 82° 14' 18" WEST, A DISTANCE OF 32.99 FEET; THENCE SOUTH 73° 17' 44" WEST, A DISTANCE OF 19.18 FEET; THENCE SOUTH 79° 38' 41" WEST, A DISTANCE OF 26.35 FEET; THENCE SOUTH 82° 50' 54" WEST, A DISTANCE OF 32.20 FEET; THENCE SOUTH 88° 27' 31" WEST, A DISTANCE OF 22.15 FEET; THENCE NORTH 63° 04' 54" WEST, A DISTANCE OF 5.73 FEET; THENCE SOUTH 56° 22' 23" WEST, A DISTANCE OF 7.38 FEET; THENCE SOUTH 85° 25' 56" WEST, A DISTANCE OF 43.08 FEET; THENCE NORTH 83° 45' 01" WEST, A DISTANCE. OF 31.16 FEET; THENCE SOUTH 87° 16' 53" WEST, A DISTANCE OF 45.21 FEET; THENCE SOUTH 86° 20' 31" WEST, A DISTANCE OF 54.32 FEET; THENCE SOUTH 88° 07' 13" WEST, A DISTANCE OF 64.34 FEET; THENCE NORTH 89° 56' 25" WEST, A DISTANCE OF 65.13 FEET; THENCE NORTH 88° 59' 04" WEST, A DISTANCE OF 52.42 TO THE POINT OF TERMINUS AND THE END OF THE HEREIN DESCRIBED LINE.

PARCEL A:

ON THE ISLAND OF STOCK ISLAND, AND BEING LOT ONE (1), BLOCK SIXTY (60) ACCORDING TO GEORGE L. MCDONALD'S MAP OF LOTS ONE (1), TWO (2), THREE (3), FIVE (5) AND SIX (6) OF SECTION THIRTY FIVE (35), LOT TWO (2) SECTION THIRTY SIX (36), LOT THREE (3) SECTION TWENTY SIX (26), AND LOT TWO (2) SECTION THIRTY FOUR (34), TOWNSHIP SIXTY SEVEN (67) SOUTH, RANGE TWENTY FIVE (25) EAST, RECORDED IN PLAT BOOK ONE (1), PAGE 55, MONROE COUNTY, FLORIDA RECORDS.

AND ALSO

PARCEL B:

BEING AT A POINT ON THE SOUTH BOUNDARY LINE OF PENINSULA AVENUE, 382 FEET DISTANT AND WEST OF THE INTERSECTION OF THE SOUTH BOUNDARY LINE OF PENINSULA AVENUE WITH THE WEST BOUNDARY LINE OF MALONEY AVENUE, FROM SAID POINT OF BEGINNING, CONTINUE IN A WEST DIRECTION ALONG THE SOUTH BOUNDARY LINE OF PENINSULAR AVENUE EXTENDED A DISTANCE OF 418 FEET; THENCE AT RIGHT ANGLES AND IN A SOUTHERLY DIRECTION A DISTANCE OF 520 FEET; THENCE AT RIGHT ANGLES AND IN AN EASTERLY DIRECTION A DISTANCE OF 600 FEET; THENCE AT RIGHT ANGLES AND IN A NORTHERLY DIRECTION A DISTANCE OF 184 FEET; THENCE MEANDERING THE HIGH WATER LINE IN A NORTHWESTERLY AND NORTHEASTERLY DIRECTION A DISTANCE OF 450 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND BEING IN A SUBDIVISION OF LOTS 1, 2, 3, 5 AND 6 OF SECTION 35, LOT 2 OF SECTION 36, LOT 3 OF SECTION 26, LOT 2 OF SECTION 34, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA.

ALSO

PARCEL C:

A PARCEL OF SUBMERGED LAND IN HAWK CHANNEL IN SECTION 36, TOWNSHIP 67 SOUTH, RANGE 25 EAST, STOCK ISLAND, MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 60 OF THE PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE RUN WEST ALONG THE NORTH LINE OF SAID LOT 1 AND THE WESTERLY EXTENSION THEREOF FOR A DISTANCE OF 600 FEET TO THE NORTHWEST CORNER OF A PARCEL OF SUBMERGED LAND CONVEYED BY THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND DEED NO. 19811, DATED JUNE 12, 1951; THENCE SOUTH ALONG THE WESTERLY LINE OF SAID PARCEL OF SUBMERGED LAND CONVEYED BY THE TRUSTEES, A DISTANCE OF 520 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL FOR THE POINT OF BEGINNING OF PARCEL OF SUBMERGED LAND HEREINAFTER DESCRIBED; THENCE CONTINUE SOUTH A DISTANCE OF 251.6 FEET; THENCE EAST A DISTANCE OF 600 FEET; THENCE NORTH A DISTANCE OF 251.6 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF SUBMERGED LAND CONVEYED BY THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND BY DEED NO. 19811; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 600 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO

PARCEL D:

ON THE ISLAND KNOWN AS STOCK ISLAND AND DESCRIBED ACCORDING TO THE GEORGE MCDONALD'S PLAT OF A PART OF STOCK ISLAND, RECORDED IN PLAT BOOK 1, PAGE 55, MONROE COUNTY, FLORIDA AS FOLLOWS:

LOTS TWO (2) AND THREE (3) IN BLOCK SIXTY (60).

ALSO

PARCEL E:

A PARCEL OF FORMERLY SUBMERGED LAND IN HAWK CHANNEL IN SECTION 36, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, SQUARE 60 OF PLAT TITLED "ALL LOTS 1, 2, 3, 5 AND 6, SECTION 35; LOT 3, SECTION 26; LOT 2, SECTION 34, STOCK ISLAND, TOWNSHIP 67 SOUTH, RANGE 25 EAST", RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, RUN SOUTH 435.6 FEET; THENCE AT RIGHT ANGLES RUN WEST 200 FEET; THENCE AT RIGHT ANGLES RUN NORTH 435.6 FEET TO THE SOUTHWEST CORNER OF LOT 2, SQUARE 60 OF THE ABOVE MENTIONED PLAT; THENCE MEANDER THE SHORELINE TO AN EASTERLY DIRECTION BACK TO THE POINT OF BEGINNING.

ALSO

PARCEL F:

ON THE ISLAND KNOWN AS STOCK ISLAND AND DESCRIBED ACCORDING TO GEORGE L. MCDONALD'S PLAT OF A PART OF SAID STOCK ISLAND, RECORDED IN PLAT BOOK ONE (1), PAGE 55, MONROE COUNTY, FLORIDA, AS FOLLOWS:

LOTS ONE (1) AND TWO (2) IN BLOCK SIXTY ONE (61), TOGETHER WITH A PARCEL OF SUBMERGED

LAND IN THE STRAITS OF FLORIDA, SECTION 36, TOWNSHIP 67 SOUTH, RANGE 25 EAST, LOCATED SOUTHERLY OF AND ADJACENT TO LOTS 1 AND 2, BLOCK 61, AND DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SHORELINE OF STOCK ISLAND AND THE WEST LINE OF SAID LOT 1, BLOCK 61, ACCORDING TO SAID PLAT OF STOCK ISLAND; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, BLOCK 61 (EXTENDED) A DISTANCE OF 435 FEET TO A POINT; THENCE EAST A DISTANCE OF 200 FEET TO A POINT IN THE EAST LINE OF SAID LOT 2, BLOCK 61 (EXTENDED); THENCE NORTH ALONG THE EAST LINE OF LOT 2, BLOCK 61 (EXTENDED) A DISTANCE OF 475 FEET, MORE OR LESS TO A POINT IN THE SOUTHERLY SHORELINE OF STOCK ISLAND; THENCE WESTERLY ALONG THE MEANDERS OF SAID SOUTHERLY SHORELINE, A DISTANCE OF 210 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

PARCEL G:

LOT 3 IN BLOCK 61 OF STOCK ISLAND AS SHOWN ON PLAT OF SAID STOCK ISLAND MADE BY GEORGE L. MCDONALD AND RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

ALSO

PARCEL H:

THE PORTION OF MALONEY AVENUE LYING BETWEEN BLOCKS 60 AND 61 OF GEORGE L. MCDONALD'S PLAT OF A PART OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

PARCEL I:

A PARCEL OF FORMERLY SUBMERGED LAND IN HAWK CHANNEL IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 60 OF A PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE SOUTH 280 FEET TO THE SOUTHEAST CORNER OF THE SAID BLOCK 60 AND THE SHORELINE ACCORDING TO THE SAID PLAT OF STOCK ISLAND AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTH 435.60 FEET TO A POINT; THENCE EAST 60 FEET TO A POINT; THENCE NORTH 435.60 FEET TO A POINT; THENCE WEST 60 FEET BACK TO THE POINT OF BEGINNING.

ALSO

PARCEL J:

A PARCEL OF LAND ON THE ISLAND KNOWN AS STOCK ISLAND, MONROE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, BLOCK 60, ACCORDING TO GEORGE MCDONALD'S PLAT OF SAID STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID LOT 2 AND THE EXTENSION OF SAID WEST LINE, 715.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH, 56.0 FEET; THENCE WEST 381.3 FEET, MORE OR LESS, TO THE WESTERLY FACE OF AN EXISTING CONCRETE PIER; THENCE SOUTHERLY ALONG A LINE DEFLECTED 93°00 LEFT, 30 FEET, MORE OR LESS; THENCE ALONG THE MEAN HIGH WATER LINE THE FOLLOWING 15 COURSES: (NOTE:

MISSING CALL OF EAST 376.50')

THENCE 87°00 DEFLECTED LEFT (DL), 200 FEET, MORE OR LESS;
THENCE 27°00 DEFLECTED LEFT, 30.00 FEET, MORE OR LESS;
THENCE 38°30 DEFLECTED RIGHT, 18.5 FEET, MORE OR LESS;
THENCE 40°00 DEFLECTED LEFT, 13.0 FEET, MORE OR LESS;
THENCE 46°50 DEFLECTED RIGHT, 45.0 FEET, MORE OR LESS;
THENCE 72°00 DEFLECTED LEFT, 75.5 FEET, MORE OR LESS;
THENCE 27°00 DEFLECTED RIGHT, 25.0 FEET, MORE OR LESS;
THENCE 64°00 DEFLECTED RIGHT, 94.5 FEET, MORE OR LESS;
THENCE 47°20 DEFLECTED RIGHT, 52.5 FEET, MORE OR LESS;
THENCE 37°40 DEFLECTED LEFT, 37.5 FEET, MORE OR LESS;
THENCE 54°15 DEFLECTED LEFT, 24.5 FEET, MORE OR LESS;
THENCE 72°00 DEFLECTED LEFT, 40.0 FEET, MORE OR LESS;
THENCE 28°20 DEFLECTED LEFT, 118.5 FEET, MORE OR LESS;
THENCE 56°10 DEFLECTED LEFT, 231.9 FEET, MORE OR LESS;
THENCE WEST, 378.80 FEET BACK TO THE POINT OF BEGINNING.

LESS (CONDOMINIUM):

A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 67 SOUTH, RANGE 25 EAST, STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3, BLOCK 61, GEORGE MCDONALD'S PLAT OF A PART OF STOCK ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE SOUTH FOR A DISTANCE OF 265.88 FEET; THENCE WEST FOR A DISTANCE OF 100.00 FEET; THENCE SOUTH FOR A DISTANCE OF 339.68 FEET; THENCE WEST FOR A DISTANCE OF 67.20 FEET TO THE POINT OF BEGINNING; THENCE MEANDER THE APPROXIMATE MEAN HIGH WATER LINE FOR THE FOLLOWING TWENTY-TWO (22) METES AND BOUNDS; THENCE SOUTH 04° 53' 14" WEST, A DISTANCE OF 50.44 FEET; THENCE SOUTH 03° 31' 10" WEST, A DISTANCE OF 60.33 FEET; THENCE SOUTH 04° 56' 57" EAST, A DISTANCE OF 108.26 FEET; THENCE SOUTH 06° 27' 03" WEST, A DISTANCE OF 123.44 FEET; THENCE SOUTH 57° 33' 15" WEST, A DISTANCE OF 86.74 FEET; THENCE SOUTH 81° 19' 27" WEST, A DISTANCE OF 44.77 FEET; THENCE NORTH 74° 55' 09" WEST, A DISTANCE OF 14.27 FEET; THENCE NORTH 38° 14' 22" EAST, A DISTANCE OF 83.55 FEET; THENCE NORTH 21° 12' 00" EAST, A DISTANCE OF 20.97 FEET; THENCE NORTH 28° 26' 29" EAST, A DISTANCE OF 45.45 FEET; THENCE NORTH 08° 28' 07" EAST, A DISTANCE OF 14.52 FEET; THENCE NORTH 44° 57' 55" WEST, A DISTANCE OF 32.90 FEET; THENCE NORTH 45° 09' 29" WEST, A DISTANCE OF 12.09 FEET; THENCE SOUTH 87° 09' 32" WEST, A DISTANCE OF 29.15 FEET; THENCE NORTH 75° 12' 35" WEST, A DISTANCE OF 17.77 FEET; THENCE NORTH 23° 09' 22" WEST, A DISTANCE OF 52.43 FEET; THENCE SOUTH 89° 35' 35" WEST, A DISTANCE OF 7.15 FEET; THENCE NORTH 00° 10' 56" EAST, A DISTANCE OF 7.23 FEET; THENCE SOUTH 79° 00' 39" WEST, A DISTANCE OF 63.72 FEET; THENCE NORTH 79° 00' 34" WEST, A DISTANCE OF 28.33 FEET; THENCE SOUTH 77° 29' 51" WEST, A DISTANCE OF 80.86 FEET; THENCE NORTH 88° 49' 09" WEST, A DISTANCE OF 41.75 FEET; THENCE LEAVING THE SAID MEAN HIGH WATER LINE FOR A DISTANCE OF 103.41 FEET; THENCE EAST FOR A DISTANCE OF 81.33 FEET; THENCE NORTH FOR A DISTANCE OF 12.00 FEET; THENCE EAST FOR A DISTANCE OF 157.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE LEFT ALONG THE SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 32.00 FEET AND A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 50.27 FEET TO A POINT OF TANGENCY; THENCE NORTH FOR A DISTANCE OF 36.77 FEET; THENCE EAST FOR A DISTANCE OF 106.74 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING PIERS:

NORTH PIER:

ON STOCK ISLAND, MONROE COUNTY, FLORIDA, AND IS A PARCEL OF SUBMERGED LAND LYING SOUTH OF BLOCK 60, ACCORDING TO GEO MCDONALD'S PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; AND THE SAID PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF MALONEY AVENUE WITH THE CENTERLINE OF PENINSULAR AVENUE; THENCE SOUTH ALONG THE CENTERLINE OF MALONEY AVENUE AND THE SOUTHERLY EXTENSION THEREOF FOR A DISTANCE OF 290.23 FEET TO A POINT; THENCE WEST 228.63 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE SOUTH FOR A DISTANCE OF 109 FEET TO A POINT; THENCE WEST FOR A DISTANCE OF 390.55 FEET TO A POINT; THENCE SOUTH 03° 11' 40" EAST FOR A DISTANCE OF 5.17 FEET TO A POINT; THENCE SOUTH 86° 48' 20" WEST FOR A DISTANCE OF 33.50 FEET TO A POINT; THENCE NORTH 03° 11' 40" WEST FOR A DISTANCE OF 119.9 FEET TO A POINT; THENCE NORTH 86° 48' 20" EAST FOR A DISTANCE OF 33.50 FEET TO A POINT; THENCE SOUTH 03° 11' 40" EAST FOR A DISTANCE OF 5.49 FEET TO A POINT; THENCE EAST FOR A DISTANCE OF 398.11 FEET BACK TO THE POINT OF BEGINNING.

MIDDLE PIER:

ON STOCK ISLAND, MONROE COUNTY, FLORIDA, AND IS A PARCEL OF SUBMERGED LAND LYING SOUTH OF BLOCK 60, ACCORDING TO GEO MCDONALD'S PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; AND THE SAID PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF MALONEY AVENUE WITH THE CENTERLINE OF PENINSULAR AVENUE; THENCE SOUTH ALONG THE CENTERLINE OF MALONEY AVENUE AND THE SOUTHERLY EXTENSION THEREOF FOR A DISTANCE OF 290.23 FEET TO A POINT; THENCE WEST 228.63 FEET TO A POINT; THENCE SOUTH FOR A DISTANCE OF 191.89 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE CONTINUE SOUTH FOR A DISTANCE OF 127 FEET TO A POINT; THENCE WEST FOR A DISTANCE OF 348.48 FEET TO A POINT; THENCE SOUTH 03° 11' 40" EAST FOR A DISTANCE OF 13.19 FEET TO A POINT; THENCE SOUTH 86° 49' 20" WEST FOR A DISTANCE OF 45 FEET TO A POINT; THENCE NORTH 03° 11' 40" WEST FOR A DISTANCE OF 16 FEET TO A POINT; THENCE SOUTH 86° 48' 20" WEST FOR A DISTANCE OF 20 FEET TO A POINT; THENCE NORTH 03° 11' 40" WEST FOR A DISTANCE OF 125 FEET TO A POINT; THENCE NORTH 86° 48' 20" EAST A DISTANCE OF 20 FEET TO A POINT; THENCE NORTH 03° 11' 40" WEST A DISTANCE OF 16 FEET TO A POINT; THENCE NORTH 86° 48' 20" EAST A DISTANCE OF 45 FEET TO A POINT; THENCE SOUTH 03° 11' 40" EAST FOR A DISTANCE OF 16.61 FEET TO A POINT; THENCE EAST FOR A DISTANCE OF 355.66 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING PIER:

SOUTH PIER:

ON STOCK ISLAND, MONROE COUNTY, FLORIDA, AND IS A PARCEL OF SUBMERGED LAND LYING SOUTH OF BLOCK 60, ACCORDING TO GEO MCDONALD'S PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND THE SAID PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF MALONEY AVENUE WITH THE CENTERLINE OF PENINSULAR AVENUE; THENCE SOUTH ALONG THE CENTERLINE OF MALONEY AVENUE AND THE SOUTHERLY EXTENSION THEREOF FOR A DISTANCE OF 290.23 FEET TO A POINT;

THENCE WEST 228.63 FEET TO A POINT; THENCE SOUTH FOR A DISTANCE OF 416.99 FEET TO POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE CONTINUE SOUTH FOR A DISTANCE OF 97 FEET TO A POINT; THENCE WEST FOR A DISTANCE OF 408.80 FEET TO A POINT; THENCE NORTH 03° 11' 40" WEST FOR A DISTANCE OF 115 FEET TO A POINT; THENCE NORTH 86° 48' 20" EAST FOR A DISTANCE OF 38.34 FEET TO A POINT; THENCE SOUTH 03° 11' 40" EAST FOR A DISTANCE OF 20 FEET TO A POINT; THENCE EAST FOR A DISTANCE OF 375.82 FEET BACK TO THE POINT OF BEGINNING.

LESS THE FOLLOWING PARCEL:

DRY STORAGE:

A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 67 SOUTH, RANGE 25 EAST, STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3, BLOCK 61, GEORGE MCDONALDS PLAT OF A PART OF STOCK ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE SOUTH FOR A DISTANCE OF 167.57 FEET; THENCE WEST FOR A DISTANCE OF 103.06 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 59' 20" WEST FOR A DISTANCE OF 182.26; THENCE SOUTH 00° 00' 40" EAST FOR A DISTANCE OF 120.31 FEET; THENCE NORTH 89° 59' 20" EAST FOR A DISTANCE OF 182.26 FEET; THENCE NORTH 00° 00' 40" WEST FOR A DISTANCE OF 120.31 FEET TO THE POINT OF BEGINNING.

EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. Reservations contained in Deed from the Trustees of the Internal Improvement Fund of the State of Florida, filed March 29, 1960 in Book 180, Page 381 . Note: The right of entry has been released pursuant to S270.11, F.S.

2. State of Florida Department of Administration Division of State Planning Affidavit Regarding the Florida Keys Area of Critical State Concern recorded August 13, 1976 in Book 668, Page 43.

3. Easement granted to The Utility Board of the City of Key West, Florida by instrument recorded March 19, 2002 in Book 1769, Page 863.

4. Grant of Non-Exclusive Easement granted to Oceanside Development Corporation, a Florida corporation and Oceanside Residential Condominium Association, Inc., a Florida not-for-profit corporation by instrument recorded March 19, 2002 in Book 1769, Page 1151.

5. Grant of Non-Exclusive Easement and Provider Agreement granted to Oceanside Development Corporation, a Florida corporation and Oceanside Residential Condominium Association, Inc., a Florida not-for-profit corporation by instrument recorded March 19, 2002 in Book 1769, Page 1164.

6. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

7. Rights of the United States Government to that part of the Land, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.

8. Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously, under water (submerged).

9. Reservation(s) in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in the Deed recorded November 16, 1964 in Book 325, Page 595, as to: a. 3/4 interest in all phosphate, mineral and metal rights. b. 1/2 interest in all petroleum rights. c. Rights of exploration in conjunction with

phosphate, mineral, metal and/or petroleum rights have been released pursuant to Florida Statute 270.11(2).

10. Storm Sewer Easement to the State of Florida for the use and benefit of the State Road Department of Florida recorded September 27, 1966 in Book 379, Page 1033.

11. Drainage Easement in favor of the State Road Department of Florida recorded October 21, 1966 in Book 381, Page 225.

12. Reservation in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in the Deed recorded January 29, 1970 in Book 446, Page 255, as to: a. 3/4 interest in all phosphate, mineral, and metal rights b. 1/2 interest in all petroleum rights. c. Rights of exploration in conjunction with phosphate, mineral, metal and/or petroleum rights have been released pursuant to Florida Statute 270.11(2).

13. Reservation in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in the Deed recorded March 26, 1973 in Book 534, Page 198, as to: a. 3/4 interest in all phosphate, mineral, and metal rights. b. 1/2 interest in all petroleum rights. c. Rights of exploration in conjunction with phosphate, mineral, metal and/or petroleum rights have been released pursuant to Florida Statute 270.11(2).

14. Easement in favor of the Utility Board of the City of Key West recorded January 27, 1977 in Book 690, Page 313.

15. Reservation in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in the Deed recorded December 6, 1985 in Book 959, Page 2354, as to: a. 3/4 interest in all phosphate, mineral, and metal rights. b. 1/2 interest in all petroleum rights. c. Rights of exploration in conjunction with phosphate, mineral, metal and/or petroleum rights have been released pursuant to Florida Statute 270.11(2).

16. Grant of Non-Exclusive Access and Parking Easement Agreement in favor of Oceanside Marina Condominium Association, Inc., as recorded July 1, 1997 in Book 1464, Page 1517.

17. County Ordinance 10-77, providing for the annual levy on garbage and trash collection fees to be assessed upon this parcel of land.

18. Grant of Easement (Launching) as recorded August 1, 2003 in Book 1915, Page 92.

19. Grant of Easement (Ingress, Egress, Utilities, Drainage, Encroachments and Maintenance) as recorded August 1, 2003 in Book 1915, Page 100.

20. All the covenants, conditions, restriction, easements, assessments and possible liens, terms and other provisions of Declaration of Condominium and Exhibits thereto, recorded August 11, 2003 in Book 1918, Page 1967, Public Records of Monroe County, Florida, and as further amended, including, but not limited to one or more of the following: provisions for private charges or assessments; liens for liquidated damages; and/or option, right of first refusal or prior approval of a future purchaser or occupant. NOTE: Developers Right of First Refusal was terminated in Book 2201, Page 1282 and in Book 2212, Page 1604. (As to Condo Parcels only)

21. County Resolution No. 265-2004, providing for the annual levy for wastewater assessments recorded June 23, 2005 in Book 2126, Page 511.

22. Terms and conditions of the Monroe County Planning Commission Resolution No. P21-07 recorded July 13, 2007 in Book 2308, Page 801.

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS FIRST AMDENDMENT TO DEVELOPMENT AGREEMENT ("First Amendment") is entered into by and between Monroe County, Florida, a Political Subdivision of the State of Florida ("Monroe County"), Summerland Palms Investors, LLC, a Florida limited liability company ("Summerland Palms"), Coco Palms Developers, LLC, a Florida limited liability company, ("Coco Palms Developers"), Suncrest Investors, LLC, a Florida limited liability company ("Suncrest"), (collectively, the "Parties") pursuant to Sections 110-132, 110-133, 130-161.1 of the Monroe County, Florida Code of Ordinances ("Monroe County Code") and the Florida Local Government Development Agreement Act, Florida Statutes Sections 163.3220-163.3243 (2013) and is binding on the "Effective Date" set forth herein:

WITNESSETH:

The Parties hereby agree as follows:

I. RECITALS

A. This First Amendment provides for the inclusion of real property located at 5948 Maloney Avenue, Stock Island, Monroe County, Florida which is commonly referred to as the Hickory House ("Hickory House") and provides for increase in total Transient Residential Dwelling Units permitted to be developed at property located at 5950 and 5970 Peninsular Avenue, Stock Island, Monroe County, Florida ("Oceanside Property").

B. All Parties have the authority to enter into this Agreement through Florida Statutes Chapter 163 and the sole and undivided ownership of the Properties.

C. Section 163.3220, Florida Statutes, authorizes Monroe County to enter into development agreements with landowners and/or governmental agencies to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development.

D. This Agreement, among other things, is intended to and shall constitute a development agreement among the Parties pursuant to the Florida Local Government Development Agreement Act, Section 163.3223, et seq., Florida Statutes ("Act").

E. The Parties recognize that the public noticing and hearing procedures shall follow the requirements of Section 163.3225, Florida Statutes, which requires the local government to conduct two public hearings, one of which may be before the Planning Commission.

F. Monroe County finds that entering into this First Amendment furthers the purposes, goals, objectives and policies of the Monroe County Comprehensive Plan which contains goals and objectives that seek to encourage the provision of affordable housing through incentive programs and regulations (including but not limited to Goal 601, Objective 601.1, Objective 601.2 and Objective 601.6).

G. The Parties, with the exception of Suncrest, but including Suncrest's predecessor in interest, Suncrest Landing, LLC and Singh Investors, LLC, entered into a Development Agreement with the County dated December 5, 2013 ("Development Agreement") providing for the redevelopment of the Oceanside Property.

H. After entering into the Development Agreement, Suncrest was assigned the purchase and sale agreement previously held by Singh Investors, LLC to purchase the real property owned by Suncrest Landing, LLC, and located at 5176 Suncrest Road, Stock Island, Monroe County, Florida ("Suncrest Property"), which property is subject to the Development Agreement.

I. On February 14, 2014 Suncrest Investors, LLC acquired the Suncrest Property from Suncrest Landings, LLC, and Suncrest Investors, LLC is now a necessary party to the Development Agreement.

J. The Development Agreement provided for the transfer of Transferrable Market Rate, Permanent Residential Rate of Growth Ordinance Exemptions ("TREs") to the Oceanside Property from Sender Sites including property owned by Summerland Palms (transfer of rights correspondent to twenty two (22) lawfully-established market-rate, permanent residential dwelling units), Coco Palms (transfer of rights correspondent to seventeen (17) lawfully-established and recognized market-rate, permanent residential dwelling units), and Suncrest (transfer of rights correspondent to seven (7) lawfully-established and recognized market-rate, permanent residential dwelling units).

K. Since the effective date of the Development Agreement, Oceanside Investors has entered into a purchase and sale agreement with Monroe County to purchase the Hickory House.

L. On July 16, 2014, Monroe County, pursuant to Monroe County Resolution 116-2014, approved to be abandoned the right-of-way between the Hickory House and Oceanside Investors Property ("Abandoned Road") more particularly described as:

Peninsular Avenue, lying between Block 46 and 60, South of Lots 30, 31 & the West ½ of Lot 32, in Square 46, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Lot 35 of said plat, thence West along the North Right-of-way line of Peninsular Ave. for a distance of 175.00 feet to the Southeast corner of the said West ½ of Lot 32, and the Point of Beginning; thence continue West along the said North Right-of-way line of Peninsular Ave. for a distance of 195.00 feet, more or less to the platted shoreline per Maloney's subdivision; thence S 18*26'06" W along the platted shoreline for a distance of 63.64 feet to the South Right-of-way line of Peninsular Ave.; thence East along the said South Right-of-way line of Peninsular Ave., for a distance of 215.00 feet more or less to the Southerly extension of the East line of the said West ½ of Lot 32; thence North for a distance of 60.00 feet to the said North Right-of-way line of Peninsular Ave. and the Point of Beginning.

A copy of Monroe County Resolution 116-2014 is attached as Exhibit 21.

M. Hickory House is generally described as follows:

1. Monroe County owns that certain real property located at 5948 Maloney Avenue, Stock Island, Monroe County, Florida. A copy of the Warranty Deed evidencing Monroe County's ownership is attached as Exhibit 22.

2. The Hickory House Property is legally described as Lots 30, 31 and the West ½ of Lot 32, in Square 46, according to Maloney's Subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida.

   and that certain County-owned abandoned right of way in accordance with Resolution No. 116-2014 comprising a part of Peninsular Avenue, Stock Island, Key West, Florida 33040, which is more particularly described as:

   Peninsular Avenue, lying between Block 46 and 60, South of Lots 30, 31 and the West ½ of Lot 32, in Square 46, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida and being more particularly described as: Commence at the Southeast corner of Lot 35 of said plat, thence West along the North right-of-way line of Peninsular Avenue for a distance of 175.00 feet to the Southeast corner of the said West ½ of Lot 32, and the Point of Beginning; thence continue West along the said North right-of-way line of Peninsular Avenue for a distance of 195.0 feet, more or less to the platted shoreline per Maloney's subdivision; thence S 18*26'06" W along the platted shoreline for a distance of 63.64 feet to the South right-of-way line of Peninsular Avenue; thence East along the said South right-of-way line of Peninsular Avenue, for a distance of 215.0 feet more or less to the Southerly extension of the East line of the said West ½ of Lot 32; thence North for a distance of 60.00 feet to the said North right-of-way line of Peninsular Avenue and the Point of Beginning.

3. As of the date of this Agreement, the Hickory House is assessed by the Monroe County Property Appraiser as real estate numbers 00126210-000000, 00126220-000000, 00126230-000000.

4. Historically, the Hickory House was used as a restaurant.

5. The Hickory House Property currently has a Mixed Use ("MU") Land Use (Zoning) District designation and a corresponding Mixed Use Commercial ("MC") Future Land Use Map designation. A copy of the Land Use District Map and Future Land Use Map for the Hickory House is attached as Exhibit 23.

6. The Hickory House currently has a Tier Overlay District Designation of Tier III.

7. The Hickory House consists of 29,447.55 square feet of upland.

N. As part of the purchase and sale agreement, Oceanside Investors and Monroe County agreed that Oceanside Investors shall make an application to amend the Development Agreement to include the Hickory House and the Abandoned Road.

O. Oceanside Investors desires to increase the total number of transient dwelling units permitted to be developed on the Oceanside Property.

II. PURPOSE

A. The overall purpose of this First Amendment is to include the Hickory House and Abandoned Road and increase the amount of Transient Residential Dwelling Units permitted to be developed on the Oceanside Property.

NOW, THEREFORE, the First Amendment is approved as follows:

III. TERMS OF AGREEMENT

A. **Recitals**. The recitals explaining the intent and purpose of the First Amendment as set forth in the preceding clauses are incorporated herein and form a material part of this Development Agreement and this First Amendment. The Parties recognize the binding effect of Fla. Stat. §§163.3220-163.3243, as to the form and content of the Development Agreement and First Amendment and in accordance therewith set forth and agree to the following.

B. **Amendments**. The Development Agreement is hereby amended as follows:

1. Section I.N.7 is hereby deleted in its entirety.

2. Section III.D.e. is hereby amended as follows:

e. The redevelopment of the Oceanside Property includes the addition of up to 78 new, market rate residential dwelling units, which may be used as vacation rentals, up to ~~5~~ 17 new hotel rooms, a new restaurant, and other improvements related to the existing marina and accessory development. The residential density would not exceed 100 permanent residential units and ~~5~~ 17 transient units. Not including accessory structures related to the residential uses, the nonresidential intensity shall not exceed 40,000 square feet.

3. Section III.G. is amended as follows:

Development Allowed. The following specific criteria are those which will guide development of the Properties, and are standards by which any further approvals shall be measured and shall be as follows:

a. The Oceanside Property consists of ~~19.84~~ 19.98 gross acres consisting of ~~11.18~~ 11.32 acres of upland and 7.66 acres of submerged land. There currently exist twenty-two (22) market-rate residential dwelling units, in the form of condominium units on the property.

b. Oceanside Investors is permitted to transfer thirty-two (32) market-rate TRE's along with thirty-two (32) TDR's to the Oceanside Property pursuant to the Development Order #02-07.

c. After an equivalent number of deed restricted affordable housing units are established on the Summerland Palms Property, Summerland Investors is permitted to transfer market-rate TRE's associated with lawfully established mobile homes from the Summerland Palms Property sender site to the Oceanside Property receiver site pursuant to Monroe County Code Section 130-161.1.

d. After an equivalent number of deed restricted affordable housing units are established on the Cudjoe Coco Palms Property, ~~Singh Investors~~ Coco Palms Developers is permitted to transfer the market-rate TRE's associated with lawfully established mobile homes from the Cudjoe Coco Palms Property sender site to the Oceanside Property receiver site pursuant to Monroe County Code Section 130-161.1.

e. After an equivalent number of deed restricted affordable housing units are established on the Stock Island Suncrest Property, Suncrest is permitted to transfer the market-rate TRE's associated with lawfully established mobile homes from the Stock Island Suncrest Property sender site to the Oceanside Property receiver site pursuant to Monroe County Code Section 130-161.1.

f. Provided such development can be designed and approved by all applicable codes, including but not limited to the Monroe County Code and Florida Building Code, Oceanside Investors is permitted to develop the following buildings, facilities and structures on the Oceanside Property pursuant to this Agreement:

   i. In addition to the already existing twenty-two (22) attached, market-rate residential dwelling units, up to seventy-eight (78) new attached, market-rate residential dwelling units, each of which may be configured to include a separately rentable "lockout" consisting of no more than one (1) bedroom and one (1) bathroom, all of which may be used for vacation rental use, provided Oceanside Investors constructs and 1) installs and maintains a gated entrance and 2) establishes a homeowner's or property owner's association that expressly regulates or manages vacation rental uses.

   ii. A hotel with up to ~~five (5)~~ seventeen (17) new hotel rooms.

   iii Eight (8) existing wet slips that have existed for over 40 years but have not been properly permitted. Twenty percent (20%) of Oceanside Investors' wet slips shall be restricted to use by commercial fishing vessels.

   iv. A restaurant with up to 150 seats and up to 3,859 square feet of floor area.

v. Additional amenities ancillary and accessory to the vacation rental and hotel use, including a lobby, gatehouse, offices, fitness center, bath house, maintenance, housekeeping and watersports consisting of up to 9,352 square feet as depicted on plans submitted with this Agreement.

vi. A marina store, dock master, and watersport offices consisting of up to 1,973 square feet as depicted on plans submitted with this Agreement.

vii. Parking areas and landscaping

viii. Public access is permitted to the Oceanside Property and to the Hickory House and Abandoned Road boardwalk from 7:00 a.m. until dusk.

5. Section III.I is hereby amended as follows:

I. **Rental License.** Monroe County Code Section 23-85 requires each person engaged in the business of renting accommodations, including vacation rentals and other public lodgings licensed pursuant to Chapter 509, Florida Statutes, to pay a business tax and to obtain annually a business tax receipt for each place of business at which the rental occurs. Each of the new seventy-eight (78) residential dwelling units and each of the lockouts within such units engaged in Vacation Rental use shall be deemed a "place of business" subject to taxation under Monroe County Code Section 23-85. Oceanside Investors, its successors and assigns, so long as all or a portion of the property is used for vacation rentals, shall pay the business tax imposed pursuant to Monroe County Code Section 23-85 for each vacation rental unit and for each lockout utilized for or held out as public lodging, in addition to the ~~five (5)~~seventeen (17) hotel rooms. Pursuant to this Agreement, Oceanside Investors will be required to obtain a total of ~~one hundred sixty-one (161)~~one hundred sixty-eight (168) business tax receipts, consisting of one receipt for each dwelling unit, one receipt for each lockout, and one receipt for each hotel room and shall pay the business tax for each unit, lockout, and hotel room being utilized in the business of Vacation Rental annually. The tax collector may not accept the tax or issue receipts for the business tax unless the vacation rentals are licensed pursuant to Ch. 509, Florida Statutes.

4. Section III.M is hereby amended as follows:

M. **Site Plan Approval**: Monroe County does hereby accept the conceptual site plan of the Oceanside Property. The conceptual site plan is attached as ~~Exhibit 23~~25. The development shall be consistent with all applicable codes, including but not limited to the Monroe County Comprehensive Plan and Monroe County Code. Following a review of compliance with such codes, the final site plan must be approved by the Monroe County Planning Commission as an amendment to the Property's major conditional use permit. The Planning Commission has final authority over the development approval and the site plan which may be amended by the Planning Commission.

C. **Effect of First Amendment to Development Agreement**. Except as expressly modified in this First Amendment, all terms and provisions in the Development Agreement for the

Parties remain unchanged and continue in full force and effect.

D. **Recording**. Monroe County shall record this Agreement with the Clerk of the Circuit Court of Monroe County within fourteen (14) days following signature by all Parties. Oceanside Investors agrees that it shall be responsible for all recording fees and other related fees and costs related to the recording and delivery of this Agreement as described in this section. The provisions hereof shall remain in full force and effect during the term provided herein and shall be binding upon all successors in interest to the Parties to this Agreement.

E. **Conflicting Resolutions**. All resolutions or parts thereof in conflict with the provisions of this Agreement and its resolution are hereby repealed to the extent of such conflict.

F. **Severability**. If any part of this Agreement is contrary to, prohibited by, or deemed invalid under any applicable law or regulation, such provisions shall be inapplicable and deemed omitted to the extent so contrary, prohibited, or invalid; however, the remainder of the Agreement shall not be invalidated thereby and shall be given full force and effect as if the contrary, prohibited, or invalid provision was never a part hereof.

G. **Effective Date**. The "Effective Date" of this Agreement is thirty (45) days after the duly signed and recorded Agreement is received by the Florida Department of Community Affairs pursuant to Chapter 380, Florida Statutes, and if appealed, until the appealed is resolved.

[REMAINDER OF PAGE INTENTIONALLY BLANK. SIGNATURE PAGES TO FOLLOW.]

IN WITNESS WHEREOF, the Parties hereto have set their hands and seals on the day and year below written.

Summerland Palms Investors, LLC

By: _____

Title: _____

Date: _____

Suncrest Investors, LLC

By: _____

Title: _____

Date: _____

Oceanside Investors, LLC

By: _____

Title: _____

Date: _____

Coco Palms Developers, LLC

By: _____

Title: _____

Date: _____

State of _____

County of _____

The foregoing instrument was acknowledged before me on this ____ day of _____, 2014, by PRITAM SINGH, the managing member of Summerland Palms Investors, LLC, Suncrest Investors, LLC, Oceanside Investors, LLC, and Coco Palms Developers, LLC. He is personally known to me did not take an oath.

_____

Monroe County

Monroe County Board of County Commissioners

_____

Date

_____

MAYOR SYLVIA MURPHY

ATTEST: AMY HEAVILIN, CLERK

_____

DEPUTY CLERK

DocN 1992171 07/29/2014 3:53PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Petitioner: Oceanside Investors, LLC

DocN 1992171
BkN 2696 PgN 895

MONROE COUNTY, FLORIDA
RESOLUTION NO. 116 -2014

A RESOLUTION OF THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS RENOUNCING AND DISCLAIMING ANY RIGHT OF THE COUNTY AND PUBLIC IN AND TO THAT PORTION OF THE RIGHT-OF-WAY OF THE WESTERN PORTION OF PENINSULAR AVENUE ON STOCK ISLAND THAT IS BOUNDED ON THE NORTH BY LOTS 30, 31 & THE WEST ½ OF LOT 32 IN BLOCK (SQUARE) 46 OF MALONEY SUBDIVISION, BOUNDED ON THE WEST BY A PLATTED SHORELINE OF MALONEY SUBDIVISION, AND BOUNDED ON THE SOUTH BY LOTS 1 AND 2 IN BLOCK (SQUARE) 60 OF MALONEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA

WHEREAS, an application was filed by Oceanside Investors, LLC to abandon a portion of Peninsular Avenue on Stock Island that is located between Blocks 46 and 60 (west of the west ½ of Lot 32 in Block 46) in Maloney Subdivision, as recorded in Plat Book 1, page 55 of the Public Records of Monroe County, Florida; and

WHEREAS, the Board of County Commissioners of Monroe County, Florida, desires to renounce and disclaim any right of the County and the public in and to the hereinafter right-of-way; and

WHEREAS, due notice has been published and a public hearing has been held in accordance with Chapter 336, Florida Statutes; and

WHEREAS, at said public hearing, the Board considered the argument of all parties present wishing to speak on the matter, and considered the renouncing and disclaiming of any

EXHIBIT 24

right of the County and the public in and to the hereinafter described right-of-way as delineated on the hereafter described map or plat; and

WHEREAS, the Board has determined that vacation of the said right-of-way is for the general public welfare, and conforms to the requirement of Sections 336.09 and 336.10, Florida Statutes; and

WHEREAS, the Board makes the following Findings of Fact and Conclusions of Law:

1. For purposes of Monroe County Code Sections 19-1(a)(1)and (2) the water at the end of Peninsular Avenue is not "open water."

2. For purposes of Monroe County Code Sec. 19-1(a)(3) abandonment of the right-of-way does not preclude a way for the public to maintain access to the water.

3. By approving this resolution, Monroe County agrees to the abandonment as an affected property owner under Monroe County Sec. 19-1(b).

4. The applicant has agreed to pay any expenses associated with the road abandonment including but not limited to relocation of utilities and any required road improvements.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, that it hereby renounces and disclaims any right of the County and public in and to the following described streets, alleyways, roads, or highways as delineated on the hereafter described map or plat, to-wit:

"Peninsular Avenue, lying between Block 46 and 60, South of Lots 30, 31 & the West ½ of Lot 32, in Square 46, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Lot 35 of said plat, thence West along the North Right-of-way line of Peninsular Ave. for a distance of 175.00 feet to the Southeast corner of the said West ½ of Lot 32, and the Point of Beginning; thence continue West along the said North Right-of-way line of Peninsular Ave. for a distance of 195.00 feet, more or less to the platted shoreline per Maloney's subdivision; thence S 18'26'06" W along the platted shoreline for a distance of 63.64 feet to the South Right-of-way line of Peninsular Ave.; thence East along the said South Right-of-way line of Peninsular Ave., for a distance of 215.00 feet more or less to the Southerly extension of the East line of the said West ½ of Lot 32; thence North for a distance of 60.00 feet to the said North Right-of-way line of Peninsular Ave. and the Point of Beginning. Containing 12,300.00 square feet, more or less."

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS of Monroe County, Florida, at a regular meeting held on the 30th of June, 2014.

Mayor Sylvia Murphy	Yes
Mayor *pro tem* Danny L. Kohlage	No
Commissioner Heather Carruthers	Yes
Commissioner George Neugent	Yes
Commissioner David Rice	Abstained

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

BY: Sylvia J. Murphy
Mayor Sylvia Murphy

ATTEST: AMY HEAVILIN, CLERK

Deputy Clerk

Approved as to Form and Legal Sufficiency

Susan M Grimsley
Assistant County Attorney
June 19, 2014

FILED FOR RECORD
2014 JUL -1 PM 1:25
CLK. CIR. CT.
MONROE COUNTY, FLA

FILED FOR RECORD
2014 JUN 31 PM 1:25
CLK. CIR. CT.
MONROE COUNTY, FLA

STATE OF FLORIDA
COUNTY OF MONROE
This Copy is a True Copy of the Original on File in this Office. Witness my hand and Official Seal.
This 1ST **day of** July
A.D., 20 14
AMY HEAVILIN
Clerk Circuit Court
By _____ **D.C.**

BOCC June 30, 2013
061914

EXHIBIT 24

Doc# 1992171
Bk# 2696 Pg# 898

THE CITIZEN KEY WEST
The Florida Keys Only Daily Newspaper, Est. 1876
Cooke Communications, LLC
Florida Keys

PO Box 1800
Key West Fl 33041
Office....305-292-7777
Extension...x219
Fax.....305-295-8025
legals@keysnews.com

INTERNET PUBLISHING
keywest.com
keysnews.com
floridakeys.com
key-west.com
Web Design Services

NEWSPAPERS
The Citizen
Southernmost Flyer
Florida Keys Free Press

MARKETING SERVICES
Commercial Printing
Direct Mail

FLORIDA KEYS OFFICES
Printing / Main Facility
3420 Northside Drive
Key West, FL
33040-1800
Tel 305-292-7777
Fax 305-294-0768
citizen@keywest.com

Internet Division
Tel 305-292-1880
Fax 305-294-1699
sales@keywest.com

Upper Keys Office
91731 Overseas Hwy
Tavernier, FL 33070
Tel 305-853-7277
Fax 305-853-0556
freepress@floridakeys.com

STATE OF FLORIDA
COUNTY OF MONROE

Before the undersigned authority personally appeared Tommy Todd, who on oath says that he is Advertising Director of the Key West Citizen, a daily newspaper published in Key West, in Monroe County, Florida; that the attached copy of advertisement, being a legal notice in the matter of

Notice of Adoption of Resolution Renouncing Right - Peninsular Ave.

was published in said newspaper in the issue(s) of

July 7, 2014.

Affiant further says that the Key West Citizen is a newspaper published in Key West, in said Monroe County, Florida and that the said newspaper has heretofore been continuously published in said Monroe County, Florida every day, and has been entered as second-class mail matter at the post office in Key West, in said Monroe County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Sworn and subscribed before me this 7 day of July, 2014

Notary Public:

Dawn Kawzinsky

DAWN KAWZINSKY
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE157233
Expires 1/4/2016

Dawn Kawzinsky
Expires: 1/4/16

Notary Seal

Personally Known x Produced Identification _____
Type of Identification Produced _____

EXHIBIT 24

AND DISCLAIMING ANY RIGHT OF THE COUNTY OF MONROE AND THE PUBLIC IN AND TO A CERTAIN STREET AS DELINEATED ON A CERTAIN RECORDED PLAT.

NOTICE IS HEREBY GIVEN, pursuant to Chapter 336, Florida Statutes, that the Board of County Commissioners of Monroe County, Florida, at a meeting held on June 30, 2014 duly adopted Resolution No. 116-2014, renouncing and disclaiming any right of the County of Monroe and the public in and to the following described streets, alley-ways, roads or highways as delineated on the hereinafter described map or plat, to wit:

"Peninsular Avenue, lying between Block 46 and 60, South of Lots 30, 31 & the West 1/2 of Lot 32, in Square 46, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Lot 35 of said plat, thence West along the North Right-of-way line of Peninsular Ave. for a distance of 175.00 feet to the Southeast corner of the said West 1/2 of Lot 32, and the Point of Beginning; thence continue West along the said North Right-of-way line of Peninsular Ave. for a distance of 195.00 feet, more or less to the platted shoreline per Maloney's subdivision; thence S 18°28'06" W along the platted shoreline for a distance of 63.64 feet to the South Right-of-way line of Peninsular Ave.; thence East along the said South Right-of-way line of Peninsular Ave., for a distance of 215.00 feet more or less to the Southerly extension of the East line of the said West 1/2 of Lot 32; thence North for a distance of 60.00 feet to the said North Right-of-way line of Peninsular Ave. and the Point of Beginning. Containing 12,300.00 square feet, more or less."

Dated at Marathon, Florida, this 2nd Day of July, 2014.

AMY HEAVILIN, Clerk of the Circuit Court and ex officio Clerk of the Board of County Commissioners of Monroe County, Florida

EXHIBIT 24

July 7, 2014
Key West Citizen

DocN 1615450 11/30/2006 4:13PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared by and return to:
Erica N. Hughes-Sterling
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 06-335-JB

11/30/2006 4:13PM
DEED DOC STAMP CL: PW $21,875.00

DocN 1615450
BkN 2255 PgN 1923

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28th day of November, 2006 between **Melodye Reger a/k/a Melody Reger, a single woman** whose post office address is **100 Bay Drive, Key West, FL 33040**, grantor, and **Monroe County, a political subdivision of the State of Florida** whose post office address is **1100 Simonton Street, Key West, FL 33040**, 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 of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

> **Lots 30, 31 and the West 1/2 of Lot 32, in Square 46, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida.**
>
> **Parcel Identification Number:** 00126230-000000; 00126220-000000; 00126210-000000

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2005**.

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:

Witness Name: ERICA N. HUGHES

Witness Name: MARY E. TURSO

Melodye Reger (Seal)

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 28th day of November, 2006 by Melodye Reger, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Mary E. Turso
Commission # DD398273
Expires March 30, 2009
Bonded Troy Fain - Insurance, Inc. 800-385-7019

Notary Public

Printed Name: MARY E. TURSO

My Commission Expires:

MONROE COUNTY
OFFICIAL RECORDS

EXHIBIT 25

DoubleTime®

Map

Parcels

Parcels

Parcels

Parcels

Roads

Parcels

Zoning (continued)

Commercial Fishing Special District

Commercial Fishing Village

Conservation District

Destination Resort

Incorporated

Industrial

Impr[illegible]

Zoning (continued)

Park and Refuge

Resolution 277-1986

Research Park

Recreational Vehicle

Sparsely Settled

Suburban Commercial

Suburban Residential -/Limited

Urban Commercial

EXHIBIT 26

Zoning

Airport

Area of County Critical Concern

Commercial Fish Areas

/Duplex/Masonry

Maritime Industries

Military Facilities

Mainland Native

Mixed Use

Native Area

Offshore Island

Urban Residential

Urban Residential Mobile Home

Urban Residential Mobile Home Limited

EXHIBIT 26

Map

Parcels

Parcels

Parcels

Parcels

Roads

Parcels

Future Land Use Map (FLUM)

- A - Agriculture
- AD - Airport District
- C - Conservation
- E - Education
- I - Industrial
- INS - Institutional
- M - Military
- MC - Mixed Use/Commercial

Future Land Use Map (FLUM) (continued)

- PB - Public Buildings/Grounds
- PF - Public Facilities
- R - Recreation
- RC - Residential Conservation
- RH - Residential High
- RL - Residential Low
- RM - Residential Medium

EXHIBIT 26

MCF - Mixed Use/Commercial Fishing

MN - Mainland Native

UNDS -Undesginated

EXHIBIT 26

1018 TRUMAN LLC
521 SIMONTON ST
KEY WEST,FL 33040-6872

ADAMS LILO E
7139 DRIFTWOOD DR SE
ADA,MI 49301-7890

AKTABOWSKI FRANK AND ANN M
989 OLD GREENVILLE RD
FAYETTEVILLE,GA 30215-7042

ALLEN JEFFREY E AND MONICA
819 PEACOCK PLZ PMB 809
KEY WEST,FL 33040-4293

ALSTOTT MICHAEL J FAMILY TRUST
AMD REST 5/12/2006
7019 1ST AVE S
SAINT PETERSBURG,FL 33707-1252

APPELLIS MICHEL
1414 NEWTON ST
KEY WEST,FL 33040

ARMOUR JAMES
4449 BAY SHORE RD
SARASOTA,FL 34234-3712

ASPINWALL FAMILY TR AG
5/18/2011
316 NAUTILUS CT
FORT MYERS,FL 33908-1610

ASPINWALL GARY
5823 RIVERSIDE LN
FORT MYERS,FL 33919-2505

BACKWALL PARTNERS LLC
3605 SOUTH BEACH DR
TAMPA,FL 33629

BACLE PETER M AND MONICA
15 AMARYLLIS DR
KEY WEST,FL 33040-6204

BACLE PETER L
15 AMARYLLIS DR
KEY WEST,FL 33040

BAILEY PROPERTIES LLC
5601 2ND ST W
LEHIGH ACRES,FL 33971-6332

BAKER GERALD L
7570 SKIPPER LN
TALLAHASSEE,FL 32317-9534

BAMPARTNERS LP
PO BOX 287
SOUTHFIELD,MI 48037-0287

BARBER BERENICE
6900 MALONEY AVE
KEY WEST,FL 33040

BARRETT PAUL L/E
PO BOX 5888
KEY WEST,FL 33045-5888

BARTON DONALD J JR
1502 UNITED ST
KEY WEST,FL 33040

BEAM DAVID J AND RACHEL S
1692 PINE CHANNEL DR
SUMMERLAND KEY,FL 33042-5718

BEAN LINDA
21945 MINNETONKA BLVD
EXCELSIOR,MN 55331-8616

BEHMKE JOHN J AND KAY D
PO BOX 344
KEY WEST,FL 33041-0344

BENEDETTO GEORGE
4421 JEFFERSON HWY
JEFFERSON,LA 70121-1308

BENEDETTO GEORGE M
4421 JEFFERSON HWY
JEFFERSON,LA 70121-1308

BENNETT GLENN
6 EMERSON DR
CINNAMINSON,NJ 08077-4050

BERMAN BENJAMIN REV TRUST
12/21/2006
6800 MALONEY AVE LOT 55
KEY WEST,FL 33040-6073

BIRMINGHAM IRONWORKS INC
9107 CHERRY RD
VERMILION,OH 44089-9311

BITTNER BEVERLY A
6800 MALONEY AVE LOT 39
KEY WEST,FL 33040-8112

BITTNER DALE LEE REVOCABLE
TRUST 9/30/2013
10 AZALEA DR
KEY WEST,FL 33040-6206

BLANCO LIANA M
6900 MALONEY AVE UNIT 14
KEY WEST,FL 33040-6065

BLITZ FAMILY TRUST
1800 ATLANTIC BLVD APT C338
KEY WEST,FL 33040-5395

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®

Sens de chargement

Repliez à la hachure afin de révéler le rebord Pop-Up™

www.avery.com
1-800-GO-AVERY

App labels 1 of 8

BLUEWATER INVESTMENT LP
142 JFK DR
ATLANTIS, FL 33462

BOGGS RONALD
97 LEISURE CT UNIT 40
PAGOSA SPRINGS, CO 81147-7746

BOGGS RONALD E
97 LEISURE CT UNIT 40
PAGOSA SPRINGS, CO 81147-7746

BORROR DAVID S
4280 HAYDEN RUN RD
DUBLIN, OH 43017-4342

BOTTON LINE FISH CO INC
7311 SALE BLVD
PANAMA CITY, FL 32409-1349

BOWEN ALFRED AND JOY
815 PEACOCK PLZ
KEY WEST, FL 33040

BOYD JOHN L AND BARBARA J
6781 OLIVE BRANCH RD
OREGONIA, OH 45054-9456

BREINES STEVEN
165 HORTON ST
BRONX, NY 10464-1620

BRUMBAUGH JOHN R
3310 N 4TH ST
HARRISBURG, PA 17110-1413

BUBBUS DAVID AND ELIZABETH DIANE JT REV TR 9/16/11
216 N SHORE DR
RUSSELLVILLE, AR 72802-8827

BURNETTE WILLIAM HOLMES REV TR 05/30/1997
708 WHITE ST
KEY WEST, FL 33040-7155

BURNS MICHAEL J AND KARLA V
6900 MALONEY AVE UNIT 15
KEY WEST, FL 33040-6065

BUTLER CHUCK
6800 MALONEY AVE LOT 47
KEY WEST, FL 33040-8112

C SERVICE LLC
61 SPOONBILL WAY
KEY WEST, FL 33040-7916

CALYPSO WATER SPORTS AND CHARTERS INC
257 ATLANTIC BLVD
KEY LARGO, FL 33037

CAMPBELL EDWARD L AND PAMELA JO
611 SYCAMORE ST
RAVENSWOOD, WV 26164-1527

CARDENAS ROBERT H AND DEBORAH
917 EATON ST
KEY WEST, FL 33040-6922

CASTRO RICARDO F
6900 MALONEY AVE UNIT 13
KEY WEST, FL 33040-6065

CAYO HUESO INVESTMENTS LNC
6511 MALONEY AVE
KEY WEST, FL 33040

CHEYENNE HOLDINGS LIMITED PARTNERSHIP
2201 4TH ST N STE 201
SAINT PETERSBURG, FL 33704-4300

COLLINS J FRED
63 DOLPHIN COVE QUAY
STAMFORD, CT 06902-7715

~~CONFIDENTIAL DATA F.S. 119.07~~

CONKLIN EDWARD G
PO BOX 2468
KEY WEST, FL 33045-2468

COOPER PETE AND DIANE
1108 TRUMAN AVE
KEY WEST, FL 33040-3352

COTTIS JOHN DEC TRUST 5/28/2008
17258 DOLPHIN ST
SUGARLOAF SHORES, FL 33042

COUNTY OF MONROEC/O BOCC
1100 SIMONTON ST
KEY WEST, FL 33040

COVENEY MARY PRISCILLA
6900 MALONEY AVE UNIT 6
KEY WEST, FL 33040-6060

COX STANLEY A
1648 RICHMOND RD
LEXINGTON, KY 40502

CROWE TIMOTHY J AND DEBORAH R
1707 PATRICIA ST
KEY WEST, FL 33040

CVS OF SE MISSOURI PROFIT SHARING PLAN
662 PALOMA CIRCLE
MESQUITE, NV 89027

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®

Sens de chargement

Repliez à la hachure afin de révéler le rebord Pop-Up™

www.avery.com
1-800-GO-AVERY

DASHER TED
4300 10TH AVE S
BIRMINGHAM, AL 35222-4336

DASHER THEODORE E
554 37TH ST NORTH
BIRMINGHAM, AL 35222

DBGB REV TR DTD 7/10/2000C/O
BERRYHILL DONALD J AND GLENNA
TRUSTEES
26 HINA ST
HILO, HI 96720

DELPHFISHING MEDIA INC
183 VENETIAN WAY
SUMMERLAND KEY, FL 33042-3684

DEMAURO ROBERT AND KIMBERLY
CURRY (H/W)
17195 KINGFISH LN W
SUMMERLAND KEY, FL 33042-3613

DEPIERRO RICHARD
PO BOX 35
SAG HARBOR, NY 11963-0001

DHILLON WILLIAM J
29780 SPRINGTIME RD
BIG PINE KEY, FL 33043-3121

DIMBATH MERLE AND SUSAN REV
FAMILY LIV TR
2621 GULFVIEW DR
KEY WEST, FL 33040-3983

DOLPHIN WATCH I LLC
3618 EL CENTRO ST
ST PETE BEACH, FL 33706

DUKE JOHN O REVOCABLE TRUST
10/11/2013
28555 JOLLY ROGER DR
SUMMERLAND KEY, FL 33042-5501

EASTERLY ROBERT
1107 KEY PLZ - 155
KEY WEST, FL 33040-4086

EL PESCADOR ENTERPRISES INC
917 EATON ST
KEY WEST, FL 33040-6922

ESTILL ROBERT I
2026 S QUEEN ST
YORK, PA 17403

~~ESTILL ROBERT I~~
~~2026 S QUEEN ST~~
~~YORK, PA 17403~~

F DEPOT INC
4705 NW 132ND ST
OPA LOCKA, FL 33054-4313

FEDERAL NATIONAL MORTGAGE
ASSOCIATION
3900 WISCONSIN AVE NW
WASHINGTON, DC 20016-2892

FLEMING ENTERPRISES LLC
16101 LA GRANDE DR
LITTLE ROCK, AR 72223-9152

FLENARD DIANA L
6800 MALONEY AVE LOT 44
KEY WEST, FL 33040-8112

FOLEY WALTER ALLEN
875 W LOOP 304
CROCKETT, TX 75835

~~FOLEY WALTER AND KAY TRUST~~
~~4/16/07C/O FOLEY WALTER A AND~~
~~MURLYN KAY TRUSTEES~~
~~875 WEST LOOP 304~~
~~CROCKETT, TX 75835~~

FORMOSO CHARLES A
P O BOX 331089
COCONUT GROVE, FL 33233

FOWLER CHARLES
7251 NW 6TH ST
PLANTATION, FL 33317-1103

FOWLER MILLARD LEON AND
CONNIE L
1716 SOUTH ST
KEY WEST, FL 33040-3517

FREE SALLY A
115 SW 58TH ST
CAPE CORAL, FL 33914

G AND T PROPERTIES LIMITED
PARTNERSHIP
45 COYOTE RDG
GREEN MOUNTAIN, NC 28740-9252

GAP PROPERTIES OF SW FLORIDA-
1INC
4737 OAK RUN DR
SARASOTA, FL 34243

GARDNER JENNIE S REV TR
10/26/2010
201 13TH ST NE APT B
WASHINGTON, DC 20002-6566

GAYNOR RICHARD G
2320 DRUSILLA LN
BATON ROUGE, LA 70809-1495

GIBBS JON M
411 SHERIDAN BLVD
ORLANDO, FL 32804-6344

GORDON LYNN J
P O BOX 131
CAPTAIN COOK, HI 96704

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®

Sens de chargement

Repliez à la hachure afin de révéler le rebord Pop-Up™

www.avery.com
1-800-GO-AVERY

GRAY II FRED EMMET REV TRUST
DTD 11-04-2004
23063 WAHOO LN
CUDJOE KEY, FL 33042

HARLOW JAMES MYRON
DECLARATION TRUST 12/7/2001
16657 HOLLY LN
SUMMERLAND KEY, FL 33042-3508

HAYMAKER JAMES
326 WHITEHEAD ST
KEY WEST, FL 33040-6543

HEITLER ROBERT H AND JANE A
1694 COTTONWOOD CREEK PL
LAKE MARY, FL 32746-4404

HENDERSON ROBIN M
PO BOX 2515
KEY WEST, FL 33045-2515

HILDEBRANDT FREDERICK AND SUSAN
1901 S ROOSEVELT BLVD APT 401E
KEY WEST, FL 33040-5249

HOLMES PETER F
12 WILDWOOD LN
SCARBOROUGH, ME 04074-9436

HOWARD DAVID B
2525 N LAKE LEELANAU DR
LAKE LEELANAU, MI 49653

HOWELL WALTER W TRUSTEE
106 KIMBALL POND RD
CANTERBURY, NH 03224-2302

HOYT R ASHLEY
3420 DUCK AVE
KEY WEST, FL 33040

HUB FLORIDA LLC
620 S RIVER LANDING RD
EDGEWATER, MD 21037-1553

HUNKER WAYDE
7 PARK MEADOWS DR
FAIRFIELD, OH 45014-4672

HURST BASIL J
246 MCCAUSLEY RD
HUBERT, NC 28539-3540

I-10 LLC
6 ISLAND RD
STUART, FL 34996-7005

JACKSON RICHARD W
1301 FLAGLER AVE
KEY WEST, FL 33040

JACKSON ROBERT C AND ANGELA G
14091 SCIO CHURCH RD
CHELSEA, MI 48118

JACQUES GARY L REVOCABLE TRUST
DTD 6/7/06
PO BOX 22
FLOYD, IA 50435-0022

JESSEE JASON
1107 KEY PLZ PMB 333
KEY WEST, FL 33040-4086

JONES JOHN B
6800 MALONEY AVE LOT 46
KEY WEST, FL 33040-8112

JONES LLC
11 CYPRESS AVE
KEY WEST, FL 33040-6236

KERSHAW ABRAHAM AND CAROL L
JOINT TRUST 10/23/2012
31W660 STEARNS RD
ELGIN, IL 60120-9000

KEY WEST 80 LLC
26640 EDGEWOOD RD
EXCELSIOR, MN 55331-8339

KEY WEST HARBOUR
CONDOMINIUM

KEY WEST HARBOUR YACHT CLUB TR
6/28/2010C/O CRUZ FERMIN P
TRUSTEE
6818 SEAVIEW BLVD
HUDSON, FL 34667-1032

KEY WEST MARINA INVESTMENTS LLC
6000 PENINSULAR AVE
KEY WEST, FL 33040-6082

KEYSTER LLC
14007 LAKE MAGDALENE BLVD
TAMPA, FL 33618-2319

LAMILA LIMITED LIABILITY PARTNERSHIP
20 HIDDEN HILLS WAY
ARDEN, NC 28704-6110

LANDIS OLIVER
2740 W FRANKLIN BLVD
GASTONIA, NC 28052

LANG RICHARD A
92 HARTFORD PIKE
NORTH SCITUATE, RI 02857-1846

LAYNE JUDITH
6900 MALONEY AVE UNIT 1
KEY WEST, FL 33040-6060

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®

Sens de chargement

Repliez à la hachure afin de révéler le rebord Pop-Up™

www.avery.com
1-800-GO-AVERY

LEE JAMES A
PO BOX 1022
ANOKA, MN 55303-0599

LEWIS MARK AND BETH
2075 WOOD ROAD
LEBANON, OH 45036

LOCKWOOD BUDDIE A
6900 MALONEY AVE UNIT 8
KEY WEST, FL 33040-6060

LONG G GREG AND KRISTINE A
102 ALGONQUIN
LAKE WINNEBAGO, MO 64034

LOW KEY CHARTER SERVICES INC
6800 MALONEY AVE LOT 47
KEY WEST, FL 33040-8112

LUKOWSKI MICHAEL JOHN AND JUDITH ANN
2200 NW 24TH ST
GAINESVILLE, FL 32605-3854

LUTZ ELIZABETH N
6800 MALONEY AVE LOT 48
KEY WEST, FL 33040-8112

MAGGIO LEONA J
PO BOX 2147
KEY WEST, FL 33045-2147

MARLIN INTEGRATED CAPITAL III LLC
180 SUGARLOAF DR
SUMMERLAND KEY, FL 33042-3673

MARTIN CHRISTIE L
6900 MALONEY AVE
KEY WEST, FL 33040-6060

MARY B REAL ESTATE LLC
2718 HARRIS AVE
KEY WEST, FL 33040-3955

MAUN FAMILY TRUST 9/4/2013
225 CHEROKEE LN
CARBONDALE, CO 81623-9410

MCCARTHY CHRISTOPHER
P O BOX 406
SANDOWN, NH 3873

MCKENDRY BRIAN
80 PALM DR
KEY WEST, FL 33040-6130

MCSWEEN MIKE AND NANCY
1422 HARMONY ST
NEW ORLEANS, LA 70115-3407

MENTONIS GEORGE AND PATRICIA
5960 PENINSULAR AVE UNIT 109
KEY WEST, FL 33040-6051

MICK CAROL L
PO BOX 763
DURHAM, NH 03824-0763

MILES GAY C
404 SANDFIDDLER CT
MOREHEAD CITY, NC 28557-2530

MONGELLI ROBERT CHARLES DEC TR DTD 1-15-02
1025 SANDYS WAY
KEY WEST, FL 33040

MOREAN WILLIAM D LV TR DTD 4-7-81 AND REST 11-3-93
2201 4TH ST N STE 201
SAINT PETERSBURG, FL 33704-4300

MORGAN HUGH J
404 SOUTH ST
KEY WEST, FL 33040-3138

NASET WALLACE J AND RUTH S
20717 6TH AVE W
SUMMERLAND KEY, FL 33042-4010

NEUBERGER RENE AMEN AND RESTATE INTER VIVOS DEC TR
175 TEAL CIR
BERLIN, MD 21811-1531

NGUYEN VINCENT H
6900 MALONEY AVE UNIT 11
KEY WEST, FL 33040-6060

NIX JAMES R AND CATHERINE
6900 MALONEY AVE UNIT 12
KEY WEST, FL 33040-6060

NOORDHOEK HAROLD
300 CASUARINA CONCOURSE
CORAL GABLES, FL 33143-6508

OCEANSIDE ~~EAST DRY STORAGE CONDOMINIUM~~

OCEANSIDE ~~MARINA CONDOMINIUM~~

OCEANSIDE ~~RESIDENTIAL CONDOMINIUM~~

OLIVER LAWRENCE J TR DTD 05/02/95
18420 DEEP PASSAGE LN
FT MYERS BEACH, FL 33931

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®

Sens de chargement

Repliez à la hachure afin de révéler le rebord Pop-Up™

www.avery.com
1-800-GO-AVERY

OROPEZA HELIO AND CARLEEN
224 KEY HAVEN RD
KEY WEST, FL 33040-6224

OSM LLC
6810 FRONT ST
KEY WEST, FL 33040-6040

OSM SLIPS LLC
6810 FRONT ST
KEY WEST, FL 33040-6040

OTTO CORY J
6900 MALONEY AVE UNIT 17
KEY WEST, FL 33040-6065

OYEME IV LLC
PO BOX 787
KEY WEST, FL 33041-0787

OYSTER POINT PROPERTIES LLC
105 E ST
HAMPTON, VA 23661

PETROCINE THOMAS AND LINDA L
PO BOX 99
WATERVILLE VALLEY, NH 3215

PFENT DAVID J AND EVELYN C
512 NOAH LANE
KEY WEST, FL 33040

PINA DELORES
6800 MALONEY AVE LOT 59
KEY WEST, FL 33040-8111

PORTER POWELL DOUGLAS
95510 OVERSEAS HWY
KEY LARGO, FL 33037

PRITZ DALE
1832 SCHAWAN LN
YORK, PA 17402

RCM OF KEY WEST LLC
1025 SANDYS WAY
KEY WEST, FL 33040

REHM ALFRED F
PO BOX 8086
WILSON, NC 27893-1086

RICE DAVID P AND MARY L
133 MOCKINGBIRD LN
MARATHON, FL 33050-2482

RICHARDS LIVING TRUST
7/20/07C/O RICHARDS DEAN ALLEN
JR TRUSTEE
1214 VON PHISTER ST
KEY WEST, FL 33040

RICHARDS LIVING TRUST
7/20/2007C/O RICHARDS DEAN
ALLEN JR TRUSTEE
1214 VON PHISTER ST
KEY WEST, FL 33040

RIVERO MELISSA A
6900 MALONEY AVE UNIT 2
KEY WEST, FL 33040-6060

ROGGERO HARRY J JR LIVING TRUST
10/1/2012
21 PARKER AVE
NEWPORT, RI 02840-6940

ROWLEY RICHARD & PATRICIA
P O BOX 125
AUSTINBURG, OH 44010-0125

ROWLEY RICHARD D & PATRICIA M
P O BOX 125
AUSTINBURG, OH 44010

SALERNO ANTHONY L
114 SINCLAIR DR
NORTON SHORES, MI 49441-5545

SALERNO ANTHONY L
114 SINCLAIR DR
NORTON SHORES, MI 49441-5545

SAWYER GREGORY M
6800 MALONEY AVE LOT 37
KEY WEST, FL 33040-8109

SCHOEPKE CRAIG A AND NANCY C
29550 WEST CAHILL CT
BIG PINE KEY, FL 33043

SESSLER WANDA
6800 MALONEY AVE LOT 42
KEY WEST, FL 33040-8112

SHATT J MURRAY & MARY H
PO BOX 420488
SUMMERLAND KEY, FL 33042-0488

SHEFFLER BARBARA K
2510 CHAGRIN RIVER RD
CHAGRIN FALLS, OH 44022-6600

SHIELD LINDA DEC TR 7/7/97
920 VIRGINIA ST
KEY WEST, FL 33040

SICINSKI WALTER AND BENNETT
MONICA
142 TYRREL AVE
TORONTO, ONTARIO M6G 2G7

SIMON CHARLES AND JACQUELINE
R
23550 CENTER RIDGE RD
WESTLAKE, OH 44145-3655

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®

Sens de chargement

Repliez à la hachure afin de révéler le rebord Pop-Up™

www.avery.com
1-800-GO-AVERY

SIMON CHARLES T
23550 CENTER RIDGE RD
WESTLAKE, OH 44145-3655

SIMONDS ROBERT BRADLEY
17131 SEA GRAPE LN
SUGARLOAF KEY, FL 33042

SIMONTON ROW LTD
1109 EATON ST
KEY WEST, FL 33040

SIMPSON DANIEL J
6800 MALONEY AVE LOT 35
KEY WEST, FL 33040-8109

SIMS ROBERT JAMES & NANCY W
7760 SOUTHWEST 167TH TERRACE
MIAMI, FL 33157

SMITH KEITH A
PO BOX 1267
SUMAS, WA 98295-1267

SMITH KEITH A TRUSTEE(K S SMITH
MD PROFITSHARING PLAN)
PO BOX 1267
SUMAS, WA 98295

SOULES WILLIAM E
1710 SW 87TH PL
OCALA, FL 34476-6713

SPANISH FLY ENTERPRISES INC
PO BOX 420661
SUMMERLAND KEY, FL 33042-0661

STAFFORD TERESA
7B-20-22 ONSLOW AVE
ELIZABETH BAY, NSW 2011 SW
2011

STARK JOHN TRUST AGREEMENT
12/15/1995
4780 COVE CIR APT 311
SAINT PETERSBURG, FL 33708-2870

STUURSMA JAMES R AND ANN M
PO BOX 202
MACATAWA, MI 49434-0202

SUNSET INVESTORS LLC
4400 PAPA JOE HENDRICK BLVD
CHARLOTTE, NC 28262

SUNSET INVESTORS LLC
4400 PAPA JOE HENDRICK BLVD
CHARLOTTE, NC 28262

TARANTINO JOANNE
1002 WASHINGTON ST
KEY WEST, FL 33040-4865

THOMAS FLOYD H AND CAROLYN A
2034 IL ROUTE 2
DIXON, IL 61021-9075

THOMAS TOM AND LUCILLE G
2864 COCO LAKES DR
NAPLES, FL 34105-4511

TIITF/SOVEREIGNTY LANDS
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000

TORTUGA WEST HOMEOWNERS
ASSOC
201 FRONT ST STE 110
KEY WEST, FL 33040-8346

TORTUGA WEST HOUSING LLC
210 FRONT ST
KEY WEST, FL 33040

TOWER EQUITIES RE INC
PO BOX 690785
CHARLOTTE, NC 28227-7014

TRADEWINDS INTERNATIONAL REAL
ESTATE PLLC
1540 INTERNATIONAL PKWY STE
200
LAKE MARY, FL 32746-4713

TRIVISONNO NICHOLAS L
REVOCABLE TRUST 2/24/2003
2019 CRAIGMORE DR
CHARLOTTE, NC 28226-6206

TRIVISONNO NICHOLAS L
REVOCABLE TRUST 2/24/2003
2019 CRAIGMORE DR
CHARLOTTE, NC 28226-6206

~~UNITED STATES OF AMERICA~~
ATLANTA, GA 30345

UP DEVELOPMENT KEY WEST
HOLDINGS LLC C/O OFSM MGT
OFFICE
3201 E COLONIAL DR OFC
ORLANDO, FL 32803-5198

WALTERS CHARLES D AND
STEPHANIE
525 DU PONT LN
KEY WEST, FL 33040-7458

WELLS KENNETH G
6651 MALONEY AVE
KEY WEST, FL 33040-6057

WEYMOUTH LISA A
P O BOX 791249
PAIA, HI 96779

WHITEHEAD BRIAN J
49 SUNSET KEY
KEY WEST, FL 33040

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®

Sens de chargement

Repliez à la hachure afin de révéler le rebord Pop-Up™

www.avery.com
1-800-GO-AVERY

WILKES GEORGE A REVOCABLE
TRUST 10/27/2004
143 RAINBOW DR
LIVINGSTON, TX 77399-1043

WILSON JAMES E AND MARIA
27 EVERGREEN AVE
KEY WEST, FL 33040-6244

WOLZ ROBERT J
PO BOX 1411
KEY WEST, FL 33041

WYLAND OF KEY WEST INC
953 NW 53RD ST
FT LAUDERDALE, FL 33309

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®

Sens de chargement

Repliez à la hachure afin de révéler le rebord Pop-Up™

www.avery.com
1-800-GO-AVERY