

## DEVELOPMENT REVIEW COMMITTEE

Tuesday, September 23, 2014

### AGENDA

The Monroe County Development Review Committee will conduct a meeting on Tuesday, September 23, 2014, beginning at 1:00 PM at the Marathon Government Center, Media & Conference Room (1<sup>st</sup> 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 to 7.29.14 to 8.26.14 to 9.23.14](#)

[2014-041 Request for Continuance to DRC 10.28.14.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 FUTURE LAND USE MAP FROM RESIDENTIAL LOW (RL) TO MIXED USE/COMMERCIAL (MC) FOR PROPERTY LOCATED AT 97770 AND 97702 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 97, LEGALLY DESCRIBED AS A PARCEL OF LAND IN SECTION 6, TOWNSHIP 62 SOUTH, RANGE 39 EAST, ISLAND OF KEY LARGO, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00091000-000000 AND 00091020-000000, AS PROPOSED BY SEA THE SEA OF KEY LARGO, INC. AND COCONUT BAY OF KEY LARGO, INC.; 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 AND FOR AMENDMENT TO THE FUTURE LAND USE MAP; PROVIDING FOR AN EFFECTIVE DATE.

(File 2014-081)

[2014-081 SR DRC 09.23.14.pdf](#)

[2014-081 File.PDF](#)

[2014-081 Recvd 06.17.14 Survey.pdf](#)

3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM SURBURBAN RESIDENTIAL (SR) TO SURBURBAN COMMERCIAL (SC) FOR PROPERTY LOCATED AT 97770 AND 97702 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 97, LEGALLY DESCRIBED AS A PARCEL OF LAND IN SECTION 6, TOWNSHIP 62 SOUTH, RANGE 39 EAST, ISLAND OF KEY LARGO, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00091000-000000 AND 00091020-000000, AS PROPOSED BY SEA THE SEA OF KEY LARGO, INC. AND COCONUT BAY OF KEY LARGO, INC.; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR AMENDMENT TO THE LAND USE DISTRICT (ZONING) MAP; PROVIDING FOR AN EFFECTIVE DATE.

(File 2014-082)

[2014-082 SR DRC 09.23.14.pdf](#)

[2014-082 FILE.PDF](#)

[2014-082 Recvd 06.16.14 Survey.pdf](#)

4. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY COMPREHENSIVE PLAN; ADOPTING THE 10-YEAR WATER SUPPLY PLAN UPDATE TO BE CONSISTENT WITH THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT LOWER EAST COAST WATER SUPPLY PLAN UPDATE OF 2013; 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 2014-100)

[2014-100 SR DRC 09.23.14.pdf](#)

5. 5700 Fourth Street, 5550 Fifth Avenue and 6500 Front Street, Stock Island, Mile Marker 5: A request for approval of a Development Agreement between Monroe County, Florida; Roger Bernstein, as Trustee of the Benjamin Bernstein Trust B; and Joseph R. Rackman and Jeffrey W. Bolotin, as Trustees of the Island Trust Agreement, involving the redevelopment of the subject properties with marina uses, heavy and light industrial uses (including boat building repair and storage), commercial fishing uses (including the manufacture, assembly, repair, maintenance and storage of traps, nets and other fishing equipment), hotel uses, commercial retail uses (including a restaurant with up to 150 seats and a market), and accessory uses. The residential density,

## AGENDA

under maximum net density, would not exceed 122 transient residential units (in the form of hotel rooms). Not including accessory structures related to the transient residential uses, the nonresidential floor area would not exceed 14,000 square feet. At least 35 percent of the upland area of the properties shall be reserved for working waterfront and water dependent uses. At least 20 percent of the dockage shall be reserved for commercial fishing vessels. New residential or nonresidential buildings shall not exceed 35 feet in height. Public access will be allowed from 7:00 am until dusk. The Development Agreement concerns properties located at 5700 Fourth Street and 5550 Fifth Avenue (legally described as a portion of Block 55, all of Block 56, and a portion (Lot 13) of Block 57, the vacated portion of Fifth Avenue per Resolution #28-1966, Maloney subdivision (also known as McDonald's Plat), Plat Book 1, Page 55, and adjacent bay bottom, having real estate #'s 00123770.000000, 00127250.000000, 00127280.000000, 00127290.000000 and 00127380.000000) and 6500 Front Street (legally described as a portion of Block 55, Maloney subdivision (also known as McDonald's Plat), Plat Book 1, Page 55, and adjacent bay bottom, having real estate #'s 00123600.000100).

(File 2014-107)

[2014-107 SR DRC 09.23.14.PDF](#)

[2014-107 FILE.PDF](#)

[2014-107 COMBINED Recvd 07.23.14 Survey.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

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**From:** Bursa-Karl  
**Sent:** Monday, September 22, 2014 11:05 AM  
**To:** Creech-Gail  
**Subject:** FW: Cudjoe Transferable Development Rights

FYI ☺

Karl W. Bursa, AICP  
Senior Planner  
Monroe County  
Planning & Environmental Resources  
(305) 289-2589  
2798 Overseas Hwy., Suite 400  
Marathon, FL 33050

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**From:** [bart@smithoropeza.com](mailto:bart@smithoropeza.com) [mailto:[bart@smithoropeza.com](mailto:bart@smithoropeza.com)]  
**Sent:** Friday, September 19, 2014 10:35 AM  
**To:** Bursa-Karl  
**Subject:** Cudjoe Transferable Development Rights

Karl,

Please allow this email to serve as Hamilton and TDR Parcel, LLC's request to continue the Development Review Committee hearing set for September 23rd until the next Development Review Committee hearing on October 28th. Thank you.

Regards,

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](http://www.smithoropeza.com)

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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.

Paul Creech

Planning Staff

MCPA GIS Public Portal  
Scott P. Russell, CFA

- **Pan**
- [Legend](#)
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- MCPA GIS Public Portal
- 2014 Condo Monroe Overlay
  - Subdivisions
  - Section Lines
- 2013 Condo Parcels
  - Shoreline
- 2012 Condo Lot Lines
  - Hooks Leads
- 2011 Condo Easements
  - Text Displays
  - Qualified Condo Sales
- 2010 Condo Qualified Sales
  - Transportation
- 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



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

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- 2011 Sales
- 2010 Sales
- 2009 Sales
- 2008 Sales
- Road Centerline
- Road Block Name
- Right of Way

Zoom-in Zoom-in to a defined extent...  
 Zoom-out Zoom-out to a defined extent...  
 Full Extent Zoom to the full extent tool was clicked!  
 Latitude: 29.66234 Longitude: -81.752739



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
54192	127477.000116	00127477-000116	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

Receiver

Labels GC 1 of 7

29

✓ 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

✓ DASH ~~ER~~ 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

Labels GC 2 of 7

200

- ✓ 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

✓ 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

Labels GC 5 of 7

✓ 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  
210 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

29

✓ 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

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PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



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.

Barton W. Smith, Esq.

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

138 - 142 Simonton Street

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

305-296-7227

bart@smithoropeza.com

Daytime Phone

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

MM21.5

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

Approximate Mile Marker

APPLICATION

**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](mailto: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
5950 – 5970 Peninsular Avenue, Key West, Florida 33040	MM5

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)

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

APPLICATION

- 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
- 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
- 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:

- 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: *[Signature]* *O/H/O Barton W. Smith* Date: 3-25-14

Sworn before me this 25 day of March 2014



*[Signature]*  
Notary Public  
My Commission Expires

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

## **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' 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.

**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**

# This Indenture, REF: 678 PAGE 104

4.00  
78.00  
28.60

100155

Wherever used herein, the term "party" shall include the heirs, personal representatives, executors and/or assigns of the respective parties herein; 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 "etc." shall include all the items 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 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. 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:

Donald M. Brinsford  
Notary Public

Robert W. Sawyer  
ROBERT W. SAWYER  
Norma A. Sawyer  
NORMA A. SAWYER

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

State of Florida  
County of MONROE

STATE OF FLORIDA  
DOCUMENTARY  
PH 0612/76  
DOCUMENTARY  
SALES TAX  
20.60

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  
Donald M. Brinsford  
Notary Public

# This Indenture,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and 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 24<sup>th</sup> day of April A. D. 1986  
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 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, 793.01 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:

Henry B. Hamilton  
Thomas J. Jones

Robert Jones  
Lynn Jones

L.S.  
L.S.  
L.S.  
L.S.

State of Florida }  
County of MONROE

DS Paid 57.00 Date 5-2-86  
MONROE COUNTY  
DANNY L. KOLHAGE, CLERK CM. CL.  
BY Daniel S. Shaw D.C.

86-17-7 P1-41  
DANNY L. KOLHAGE  
CLERK CM. CL.  
MONROE COUNTY, FLORIDA

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 24<sup>th</sup> day of April, A. D. 1986.

My Commission Expires \_\_\_\_\_  
Notary Public, State of Florida  
My Commission Expires Jan. 31, 1987.

Daniel S. Shaw  
Notary Public

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

FILED FOR RECORD

# 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 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.

## 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

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

This document was prepared by  
and should be returned to:

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

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.



**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**

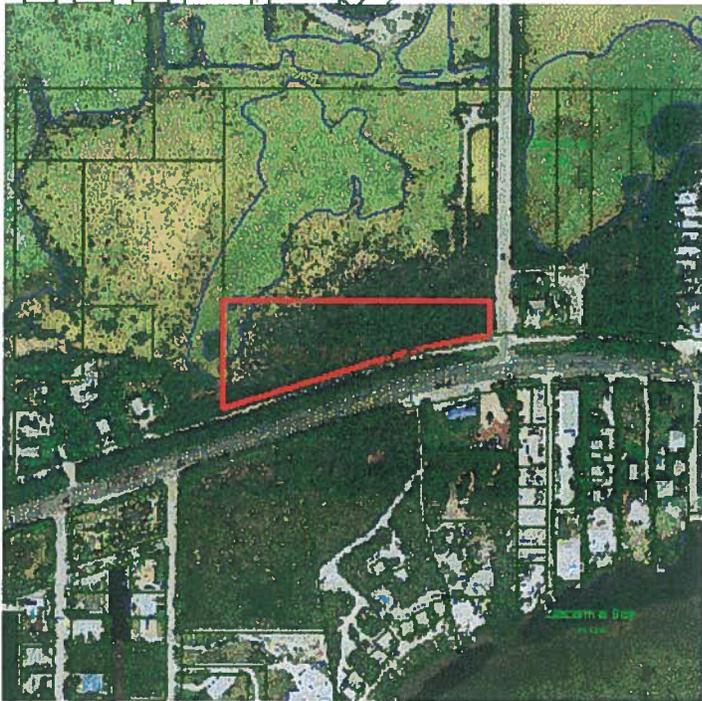
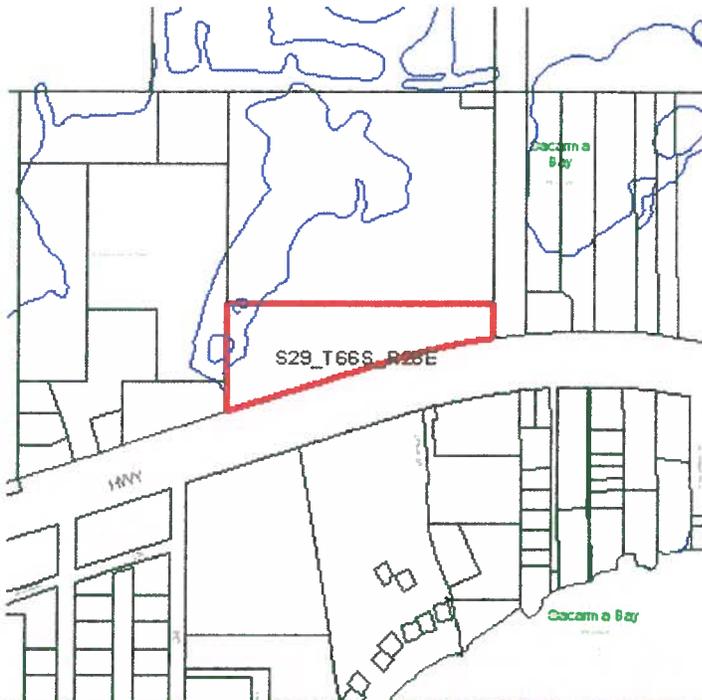
**Ownership Details**

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**

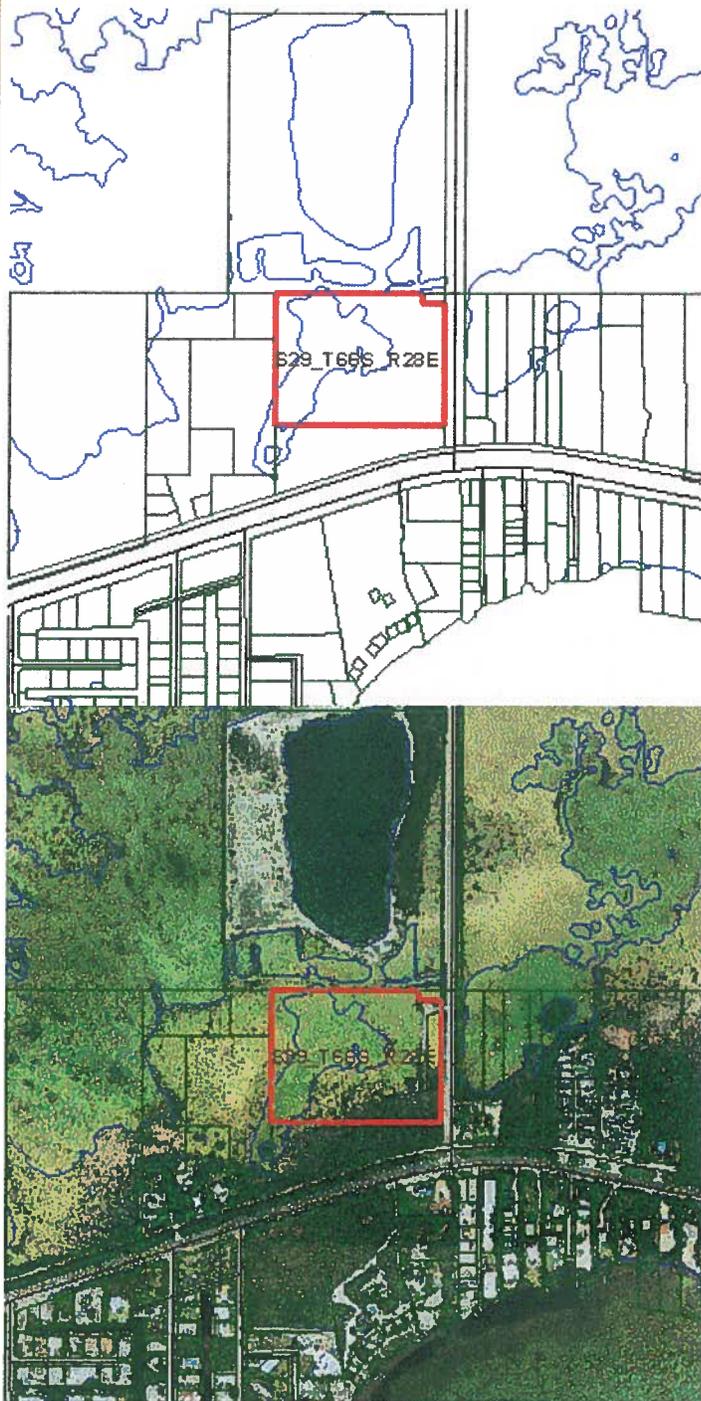
**Ownership Details**

**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

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**

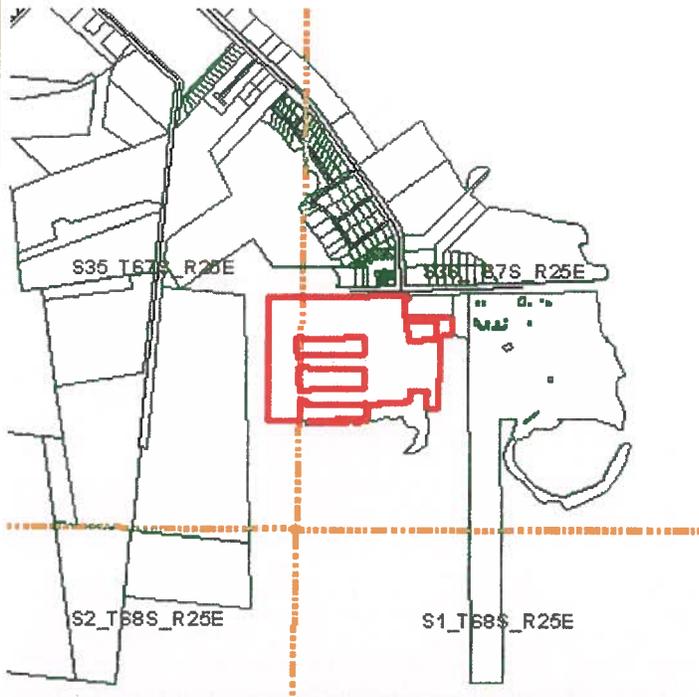
**Ownership Details**

**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**

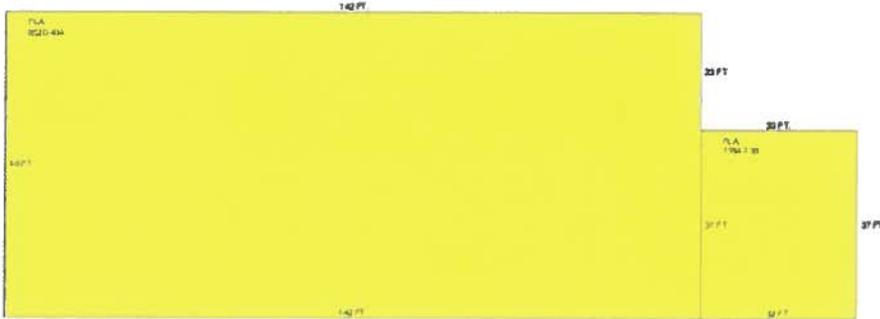
<b>Building Type</b>	<b>Condition A</b>	<b>Quality Grade 250</b>
<b>Effective Age 22</b>	<b>Perimeter 542</b>	<b>Depreciation % 27</b>
<b>Year Built 1970</b>	<b>Special Arch 0</b>	<b>Grnd Floor Area 9,704</b>
<b>Functional Obs 0</b>	<b>Economic Obs 0</b>	

**Inclusions:**

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

**Extra Features:**

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



**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  
 Effective Age 14  
 Year Built 1969  
 Functional Obs 0

Condition A  
 Perimeter 800  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 18  
 Grnd Floor Area 30,000

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

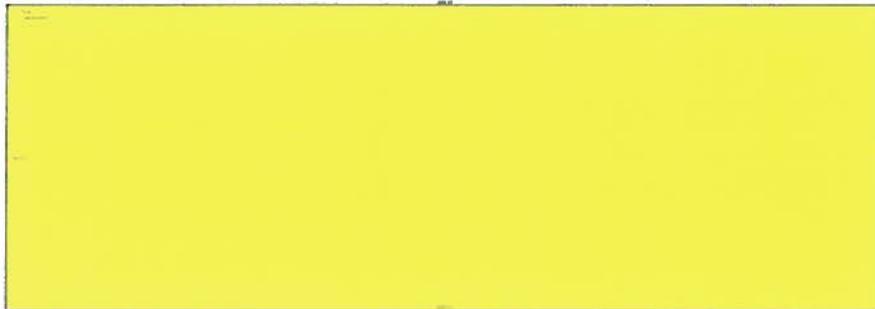
**Extra Features:**

2 Fix Bath 0

Vacuum 0

3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 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					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  
 Effective Age 14  
 Year Built 1983  
 Functional Obs 0

Condition A  
 Perimeter 180  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 18  
 Grnd Floor Area 988

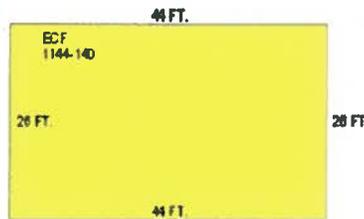
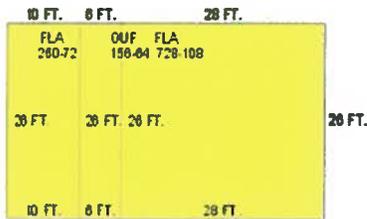
**Inclusions:**

Roof Type  
 Heat 1

Roof Cover  
 Heat 2

Foundation  
 Bedrooms 0

	Heat Src 1		Heat Src 2		
<b>Extra Features:</b>					
	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  
 Effective Age 22  
 Year Built 1975  
 Functional Obs 0

Condition A  
 Perimeter 60  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 27  
 Grnd Floor Area 225

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

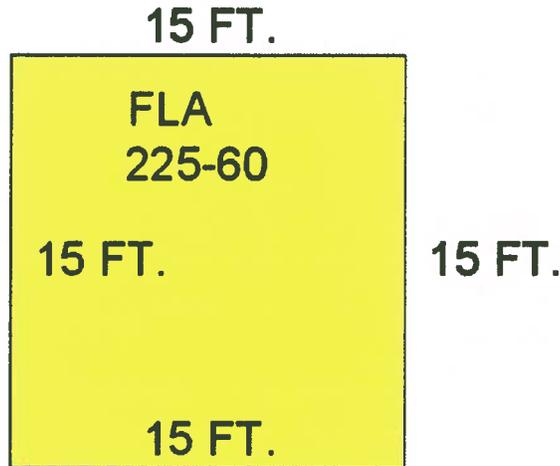
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

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

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	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  
 Effective Age 12  
 Year Built 1995  
 Functional Obs 0

Condition E  
 Perimeter 416  
 Special Arch 0  
 Economic Obs 0

Quality Grade 400  
 Depreciation % 15  
 Grnd Floor Area 3,204

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

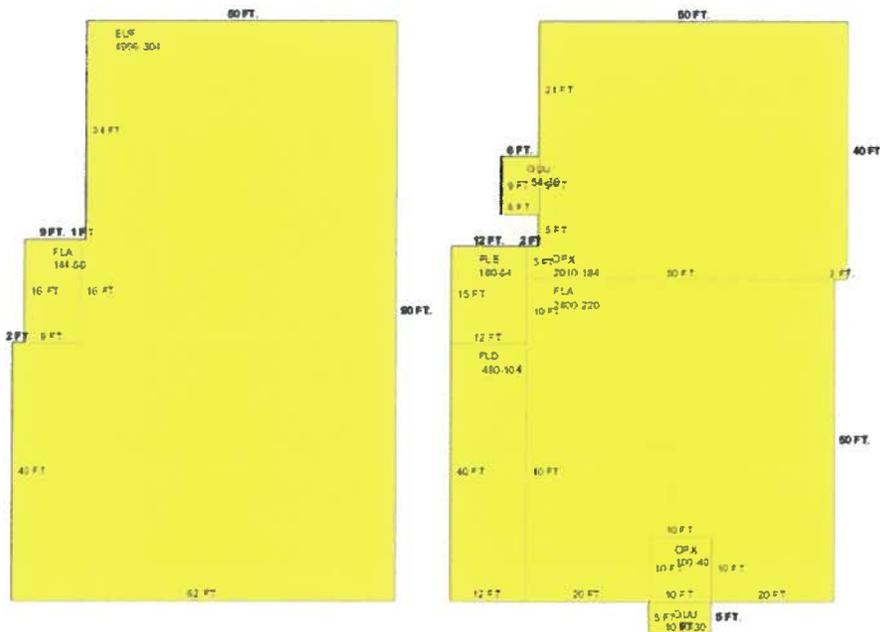
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

2 Fix Bath 2  
 3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 12

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	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, SUJA 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

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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**

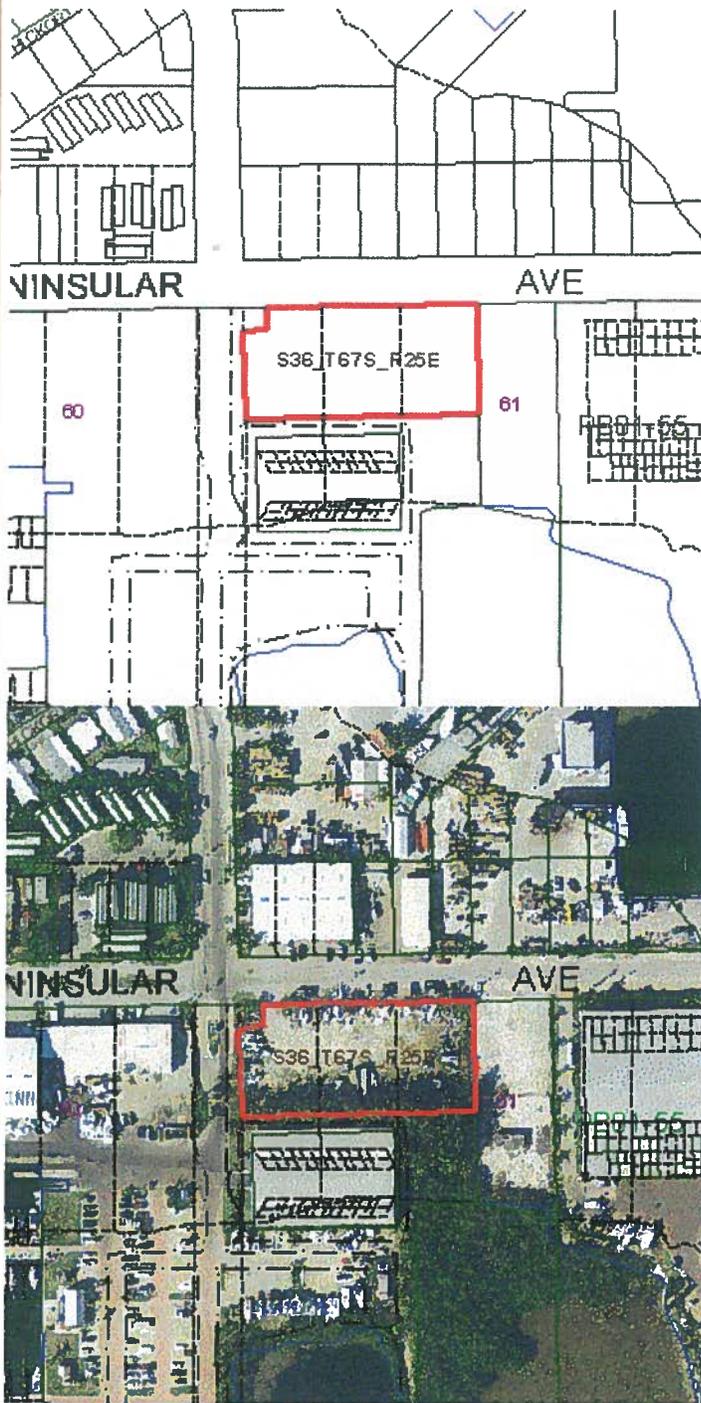
**Ownership Details**

**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!!-05 "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

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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

<b>AK:</b> 8667477	<b>Parcel ID:</b> 00115840-000100	<b>Physical Location</b> VACANT LAND	CUDJOE KEY
<b>Legal Description:</b> 29-66-28 CUDJOE KEY PT GOVT LOT 2 (OR928-1586/1587 OR973-871/872			
<b>Owners Name:</b> HAMILTON HENRY B			
<b>Address:</b> 5 COCONUT DR		KEY WEST	FL 33040-6214
<b>AK:</b> 1147419	<b>Parcel ID:</b> 00115840-000000	<b>Physical Location</b> VACANT LAND	CUDJOE KEY
<b>Legal Description:</b> 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			
<b>Owners Name:</b> HAMILTON HENRY B			
<b>Address:</b> 5 COCONUT DR		KEY WEST	FL 33040-6214
<b>AK:</b> 1221562	<b>Parcel ID:</b> 00172120-000000	<b>Physical Location</b> VACANT LAND	CUDJOE KEY
<b>Legal Description:</b> BK 1 LT 4 CUDJOE GARDENS PB4-78 CUDJOE KEY OR353-3 57/61 OR638-835 OR744-526 OR944-262/64 OR985-1			
<b>Owners Name:</b> FAIN FREDDY			
<b>Address:</b> 2182 HIGHWAY 70 E		JACKSON	TN 38305-8418
<b>AK:</b> 1147338	<b>Parcel ID:</b> 00115800-000100	<b>Physical Location</b> VACANT LAND	CUDJOE KEY
<b>Legal Description:</b> 29 66 28 CUDJOE KEY PT LOT 1 AND PT LOT 2 (PARCELS M AND N OR616-53 OR669-215-218 OR706-635 OR			
<b>Owners Name:</b> DEPALMA LEE ANN			
<b>Address:</b> 11 AQUAMARINE DR		KEY WEST	FL 33040-5601
<b>AK:</b> 1227196	<b>Parcel ID:</b> 00175130-000000	<b>Physical Location</b> VACANT LAND	CUDJOE KEY
<b>Legal Description:</b> BK LT 3 SACARMA BAY PB4-128 CUDJOE KEY OR521-366 O R580-67Q/C OR1701-807 OR1710-345C OR1962-194			
<b>Owners Name:</b> WOODBURN DAVID ALBERT AND JANN W			
<b>Address:</b> PO BOX 420433		SUMMERLAND KEY	FL 33042-0433
<b>AK:</b> 1147346	<b>Parcel ID:</b> 00115800-000101	<b>Physical Location</b> VACANT LAND	CUDJOE KEY
<b>Legal Description:</b> 29 66 28 CUDJOE KEY PT LOT 2 (PARCEL L) OR698-371 OR706-635 OR744-521/522 OR1479-357/58 OR1498-1			
<b>Owners Name:</b> DEPALMA LEE ANN			
<b>Address:</b> 11 AQUAMARINE DR		KEY WEST	FL 33040-5601
<b>AK:</b> 1227242	<b>Parcel ID:</b> 00175180-000000	<b>Physical Location</b> 34 SACARMA DR	CUDJOE KEY
<b>Legal Description:</b> BK LOTS 6 & 8 SACARMA BAY PB4-128 CUDJOE KEY OR521 -366 OR580-67Q/C OR1701-807 OR1710-345C OR196			
<b>Owners Name:</b> WOODBURN DAVID ALBERT AND JANN W			
<b>Address:</b> PO BOX 420433		SUMMERLAND KEY	FL 33042-0433
<b>AK:</b> 1227200	<b>Parcel ID:</b> 00175140-000000	<b>Physical Location</b> VACANT LAND	CUDJOE KEY
<b>Legal Description:</b> BK LT 4 SACARMA BAY PB4-128 CUDJOE KEY OR521-366 O R580-67Q/C OR1701-807 OR1710-345C OR1962-194			
<b>Owners Name:</b> WOODBURN DAVID ALBERT AND JANN W			
<b>Address:</b> PO BOX 420433		SUMMERLAND KEY	FL 33042-0433
<b>AK:</b> 1147362	<b>Parcel ID:</b> 00115800-000300	<b>Physical Location</b> 21251 OLD STATE	CUDJOE KEY
<b>Legal Description:</b> 29 66 28 CUDJOE KEY PT LOT 1 AND PT LOT 2 G5-275 OR519-835D/C OR618-518 OR618-193/194 (PARCE			
<b>Owners Name:</b> FLORID KEYS SPCA			
<b>Address:</b> 5230 COLLEGE RD		KEY WEST	FL 33040
<b>AK:</b> 1147605	<b>Parcel ID:</b> 00115910-000000	<b>Physical Location</b> VACANT LAND	CUDJOE KEY
<b>Legal Description:</b> 29 66 28 W66829-10 CUDJOE KEY PT LOT 2 OR55-81-82			
<b>Owners Name:</b> MONROE COUNTY			
<b>Address:</b> 500 WHITEHEAD ST		KEY WEST	FL 33040
<b>AK:</b> 1147320	<b>Parcel ID:</b> 00115800-000000	<b>Physical Location</b> 21141 OLD STATE	CUDJOE KEY
<b>Legal Description:</b> 29 66 28 CUDJOE KEY PT LOT 1 & PT LOT 2 G5-275 (PARCELS B & D) OR519-835D/C OR618-518 OR618-19			
<b>Owners Name:</b> DOODNAUTH A AND GRACE SALAZAR			
<b>Address:</b> 45 WILLIAMS STREET		HEMPSTEAD	NY 11550

<b>AK:</b> 1147745	<b>Parcel ID:</b> 00115960-000000	<b>Physical Location</b> VACANT LAND	CUDJOE KEY
<b>Legal Description:</b> 29 66 28 W66829-15 CUDJOE KEY W1/2 OF NW1/4 S-363			
<b>Owners Name:</b> TIITF/STSTATE OF FLORIDA MURPHY ACT LANDS			
<b>Address:</b> 3900 COMMONWEALTH BLVD MAIL STATION 108		TALLAHASSEE	FL 32399-3000
<b>AK:</b> 1147371	<b>Parcel ID:</b> 00115800-000400	<b>Physical Location</b> VACANT LAND	CUDJOE KEY
<b>Legal Description:</b> 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			
<b>Owners Name:</b> TIITF C/O DEP			
<b>Address:</b> 3900 COMMONWEALTH BLVD MAIL STATION 115		TALLAHASSEE	FL 32399-6575
<b>AK:</b> 1147702	<b>Parcel ID:</b> 00115930-000000	<b>Physical Location</b> VACANT LAND	CUDJOE KEY
<b>Legal Description:</b> W66829-12 CUDJOE KEY PT SE1/4 OF NW1/4 OR55-86-87			
<b>Owners Name:</b> MONROE COUNTY			
<b>Address:</b> 500 WHITEHEAD ST		KEY WEST	FL 33040
<b>AK:</b> 1147737	<b>Parcel ID:</b> 00115950-000100	<b>Physical Location</b> VACANT LAND	CUDJOE KEY
<b>Legal Description:</b> 29 66 28 W66829-14.1 CUDJOE KEY PT SE1/4 OF NW1/4 W OF SR OR454-403 OR929-2401/2408 OR1332-1244			
<b>Owners Name:</b> DIRICO FRANK C/O INDUSTRIAL COMMUNICATIONS AND			
<b>Address:</b> 350 NW 215TH ST		MIAMI	FL 33169-2122
<b>AK:</b> 1147621	<b>Parcel ID:</b> 00115920-000100	<b>Physical Location</b> VACANT LAND	CUDJOE KEY
<b>Legal Description:</b> 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			
<b>Owners Name:</b> TIITF C/O DEP			
<b>Address:</b> 3900 COMMONWEALTH BLVD		TALLAHASSEE	FL 32399-3000
<b>AK:</b> 1227170	<b>Parcel ID:</b> 00175110-000000	<b>Physical Location</b> 21460 OVERSEAS	CUDJOE KEY
<b>Legal Description:</b> BK LOTS 1, 2, 5, 7, 9 AND 11 SACARMA BAY PB4-128 CUDJ OE KEY OR521-366 OR580-67 OR1749-1143/44 OR1			
<b>Owners Name:</b> KEYS ISLAND PROPERTIES LLC			
<b>Address:</b> 1201 SIMONTON ST		KEY WEST	FL 33040-3162
<b>AK:</b> 1147541	<b>Parcel ID:</b> 00115840-000500	<b>Physical Location</b> OVERSEAS HWY	CUDJOE KEY
<b>Legal Description:</b> 29 66 28 CUDJOE KEY PT LOT 2 OR685-479 OR744-527 O R1736-1684Q/C			
<b>Owners Name:</b> CATES JOLYNN A/K/A JOLYNN CATES REYNOLDS			
<b>Address:</b> 22330 LAFITTE DR		CUDJOE KEY	FL 33042-4218
<b>AK:</b> 1147532	<b>Parcel ID:</b> 00115840-000401	<b>Physical Location</b> 21362 OVERSEAS	CUDJOE KEY
<b>Legal Description:</b> 29 66 28 CUDJOE KEY PT LOT 2 OR652-505/506 OR721-1 58 OR825-1880/1881 OR931-2414/2415 OR1315-884/			
<b>Owners Name:</b> JOINED ISLANDS INC			
<b>Address:</b> 21362 OVERSEAS HWY		CUDJOE KEY	FL 33042
<b>AK:</b> 1227374	<b>Parcel ID:</b> 00175310-000000	<b>Physical Location</b> 21423 OVERSEAS	CUDJOE KEY
<b>Legal Description:</b> TRACT A AND DISCLAIMED RD SACARMA DR SACARMA PB-4-128 CUDJOE KEY RESOLUTION 171-1980 OF			
<b>Owners Name:</b> GOULD TIMOTHY R			
<b>Address:</b> 21423 OVERSEAS HWY		SUMMERLAND KEY	FL 33042-3171
<b>AK:</b> 1226998	<b>Parcel ID:</b> 00174930-000000	<b>Physical Location</b> VACANT LAND OLD	CUDJOE KEY
<b>Legal Description:</b> LOT 28 SACARMA PB2-48 CUDJOE KEY G-64-236/237 OR15 9-301/303F/J OR166-277/278 OR507-653 OR1323-125			
<b>Owners Name:</b> GAY DANNY JOE AND BRENDA			
<b>Address:</b> 931 DREYFUS RD		BEREA	KY 40403-9695
<b>AK:</b> 9024489	<b>Parcel ID:</b> 00115840-000101	<b>Physical Location</b> VACANT LAND	CUDJOE KEY
<b>Legal Description:</b> 29 66 28 CUDJOE KEY PT GOVT LOT 2 OR1831-1188/91			
<b>Owners Name:</b> SOUNDS OF SERVICE RADIO INC			
<b>Address:</b> PO BOX 850987		INDIAN ROCKS BEACH FL	33785-0987
<b>AK:</b> 8776683	<b>Parcel ID:</b> 00115840-000402	<b>Physical Location</b> VACANT CONCH DR	CUDJOE KEY
<b>Legal Description:</b> 29 66 28 CUDJOE KEY PT GOVT LOT 2 OR1137-976/977 O R1189-2225A/26 OR1247-1647/49 OR1317-1717/18 O			
<b>Owners Name:</b> CUDJOE COVE HOMEOWNERS ASSOCIATION INC C/O KLEIN GARY			
<b>Address:</b> 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

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**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

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**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 OR842-1910/11  
**Owners Name:** GOULD TIMOTHY R  
**Address:** 21423 OVERSEAS HWY SUMMERLAND KEY FL 33042-3171

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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

Receiver

# Monroe County Property Appraiser - Radius Report

<b>AK:</b> 8699638	<b>Parcel ID:</b> 00133760-000144	<b>Physical Location</b> 6800 MALONEY AVE UNIT 46	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT 46 HARBOR SHORES A CONDOMINIUM OR986-1273/74			
<b>Owners Name:</b> JONES JOHN B			
<b>Address:</b> 6800 MALONEY AVE LOT 46	KEY WEST	FL	33040-8112
<b>AK:</b> 9085505	<b>Parcel ID:</b> 00126200-000500	<b>Physical Location</b> 6900 MALONEY AVE UNIT 5	SOUTH STOCK ISLAND
<b>Legal Description:</b> BK 46 PT LT 29 GEO MCDONALDS PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 5 TORTUGA WEST) OR2153-			
<b>Owners Name:</b> MARTIN CHRISTIE L			
<b>Address:</b> 6900 MALONEY AVE	UNIT 5	KEY WEST	FL 33040-6060
<b>AK:</b> 1160423	<b>Parcel ID:</b> 00126230-000000	<b>Physical Location</b> VACANT LAND	SOUTH STOCK ISLAND
<b>Legal Description:</b> STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 W1/2 L OT 32 BLK 46 OR396-430/431 OR849-2215D/C OR90			
<b>Owners Name:</b> COUNTY OF MONROE			
<b>Address:</b> 1100 SIMONTON ST	KEY WEST	FL	33040
<b>AK:</b> 8699671	<b>Parcel ID:</b> 00133760-000148	<b>Physical Location</b> 6800 MALONEY AVE LOT 50	SOUTH STOCK ISLAND
<b>Legal Description:</b> HARBOR SHORES, A CONDOMINIUM UNIT 50 & 1/70 ST COMMON ELEMENT OR991-2000/2001 (UNRE			
<b>Owners Name:</b> ALLEN JEFFREY E AND MONICA			
<b>Address:</b> 819 PEACOCK PLZ PMB 809	KEY WEST	FL	33040-4293
<b>AK:</b> 9085508	<b>Parcel ID:</b> 00126200-000800	<b>Physical Location</b> 6900 MALONEY AVE UNIT 8	SOUTH STOCK ISLAND
<b>Legal Description:</b> BK 46 PT LT 29 GEO MCDONALD'S PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 8 TORTUGA WEST) OR2153-			
<b>Owners Name:</b> LOCKWOOD BUDDIE A			
<b>Address:</b> 6900 MALONEY AVE UNIT 8	KEY WEST	FL	33040-6060
<b>AK:</b> 1160237	<b>Parcel ID:</b> 00126000-000000	<b>Physical Location</b> 6011 PENINSULAR	SOUTH STOCK ISLAND
<b>Legal Description:</b> BK 45 LT 52 STOCK ISLAND MALONEY SUB PB1-55 OR511- 460 OR790-003/004 OR790-941/942 OR811-1875/1876			
<b>Owners Name:</b> UP DEVELOPMENT KEY WEST HOLDINGS LLC			
<b>Address:</b> 3201 E COLONIAL DR OFC	ORLANDO	FL	32803-5198
<b>AK:</b> 1160181	<b>Parcel ID:</b> 00125950-000000	<b>Physical Location</b> 6651 PENINSULAR	SOUTH STOCK ISLAND
<b>Legal Description:</b> STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 LOTS 47-49 BLK 45 OR542-809 OR645-200 OR702-563/570			
<b>Owners Name:</b> WELLS KENNETH G			
<b>Address:</b> 6651 MALONEY AVE	KEY WEST	FL	33040-6057
<b>AK:</b> 9085515	<b>Parcel ID:</b> 00126200-001500	<b>Physical Location</b> 6900 MALONEY AVE UNIT 15	SOUTH STOCK ISLAND
<b>Legal Description:</b> BK 46 PT LTS 33-34 GEO MCDONALDS PLAT OF STOCK ISL AND PB1-55 (A/K/A UNIT 15 TORTUGA WEST) OR			
<b>Owners Name:</b> BURNS MICHAEL J AND KARLA V			
<b>Address:</b> 6900 MALONEY AVE UNIT 15	KEY WEST	FL	33040-6065
<b>AK:</b> 9085503	<b>Parcel ID:</b> 00126200-000300	<b>Physical Location</b> 6900 MALONEY AVE UNIT 3	SOUTH STOCK ISLAND
<b>Legal Description:</b> BK 46 PT LT 29 GEO MCDONALD'S PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 3 TORTUGA WEST) OR2153-			
<b>Owners Name:</b> SALINERO CHAD			
<b>Address:</b> 6900 MALONEY AVE UNIT 3	KEY WEST	FL	33040-6060
<b>AK:</b> 1160261	<b>Parcel ID:</b> 00126030-000000	<b>Physical Location</b> 6011 PENINSULAR	SOUTH STOCK ISLAND
<b>Legal Description:</b> BK 45 LT 55 STOCK ISLAND MALONEY SUB PB1-55 OR511- 460 OR790-003/004 OR790-941/942 OR811-1875/1876			
<b>Owners Name:</b> UP DEVELOPMENT KEY WEST HOLDINGS LLC			
<b>Address:</b> 3201 E COLONIAL DR OFC	ORLANDO	FL	32803-5198
<b>AK:</b> 9085510	<b>Parcel ID:</b> 00126200-001000	<b>Physical Location</b> 6900 MALONEY AVE UNIT 10	SOUTH STOCK ISLAND
<b>Legal Description:</b> BK 46 PT LT 29 GEO MCDONALD'S PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 10 TORTUGA WEST) OR2153			
<b>Owners Name:</b> BACLE PETER L			
<b>Address:</b> 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 ISLAND 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

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**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

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**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

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**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

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**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

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**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 OR1163-6  
**Owners Name:** OROPEZA HELIO AND CARLEEN  
**Address:** 224 KEY HAVEN RD KEY WEST FL 33040-6224

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**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

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**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

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**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 COMMON ELEMENT OR 986-1269 (U/R DC ON I  
**Owners Name:** SIMS ROBERT JAMES & NANCY W  
**Address:** 7760 SOUTHWEST 167TH TERRACE MIAMI FL 33157

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**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 OR811-1875/1876  
**Owners Name:** UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE  
**Address:** 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

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**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

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**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 OI  
**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

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**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 C  
**Owners Name:** COUNTY OF MONROE C/O BOCC  
**Address:** 1100 SIMONTON ST KEY WEST FL 33040

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**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

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**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 OR1239-6  
**Owners Name:** BOWEN ALFRED AND JOY  
**Address:** 815 PEACOCK PLZ KEY WEST FL 33040

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**AK:** 9085511 **Parcel ID:** 00126200-001100 **Physical Location** 6900 MALONEY AVE UNIT 11 SOUTH STOCK ISLAND  
**Legal Description:** BK 46 PT LT 35 GEO MCDONALD'S 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

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**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

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**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

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**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

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**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

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**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:**

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**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

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**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

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**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 LILÓ E  
**Address:** 7139 DRIFTWOOD DR SE ADA MI 49301-7890

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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:** STUURSMÄ JAMES R AND ANN M  
**Address:** PO BOX 202 MACATAWA MI 49434-0202

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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 OR21313-519 (C)  
**Owners Name:** REHM ALFRED F JR  
**Address:** PO BOX 8086 WILSON NC 27893-1086

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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:**

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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 OR2135-230  
**Owners Name:** SUNSET INVESTORS LLC  
**Address:** 4400 PAPA JOE HENDRICK BLVD CHARLOTTE NC 28262

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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:**

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**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 CONDOMINIUM OR986-1283 OR986-1291 OR1161-2376 OR1381  
**Owners Name:** BREINES STEVEN  
**Address:** 165 HORTON ST BRONX NY 10464-1620

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**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

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**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

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**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

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**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 CONDO)  
**Owners Name:** KEY WEST MARINA INVESTMENTS LLC  
**Address:** 6000 PENINSULAR AVE KEY WEST FL 33040-6082

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**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

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**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 CONDO)  
**Owners Name:** KEY WEST MARINA INVESTMENTS LLC  
**Address:** 6000 PENINSULAR AVE KEY WEST FL 33040-6082

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**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 CONDO)  
**Owners Name:** KEY WEST MARINA INVESTMENTS LLC  
**Address:** 6000 PENINSULAR AVE KEY WEST FL 33040-6082

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**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 CONDO)  
**Owners Name:** KEY WEST MARINA INVESTMENTS LLC  
**Address:** 6000 PENINSULAR AVE KEY WEST FL 33040-6082

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**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 CONDO)  
**Owners Name:** KEY WEST MARINA INVESTMENTS LLC  
**Address:** 6000 PENINSULAR AVE KEY WEST FL 33040-6082

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**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

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**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

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**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 KEY WEST HARBOUR YACHT CLUB CONDO) OR  
**Owners Name:** ASPINWALL FAMILY TR AG 5/18/2011  
**Address:** 316 NAUTILUS CT FORT MYERS FL 33908-1610

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**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

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**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 CONDO)  
**Owners Name:** JACQUES GARY L REVOCABLE TRUST DTD 6/7/06  
**Address:** PO BOX 22 FLOYD IA 50435-0022

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**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 CONDO)  
**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

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

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**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 KEY WEST HARBOUR YACHT CLUB CONDO) OR2366-  
**Owners Name:** KEY WEST 80 LLC  
**Address:** 26640 EDGEWOOD RD EXCELSIOR MN 55331-8339

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**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

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**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

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**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 CONDO)  
**Owners Name:** KEY WEST MARINA INVESTMENTS LLC  
**Address:** 6000 PENINSULAR AVE KEY WEST FL 33040-6082

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**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 CONDO)  
**Owners Name:** KEY WEST MARINA INVESTMENTS LLC  
**Address:** 6000 PENINSULAR AVE KEY WEST FL 33040-6082

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**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 KEY WEST HARBOUR YACHT CLUB CONDO) OR2366  
**Owners Name:** KEY WEST MARINA INVESTMENTS LLC  
**Address:** 1500 COLONIAL BLVD STE 103 FORT MYERS FL 33907-1025

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**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

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

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

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**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

<b>AK:</b> 8883471	<b>Parcel ID:</b> 00127420-000620	<b>Physical Location</b> 5950 PENINSULAR 620	SOUTH STOCK ISLAND
<b>Legal Description:</b> OCEANSIDE MARINA CONDOMINIUM UNIT 620 7			
<b>Owners Name:</b> WEYMOUTH LISA A			
<b>Address:</b> P O BOX 791249 PAIA HI 96779			
<b>AK:</b> 8883609	<b>Parcel ID:</b> 00127420-000633	<b>Physical Location</b> 5950 PENINSULAR 633	SOUTH STOCK ISLAND
<b>Legal Description:</b> OCEANSIDE MARINA CONDOMINIUM UNIT 633 OR1762-455 OR2044-113/14 OR2202-1385			
<b>Owners Name:</b> OYSTER POINT PROPERTIES LLC			
<b>Address:</b> 105 E ST HAMPTON VA 23661			
<b>AK:</b> 8883978	<b>Parcel ID:</b> 00127420-000670	<b>Physical Location</b> 5950 PENINSULAR 670	SOUTH STOCK ISLAND
<b>Legal Description:</b> OCEANSIDE MARINA CONDOMINIUM UNIT 670 & 1.1887% MMON ELEMENTS OR1411-2269(CMS) OR1882-83			
<b>Owners Name:</b> CROWE TIMOTHY J AND DEBORAH R			
<b>Address:</b> 1707 PATRICIA ST KEY WEST FL 33040			
<b>AK:</b> 8884109	<b>Parcel ID:</b> 00127420-000683	<b>Physical Location</b> 5950 PENINSULAR 683	SOUTH STOCK ISLAND
<b>Legal Description:</b> OCEANSIDE MARINA CONDOMINIUM UNIT 683 & 1.8936% COMMON ELEMENTS OR1415-86(CMS) OR1656-1:			
<b>Owners Name:</b> BAMPARTNERS LP			
<b>Address:</b> PO BOX 287 SOUTHFIELD MI 48037-0287			
<b>AK:</b> 8884117	<b>Parcel ID:</b> 00127420-000684	<b>Physical Location</b> 5950 PENINSULAR 684	SOUTH STOCK ISLAND
<b>Legal Description:</b> OCEANSIDE MARINA CONDOMINIUM UNIT 684 & 1.8936% MMON ELEMENTS OR1413-2164(JB) OR1467-2008			
<b>Owners Name:</b> MOREAN WILLIAM D LV TR DTD 4-7-81 AND REST 11-3-93			
<b>Address:</b> 2201 4TH ST N STE 201 SAINT PETERSBURG FL 33704-4300			
<b>AK:</b> 8883421	<b>Parcel ID:</b> 00127420-000615	<b>Physical Location</b> 5950 PENINSULAR 615	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT 615 OCEANSIDE MARINA CONDOMINIUM OR1589-2083/84 OR1767-938 OR2567-1517/19			
<b>Owners Name:</b> SHEFFLER BARBARA K			
<b>Address:</b> 2510 CHAGRIN RIVER RD CHAGRIN FALLS OH 44022-6600			
<b>AK:</b> 8883510	<b>Parcel ID:</b> 00127420-000624	<b>Physical Location</b> 5950 PENINSULAR 624	SOUTH STOCK ISLAND
<b>Legal Description:</b> OCEANSIDE MARINA CONDOMINIUM UNIT 624 & .6697% MON ELEMENTS OR1410-1962(JMH) OR1742-2275			
<b>Owners Name:</b> SCHÖEPKE CRAIG A AND NANCY C			
<b>Address:</b> 29550 WEST CAHILL CT BIG PINE KEY FL 33043			
<b>AK:</b> 8883765	<b>Parcel ID:</b> 00127420-000649	<b>Physical Location</b> 5950 PENINSULAR 649	SOUTH STOCK ISLAND
<b>Legal Description:</b> OCEANSIDE MARINA CONDOMINIUM UNIT 649 & .9362% MON ELEMENTS OR1486-1209(JB) OR1899-822(CI)			
<b>Owners Name:</b> BEHMKE JOHN J AND KAY D			
<b>Address:</b> PO BOX 344 KEY WEST FL 33041-0344			
<b>AK:</b> 8883811	<b>Parcel ID:</b> 00127420-000654	<b>Physical Location</b> 5950 PENINSULAR UNIT 654	SOUTH STOCK ISLAND
<b>Legal Description:</b> OCEANSIDE MARINA CONDOMINIUM UNIT 654 OR1416-562			
<b>Owners Name:</b> COX STANLEY A			
<b>Address:</b> 1648 RICHMOND RD LEXINGTON KY 40502			
<b>AK:</b> 8884061	<b>Parcel ID:</b> 00127420-000679	<b>Physical Location</b> 5950 PENINSULAR 679	SOUTH STOCK ISLAND
<b>Legal Description:</b> OCEANSIDE MARINA CONDOMINIUM UNIT 679 & 1.8862% MMON ELEMENTS OR1413-388(JB) OR1469-2127(CI)			
<b>Owners Name:</b> BENEDETTO GEORGE			
<b>Address:</b> 4421 JEFFERSON HWY JEFFERSON LA 70121-1308			
<b>AK:</b> 8884150	<b>Parcel ID:</b> 00127420-000688	<b>Physical Location</b> 5950 PENINSULAR 688	SOUTH STOCK ISLAND
<b>Legal Description:</b> OCEANSIDE MARINA CONDOMINIUM UNIT 688 & 1.8414% MMON ELEMENTS OR1414-167(JB)			
<b>Owners Name:</b> COLLINS J FRED			
<b>Address:</b> 63 DOLPHIN COVE QUAY STAMFORD CT 06902-7715			
<b>AK:</b> 8883866	<b>Parcel ID:</b> 00127420-000609	<b>Physical Location</b> 5950 PENINSULAR 609	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT 609 OCEANSIDE MARINA CONDOMINIUM AND .5448% MMON ELEMENTS OR1582-2471 OR1784-383			
<b>Owners Name:</b> HARLOW JAMES MYRON DECLARATION TRUST 12/7/2001			
<b>Address:</b> 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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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 OR1994-313/315-4  
**Owners Name:** SUNSET INVESTORS LLC  
**Address:** 4400 PAPA JOE HENDRICK BLVD CHARLOTTE NC 28262

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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:**

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**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

<b>AK:</b> 9091464	<b>Parcel ID:</b> 00127471-000119	<b>Physical Location</b> DRY BOAT	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT B1-L1-19 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:			
<b>Owners Name:</b> DELPHFISHING MEDIA INC			
<b>Address:</b> 183 VENETIAN WAY		SUMMERLAND KEY	FL 33042-3684
<b>AK:</b> 9092818	<b>Parcel ID:</b> 00127471-000183	<b>Physical Location</b> DRY BOAT	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT B1-L1-83 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR			
<b>Owners Name:</b> FOWLER MILLARD LEON AND CONNIE L			
<b>Address:</b> 1716 SOUTH ST		KEY WEST	FL 33040-3517
<b>AK:</b> 9096203	<b>Parcel ID:</b> 00127477-000120	<b>Physical Location</b> STORAGE UNIT	SOUTH STOCK ISLAND
<b>Legal Description:</b> STORAGE UNIT 20 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI			
<b>Owners Name:</b> TRIVISONNO NICHOLAS L REVOCABLE TRUST 2/24/2003			
<b>Address:</b> 2019 CRAIGMORE DR		CHARLOTTE	NC 28226-6206
<b>AK:</b> 9096202	<b>Parcel ID:</b> 00127477-000119	<b>Physical Location</b> STORAGE UNIT	SOUTH STOCK ISLAND
<b>Legal Description:</b> STORAGE UNIT 19 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI			
<b>Owners Name:</b> KEY WEST MARINA INVESTMENTS LLC			
<b>Address:</b> 6000 PENINSULAR AVE		KEY WEST	FL 33040-6082
<b>AK:</b> 9091505	<b>Parcel ID:</b> 00127471-000264	<b>Physical Location</b> DRY BOAT	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT B1-L2-70 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:			
<b>Owners Name:</b> BOTTON LINE FISH CO INC			
<b>Address:</b> 7311 SALE BLVD		PANAMA CITY	FL 32409-1349
<b>AK:</b> 9091507	<b>Parcel ID:</b> 00127471-000292	<b>Physical Location</b> DRY BOAT	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT B1-L3-84 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:			
<b>Owners Name:</b> BURNETTE WILLIAM HOLMES REV TR 05/30/1997			
<b>Address:</b> 708 WHITE ST		KEY WEST	FL 33040-7155
<b>AK:</b> 9096196	<b>Parcel ID:</b> 00127477-000113	<b>Physical Location</b> STORAGE UNIT	SOUTH STOCK ISLAND
<b>Legal Description:</b> STORAGE UNIT 13 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI			
<b>Owners Name:</b> KEY WEST MARINA INVESTMENTS LLC			
<b>Address:</b> 6000 PENINSULAR AVE		KEY WEST	FL 33040-6082
<b>AK:</b> 9096199	<b>Parcel ID:</b> 00127477-000116	<b>Physical Location</b> STORAGE UNIT	SOUTH STOCK ISLAND
<b>Legal Description:</b> STORAGE UNIT 16 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI			
<b>Owners Name:</b> KEY WEST MARINA INVESTMENTS LLC			
<b>Address:</b> 6000 PENINSULAR AVE		KEY WEST	FL 33040-6082
<b>AK:</b> 9096189	<b>Parcel ID:</b> 00127477-000106	<b>Physical Location</b> STORAGE UNIT	SOUTH STOCK ISLAND
<b>Legal Description:</b> STORAGE UNIT 6 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI			
<b>Owners Name:</b> KEY WEST MARINA INVESTMENTS LLC			
<b>Address:</b> 6000 PENINSULAR AVE		KEY WEST	FL 33040-6082
<b>AK:</b> 9091462	<b>Parcel ID:</b> 00127471-000118	<b>Physical Location</b> DRY BOAT	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT B1-L1-18 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR			
<b>Owners Name:</b> TOWER EQUITIES RE INC			
<b>Address:</b> PO BOX 690785		CHARLOTTE	NC 28227-7014
<b>AK:</b> 9096201	<b>Parcel ID:</b> 00127477-000122	<b>Physical Location</b> STORAGE UNIT	SOUTH STOCK ISLAND
<b>Legal Description:</b> STORAGE UNIT 22 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI			
<b>Owners Name:</b> KEY WEST MARINA INVESTMENTS LLC			
<b>Address:</b> 6000 PENINSULAR AVE		KEY WEST	FL 33040-6082
<b>AK:</b> 9096191	<b>Parcel ID:</b> 00127477-000108	<b>Physical Location</b> STORAGE UNIT	SOUTH STOCK ISLAND
<b>Legal Description:</b> STORAGE UNIT 8 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI			
<b>Owners Name:</b> KEY WEST MARINA INVESTMENTS LLC			
<b>Address:</b> 6000 PENINSULAR AVE		KEY WEST	FL 33040-6082

<b>AK:</b> 9095793	<b>Parcel ID:</b> 00127471-000182	<b>Physical Location</b> DRY BOAT	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT B1-L1-82 - KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) (			
<b>Owners Name:</b> SALERNO ANTHONY L			
<b>Address:</b> 114 SINCLAIR DR		NORTON SHORES	MI 49441-5545
<b>AK:</b> 9091497	<b>Parcel ID:</b> 00127471-000254	<b>Physical Location</b> DRY BOAT	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT B1-L2-62A KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OF			
<b>Owners Name:</b> REHM ALFRED F JR			
<b>Address:</b> PO BOX 8086		WILSON	NC 27893-1086
<b>AK:</b> 9092724	<b>Parcel ID:</b> 00127471-000294	<b>Physical Location</b> DRY BOAT	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT B1-L2-62B KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OF			
<b>Owners Name:</b> JONES LLC			
<b>Address:</b> 11 CYPRESS AVE		KEY WEST	FL 33040-6236
<b>AK:</b> 9096184	<b>Parcel ID:</b> 00127477-000101	<b>Physical Location</b> STORAGE UNIT	SOUTH STOCK ISLAND
<b>Legal Description:</b> STORAGE UNIT 1 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI			
<b>Owners Name:</b> KEY WEST MARINA INVESTMENTS LLC			
<b>Address:</b> 6000 PENINSULAR AVE		KEY WEST	FL 33040-6082
<b>AK:</b> 9096186	<b>Parcel ID:</b> 00127477-000103	<b>Physical Location</b> STORAGE UNIT	SOUTH STOCK ISLAND
<b>Legal Description:</b> STORAGE UNIT 3 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI			
<b>Owners Name:</b> KEY WEST MARINA INVESTMENTS LLC			
<b>Address:</b> 6000 PENINSULAR AVE		KEY WEST	FL 33040-6082
<b>AK:</b> 9092792	<b>Parcel ID:</b> 00127471-000204	<b>Physical Location</b> DRY BOAT	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT B1-L2-18 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR			
<b>Owners Name:</b> HUNKER WAYDE			
<b>Address:</b> 7 PARK MEADOWS DR		FAIRFIELD	OH 45014-4672
<b>AK:</b> 9091490	<b>Parcel ID:</b> 00127471-000213	<b>Physical Location</b> DRY BOAT	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT B1-L2-27 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:			
<b>Owners Name:</b> OYEME IV LLC			
<b>Address:</b> PO BOX 787		KEY WEST	FL 33041-0787
<b>AK:</b> 9096187	<b>Parcel ID:</b> 00127477-000104	<b>Physical Location</b> STORAGE UNIT	SOUTH STOCK ISLAND
<b>Legal Description:</b> STORAGE UNIT 4 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI			
<b>Owners Name:</b> KEY WEST MARINA INVESTMENTS LLC			
<b>Address:</b> 6000 PENINSULAR AVE		KEY WEST	FL 33040-6082
<b>AK:</b> 9096190	<b>Parcel ID:</b> 00127477-000107	<b>Physical Location</b> STORAGE UNIT	SOUTH STOCK ISLAND
<b>Legal Description:</b> STORAGE UNIT 7 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI			
<b>Owners Name:</b> KEY WEST MARINA INVESTMENTS LLC			
<b>Address:</b> 6000 PENINSULAR AVE		KEY WEST	FL 33040-6082
<b>AK:</b> 9091479	<b>Parcel ID:</b> 00127471-000177	<b>Physical Location</b> DRY BOAT	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT B1-L1-77 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR			
<b>Owners Name:</b> ASPINWALL GARY			
<b>Address:</b> 5823 RIVERSIDE LN		FORT MYERS	FL 33919-2505
<b>AK:</b> 9091506	<b>Parcel ID:</b> 00127471-000265	<b>Physical Location</b> DRY BOAT	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT B1-L2-71 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:			
<b>Owners Name:</b> JESSEE JASON			
<b>Address:</b> 1107 KEY PLZ PMB 333		KEY WEST	FL 33040-4086
<b>AK:</b> 9092814	<b>Parcel ID:</b> 00127471-000267	<b>Physical Location</b> DRY BOAT	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT B1-L2-73 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR			
<b>Owners Name:</b> 1018 TRUMAN LLC			
<b>Address:</b> 521 SIMONTON ST		KEY WEST	FL 33040-6872

<b>AK:</b> 9091476	<b>Parcel ID:</b> 00127471-000171	<b>Physical Location</b> DRY BOAT	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT B1-L1-71 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:			
<b>Owners Name:</b> HEITLER ROBERT H AND JANE A			
<b>Address:</b> 1694 COTTONWOOD CREEK PL		LAKE MARY	FL 32746-4404
<b>AK:</b> 9091477	<b>Parcel ID:</b> 00127471-000174	<b>Physical Location</b> DRY BOAT	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT B1-L1-74 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR			
<b>Owners Name:</b> TRIVISONNO NICHOLAS L REVOCABLE TRUST 2/24/2003			
<b>Address:</b> 2019 CRAIGMORE DR		CHARLOTTE	NC 28226-6206
<b>AK:</b> 9092816	<b>Parcel ID:</b> 00127471-000268	<b>Physical Location</b> DRY BOAT	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT B1-L2-74 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR			
<b>Owners Name:</b> HOLMES PETER F			
<b>Address:</b> 12 WILDWOOD LN		SCARBOROUGH	ME 04074-9436
<b>AK:</b> 1161667	<b>Parcel ID:</b> 00127480-000000	<b>Physical Location</b> 6000 PENINSULAR	SOUTH STOCK ISLAND
<b>Legal Description:</b> STOCK ISLAND MALONEY SUB PB1-55 LOTS 5-6-7 SQR 61 & ADJ BAY BTM & ADJ PARCEL (LESS KEY WES'			
<b>Owners Name:</b> KEY WEST MARINA INVESTMENTS LLC			
<b>Address:</b> 6000 PENINSULAR AVE		KEY WEST	FL 33040
<b>AK:</b> 9091536	<b>Parcel ID:</b> 00127471-000122	<b>Physical Location</b> DRY BOAT	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT B1-L1-22 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:			
<b>Owners Name:</b> SALERNO ANTHONY L			
<b>Address:</b> 114 SINCLAIR DR		NORTON SHORES	MI 49441-5545
<b>AK:</b> 9091482	<b>Parcel ID:</b> 00127471-000180	<b>Physical Location</b> DRY BOAT	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT B1-L1-80 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:			
<b>Owners Name:</b> HILDEBRANDT FREDERICK AND SUSAN			
<b>Address:</b> 1901 S ROOSEVELT BLVD APT 401E		KEY WEST	FL 33040-5249
<b>AK:</b> 9096208	<b>Parcel ID:</b> 00127477-000123	<b>Physical Location</b> STORAGE UNIT	SOUTH STOCK ISLAND
<b>Legal Description:</b> STORAGE UNIT 23 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI			
<b>Owners Name:</b> KEY WEST MARINA INVESTMENTS LLC			
<b>Address:</b> 6000 PENINSULAR AVE		KEY WEST	FL 33040-6082
<b>AK:</b> 9096207	<b>Parcel ID:</b> 00127477-000118	<b>Physical Location</b> STORAGE UNIT	SOUTH STOCK ISLAND
<b>Legal Description:</b> STORAGE UNIT 18 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI			
<b>Owners Name:</b> REHM ALFRED F JR			
<b>Address:</b> PO BOX 8086		WILSON	NC 27893-1086
<b>AK:</b> 8883358	<b>Parcel ID:</b> 00127420-000608	<b>Physical Location</b> 5950 PENINSULAR UNIT 608	SOUTH STOCK ISLAND
<b>Legal Description:</b> OCEANSIDE MARINA CONDOMINIUM UNIT 608 OR1753-956 R2428-561			
<b>Owners Name:</b> GAP PROPERTIES OF SW FLORIDA-IINC			
<b>Address:</b> 4737 OAK RUN DR		SARASOTA	FL 34243
<b>AK:</b> 8883544	<b>Parcel ID:</b> 00127420-000627	<b>Physical Location</b> 5950 PENINSULAR UNIT 627	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT 627 OCEANSIDE MARINA CONDOMINIUM OR2072-2183 OR2178-292 OR2453-1118D/C OR2494			
<b>Owners Name:</b> GARDNER JENNIE S REV TR 10/26/2010			
<b>Address:</b> 201 13TH ST NE APT B		WASHINGTON	DC 20002-6566
<b>AK:</b> 8883692	<b>Parcel ID:</b> 00127420-000642	<b>Physical Location</b> 5950 PENINSULAR 642	SOUTH STOCK ISLAND
<b>Legal Description:</b> OCEANSIDE MARINA CONDOMINIUM UNIT 642 & .9374% MON ELEMENTS OR1414-124(JB)			
<b>Owners Name:</b> TARANTINO JOANNE			
<b>Address:</b> 1002 WASHINGTON ST		KEY WEST	FL 33040-4865
<b>AK:</b> 8883714	<b>Parcel ID:</b> 00127420-000644	<b>Physical Location</b> 5950 PRNINSULA 644	SOUTH STOCK ISLAND
<b>Legal Description:</b> OCEANSIDE MARINA CONDOMINIUM UNIT 644 & 1.0602% MMON ELEMENTS OR1407-1648 OR2004-1355(CI			
<b>Owners Name:</b> MCSWEEN MIKE AND NANCY			
<b>Address:</b> 1422 HARMONY ST		NEW ORLEANS	LA 70115-3407

<b>AK:</b> 8884052	<b>Parcel ID:</b> 00127420-000678	<b>Physical Location</b> 5950 PENINSULAR SLIP 678	SOUTH STOCK ISLAND
<b>Legal Description:</b> OCEANSIDE MARINA CONDOMINIUM UNIT 678 & 1.2322% COMMON ELEMENTS OR1422-991TC OR2021-78/7			
<b>Owners Name:</b> DEMAURO ROBERT AND KIMBERLY CURRY (H/W)			
<b>Address:</b> 17195 KINGFISH LN W		SUMMERLAND KEY	FL 33042-3613
<b>AK:</b> 8884206	<b>Parcel ID:</b> 00127420-000693	<b>Physical Location</b> 5950 PENINSULAR SLIP 693	SOUTH STOCK ISLAND
<b>Legal Description:</b> OCEANSIDE MARINA CONDOMINIUM UNIT 693 OR2294-23/24			
<b>Owners Name:</b> CALYPSO WATER SPORTS AND CHARTERS INC			
<b>Address:</b> 257 ATLANTIC BLVD		KEY LARGO	FL 33037
<b>AK:</b> 8883404	<b>Parcel ID:</b> 00127420-000613	<b>Physical Location</b> 5950 PENINSULAR 613	SOUTH STOCK ISLAND
<b>Legal Description:</b> OCEANSIDE MARINA CONDOMINIUM UNIT 613 OR2218-562/63			
<b>Owners Name:</b> HENDERSON ROBIN M			
<b>Address:</b> PO BOX 2515		KEY WEST	FL 33045-2515
<b>AK:</b> 8883498	<b>Parcel ID:</b> 00127420-000622	<b>Physical Location</b> 5950 PENINSULAR 622	SOUTH STOCK ISLAND
<b>Legal Description:</b> OCEANSIDE MARINA CONDOMINIUM UNIT 622 & .5373% MON ELEMENTS OR1411-2323/24 OR2056-1827/28			
<b>Owners Name:</b> WILKES GEORGE A REVOCABLE TRUST 10/27/2004			
<b>Address:</b> 143 RAINBOW DR		LIVINGSTON	TX 77399-1043
<b>AK:</b> 8883749	<b>Parcel ID:</b> 00127420-000647	<b>Physical Location</b> 5950 PENINSULAR 647	SOUTH STOCK ISLAND
<b>Legal Description:</b> OCEANSIDE MARINA CONDOMINIUM UNIT 647 & .9362% MON ELEMENTS OR1413-2181 OR1516-1929 OR19			
<b>Owners Name:</b> KEYSTER LLC			
<b>Address:</b> 14007 LAKE MAGDALENE BLVD		TAMPA	FL 33618-2319
<b>AK:</b> 8883838	<b>Parcel ID:</b> 00127420-000656	<b>Physical Location</b> 5950 PENINSULAR 656	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT 656 OCEANSIDE MARINA CONDOMINIUM OR1617-34 2666-1496/1500			
<b>Owners Name:</b> EASTERLY ROBERT			
<b>Address:</b> 1107 KEY PLZ - 155		KEY WEST	FL 33040-4086
<b>AK:</b> 8884087	<b>Parcel ID:</b> 00127420-000681	<b>Physical Location</b> 5950 PENINSULAR SLIP 681	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT 681 OCEANSIDE MARINA CONDOMINIUM OR1651-327/28 OR2521-292 OR2604-1554			
<b>Owners Name:</b> MARY B REAL ESTATE LLC			
<b>Address:</b> 2718 HARRIS AVE		KEY WEST	FL 33040-3955
<b>AK:</b> 8884176	<b>Parcel ID:</b> 00127420-000690	<b>Physical Location</b> 5950 PENINSULAR 690	SOUTH STOCK ISLAND
<b>Legal Description:</b> OCEANSIDE MARINA CONDOMINIUM UNIT 690 & 1.8116% MMON ELEMENTS OR1412-2479/80 OR1994-313/3			
<b>Owners Name:</b> WYLAND OF KEY WEST INC			
<b>Address:</b> 953 NW 53RD ST		FT LAUDERDALE	FL 33309
<b>AK:</b> 8883331	<b>Parcel ID:</b> 00127420-000606	<b>Physical Location</b> 5950 PENINSULA UNIT 606	SOUTH STOCK ISLAND
<b>Legal Description:</b> OCEANSIDE MARINA CONDOMINIUM UNIT 606 & .5448% MON ELEMENTS OR1415-96(CMS)			
<b>Owners Name:</b> MORGAN HUGH J			
<b>Address:</b> 404 SOUTH ST		KEY WEST	FL 33040-3138
<b>AK:</b> 8883561	<b>Parcel ID:</b> 00127420-000629	<b>Physical Location</b> 5950 PENINSULAR SLIP 629	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT 629 OCEANSIDE MARINA CONDOMINIUM OR2093-644/47 OR2576-115/16C/T OR2587-706 OR2			
<b>Owners Name:</b> ROGERO HARRY J JR LIVING TRUST 10/1/2012			
<b>Address:</b> 21 PARKER AVE		NEWPORT	RI 02840-6940
<b>AK:</b> 8883901	<b>Parcel ID:</b> 00127420-000663	<b>Physical Location</b> 5950 PENINSULAR 663	SOUTH STOCK ISLAND
<b>Legal Description:</b> OCEANSIDE MARINA CONDOMINIUM UNIT 663 OR1411-506 R2245-2215			
<b>Owners Name:</b> G AND T PROPERTIES LIMITED PARTNERSHIP			
<b>Address:</b> 45 COYOTE RDG		GREEN MOUNTAIN	NC 28740-9252
<b>AK:</b> 8883927	<b>Parcel ID:</b> 00127420-000665	<b>Physical Location</b> 5950 PENINSULA SLIP 665	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT 665 OCEANSIDE MARINA CONDOMINIUM OR1610-341 OR1610-342/46POA OR1610-347/51POA			
<b>Owners Name:</b> STARK JOHN TRUST AGREEMENT 12/15/1995			
<b>Address:</b> 4780 COVE CIR APT 311		SAINT PETERSBURG	FL 33708-2870

<b>AK:</b> 8883994	<b>Parcel ID:</b> 00127420-000672	<b>Physical Location</b>	5950 PENINSULAR UNIT 672	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT 672 OCEANSIDE MARINA CONDOMINIUM OR1411-1 493 OR2119-1937 OR2309-2181TR				
<b>Owners Name:</b> RICHARDS LIVING TRUST 7/20/07 C/O RICHARDS DEAN ALLEN JR TRUSTEE				
<b>Address:</b> 1214 VON PHISTER ST			KEY WEST	FL 33040
<b>AK:</b> 8883382	<b>Parcel ID:</b> 00127420-000611	<b>Physical Location</b>	5950 PENINSULAR UNIT 611	SOUTH STOCK ISLAND
<b>Legal Description:</b> OCEANSIDE MARINA CONDOMINIUM UNIT 611 OR2007-546/547Q/C				
<b>Owners Name:</b> BOGGS RONALD				
<b>Address:</b> 97 LEISURE CT UNIT 40			PAGOSA SPRINGS	CO 81147-7746
<b>AK:</b> 8883552	<b>Parcel ID:</b> 00127420-000628	<b>Physical Location</b>	5950 PENINSULA UNIT 628	SOUTH STOCK ISLAND
<b>Legal Description:</b> OCEANSIDE MARINA CONDOMINIUM UNIT 628 OR2190-504				
<b>Owners Name:</b> APPELLIS MICHEL				
<b>Address:</b> 1414 NEWTON ST			KEY WEST	FL 33040
<b>AK:</b> 8883684	<b>Parcel ID:</b> 00127420-000641	<b>Physical Location</b>	5950 PENINSULAR 641	SOUTH STOCK ISLAND
<b>Legal Description:</b> OCEANSIDE MARINA CONDOMINIUM UNIT 641 & .9374% MON ELEMENTS OR1415-575R/S(CMS) OR1648-27				
<b>Owners Name:</b> GRAY II FRED EMMET REV TRUST DTD 11-04-2004				
<b>Address:</b> 23063 WAHOO LN			CUDJOE KEY	FL 33042
<b>AK:</b> 8883722	<b>Parcel ID:</b> 00127420-000645	<b>Physical Location</b>	5950 PENINSULAR 645	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT 645 OCEANSIDE MARINA CONDOMINIUM C OR1993-1535 OR2283-2296				
<b>Owners Name:</b> DBGB REV TR DTD 7/10/2000 C/O BERRYHILL DONALD J AND GLENNA				
<b>Address:</b> 26 HINA ST			HILO	HI 96720
<b>AK:</b> 8883854	<b>Parcel ID:</b> 00127420-000658	<b>Physical Location</b>	5950 PENINSULAR UNIT 658	SOUTH STOCK ISLAND
<b>Legal Description:</b> OCEANSIDE MARINA CONDOMINIUM UNIT 658 & .9340% MON ELEMENTS OR1411-2264(CMS)				
<b>Owners Name:</b> MAGGIO LEONA J				
<b>Address:</b> PO BOX 2147			KEY WEST	FL 33045-2147
<b>AK:</b> 8884028	<b>Parcel ID:</b> 00127420-000675	<b>Physical Location</b>	5950 PENINSULAR SLIP 675	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT 675 OCEANSIDE MARINA CONDOMINIUM OR1749-2228 OR1829-1492/93F/J OR1916-85/86 OR2				
<b>Owners Name:</b> TRADEWINDS INTERNATIONAL REAL ESTATE PLLC				
<b>Address:</b> 1540 INTERNATIONAL PKWY STE 200			LAKE MARY	FL 32746-4713
<b>AK:</b> 8884192	<b>Parcel ID:</b> 00127420-000692	<b>Physical Location</b>	5950 PENINSULAR 692	SOUTH STOCK ISLAND
<b>Legal Description:</b> UNIT 692 OCEANSIDE MARINA CONDOMINIUM OR1590-1185 OR2661-480/81				
<b>Owners Name:</b> C SERVICE LLC				
<b>Address:</b> 15680 OLD STATE ROAD 4A			SUMMERLAND KEY	FL 33042-3702
<b>AK:</b> 8883625	<b>Parcel ID:</b> 00127420-000635	<b>Physical Location</b>	5950 PENINSULAR 635	SOUTH STOCK ISLAND
<b>Legal Description:</b> OCEANSIDE MARINA CONDOMINIUM UNIT 635 & .9398% MON ELEMENTS OR1413-1245(JB)				
<b>Owners Name:</b> GAYNOR RICHARD G				
<b>Address:</b> 2320 DRUSILLA LN			BATON ROUGE	LA 70809-1495
<b>AK:</b> 8883633	<b>Parcel ID:</b> 00127420-000636	<b>Physical Location</b>	5950 PENINSULAR 636	SOUTH STOCK ISLAND
<b>Legal Description:</b> OCEANSIDE MARINA CONDOMINIUM UNIT 636 & .9398% MON ELEMENTS OR1415-551(CMS) OR1502-248/4				
<b>Owners Name:</b> SMITH KEITH A				
<b>Address:</b> PO BOX 1267			SUMAS	WA 98295-1267
<b>AK:</b> 8883773	<b>Parcel ID:</b> 00127420-000650	<b>Physical Location</b>	5950 PENINSULAR 650	SOUTH STOCK ISLAND
<b>Legal Description:</b> OCEANSIDE MARINA CONDOMINIUM UNIT 650 & .9362% MON ELEMENTS OR1414-144(JB) OR1500-805(JB)				
<b>Owners Name:</b> LOW KEY CHARTER SERVICES INC				
<b>Address:</b> 6800 MALONEY AVE LOT 47			KEY WEST	FL 33040-8112
<b>AK:</b> 8884125	<b>Parcel ID:</b> 00127420-000685	<b>Physical Location</b>	5950 PENINSULAR 685	SOUTH STOCK ISLAND
<b>Legal Description:</b> OCEANSIDE MARINA CONDOMINIUM UNIT 685 & 1.8191% COMMON ELEMENTS OR1410-32 OR1469-2206/07				
<b>Owners Name:</b> BACKWALL PARTNERS LLC				
<b>Address:</b> 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

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**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 OR811-1875/1876  
**Owners Name:** UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE  
**Address:** 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

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**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

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**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 OR811-1875/1876  
**Owners Name:** UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE  
**Address:** 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

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**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 OR790-941/942  
**Owners Name:** UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE  
**Address:** 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

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**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 OR811-1875/1876  
**Owners Name:** UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE  
**Address:** 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

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**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 OR811-1875/1876  
**Owners Name:** UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE  
**Address:** 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

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**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 OR811-1875/1876  
**Owners Name:** UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE  
**Address:** 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

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**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

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**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 CONDO)  
**Owners Name:** KEY WEST MARINA INVESTMENTS LLC  
**Address:** 6000 PENINSULAR AVE KEY WEST FL 33040-6082

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**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 CONDO)  
**Owners Name:** REHM ALFRED F JR  
**Address:** PO BOX 8086 WILSON NC 27893-1086

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**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 KEY 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

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**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

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**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 OF  
**Owners Name:** BOGGS RONALD E  
**Address:** 97 LEISURE CT UNIT 40 PAGOSA SPRINGS CO 81147-7746

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**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

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**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:** SCHÖPKE CRAIG A AND NANCY C  
**Address:** 29550 WEST CAHILL CT BIG PINE KEY FL 33043

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**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

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**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:** TITF/SOVEREIGNTY LANDS  
**Address:** 3900 COMMONWEALTH BLVD TALLAHASSEE FL 32399-3000

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**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

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**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

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**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 REOC  
**Owners Name:** KEY WEST HARBOUR CONDOMINIUM  
**Address:**

JONES JOHN B  
6800 MALONEY AVE LOT 46  
KEY WEST,FL33040-8112

ALLEN JEFFREY E AND MONICA  
819 PEACOCK PLZ PMB 809  
KEY WEST,FL33040-4293

WELLS KENNETH G  
6651 MALONEY AVE  
KEY WEST,FL33040-6057

BACLE PETER L  
15 AMARYLLIS DR  
KEY WEST,FL33040

LEWIS MARK AND BETH  
2075 WOOD ROAD  
LEBANON,OH45036

OROPEZA HELIO AND CARLEEN  
224 KEY HAVEN RD  
KEY WEST,FL33040-6224

SIMS ROBERT JAMES & NANCY W  
7760 SOUTHWEST 167TH TERRACE  
MIAMI,FL33157

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION  
3900 WISCONSIN AVE NW  
WASHINGTON,DC20016-2892

BOWEN ALFRED AND JOY  
815 PEACOCK PLZ  
KEY WEST,FL33040

COVENEY MARY PRISCILLA  
6900 MALONEY AVE UNIT 6  
KEY WEST,FL33040-6060

MARTIN CHRISTIE L  
6900 MALONEY AVE UNIT 5  
KEY WEST,FL33040-6060

LOCKWOOD BUDDIE A  
6900 MALONEY AVE UNIT 8  
KEY WEST,FL33040-6060

BURNS MICHAEL J AND KARLA V  
6900 MALONEY AVE UNIT 15  
KEY WEST,FL33040-6065

TORTUGA WEST HOUSING LLC  
210 FRONT ST STE 107  
KEY WEST,FL33040

NIX JAMES R AND CATHERINE  
6900 MALONEY AVE UNIT 12  
KEY WEST,FL33040-6060

CASTRO RICARDO F  
6900 MALONEY AVE UNIT 13  
KEY WEST,FL33040-6065

BLANCO LIANA M  
6900 MALONEY AVE UNIT 14  
KEY WEST,FL33040-6065

~~COUNTY OF MONROE  
C/O BOCC  
1100 SIMONTON ST  
KEY WEST,FL33040~~

LANG RICHARD A  
92 HARTFORD PIKE  
NORTH SCITUATE,RI02857-1846

RIVERO MELISSA A  
6900 MALONEY AVE UNIT 2  
KEY WEST,FL33040-6060

COUNTY OF MONROE  
C/O BOCC  
1100 SIMONTON ST  
KEY WEST,FL33040

UP DEVELOPMENT KEY WEST  
HOLDINGS LLC  
C/O OFSM MGT OFFICE  
3201 E COLONIAL DR OFC  
ORLANDO,FL32803-5198

SALINERO CHAD  
6900 MALONEY AVE UNIT 3  
KEY WEST,FL33040-6060

LUTZ ELIZABETH N  
6800 MALONEY AVE LOT 48  
KEY WEST,FL33040-8112

~~TORTUGA WEST HOUSING LLC  
201 FRONT ST STE 107  
KEY WEST,FL33040-8346~~

LAYNE JUDITH  
6900 MALONEY AVE UNIT 1  
KEY WEST,FL33040-6060

BUTLER CHUCK  
6800 MALONEY AVE LOT 47  
KEY WEST,FL33040-8112

WOLZ ROBERT J  
PO BOX 1411  
KEY WEST,FL33041

OTTO CORY J  
6900 MALONEY AVE UNIT 17  
KEY WEST,FL33040-6065

BARBER BERENICE  
6900 MALONEY AVE UNIT 4  
KEY WEST,FL33040



~~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

✓ STUURSMAS 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

✓ 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



✓ DBGB REV LIV TR  
26 HINA ST  
HILO, HI 96720

~~BLUEWATER INVESTMENT LP  
142 JFK DR  
ATLANTIS, FL 33462~~

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

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

✓ PETROCINE THOMAS AND LINDA L  
PO BOX 99  
WATERVILLE VALLEY, NH 03215

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

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

✓ FOLEY WALTER ALLEN  
875 W LOOP 304  
CROCKETT, TX 75835

~~BEHMIKE JOHN J AND KAY D  
PO BOX 344  
KEY WEST, FL 33041~~

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

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

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

✓ BENEDETTO GEORGE M  
4421 JEFFERSON HWY  
JEFFERSON, LA 70121-1308

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

~~COUNTY OF MONROE  
C/O BOCC  
1100 SIMONTON ST  
KEY WEST, FL 33040~~

~~OCEANSIDE EAST DRY STORAGE  
CONDOMINIUM~~

✓ BREINES STEVEN  
165 HORTON ST  
BRONX, NY 10464-1620

~~BLUEWATER INVESTMENT LP  
142 JFK DR  
ATLANTIS, FL 33462~~

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

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

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

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

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

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

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

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

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

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

~~JACQUES GARY L REVOCABLE TRUST  
DTD 6/7/06  
PO BOX 22  
FLOYD, IA 50435-0022~~

✓ EL PESCADOR ENTERPRISES INC  
917 EATON ST  
KEY WEST, FL 33040-6922

✓ 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

~~SCHOEPEKE CRAIG A AND NANCY C  
29550 WEST CAHILL CT  
BIG PINE KEY,FL33043~~

~~BEHME 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



✓ 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



~~ROWLEY RICHARD & PATRICIA  
P O BOX 125  
AUSTINBURG,OH44601-0125~~

~~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,GAS0345~~

✓ 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~~



✓ 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

~~QBGB 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~~

✓ 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~~

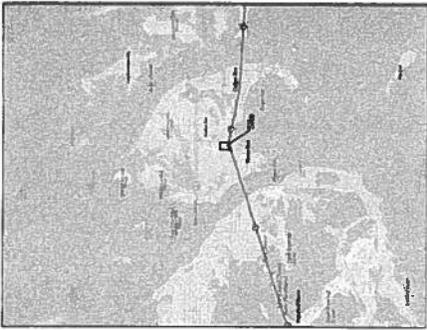
✓ TIITF/SOVEREIGNTY LANDS  
3900 COMMONWEALTH BLVD  
TALLAHASSEE, FL32399-3000

~~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~~





**LOCATION MAP**

**LEGAL DESCRIPTION:**  
 Part of Government Lot 2, Section 20, Township 08 South, Range 28 East, of Collier Key, Monroe County, Florida. Being lot(s) and adjacent to Old Collier Road, and being more particularly described by metes and bounds as follows:  
 Northern right-of-way line of State Road 44, bear N 72°20' E, along said northerly line 141.61 feet to the POINT OF BEGINNING, continue bearing N 72°20' E a course of 2226.08 feet, thence along said course in an easterly direction and along the right-of-way line of the existing State Road, thence bear North with the right-of-way of the existing road, 725.77 feet to the North Line of Government Lot 2, South 83°34' E, back to the Point of Beginning, containing 14.97 acres, more or less.

**LESS (D.R. 1831, Pg. 1191)**  
 A tract of land in a part of Government Lot 2, Section 20, Township 08 South, Range 28 East, of Collier Key, Monroe County, Florida, lying westerly and adjacent to Old State Road 44, 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 Collier Road right-of-way line, 238.23 feet to a point, from said point thence bearing N 72°20' E, 484.89 feet to a Point of Curve, said curve having a central angle of 100.000 degrees and subtending the right 335.59 feet to the intersection of Old State Road 44, thence along the right-of-way line of the existing State Road, thence bear North along the right-of-way line of the existing road, 725.77 feet to the North Line of Government Lot 2, South 83°34' E, back to the Point of Beginning, containing 4.0 acres, more or less.

**SURVEYOR'S NOTES:**

1. This survey was based on State Plane coordinates, 1983.  
 2. Reference bearing: Callifornia Brim Road  
 3. Elevation: 1829.00 feet  
 4. Bench mark No. 1: H-272 Elevation: 3.901

**Abbreviations:**

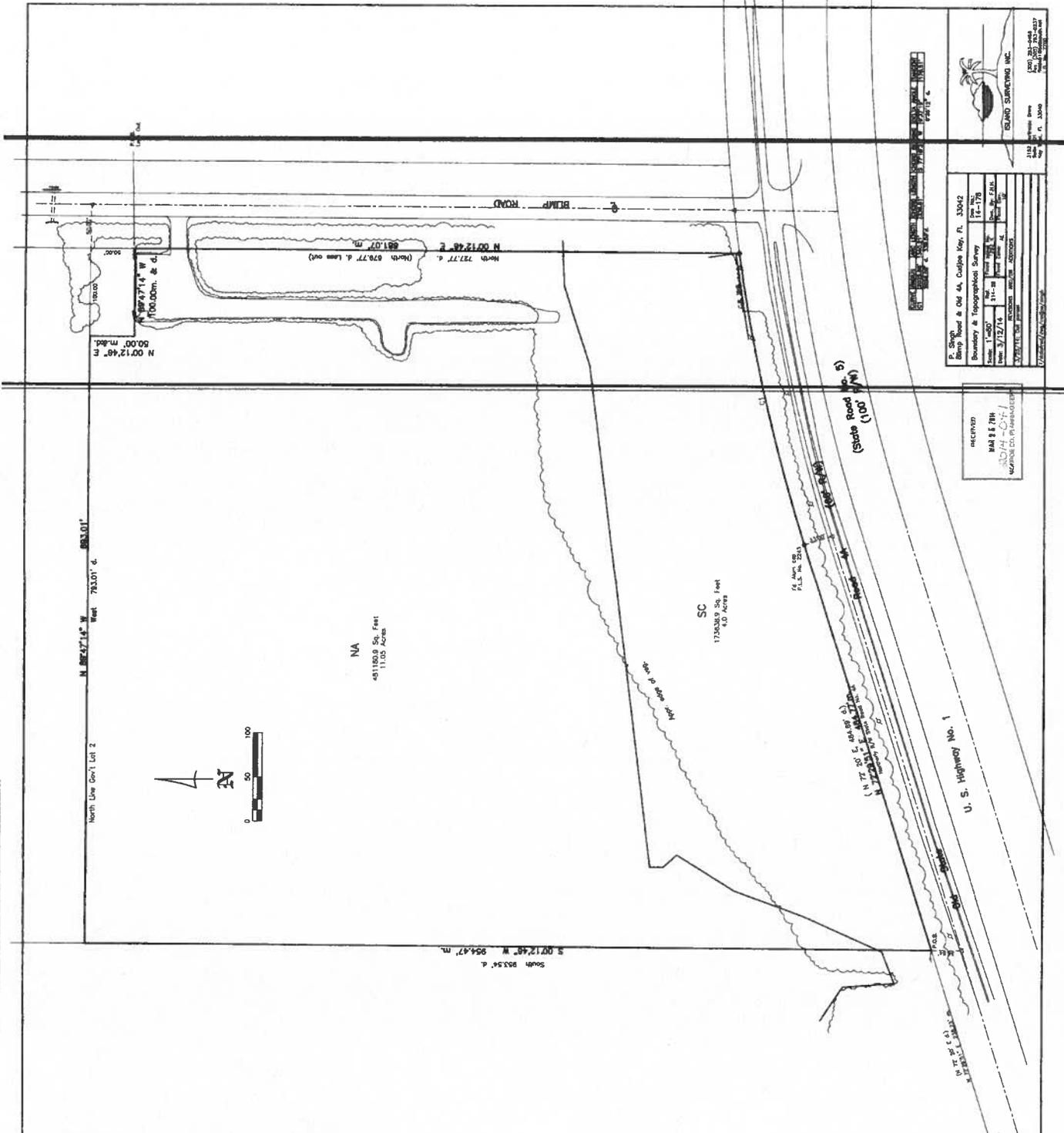
- SNY = Stake
- R/W = Right-of-way
- d. = Ditch
- P.B. = Point Block
- d. = Ditch
- O.R. = Official Record
- S.C. = Section
- Imp. = Township
- Rpt. = Range
- C.L.F. = Chain Link Fence
- o/w = Overhead
- P.L. = Pinch Pole
- F.L. = Flag
- Imp. = Iron Pipe
- W.P. = Wood Utility Pole
- A.T.S. = Not to Scale
- ε = Centimeter
- Sec. = Section
- Field Work performed on: 3/11/14

**CERTIFICATION:**

I, HERBERT GERRY, find that the above-described boundary has been surveyed and shown to be correct to the best of my knowledge and belief; that it meets the requirements of the Florida Statutes, Sections 472.027, and the American Land Title Association, and that there are no unrecorded encroachments unless as herein shown.

Herbert Gerry  
 Professional Engineer No. 2749  
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



P. S. S. S.	
Boundary & Topographical Survey	
Scale: 1"=200'	Sheet: 1 of 1
Date: 3/12/14	Drawn by: H.G.
Checked by: H.G.	Reviewed by: H.G.
ISLAND SURVEYING INC.	
115 S. Bay Street, Suite 100, Ft. Myers, FL 33901	
Tel: 888-333-3333 Fax: 888-333-3333	

RECEIVED  
 MAR 8 2014  
 MARSHALL COUNTY PLANNING DEPARTMENT

# **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 26<sup>th</sup> 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.

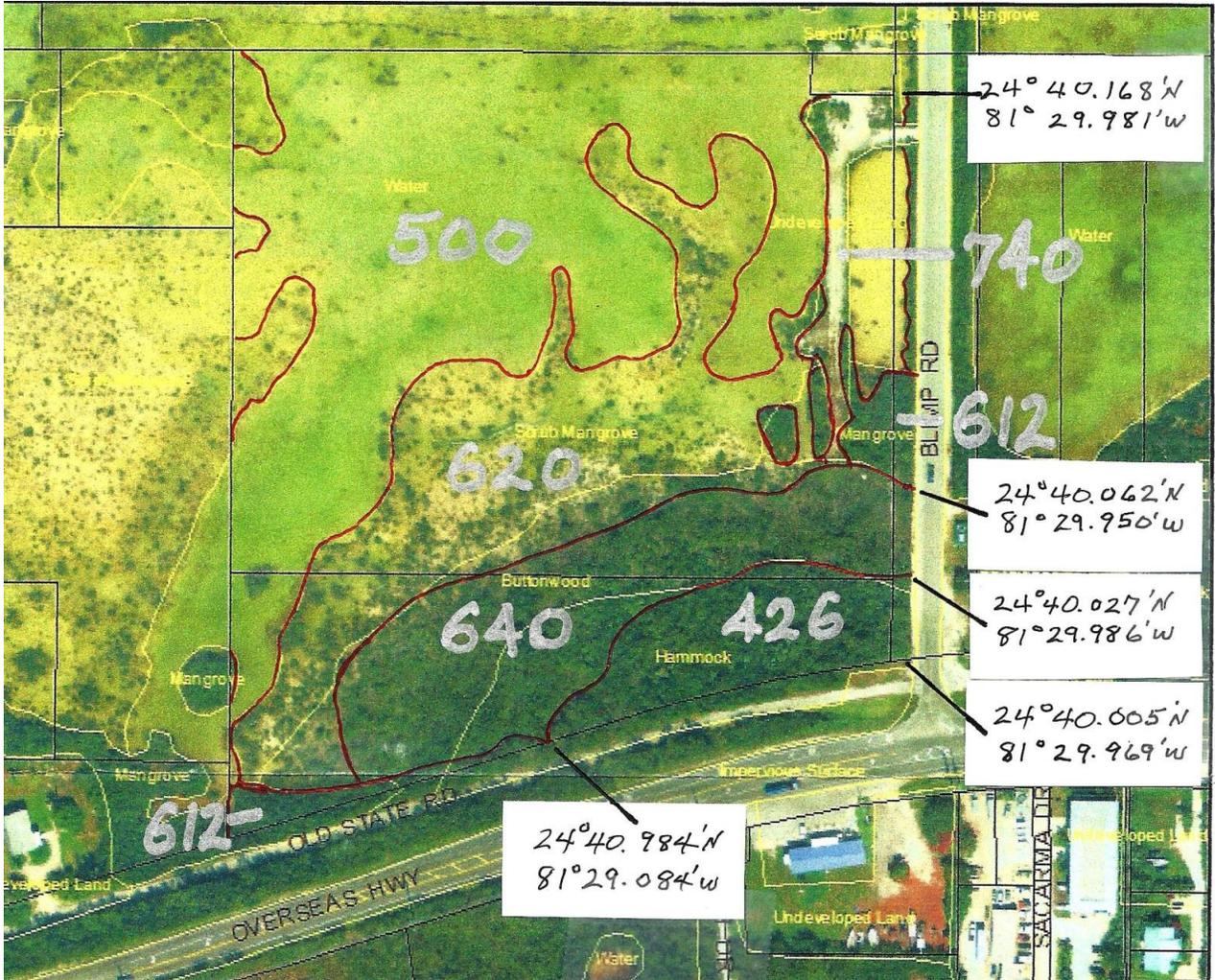
The tidal waters on the parcel are dominated by Red, White, and Black mangroves. A high mangrove fringe (612) of predominantly Red Mangroves exists in the southwest corner (12,332 sf) of the parcel and an area measuring 15,753 sf along the midpoint of the eastern property boundary. The lower mangrove 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 (*Borrchia frutescens*), 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 (*Reynosa 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 that 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



Area of County Critical Concern



Commercial Fishing Special District



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.**

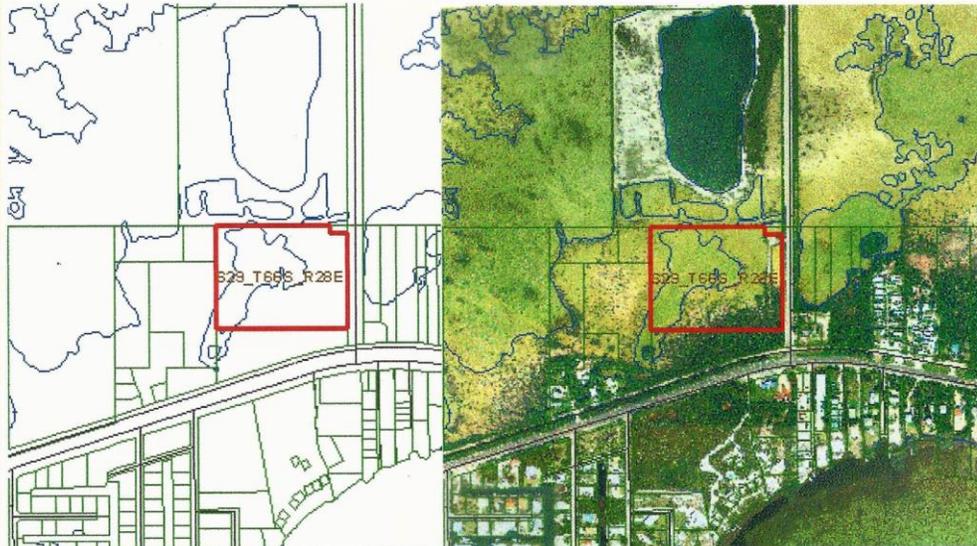
**Alternate Key: 8667477 Parcel ID: 00115840-000100**

**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**

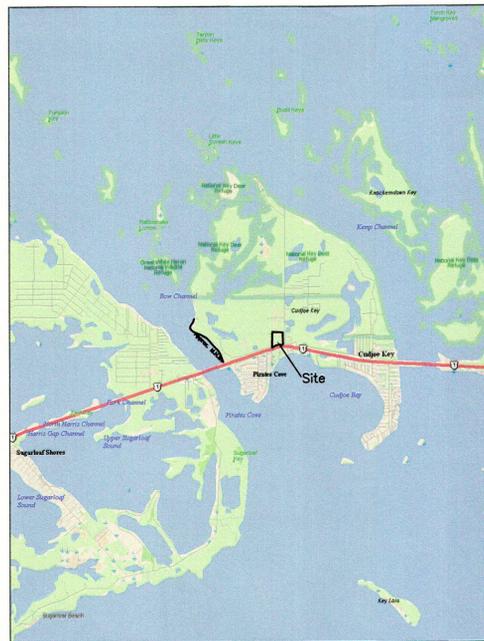
**Mailing Address:**  
SOUNDS OF SERVICE RADIO INC  
PO BOX 850987  
INDIAN ROCKS BEACH, FL 33785-0987

**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**



**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 coord., 1983  
Reference Bearing: Centerline Blimp 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
- R/W = Right-of-Way
- fd. = Found
- p. = Plat
- m. = Measured
- d. = Dead
- M.H.W. = Mean High Water
- O.R. = Official Records
- Elev. = Elevation
- B.M. = Bench Mark
- P.B. = Plat Book
- pg. = page
- C.L.F. = Chain Link Fence
- o/h = Overhead
- u/g = Underground
- F.F.L. = Finish Floor Elevation
- irr. = Irregular
- conc. = concrete
- I.P. = Iron Pipe
- g. = Baseline
- Sec. = Section
- Twp. = Township
- Rge. = Range
- N.T.S. = Not to Scale
- ⊙ = Centerline
- ⚡ = Wood utility Pole

Field Work performed on: 3/11/14

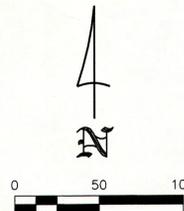
**CERTIFICATION:**

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 herein.

FREDERICK H. HILDEBRANDT  
Professional Land Surveyor No. 2749  
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

North Line Gov't Lot 2 N 89°47'14" W West 793.01' d. 693.01'



**Areas:**

- NA Zoning: 11.05 Acres
- SC Zoning: 4.0 Acres
- Hammock: 1.4 Acres
- Buttonwood Marsh: 0.9 Acres
- Road: 0.3 Acres

**NOTES:**

All of the property is above Mean High Water  
Approx. Mean High Water Line shown on location Map

West Line Gov't Lot 2

South 953.54' d.  
S 00°12'46" W 954.47' m.

P.O.C.

(N 72° 20' E d.)  
N 72°29'51" E 238.23' m.

(N 72° 20' E, 484.69' d.)  
N 72°29'51" E 484.77' m.  
Northerly R/W State Road No. 4A

Road 4A (66' R/W)

(State Road No. 5)  
(100' R/W)

NA

Fresh water Pond  
Approx. Elev. 1.8

Mangrove

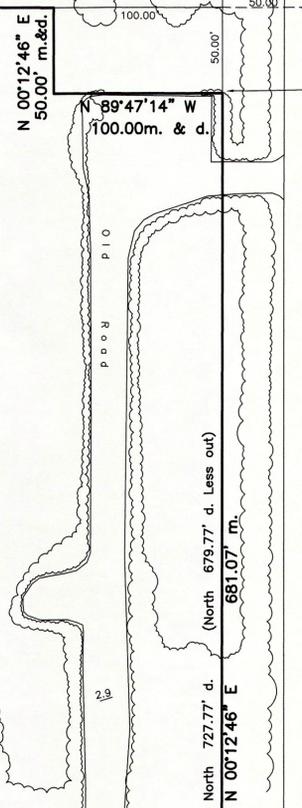
Zoning Line

SC

Hammock

Buttonwood Marsh

Fd. Alum cap  
P.L.S. No. 2243



P.O.B.  
Less Out

BLIMP ROAD

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.	



P. Singh  
Blimp Road & Old 4A, Cudjoe Key, Fl. 33042  
Boundary & Topographical Survey  
Scale: 1"=50'  
Date: 3/12/14  
Dwn No.: 14-178  
Dwn. By: F.H.H.  
Flood Zone: AE  
Flood Elev. 10'  
REVISIONS AND/OR ADDITIONS  
3/25/14: Out parcel  
8/18/14: Hammock, Buttonwood Marsh  
7/31/14: M.H.W. Line, grades  
1/2014: dwg/cudjoe/singh

ISLAND SURVEYING INC.  
3152 Northside Drive  
Suite 201  
Key West, Fl. 33040  
(305) 283-0466  
Fax: (305) 283-0237  
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

**Through:** Mayté Santamaria, Assistant Director, Planning and Environmental Resources *MS*

**From:** Mitchell N. Harvey, AICP, Comprehensive Planning Manager *MNH*

**Date:** September 16, 2014

**Subject:** REQUEST BY SEA THE SEA OF KEY LARGO, INC. AND COCONUT BAY OF KEY LARGO, INC. TO AMEND THE FUTURE LAND USE MAP (FLUM) OF THE MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN FROM RESIDENTIAL LOW (RL) TO MIXED USE/COMMERCIAL (MC) FOR PROPERTY LOCATED AT 97770 AND 97702 OVERSEAS HIGHWAY, MILE MARKER 97, KEY LARGO

**Meeting:** September 23, 2014

**I. REQUEST**

On June 16, 2014, Sea the Sea of Key Largo, Inc. and Coconut Bay of Key Largo, Inc., doing business as Bay Harbor Lodge, submitted an application requesting to amend the Future Land Use Map (FLUM) of the Monroe County Year 2010 Comprehensive Plan from Residential Low (RM) to Mixed Use/Commercial (MC) for property located at 97770 and 97702 Overseas Highway, Key Largo, having real estate numbers 0091000-000000 and 00091020-000000.



Existing Conditions



Proposed Conditions

35 **II. BACKGROUND INFORMATION**  
36

37 The subject property currently has a Land Use District (LUD) designation of Suburban Residential  
38 (SR) and a Future Land Use Map (FLUM) designation of Residential Low (RL). The property was  
39 partially within a BU-2 district (Medium Business) and partially within a RU-3 district (Multiple  
40 Family Residential) prior to September 15, 1986 when it was re-designated as SR (the final adoption  
41 of the LUD map was in 1992). The 1996/97 FLUM was RL.  
42

43 The subject property is currently developed with a motel/hotel of 21 rooms. According to the  
44 Monroe County Property Appraiser's records, the portion of the subject property assessed as RE  
45 #00091020.000000 is currently developed with five buildings, with year built dates of 1968, 1971,  
46 1983, 1954 and 1968. The portion of the subject property assessed as RE #00091000.000000 is  
47 currently developed with three buildings, with year built dates of 1967, 1967 and 1967.  
48

49 Although the SR LUD may permit a hotel of up to 11 rooms, the RL FLUM designation does not  
50 allow hotels. Monroe County Comprehensive Plan (MCCP) Policy 101.4.2, which provides the  
51 purpose of the RL FLUM, does not refer to hotels or other transient residential uses. Further, MCCP  
52 Policy 101.4.22 states that, for the RL FLUM category, the allocated density for transient residential  
53 uses is 0 rooms/spaces and the maximum net density for transient residential uses is N/A.  
54

55 The existing hotel use is therefore not consistent with the RL FLUM category, as it does not conform  
56 to its purpose, which is set forth in MCCP Policies 101.4.2 (*principal purpose of the Residential Low  
57 land use category is to provide for low-density residential development in partially developed areas  
58 with substantial native vegetation*) and 101.4.22. As such it is considered a nonconforming use to  
59 the provisions of the MCCP and as it was lawfully established, the hotel use may continue to exist  
60 per the nonconformity policies provided under MCCP Objective 101.8. The applicant is requesting  
61 to amend the FLUM designation for the existing transient use from Residential Low (RL) to Mixed  
62 Use Commercial (MC). The proposed FLUM amendment, together with the associated LUD  
63 amendment (SR to SC) will eliminate the nonconformity to the use.  
64

65 Monroe County Resolution No. 127-2012, approved on April 18, 2012, allows an applicant to apply  
66 for a LUD and/or FLUM designations that would eliminate the nonconforming use created with the  
67 adoption of the existing designations and not create an adverse effect on the community. The  
68 property owner must provide satisfactory evidence that the existing use on the site also existed  
69 lawfully in 1992 and was deemed nonconforming by final adoption of the LUD map and/or the  
70 existing use on the site existing lawfully in 1997 and was deemed nonconforming by final adoption  
71 of the FLUM to be exempt from the FLUM amendment application fee.  
72

73 On December 23, 2013, Monroe County Planning staff issued a Letter of Understanding (File #  
74 2013-110). Staff has found that there is satisfactory evidence indicating that the existing SR LUD  
75 designation and RL FLUM designation may have been assigned in error as there had been a  
76 motel/hotel on the property on and prior to September 15, 1986.  
77

78 Comprehensive Plan Policy 101.20.1 states: *Monroe County shall develop a series of Community  
79 Master Plans. These "CommuniKeys Plans" implement a vision that was developed by the local  
80 community. In 2006, the Monroe County Board of County Commissioners adopted Policy  
81 101.20.2(5) which incorporated the Key Largo Livable CommuniKeys Plan into the Monroe County  
82 2010 Comprehensive Plan. Action Item 1.3.2 states: *Revise the FLUM and Land Use District Maps**

to resolve non-conformities in the planning area where appropriate. The proposed FLUM and associated LUD amendment implements this Action Item of the adopted Key Largo CommuniKeys Plan.

#### IV. AMENDMENT REVIEW

##### DENSITY AND INTENSITY ANALYSIS (COMPREHENSIVE PLAN POLICY 101.4.21)

Existing FLUM	Type	Adopted Standards	Development potential based upon density
<b>Residential Low (RL)</b> <b>Total site: 2.2 acres</b> <b>1.76 net acres</b>	Residential Allocated Density/Acre	0.25-0.50 du/ac	0.55-1 unit
	Residential Max Net/Buildable Acre	5 du/net ac	8 du
	Transient Allocated Density/Acre	0 rooms/spaces	0 rooms/spaces
	Transient Max Net/Buildable Acre	N/A	N/A
	Nonresidential Maximum Intensity	0.20-0.25 FAR	19,166-23,958 sf
Proposed FLUM	Type	Adopted Standards	Development potential based upon density
<b>Mixed Use/ Commercial (MC)</b> <b>Total site: 2.2 acres</b> <b>1.76 net acres</b>	Residential Allocated Density/Acre	1-6 du/ac	2.2-13.2 units
	Residential Max Net/Buildable Acre	6-18 du/net ac	10--31 units
	Transient Allocated Density/Acre	5-15 rooms/spaces	11-33 rooms/spaces
	Transient Max Net/Buildable Acre	10-25 rooms/spaces	17-44 room/spaces
	Non Residential Maximum Intensity	0.10-0.45 FAR	9,583 – 43,124 sf

**Net Change:** Residential (Allocated): +1.65-12 units  
 Residential (Max Net): +2-23 units  
 Transient (Allocated): +11-33 rooms/spaces\*  
 Transient (Max Net): +17-44 rooms/spaces\*  
 Non Residential: (-9,583) - +19,166 square feet

99 The above table provides an approximation of the development potential for residential, transient  
100 and commercial development. Section 130-156 of the Land Development Code states: “The  
101 density and intensity provisions set out in this section are intended to be applied cumulatively so  
102 that no development shall exceed the total density limits of this article. For example, if a  
103 development includes both residential and commercial development, the total gross amount of  
104 development shall not exceed the cumulated permitted intensity of the parcel proposed for  
105 development.”  
106

107 Any new residential use must compete in the Rate of Growth Ordinance (ROGO) permit process.  
108 An existing affordable residential use may also be transferred to the subject property from a  
109 sender site that is located within the Upper Keys subarea.  
110

111 \*Monroe County does not award ROGO allocations for the development of NEW transient  
112 residential units (e.g., hotel & motel rooms), pursuant to Policy 101.2.6. For the development of  
113 transient units in unincorporated Monroe County, existing transient units must be transferred  
114 from the same ROGO subarea to a parcel designated as Tier III or Tier III-A which does not  
115 propose the clearing of any portion of an upland native habitat patch of one acre or greater in  
116 area.  
117

118 According to the density/intensity analysis, the proposed FLUM amendment from RL to MC  
119 will result in an increase in allocated density. Comprehensive Plan Policy 101.4.20,  
120 adopted by the BOCC in November 2012, is in effect and applies to this application. Private  
121 applications which propose increases in allocated density must comply with the Policy  
122 requirements. Based on the density/intensity analysis, and in order to mitigate for the impacts of  
123 approval, one of the following options needs to be addressed:  
124

- 125 a. Donation of 4.4 acres of non-scarified land designated Tier I or Tier III-A SPA located  
126 within the Upper Keys Subarea;
- 127 b. Donation 12 non-scarified IS Lots designated Tier I or Tier III-A located within the  
128 Upper Keys Subarea; or
- 129 c. Donation 12 IS lots designated Tier III for affordable housing within the Upper Keys  
130 Subarea.  
131

#### 132 COMPATIBILITY WITH THE SURROUNDING AREA 133

- 134 A. Existing Vegetation/Habitat: Developed land
- 135 B. Existing Tier Designation: III
- 136 C. Number of Listed Endangered or Threatened Species: None
- 137 D. Existing Use: Commercial hotel
- 138 E. Community Character of Immediate Vicinity: Adjacent land consists of MC uses:  
139 North: Kona Kai Resort; South: Seafarer Resort; East: Harmony Healing Chiropractor,  
140 Conch Republic Woodworks; West: Florida Bay  
141

142 **The proposed FLUM is not anticipated to adversely impact the community character of the**  
143 **surrounding area.**  
144  
145

146  
147 CONCURRENCY ANALYSIS (Comprehensive Plan Policy 101.1.1)

148  
149 Traffic Circulation (Comprehensive Plan Policy 301.1.1)

150  
151 The subject property is located on U.S. 1 in Key Largo. The property is only accessible by U.S.  
152 1. The 2013 URS Arterial Travel Time and Delay Study for Monroe County indicated a LOS of  
153 A in Key Largo (MM 99.5 to MM 106.0). U.S 1 is required to maintain a level of serve (LOS)  
154 of “C” in order to support development.

155  
156 **The proposed FLUM is not anticipated to adversely impact the Traffic Circulation LOS.**

157  
158 Potable Water (Comprehensive Plan Policy 701.1.1)

159  
160 In March 2008, South Florida Water Management District (SFWMD) approved the FCAA’s  
161 modification of WUP 13-00005-5-W for a 20-year allocation from the Biscayne and Floridian  
162 Aquifers. The WUP provides an annual allocation of 8,751 Million Gallons (MG) or 23.98  
163 MGD and a maximum monthly allocation of 809 MG with a limited annual withdrawal from the  
164 Biscayne Aquifer of 6,492 MG or 17.79 MGD and an average dry season (December 1<sup>st</sup>-April  
165 30<sup>th</sup>) of 17.0 MGD.

166  
167 The Residential LOS is 66.5 gallons/capita/day. The Non-Residential LOS is 0.35 gallons  
168 /sq.ft./day. The overall level of service for potable water is 132 gallons per capita/per/day.

169  
170 Maximum Residential: 31 DU X 2.24 (people per household) = 69; 69 X 66.5 gallons per capita  
171 per day = 4,588.5 gallons per day

172  
173 Maximum Non-Residential: 0.35 gal/sq.ft./day. X 43,124 sq.ft.= 15,093.4 gallons per day

174  
175 TOTAL: 4,588.5 + 15,093.4 = 19,681.9 gallons/day

176  
177 **The proposed FLUM is not anticipated to adversely impact the Potable Water LOS.**

178  
179 Solid Waste (Comprehensive Plan Policy 801.1.1)

180  
181 Comprehensive Plan Policy 801.1.1 establishes the level of service for solid waste as 5.44 pounds  
182 per capita per day or 12.2 pounds per day per equivalent residential unit (ERU) and establishes a  
183 haul out capacity of 95,000 tons per year or 42,668 ERUs. The Comprehensive plan requires  
184 sufficient capacity be available at a solid waste disposal site to accommodate all existing and  
185 approved development for a period of three years from the projected date of completion of the  
186 proposed development of use. Monroe County has a solid waste haul out contract with Waste  
187 Management LLC, which authorizes the use of in-state facilities through September 31, 2024,  
188 thereby providing the County with approximately ten years of guaranteed capacity.

189  
190 Maximum Residential = 31 DUs X 2.24 (people per household) = 69; 69 X 5.44 pounds per  
191 capita per day = 375 pounds per day

192  
193 **The proposed FLUM is not anticipated to adversely impact the Solid Waste LOS.**

194  
195 Sanitary Sewer (Comprehensive Plan Policy 901.1.1)  
196

197 The subject property is presently connected to the Key Largo Wastewater Treatment District  
198 central sewer system. The level of service (LOS) for residential and nonresidential flow is 145  
199 gallons per day per equivalent dwelling units (Exhibit 3-8 Sanitary Wastewater Master Plan  
200 2000).

201  
202 Maximum Residential = 31 X 145 = 4,495 gallons per day  
203

204 **The proposed FLUM is not anticipated to adversely impact the Sanitary Sewer LOS.**  
205

206 Drainage (Comprehensive Plan Policy 1001.1.1)  
207

208 All projects shall be designed so that the discharges will meet Florida State Water Quality Standards as set  
209 forth in Chapters 17-25 and 17-302, F.A.C, incorporated herein by reference. In addition, all projects shall  
210 include an additional 50% of the water quality treatment specified below, which shall be calculated by  
211 multiplying the volumes obtained in Section (a) by a factor of 1.5 , Retention/Detention Criteria (SFWMD  
212 Water Quality Criteria 3.2.2.2):  
213

- 214 a) Retention and/or detention in the overall system, including swales, lakes, canals,  
215 greenways, etc., shall be provided for one of the three following criteria or  
216 equivalent combinations thereof:  
217
- 218 (1) Wet detention volume shall be provided for the first inch of runoff from the  
219 developed project, or the total runoff of 2.5 inches times the percentage of  
220 imperviousness, whichever is greater.  
221
  - 222 (2) Dry detention volume shall be provided equal to 75 percent of the above  
223 amount computed for wet detention.  
224
  - 225 (3) Retention volume shall be provided equal to 50 percent of the above  
226 amounts computed for wet detention.  
227
- 228 b) Infill residential development within improved residential areas or subdivisions  
229 existing prior to the adoption of this comprehensive plan must ensure that its post-  
230 development stormwater run-off will not contribute pollutants which will cause the  
231 runoff from the entire improved area or subdivision to degrade receiving water  
232 bodies and their water quality as stated above.  
233
- 234 c) New Development and Redevelopment projects which are exempt from the South  
235 Florida Water Management District permitting process shall also meet the  
236 requirements of Chapter 40-4 and 40E-40, F.A.C.  
237

238 **The proposed FLUM is not anticipated to adversely impact the Drainage LOS.**  
239

240 Recreation and Open Space (Comprehensive Plan Policy 1201.1.1)  
241

242 The County has adopted an overall level of service, pursuant to Comprehensive Plan Policy  
243 1201.1.1, for resourced-based and activity-based recreation and open space of 0.82 acres of per  
244 1,000 persons (functional population). If development occurs at 31 residential dwelling units  
245 and 2.24 per capita, there would be an additional 69 people located on this property.

246  
247 **The proposed FLUM is not anticipated to adversely impact Parks and Recreation/Open**  
248 **Space LOS.**

249  
250  
251 **V. CONSISTENCY WITH THE MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN,**  
252 **THE KEY LARGO COMMUNIKEYS PLAN, THE FLORIDA STATUTES, AND**  
253 **PRINCIPLES FOR GUIDING DEVELOPMENT**  
254

255 **A. The proposed amendment is generally consistent with the following Goals, Objectives and**  
256 **Policies of the Monroe County Year 2010 Comprehensive Plan. Specifically, it furthers:**  
257

258 **Goal 101:** Monroe County shall manage future growth to enhance the quality of life, ensure the  
259 safety of County residents and visitors, and protect valuable natural resources.

260  
261 **Policy 101.112:** Monroe County shall adopt level of service (LOS) standards for the following public  
262 facility types required by Chapter 9J-5, F.A.C: roads, sanitary sewer, solid waste, drainage, potable water,  
263 parks and recreation, and paratransit. The LOS standards are established in the following sections of the  
264 Comprehensive Plan:

- 265  
266 1. The LOS for roads is established in Traffic and Circulation Policy 301.1.1;
- 267  
268 2. The LOS for potable water is established in Potable Water Policy 701.1.1;
- 269  
270 3. The LOS for solid waste is established in Solid Waste Policy 801.1.1;
- 271  
272 4. The LOS for sanitary sewer is established in Sanitary Sewer Policy 901.1.1;
- 273  
274 5. The LOS for drainage is established in Drainage Policy 1001.1.1; and
- 275  
276 6. The LOS for parks and recreation is established in Recreation and Open Space Policy  
277 1201.1.1

278  
279 **Objective 101.4:** Monroe County shall regulate future development and redevelopment to  
280 maintain the character of the community and protect the natural resources by providing for the  
281 compatible distribution of land uses consistent with the designations shown on the Future Land  
282 Use Map.

283  
284 **Policy 101.4.5:** The principal purpose of the Mixed Use/ Commercial land use category is to provide for the  
285 establishment of commercial zoning districts where various types of commercial retail and office may be  
286 permitted at intensities which are consistent with the community character and the natural environment.  
287  
288

289 **Policy 101.4.20:** In order to implement the Florida Keys Carrying Capacity Study, Monroe  
290 County shall promote the reduction in overall County density and intensity and the preservation  
291 of Monroe County's native habitat by enacting legislation which implements the following  
292 policy statements for private applications for future land use map amendments which increase  
293 allowable density and/or intensity. Private application(s) means those applications from private  
294 entities with ownership of the upland development and parcel(s) of land or includes private  
295 upland development on County-owned land.  
296

297 Private applications requesting future land use map designation amendments received after the  
298 effective date of this ordinance, which propose increases in allocated density and intensity shall  
299 be required to comply with either option (1) or (2) below:

300 (1) For every acre of land, and/or fractions thereof, where there is a request to increase  
301 density and/or intensity, a private applicant shall purchase and donate land that is a  
302 minimum of twice the size of the parcel subject to the proposed request, which contains  
303 non-scarified native upland habitat and/or undisturbed wetland habitat to Monroe  
304 County for conservation. The following requirements apply:

- 305 • The donated land shall be designated as Tier I, Tier II or Tier III-A Special  
306 Protection Area and be located on Big Pine Key/No Name Key or be within the same  
307 sub-area of unincorporated Monroe County as the proposed increase in density and/or  
308 intensity.
- 309 • The land shall be inspected by the Monroe County Biologist to assure it is  
310 acceptable for acquisition and donation.
- 311 • A restrictive covenant shall be recorded to extinguish the development rights on  
312 the donated land.
- 313 • The Future Land Use Map Designation for the donated land may be designated by  
314 the County as Conservation (C).  
315

316 (2) For each requested additional unit of density, a private applicant shall purchase and  
317 donate a lot designated as Improved Subdivision (IS) district on the Land Use (Zoning)  
318 District map which contain non-scarified native upland habitat and/or undisturbed  
319 wetland habitat to Monroe County. The following requirements apply:

- 320 • Private applicants shall provide IS lots pursuant to a 1:1 (1 unit: 1 lot) ratio to  
321 mitigate the request for increased allowable density, pursuant to option (a) or (b)  
322 below:  
323

324 (a) The donated IS lot(s) shall be designated as Tier I, Tier II or Tier III-A Special  
325 Protection Area and be located on Big Pine Key/No Name Key or be within the  
326 same sub-area of unincorporated Monroe County as the proposed increase in  
327 density.

- 328 • The IS lot(s) shall be inspected by the Monroe County Biologist to assure it is  
329 acceptable for acquisition and donation.
- 330 • A restrictive covenant shall be recorded to extinguish the development rights on  
331 the donated land.
- 332 • The Future Land Use Map Designation for the donated land may be designated  
333 by the County as Conservation (C).

334 (b) The donated IS lot(s) shall be designated as Tier III, suitable for affordable  
 335 housing and must be within the same sub-area of unincorporated Monroe County as  
 336 the proposed increase in density.

- 337 • The IS lot(s) shall be dedicated to Monroe County for affordable housing
- 338 projects.
- 339 •

340 For options (1) and (2) described above, the parcel which is the subject of the request to  
 341 increase its density and intensity must be designated as Tier III and have existing public  
 342 facilities and services and available central wastewater facilities.  
 343

Example of Option 1	12 acres requesting a FLUM amendment to increase density and/or intensity	Requires the donation of 24 acres of non-scarified native upland habitat and/or undisturbed wetland habitat, designated as Tier I, Tier II or Tier III-A. <i>(12 acres x 2 = 24 acres)</i>
Example of Option 2	20 acres with a total allocated density allowing the development of 20 units, requesting to increase density to allow 40 units	(a) Requires the donation of 20 IS lots of non-scarified native upland habitat and/or undisturbed wetland habitat, designated as Tier I, Tier II or Tier III-A; or (b) Requires the donation of 20 IS lots designated as Tier III and suitable for affordable housing. <i>(Increase of 20 units = 20 IS lots)</i>

344  
 345 **Objective 101.8:** Monroe County shall eliminate or reduce the frequency of uses which are inconsistent  
 346 with the applicable provisions of the land development regulations and the Future Land Use Map, and  
 347 structures which are inconsistent with applicable codes and land development regulations.  
 348

349 **Objective 101.11:** Monroe County shall implement measures to direct future growth away from  
 350 environmentally sensitive land and towards established development areas served by existing public  
 351 facilities.  
 352

353 **Objective 101.20:** Monroe County shall address local community needs while balancing the needs of all  
 354 Monroe County communities. These efforts shall focus on the human crafted environment and shall be  
 355 undertaken through the Livable CommuniKeys Planning Program.  
 356

357 **Policy 101.20.2:** The Community Master Plans shall be incorporated into the 2010 Comprehensive Plan as  
 358 a part of the plan and be implemented as part of the Comprehensive Plan. The following Community  
 359 Master Plans have been completed in accordance with the principles outlined in this section and adopted by  
 360 the Board of County Commissioners:  
 361

362 5. The Key Largo Livable CommuniKeys Master Plan is incorporated by reference into the 2010  
 363 Comprehensive Plan. The term Strategies in the Master Plan is equivalent to the term Objectives in the  
 364 Comprehensive Plan and the term Action Item is equivalent to the term Policy; the meanings and  
 365 requirements for implementation are synonymous.  
 366  
 367  
 368  
 369

370 **B. The proposed amendment is consistent with the following Key Largo Livable**  
371 **CommuniKeys Plan Action Item:**  
372

373 **Action Item 1.3.2:** Revise the FLUM and Land Use District Maps to resolve nonconformities in  
374 the planning area where appropriate.  
375

376 **C. The proposed amendment is consistent with the Principles for Guiding Development for the**  
377 **Florida Keys Area, Section 380.0552(7), Florida Statutes.**  
378

379 For the purposes of reviewing consistency of the adopted plan or any amendments to that plan  
380 with the principles for guiding development and any amendments to the principles, the principles  
381 shall be construed as a whole and no specific provision shall be construed or applied in isolation  
382 from the other provisions.  
383

- 384 (a) Strengthening local government capabilities for managing land use and development so that  
385 local government is able to achieve these objectives without continuing the area of critical  
386 state concern designation.
- 387 (b) Protecting shoreline and marine resources, including mangroves, coral reef formations,  
388 seagrass beds, wetlands, fish and wildlife, and their habitat.
- 389 (c) Protecting upland resources, tropical biological communities, freshwater wetlands, native  
390 tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and  
391 beaches, wildlife, and their habitat.
- 392 (d) Ensuring the maximum well-being of the Florida Keys and its citizens through sound  
393 economic development.
- 394 (e) Limiting the adverse impacts of development on the quality of water throughout the Florida  
395 Keys.
- 396 (f) Enhancing natural scenic resources, promoting the aesthetic benefits of the natural  
397 environment, and ensuring that development is compatible with the unique historic character  
398 of the Florida Keys.
- 399 (g) Protecting the historical heritage of the Florida Keys.
- 400 (h) Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and  
401 proposed major public investments, including:  
402
- 403 1. The Florida Keys Aqueduct and water supply facilities;
  - 404 2. Sewage collection, treatment, and disposal facilities;
  - 405 3. Solid waste treatment, collection, and disposal facilities;
  - 406 4. Key West Naval Air Station and other military facilities;
  - 407 5. Transportation facilities;
  - 408 6. Federal parks, wildlife refuges, and marine sanctuaries;
  - 409 7. State parks, recreation facilities, aquatic preserves, and other publicly owned  
410 properties;
  - 411 8. City electric service and the Florida Keys Electric Co-op; and
  - 412 9. Other utilities, as appropriate.
- 413
- 414 (i) Protecting and improving water quality by providing for the construction, operation,  
415 maintenance, and replacement of stormwater management facilities; central sewage  
416 collection; treatment and disposal facilities; and the installation and proper operation and  
417 maintenance of onsite sewage treatment and disposal systems.

- 418 (j) Ensuring the improvement of nearshore water quality by requiring the construction and  
419 operation of wastewater management facilities that meet the requirements of ss.  
420 381.0065(4)(l) and 403.086(10), as applicable, and by directing growth to areas served by  
421 central wastewater treatment facilities through permit allocation systems.
- 422 (k) Limiting the adverse impacts of public investments on the environmental resources of the  
423 Florida Keys.
- 424 (l) Making available adequate affordable housing for all sectors of the population of the Florida  
425 Keys.
- 426 (m) Providing adequate alternatives for the protection of public safety and welfare in the event of  
427 a natural or manmade disaster and for a postdisaster reconstruction plan.
- 428 (n) Protecting the public health, safety, and welfare of the citizens of the Florida Keys and  
429 maintaining the Florida Keys as a unique Florida resource.

430  
431 Pursuant to Section 380.0552(7) Florida Statutes, the proposed amendment is consistent with the  
432 Principles for Guiding Development as a whole and is not inconsistent with any Principle.  
433

434 **C. The proposed amendment is consistent with Part II of Chapter 163, Florida Statutes (F.S.).**  
435 **Specifically, the amendment furthers:**  
436

437 163.3161(4), F.S. – It is the intent of this act that local governments have the ability to preserve  
438 and enhance present advantages; encourage the most appropriate use of land, water, and  
439 resources, consistent with the public interest; overcome present handicaps; and deal  
440 effectively with future problems that may result from the use and development of land within  
441 their jurisdictions. Through the process of comprehensive planning, it is intended that units  
442 of local government can preserve, promote, protect, and improve the public health, safety,  
443 comfort, good order, appearance, convenience, law enforcement and fire prevention, and  
444 general welfare; facilitate the adequate and efficient provision of transportation, water,  
445 sewerage, schools, parks, recreational facilities, housing, and other requirements and  
446 services; and conserve, develop, utilize, and protect natural resources within their  
447 jurisdictions  
448

449 163.3161(6), F.S. - It is the intent of this act that adopted comprehensive plans shall have the  
450 legal status set out in this act and that no public or private development shall be permitted  
451 except in conformity with comprehensive plans, or elements or portions thereof, prepared  
452 and adopted in conformity with this act.  
453

454 163.3177(1), F.S. - The comprehensive plan shall provide the principles, guidelines, standards,  
455 and strategies for the orderly and balanced future economic, social, physical, environmental,  
456 and fiscal development of the area that reflects community commitments to implement the  
457 plan and its elements. These principles and strategies shall guide future decisions in a  
458 consistent manner and shall contain programs and activities to ensure comprehensive plans  
459 are implemented. The sections of the comprehensive plan containing the principles and  
460 strategies, generally provided as goals, objectives, and policies, shall describe how the local  
461 government's programs, activities, and land development regulations will be initiated,  
462 modified, or continued to implement the comprehensive plan in a consistent manner. It is not  
463 the intent of this part to require the inclusion of implementing regulations in the  
464 comprehensive plan but rather to require identification of those programs, activities, and land  
465 development regulations that will be part of the strategy for implementing the comprehensive

466 plan and the principles that describe how the programs, activities, and land development  
467 regulations will be carried out. The plan shall establish meaningful and predictable standards  
468 for the use and development of land and provide meaningful guidelines for the content of  
469 more detailed land development and use regulations.  
470

471 163.3177(6)(a)2., F.S. - The future land use plan and plan amendments shall be based upon  
472 surveys, studies, and data regarding the area, as applicable, including:

- 473 a. The amount of land required to accommodate anticipated growth.
- 474 b. The projected permanent and seasonal population of the area.
- 475 c. The character of undeveloped land.
- 476 d. The availability of water supplies, public facilities, and services.
- 477 e. The need for redevelopment, including the renewal of blighted areas and the elimination of  
478 nonconforming uses which are inconsistent with the character of the community.
- 479 f. The compatibility of uses on lands adjacent to or closely proximate to military installations.
- 480 g. The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and  
481 consistent with s. 333.02.
- 482 h. The discouragement of urban sprawl.
- 483 i. The need for job creation, capital investment, and economic development that will  
484 strengthen and diversify the community's economy.
- 485 j. The need to modify land uses and development patterns within antiquated subdivisions.

486  
487 163.3177(6)(a)8., F.S. - Future land use map amendments shall be based upon the following  
488 analyses:

- 489 a. An analysis of the availability of facilities and services.
- 490 b. An analysis of the suitability of the plan amendment for its proposed use considering the  
491 character of the undeveloped land, soils, topography, natural resources, and historic  
492 resources on site.
- 493 c. An analysis of the minimum amount of land needed to achieve the goals and requirements  
494 of this section.

495  
496 163.3194(1)(b), F.S. – All land development regulations enacted or amended shall be  
497 consistent with the adopted comprehensive plan, or element or portion thereof, and any land  
498 development regulations existing at the time of adoption which are not consistent with the  
499 adopted comprehensive plan, or element or portion thereof, shall be amended so as to be  
500 consistent. If a local government allows an existing land development regulation which is  
501 inconsistent with the most recently adopted comprehensive plan, or element or portion  
502 thereof, to remain in effect, the local government shall adopt a schedule for bringing the land  
503 development regulation into conformity with the provisions of the most recently adopted  
504 comprehensive plan, or element or portion thereof. During the interim period when the  
505 provisions of the most recently adopted comprehensive plan, or element or portion thereof,  
506 and the land development regulations are inconsistent, the provisions of the most recently  
507 adopted comprehensive plan, or element or portion thereof, shall govern any action taken in  
508 regard to an application for a development order.  
509

510 163.3194(3)(a), F.S. – A development order or land development regulation shall be consistent  
511 with the comprehensive plan if the land uses, densities or intensities, and other aspects of  
512 development permitted by such order or regulation are compatible with and further the

513 objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it  
514 meets all other criteria enumerated by the local government.

515  
516 163.3201, F.S. – It is the intent of this act that adopted comprehensive plans or elements  
517 thereof shall be implemented, in part, by the adoption and enforcement of appropriate local  
518 regulations on the development of lands and waters within an area. It is the intent of this act  
519 that the adoption and enforcement by a governing body of regulations for the development of  
520 land or the adoption and enforcement by a governing body of a land development code for an  
521 area shall be based on, be related to, and be a means of implementation for an adopted  
522 comprehensive plan as required by this act.

## 523 524 **VI. PROCESS**

525  
526 Comprehensive Plan Amendments may be proposed by the Board of County Commissioners, the  
527 Planning Commission, the Director of Planning, or the owner or other person having a contractual  
528 interest in property to be affected by a proposed amendment. The Director of Planning shall review  
529 and process applications as they are received and pass them onto the Development Review  
530 Committee and the Planning Commission.

531  
532 The Planning Commission shall hold at least one public hearing. The Planning Commission shall  
533 review the application, the reports and recommendations of the Department of Planning &  
534 Environmental Resources and the Development Review Committee and the testimony given at the  
535 public hearing. The Planning Commission shall submit its recommendations and findings to the  
536 Board of County Commissioners (BOCC). The BOCC holds a public hearing to consider the  
537 transmittal of the proposed comprehensive plan amendment, and considers the staff report, staff  
538 recommendation, and the testimony given at the public hearing. The BOCC may or may not  
539 recommend transmittal to the State Land Planning Agency. If the amendment is transmitted to State  
540 Land Planning Agency, they review the proposal and issue an Objections, Recommendations and  
541 Comments (ORC) Report. Upon receipt of the ORC report, the County has 180 days to adopt the  
542 amendments, adopt the amendments with changes or not adopt the amendment.

## 543 544 **VII. STAFF RECOMMENDATION**

545  
546 Staff recommends approval, provided compliance with Comprehensive Plan Policy 101.4.20 is  
547 established prior to adoption by the Board of County Commissioners. Based on the density/intensity  
548 analysis, and in order to mitigate for the impacts of approval, one of the following options needs to be  
549 addressed:

- 550 a. Donation of 4.4 acres of non-scarified land designated Tier I or Tier III-A SPA located within  
551 the Upper Keys Subarea;
  - 552 b. Donation 12 non-scarified IS Lots designated Tier I or Tier III-A located within the Upper  
553 Keys Subarea; or
  - 554 c. Donation 12 IS lots designated Tier III for affordable housing within the Upper Keys Subarea.
- 555  
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**VIII. EXHIBITS**

1. Application dated June 6, 2014
2. December 23, 2013 Letter of Understanding concerning an existing the Coconut Bay of ley Largo and the See the Sea of Key Largo doing business as Bay Harbor Lodge, located at 97770 and 97702 Overseas Highway, Key Largo
3. Monroe County Resolution No. 127-2012
4. Proposed FLUM Map

**File #:** **2014-081**

**Owner's Name:** See the Sea of Key Largo Inc.

**Applicant:** Coconut Bay of Key Largo Inc.

**Agent:** David deHaas-Grosseck

**Type of Application:** FLUM Amendment

**Key:** Key Largo

**RE:** 00091020-000000  
00091000-000000

**Additional Information added to File 2014-081**

**MONROE COUNTY, FLORIDA  
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



**Ownership Disclosure**

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):

<i>Name and Address</i>	<i>% of Ownership</i>

- 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):

<i>Name and Address</i>	<i>% of Ownership</i>
Margaret A Loran                      PR 37	100%
1702 Overseas Hwy	
Key Largo, FL 33037	


- 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

- 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

\* 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: Margaret A. Lavelle

State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 17 day of JULY 2014, by MARGARET LAVELLE. He/she is personally known to me or has produced as identification.



[Signature]  
Notary Public  
My Commission Expires

03/2013

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: 6.16.14  
Time: \_\_\_\_\_

Dear Applicant:

This is to acknowledge submittal of your application for FLUM  
Type of application  
Coconut Bay of Key Largo, Inc. to the Monroe County Planning Department.  
Project / Name

Thank you.

Paul Creech

Planning Staff

MCPA GIS Public Portal  
Scott P. Russell, CFA

- Pan
- Legend
- Zoom In

MCPA GIS Public Portal  
Major Road

Monroe Outline

Address  
Subdivisions

Section Lines

SECTION TEXT

Parcels

Shoreline

Lot Lines

Hooks Leads

Expand All  
Expand our Getting Started tutorial!

- MCPA GIS Public Portal
- 2014 Condo
  - Monroe Overlay
  - Subdivisions
  - Section Lines
- 2013 Condo
  - Parcels
  - Shoreline
- 2012 Condo
  - Lot Lines
  - Hooks Leads
  - Easements
- 2011 Condo
  - Text Displays
  - Qualified Condo Sales
- 2010 Condo
  - Qualified Sales
  - Transportation
- 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-in Zoom-in to a defined extent...  
 Zoom-out Zoom-out to a defined extent...  
 Full Extent Zoom to the full extent tool was clicked!  
 Latitude: 32.079098 City, Longitude: -91.468126 Clear

Basemap Select a basemap Buffer parcels within 5 feet of location Clear

Buffer Results 109 features found  
 Export results to: [Delimited] Go

OBJECTID	SDE.DBO.W_PARCELS.ID	SDE.DBO.W_PARCELS.RECHAR	SDE.DBO.W_PARCELS.GEO_FEAT
14442	90962.0002	00090962-000200	67595 0662 39 0
12604	00066 0011	0000066 001100	67610 0662 39 0

Verified GC

ADAM RYAN A REV TR OF 05/13/05  
600 S ATLANTIC AVE  
DAYTONA BEACH, FL 32118

ADAMS DAVID AND LINDA  
PO BOX 370073  
KEY LARGO, FL 33037-0073

BANKS ROBERT W  
3831 SW 56TH ST  
FORT LAUDERDALE, FL 33312-6207

BELLIS STEPHEN L AND MARTHA A LIV TR  
DTD 11/23/05  
PO BOX 524  
INDIAN RIVER, MI 49749-0524

BENARDO MARIANNE DECLARATION OF  
TRUST 7/10/2013  
1009 AZALEA RD  
DELRAY BEACH, FL 33483-6601

BERNAT DOLORES P TRUST AGR  
4/23/1998  
12832 QUAIL CT  
PALOS HEIGHTS, IL 60463-2282

BESADA HUMBERTO AND MARCIA  
2155 SW 123RD CT  
MIAMI, FL 33175-7723

BOCA MARINA COURT LLC  
31 SENECA RD  
SEA RANCH LAKES, FL 33308-2325

BODKER TERRI L  
97652 OVERSEAS HWY APT P4  
KEY LARGO, FL 33037-2206

BOLAND C SAMUEL AND KATHY B  
97652 OVERSEAS HWY HH 7  
KEY LARGO, FL 33037-2221

BOLAND C SAMUEL AND KATHY B  
97652 OVERSEAS HWY APT C4  
KEY LARGO, FL 33037-2202

BROCK LISA M  
14606 JOCKEYS RIDGE DR  
CHARLOTTE, NC 28277-3716

BURGESS CHRISTOPHER R AND ANGELA  
D  
15440 SW 148 PL  
MIAMI, FL 33187

CAMMAROTA ARMAND A JR  
305 EAST BAY TREE CIR  
VERNON HILLS, IL 60061

CARTER JOHN E SR REV TR 7/25/2005  
C/O KESHEN NELSON C P/R9155 S  
DADELAND BLVD STE 1718  
MIAMI, FL 33156-2742

CHILDREE CHRISTINE C AND RONALD M  
97652 OVERSEAS HWY APT T12  
KEY LARGO, FL 33037-2226

CLARK JAMES C AND DIANA  
1673 SOUTH ST  
NEW HAVEN, VT 5472

COCONUT BAY OF KEY LARGO INC  
PO BOX 372098  
KEY LARGO, FL 33037-7098

COPLAN JANET SUE  
97652 OVERSEAS HWY APT C8  
KEY LARGO, FL 33037-2223

CORRADINI CAROL ANN LIV TR  
06/06/2006  
7744 SW 193RD ST  
CUTLER BAY, FL 33157-7389

CULLEN ROBERT F JR AND KAREN J  
14641 SW 67TH AVENUE  
MIAMI, FL 33101

DILLON WILLIAM  
30800 S WIXOM RD  
WIXOM, MI 48393-2418

DOTTLE PETER J AND MARY P JT REV TR  
01/11/06  
5426 COUNTY HWY A  
BROOKLYN, WI 53521

ELIADES STEVEN AND JEANNE  
31 STARLIGHT DR  
HOPEWELL JUNCTION, NY 12533

ESPY ALEXANDRA BEATON  
PO BOX 123  
DILLON, CO 80435-0123

FAMILY TRUST U/W/O CAROLINE P BRUMBAUGH  
7/27/1998 C/O BRUMBAUGH JOHN M TRUSTEE  
6479 SUNSET DR  
MIAMI, FL 33143-4676

FIRST MIDWEST TRUST COMPANY  
C/O FIRST MIDWEST BANK TRUST  
DIVISION PO BOX 990  
MOLINE, IL 61266-0990

FIRST STATE BANK OF THE FLORIDA KEYS  
C/O ACCOUNT PAYABLE  
3406 N ROOSEVELT BLVD  
KEY WEST, FL 33040-4266

FOX AMY M  
97652 OVERSEAS HWY APT P5  
KEY LARGO, FL 33037-2206

FRANZ P AND L FAMILY TRUST 1/12/1990  
97652 OVERSEAS HWY APT HH45  
KEY LARGO, FL 33037-2220

Verified 1 of 4

GAC MARIA U  
573 SHERIDAN RD  
GLENCOE, IL 60022-1764

GARCIA AVELINO AND MONICA G  
8401 SW 84TH TER  
MIAMI, FL 33143-6919

GOLDSTEIN AMBER E  
97652 OVERSEAS HWY APT S5  
KEY LARGO, FL 33037-2203

GREENSPAN RICHARD R AND YVETTE M  
16073 BRIER CREEK DR  
DELRAY BEACH, FL 33446-9561

HALE SALLY M 2004 REVOCABLE TRUST  
23 FAIRWAY HEIGHTS RD  
CENTER HARBOR, NH 3226

HALEY JAMES A TRUST  
11034 SW 37TH MNR  
DAVIE, FL 33328-1318

HARMONY HEALING CENTER INC  
97840 OVERSEAS HWY  
KEY LARGO, FL 33037

HARRELSON PEGGY GREGSON REVOCABLE TRUST  
3/14/14  
C/O HARRELSON MIKE CO-TRUSTEE  
1119 S 3RD AVE  
BOZEMAN, MT 59715-5264

HARRIS WALTER R AND MARGARET M  
424 SPRICE AVE  
WEST ISLIP, NY 11795

HAYNIE J NEIL AND SUSAN INCE  
1700 SW 12 AVE  
BOCA RATON, FL 33486

HEELY CATHERINE G  
11 GULL POINT RD  
MONMOUTH BEACH, NJ 07750-1007

HEINER FREDERICK H AND DONNA E  
97652 OVERSEAS HWY APT T9  
KEY LARGO, FL 33037-2226

HEINRICH LAURA J  
97652 OVERSEAS HWY PH 2  
KEY LARGO, FL 33037-2220

HELSEL ZANE AND JOAN E  
2144 PENNINGTON RD  
EWING, NJ 08638-1433

HENRIQUES ROBERT C  
11 CHESTER SQ  
GLOUCESTER, MA 01930-1313

HENRY MORRIS  
97652 OVERSEAS HWY APT C12  
KEY LARGO, FL 33037-2223

HERMANN DONALD W AND MARY E  
312 RIVER BLUFF DR  
ORMOND BEACH, FL 32174

HILLEND DAVID V  
97652 OVERSEAS HWY APT C11  
KEY LARGO, FL 33037-2223

HOLTON TIMOTHY R AND JENNIFER A  
296 WASHINGTON AVE  
MEMPHIS, TN 38103

KALATZIS DIMITRIOS AND JOANNE  
97652 OVERSEAS HWY APT M7  
KEY LARGO, FL 33037-2225

KATZMAN HOWARD E AND SHIRLEY R  
7255 SW 140TH TER  
PALMETTO BAY, FL 33158-1265

KAVANAGH JEANNE A  
97652 OVERSEAS HWY APT HH47  
KEY LARGO, FL 33037-2220

KERCKAERT MICHAEL AND SHANNON  
5825 HEMPSTEAD RD  
OXFORD, MI 48371-1233

KLASFELD ILENE AND JON  
1908 NW 4TH AVE APT 112  
BOCA RATON, FL 33432-1501

KLUMPENAAR BRAM  
296 CLAUDE AVE  
DORVAL, QUEBEC H9S 3B2  
CANADA

KRAUSE JOSEPH AND FRANCES  
2637 NW 23RD WAY  
BOCA RATON, FL 33431-4015

KROHN JOHN RAMON JR  
61 BITTERN DR  
GETTYSBURG, PA 17325-8611

LANDCO LLC  
97 W OKEECHOBEE RD  
HIALEAH, FL 33010-4721

LESPERANCE LISA V  
230 EAST ST  
WAYNESVILLE, NC 28786-3836

LEVY BARUCH AND JANE  
2708 OAKMONT CT  
WESTON, FL 33332-1834

Verified 2 of 4

LISOR SUZANNE K REV TR  
1103 SPRING BROOKE DR  
GOSHEN, IN 46528-5059

MARTINEZ PETER JOSEPH AND PILAR  
5740 SW 116TH ST  
CORAL GABLES, FL 33156-5033

MAYER ANN E FINN AND ROBERT T  
3 FAIRVIEW TER  
GREENLAND, NH 03840-2242

MCCASSEY EVERETT A AND MICHELLE M  
117 AKIOHALA PL  
KAILUA, HI 96734-3902

MCGEE LAWRENCE U  
230 NANZETTA WAY  
LEWISVILLE, NC 27023-7103

MILANESE GARY  
97652 OVERSEAS HWY APT T4  
KEY LARGO, FL 33037-2205

MOFFITT GREGORY P AND REGINA A  
29453 CEDAR NECK RD  
OCEAN VIEW, DE 19970

NHC-FL 134 LLC  
C/O NATIONAL RV COMMUNITIES  
LLC6991 E CAMELBACK RD STE B310  
SCOTTSDALE, AZ 85251-2493

NIEBLER-SPARE LUCIANN M REV LIV TR  
AGR 3/17/2008  
1865 BRICKELL AVE APT A1811  
MIAMI, FL 33129-1650

OKUN THEODORE  
97652 OVERSEAS HWY PH 7  
KEY LARGO, FL 33037-2221

PEREZ ROBERT L AND VIOLET M  
1919 DRISCOLL ST  
HOUSTON, TX 77019-6101

RAHAIM ANDREW D AND JEAN T  
6 AUSPICE CIR  
NEWARK, DE 19711-2976

RESORT PROPERTY MANAGEMENT  
OF THE KEYS INC  
97802 S OVERSEAS HWY  
KEY LARGO, FL 33037

ROBERTS WILLIAM C AND MARY A  
763 CHAPMAN LOOP  
THE VILLAGES, FL 32162

ROBINSON JOHN G AND BARBARA J  
97652 OVERSEAS HWY OFC  
KEY LARGO, FL 33037-2216

ROCK HARBOR CONDO NO 6

ROEBLING SUSAN REV TRUST 11/10/2004  
PO BOX 1167  
TAVERNIER, FL 33070-1167

SANTANA RAMON R AND YOLANDA  
ACEBAL  
PO BOX 901368  
HOMESTEAD, FL 33090-1368

SCHOTT DEANA L  
2056 HUTTON PT  
LONGWOOD, FL 32779-2855

SCULL PROPERTIES LLC  
C/O SCULL DAVID7960 OLD  
GEORGETOWN RD STE 8C  
BETHESDA, MD 20814-2418

SEAFARER RESORT AND BEACH LLC  
97684 OVERSEAS HWY  
KEY LARGO, FL 33037-2214

SEVERSON DONALD R AND LOUANNE  
DEC TRUST 11/12/96  
PO BOX 886  
ELKHORN, WI 53121

SHUGG ROBERT C AND ELIZABETH A  
97652 OVERSEAS HWY APT M10  
KEY LARGO, FL 33037-2225

SINISCALCO WAYNE P AND LORIN BLAKE  
97652 OVERSEAS HWY APT HH31  
KEY LARGO, FL 33037-2218

SMITH BRIAN R T AND PENELOPE J  
97652 OVERSEAS HWY APT T5  
KEY LARGO, FL 33037-2205

SOMOGYI ROBERT J AND MARILYN B  
42 W COLLEGE AVE APT 314S  
YARDLEY, PA 19067-1553

SPRINKLE GEORGE C JR AND MELISSA B  
17205 SW 256TH ST  
HOMESTEAD, FL 33031

STARR MOORE  
3290 NORTHSIDE PKWY NW STE 375  
ATLANTA, GA 30327-2273

STELRI LLC  
C/O LEROY3532 E HIGGINS DR  
MOUNT PLEASANT, SC 29466-6890

STOIA SAMUEL L  
PO BOX 370888  
KEY LARGO, FL 33037-0888

Verified 3 of 4

✓ STOKY & STOKY LLC  
103900 B OVERSEAS HWY  
KEY LARGO, FL 33037

✓ STONE THOMAS J TRUST 7/21/2000  
PO BOX 372880  
KEY LARGO, FL 33037-7880

✓ SULLIVAN PATRICIA P TR 11/3/2003  
535 LUENGA AVE  
CORAL GABLES, FL 33146-2716

✓ THE CONCH HEADQUARTERS INC  
PO BOX 371012  
KEY LARGO, FL 33037-1012

✓ TIELEN GISELA B  
97652 OVERSEAS HWY APT HH4  
KEY LARGO, FL 33037-2207

✓ TUCKER ROBERT J AND CHARLENE A  
401 CLOVER MILL RD  
EXTON, PA 19341-2502

✓ UNGER FRANK  
97702 OVERSEAS HWY  
KEY LARGO, FL 33037-2297

✓ UPPER KEYS MARINE CONSTRUCTION INC  
PO BOX 372790  
KEY LARGO, FL 33037-7790

✓ VALERIUS THOMAS F AND LYNN C  
9200 SW 85TH ST  
MIAMI, FL 33173-4527

✓ VEIL MARK AND TINA  
107 WOODSMUIR CT  
PALM BEACH GARDENS, FL 33418-8020

✓ WALSH FRANK B JR REVOCABLE TRUST  
11/30/1966  
97652 OVERSEAS HWY APT S4  
KEY LARGO, FL 33037-2203

✓ WALTZMAN STUART REV TRUST  
12/4/1998  
333 E 30TH ST APT 18J  
NEW YORK, NY 10016-6459

✓ WASSER MARK  
870 NARRAGANSETT LN  
KEY LARGO, FL 33037-2774

✓ WESTER DAVID A AND SHARON M  
4244 CHASE AVE  
MIAMI BEACH, FL 33140-3008

Verified 4 of 4

**End of Additional File 2014-081**



**Legal Description of Property** (if in metes and bounds, please attach separate sheet):

SEC. 6, TWN 62, R. 39 ISLAND OF KEY LARGO, PB1 - P 59  
SEC. 6, TWN 62, R. 39 ISLAND OF KEY LARGO, PB1 - P 59

Block	Lot	Subdivision	Key Name
00091020-000000		1104892	
00091000-000000		1104876	

Real Estate (RE) Number	Alternate Key Number
97770 O/S HWY. KEY LARGO, FL.	33037
97702 O/S HWY. KEY LARGO, FL.	33037

Street Address \_\_\_\_\_ Approximate Mile Marker \_\_\_\_\_

**Current Future Land Use Map Designation(s):** RL RESIDENTIAL LOW

**Proposed Future Land Use Map Designation(s):** MU MIXED USE

**Current Land Use District Designation(s):** SR SUBURBAN RESIDENTIAL

**Total Land Area Affected by Proposed FLUM (in acres):** 1.64 A \$ .56 A = 2.2 a

**Tier Designation(s):** \_\_\_\_\_

**Is the property located within the Military Installation Area of Impact (MIAI):**  Yes  No

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

21 MOTEL UNIT AND 1 RESIDENCE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Please describe the reason for the proposed FLUM amendment** (attach additional sheets if necessary):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The Board of County Commissioners adopted Policy 101.4.20 (Ordinance 028-2012) with an effective date of November 20, 2012. Pursuant to Policy 101.4.20, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated density and intensity, must be designated as Tier III and have existing public facilities and services, including central wastewater facilities. Additionally, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated density and intensity shall be required to purchase and donate land to offset the proposed increase (includes the requirement to donate acreage or Improved Subdivision lots).

Provide the net change in density and intensity for the proposed FLUM amendment. Is there a proposed increase? What steps would be taken to comply with Policy 101.4.20? (attach additional sheets if necessary):

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Pursuant Chapters 163 and 380, Florida Statutes, an amendment to the Comprehensive Plan must be consistent with the Florida Statutes, with the Monroe County Comprehensive Plan, and with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute. Please describe how the proposed text amendment is consistent with each of the following (attach additional sheets if necessary):

- 1) The proposed amendment is consistent with Part II of Chapter 163, Florida Statute. *(At a minimum, please review and address Sections 163.3177, 163.3178, 163.3180, and 163.3184, F.S.)* Specifically the amendment furthers:

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- 2) The proposed amendment is internally consistent with the following Goals, Objectives and Policies of the Monroe County Year 2010 Comprehensive Plan:

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- 3) Does the proposed amendment meet adopted level of service standards of the Monroe County Year 2010 Comprehensive Plan (see Policy 101.1.1)? Provide an analysis of the availability of facilities and services corresponding to the proposed amendment. Please attach any Letters of Coordination from utility providers as well:

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- 4) The proposed amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute:

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Pursuant Section 102-158 of the Land Development Code, the Board of County Commissioners may consider an ordinance to transmit to the State Land Planning Agency an amendment to the FLUM if the change is based on one or more of the following factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

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

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

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**3) Data errors, including errors in mapping, vegetative types and natural features described in the Comprehensive Plan Technical Document:**

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**4) New issues:**

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

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**6) Data updates:**

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

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Has a previous application for a FLUM amendment been submitted for this site within the past 2 years?

- Yes    If yes, Date: \_\_\_\_\_
- No

\* \* \* \* \*

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

- Completed application form
- Applicable fees (check or money order to Monroe County Planning & Environmental Resources)
- Proof of Ownership & Ownership Disclosure Form
- Current Property Record Card
- Location map
- Photograph(s) of site from adjacent roadway(s)
- Copy of current Future Land Use Map
- Copy of current Land Use District Map
- Disclosure of Interest form
- Sealed Boundary Survey, prepared by a Florida registered surveyor, depicting proposed Future Land Use Map changes with acreage – five (5) sets
- 300' Radius report, prepared by the Monroe County Property Appraiser's Office
- Typed mailing labels (name and address) of all property owners within 300' of the boundaries of the affected property

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

- Agent Authorization form (*required if application is submitted on behalf of another party*)
- Traffic Study, prepared by a licensed traffic engineer
- 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 approval)

**If deemed necessary to complete a full review of the application, within reason, the Planning & Environmental Resources Department reserves the right to request additional information.  
Additional fees may apply pursuant to the approved fee schedule.**

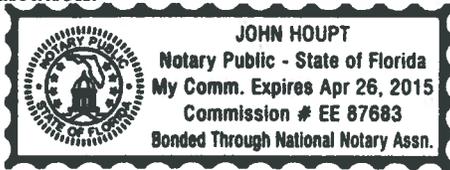
\* \* \* \* \*

**By signing this application, the Applicant certifies themselves as a person who is familiar with the information contained in application, and that to the best of their knowledge such information is true, complete and accurate.**

Signature of Applicant: Margaret A. Leron

State of Florida, County of Monroe County

The foregoing instrument was acknowledged before me this 15 day of MAY 2014, by \_\_\_\_\_ . He/she is personally known to me or has produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public  
My Commission Expires

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

Monroe County  
Planning and Building Department

**AGENT AUTHORIZATION**

To Whom it May Concern,

This shall act as authorization for David deHaas-Grosseck to act as agent for the purpose of submitting and coordination application(s) for the following;

CLAYTON BAY & SEE THE SEA OF KEY LARGO  
Name

FLUM'S LTD AMENDMENT  
Project

Location 877709 977020/s Hwy, KEY LARGO

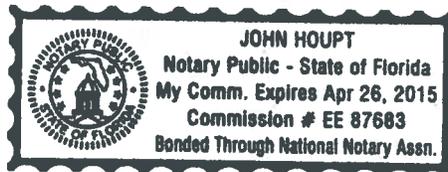
Margaret A. Laron  
Owner

Margaret A. Laron                      06/13/14  
Signature                                      Date

Sworn before me this 13 day of JUNE, 2012-14

[Signature]  
Notary Public

My Commission Expires





# Monroe County Property Appraiser - Radius Report

<b>AK:</b> 1103934	<b>Parcel ID:</b> 00090961-000300	<b>Physical Location</b> 97652 OVERSEAS APT 3	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR650-72/73 OR853-11			
<b>Owners Name:</b> GARCIA AVELINO AND MONICA G			
<b>Address:</b> 8401 SW 84TH TER		MIAMI	FL 33143-6919
<b>AK:</b> 1103951	<b>Parcel ID:</b> 00090961-000500	<b>Physical Location</b> 97652 OVERSEAS APT 5	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR686-779 OR815-			
<b>Owners Name:</b> VENDITTI AMY M			
<b>Address:</b> 97652 OVERSEAS HWY APT P5		KEY LARGO	FL 33037-2206
<b>AK:</b> 1679747	<b>Parcel ID:</b> 00554250-000000	<b>Physical Location</b> 97670 OVERSEAS	KEY LARGO
<b>Legal Description:</b> BK 1 LT MANDALAY PB1-194 KEY LARGO LOTS 14, 15, 16, 17, 18, 19, 20, 21, 22 & 23 (RE'S:55426 THRU 554			
<b>Owners Name:</b> FIRST STATE BANK OF THE FLORIDA KEYS C/O ACCOUNT PAYABLE			
<b>Address:</b> 3406 N ROOSEVELT BLVD		KEY WEST	FL 33040-4266
<b>AK:</b> 1104027	<b>Parcel ID:</b> 00090961-001200	<b>Physical Location</b> 97652 OVERSEAS APT 12	KEY LARGO
<b>Legal Description:</b> APT 12 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO 3-645 OR775-640 OR799-395 OR1553-392			
<b>Owners Name:</b> WALTZMAN STUART REV TRUST 12/4/1998			
<b>Address:</b> 333 E 30TH ST APT 18J		NEW YORK	NY 10016-6459
<b>AK:</b> 1103829	<b>Parcel ID:</b> 00090890-000000	<b>Physical Location</b> 97674 OVERSEAS	KEY LARGO
<b>Legal Description:</b> 6 62 39 ISLAND OF KEY LARGO PB1-59 PT LOT 8 OR534- 804E IR541-573 OR749-324-326 OR751-975/998 PRO			
<b>Owners Name:</b> UPPER KEYS MARINE CONSTRUCTION INC			
<b>Address:</b> PO BOX 372790		KEY LARGO	FL 33037-7790
<b>AK:</b> 1104043	<b>Parcel ID:</b> 00090962-000100	<b>Physical Location</b> 97652 OVERSEAS APT 1	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR656-111/12 OR1314-			
<b>Owners Name:</b> BANKS ROBERT W			
<b>Address:</b> 3831 SW 56TH ST		FORT LAUDERDALE	FL 33312-6207
<b>AK:</b> 1103918	<b>Parcel ID:</b> 00090961-000100	<b>Physical Location</b> 97652 OVERSEAS APT 1	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR625-355/856			
<b>Owners Name:</b> CULLEN ROBERT F JR AND KAREN J			
<b>Address:</b> 14641 SW 67TH AVENUE		MIAMI	FL 33101
<b>AK:</b> 1104051	<b>Parcel ID:</b> 00090962-000200	<b>Physical Location</b> 97652 OVERSEAS APT 2	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 2 8.3% COMMON ELEMENTS OR636-276 OR990-65/6			
<b>Owners Name:</b> HALE SALLY M 2004 REVOCABLE TRUST			
<b>Address:</b> 23 FAIRWAY HEIGHTS RD		CENTER HARBOR	NH 03226
<b>AK:</b> 1104060	<b>Parcel ID:</b> 00090962-000300	<b>Physical Location</b> 97652 OVERSEAS APT 3	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR646-388 OR823-245-			
<b>Owners Name:</b> BROCK LISA M			
<b>Address:</b> 14606 JOCKEYS RIDGE DR		CHARLOTTE	NC 28277-3716
<b>AK:</b> 1104001	<b>Parcel ID:</b> 00090961-001000	<b>Physical Location</b> 97652 OVERSEAS APT 10	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR661-839			
<b>Owners Name:</b> HALEY JAMES A TRUST			
<b>Address:</b> 11034 SW 37TH MNR		DAVIE	FL 33328-1318
<b>AK:</b> 1103977	<b>Parcel ID:</b> 00090961-000700	<b>Physical Location</b> 97652 OVERSEAS APT 7	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 7 658-334-335 OR1259-1360/61 OR1540-2442/43 OR15-			
<b>Owners Name:</b> BURGESS CHRISTOPHER R AND ANGELA D			
<b>Address:</b> 15440 SW 148 PL		MIAMI	FL 33187

**AK:** 1103993 **Parcel ID:** 00090961-000900 **Physical Location** 97652 OVERSEAS APT 9 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 9 8.5% COMMON ELEMENTS OR687-249 OR841-110  
**Owners Name:** STARR MOORE  
**Address:** 3290 NORTHSIDE PKWY NW STE 375 ATLANTA GA 30327-2273

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**AK:** 1103985 **Parcel ID:** 00090961-000800 **Physical Location** 97652 OVERSEAS APT 8 KEY LARGO  
**Legal Description:** APT 8 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO -832-833 OR888-1836 OR1213-909/10 OR1753-2265C  
**Owners Name:** SCHOTT DEANA L  
**Address:** 2056 HUTTON PT LONGWOOD FL 32779-2855

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**AK:** 1103969 **Parcel ID:** 00090961-000600 **Physical Location** 97652 OVERSEAS APT 6 KEY LARGO  
**Legal Description:** APT 6 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO -615 OR665-500 OR670-729 OR824-1095 OR824-1096  
**Owners Name:** DILLON WILLIAM  
**Address:** 30800 S WIXOM RD WIXOM MI 48393-2418

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**AK:** 1103926 **Parcel ID:** 00090961-000200 **Physical Location** 97652 OVERSEAS APT 2 KEY LARGO  
**Legal Description:** UNIT 2 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO OR607-350 OR1315-839D/C OR1317-1183/93EST-PR  
**Owners Name:** WASSER MARK  
**Address:** 870 NARRAGANSETT LN KEY LARGO FL 33037-2774

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**AK:** 1104914 **Parcel ID:** 00091040-000000 **Physical Location** VACANT LAND KEY LARGO  
**Legal Description:** 6 62 39 ISLAND OF KEY LARGO BAY BTM ADJ PT LOT 10 OR142-318/319  
**Owners Name:** UNGER FRANK  
**Address:** 97702 OVERSEAS HWY KEY LARGO FL 33037-2297

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**AK:** 8497628 **Parcel ID:** 00090961-000400 **Physical Location** 97652 OVERSEAS APT 4 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO & 7.1% COMMON ELEMENTS OR612-553 OR810-1  
**Owners Name:** BODKER TERRI L  
**Address:** 97652 OVERSEAS HWY APT P4 KEY LARGO FL 33037-2206

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**AK:** 1104019 **Parcel ID:** 00090961-001100 **Physical Location** 97652 OVERSEAS APT 11 KEY LARGO  
**Legal Description:** UNIT 11 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO 53-256/57 OR688-274/75 OR748-514 OR1110-654 OR  
**Owners Name:** MAYER ANN E FINN AND ROBERT T  
**Address:** 3 FAIRVIEW TER GREENLAND NH 03840-2242

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**AK:** 1104124 **Parcel ID:** 00090962-000900 **Physical Location** 97652 OVERSEAS APT 9 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR655-67-68 OR828-  
**Owners Name:** HEINER FREDERICK H AND DONNA E  
**Address:** 97652 OVERSEAS HWY APT T9 KEY LARGO FL 33037-2226

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**AK:** 1104396 **Parcel ID:** 00090964-001000 **Physical Location** 97652 OVERSEAS APT 10 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR714-758 OR1078-21  
**Owners Name:** GREENSPAN RICHARD R AND YVETTE M  
**Address:** 16073 BRIER CREEK DR DELRAY BEACH FL 33446-9561

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**AK:** 1104493 **Parcel ID:** 00090965-000700 **Physical Location** 97652 OVERSEAS APT 7 KEY LARGO  
**Legal Description:** APT 7 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO 14-296 OR860-1470 OR1067-348 OR1440-1734 OR15-  
**Owners Name:** KALATZIS DIMITRIOS AND JOANNE  
**Address:** 97652 OVERSEAS HWY APT M7 KEY LARGO FL 33037-2225

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**AK:** 1104752 **Parcel ID:** 00090966-002000 **Physical Location** 97652 OVERSEAS APT 43 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM #6 APT 43 & 3.07% COMMON ELEMENTS OR778-231 OR920-529/30 OR1408-649/5C  
**Owners Name:** HAYNIE J NEIL AND SUSAN INCE  
**Address:** 1700 SW 12 AVE BOCA RATON FL 33486

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**AK:** 1104809 **Parcel ID:** 00090966-002500 **Physical Location** 97652 OVERSEAS APT P1 KEY LARGO  
**Legal Description:** APT P-1 ROCK HARBOR CONDOMINIUM 6 OR778-694 OR2340 -817/18D/C OR2374-99 OR2635-102021R/S  
**Owners Name:** KROHN JOHN RAMON JR  
**Address:** 61 BITTERN DR GETTYSBURG PA 17325-8611

**AK:** 1104841 **Parcel ID:** 00090966-002900 **Physical Location** 97652 OVERSEAS APT P5 KEY LARGO  
**Legal Description:** APT P5 ROCK HARBOR CONDOMINIUM #6 OR778-1326 OR8 07-1971 OR822-411 OR1626-1988/90 OR1682-764 (U)  
**Owners Name:** STONE THOMAS J TRUST 7/21/2000  
**Address:** PO BOX 372880 KEY LARGO FL 33037-7880

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**AK:** 1104230 **Parcel ID:** 00090963-000700 **Physical Location** 97652 OVERSEAS APT 7 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 7 8.5% COMMON ELEMENTS OR604-838 OR756-179  
**Owners Name:** SOMOGYI ROBERT J AND MARILYN B  
**Address:** 42 W COLLEGE AVE APT 314S YARDLEY PA 19067-1553

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**AK:** 1104418 **Parcel ID:** 00090964-001200 **Physical Location** 97652 OVERSEAS APT 12 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR681-204 OR786-90/  
**Owners Name:** KLÁSFELD ILENE AND JON  
**Address:** 1908 NW 4TH AVE APT 112 BOCA RATON FL 33432-1501

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**AK:** 1104434 **Parcel ID:** 00090965-000100 **Physical Location** 97652 OVERSEAS APT 1 KEY LARGO  
**Legal Description:** APT 1 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO -402/403 OR824-335 OR1009-2027 OR1270-1348 OR1  
**Owners Name:** MARTÍNEZ PETER JOSEPH AND PILAR  
**Address:** 5740 SW 116TH ST CORAL GABLES FL 33156-5033

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**AK:** 1104612 **Parcel ID:** 00090966-000600 **Physical Location** 97652 OVERSEAS APT 7 KEY LARGO  
**Legal Description:** APT 7 ROCK HARBOR CONDOMINIUM 6 OR778-705 OR847-69 7 OR931-2309 OR1015-1892 OR1168-973/74 OR1518-  
**Owners Name:** BOLAND C SAMUEL AND KATHY B  
**Address:** 97652 OVERSEAS HWY HH 7 KEY LARGO FL 33037-2221

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**AK:** 1104191 **Parcel ID:** 00090963-000300 **Physical Location** 97652 OVERSEAS APT 3 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR612-635 OR823-601  
**Owners Name:** LISOR SUZANNE K REV TR  
**Address:** 1103 SPRING BROOKE DR GOSHEN IN 46528-5059

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**AK:** 1104388 **Parcel ID:** 00090964-000900 **Physical Location** 97652 OVERSEAS APT 9 KEY LARGO  
**Legal Description:** APT NO 9 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO OR716-566 OR1078-2160AFF OR1331-394AFF OR13  
**Owners Name:** HARRELSON PEGGY GREGSON REVOCABLE TRUST 3/14/14 C/O HARRELSON MIKE CO-TRUSTEE  
**Address:** 1119 S 3RD AVE BOZEMAN MT 59715-5264

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**AK:** 1104469 **Parcel ID:** 00090965-000400 **Physical Location** 97652 OVERSEAS APT 4 KEY LARGO  
**Legal Description:** APT 4 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO -118 OR1023-2374(JB) OR1597-957/58  
**Owners Name:** LESPERANCE LISA V  
**Address:** 230 EAST ST WAYNESVILLE NC 28786-3836

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**AK:** 1104655 **Parcel ID:** 00090966-001000 **Physical Location** 97652 OVERSEAS APT 25 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM #6 APT 25 & 3.07% LEMENTS OR778-217 OR829-1608 OR951-1864/186  
**Owners Name:** MOFFITT GREGORY P AND REGINA A  
**Address:** 29453 CEDAR NECK RD OCEAN VIEW DE 19970

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**AK:** 1104175 **Parcel ID:** 00090963-000100 **Physical Location** 97652 OVERSEAS APT 1 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR624-177 OR801-610/  
**Owners Name:** KRÁUSE JOSEPH AND FRANCES  
**Address:** 2637 NW 23RD WAY BOCA RATON FL 33431-4015

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**AK:** 1104353 **Parcel ID:** 00090964-000600 **Physical Location** 97652 OVERSEAS APT 6 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 6 8.5% COMMON ELEMENTS OR698-778 OR940-775/  
**Owners Name:** HELSEL ZANE AND JOAN E  
**Address:** 2144 PENNINGTON RD EWING NJ 08638-1433

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**AK:** 1104531 **Parcel ID:** 00090965-001100 **Physical Location** 97652 OVERSEAS APT 11 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO R700-308 OR806-919 OR1310-204/05 OR1585-2162 C  
**Owners Name:** BELLÍŠ STEPHEN L AND MARTHA A LIV TR DTD 11/23/05  
**Address:** PO BOX 524 INDIAN RIVER MI 49749-0524

**AK: 1104710 Parcel ID: 00090966-001600 Physical Location 97652 OVERSEAS APT 35 KEY LARGO**  
**Legal Description: APT 35 ROCK HARBOR CONDOMINIUM 6 OR778-886 OR812-4 19 OR817-280 OR1038-1684/93 OR1335-590/91M/T C**  
**Owners Name: VEIL MARK AND TINA**  
**Address: 107 WOODSMUIR CT PALM BEACH FL 33418-8020**

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**AK: 1104442 Parcel ID: 00090965-000200 Physical Location 97652 OVERSEAS APT 2 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 2 680-188 OR784-131 OR840-491 OR870-1860FJ CASE**  
**Owners Name: ADAM RYAN A REV TR OF 05/13/05**  
**Address: 600 S ATLANTIC AVE DAYTONA BEACH FL 32118**

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**AK: 1104451 Parcel ID: 00090965-000300 Physical Location 97652 OVERSEAS APT 3 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR654-185/86 OR1014-**  
**Owners Name: SANTANA RAMON R AND YOLANDA ACEBAL**  
**Address: PO BOX 901368 HOMESTEAD FL 33090-1368**

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**AK: 1104591 Parcel ID: 00090966-000400 Physical Location 97652 OVERSEAS APT 5 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 6 APT 5 OR781-1574 O R826-2121 OR1407-124 OR1780-75/77 OR1780-78AF**  
**Owners Name: SPRINKLE GEORGE C JR AND MELISSA B**  
**Address: 17205 SW 256TH ST HOMESTEAD FL 33031**

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**AK: 1104604 Parcel ID: 00090966-000500 Physical Location 97652 OVERSEAS APT 6 KEY LARGO**  
**Legal Description: APT 6 ROCK HARBOR CONDOMINIUM PT 6 OR778-238 -305 OR877-2423 OR1055-2109 OR1055-2110/2112 O**  
**Owners Name: ROBINSON JOHN G AND BARBARA J**  
**Address: 97652 OVERSEAS HWY OFC KEY LARGO FL 33037-2216**

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**AK: 1104540 Parcel ID: 00090965-001200 Physical Location 97652 OVERSEAS APT 12 KEY LARGO**  
**Legal Description: APT NO 12 ROCK HARBOR CONDOMINIUM NO 5 KEY OR725-511 OR1099-1314 OR1103-1352C OR1255-84**  
**Owners Name: HENRY MORRIS**  
**Address: 97652 OVERSEAS HWY APT C12 KEY LARGO FL 33037-2223**

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**AK: 1104574 Parcel ID: 00090966-000200 Physical Location 97652 OVERSEAS APT 3 KEY LARGO**  
**Legal Description: APT 3 ROCK HARBOR CONDOMINIUM 6 OR778-892 OR811-18 01 OR1110-1647 OR2456-881**  
**Owners Name: HENRIQUES ROBERT C**  
**Address: 11 CHESTER SQ GLOUCESTER MA 01930-1313**

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**AK: 1104647 Parcel ID: 00090966-000900 Physical Location 97652 OVERSEAS APT 24 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 24 & 3.72% LEMENTS OR778-888 OR1014-289 OR1174-1140/42**  
**Owners Name: VALERIUS THOMAS F AND LYNN C**  
**Address: 9200 SW 85TH ST MIAMI FL 33173-4527**

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**AK: 1104141 Parcel ID: 00090962-001100 Physical Location 97652 OVERSEAS APT 11 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR682-753 OR835-1**  
**Owners Name: SULLIVAN PATRICIA P TR 11/3/2003**  
**Address: 535 LUENGA AVE CORAL GABLES FL 33146-2716**

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**AK: 1104337 Parcel ID: 00090964-000400 Physical Location 97652 OVERSEAS APT 4 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 4 7.1% COMMON ELEMENTS OR646-439 OR844-809**  
**Owners Name: BOLAND C SAMUEL AND KATHY B**  
**Address: 97652 OVERSEAS HWY APT C4 KEY LARGO FL 33037-2202**

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**AK: 1104515 Parcel ID: 00090965-000900 Physical Location 97652 OVERSEAS APT 9 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 9 8.5% COMMON ELEMENTS OR715-463 OR1631-18**  
**Owners Name: ROBERTS WILLIAM C AND MARY A**  
**Address: 763 CHAPMAN LOOP THE VILLAGES FL 32162**

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**AK: 1104698 Parcel ID: 00090966-001400 Physical Location 97652 OVERSEAS APT 33 KEY LARGO**  
**Legal Description: APT 33 ROCK HARBOR CONDOMINIUM 6 OR778-224 OR2581- 1245/53WILL OR2591-1497**  
**Owners Name: WALSH FRANK B JR REVOCABLE TRUST 11/30/1996**  
**Address: 97652 OVERSEAS HWY APT S4 KEY LARGO FL 33037-2203**

**AK: 1104868 Parcel ID: 00090966-003100 Physical Location 97652 OVERSEAS APT PH7 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM 6 APT P7 OR778-882 OR975-1 981 OR 975-1982AFF OR1429-1640/41 OR1745-2127**  
**Owners Name: OKUN THEODORE**  
**Address: 97652 OVERSEAS HWY PH 7 KEY LARGO FL 33037-2221**

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**AK: 1104361 Parcel ID: 00090964-000700 Physical Location 97652 OVERSEAS APT 7 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 7 8.5% COMMON ELEMENTS OR687-592 OR789-763**  
**Owners Name: TUCKER ROBERT J AND CHARLENE A**  
**Address: 401 CLOVER MILL RD EXTON PA 19341-2502**

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**AK: 1104507 Parcel ID: 00090965-000800 Physical Location 97652 OVERSEAS APT 8 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR670-40/41 OR941-**  
**Owners Name: RAHAIM ANDREW D AND JEAN T**  
**Address: 6 AUSPICE CIR NEWARK DE 19711-2976**

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**AK: 1104523 Parcel ID: 00090965-001000 Physical Location 97652 OVERSEAS APT 10 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR704-431 OR1190-2**  
**Owners Name: SHUGG ROBERT C AND ELIZABETH A**  
**Address: 97652 OVERSEAS HWY APT M10 KEY LARGO FL 33037-2225**

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**AK: 1104680 Parcel ID: 00090966-001300 Physical Location 97652 OVERSEAS APT 31 KEY LARGO**  
**Legal Description: APT 31 ROCK HARBOR CONDOMINIUM #6 OR781-1588 OR 839-971 OR839-972Q/C OR951-810/13 OR951-815AF**  
**Owners Name: SINISCALCO WAYNE P AND LORIN BLAKE**  
**Address: 97652 OVERSEAS HWY APT HH31 KEY LARGO FL 33037-2218**

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**AK: 1104205 Parcel ID: 00090963-000400 Physical Location 97652 OVERSEAS APT 4 KEY LARGO**  
**Legal Description: APT NO 4 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO OR601-508 OR808-2105 OR820-297 OR844-183 OR10**  
**Owners Name: WALSH FRANK B JR REVOCABLE TRUST 11/30/1966**  
**Address: 97652 OVERSEAS HWY APT S4 KEY LARGO FL 33037-2203**

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**AK: 1104221 Parcel ID: 00090963-000600 Physical Location 97652 OVERSEAS APT 6 KEY LARGO**  
**Legal Description: APT NO 6 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO 600-486 OR785-1214/1216 OR814-348 OR925-388/388**  
**Owners Name: GAC MARIA U**  
**Address: 573 SHERIDAN RD GLENCOE IL 60022-1764**

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**AK: 1104272 Parcel ID: 00090963-001100 Physical Location 97652 OVERSEAS APT 11 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR682-773 OR798-246**  
**Owners Name: HEELY CATHERINE G**  
**Address: 11 GULL POINT RD MONMOUTH BEACH NJ 07750-1007**

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**AK: 1104302 Parcel ID: 00090964-000100 Physical Location 97652 OVERSEAS APT 1 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO & 8.3% COMMON ELEMENTS OR664-649/650 OR10**  
**Owners Name: BESADA HUMBERTO AND MARCIA**  
**Address: 2155 SW 123RD CT MIAMI FL 33175-7723**

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**AK: 1104663 Parcel ID: 00090966-001100 Physical Location 97652 OVERSEAS APT 26 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 26 & 3.07% ELEMENTS OR778-192 (UR WD & TRUST ON FIL**  
**Owners Name: LEVY BARUCH AND JANE**  
**Address: 2708 OAKMONT CT WESTON FL 33332-1834**

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**AK: 1104132 Parcel ID: 00090962-001000 Physical Location 97652 OVERSEAS APT 10 KEY LARGO**  
**Legal Description: APT NO 10 ROCK HARBOR CONDOMINIUM NO 2 KEY R656-173/74 OR1103-446 OR1614-562**  
**Owners Name: WESTER DAVID A AND SHARON M**  
**Address: 4244 CHASE AVE MIAMI BEACH FL 33140-3008**

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**AK: 1104213 Parcel ID: 00090963-000500 Physical Location 97652 OVERSEAS APT 5 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 5 8.5% COMMON ELEMENTS OR666-835 OR1096-12**  
**Owners Name: GOLDSTEIN AMBER E**  
**Address: 97652 OVERSEAS HWY APT S5 KEY LARGO FL 33037-2203**

**AK: 1104876 Parcel ID: 00091000-000000 Physical Location 97770 OVERSEAS KEY LARGO**  
**Legal Description: 6 62 39 ISLAND OF KEY LARGO PB1-59 PT LOT 10 OR386 -830-831 OR459-265 CASE80-123-CP-12 OR821-938I**  
**Owners Name: COCONUT BAY OF KEY LARGO INC**  
**Address: PO BOX 372098 KEY LARGO FL 33037-7098**

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**AK: 1104884 Parcel ID: 00091010-000000 Physical Location 97684 OVERSEAS 14 KEY LARGO**  
**Legal Description: PT LT 10 6 62 39 ISLAND OF KEY LARGO OR10-165 OR6 58-35 OR736-621 OR833-592 OR888-749 OR1087-174**  
**Owners Name: SEAFARER RESORT AND BEACH LLC**  
**Address: 97684 OVERSEAS HWY KEY LARGO FL 33037-2214**

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**AK: 1104922 Parcel ID: 00091050-000000 Physical Location 97850 OVERSEAS 20 KEY LARGO**  
**Legal Description: 6 62 39 ISLAND OF KEY LARGO PB 1-59 PT LOT 10 & . 8AC BAY BTM OR513-584 OR817-1441/1442 OR817-**  
**Owners Name: SOMADDA INC**  
**Address: PO BOX 370073 KEY LARGO FL 33037-0073**

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**AK: 1104892 Parcel ID: 00091020-000000 Physical Location 97702 OVERSEAS KEY LARGO**  
**Legal Description: 6-62-39 KEY LARGO PB 1-59 PT LOT 10 OR621-642-643 OR740-681 OR798-1846/1847 OR835-1211/1212E OR**  
**Owners Name: SEE THE SEA OF KEY LARGO INC**  
**Address: PO BOX 372098 KEY LARGO FL 33037-7098**

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**AK: 1104248 Parcel ID: 00090963-000800 Physical Location 97652 OVERSEAS APT 8 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 8 8.5% COMMON ELEMENTS OR630-580 OR785-373**  
**Owners Name: SEVERSON DONALD R AND LOUANNE DEC TRUST 11/12/96**  
**Address: PO BOX 886 ELKHORN WI 53121**

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**AK: 1104256 Parcel ID: 00090963-000900 Physical Location 97652 OVERSEAS APT 9 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 9 8.5% COMMON ELEMENTS OR600-479 OR764-125:**  
**Owners Name: SCULL PROPERTIES LLC C/O SCULL DAVID**  
**Address: 7960 OLD GEORGETOWN RD STE 8C BETHESDA MD 20814-2418**

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**AK: 1104965 Parcel ID: 00091090-000000 Physical Location 97680 OVERSEAS KEY LARGO**  
**Legal Description: 6-62-39 ISLAND OF KEY LARGO PB1-59 PT LTS 9-10 AND .71 AC BAY BTM OR484-882/83 OR496-500 OR832-1**  
**Owners Name: NHC-FL 134 LLC C/O NATIONAL RV COMMUNITIES LLC**  
**Address: 6991 E CAMELBACK RD STE B310 SCOTTSDALE AZ 85251-2493**

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**AK: 1104931 Parcel ID: 00091060-000000 Physical Location 97802 OVERSEAS KEY LARGO**  
**Legal Description: 6 62 39 ISLAND OF KEY LARGO PT LOT 10 AND ADJ BAY BTM OR594-431/432 OR758-1968 OR886-1427/1428**  
**Owners Name: RESORT PROPERTY MANAGEMENT OF THE KEYS INC**  
**Address: 97802 S OVERSEAS HWY KEY LARGO FL 33037**

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**AK: 1104159 Parcel ID: 00090962-001200 Physical Location 97652 OVERSEAS APT 12 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT 12 & 5% COMMON ELEMENTS OR681-658 OR1145-238E**  
**Owners Name: CHILDRÉE CHRISTINE C AND RONALD M**  
**Address: 97652 OVERSEAS HWY APT T12 KEY LARGO FL 33037-2226**

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**AK: 1104183 Parcel ID: 00090963-000200 Physical Location 97652 OVERSEAS APT 2 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 2 8.3% COMMON ELEMENTS OR621-822 OR807-949:**  
**Owners Name: KATZMAN HOWARD E AND SHIRLEY R**  
**Address: 7255 SW 140TH TER PALMETTO BAY FL 33158-1265**

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**AK: 1104329 Parcel ID: 00090964-000300 Physical Location 97652 OVERSEAS APT 3 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR641-215/16 OR764-5**  
**Owners Name: CORRADINI CAROL ANN LIV TR 06/06/2006**  
**Address: 7744 SW 193RD ST CUTLER BAY FL 33157-7389**

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**AK: 1104345 Parcel ID: 00090964-000500 Physical Location 97652 OVERSEAS APT 5 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 5 OR717-362 OR1487-302 OR2001-1701**  
**Owners Name: MCCASSEY EVERETT A AND MICHELLE M**  
**Address: 117 AKIOHALA PL KAILUA HI 96734-3902**

**AK:** 1104701 **Parcel ID:** 00090966-001500 **Physical Location** 97652 OVERSEAS APT 34 KEY LARGO  
**Legal Description:** APT 34 ROCK HARBOR CONDOMINIUM NO 6 OR778-203 3-2023 OR864-1526 OR1531-599/600  
**Owners Name:** BERNÁT DOLORES P TRUST AGR 4/23/1998  
**Address:** 12832 QUAIL CT PALOS HEIGHTS IL 60463-2282

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**AK:** 1104850 **Parcel ID:** 00090966-003000 **Physical Location** 97652 OVERSEAS APT P6 KEY LARGO  
**Legal Description:** UNIT P-6 ROCK HARBOR CONDOMINIUM OR781-1566 2107 OR2612-1154  
**Owners Name:** MCGEE LAWRENCE U  
**Address:** 230 NANZETTA WAY LEWISVILLE NC 27023-7103

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**AK:** 1104281 **Parcel ID:** 00090963-001200 **Physical Location** 97652 OVERSEAS APT 12 KEY LARGO  
**Legal Description:** APT 12 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO 3-588 OR845-227 OR1117-316/317 OR1475-963/67  
**Owners Name:** FIRST MIDWEST TRUST COMPANY C/O FIRST MIDWEST BANK TRUST  
**Address:** PO BOX 990 MOLINE IL 61266-0990

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**AK:** 1104671 **Parcel ID:** 00090966-001200 **Physical Location** 97652 OVERSEAS APT 27 KEY LARGO  
**Legal Description:** APT 27 ROCK HARBOR CONDOMINIUM NO 6 OR778-690 3-1625 OR1115-1803 OR1571-1092/93  
**Owners Name:** PEREZ ROBERT L AND VIOLET M  
**Address:** 1919 DRISCOLL ST HOUSTON TX 77019-6101

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**AK:** 1104116 **Parcel ID:** 00090962-000800 **Physical Location** 97652 OVERSEAS APT 8 KEY LARGO  
**Legal Description:** APT 8 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO -119 OR687-883 OR696-646C OR781-788 OR781-789  
**Owners Name:** FAMILY TRUST U/W/O CAROLINE P BRUMBAUGH 7/27/1998 C/O BRUMBAUGH JOHN M TRUSTEE  
**Address:** 6479 SUNSET DR MIAMI FL 33143-4676

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**AK:** 1104311 **Parcel ID:** 00090964-000200 **Physical Location** 97652 OVERSEAS APT 2 KEY LARGO  
**Legal Description:** APT 2 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO -607 OR789-1598 OR857-1931/32 OR957-2367/68 OR  
**Owners Name:** BOCA MARINA COURT LLC  
**Address:** 31 SENECA RD SEA RANCH LAKES FL 33308-2325

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**AK:** 1104582 **Parcel ID:** 00090966-000300 **Physical Location** 97652 OVERSEAS APT 4 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM #6 APT 4 & 4.65% COMMON EMENTS OR778-247  
**Owners Name:** TIELEN GISELA B  
**Address:** 97652 OVERSEAS HWY APT HH4 KEY LARGO FL 33037-2207

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**AK:** 1104728 **Parcel ID:** 00090966-001700 **Physical Location** 97652 OVERSEAS APT 36 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NUMBER 6 APT 36 OR2356-1470(PROB44-2008-CP-43-P) OR2385-1067/  
**Owners Name:** CLARK JAMES C AND DIANA  
**Address:** 1673 SOUTH ST NEW HAVEN VT 05472

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**AK:** 1104833 **Parcel ID:** 00090966-002800 **Physical Location** 97652 OVERSEAS APT P4 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM #6 APT P4 OR780-28 OR799-7 46 OR832-1933OR919-2188Q/C OR978-1621 OR1093  
**Owners Name:** STELRI LLC C/O LEROY  
**Address:** 3532 E HIGGINS DR MOUNT PLEASANT SC 29466-6890

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**AK:** 1104639 **Parcel ID:** 00090966-000800 **Physical Location** 97652 OVERSEAS APT 23 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM #6 APT 23 OR778-890 OR820 -1742 OR994-317 OR1248-2330/2331 OR1682-1837/3/  
**Owners Name:** CAMMAROTA ARMAND A JR  
**Address:** 305 EAST BAY TREE CIR VERNON HILLS IL 60061

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**AK:** 1104779 **Parcel ID:** 00090966-002200 **Physical Location** 97652 OVERSEAS APT 45 KEY LARGO  
**Legal Description:** APT 45 & 3.07% COMMON ELEMENTS ROCK HARBOR OMINIUM #6 OR778-884 OR901-1425 OR949-1272  
**Owners Name:** FRANZ P AND L FAMILY TRUST 1/12/1990  
**Address:** 97652 OVERSEAS HWY APT HH4 KEY LARGO FL 33037-2220

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**AK:** 1104787 **Parcel ID:** 00090966-002300 **Physical Location** 97652 OVERSEAS APT 46 KEY LARGO  
**Legal Description:** APT 46 ROCK HARBOR CONDOMINIUM NO 6 OR781-723 6-359/368 OR856-1231 OR905-1919/1920 OR2005-19/  
**Owners Name:** ELIADES STEVEN AND JEANNE  
**Address:** 31 STARLIGHT DR HOPEWELL JUNCTION NY 12533

**AK:** 1104744 **Parcel ID:** 00090966-001900 **Physical Location** 97652 OVERSEAS APT 41 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 6 APT 41 OR781-1567 932-333 OR1001-2499Q/C OR2337-79/92F/J OR2411-  
**Owners Name:** HOLTTON TIMOTHY R AND JENNIFER A  
**Address:** 296 WASHINGTON AVE MEMPHIS TN 38103

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**AK:** 1104817 **Parcel ID:** 00090966-002600 **Physical Location** 97652 OVERSEAS APT P2 KEY LARGO  
**Legal Description:** APT P2 ROCK HARBOR CONDOMINIUM NO 6 OR783-1853 820-2384 OR1076-544 OR1224-2417/18 OR1241-2493  
**Owners Name:** HEINRICH LAURA J  
**Address:** 97652 OVERSEAS HWY PH 2 KEY LARGO FL 33037-2220

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**AK:** 1104078 **Parcel ID:** 00090962-000400 **Physical Location** 97652 OVERSEAS APT 4 KEY LARGO  
**Legal Description:** APT 4 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO -699 OR692-638 OR789-1698 OR1131-961 OR1250-40  
**Owners Name:** MILANESE GARY  
**Address:** 97652 OVERSEAS HWY APT T4 KEY LARGO FL 33037-2205

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**AK:** 1104086 **Parcel ID:** 00090962-000500 **Physical Location** 97652 OVERSEAS APT 5 KEY LARGO  
**Legal Description:** APT 5 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO 691-480 OR1295-646  
**Owners Name:** SMITH BRIAN R T AND PENELOPE J  
**Address:** 97652 OVERSEAS HWY APT T5 KEY LARGO FL 33037-2205

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**AK:** 1104264 **Parcel ID:** 00090963-001000 **Physical Location** 97652 OVERSEAS APT 10 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT #10 .5% COMMON ELEMENTS OR674-706 OR917-871 C  
**Owners Name:** HARRIS WALTER R AND MARGARET M  
**Address:** 424 SPRICE AVE WEST ISLIP NY 11795

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**AK:** 1104108 **Parcel ID:** 00090962-000700 **Physical Location** 97652 OVERSEAS APT 7 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 7 8.5% COMMON ELEMENTS OR677-110 OR788-946  
**Owners Name:** HERMANN DONALD W AND MARY E  
**Address:** 312 RIVER BLUFF DR ORMOND BEACH FL 32174

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**AK:** 1104370 **Parcel ID:** 00090964-000800 **Physical Location** 97652 OVERSEAS APT 8 KEY LARGO  
**Legal Description:** APT 8 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO -551 OR820-1090 OR820-1091/92 OR1030-1367/68 OI  
**Owners Name:** COPLAN JANET SUE  
**Address:** 97652 OVERSEAS HWY APT C8 KEY LARGO FL 33037-2223

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**AK:** 1104477 **Parcel ID:** 00090965-000500 **Physical Location** 97652 OVERSEAS APT 5 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 5 8.5% COMMON ELEMENTS OR718-69 OR888-1086  
**Owners Name:** KERCKAERT MICHAEL AND SHANNON  
**Address:** 5825 HEMPSTEAD RD OXFORD MI 48371-1233

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**AK:** 1104736 **Parcel ID:** 00090966-001800 **Physical Location** 97652 OVERSEAS APT 37 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NUMBER 6 APT 37 0 OR812-1221 OR905-1921/1922 OR2356-1470(PROF  
**Owners Name:** CLARK JAMES C AND DIANA  
**Address:** 1673 SOUTH ST NEW HAVEN VT 05472

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**AK:** 1104825 **Parcel ID:** 00090966-002700 **Physical Location** 97652 OVERSEAS APT P3 KEY LARGO  
**Legal Description:** UNIT P3 ROCK HARBOR CONDOMINIUM 6 OR779-320 2188Q/C OR964-702 OR1169-880/82 OR2465-2406/07  
**Owners Name:** ESPY ALEXANDRA BEATON  
**Address:** PO BOX 123 DILLON CO 80435-0123

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**AK:** 1104621 **Parcel ID:** 00090966-000700 **Physical Location** 97652 OVERSEAS APT 21 KEY LARGO  
**Legal Description:** APT 21 ROCK HARBOR CONDOMINIUM 6 OR778-196 OR1070- 2029 OR1190-395/408FJ OR1430-420/21C OR1430-41  
**Owners Name:** PEREZ ROBERT L AND VIOLET M  
**Address:** 1919 DRISCOLL ST HOUSTON TX 77019-6101

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**AK:** 1104761 **Parcel ID:** 00090966-002100 **Physical Location** 97652 OVERSEAS APT 44 KEY LARGO  
**Legal Description:** APT 44 ROCK HARBOR CONDOMINIUM 6 OR778-1710 OR855- 2477 OR1003-2340 OR1151-2443 OR1276-28AFF OR  
**Owners Name:** BENNARDO MARIANNE DECLARATION OF TRUST 7/10/2013  
**Address:** 1009 AZALEA RD DELRAY BEACH FL 33483-6601

**AK:** 1104795 **Parcel ID:** 00090966-002400 **Physical Location** 97652 OVERSEAS APT 47 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM #6 APT 47 & 3.07% LEMENTS OR778-698 OR864-2329/2330 OR1366-23  
**Owners Name:** KAVANAGH JEANNE A  
**Address:** 97652 OVERSEAS HWY APT HH47 KEY LARGO FL 33037-2220

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**AK:** 1104094 **Parcel ID:** 00090962-000600 **Physical Location** 97652 OVERSEAS APT 6 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 6 R677-105 OR792-1342 OR1187-66 OR1238-1631/40C.  
**Owners Name:** NIEBLER-SPARE LUCIANN M REV LIV TR AGR 3/17/2008  
**Address:** 1865 BRICKELL AVE APT A1811 MIAMI FL 33129-1650

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**AK:** 1104400 **Parcel ID:** 00090964-001100 **Physical Location** 97652 OVERSEAS APT 11 KEY LARGO  
**Legal Description:** APT NO 11 ROCK HARBOR CONDOMINIUM NO 4 KEY R700-574 OR1653-2488 OR2232-2213TR OR2635-18C  
**Owners Name:** HILLEND DAVID V  
**Address:** 97652 OVERSEAS HWY APT C11 KEY LARGO FL 33037-2223

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**AK:** 1104485 **Parcel ID:** 00090965-000600 **Physical Location** 97652 OVERSEAS APT 6 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 6 8.5% COMMON ELEMENTS OR704-422 OR877-242:  
**Owners Name:** KLUMPENAAR BRAM  
**Address:** 296 CLAUDE AVE DORVAL QUI H95 3B2 CANADA

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**AK:** 1104566 **Parcel ID:** 00090966-000100 **Physical Location** 97652 OVERSEAS APT 1 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM 6 APT 1 OR781-1581 OR873-1 041 OR1215-2248 OR1547-1851 OR2420-116/18  
**Owners Name:** DOTTL PETER J AND MARY P JT REV TR 01/11/06  
**Address:** 5426 COUNTY HWY A BROOKLYN WI 53521

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**AK:** 1103845 **Parcel ID:** 00090910-000000 **Physical Location** 97500 OVERSEAS KEY LARGO  
**Legal Description:** 6-62-39 ISLAND OF KEY LARGO PB1-59 PT LT 8 (.52AC) OR317-417/418 OR338-285/286 OR368-734/735 OR40  
**Owners Name:** CARTER JOHN E SR REV TR 7/25/2005 C/O KESHEN NELSON C P/R  
**Address:** 9155 S DADELAND BLVD STE 1718 MIAMI FL 33156-2742

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**AK:** 1103811 **Parcel ID:** 00090880-000000 **Physical Location** 97800 OVERSEAS KEY LARGO  
**Legal Description:** 6 62 39 ISLAND OF KEY LARGO PT LOT 8 PB1-59 OR168- 306 OR545- 577D/C OR667-6 OR853-1082/83 OR973-  
**Owners Name:** THE CONCH HEADQUARTERS INC  
**Address:** PO BOX 371012 KEY LARGO FL 33037-1012

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**AK:** 1103861 **Parcel ID:** 00090930-000000 **Physical Location** 97840 OVERSEAS KEY LARGO  
**Legal Description:** 6-62-39 ISLAND OF KEY LARGO PT LT 8 PB1-59 (AKA PA RCEL 3 & 4 (63X150) G36-409 G64-477 OR496-945 C  
**Owners Name:** HARMONY HEALING CENTERINC  
**Address:** 97840 OVERSEAS HWY KEY LARGO FL 33037

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**AK:** 8802706 **Parcel ID:** 00090940-000100 **Physical Location** 97860 OVERSEAS KEY LARGO  
**Legal Description:** 06 62 39 ISLAND OF KEY LARGO PB1-59 PT LOT 8 O R244-333/35 OR337-270/73 OR667-210/15 OR1173-5E  
**Owners Name:** STOKY & STOKY LLC  
**Address:** 103900 B OVERSEAS HWY KEY LARGO FL 33037

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**AK:** 1104558 **Parcel ID:** 00090966-000000 **Physical Location** 97652 OVERSEAS KEY LARGO  
**Legal Description:** SEC 06 TWP 62 RGE 39 PT LOT 9 PB1-59 KEY LARGO .46 AC ROCK HARBOR CONDOMINIUM #6 APARTMI  
**Owners Name:** ROCK HARBOR CONDO NO 6  
**Address:**



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**MONROE COUNTY, FLORIDA  
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



**Ownership Disclosure**

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):

<i>Name and Address</i>	<i>% of Ownership</i>

- 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):

<i>Name and Address</i>	<i>% of Ownership</i>
Margaret A. Laron PVST 97702 Overseas Hwy Key Largo, FL 33037	100%
See the Sea of Key Largo Inc 97702 overseas Hwy Key Largo, FL 33037	

- 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):

<i>Name and Address</i>	<i>% of Ownership</i>

\* 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):

<i>Name and Address</i>	<i>% of Ownership</i>

- 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):

<i>Name and Address</i>	<i>% of Ownership</i>

\* 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):

<i>Name and Address</i>

**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: Margaret A. Laron  
 State of Florida, County of Monroe Margaret A. Laron

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, by \_\_\_\_\_ . He/she is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
 Notary Public  
 My Commission Expires

**2014 FLORIDA PROFIT CORPORATION ANNUAL REPORT**

**FILED  
Jan 08, 2014  
Secretary of State  
CC7694501290**

DOCUMENT# P97000021389

Entity Name: SEE THE SEA OF KEY LARGO, INC.

**Current Principal Place of Business:**

97702 OVERSEAS HIGHWAY  
KEY LARGO, FL 33037

**Current Mailing Address:**

P.O. BOX 2098  
97702 OVERSEAS HIGHWAY  
KEY LARGO, FL 33037

FEI Number: 65-0747318

Certificate of Status Desired: No

**Name and Address of Current Registered Agent:**

LARON, MARGARET AMS  
97702 OVERSEAS HIGHWAY  
KEY LARGO, FL 33037 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:**

\_\_\_\_\_  
Electronic Signature of Registered Agent

\_\_\_\_\_  
Date

**Officer/Director Detail :**

Title PVST  
Name LARON, MARGARET AMS  
Address 97702 OVERSEAS HWY  
City-State-Zip: KEY LARGO FL 33037

Title D  
Name LARON, MARGARET AMS  
Address 97702 OVERSEAS HWY  
City-State-Zip: KEY LARGO FL 33037

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

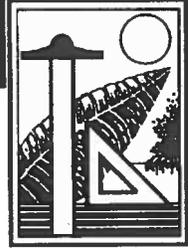
SIGNATURE: MARGARET A. LARON

PRESIDENT

01/08/2014

\_\_\_\_\_  
Electronic Signature of Signing Officer/Director Detail

\_\_\_\_\_  
Date



## Coconut Bay of Key Largo, Inc. Sea the See of Key Largo, Inc.

### FLUM Amendment Application

The subject sites are non-conforming due to the land use district of SR, Suburban Residential. The properties have been used as Motel/Hotel continuously, beginning prior to the adoption of the Comprehensive Plan and Land Development Regulations in September of 1986.

Provide the net change of density and intensity:

As referenced above, the resorts have been in operation since the 1960s. There shall be no increase in intensity or density.

**(1) The amendment is consistent with Part II of Chapter 163, Fl. Statute, specifically the amendment furthers:**

*163.3177 Required and optional elements of comprehensive plan; studies and surveys.—*

*(1) 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.*

The amendment shall bring the properties into compliance with the Comprehensive Plan and further the goals as part of the intent to (balance) allow for the retaining of future economic sustainability.

*163.3178 Coastal management.—*

*(1) The Legislature recognizes there is significant interest in the resources of the coastal zone of the state. Further, the Legislature recognizes that, in the event of a natural disaster, the state may provide financial assistance to local governments for the reconstruction of roads, sewer systems, and other public facilities. Therefore, it is the intent of the Legislature that local government comprehensive plans restrict development activities where such activities would damage or destroy coastal resources, and that such plans protect human life and limit public expenditures in areas that are subject to destruction by natural disaster.*



The amendment shall allow only for the replacement of existing uses, density and intensity and thereby, again create the ability to retain economic benefit, as opposed to the loss of use, with the present designation of residential.

**163.3180 Concurrency.—**

*(d) The premise of concurrency is that the public facilities will be provided in order to achieve and maintain the adopted level of service standard. A comprehensive plan that imposes transportation concurrency shall contain appropriate amendments to the capital improvements element of the comprehensive plan, consistent with the requirements*

Since there shall be no change to the development(s), the requirements/demands shall not be affected from their current status. All public facilities and service are already provided and shall not increase; we are in keeping with the goals and objectives as outlined.

**163.3184 Process for adoption of comprehensive plan or plan amendment.—**

**(1) DEFINITIONS.—***as used in this section, the term:*

*(a) "Affected person" includes the affected local government; persons owning property, residing, or owning or operating a business within the boundaries of the local government whose plan is the subject of the review*

The applicant is the owner of the properties, and has/is affected by the Comprehensive Plan the designation.

**(2) The proposed amendment is internally consistent with the following goals:**

Upon careful review, it is our belief that we are in accordance with all applicable portions of the Comprehensive Plan which are intended to manage growth, use of resources, and development. We intend no new generation of traffic for the future, we have new county waste treatment, we are educating our visitors and maintaining the resources of the near water areas of Florida Bay, and we have no air pollutants.

**(3) Level of service standards:**

**Policy 101.1.1**

*Monroe County shall adopt level of service (LOS) standards for the following public facility types required by Chapter 9J-5, F.A.C: roads, sanitary sewer, solid waste, drainage, potable water, parks and recreation, and paratransit. The LOS standards are established in the following sections of the Comprehensive Plan:*



Once again the amendment will only provide for the proper recognition of the existing development. The change will allow for the continuation of the present use, not for an increase in density or intensity. We will not affect the LOS standards due to property size, configuration, and development.

**(4) Consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7) Florida Statute:**

*(7)PRINCIPLES FOR GUIDING DEVELOPMENT.—State, regional, and local agencies and units of government in the Florida Keys Area shall coordinate their plans and conduct their programs and regulatory activities consistent with the principles for guiding development as specified in chapter 27F-8, Florida Administrative Code, as amended effective August 23, 1984, which is adopted and incorporated herein by reference. For the purposes of reviewing the 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 specific provisions may not be construed or applied in isolation from the other provisions. However, the principles for guiding development are repealed 18 months from July 1, 1986. After repeal, any plan amendments must be consistent with the following principles:*

*(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.*

We shall strengthen our local government capabilities to manage land use, in so much as that which has existed for many years shall be property designated.

*(b)Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.*

The existing water front is developed, with docking facilities; any impacts to our resources were made more than 50 years ago. Any future change shall require enhancement measures, storm water plans, avoidance of coral clusters and etc.

*(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.*



We are totally developed, we have on hammocks and predominate trees have been preserved.

*(d)Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.*

By allowing the recognized use of the property and providing for its continued use, we are also providing "sound economic development. A reduction in the beneficial use as would be presently required by code, to a single family residence, reduces value, demotes tourism, and reduces the tax base for Monroe County, and the State of Florida

*(e)Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.*

There shall be no adverse impacts. The proposed amendment and zoning change, due to the property area (size), does not allow for additional units, and thereby limits/eliminates impacts to services.

*(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.*

We have every confidence that this development is compatible with the unique historic character of the Florida Keys; these properties have been used as motel resorts since 1967 and 1968.

*(g)Protecting the historical heritage of the Florida Keys.*

We are a "Mom and Pop" motel, we are in reality owned by "Mom", Peg Larone.

*(h)Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:*

- 1. The Florida Keys Aqueduct and water supply facilities;*
- 2. Sewage collection, treatment, and disposal facilities;*
- 3. Solid waste treatment, collection, and disposal facilities;*
- 4. Key West Naval Air Station and other military facilities;*
- 5. Transportation facilities;*



6. Federal parks, wildlife refuges, and marine sanctuaries;
7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
8. City electric service and the Florida Keys Electric Co-op; and
9. Other utilities, as appropriate.

Yes, by continuing.

*(i)Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of storm water management facilities; central sewage collection; treatment and disposal facilities; and the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.*

Yes....except of course Central Sewage Treatment, by KLWTD

*(j)Ensuring the improvement of near shore 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.*

done

*(k)Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.*

*new requirements in place by permitting agencies and we have developed water front with docking and etc.*

*(l)Making available adequate affordable housing for all sectors of the population of the Florida Keys.*

n/a

*(m)Providing adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post disaster reconstruction plan.*

n/a

*(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.*



We have and our application for appropriate Land Use District and FLUM Amendment demonstrate our commitment to Keys.

**(8) COMPREHENSIVE PLAN ELEMENTS AND LAND DEVELOPMENT REGULATIONS.**—*The comprehensive plan elements and land development regulations approved pursuant to s. 380.05(6), (8), and (14) shall be the comprehensive plan elements and land development regulations for the Florida Keys Area.*

**(9) MODIFICATION TO PLANS AND REGULATIONS.**—

*(a) Any land development regulation or element of a local comprehensive plan in the Florida Keys Area may be enacted, amended, or rescinded by a local government, but the enactment, amendment, or rescission becomes effective only upon approval by the state land planning agency. The state land planning agency shall review the proposed change to determine if it is in compliance with the principles for guiding development specified in chapter 27F-8, Florida Administrative Code, as amended effective August 23, 1984, and must approve or reject the requested changes within 60 days after receipt. Amendments to local comprehensive plans in the Florida Keys Area must also be reviewed for compliance with the following:*

*1. Construction schedules and detailed capital financing plans for wastewater management improvements in the annually adopted capital improvements element, and standards for the construction of wastewater treatment and disposal facilities or collection systems that meet or exceed the criteria in s. 403.086(10) for wastewater treatment and disposal facilities or s. 381.0065(4)(l) for onsite sewage treatment and disposal systems.*

*2. Goals, objectives, and policies to protect public safety and welfare in the event of a natural disaster by maintaining a hurricane evacuation clearance time for permanent residents of no more than 24 hours. The hurricane evacuation clearance time shall be determined by a hurricane evacuation study conducted in accordance with a professionally accepted methodology and approved by the state land planning agency.*

*(b) The state land planning agency, after consulting with the appropriate local government, may, no more than once per year, recommend to the Administration Commission the enactment, amendment, or rescission of a land development regulation or element of a local comprehensive plan. Within 45 days following the receipt of such recommendation, the commission shall reject the recommendation, or accept it with or without modification and adopt it by rule, including any changes. Such local development regulation or plan must be in compliance with the principles for guiding development.*

Summation; we shall be consistent with the *Guiding Principles* of the Florida Statutes, upon approval of our application for an Amendment.



**Pursuant to Section 102-158 of the Land Development Code and consideration by the Board of County Commissioner.**

(The following is copied from our application for a Land Use District (LUD) Map Amendment.)

**1. Changed Projections:**

There are no anticipated changes for public services. The development has been operating for 46 years.

**2. Changed assumptions:**

The requested Map Amendment shall not change occupancy the clientele of the resorts are most often repeat guests.

**3. Data errors:**

Per letter of Understanding dated December 23, 2013, the subject properties/development qualifies for an exception to fees under Resolution 183-2013 due to the miss-mapping of the sites. The properties were developed as a motel/hotel prior to 1992. The original Comprehensive Plans and Land Development Regulations were intent on creating significant tracts of land with the same zoning. It did not focus on individuals developments. During the course of events and history, we have now come to recognize the rights of the property owner more an anticipated future use. The property was made none conforming by the original regulations; it is now in keeping with current trends to rectify the situation approving this application for a Map Amendment from SR to Mixed Use? Commercial. The Letter further states; "found that there is satisfactory evidence indicating that the existing SR LUD designation and RL FLUM designation may have been assigned in error"

**4. New issues:**

There are no new issues. The present incorrect Land Use designation has been in existence since the adoption of the Comp. Plan and The LDRs on September 15, 1986.

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



It is the position of the Applicant that there is a need to recognize the 21 Transient Dwelling units and the owner's Residence as part of this application. Documentation is attached which provide sufficient evidence for a determination. It should be not be necessary to prepare and present another application when this portion of this application is referenced as "comprehensive". The LOU previously referenced, acknowledges the Monroe County Property Appraiser's records. The appraiser's records indicate the existence of the development as a motel prior to 1986 and having 21 units and a residence.

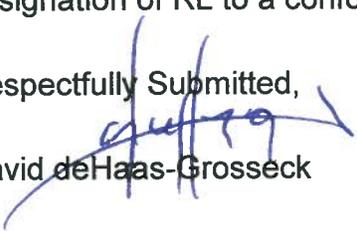
## 6. Data Updates:

A previous application for change, by the process of Boundary Determination, was made and denied. "Data" or the interpretation thereof has changed in terms of the appropriate designation for a pre-existing development. This property was never and shall never be a Suburban Residential development. I was in fact mis-zoned. Monroe County's adoption of the new Ordinances, which include the waiving of fees for this identifiable type of existing development, represents the data updates.

## Summation:

We have the utmost confidence that it appropriate and in keeping with the intent and spirit of the Comprehensive Plan and the Land Development Regulations, that this property should receive the designation of MU. Nonconformities can and should be rectified whenever possible. By an Amendment we shall move from a non-conforming designation of RL to a conforming use and designation of MU.

Respectfully Submitted,

  
David deHaas-Grosseck

# 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, District 1  
George Neugent, District 2  
Heather Carruthers, District 3  
David Rice, District 4

December 23, 2013

De Haas Consulting & Design  
David De Haas Grosseck  
88975 Overseas Highway #1  
Tavernier, FL 33070

**SUBJECT: LETTER OF UNDERSTANDING CONCERNING THE 'COCONUT BAY OF KEY LARGO INC' AND THE 'SEE THE SEA OF KEY LARGO INC' PROPERTIES, DOING BUSINESS AS BAY HARBOR LODGE, LOCATED AT 97770 AND 97702 OVERSEAS HIGHWAY (US 1), KEY LARGO, HAVING REAL ESTATE NUMBERS 00091000.000000 AND 00091020.000000**

Mr. De Haas Grosseck,

Pursuant to §110-3 of the Monroe County Code (MCC), this document shall constitute a Letter of Understanding (LOU). On September 19, 2013, a Pre-Application Conference regarding the above-referenced property was held at the office of the Monroe County Planning & Environmental Resources Department in Marathon. Attendees of the meeting included David De Haas Grosseck and Eric Handte (hereafter referred to as "the Applicant") and Matt Coyle, Planner, and Joseph Haberman, Planning & Development Review Manager (hereafter referred to as "Staff").

*Materials presented for review included:*

- (a) Pre-Application Conference Request Form;
- (b) Monroe County Property Record Card;
- (c) Monroe County Land Use District (LUD) Map and Future Land Use (FLU) Map;
- (d) Monroe County Code (MCC); and
- (e) Monroe County Comprehensive Plan (MCCP).

The Applicant requested a special letter of understanding in order to confirm whether the existing motel/hotel use on the subject property is lawfully nonconforming and how to resolve the nonconforming issue using the map amendment process.



Subject Property with Land Use Districts Overlaid (Aerial dated 2012)

*Status of Existing Nonconforming Use:*

The subject property currently has a LUD designation of Suburban Residential (SR) and a FLU designation of Residential Low (RL). It was partially within a BU-2 district (Medium Business) and partially within a RU-3 district (Multiple Family Residential) prior to September 15, 1986 when it was re-designated as SR (the final adoption of the LUD map was in 1992).

Note: A Land Use District Map Determination, known as a boundary determination, was filed in 1988 by a previous property owner, Laszlo Simoga. The application specifically requested a LUD change from SR to Suburban Commercial (SC). The application was not approved.

The subject property is currently developed with a motel/hotel of 21 rooms (note: this total number of rooms has yet to be confirmed by Staff as lawfully established).

There is not a building permit on file for the initial construction of the motel/hotel.

According to the Monroe County Property Appraiser's records, the portion of the subject property assessed as RE #00091020.000000 is currently developed with five buildings, with year built dates of 1968, 1971, 1983, 1954 and 1968 respectively. The only building permit on file for

a residential building is Building Permit #17938, which approved a residence with 2 bedrooms in 1969. There are several building permits on file, dating back to 1967. Most of the building permits on file refer to the name of a hotel. Building permits on file that were issued prior to September 15, 1986 include: #14532 (1967- Fla. Bay Motel), #17938 (1969 – no reference to hotel), #30704 (1973 – Bay Harbor Lodge), #C-3629 (1978 – Bay Harbor Lodge), and #C-19860 (1986 – Bay Harbor Lodge).

According to the Monroe County Property Appraiser's records, the portion of the subject property assessed as RE #00091000.000000 is currently developed with three buildings, with year built dates of 1967, 1967 and 1967 respectively. Building permits on file for residential buildings are Building Permit #2799, which approved a motel building with 2 units/rooms in 1961, Building Permit #12694, which approved a residence with 2 bedrooms in 1967, and Building Permit #17296, which approved a residence with 2 bedrooms in 1969. There are several building permits on file, dating back to 1961. Most of the building permits on file refer to the name of a hotel. Building permits on file that were issued prior to September 15, 1986 include: #2799 (1961- motel, unspecified), #12694 (1967 – no reference to hotel), #17040 (1968 – no reference to hotel), #17296 (1969 – no reference to hotel), #25075 (1972 – no reference to hotel), #30703 (1973 – no reference to hotel), and #C-11417 (1982 – no reference to hotel).

Pursuant to MCC §130-94(c)(6), in the SR LUD, hotels of fewer than 12 rooms may be permitted with a major conditional use permit, provided that a) the parcel proposed for development has an area of at least two acres, b) all signage is limited to that permitted for a residential use, and c) the parcel proposed for development is separated from any established residential use by at least a class C bufferyard, and d) the use is compatible with land uses established in the immediate vicinity of the parcel proposed for development.

Nonetheless, although a hotel of up to 11 rooms may be permitted in the SR LUD, the RL FLU category does not allow hotels. MCCP Policy 101.4.2, which provides the purpose of the RL FLU, does not refer to hotels or other transient residential uses. Further, MCCP Policy 101.4.22 states that, for the RL FLUM category, the allocated density for transient residential uses is 0 rooms/spaces and the maximum net density for transient residential uses is N/A.

The hotel use is not consistent with the RL FLUM category, as it does not conform to its purpose, which is set forth in MCCP Policies 101.4.2 (*principal purpose of the Residential Low land use category is to provide for low-density residential development in partially developed areas with substantial native vegetation*) and 101.4.22. As such it is considered a nonconforming use to the provisions of the MCCP and as it was lawfully established, the hotel use may continue to exist per the nonconformity policies provided under MCCP Objective 101.8.

Although the hotel use is permitted in SR LUD, the provision of the SR LUD allowing a hotel is inconsistent with the superseding RL FLU category, in which the SR LUD must be consistent. As such it is considered a nonconforming use to the MCC and as it was lawfully established, the hotel use may continue to exist per the nonconforming use regulations provided under MCC §102-56.

Note: Pursuant to MCC §102-55, all known, lawful nonconforming uses may be registered with the Planning & Environmental Resources Department. Once discovered and determined to be lawful, the planning director, or his or her designee, shall add recognized lawful nonconforming uses to an official registry.

*Total Number of Motel/Hotel Rooms and Letter of Development Rights Determination:*

This letter does not recognize, or otherwise support, the total number motel/hotel rooms (21) referred to in the pre-application conference application as lawfully established. In order to receive a determination regarding the lawfully established number of motel/hotel rooms, the property owner must submit a Letter of Development Rights Determination application.

*Map Amendment Process to Turn the Existing Nonconforming Use into a Conforming Use:*

The Board of County Commissioners passed and adopted a Planning & Environmental Resources Department's fee schedule (currently Resolution #183-2013). Of relevance to the subject property and the development thereon, the fee schedule currently includes the following provision:

There shall be no application or other fees, except advertising and noticing fees, for property owners who apply for a map amendment to the official [Land Use District (LUD)] map and/or the official [Future Land Use Map (FLUM)], if the property owner can provide satisfactory evidence that a currently existing use on the site that also existed lawfully in 1992 was deemed nonconforming by final adoption of the LUD map and/or a currently existing use on the site that also existed lawfully on the site in 1997 was deemed nonconforming by final adoption of the FLUM. To qualify for the fee exemption, the applicant must apply for a LUD and/or FLUM designation(s) that would eliminate the non-conforming use created with adoption of the existing designation(s) and not create an adverse impact to the community. Prior to submittal of a map amendment application, the applicant must provide the evidence supporting the change and application for a fee exemption with the proposed LUD map/FLUM designations to the Monroe County Planning & Environmental Resources Department as part of an application for a Letter of Understanding. Following a review, the Director of Planning & Environmental Resources shall determine if the information and evidence is sufficient, and whether the proposed LUD map and/or FLUM designations are acceptable for the fee waiver, and approve or deny the fee exemption request. This fee waiver Letter of Understanding shall not obligate the staff to recommend approval or denial of the proposed LUD or FLUM Category.

Resolution #183-2013 requires the property owner to provide satisfactory evidence that the existing use on the site existed lawfully in 1992 and was deemed nonconforming by final adoption of the LUD map and/or the existing use on the site existed lawfully in 1997 and was deemed nonconforming by final adoption of the FLUM. Following a review, as the hotel buildings were constructed prior to the adoption of the Land Development Code in 1986, Staff has determined that the existing hotel use existed lawfully in 1992 and was deemed nonconforming by the final adoption of the LUD map. Staff has also determined that the existing

hotel use existed lawfully in 1997 and was deemed nonconforming by the final adoption of the FLUM.

Staff has found that there is satisfactory evidence indicating that the existing SR LUD designation and RL FLUM designation may have been assigned in error as there had been a motel/hotel on the property on and prior to September 15, 1986. If you choose new designations that permit the existing hotel/motel use, Staff has determined that such applications qualify for fee exemptions to the "Comprehensive Plan, Future Land Use Map (FLUM) Amendment" of \$5,531.00 and the "Land Use District Map, Amendment-Nonresidential" fee of \$4,929.00. You may submit a FLUM amendment and/or LUD amendment application without the submittal of the aforementioned application fees. You are responsible for all other fee requirements, including the fees for advertising (\$245.00 per application) and noticing (\$3.00 per each surrounding property per application). Please note that you are eligible for these fee waivers so long as such waivers are permitted by the fee schedule. If the fee schedule is amended to remove such a provision in the future, you may not be eligible to submit the application without such application fees.

Resolution #183-2013 requires the property owner to apply for a LUD and/or FLUM designation(s) that would eliminate the non-conforming use. Further, it is the responsibility of the property owner to decide upon a new LUD and FLUM designation and submit the corresponding applications and noticing/advertising fees.

In addition, Staff is not obligated to recommend approval of any LUD or FLUM designations proposed by the property owner. Resolution #183-2013 requires a LUD and/or FLUM designation(s) that would not create an adverse impact to the community. Staff is required to review the application on its merit and determine upon a full review that it would not create an adverse impact to the community and it is consistent with the provisions of the MCCP and MCC. Further, private applications requesting a FLU amendment must comply with the requirements of MCCP 101.4.20, which concerns amendments proposing an increase in allocated density and/or intensity. This policy requires the purchase and donation of land to offset the proposed increase (includes the requirement to donate acreage or Improved Subdivision (IS) lots).

Note: The contiguous, neighboring property to the southwest (assessed as RE #00091010.000000) was granted a FLUM amendment from Residential Low (RL) to Mixed Use / Commercial (MC) in 2008, as memorialized by Ordinance #025-2008. In addition, it was granted a LUD amendment from Suburban Residential (SR) to Mixed Use (MU) in 2009, as memorialized by Ordinance #005-2009.

Another neighboring property to the southwest (assessed as RE #00091090.000000) was granted a FLUM amendment from Residential High (RH) to Mixed Use / Commercial (MC) in 2008, as memorialized by Ordinance #026-2008. In addition, it was granted a LUD amendment from Urban Residential Mobile Home (URM) to Mixed Use (MU) in 2009, as memorialized by Ordinance #006-2009.

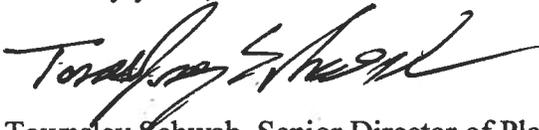
\* \* \* \* \*

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

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

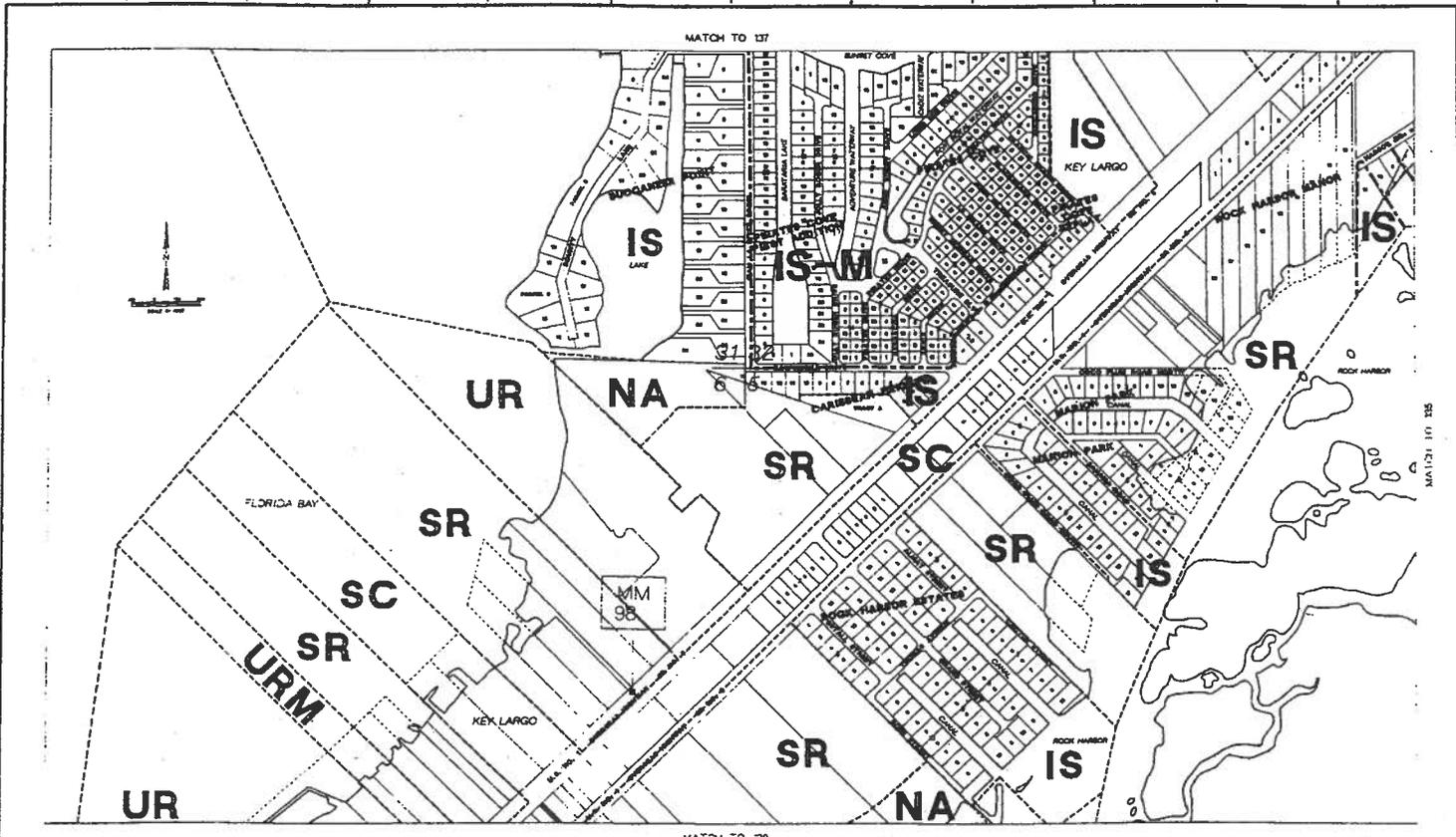
We trust that this information is of assistance. If you have any questions regarding the contents of this letter, or if we may further assist you with your project, please feel free to contact our Marathon office at (305)289-2500.

Sincerely yours,



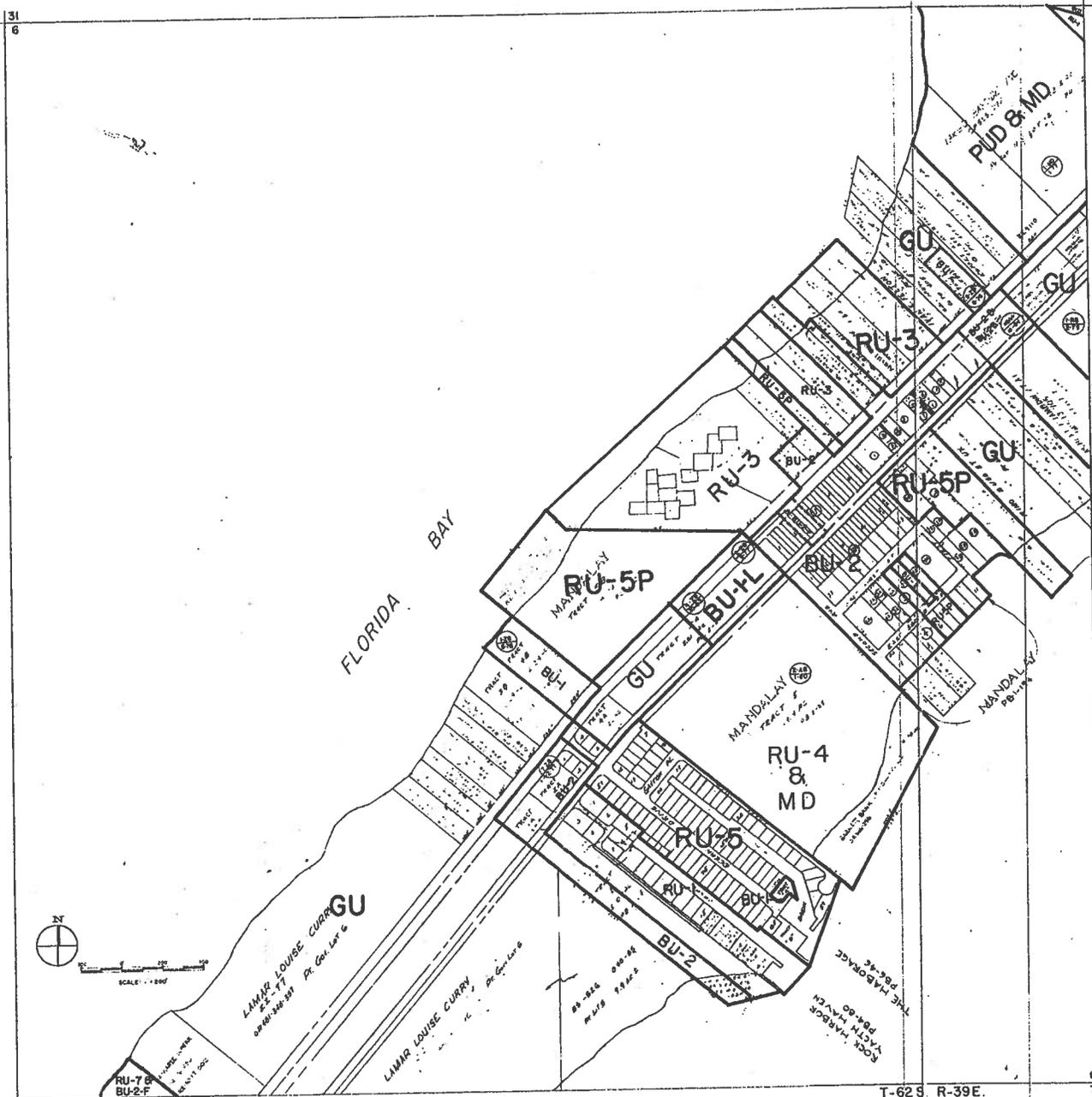
Townsley Schwab, Senior Director of Planning & Environmental Resources

CC: Joseph Haberman, Planning & Development Review Manager  
Mayte Santamaria, Assistant Director of Planning & Environmental Resources  
Michael Roberts, Senior Administrator of Environmental Resources



**MONROE COUNTY, FLORIDA  
LAND USE DISTRICT MAP**

<p>DATE: 11/17/77</p> <p>BY: [Signature]</p> <p>FOR: [Signature]</p>	<p>1. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.</p> <p>2. I AM A duly licensed and qualified professional engineer, architect, or other professional person, as defined in the Florida Statutes, and I am duly licensed and qualified in the State of Florida.</p> <p>3. I am not aware of any facts or circumstances which would render the information contained herein false or misleading.</p> <p>4. I have read the provisions of the Florida Statutes, Chapter 170, and I understand the requirements of the same.</p> <p>5. I have read the provisions of the Florida Statutes, Chapter 170, and I understand the requirements of the same.</p>	<p>NAME OF COUNTY ENGINEER: [Signature]</p> <p>DATE: 11/17/77</p> <p>OFFICE: [Signature]</p> <p>ADDRESS: [Signature]</p> <p>CITY: [Signature]</p> <p>STATE: [Signature]</p> <p>ZIP: [Signature]</p>	<p>THIS MAP AND ANY PART THEREOF SHALL BE VALID AND EFFECTIVE AS LONG AS THE COUNTY OF MONROE, FLORIDA, IS IN EXISTENCE.</p> <p>IF THE COUNTY OF MONROE, FLORIDA, SHOULD BE ABOLISHED, THE MAP AND ANY PART THEREOF SHALL BE VALID AND EFFECTIVE AS LONG AS THE COUNTY OF MONROE, FLORIDA, IS IN EXISTENCE.</p> <p>IF THE COUNTY OF MONROE, FLORIDA, SHOULD BE ABOLISHED, THE MAP AND ANY PART THEREOF SHALL BE VALID AND EFFECTIVE AS LONG AS THE COUNTY OF MONROE, FLORIDA, IS IN EXISTENCE.</p>	<p>DATE: 11/17/77</p> <p>BY: [Signature]</p> <p>FOR: [Signature]</p>



T-62 S R-39 E



**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: 1104892 Parcel ID: 00091020-000000**

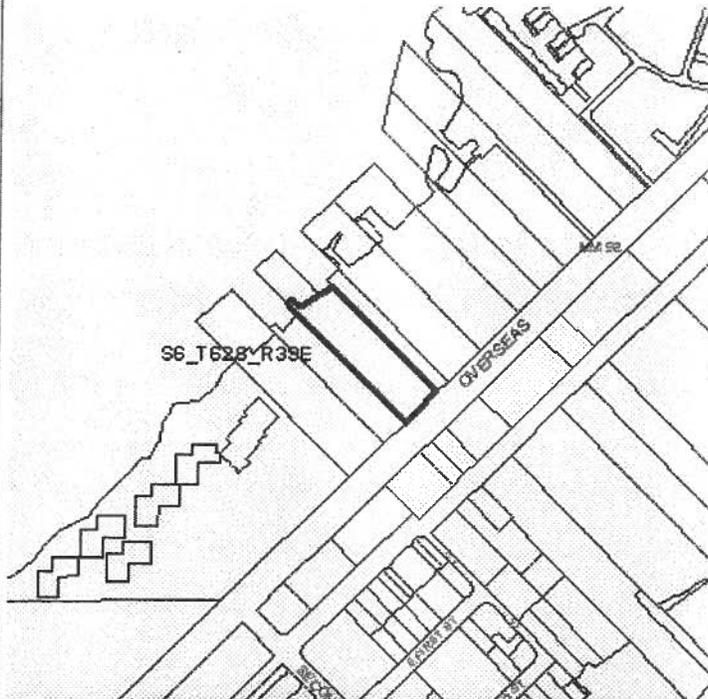
**Ownership Details**

**Mailing Address:**  
SEE THE SEA OF KEY LARGO INC  
PO BOX 372098  
KEY LARGO, FL 33037-7098

**Property Details**

**PC Code:** 39 - HOTELS,MOTELS  
**Millage Group:** 500K  
**Affordable Housing:** No  
**Section-Township-Range:** 06-62-39  
**Property Location:** 97702 OVERSEAS HWY KEY LARGO  
**Legal Description:** 6-62-39 KEY LARGO PB 1-59 PT LOT 10 OR621-642-643 OR740-681 OR798-1846/1847 OR835-1211/1212E  
**Description:** OR959-255/256 I I F BAY BOTTOM LEASE 440000755 OR1219-92/99 OR1453-1358/59 OR1543-1911/23II  
LEASE OR2449-406BAY BOTTOM LEASE 440000755

Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
10HW - COMM/HWY/WATER	0	0	1.64 AC

### Building Summary

Number of Buildings: 5  
Number of Commercial Buildings: 5

Total Living Area: 6172  
Year Built: 1954

**Building 1 Details**

Building Type  
Effective Age 19  
Year Built 1968  
Functional Obs 0

Condition A  
Perimeter 144  
Special Arch 0  
Economic Obs 0

Quality Grade 250  
Depreciation % 23  
Grnd Floor Area 812

**Inclusions:**

Roof Type  
Heat 1  
Heat Src 1

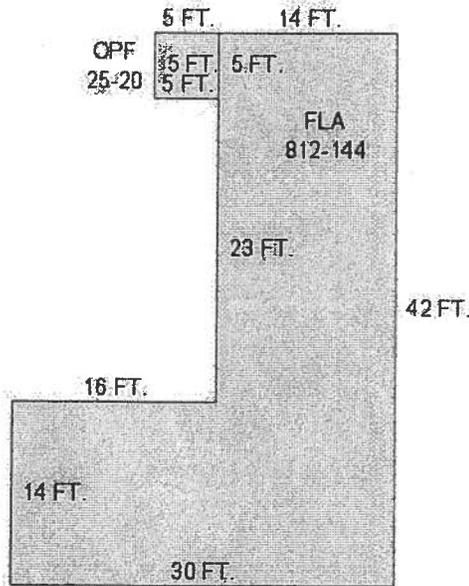
Roof Cover  
Heat 2  
Heat Src 2

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 12

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	1983				812
2	OPF		1	1983				25

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6921	HOTEL/MOTEL C	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1990	C.B.S.	100

### Building 2 Details

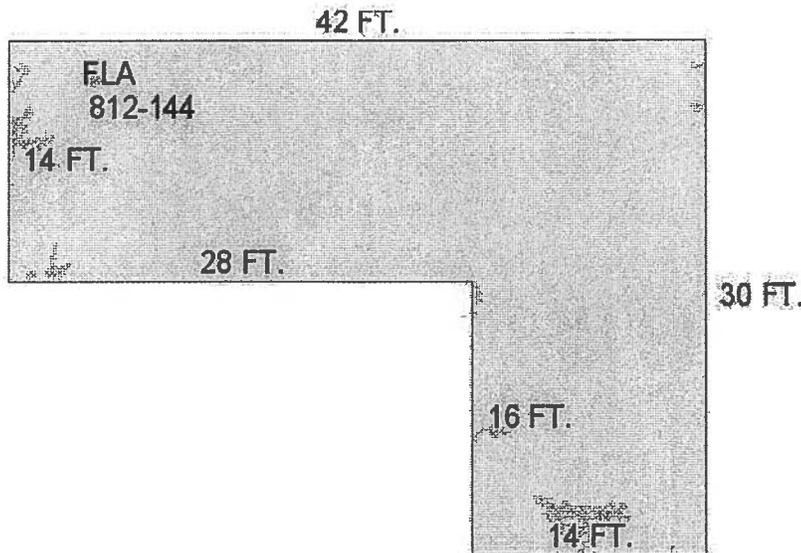
Building Type	Condition A	Quality Grade 250
Effective Age 19	Perimeter 144	Depreciation % 23
Year Built 1971	Special Arch 0	Grnd Floor Area 812
Functional Obs 0	Economic Obs 0	

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 12	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
-----	------	----------	-----------	------------	-------	-----	------------	---------------------	------

1 FLA 1 1983 812

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6923	HOTEL/MOTEL D	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1991	C.B.S.	100

**Building 3 Details**

Building Type  
Effective Age 13  
Year Built 1983  
Functional Obs 0

Condition A  
Perimeter 268  
Special Arch 0  
Economic Obs 0

Quality Grade 300  
Depreciation % 15  
Grnd Floor Area 2,100

Inclusions:

Roof Type  
Heat 1  
Heat Src 1

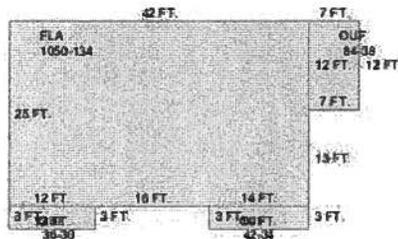
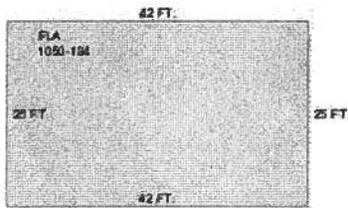
Roof Cover  
Heat 2  
Heat Src 2

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 27

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	1983					1,050
2	FLA		1	1983					1,050
3	OUF		1	1983					36
4	OUF		1	1983					42
5	OUF		1	1983					84

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6924	HOTEL/MOTEL C	100	N	Y
	6925	HOTEL/MOTEL C	100	N	Y
	6926	OUF	100	N	N
	6927	OUF	100	N	N
	6928	OUF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1992	AB AVE WOOD SIDING	100

**Building 4 Details**

Building Type  
 Effective Age 27  
 Year Built 1954  
 Functional Obs 0

Condition A  
 Perimeter 220  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 35  
 Grnd Floor Area 1,636

Inclusions:

Roof Type  
 Heat 1  
 Heat Src 1

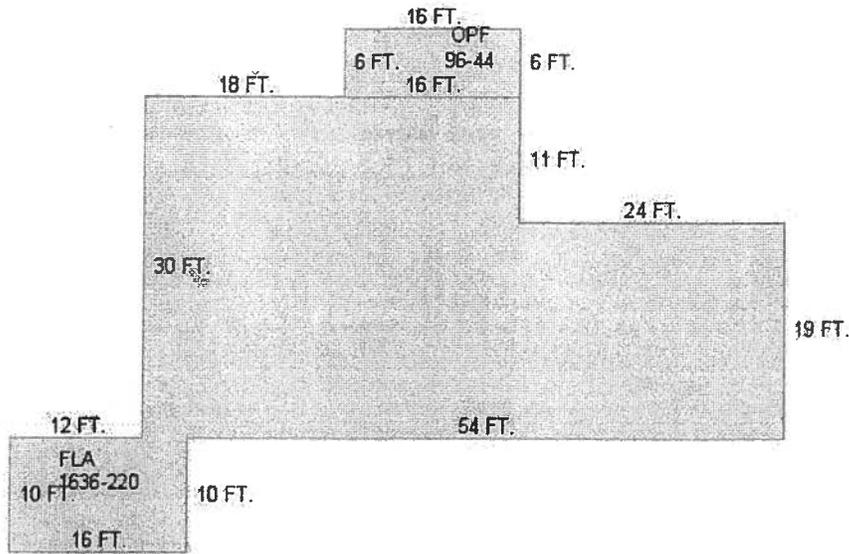
Roof Cover  
 Heat 2  
 Heat Src 2

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 12

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	1983					1,636
2	OPF		1	1983					96

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6929	APARTMENTS	60	N	Y
	6930	OFF BLDG-1 STY-D	10	N	N
	6931	HOTEL/MOTEL D	30	N	Y

**Exterior Wall:**

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

**Building 5 Details**

Building Type  
 Effective Age 19  
 Year Built 1968  
 Functional Obs 0

Condition A  
 Perimeter 144  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 23  
 Grnd Floor Area 812

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**



4	SW2:SEAWALL	240 SF	120	2	1974	1975	3	60
5	TK2:TIKI	225 SF	15	15	1974	1975	3	40
6	FN2:FENCES	665 SF	133	5	1985	1986	4	30
7	PO2:LOW COST POOL	800 SF	0	0	1994	1995	2	40
8	WD2:WOOD DECK	2,500 SF	0	0	1994	1995	2	40
9	UB2:UTILITY BLDG	70 SF	0	0	1979	1980	1	50
10	UB2:UTILITY BLDG	360 SF	0	0	1979	1980	1	50
11	AP2:ASPHALT PAVING	4,400 SF	0	0	2006	2007	1	25
12	PT2:BRICK PATIO	120 SF	0	0	2006	2007	1	50
13	TK2:TIKI	64 SF	8	8	2007	2011	4	40
14	TK2:TIKI	64 SF	8	8	2007	2011	4	40
15	TK2:TIKI	64 SF	8	8	2007	2011	4	40
16	TK2:TIKI	64 SF	8	8	2007	2011	4	40
17	PT4:PATIO	1,800 SF	60	30	1995	2011	1	50
18	PO6:COMM POOL	450 SF	30	15	2007	2011	3	50

### Appraiser Notes

BAY HARBOR LODGE #1 2 EFF #2 2EFF #3 5 UTS UP 1 UT DN 2002 CUT OUT DONE TPP ACCOUNT #8528680.

### Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	13305102	03/11/2014		1		SPALLING REPAIRS
	9432961	05/01/1995	11/01/1995	1	Commercial	POOL
	12302699	07/10/2012	08/16/2012	1	Commercial	RE-ROOF
	05306345	01/11/2006	09/26/2006	1	Commercial	ASPHALT OVERLAY & NEW PAVERS

### 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	604,636	104,081	863,625	1,482,555	1,482,555	0	1,482,555
2012	610,299	107,115	839,475	1,817,965	1,668,002	0	1,817,965
2011	628,481	61,350	839,475	1,840,297	1,516,366	0	1,840,297
2010	631,312	63,863	895,440	1,378,515	1,378,515	0	1,378,515
2009	656,851	65,610	1,087,320	1,470,475	1,355,415	0	1,470,475
2008	662,513	68,186	1,599,000	1,232,196	1,232,196	0	1,232,196
2007	515,418	64,350	1,045,425	1,450,000	1,450,000	0	1,450,000
2006	524,809	54,757	1,045,425	1,772,470	1,772,470	0	1,772,470
2005	524,809	56,182	1,045,425	1,892,644	1,892,644	0	1,892,644

2004	540,682	58,099	1,045,425	1,972,111	1,972,111	0	1,972,111
2003	540,682	59,528	696,950	1,721,261	1,721,261	0	1,721,261
2002	540,682	61,697	696,950	1,393,402	1,393,402	0	1,393,402
2001	365,431	61,441	91,125	393,657	393,657	0	393,657
2000	365,431	24,716	65,610	393,657	393,657	0	393,657
1999	365,431	25,277	65,610	393,657	393,657	0	393,657
1998	243,891	26,273	65,610	393,657	393,657	0	393,657
1997	243,891	26,933	65,610	393,657	393,657	0	393,657
1996	221,720	27,944	65,610	393,657	393,657	0	393,657
1995	221,720	8,833	65,610	393,657	393,657	0	393,657
1994	221,720	9,181	65,610	390,198	390,198	0	390,198
1993	221,720	9,512	65,610	365,016	365,016	0	365,016
1992	221,720	9,914	65,610	365,016	365,016	0	365,016
1991	221,720	10,177	65,610	365,016	365,016	0	365,016
1990	221,720	10,593	65,610	365,016	365,016	0	365,016
1989	221,720	10,911	65,610	364,981	364,981	0	364,981
1988	179,007	9,456	65,610	254,073	254,073	0	254,073
1987	176,148	9,731	65,610	251,489	251,489	0	251,489
1986	175,954	8,724	67,500	252,178	252,178	0	252,178
1985	152,077	8,910	25,581	186,568	186,568	12,500	174,068
1984	149,880	9,208	25,581	184,669	184,669	12,500	172,169
1983	53,157	0	25,581	78,738	78,738	0	78,738
1982	54,029	0	25,581	79,610	79,610	0	79,610

### 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
4/1/1997	1453 / 1358	1,450,000	WD	M
11/1/1985	959 / 255	1	WD	M

This page has been visited 29,084 times.

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: 1104876 Parcel ID: 00091000-000000**

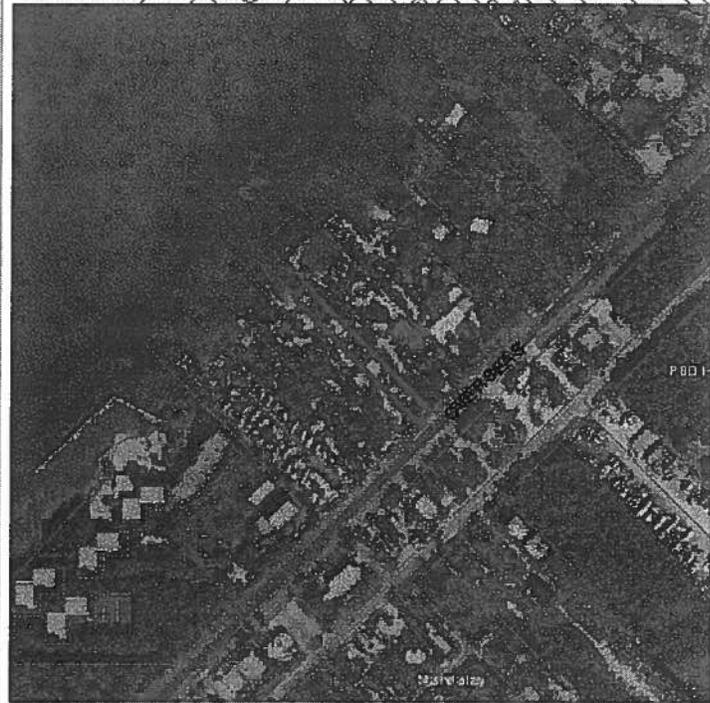
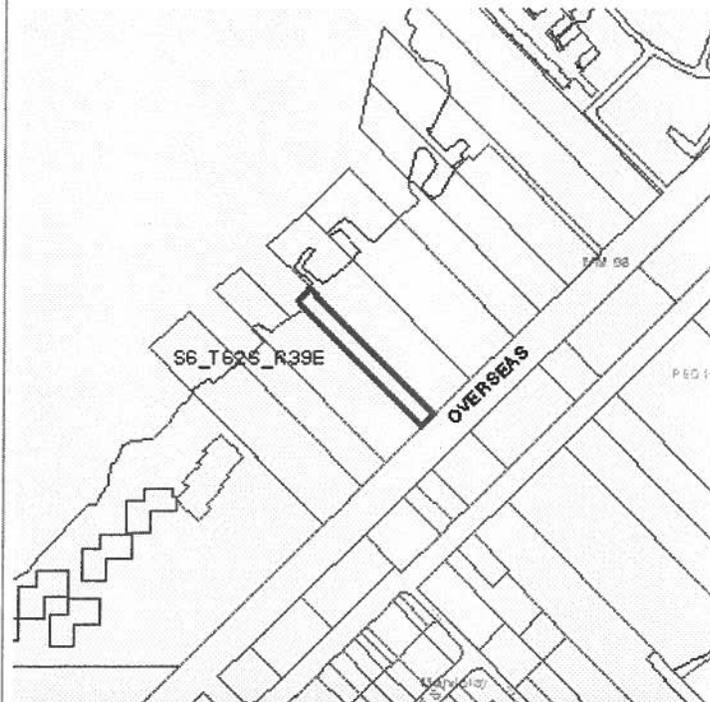
**Ownership Details**

**Mailing Address:**  
COCONUT BAY OF KEY LARGO INC  
PO BOX 372098  
KEY LARGO, FL 33037-7098

**Property Details**

**PC Code:** 39 - HOTELS,MOTELS  
**Millage Group:** 500K  
**Affordable Housing:** No  
**Section-Township-Range:** 06-62-39  
**Property Location:** 97770 OVERSEAS HWY KEY LARGO  
**Legal Description:** 6 62 39 ISLAND OF KEY LARGO PB1-59 PT LOT 10 OR386-830-831 OR459-265 CASE80-123-CP-12 OR821-938D/C OR835-1213/14E OR1088-2154/55 OR1305-99/101F/J OR1313-842/43 OR1319-1366/67C OR1859/1528/40F/J OR1878-1485/86 OR2644-1940/41

Click Map Image to open interactive viewer



**Land Details**

Land Use Code	Frontage	Depth	Land Area
10HW - COMM/HWY/WATER	0	0	24,775.00 SF

**Building Summary**

Number of Buildings: 3  
 Number of Commercial Buildings: 3

Total Living Area: 2856  
Year Built: 1967

### Building 1 Details

Building Type  
Effective Age 19  
Year Built 1967  
Functional Obs 0

Condition A  
Perimeter 160  
Special Arch 0  
Economic Obs 0

Quality Grade 250  
Depreciation % 23  
Grnd Floor Area 1,404

**Inclusions:**

Roof Type  
Heat 1  
Heat Src 1

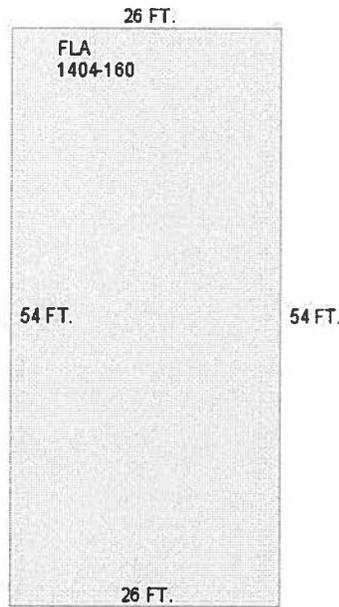
Roof Cover  
Heat 2  
Heat Src 2

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 6

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	1990					1,404

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6912	HOTEL/MOTEL C	100	N	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1981	C.B.S.	100

### Building 2 Details

Building Type  
 Effective Age 19  
 Year Built 1967  
 Functional Obs 0

Condition A  
 Perimeter 88  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 23  
 Grnd Floor Area 384

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

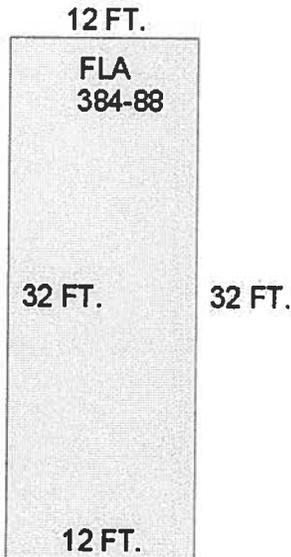
Roof Cover  
 Heat 2  
 Heat Src 2

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 6

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	1990					384

**Interior Finish:**

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

6913	HOTEL/MOTEL C	100	N	Y
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Exterior Wall:

Interior Finish Nbr	Type	Area %
1982	C.B.S.	100

**Building 3 Details**

Building Type  
 Effective Age 19  
 Year Built 1967  
 Functional Obs 0

Condition A  
 Perimeter 136  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 23  
 Grnd Floor Area 1,068

Inclusions:

Roof Type  
 Heat 1  
 Heat Src 1

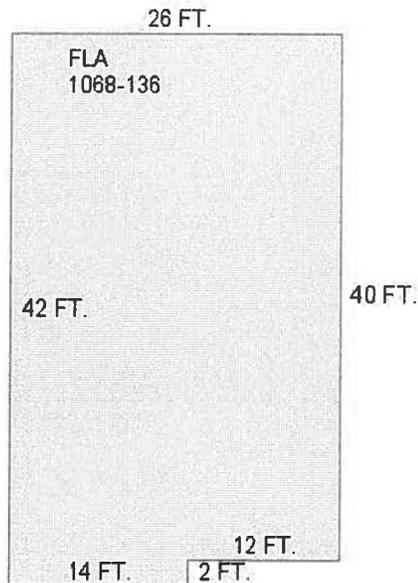
Roof Cover  
 Heat 2  
 Heat Src 2

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 6

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	1990				1,068

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6914	HOTEL/MOTEL B	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1983	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	TK2:TIKI	144 SF	12	12	1988	1989	2	40
2	BR2:BOAT RAMP	250 SF	10	25	1977	1978	2	60
3	WD2:WOOD DECK	84 SF	12	7	1992	1993	2	40
4	FN2:FENCES	210 SF	35	6	1992	1993	2	30
5	PT3:PATIO	600 SF	0	0	1992	1993	2	50
6	SW2:SEAWALL	280 SF	70	4	1975	1976	3	60
7	FN2:FENCES	870 SF	145	6	1984	1985	2	30
8	CL2:CH LINK FENCE	1,480 SF	370	4	1975	1976	2	30
9	WD2:WOOD DECK	144 SF	12	12	1975	1976	1	40
10	AP2:ASPHALT PAVING	1,217 SF	0	0	1975	1976	1	25
11	DK4:WOOD DOCKS	210 SF	35	6	1975	1976	3	40
12	SW2:SEAWALL	220 SF	55	4	1975	1976	3	60

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	281,408	20,199	619,375	605,550	531,581	0	605,550
2012	281,408	20,461	588,050	483,256	483,256	0	483,256
2011	296,028	21,134	588,050	489,193	489,193	0	489,193
2010	296,028	21,678	526,893	599,728	599,728	0	599,728
2009	310,647	22,292	658,616	720,304	720,304	0	720,304
2008	310,647	23,014	711,541	821,464	821,464	0	821,464
2007	245,094	18,473	188,176	1,050,000	1,050,000	0	1,050,000
2006	250,860	17,430	188,176	796,327	796,327	0	796,327
2005	250,860	17,874	188,176	736,028	736,028	0	736,028
2004	253,742	18,269	188,176	1,073,561	1,073,561	0	1,073,561
2003	253,742	18,658	188,176	450,236	450,236	0	450,236
2002	253,742	19,220	188,176	428,796	428,796	0	428,796
2001	253,742	19,712	188,176	428,796	428,796	0	428,796

2000	253,742	8,120	188,176	428,796	428,796	0	428,796
1999	253,742	8,392	188,176	317,798	317,798	0	317,798
1998	169,629	8,626	188,176	317,798	317,798	0	317,798
1997	169,629	8,887	188,176	317,798	317,798	0	317,798
1996	154,209	9,146	188,176	317,798	317,798	0	317,798
1995	154,209	9,392	188,176	317,798	317,798	0	317,798
1994	154,209	4,500	48,600	210,063	210,063	25,000	185,063
1993	139,214	4,027	48,600	191,841	191,841	25,000	166,841
1992	139,214	4,148	48,600	191,962	191,962	25,000	166,962
1991	139,214	4,245	48,600	192,059	192,059	25,000	167,059
1990	91,763	0	48,600	140,363	140,363	25,000	115,363
1989	86,689	0	48,600	135,289	135,289	0	135,289
1988	74,041	0	48,600	122,641	122,641	0	122,641
1987	73,142	0	48,600	121,742	121,742	0	121,742
1986	73,555	0	25,581	99,136	99,136	0	99,136
1985	70,494	0	25,581	96,075	96,075	0	96,075
1984	66,369	0	25,581	91,950	91,950	0	91,950
1983	66,369	0	25,581	91,950	91,950	0	91,950
1982	67,651	0	25,581	93,232	93,232	0	93,232

### Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
8/6/2013	2644 / 1940	100	QC	11
6/1/1994	1313 / 0842	410,000	WD	Q
4/1/1989	1088 / 2154	215,000	WD	Q

This page has been visited 29,094 times.

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



# Monroe County Property Appraiser - Radius Report

AK: 1103934	Parcel ID: 00090961-000300	Physical Location	97652 OVERSEAS	APT 3	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR650-72/73 OR853-11					
Owners Name: GÂRCIA AVELINO AND MONICA G					
Address: 8401 SW 84TH TER		MIAMI	FL 33143-6919		
AK: 1103951	Parcel ID: 00090961-000500	Physical Location	97652 OVERSEAS	APT 5	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR686-779 OR815-					
Owners Name: VENDITTI AMY M					
Address: 97652 OVERSEAS HWY APT P5		KEY LARGO	FL 33037-2206		
AK: 1679747	Parcel ID: 00554250-000000	Physical Location	97670 OVERSEAS		KEY LARGO
Legal Description: BK 1 LT MANDALAY PB1-194 KEY LARGO LOTS 14, 15, 16, 17, 18, 19, 20, 21, 22 & 23 (RE'S:55426 THRU 554					
Owners Name: FIRST STATE BANK OF THE FLORIDA KEYS C/O ACCOUNT PAYABLE					
Address: 3406 N ROOSEVELT BLVD		KEY WEST	FL 33040-4266		
AK: 1104027	Parcel ID: 00090961-001200	Physical Location	97652 OVERSEAS	APT 12	KEY LARGO
Legal Description: APT 12 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO 3-645 OR775-640 OR799-395 OR1553-392					
Owners Name: WALTZMAN STUART REV TRUST 12/4/1998					
Address: 333 E 30TH ST APT 18J		NEW YORK	NY 10016-6459		
AK: 1103829	Parcel ID: 00090890-000000	Physical Location	97674 OVERSEAS		KEY LARGO
Legal Description: 6 62 39 ISLAND OF KEY LARGO PB1-59 PT LOT 8 OR534- 804E IR541-573 OR749-324-326 OR751-975/998 PRO					
Owners Name: UPPER KEYS MARINE CONSTRUCTION INC					
Address: PO BOX 372790		KEY LARGO	FL 33037-7790		
AK: 1104043	Parcel ID: 00090962-000100	Physical Location	97652 OVERSEAS	APT 1	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR656-111/12 OR1814-					
Owners Name: BANKS ROBERT W					
Address: 3831 SW 56TH ST		FORT LAUDERDALE	FL 33312-6207		
AK: 1103918	Parcel ID: 00090961-000100	Physical Location	97652 OVERSEAS	APT 1	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR625-855/856					
Owners Name: CULLEN ROBERT F JR AND KAREN J					
Address: 14641 SW 67TH AVENUE		MIAMI	FL 33101		
AK: 1104051	Parcel ID: 00090962-000200	Physical Location	97652 OVERSEAS	APT 2	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 2 8.3% COMMON ELEMENTS OR636-276 OR990-65/6					
Owners Name: HALE SALLY M 2004 REVOCABLE TRUST					
Address: 23 FAIRWAY HEIGHTS RD		CENTER HARBOR	NH 03226		
AK: 1104060	Parcel ID: 00090962-000300	Physical Location	97652 OVERSEAS	APT 3	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR646-388 OR823-245					
Owners Name: BROCK LISA M					
Address: 14606 JOCKEYS RIDGE DR		CHARLOTTE	NC 28277-3716		
AK: 1104001	Parcel ID: 00090961-001000	Physical Location	97652 OVERSEAS	APT 10	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR661-839					
Owners Name: HALEY JAMES A TRUST					
Address: 11034 SW 37TH MNR		DAVIE	FL 33328-1318		
AK: 1103977	Parcel ID: 00090961-000700	Physical Location	97652 OVERSEAS	APT 7	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 7 658-334-335 OR1259-1360/61 OR1540-2442/43 OR15					
Owners Name: BURGESS CHRISTOPHER R AND ANGELA D					
Address: 15440 SW 148 PL		MIAMI	FL 33187		

AK: 1103993 Parcel ID: 00090961-000900 Physical Location 97652 OVERSEAS APT 9 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 9 8.5% COMMON ELEMENTS OR687-249 OR841-110  
 Owners Name: STARR MOORE  
 Address: 3290 NORTHSIDE PKWY NW STE 375 ATLANTA GA 30327-2273

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AK: 1103985 Parcel ID: 00090961-000800 Physical Location 97652 OVERSEAS APT 8 KEY LARGO  
 Legal Description: APT 8 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO -832-833 OR888-1836 OR1213-909/10 OR1753-2265C  
 Owners Name: SCHOTT DEANA L  
 Address: 2056 HUTTON PT LONGWOOD FL 32779-2855

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AK: 1103969 Parcel ID: 00090961-000600 Physical Location 97652 OVERSEAS APT 6 KEY LARGO  
 Legal Description: APT 6 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO -615 OR665-500 OR670-729 OR824-1095 OR824-1096  
 Owners Name: DILLON WILLIAM  
 Address: 30800 S WIXOM RD WIXOM MI 48393-2418

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AK: 1103926 Parcel ID: 00090961-000200 Physical Location 97652 OVERSEAS APT 2 KEY LARGO  
 Legal Description: UNIT 2 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO OR607-350 OR1315-839D/C OR1317-1183/93EST-PR  
 Owners Name: WASSER MARK  
 Address: 870 NARRAGANSETT LN KEY LARGO FL 33037-2774

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AK: 1104914 Parcel ID: 00091040-000000 Physical Location VACANT LAND KEY LARGO  
 Legal Description: 6 62 39 ISLAND OF KEY LARGO BAY BTM ADJ PT LOT 10 OR142-318/319  
 Owners Name: UNGER FRANK  
 Address: 97702 OVERSEAS HWY KEY LARGO FL 33037-2297

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AK: 8497628 Parcel ID: 00090961-000400 Physical Location 97652 OVERSEAS APT 4 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO & 7.1% COMMON ELEMENTS OR612-553 OR810-  
 Owners Name: BODKER TERRI L  
 Address: 97652 OVERSEAS HWY APT P4 KEY LARGO FL 33037-2206

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AK: 1104019 Parcel ID: 00090961-001100 Physical Location 97652 OVERSEAS APT 11 KEY LARGO  
 Legal Description: UNIT 11 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO 53-256/57 OR688-274/75 OR748-514 OR1110-654 OR  
 Owners Name: MAYER ANN E FINN AND ROBERT T  
 Address: 3 FAIRVIEW TER GREENLAND NH 03840-2242

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AK: 1104124 Parcel ID: 00090962-000900 Physical Location 97652 OVERSEAS APT 9 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR655-67-68 OR828-  
 Owners Name: HEINER FREDERICK H AND DONNA E  
 Address: 97652 OVERSEAS HWY APT T9 KEY LARGO FL 33037-2226

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AK: 1104396 Parcel ID: 00090964-001000 Physical Location 97652 OVERSEAS APT 10 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR714-758 OR1078-21  
 Owners Name: GREENSPAN RICHARD R AND YVETTE M  
 Address: 16073 BRIER CREEK DR DELRAY BEACH FL 33446-9561

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AK: 1104493 Parcel ID: 00090965-000700 Physical Location 97652 OVERSEAS APT 7 KEY LARGO  
 Legal Description: APT 7 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO 14-296 OR860-1470 OR1067-348 OR1440-1734 OR15-  
 Owners Name: KALATZIS DIMITRIOS AND JOANNE  
 Address: 97652 OVERSEAS HWY APT M7 KEY LARGO FL 33037-2225

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AK: 1104752 Parcel ID: 00090966-002000 Physical Location 97652 OVERSEAS APT 43 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 43 & 3.07% COMMON ELEMENTS OR778-231 OR920-529/30 OR1408-649/5C  
 Owners Name: HAYNIE J NEIL AND SUSAN INCE  
 Address: 1700 SW 12 AVE BOCA RATON FL 33486

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AK: 1104809 Parcel ID: 00090966-002500 Physical Location 97652 OVERSEAS APT P1 KEY LARGO  
 Legal Description: APT P-1 ROCK HARBOR CONDOMINIUM 6 OR778-694 OR2340 -817/18D/C OR2374-99 OR2635-102021R/S  
 Owners Name: KROHN JOHN RAMON JR  
 Address: 61 BITTERN DR GETTYSBURG PA 17325-8611

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AK: 1104841 Parcel ID: 00090966-002900 Physical Location 97652 OVERSEAS APT P5 KEY LARGO  
Legal Description: APT P5 ROCK HARBOR CONDOMINIUM #6 OR778-1326 OR8 07-1971 OR822-411 OR1626-1988/90 OR1682-764 (U)  
Owners Name: STONE THOMAS J TRUST 7/21/2000  
Address: PO BOX 372880 KEY LARGO FL 33037-7880

AK: 1104230 Parcel ID: 00090963-000700 Physical Location 97652 OVERSEAS APT 7 KEY LARGO  
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 7 8.5% COMMON ELEMENTS OR604-838 OR756-179'  
Owners Name: SOMOGYI ROBERT J AND MARILYN B  
Address: 42 W COLLEGE AVE APT 314S YARDLEY PA 19067-1553

AK: 1104418 Parcel ID: 00090964-001200 Physical Location 97652 OVERSEAS APT 12 KEY LARGO  
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR681-204 OR786-90/  
Owners Name: KLÄSFELD ILENE AND JON  
Address: 1908 NW 4TH AVE APT 112 BOCA RATON FL 33432-1501

AK: 1104434 Parcel ID: 00090965-000100 Physical Location 97652 OVERSEAS APT 1 KEY LARGO  
Legal Description: APT 1 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO -402/403 OR824-335 OR1009-2027 OR1270-1348 OR1  
Owners Name: MARTÍNEZ PETER JOSEPH AND PILAR  
Address: 5740 SW 116TH ST CORAL GABLES FL 33156-5033

AK: 1104612 Parcel ID: 00090966-000600 Physical Location 97652 OVERSEAS APT 7 KEY LARGO  
Legal Description: APT 7 ROCK HARBOR CONDOMINIUM 6 OR778-705 OR847-69 7 OR931-2309 OR1015-1892 OR1168-973/74 OR1518-  
Owners Name: BOLAND C SAMUEL AND KATHY B  
Address: 97652 OVERSEAS HWY HH 7 KEY LARGO FL 33037-2221

AK: 1104191 Parcel ID: 00090963-000300 Physical Location 97652 OVERSEAS APT 3 KEY LARGO  
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR612-635 OR823-601  
Owners Name: LISOR SUZANNE K REV TR  
Address: 1103 SPRING BROOKE DR GOSHEN IN 46528-5059

AK: 1104388 Parcel ID: 00090964-000900 Physical Location 97652 OVERSEAS APT 9 KEY LARGO  
Legal Description: APT NO 9 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO OR716-566 OR1078-2160AFF OR1331-394AFF OR13  
Owners Name: HARRELSON PEGGY GREGSON REVOCABLE TRUST 3/14/14 C/O HARRELSON MIKE CO-TRUSTEE  
Address: 1119 S 3RD AVE BOZEMAN MT 59715-5264

AK: 1104469 Parcel ID: 00090965-000400 Physical Location 97652 OVERSEAS APT 4 KEY LARGO  
Legal Description: APT 4 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO -118 OR1023-2374(JB) OR1597-957/58  
Owners Name: LESPERANCE LISA V  
Address: 230 EAST ST WAYNESVILLE NC 28786-3836

AK: 1104655 Parcel ID: 00090966-001000 Physical Location 97652 OVERSEAS APT 25 KEY LARGO  
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 25 & 3.07% LEMENTS OR778-217 OR829-1608 OR951-1864/186.  
Owners Name: MOFFITT GREGORY P AND REGINA A  
Address: 29453 CEDAR NECK RD OCEAN VIEW DE 19970

AK: 1104175 Parcel ID: 00090963-000100 Physical Location 97652 OVERSEAS APT 1 KEY LARGO  
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR624-177 OR801-610.  
Owners Name: KRÄUSE JOSEPH AND FRANCES  
Address: 2637 NW 23RD WAY BOCA RATON FL 33431-4015

AK: 1104353 Parcel ID: 00090964-000600 Physical Location 97652 OVERSEAS APT 6 KEY LARGO  
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 6 8.5% COMMON ELEMENTS OR698-778 OR940-775.  
Owners Name: HELSEL ZANE AND JOAN E  
Address: 2144 PENNINGTON RD EWING NJ 08638-1433

AK: 1104531 Parcel ID: 00090965-001100 Physical Location 97652 OVERSEAS APT 11 KEY LARGO  
Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO R700-308 OR806-919 OR1310-204/05 OR1585-2162 C  
Owners Name: BELLIS STEPHEN L AND MARTHA A LIV TR DTD 11/23/05  
Address: PO BOX 524 INDIAN RIVER MI 49749-0524

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AK: 1104710 Parcel ID: 00090966-001600 Physical Location 97652 OVERSEAS APT 35 KEY LARGO  
 Legal Description: APT 35 ROCK HARBOR CONDOMINIUM 6 OR778-886 OR812-4 19 OR817-280 OR1038-1684/93 OR1335-590/91M/T C  
 Owners Name: VEIL MARK AND TINA  
 Address: 107 WOODSMUIR CT PALM BEACH FL 33418-8020

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AK: 1104442 Parcel ID: 00090965-000200 Physical Location 97652 OVERSEAS APT 2 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 2 680-188 OR784-131 OR840-491 OR870-1860FJ CASE  
 Owners Name: ADAM RYAN A REV TR OF 05/13/05  
 Address: 600 S ATLANTIC AVE DAYTONA BEACH FL 32118

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AK: 1104451 Parcel ID: 00090965-000300 Physical Location 97652 OVERSEAS APT 3 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR654-185/86 OR1014  
 Owners Name: SANTANA RAMON R AND YOLANDA ACEBAL  
 Address: PO BOX 901368 HOMESTEAD FL 33090-1368

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AK: 1104591 Parcel ID: 00090966-000400 Physical Location 97652 OVERSEAS APT 5 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 6 APT 5 OR781-1574 O R826-2121 OR1407-124 OR1780-75/77 OR1780-78AF  
 Owners Name: SPRINKLE GEORGE C JR AND MELISSA B  
 Address: 17205 SW 256TH ST HOMESTEAD FL 33031

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AK: 1104604 Parcel ID: 00090966-000500 Physical Location 97652 OVERSEAS APT 6 KEY LARGO  
 Legal Description: APT 6 ROCK HARBOR CONDOMINIUM PT 6 OR778-238 -305 OR877-2423 OR1055-2109 OR1055-2110/2112 O  
 Owners Name: ROBINSON JOHN G AND BARBARA J  
 Address: 97652 OVERSEAS HWY OFC KEY LARGO FL 33037-2216

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AK: 1104540 Parcel ID: 00090965-001200 Physical Location 97652 OVERSEAS APT 12 KEY LARGO  
 Legal Description: APT NO 12 ROCK HARBOR CONDOMINIUM NO 5 KEY OR725-511 OR1099-1314 OR1103-1352C OR1255-84  
 Owners Name: HENRY MORRIS  
 Address: 97652 OVERSEAS HWY APT C12 KEY LARGO FL 33037-2223

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AK: 1104574 Parcel ID: 00090966-000200 Physical Location 97652 OVERSEAS APT 3 KEY LARGO  
 Legal Description: APT 3 ROCK HARBOR CONDOMINIUM 6 OR778-892 OR811-18 01 OR1110-1647 OR2456-881  
 Owners Name: HENRIQUES ROBERT C  
 Address: 11 CHESTER SQ GLOUCESTER MA 01930-1313

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AK: 1104647 Parcel ID: 00090966-000900 Physical Location 97652 OVERSEAS APT 24 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 24 & 3.72% LEMENTS OR778-888 OR1014-289 OR1174-1140/42  
 Owners Name: VALERIUS THOMAS F AND LYNN C  
 Address: 9200 SW 85TH ST MIAMI FL 33173-4527

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AK: 1104141 Parcel ID: 00090962-001100 Physical Location 97652 OVERSEAS APT 11 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR682-753 OR835-1  
 Owners Name: SULLIVAN PATRICIA P TR 11/3/2003  
 Address: 535 LUENGA AVE CORAL GABLES FL 33146-2716

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AK: 1104337 Parcel ID: 00090964-000400 Physical Location 97652 OVERSEAS APT 4 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 4 7.1% COMMON ELEMENTS OR646-439 OR844-809  
 Owners Name: BOLAND C SAMUEL AND KATHY B  
 Address: 97652 OVERSEAS HWY APT C4 KEY LARGO FL 33037-2202

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AK: 1104515 Parcel ID: 00090965-000900 Physical Location 97652 OVERSEAS APT 9 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 9 8.5% COMMON ELEMENTS OR715-463 OR1631-18  
 Owners Name: ROBERTS WILLIAM C AND MARY A  
 Address: 763 CHAPMAN LOOP THE VILLAGES FL 32162

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AK: 1104698 Parcel ID: 00090966-001400 Physical Location 97652 OVERSEAS APT 33 KEY LARGO  
 Legal Description: APT 33 ROCK HARBOR CONDOMINIUM 6 OR778-224 OR2581- 1245/53WILL OR2591-1497  
 Owners Name: WALSH FRANK B JR REVOCABLE TRUST 11/30/1996  
 Address: 97652 OVERSEAS HWY APT S4 KEY LARGO FL 33037-2203

AK: 1104868 Parcel ID: 00090966-003100 Physical Location 97652 OVERSEAS APT PH7 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM 6 APT P7 OR778-882 OR975-1 981 OR 975-1982AFF OR1429-1640/41 OR1745-2127/  
 Owners Name: OKUN THEODORE  
 Address: 97652 OVERSEAS HWY PH 7 KEY LARGO FL 33037-2221

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AK: 1104361 Parcel ID: 00090964-000700 Physical Location 97652 OVERSEAS APT 7 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 7 8.5% COMMON ELEMENTS OR687-592 OR789-763  
 Owners Name: TUCKER ROBERT J AND CHARLENE A  
 Address: 401 CLOVER MILL RD EXTON PA 19341-2502

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AK: 1104507 Parcel ID: 00090965-000800 Physical Location 97652 OVERSEAS APT 8 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR670-40/41 OR941-  
 Owners Name: RAHAIM ANDREW D AND JEAN T  
 Address: 6 AUSPICE CIR NEWARK DE 19711-2976

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AK: 1104523 Parcel ID: 00090965-001000 Physical Location 97652 OVERSEAS APT 10 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR704-431 OR1190-2  
 Owners Name: SHUGG ROBERT C AND ELIZABETH A  
 Address: 97652 OVERSEAS HWY APT M10 KEY LARGO FL 33037-2225

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AK: 1104680 Parcel ID: 00090966-001300 Physical Location 97652 OVERSEAS APT 31 KEY LARGO  
 Legal Description: APT 31 ROCK HARBOR CONDOMINIUM #6 OR781-1588 OR 839-971 OR839-972Q/C OR951-810/13 OR951-815AF  
 Owners Name: SINISCALCO WAYNE P AND LORIN BLAKE  
 Address: 97652 OVERSEAS HWY APT HH31 KEY LARGO FL 33037-2218

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AK: 1104205 Parcel ID: 00090963-000400 Physical Location 97652 OVERSEAS APT 4 KEY LARGO  
 Legal Description: APT NO 4 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO OR601-508 OR808-2105 OR820-297 OR844-183 OR11  
 Owners Name: WALSH FRANK B JR REVOCABLE TRUST 11/30/1966  
 Address: 97652 OVERSEAS HWY APT S4 KEY LARGO FL 33037-2203

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AK: 1104221 Parcel ID: 00090963-000600 Physical Location 97652 OVERSEAS APT 6 KEY LARGO  
 Legal Description: APT NO 6 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO 600-486 OR785-1214/1216 OR814-348 OR925-388/388  
 Owners Name: GAC MARIA U  
 Address: 573 SHERIDAN RD GLENCOE IL 60022-1764

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AK: 1104272 Parcel ID: 00090963-001100 Physical Location 97652 OVERSEAS APT 11 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR682-773 OR798-246  
 Owners Name: HEELY CATHERINE G  
 Address: 11 GULL POINT RD MONMOUTH BEACH NJ 07750-1007

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AK: 1104302 Parcel ID: 00090964-000100 Physical Location 97652 OVERSEAS APT 1 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO & 8.3% COMMON ELEMENTS OR664-649/650 OR11  
 Owners Name: BESADA HUMBERTO AND MARCIA  
 Address: 2155 SW 123RD CT MIAMI FL 33175-7723

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AK: 1104663 Parcel ID: 00090966-001100 Physical Location 97652 OVERSEAS APT 26 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 26 & 3.07% ELEMENTS OR778-192 (UR WD & TRUST ON FIL  
 Owners Name: LEVY BARUCH AND JANE  
 Address: 2708 OAKMONT CT WESTON FL 33332-1834

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AK: 1104132 Parcel ID: 00090962-001000 Physical Location 97652 OVERSEAS APT 10 KEY LARGO  
 Legal Description: APT NO 10 ROCK HARBOR CONDOMINIUM NO 2 KEY R656-173/74 OR1103-446 OR1614-562  
 Owners Name: WESTER DAVID A AND SHARON M  
 Address: 4244 CHASE AVE MIAMI BEACH FL 33140-3008

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AK: 1104213 Parcel ID: 00090963-000500 Physical Location 97652 OVERSEAS APT 5 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 5 8.5% COMMON ELEMENTS OR666-835 OR1096-12  
 Owners Name: GOLDSTEIN AMBER E  
 Address: 97652 OVERSEAS HWY APT S5 KEY LARGO FL 33037-2203

AK: 1104876	Parcel ID: 00091000-000000	Physical Location	97770 OVERSEAS	KEY LARGO
Legal Description: 6 62 39 ISLAND OF KEY LARGO PB1-59 PT LOT 10 OR386 -830-831 OR459-265 CASE80-123-CP-12 OR821-938I				
Owners Name: COCONUT BAY OF KEY LARGO INC				
Address: PO BOX 372098		KEY LARGO	FL 33037-7098	
AK: 1104884	Parcel ID: 00091010-000000	Physical Location	97684 OVERSEAS 14	KEY LARGO
Legal Description: PT LT 10 6 62 39 ISLAND OF KEY LARGO OR10-165 OR6 58-35 OR736-621 OR833-592 OR888-749 OR1087-174				
Owners Name: SEAFARER RESORT AND BEACH LLC				
Address: 97684 OVERSEAS HWY		KEY LARGO	FL 33037-2214	
AK: 1104922	Parcel ID: 00091050-000000	Physical Location	97850 OVERSEAS 20	KEY LARGO
Legal Description: 6 62 39 ISLAND OF KEY LARGO PB 1-59 PT LOT 10 & . 8AC BAY BTM OR513-584 OR817-1441/1442 OR817-				
Owners Name: SOMADDA INC				
Address: PO BOX 370073		KEY LARGO	FL 33037-0073	
AK: 1104892	Parcel ID: 00091020-000000	Physical Location	97702 OVERSEAS	KEY LARGO
Legal Description: 6-62-39 KEY LARGO PB 1-59 PT LOT 10 OR621-642-643 OR740-681 OR798-1846/1847 OR835-1211/1212E OR				
Owners Name: SEE THE SEA OF KEY LARGO INC				
Address: PO BOX 372098		KEY LARGO	FL 33037-7098	
AK: 1104248	Parcel ID: 00090963-000800	Physical Location	97652 OVERSEAS APT 8	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 8 8.5% COMMON ELEMENTS OR630-580 OR785-373				
Owners Name: SEVERSON DONALD R AND LOUANNE DEC TRUST 11/12/96				
Address: PO BOX 886		ELKHORN	WI 53121	
AK: 1104256	Parcel ID: 00090963-000900	Physical Location	97652 OVERSEAS APT 9	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 9 8.5% COMMON ELEMENTS OR600-479 OR764-125:				
Owners Name: SCULL PROPERTIES LLC C/O SCULL DAVID				
Address: 7960 OLD GEORGETOWN RD STE 8C		BETHESDA	MD 20814-2418	
AK: 1104965	Parcel ID: 00091090-000000	Physical Location	97680 OVERSEAS	KEY LARGO
Legal Description: 6-62-39 ISLAND OF KEY LARGO PB1-59 PT LTS 9-10 AND .71 AC BAY BTM OR484-882/83 OR496-500 OR832-1				
Owners Name: NHC-FL 134 LLC C/O NATIONAL RV COMMUNITIES LLC				
Address: 6991 E CAMELBACK RD STE B310		SCOTTSDALE	AZ 85251-2493	
AK: 1104931	Parcel ID: 00091060-000000	Physical Location	97802 OVERSEAS	KEY LARGO
Legal Description: 6 62 39 ISLAND OF KEY LARGO PT LOT 10 AND ADJ BAY BTM OR594-431/432 OR758-1968 OR886-1427/1428				
Owners Name: RESORT PROPERTY MANAGEMENT OF THE KEYS INC				
Address: 97802 S OVERSEAS HWY		KEY LARGO	FL 33037	
AK: 1104159	Parcel ID: 00090962-001200	Physical Location	97652 OVERSEAS APT 12	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT 12 & 5% COMMON ELEMENTS OR681-658 OR1145-2385				
Owners Name: CHILDRÉE CHRISTINE C AND RONALD M				
Address: 97652 OVERSEAS HWY APT T12		KEY LARGO	FL 33037-2226	
AK: 1104183	Parcel ID: 00090963-000200	Physical Location	97652 OVERSEAS APT 2	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 2 8.3% COMMON ELEMENTS OR621-822 OR807-949				
Owners Name: KATZMAN HOWARD E AND SHIRLEY R				
Address: 7255 SW 140TH TER		PALMETTO BAY	FL 33158-1265	
AK: 1104329	Parcel ID: 00090964-000300	Physical Location	97652 OVERSEAS APT 3	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR641-215/16 OR764-5				
Owners Name: CORRADINI CAROL ANN LIV TR 06/06/2006				
Address: 7744 SW 193RD ST		CUTLER BAY	FL 33157-7389	
AK: 1104345	Parcel ID: 00090964-000500	Physical Location	97652 OVERSEAS APT 5	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 5 OR717-362 OR1487-302 OR2001-1701				
Owners Name: MCCASSEY EVERETT A AND MICHELLE M				
Address: 117 AKIOHALA PL		KAILUA	HI 96734-3902	

AK: 1104701 Parcel ID: 00090966-001500 Physical Location 97652 OVERSEAS APT 34 KEY LARGO  
 Legal Description: APT 34 ROCK HARBOR CONDOMINIUM NO 6 OR778-203 3-2023 OR864-1526 OR1531-599/600  
 Owners Name: BERNAT DOLORES P TRUST AGR 4/23/1998  
 Address: 12832 QUAIL CT PALOS HEIGHTS IL 60463-2282

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AK: 1104850 Parcel ID: 00090966-003000 Physical Location 97652 OVERSEAS APT P6 KEY LARGO  
 Legal Description: UNIT P-6 ROCK HARBOR CONDOMINIUM OR781-1566 2107 OR2612-1154  
 Owners Name: MCGEE LAWRENCE U  
 Address: 230 NANZETTA WAY LEWISVILLE NC 27023-7103

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AK: 1104281 Parcel ID: 00090963-001200 Physical Location 97652 OVERSEAS APT 12 KEY LARGO  
 Legal Description: APT 12 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO 3-588 OR845-227 OR1117-316/317 OR1475-963/67  
 Owners Name: FIRST MIDWEST TRUST COMPANY C/O FIRST MIDWEST BANK TRUST  
 Address: PO BOX 990 MOLINE IL 61266-0990

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AK: 1104671 Parcel ID: 00090966-001200 Physical Location 97652 OVERSEAS APT 27 KEY LARGO  
 Legal Description: APT 27 ROCK HARBOR CONDOMINIUM NO 6 OR778-690 3-1625 OR1115-1803 OR1571-1092/93  
 Owners Name: PEREZ ROBERT L AND VIOLET M  
 Address: 1919 DRISCOLL ST HOUSTON TX 77019-6101

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AK: 1104116 Parcel ID: 00090962-000800 Physical Location 97652 OVERSEAS APT 8 KEY LARGO  
 Legal Description: APT 8 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO -119 OR687-883 OR696-646C OR781-788 OR781-789  
 Owners Name: FAMILY TRUST U/W/O CAROLINE P BRUMBAUGH 7/27/1998 C/O BRUMBAUGH JOHN M TRUSTEE  
 Address: 6479 SUNSET DR MIAMI FL 33143-4676

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AK: 1104311 Parcel ID: 00090964-000200 Physical Location 97652 OVERSEAS APT 2 KEY LARGO  
 Legal Description: APT 2 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO -607 OR789-1598 OR857-1931/32 OR957-2367/68 OR  
 Owners Name: BOCA MARINA COURT LLC  
 Address: 31 SENECA RD SEA RANCH LAKES FL 33308-2325

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AK: 1104582 Parcel ID: 00090966-000300 Physical Location 97652 OVERSEAS APT 4 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 4 & 4.65% COMMON ELEMENTS OR778-247  
 Owners Name: TIELEN GISELA B  
 Address: 97652 OVERSEAS HWY APT HH4 KEY LARGO FL 33037-2207

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AK: 1104728 Parcel ID: 00090966-001700 Physical Location 97652 OVERSEAS APT 36 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NUMBER 6 APT 36 OR2356-1470(PROB44-2008-CP-43-P) OR2385-1067/A  
 Owners Name: CLARK JAMES C AND DIANA  
 Address: 1673 SOUTH ST NEW HAVEN VT 05472

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AK: 1104833 Parcel ID: 00090966-002800 Physical Location 97652 OVERSEAS APT P4 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM #6 APT P4 OR780-28 OR799-7 46 OR832-1933OR919-2188Q/C OR978-1621 OR1093  
 Owners Name: STELRI LLC C/O LEROY  
 Address: 3532 E HIGGINS DR MOUNT PLEASANT SC 29466-6890

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AK: 1104639 Parcel ID: 00090966-000800 Physical Location 97652 OVERSEAS APT 23 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 23 OR778-890 OR820 -1742 OR994-317 OR1248-2330/2331 OR1682-1837/31  
 Owners Name: CAMMAROTA ARMAND A JR  
 Address: 305 EAST BAY TREE CIR VERNON HILLS IL 60061

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AK: 1104779 Parcel ID: 00090966-002200 Physical Location 97652 OVERSEAS APT 45 KEY LARGO  
 Legal Description: APT 45 & 3.07% COMMON ELEMENTS ROCK HARBOR CONDOMINIUM #6 OR778-884 OR901-1425 OR949-1272 C  
 Owners Name: FRANZ P AND L FAMILY TRUST 1/12/1990  
 Address: 97652 OVERSEAS HWY APT HH45 KEY LARGO FL 33037-2220

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AK: 1104787 Parcel ID: 00090966-002300 Physical Location 97652 OVERSEAS APT 46 KEY LARGO  
 Legal Description: APT 46 ROCK HARBOR CONDOMINIUM NO 6 OR781-723 6-359/368 OR856-1231 OR905-1919/1920 OR2005-191  
 Owners Name: ELIADES STEVEN AND JEANNE  
 Address: 31 STARLIGHT DR HOPEWELL JUNCTION NY 12533

AK: 1104744 Parcel ID: 00090966-001900 Physical Location 97652 OVERSEAS APT 41 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 6 APT 41 OR781-1567 932-333 OR1001-2499Q/C OR2337-79/92F/J OR2411-  
 Owners Name: HOLTON TIMOTHY R AND JENNIFER A  
 Address: 296 WASHINGTON AVE MEMPHIS TN 38103

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AK: 1104817 Parcel ID: 00090966-002600 Physical Location 97652 OVERSEAS APT P2 KEY LARGO  
 Legal Description: APT P2 ROCK HARBOR CONDOMINIUM NO 6 OR783-1853 820-2384 OR1076-544 OR1224-2417/18 OR1241-2493  
 Owners Name: HEINRICH LAURA J  
 Address: 97652 OVERSEAS HWY PH 2 KEY LARGO FL 33037-2220

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AK: 1104078 Parcel ID: 00090962-000400 Physical Location 97652 OVERSEAS APT 4 KEY LARGO  
 Legal Description: APT 4 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO -699 OR692-638 OR789-1698 OR1131-961 OR1250-40  
 Owners Name: MILANESE GARY  
 Address: 97652 OVERSEAS HWY APT T4 KEY LARGO FL 33037-2205

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AK: 1104086 Parcel ID: 00090962-000500 Physical Location 97652 OVERSEAS APT 5 KEY LARGO  
 Legal Description: APT 5 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO 691-480 OR1295-646  
 Owners Name: SMITH BRIAN R T AND PENELOPE J  
 Address: 97652 OVERSEAS HWY APT T5 KEY LARGO FL 33037-2205

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AK: 1104264 Parcel ID: 00090963-001000 Physical Location 97652 OVERSEAS APT 10 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT #10 .5% COMMON ELEMENTS OR674-706 OR917-871 C  
 Owners Name: HARRIS WALTER R AND MARGARET M  
 Address: 424 SPRICE AVE WEST ISLIP NY 11795

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AK: 1104108 Parcel ID: 00090962-000700 Physical Location 97652 OVERSEAS APT 7 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 7 8.5% COMMON ELEMENTS OR677-110 OR788-946  
 Owners Name: HERMANN DONALD W AND MARY E  
 Address: 312 RIVER BLUFF DR ORMOND BEACH FL 32174

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AK: 1104370 Parcel ID: 00090964-000800 Physical Location 97652 OVERSEAS APT 8 KEY LARGO  
 Legal Description: APT 8 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO -551 OR820-1090 OR820-1091/92 OR1030-1367/68 OI  
 Owners Name: COPLAN JANET SUE  
 Address: 97652 OVERSEAS HWY APT C8 KEY LARGO FL 33037-2223

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AK: 1104477 Parcel ID: 00090965-000500 Physical Location 97652 OVERSEAS APT 5 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 5 8.5% COMMON ELEMENTS OR718-69 OR888-1086  
 Owners Name: KERCKAERT MICHAEL AND SHANNON  
 Address: 5825 HEMPSTEAD RD OXFORD MI 48371-1233

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AK: 1104736 Parcel ID: 00090966-001800 Physical Location 97652 OVERSEAS APT 37 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NUMBER 6 APT 37 0 OR812-1221 OR905-1921/1922 OR2356-1470(PROP  
 Owners Name: CLARK JAMES C AND DIANA  
 Address: 1673 SOUTH ST NEW HAVEN VT 05472

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AK: 1104825 Parcel ID: 00090966-002700 Physical Location 97652 OVERSEAS APT P3 KEY LARGO  
 Legal Description: UNIT P3 ROCK HARBOR CONDOMINIUM 6 OR779-320 2188Q/C OR964-702 OR1169-880/82 OR2465-2406/07  
 Owners Name: ESPY ALEXANDRA BEATON  
 Address: PO BOX 123 DILLON CO 80435-0123

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AK: 1104621 Parcel ID: 00090966-000700 Physical Location 97652 OVERSEAS APT 21 KEY LARGO  
 Legal Description: APT 21 ROCK HARBOR CONDOMINIUM 6 OR778-196 OR1070- 2029 OR1190-395/408FJ OR1430-420/21C OR1430-41  
 Owners Name: PEREZ ROBERT L AND VIOLET M  
 Address: 1919 DRISCOLL ST HOUSTON TX 77019-6101

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AK: 1104761 Parcel ID: 00090966-002100 Physical Location 97652 OVERSEAS APT 44 KEY LARGO  
 Legal Description: APT 44 ROCK HARBOR CONDOMINIUM 6 OR778-1710 OR855- 2477 OR1003-2340 OR1151-2443 OR1276-28AFF OR  
 Owners Name: BENNARDO MARIANNE DECLARATION OF TRUST 7/10/2013  
 Address: 1009 AZALEA RD DELRAY BEACH FL 33483-6601

AK: 1104795 Parcel ID: 00090966-002400 Physical Location 97652 OVERSEAS APT 47 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 47 & 3.07% ELEMENTS OR778-698 OR864-2329/2330 OR1366-23  
 Owners Name: KAVANAGH JEANNE A  
 Address: 97652 OVERSEAS HWY APT HH47 KEY LARGO FL 33037-2220

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AK: 1104094 Parcel ID: 00090962-000600 Physical Location 97652 OVERSEAS APT 6 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 6 R677-105 OR792-1342 OR1187-66 OR1238-1631/40C.  
 Owners Name: NIEBLER-SPARE LUCIANN M REV LIV TR AGR 3/17/2008  
 Address: 1865 BRICKELL AVE APT A1811 MIAMI FL 33129-1650

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AK: 1104400 Parcel ID: 00090964-001100 Physical Location 97652 OVERSEAS APT 11 KEY LARGO  
 Legal Description: APT NO 11 ROCK HARBOR CONDOMINIUM NO 4 KEY R700-574 OR1653-2488 OR2232-2213TR OR2635-18C  
 Owners Name: HILLEND DAVID V  
 Address: 97652 OVERSEAS HWY APT C11 KEY LARGO FL 33037-2223

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AK: 1104485 Parcel ID: 00090965-000600 Physical Location 97652 OVERSEAS APT 6 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 6 8.5% COMMON ELEMENTS OR704-422 OR877-242  
 Owners Name: KLÜMPENAAR BRAM  
 Address: 296 CLAUDE AVE DORVAL QUI H95 3B2 CANADA

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AK: 1104566 Parcel ID: 00090966-000100 Physical Location 97652 OVERSEAS APT 1 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM 6 APT 1 OR781-1581 OR873-1 041 OR1215-2248 OR1547-1851 OR2420-116/18  
 Owners Name: DOTTL PETER J AND MARY P JT REV TR 01/11/06  
 Address: 5426 COUNTY HWY A BROOKLYN WI 53521

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AK: 1103845 Parcel ID: 00090910-000000 Physical Location 97500 OVERSEAS KEY LARGO  
 Legal Description: 6-62-39 ISLAND OF KEY LARGO PB1-59 PT LT 8 (.52AC) OR317-417/418 OR338-285/286 OR368-734/735 OR40  
 Owners Name: CARTER JOHN E SR REV TR 7/25/2005 C/O KESHEN NELSON C P/R  
 Address: 9155 S DADELAND BLVD STE 1718 MIAMI FL 33156-2742

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AK: 1103811 Parcel ID: 00090880-000000 Physical Location 97800 OVERSEAS KEY LARGO  
 Legal Description: 6 62 39 ISLAND OF KEY LARGO PT LOT 8 PB1-59 OR168- 306 OR545- 577D/C OR667-6 OR853-1082/83 OR973-  
 Owners Name: THE CONCH HEADQUARTERS INC  
 Address: PO BOX 371012 KEY LARGO FL 33037-1012

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AK: 1103861 Parcel ID: 00090930-000000 Physical Location 97840 OVERSEAS KEY LARGO  
 Legal Description: 6-62-39 ISLAND OF KEY LARGO PT LT 8 PB1-59 (AKA PA RCEL 3 & 4 (63X150) G36-409 G64-477 OR496-945 C  
 Owners Name: HARMONY HEALING CENTERINC  
 Address: 97840 OVERSEAS HWY KEY LARGO FL 33037

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AK: 8802706 Parcel ID: 00090940-000100 Physical Location 97860 OVERSEAS KEY LARGO  
 Legal Description: 06 62 39 ISLAND OF KEY LARGO PB1-59 PT LOT 8 O R244-333/35 OR337-270/73 OR667-210/15 OR1173-58  
 Owners Name: STOKY & STOKY LLC  
 Address: 103900 B OVERSEAS HWY KEY LARGO FL 33037

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AK: 1104558 Parcel ID: 00090966-000000 Physical Location 97652 OVERSEAS KEY LARGO  
 Legal Description: SEC 06 TWP 62 RGE 39 PT LOT 9 PB1-59 KEY LARGO .46 AC ROCK HARBOR CONDOMINIUM #6 APARTMI  
 Owners Name: ROCK HARBOR CONDO NO 6  
 Address:

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## County of Monroe Growth Management Division

### Planning & Environmental Resources

#### Department

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



### Board of County Commissioners

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

December 23, 2013

De Haas Consulting & Design  
David De Haas Grosseck  
88975 Overseas Highway #1  
Tavernier, FL 33070

**SUBJECT: LETTER OF UNDERSTANDING CONCERNING THE 'COCONUT BAY OF KEY LARGO INC' AND THE 'SEE THE SEA OF KEY LARGO INC' PROPERTIES, DOING BUSINESS AS BAY HARBOR LODGE, LOCATED AT 97770 AND 97702 OVERSEAS HIGHWAY (US 1), KEY LARGO, HAVING REAL ESTATE NUMBERS 00091000.000000 AND 00091020.000000**

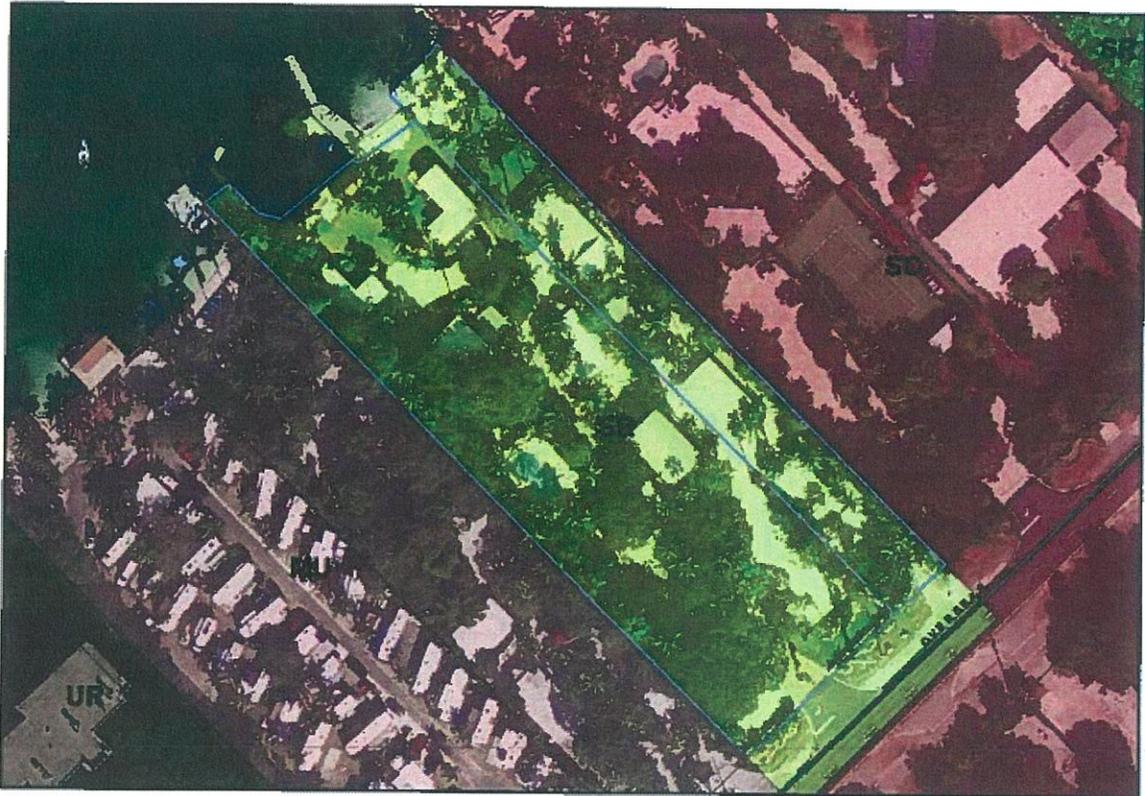
Mr. De Haas Grosseck,

Pursuant to §110-3 of the Monroe County Code (MCC), this document shall constitute a Letter of Understanding (LOU). On September 19, 2013, a Pre-Application Conference regarding the above-referenced property was held at the office of the Monroe County Planning & Environmental Resources Department in Marathon. Attendees of the meeting included David De Haas Grosseck and Eric Handte (hereafter referred to as "the Applicant") and Matt Coyle, Planner, and Joseph Haberman, Planning & Development Review Manager (hereafter referred to as "Staff").

*Materials presented for review included:*

- (a) Pre-Application Conference Request Form;
- (b) Monroe County Property Record Card;
- (c) Monroe County Land Use District (LUD) Map and Future Land Use (FLU) Map;
- (d) Monroe County Code (MCC); and
- (e) Monroe County Comprehensive Plan (MCCP).

The Applicant requested a special letter of understanding in order to confirm whether the existing motel/hotel use on the subject property is lawfully nonconforming and how to resolve the nonconforming issue using the map amendment process.



Subject Property with Land Use Districts Overlaid (Aerial dated 2012)

*Status of Existing Nonconforming Use:*

The subject property currently has a LUD designation of Suburban Residential (SR) and a FLU designation of Residential Low (RL). It was partially within a BU-2 district (Medium Business) and partially within a RU-3 district (Multiple Family Residential) prior to September 15, 1986 when it was re-designated as SR (the final adoption of the LUD map was in 1992).

Note: A Land Use District Map Determination, known as a boundary determination, was filed in 1988 by a previous property owner, Laszlo Simoga. The application specifically requested a LUD change from SR to Suburban Commercial (SC). The application was not approved.

The subject property is currently developed with a motel/hotel of 21 rooms (note: this total number of rooms has yet to be confirmed by Staff as lawfully established).

There is not a building permit on file for the initial construction of the motel/hotel.

According to the Monroe County Property Appraiser's records, the portion of the subject property assessed as RE #00091020.000000 is currently developed with five buildings, with year built dates of 1968, 1971, 1983, 1954 and 1968 respectively. The only building permit on file for

a residential building is Building Permit #17938, which approved a residence with 2 bedrooms in 1969. There are several building permits on file, dating back to 1967. Most of the building permits on file refer to the name of a hotel. Building permits on file that were issued prior to September 15, 1986 include: #14532 (1967- Fla. Bay Motel), #17938 (1969 – no reference to hotel), #30704 (1973 – Bay Harbor Lodge), #C-3629 (1978 – Bay Harbor Lodge), and #C-19860 (1986 – Bay Harbor Lodge).

According to the Monroe County Property Appraiser's records, the portion of the subject property assessed as RE #00091000.000000 is currently developed with three buildings, with year built dates of 1967, 1967 and 1967 respectively. Building permits on file for residential buildings are Building Permit #2799, which approved a motel building with 2 units/rooms in 1961, Building Permit #12694, which approved a residence with 2 bedrooms in 1967, and Building Permit #17296, which approved a residence with 2 bedrooms in 1969. There are several building permits on file, dating back to 1961. Most of the building permits on file refer to the name of a hotel. Building permits on file that were issued prior to September 15, 1986 include: #2799 (1961- motel, unspecified), #12694 (1967 – no reference to hotel), #17040 (1968 – no reference to hotel), #17296 (1969 – no reference to hotel), #25075 (1972 – no reference to hotel), #30703 (1973 – no reference to hotel), and #C-11417 (1982 – no reference to hotel).

Pursuant to MCC §130-94(c)(6), in the SR LUD, hotels of fewer than 12 rooms may be permitted with a major conditional use permit, provided that a) the parcel proposed for development has an area of at least two acres, b) all signage is limited to that permitted for a residential use, and c) the parcel proposed for development is separated from any established residential use by at least a class C bufferyard, and d) the use is compatible with land uses established in the immediate vicinity of the parcel proposed for development.

Nonetheless, although a hotel of up to 11 rooms may be permitted in the SR LUD, the RL FLU category does not allow hotels. MCCP Policy 101.4.2, which provides the purpose of the RL FLU, does not refer to hotels or other transient residential uses. Further, MCCP Policy 101.4.22 states that, for the RL FLUM category, the allocated density for transient residential uses is 0 rooms/spaces and the maximum net density for transient residential uses is N/A.

The hotel use is not consistent with the RL FLUM category, as it does not conform to its purpose, which is set forth in MCCP Policies 101.4.2 (*principal purpose of the Residential Low land use category is to provide for low-density residential development in partially developed areas with substantial native vegetation*) and 101.4.22. As such it is considered a nonconforming use to the provisions of the MCCP and as it was lawfully established, the hotel use may continue to exist per the nonconformity policies provided under MCCP Objective 101.8.

Although the hotel use is permitted in SR LUD, the provision of the SR LUD allowing a hotel is inconsistent with the superseding RL FLU category, in which the SR LUD must be consistent. As such it is considered a nonconforming use to the MCC and as it was lawfully established, the hotel use may continue to exist per the nonconforming use regulations provided under MCC §102-56.

Note: Pursuant to MCC §102-55, all known, lawful nonconforming uses may be registered with the Planning & Environmental Resources Department. Once discovered and determined to be lawful, the planning director, or his or her designee, shall add recognized lawful nonconforming uses to an official registry.

*Total Number of Motel/Hotel Rooms and Letter of Development Rights Determination:*

This letter does not recognize, or otherwise support, the total number motel/hotel rooms (21) referred to in the pre-application conference application as lawfully established. In order to receive a determination regarding the lawfully established number of motel/hotel rooms, the property owner must submit a Letter of Development Rights Determination application.

*Map Amendment Process to Turn the Existing Nonconforming Use into a Conforming Use:*

The Board of County Commissioners passed and adopted a Planning & Environmental Resources Department's fee schedule (currently Resolution #183-2013). Of relevance to the subject property and the development thereon, the fee schedule currently includes the following provision:

There shall be no application or other fees, except advertising and noticing fees, for property owners who apply for a map amendment to the official [Land Use District (LUD)] map and/or the official [Future Land Use Map (FLUM)], if the property owner can provide satisfactory evidence that a currently existing use on the site that also existed lawfully in 1992 was deemed nonconforming by final adoption of the LUD map and/or a currently existing use on the site that also existed lawfully on the site in 1997 was deemed nonconforming by final adoption of the FLUM. To qualify for the fee exemption, the applicant must apply for a LUD and/or FLUM designation(s) that would eliminate the non-conforming use created with adoption of the existing designation(s) and not create an adverse impact to the community. Prior to submittal of a map amendment application, the applicant must provide the evidence supporting the change and application for a fee exemption with the proposed LUD map/FLUM designations to the Monroe County Planning & Environmental Resources Department as part of an application for a Letter of Understanding. Following a review, the Director of Planning & Environmental Resources shall determine if the information and evidence is sufficient, and whether the proposed LUD map and/or FLUM designations are acceptable for the fee waiver, and approve or deny the fee exemption request. This fee waiver Letter of Understanding shall not obligate the staff to recommend approval or denial of the proposed LUD or FLUM Category.

Resolution #183-2013 requires the property owner to provide satisfactory evidence that the existing use on the site existed lawfully in 1992 and was deemed nonconforming by final adoption of the LUD map and/or the existing use on the site existed lawfully in 1997 and was deemed nonconforming by final adoption of the FLUM. Following a review, as the hotel buildings were constructed prior to the adoption of the Land Development Code in 1986, Staff has determined that the existing hotel use existed lawfully in 1992 and was deemed nonconforming by the final adoption of the LUD map. Staff has also determined that the existing

hotel use existed lawfully in 1997 and was deemed nonconforming by the final adoption of the FLUM.

Staff has found that there is satisfactory evidence indicating that the existing SR LUD designation and RL FLUM designation may have been assigned in error as there had been a motel/hotel on the property on and prior to September 15, 1986. If you choose new designations that permit the existing hotel/motel use, Staff has determined that such applications qualify for fee exemptions to the "Comprehensive Plan, Future Land Use Map (FLUM) Amendment" of \$5,531.00 and the "Land Use District Map, Amendment-Nonresidential" fee of \$4,929.00. You may submit a FLUM amendment and/or LUD amendment application without the submittal of the aforementioned application fees. You are responsible for all other fee requirements, including the fees for advertising (\$245.00 per application) and noticing (\$3.00 per each surrounding property per application). Please note that you are eligible for these fee waivers so long as such waivers are permitted by the fee schedule. If the fee schedule is amended to remove such a provision in the future, you may not be eligible to submit the application without such application fees.

Resolution #183-2013 requires the property owner to apply for a LUD and/or FLUM designation(s) that would eliminate the non-conforming use. Further, it is the responsibility of the property owner to decide upon a new LUD and FLUM designation and submit the corresponding applications and noticing/advertising fees.

In addition, Staff is not obligated to recommend approval of any LUD or FLUM designations proposed by the property owner. Resolution #183-2013 requires a LUD and/or FLUM designation(s) that would not create an adverse impact to the community. Staff is required to review the application on its merit and determine upon a full review that it would not create an adverse impact to the community and it is consistent with the provisions of the MCCP and MCC. Further, private applications requesting a FLU amendment must comply with the requirements of MCCP 101.4.20, which concerns amendments proposing an increase in allocated density and/or intensity. This policy requires the purchase and donation of land to offset the proposed increase (includes the requirement to donate acreage or Improved Subdivision (IS) lots).

Note: The contiguous, neighboring property to the southwest (assessed as RE #00091010.000000) was granted a FLUM amendment from Residential Low (RL) to Mixed Use / Commercial (MC) in 2008, as memorialized by Ordinance #025-2008. In addition, it was granted a LUD amendment from Suburban Residential (SR) to Mixed Use (MU) in 2009, as memorialized by Ordinance #005-2009.

Another neighboring property to the southwest (assessed as RE #00091090.000000) was granted a FLUM amendment from Residential High (RH) to Mixed Use / Commercial (MC) in 2008, as memorialized by Ordinance #026-2008. In addition, it was granted a LUD amendment from Urban Residential Mobile Home (URM) to Mixed Use (MU) in 2009, as memorialized by Ordinance #006-2009.

\* \* \* \* \*

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

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

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

Sincerely yours,

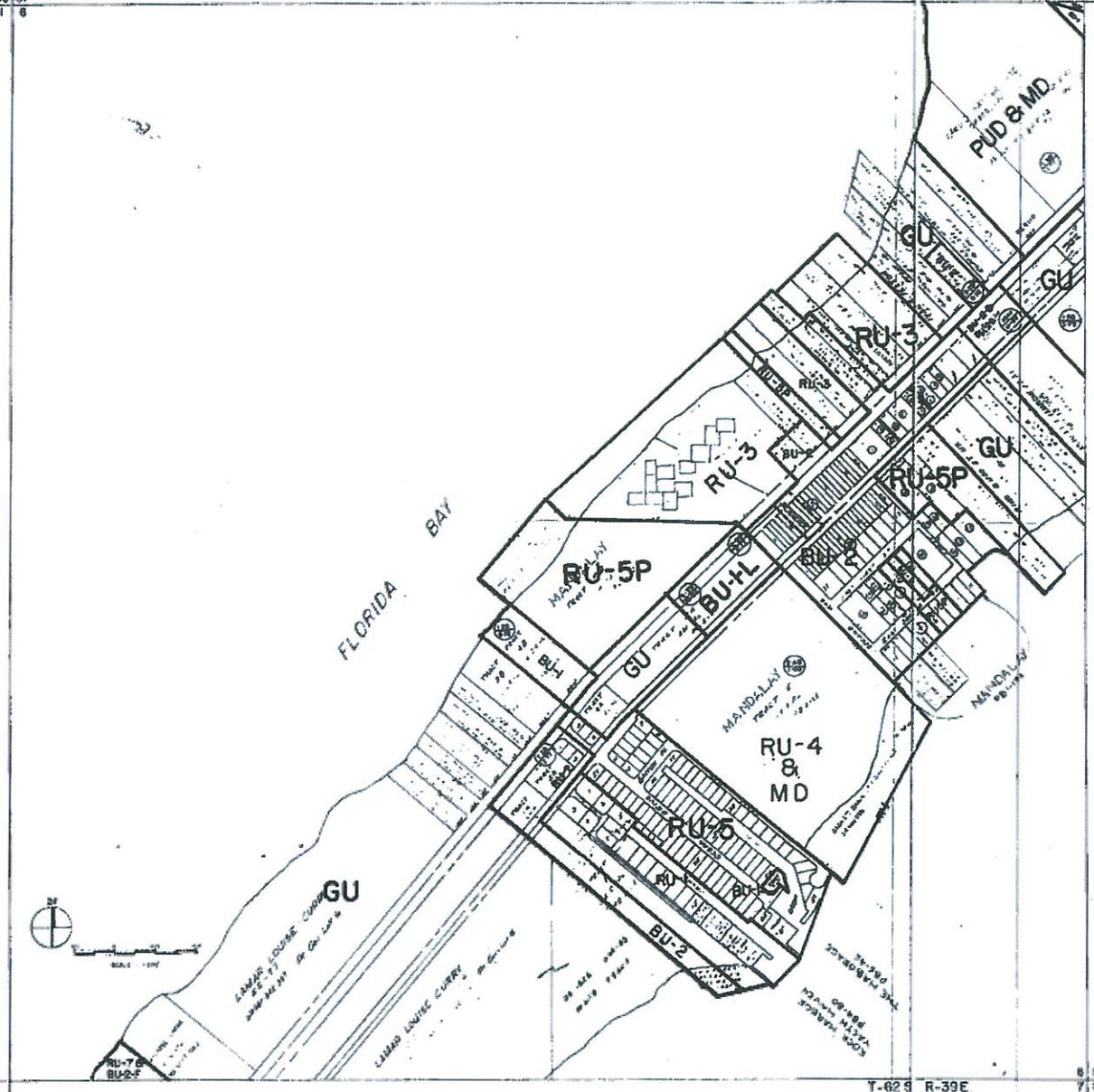


Townsley Schwab, Senior Director of Planning & Environmental Resources

CC: Joseph Haberman, Planning & Development Review Manager  
Mayte Santamaria, Assistant Director of Planning & Environmental Resources  
Michael Roberts, Senior Administrator of Environmental Resources



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**MONROE COUNTY, FLORIDA  
MONROE COUNTY BOARD OF COUNTY COMMISSIONERS  
RESOLUTION NO. 127 - 2012**

A RESOLUTION AMENDING RESOLUTION 169-2011, THE PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT FEE SCHEDULE; TO GENERALIZE THE TITLE OF THE FEE FOR APPLICATIONS FOR EXTENSIONS OF TIME AUTHORIZED BY STATE LEGISLATION; TO EXEMPT MAP AMENDMENT FEES FOR PROPERTY OWNERS WHO APPLY TO AMEND THEIR PROPERTIES' LAND USE DISTRICT AND/OR FUTURE LAND USE MAP DESIGNATIONS TO DESIGNATIONS THAT WOULD ELIMINATE NONCONFORMITIES TO USES THAT WERE CREATED WHEN THE PROPERTIES WERE REZONED BY THE COUNTY IN 1992 AND/OR PROVIDED A FUTURE LAND USE MAP DESIGNATION IN 1997 UNDER CERTAIN CONDITIONS; PROVIDING FOR A FEE FOR A LETTER OF UNDERSTANDING FOR MAP AMENDMENT FEE WAIVERS; AND TO REPEAL ANY OTHER FEE SCHEDULES INCONSISTENT HEREWITH.

**WHEREAS**, the Monroe County Board of County Commissioners wishes to provide the citizens of the County with the best possible service in the most cost effective and reasonable manner; and

**WHEREAS**, the Board finds that it would be in the best interests of the general public to charge the true cost for such services, thereby placing the burden of such costs directly upon those parties deriving the benefit from such services; and

**WHEREAS**, the updated fee schedule prepared by the Growth Management Director for providing these services includes the estimated direct costs and reasonable indirect costs associated with the review and processing of planning and development approval applications and site plans, on-site biological reviews, administrative appeals, preparation of official documentation verifying existing development rights and other processes and services; and

**WHEREAS**, the Board has discussed the need to adjust the fee schedule to compensate the county for resources needed in excess of the fee estimates included in the base fees; and

**WHEREAS**, applicants for development review should pay the cost of the review, rather than those funds coming from other sources; and

**WHEREAS**, the Board of County Commissioners wishes to amend fees to compensate for resources expended in applications for private development approvals; and

**WHEREAS**, The Florida State Legislature is considering legislation which allows for extensions of time for some development orders for which the fee is currently \$250.00, based on previous Senate and House bills; and

**WHEREAS**, in 1992, a revised series of zoning maps was approved (also known as the Land Use District (LUD) maps) for all areas of the unincorporated county. These maps depicted boundary determinations carried out between 1986 and 1988, depicted parcel lines and were drawn at a more usable scale. Although signed in 1988, the LUD's did not receive final approval until 1992. The Monroe County Land Development Regulations, portions of which are adopted by Rule 28-20.021, F.A.C., and portions of which are approved by the Department of Community Affairs in Chapter 9J-14, F.A.C., were amended effective August 12, 1992. The Land Use District Map was revised to reflect the changes in this rule. The LUD maps remain the official zoning maps of Monroe County; and

**WHEREAS**, in 1993, Monroe County adopted a set of Future Land Use Maps (FLUM) pursuant to a joint stipulated settlement agreement and Sec. 163.3184 Florida Statutes. The Ordinance #016-1993 memorialized the approval. This map series was dated 1997. The 1997 FLUM remains the official future land use maps of Monroe County; and

**WHEREAS**, since the adoption of the LUD maps and FLUM, the County has discovered that several parcels with existing, lawful uses were assigned land use district and future land use categories that deemed those uses nonconforming. In these instances, the County created nonconformities to use without studying of the existing uses and the impact of deeming those uses nonconforming. A remedy to existing property owners would be to allow those property owners to apply for map amendments to designations that would eliminate the nonconformities created by the County and not by the property owner without the payment of a fee; and

**WHEREAS**, the County wishes to clarify that fees will be changed to private applicants for traffic studies required or requested for not only map amendments, but for text amendments submitted by private applicants; and

**WHEREAS**, the Board heard testimony and evidence presented as to the appropriate fee schedule during a public hearing on April 18, 2012;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY FLORIDA:**

**Section 1.**

Pursuant to Section 102-19(9), the following schedule of fees to be charged by the Growth Management Division for its services, including but not limited to the filing of land development permit applications, land development approvals, land development orders, and appeal applications, and requests for technical services or official letters attesting to development rights recognized by the County shall be implemented:

Administrative Appeals.....	\$1,500.00
Administrative Relief.....	\$1,011.00
Alcoholic Beverage Special Use Permit.....	\$1,264.00
Appeal ROGO or NROGO to BOCC.....	\$816.00
Beneficial Use.....	\$4,490.00
Biological Site Visit (per visit).....	\$280.00
Biologist Fee (Miscellaneous-per hour).....	\$60.00
Boundary Determination.....	\$1,201.00
Comprehensive Plan, Text Amendment.....	\$5,531.00
Comprehensive Plan, Future Land Use Map (FLUM) Amendment.....	\$5,531.00
Conditional Use, Major, New/Amendment.....	\$10,014.00
Conditional Use, Minor, New/Amendment.....	\$8,484.00
Conditional Use, Minor, Transfer Development Rights (TDR).....	\$1,239.00
Conditional Use, Minor, Transfer Nonresidential Floor Area (TRE).....	\$1,944.00
Conditional Use, Minor, Transfer ROGO Exemption (TRE).....	\$1,740.00
Conditional Use, Minor/Major, Minor Deviation.....	\$1,768.00
Conditional Use, Minor/Major, Major Deviation.....	\$3,500.00
Conditional Use, Minor/Major, Time Extension.....	\$986.00
Department of Administrative Hearings (DOAH) Appeals.....	\$816.00
Development Agreement.....	\$12,900.00
Development of Regional Impact (DRI).....	\$28,876.00
Dock Length Variance.....	\$1,026.00
Front Yard Setback Waiver, Administrative.....	\$1,248.00
Front Yard Setback Waiver, Planning Commission.....	\$1,608.00
Grant of Conservation Easement.....	\$269.00
Habitat Evaluation Index (per hour).....	\$60.00
Home Occupation Special Use Permit.....	\$498.00
Inclusionary Housing Exemption.....	\$900.00
Land Development Code, Text Amendment.....	\$5,041.00
Land Use District Map, Amendment–Nonresidential.....	\$4,929.00
Land Use District Map, Amendment–Residential.....	\$4,131.00

Letter of Current Site Conditions.....	\$936.00
Letter of Development Rights Determination.....	\$2,209.00
Letter of ROGO Exemption.....	\$215.00
Letter of Understanding for LUD Map/FLUM Fee waiver .....	\$250.00
NROGO Application.....	\$774.00
Planning Fee (Miscellaneous-per hour).....	\$50.00
Parking Agreement.....	\$1,013.00
Planning Site Visit.....	\$129.00
Platting, 5 lots or less.....	\$4,017.00
Platting, 6 lots or more.....	\$4,613.00
Pre-application with Letter of Understanding.....	\$689.00
Pre-application with No Letter of Understanding.....	\$296.00
Public Assembly Permit.....	\$149.00
Dog in Restaurant Permit.....	\$150.00
Research, permits and records (per hour).....	\$50.00
Road Abandonment.....	\$1,533.00
ROGO Application.....	\$748.00
ROGO Lot/Parcel Dedication Letter.....	\$236.00
Legislative Time Extension for Development Orders /Permits.....	\$250.00
Special Certificate of Appropriateness.....	\$200.00
Tier Map Amendment–Other than IS/URM Platted Lot.....	\$4,131.00
Tier Map Amendment–IS/URM Platted Lot Only.....	\$1,600.00
Vacation Rental Permit (Initial).....	\$493.00
Vacation Rental (Renewal).....	\$100.00
Vacation Rental Manager License.....	\$106.00
Variance, Planning Commission, Signage.....	\$1,076.00
Variance, Planning Commission, Other than Signage.....	\$1,608.00
Variance, Administrative.....	\$1,248.00
Vested Rights Determination.....	\$2,248.00
Wetlands Delineation (per hour).....	\$60.00

Growth Management applications may be subject to the following additional fees, requirements or applicability:

1. For any application that requires a public hearing(s) and/or surrounding property owner notification, advertising and/or notice fees; \$245 for newspaper advertisement and \$3 per property owner notice.
2. There shall be no application or other fees, except advertising and noticing fees, for affordable housing projects, except that all applicable fees shall be charged for applications for all development approvals required for any development under Sec. 130-161.1 of the Monroe County Code and for applications for variances to setback, landscaping and/or off-street parking regulations associated with an affordable housing development.

3. There shall be no application fees, except advertising and noticing fees, for property owners who apply for a map amendment to the official LUD map and/or the official FLUM, if the property owner can provide satisfactory evidence that a currently existing use on the site that also existed lawfully in 1992 was deemed nonconforming by final adoption of the LUD map and/or a currently existing use on the site that also existed lawfully on the site in 1997 was deemed nonconforming by final adoption of the FLUM. To qualify for the fee exemption, the applicant must apply for a LUD and/or FLUM designation(s) that would eliminate the non-conforming use created with adoption of the existing designation(s) and not create an adverse impact to the community. Prior to submittal of a map amendment application, the applicant must provide the evidence supporting the change and application for a fee exemption with the proposed LUD map/FLUM designations to the Monroe County Planning & Environmental Resources Department as part of an application for a Letter of Understanding. Following a review, the Director of Planning & Environmental Resources shall determine if the information and evidence is sufficient, and whether the proposed LUD map and/or FLUM designations are acceptable for the fee waiver, and approve or deny the fee exemption request. This fee waiver Letter of Understanding shall not obligate the staff to recommend approval or denial of the proposed LUD or FLUM Category.
  
4. Hearing fees: applicant shall pay half the cost of the hourly rate, travel and expenses of any hearing officer. The County is currently charged \$144.00 per hour by Department of Administrative Hearings (DOAH). If the fee charged to the County is increased, the charge will change proportionately. An estimated amount of one-half of the hearing officer costs as determined by the County Attorney shall be deposited by the applicant along with the application fee, and shall be returned to the applicant if unused.
  
5. Base fees listed above include a minimum of (when applicable) two internal staff meetings with applicants; one Development Review Committee meeting, one Planning Commission public hearing; and one Board of County Commission public hearing. If this minimum number of meetings/hearings is exceeded, the following fees shall be charged and paid prior to the private development application proceeding through public hearings:
  - a. Additional internal staff meeting with applicant \$500.00
  - b. Additional Development Review Committee public hearing \$600.00
  - c. Additional Planning Commission public hearing \$700.00
  - d. Additional Board of County Commissioners public hearing \$850.00

The Director of Growth Management or designee shall assure these additional fees are paid prior to hearing scheduling. These fees apply to all applications filed after September 15, 2010.

6. Applicants for Administrative Appeal, who prevail based on County error, as found by the Planning Commission, shall have the entire application fee refunded.
7. Concerning the application fees to amend the tier maps, the lesser application fee of \$1,600.00 is only available for applications to amend the tier designation of a single URM or IS platted lot. It may not be used to amend the designation of more than one parcel.
8. Applicants for any processes listed above that are required to provide transportation studies related to their development impacts shall be required to deposit a fee of \$5,000 into an escrow account to cover the cost of experts hired by the Growth Management Division to review the transportation and other related studies submitted by the applicant as part of the development review process or any text amendment submitted by a private applicant. Any unused funds deposited by the applicant will be returned upon permit approval. Monroe County shall obtain an estimate from the consultant they intend to hire to review the transportation study for accuracy and methodology and if the cost for the review on behalf of Monroe County is higher than the \$5000, applicant shall remit the estimated amount. Any unused funds deposited by the applicant will be returned upon permit approval.

**Section 2.**

Any other fees schedules or provisions of the Monroe County Code inconsistent herewith are hereby repealed.

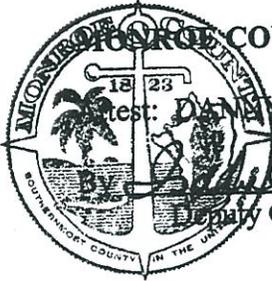
**Section 3.**

The Clerk of the Board is hereby directed to forward one (1) certified copy of this Resolution to the Division of Growth Management.

(REMAINDER OF PAGE LEFT INTENTIONALLY BLANK)

**PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County, Florida at a regular meeting held on the 18th day of April, 2012.

Mayor David Rice	<u>Yes</u>
Mayor <i>Pro Tem</i> Kim Wigington	<u>Yes</u>
Commissioner Heather Carruthers	<u>Yes</u>
Commissioner Sylvia Murphy	<u>Yes</u>
Commissioner George Neugent	<u>Yes</u>



**MONROE COUNTY BOARD OF COUNTY COMMISSIONERS**

Attest: **DANNY L. KOLHAGE, CLERK**

*Danny L. Kolhage*  
Deputy Clerk

By *David Rice*  
Mayor David Rice

FILED FOR RECORD  
2012 MAY -3 PM 3:16  
DANNY L. KOLHAGE  
CLERK  
MONROE COUNTY, FLORIDA

MONROE COUNTY ATTORNEY  
APPROVED AS TO FORM  
*W. J. Gumpley*  
Date: 4-3-12



**File #:** **2014-081**

**Owner's Name:** See the Sea of Key Largo Inc.

**Applicant:** Coconut Bay of Key Largo Inc.

**Agent:** David deHaas-Grosseck

**Type of Application:** FLUM Amendment

**Key:** Key Largo

**RE:** 00091020-000000  
00091000-000000

**Additional Information added to File 2014-081**

**MONROE COUNTY, FLORIDA  
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



**Ownership Disclosure**

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):

<i>Name and Address</i>	<i>% of Ownership</i>

- 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):

<i>Name and Address</i>	<i>% of Ownership</i>
Margaret A Loran      PR 37	100%
1702 Overseas Hwy	
Key Largo, FL 33037	


- 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

- 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

\* 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: Margaret A. Lavelle

State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 17 day of JULY 2014, by MARGARET LAVELLE. He/she is personally known to me or has produced as identification.



[Signature]  
Notary Public  
My Commission Expires

03/2013

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: 6.16.14

Time: \_\_\_\_\_

Dear Applicant:

This is to acknowledge submittal of your application for FLUM  
Type of application

Coconut Bay of Key Largo, Inc. to the Monroe County Planning Department.  
Project / Name

Thank you.

Paul Creech

Planning Staff

MCPA GIS Public Portal  
Scott P. Russell, CFA

- Pan
- Legend
- Zoom In

MCPA GIS Public Portal  
Major Road

Monroe Outline

Address  
Subdivisions

Find  
Section Lines

Identify  
SECTION TEXT

Select  
Parcels

Buffer  
Shoreline

Measure  
Lot Lines

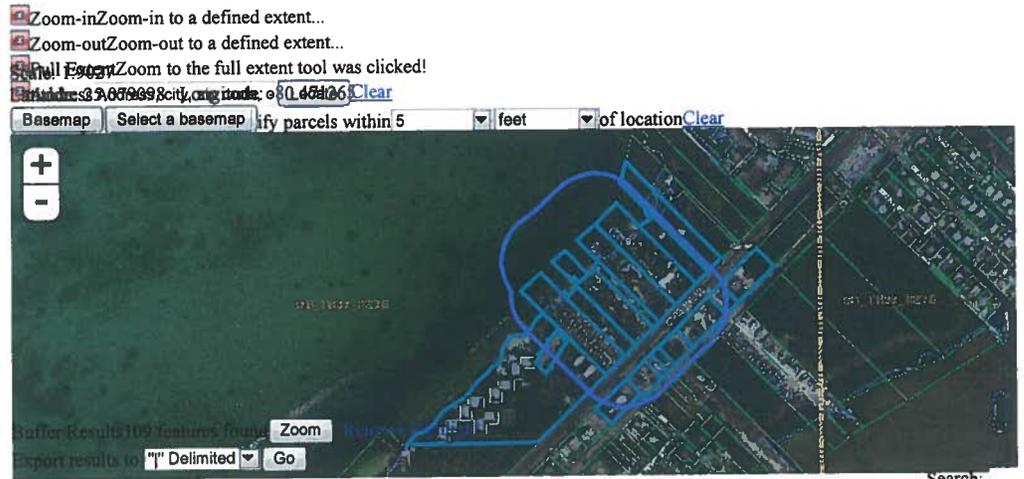
Print  
Hooks Leads

Expand All  
Help  
Expand All  
Browse our [Getting Started](#) tutorial!

- MCPA GIS Public Portal
- 2014 Condo
  - Monroe Overlay
  - Subdivisions
  - Section Lines
- 2013 Condo
  - Parcels
  - Shoreline
- 2012 Condo
  - Lot Lines
  - Hooks Leads
  - Easements
- 2011 Condo
  - Text Displays
  - Qualified Condo Sales
- 2010 Condo
  - Qualified Sales
  - Transportation
- 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



OBJECTID	SDE.DBO.W_PARCELS.ID	SDE.DBO.W_PARCELS.RECHAR	SDE.DBO.W_PARCELS.GEO_FEAT
14442	90962.0002	00090962-000200	67595 0662 39 0
12604	00066 0011	0000066 001100	67610 0662 39 0

Verified GC

ADAM RYAN A REV TR OF 05/13/05  
600 S ATLANTIC AVE  
DAYTONA BEACH, FL 32118

ADAMS DAVID AND LINDA  
PO BOX 370073  
KEY LARGO, FL 33037-0073

BANKS ROBERT W  
3831 SW 56TH ST  
FORT LAUDERDALE, FL 33312-6207

BELLIS STEPHEN L AND MARTHA A LIV TR  
DTD 11/23/05  
PO BOX 524  
INDIAN RIVER, MI 49749-0524

BENARDO MARIANNE DECLARATION OF  
TRUST 7/10/2013  
1009 AZALEA RD  
DELRAY BEACH, FL 33483-6601

BERNAT DOLORES P TRUST AGR  
4/23/1998  
12832 QUAIL CT  
PALOS HEIGHTS, IL 60463-2282

BESADA HUMBERTO AND MARCIA  
2155 SW 123RD CT  
MIAMI, FL 33175-7723

BOCA MARINA COURT LLC  
31 SENECA RD  
SEA RANCH LAKES, FL 33308-2325

BODKER TERRI L  
97652 OVERSEAS HWY APT P4  
KEY LARGO, FL 33037-2206

BOLAND C SAMUEL AND KATHY B  
97652 OVERSEAS HWY HH 7  
KEY LARGO, FL 33037-2221

BOLAND C SAMUEL AND KATHY B  
97652 OVERSEAS HWY APT C4  
KEY LARGO, FL 33037-2202

BROCK LISA M  
14606 JOCKEYS RIDGE DR  
CHARLOTTE, NC 28277-3716

BURGESS CHRISTOPHER R AND ANGELA  
D  
15440 SW 148 PL  
MIAMI, FL 33187

CAMMAROTA ARMAND A JR  
305 EAST BAY TREE CIR  
VERNON HILLS, IL 60061

CARTER JOHN E SR REV TR 7/25/2005  
C/O KESHEN NELSON C P/R9155 S  
DADELAND BLVD STE 1718  
MIAMI, FL 33156-2742

CHILDREE CHRISTINE C AND RONALD M  
97652 OVERSEAS HWY APT T12  
KEY LARGO, FL 33037-2226

CLARK JAMES C AND DIANA  
1673 SOUTH ST  
NEW HAVEN, VT 5472

COCONUT BAY OF KEY LARGO INC  
PO BOX 372098  
KEY LARGO, FL 33037-7098

COPLAN JANET SUE  
97652 OVERSEAS HWY APT C8  
KEY LARGO, FL 33037-2223

CORRADINI CAROL ANN LIV TR  
06/06/2006  
7744 SW 193RD ST  
CUTLER BAY, FL 33157-7389

CULLEN ROBERT F JR AND KAREN J  
14641 SW 67TH AVENUE  
MIAMI, FL 33101

DILLON WILLIAM  
30800 S WIXOM RD  
WIXOM, MI 48393-2418

DOTTLE PETER J AND MARY P JT REV TR  
01/11/06  
5426 COUNTY HWY A  
BROOKLYN, WI 53521

ELIADES STEVEN AND JEANNE  
31 STARLIGHT DR  
HOPEWELL JUNCTION, NY 12533

ESPY ALEXANDRA BEATON  
PO BOX 123  
DILLON, CO 80435-0123

FAMILY TRUST U/W/O CAROLINE P BRUMBAUGH  
7/27/1998 C/O BRUMBAUGH JOHN M TRUSTEE  
6479 SUNSET DR  
MIAMI, FL 33143-4676

FIRST MIDWEST TRUST COMPANY  
C/O FIRST MIDWEST BANK TRUST  
DIVISION PO BOX 990  
MOLINE, IL 61266-0990

FIRST STATE BANK OF THE FLORIDA KEYS  
C/O ACCOUNT PAYABLE  
3406 N ROOSEVELT BLVD  
KEY WEST, FL 33040-4266

FOX AMY M  
97652 OVERSEAS HWY APT P5  
KEY LARGO, FL 33037-2206

FRANZ P AND L FAMILY TRUST 1/12/1990  
97652 OVERSEAS HWY APT HH45  
KEY LARGO, FL 33037-2220

Verified 1 of 4

GAC MARIA U  
573 SHERIDAN RD  
GLENCOE, IL 60022-1764

GARCIA AVELINO AND MONICA G  
8401 SW 84TH TER  
MIAMI, FL 33143-6919

GOLDSTEIN AMBER E  
97652 OVERSEAS HWY APT S5  
KEY LARGO, FL 33037-2203

GREENSPAN RICHARD R AND YVETTE M  
16073 BRIER CREEK DR  
DELRAY BEACH, FL 33446-9561

HALE SALLY M 2004 REVOCABLE TRUST  
23 FAIRWAY HEIGHTS RD  
CENTER HARBOR, NH 3226

HALEY JAMES A TRUST  
11034 SW 37TH MNR  
DAVIE, FL 33328-1318

HARMONY HEALING CENTER INC  
97840 OVERSEAS HWY  
KEY LARGO, FL 33037

HARRELSON PEGGY GREGSON REVOCABLE TRUST  
3/14/14  
C/O HARRELSON MIKE CO-TRUSTEE  
1119 S 3RD AVE  
BOZEMAN, MT 59715-5264

HARRIS WALTER R AND MARGARET M  
424 SPRICE AVE  
WEST ISLIP, NY 11795

HAYNIE J NEIL AND SUSAN INCE  
1700 SW 12 AVE  
BOCA RATON, FL 33486

HEELY CATHERINE G  
11 GULL POINT RD  
MONMOUTH BEACH, NJ 07750-1007

HEINER FREDERICK H AND DONNA E  
97652 OVERSEAS HWY APT T9  
KEY LARGO, FL 33037-2226

HEINRICH LAURA J  
97652 OVERSEAS HWY PH 2  
KEY LARGO, FL 33037-2220

HELSEL ZANE AND JOAN E  
2144 PENNINGTON RD  
EWING, NJ 08638-1433

HENRIQUES ROBERT C  
11 CHESTER SQ  
GLOUCESTER, MA 01930-1313

HENRY MORRIS  
97652 OVERSEAS HWY APT C12  
KEY LARGO, FL 33037-2223

HERMANN DONALD W AND MARY E  
312 RIVER BLUFF DR  
ORMOND BEACH, FL 32174

HILLEND DAVID V  
97652 OVERSEAS HWY APT C11  
KEY LARGO, FL 33037-2223

HOLTON TIMOTHY R AND JENNIFER A  
296 WASHINGTON AVE  
MEMPHIS, TN 38103

KALATZIS DIMITRIOS AND JOANNE  
97652 OVERSEAS HWY APT M7  
KEY LARGO, FL 33037-2225

KATZMAN HOWARD E AND SHIRLEY R  
7255 SW 140TH TER  
PALMETTO BAY, FL 33158-1265

KAVANAGH JEANNE A  
97652 OVERSEAS HWY APT HH47  
KEY LARGO, FL 33037-2220

KERCKAERT MICHAEL AND SHANNON  
5825 HEMPSTEAD RD  
OXFORD, MI 48371-1233

KLASFELD ILENE AND JON  
1908 NW 4TH AVE APT 112  
BOCA RATON, FL 33432-1501

KLUMPENAAR BRAM  
296 CLAUDE AVE  
DORVAL, QUEBEC H9S 3B2  
CANADA

KRAUSE JOSEPH AND FRANCES  
2637 NW 23RD WAY  
BOCA RATON, FL 33431-4015

KROHN JOHN RAMON JR  
61 BITTERN DR  
GETTYSBURG, PA 17325-8611

LANDCO LLC  
97 W OKEECHOBEE RD  
HIALEAH, FL 33010-4721

LESPERANCE LISA V  
230 EAST ST  
WAYNESVILLE, NC 28786-3836

LEVY BARUCH AND JANE  
2708 OAKMONT CT  
WESTON, FL 33332-1834

Verified 2 of 4

LISOR SUZANNE K REV TR  
1103 SPRING BROOKE DR  
GOSHEN, IN 46528-5059

MARTINEZ PETER JOSEPH AND PILAR  
5740 SW 116TH ST  
CORAL GABLES, FL 33156-5033

MAYER ANN E FINN AND ROBERT T  
3 FAIRVIEW TER  
GREENLAND, NH 03840-2242

MCCASSEY EVERETT A AND MICHELLE M  
117 AKIOHALA PL  
KAILUA, HI 96734-3902

MCGEE LAWRENCE U  
230 NANZETTA WAY  
LEWISVILLE, NC 27023-7103

MILANESE GARY  
97652 OVERSEAS HWY APT T4  
KEY LARGO, FL 33037-2205

MOFFITT GREGORY P AND REGINA A  
29453 CEDAR NECK RD  
OCEAN VIEW, DE 19970

NHC-FL 134 LLC  
C/O NATIONAL RV COMMUNITIES  
LLC6991 E CAMELBACK RD STE B310  
SCOTTSDALE, AZ 85251-2493

NIEBLER-SPARE LUCIANN M REV LIV TR  
AGR 3/17/2008  
1865 BRICKELL AVE APT A1811  
MIAMI, FL 33129-1650

OKUN THEODORE  
97652 OVERSEAS HWY PH 7  
KEY LARGO, FL 33037-2221

PEREZ ROBERT L AND VIOLET M  
1919 DRISCOLL ST  
HOUSTON, TX 77019-6101

RAHAIM ANDREW D AND JEAN T  
6 AUSPICE CIR  
NEWARK, DE 19711-2976

RESORT PROPERTY MANAGEMENT  
OF THE KEYS INC  
97802 S OVERSEAS HWY  
KEY LARGO, FL 33037

ROBERTS WILLIAM C AND MARY A  
763 CHAPMAN LOOP  
THE VILLAGES, FL 32162

ROBINSON JOHN G AND BARBARA J  
97652 OVERSEAS HWY OFC  
KEY LARGO, FL 33037-2216

ROCK HARBOR CONDO NO 6

ROEBLING SUSAN REV TRUST 11/10/2004  
PO BOX 1167  
TAVERNIER, FL 33070-1167

SANTANA RAMON R AND YOLANDA  
ACEBAL  
PO BOX 901368  
HOMESTEAD, FL 33090-1368

SCHOTT DEANA L  
2056 HUTTON PT  
LONGWOOD, FL 32779-2855

SCULL PROPERTIES LLC  
C/O SCULL DAVID7960 OLD  
GEORGETOWN RD STE 8C  
BETHESDA, MD 20814-2418

SEAFARER RESORT AND BEACH LLC  
97684 OVERSEAS HWY  
KEY LARGO, FL 33037-2214

SEVERSON DONALD R AND LOUANNE  
DEC TRUST 11/12/96  
PO BOX 886  
ELKHORN, WI 53121

SHUGG ROBERT C AND ELIZABETH A  
97652 OVERSEAS HWY APT M10  
KEY LARGO, FL 33037-2225

SINISCALCO WAYNE P AND LORIN BLAKE  
97652 OVERSEAS HWY APT HH31  
KEY LARGO, FL 33037-2218

SMITH BRIAN R T AND PENELOPE J  
97652 OVERSEAS HWY APT T5  
KEY LARGO, FL 33037-2205

SOMOGYI ROBERT J AND MARILYN B  
42 W COLLEGE AVE APT 314S  
YARDLEY, PA 19067-1553

SPRINKLE GEORGE C JR AND MELISSA B  
17205 SW 256TH ST  
HOMESTEAD, FL 33031

STARR MOORE  
3290 NORTHSIDE PKWY NW STE 375  
ATLANTA, GA 30327-2273

STELRI LLC  
C/O LEROY3532 E HIGGINS DR  
MOUNT PLEASANT, SC 29466-6890

STOIA SAMUEL L  
PO BOX 370888  
KEY LARGO, FL 33037-0888

Verified 3 of 4

✓ STOKY & STOKY LLC  
103900 B OVERSEAS HWY  
KEY LARGO, FL 33037

✓ STONE THOMAS J TRUST 7/21/2000  
PO BOX 372880  
KEY LARGO, FL 33037-7880

✓ SULLIVAN PATRICIA P TR 11/3/2003  
535 LUENGA AVE  
CORAL GABLES, FL 33146-2716

✓ THE CONCH HEADQUARTERS INC  
PO BOX 371012  
KEY LARGO, FL 33037-1012

✓ TIELEN GISELA B  
97652 OVERSEAS HWY APT HH4  
KEY LARGO, FL 33037-2207

✓ TUCKER ROBERT J AND CHARLENE A  
401 CLOVER MILL RD  
EXTON, PA 19341-2502

✓ UNGER FRANK  
97702 OVERSEAS HWY  
KEY LARGO, FL 33037-2297

✓ UPPER KEYS MARINE CONSTRUCTION INC  
PO BOX 372790  
KEY LARGO, FL 33037-7790

✓ VALERIUS THOMAS F AND LYNN C  
9200 SW 85TH ST  
MIAMI, FL 33173-4527

✓ VEIL MARK AND TINA  
107 WOODSMUIR CT  
PALM BEACH GARDENS, FL 33418-8020

✓ WALSH FRANK B JR REVOCABLE TRUST  
11/30/1966  
97652 OVERSEAS HWY APT S4  
KEY LARGO, FL 33037-2203

✓ WALTZMAN STUART REV TRUST  
12/4/1998  
333 E 30TH ST APT 18J  
NEW YORK, NY 10016-6459

✓ WASSER MARK  
870 NARRAGANSETT LN  
KEY LARGO, FL 33037-2774

✓ WESTER DAVID A AND SHARON M  
4244 CHASE AVE  
MIAMI BEACH, FL 33140-3008

Verified 4 of 4

**End of Additional File 2014-081**





The Board of County Commissioners adopted Policy 101.4.20 (Ordinance 028-2012) with an effective date of November 20, 2012. Pursuant to Policy 101.4.20, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated density and intensity, must be designated as Tier III and have existing public facilities and services, including central wastewater facilities. Additionally, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated density and intensity shall be required to purchase and donate land to offset the proposed increase (includes the requirement to donate acreage or Improved Subdivision lots).

Provide the net change in density and intensity for the proposed FLUM amendment. Is there a proposed increase? What steps would be taken to comply with Policy 101.4.20? (attach additional sheets if necessary):

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Pursuant Chapters 163 and 380, Florida Statutes, an amendment to the Comprehensive Plan must be consistent with the Florida Statutes, with the Monroe County Comprehensive Plan, and with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute. Please describe how the proposed text amendment is consistent with each of the following (attach additional sheets if necessary):

- 1) The proposed amendment is consistent with Part II of Chapter 163, Florida Statute. *(At a minimum, please review and address Sections 163.3177, 163.3178, 163.3180, and 163.3184, F.S.)* Specifically the amendment furthers:

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- 2) The proposed amendment is internally consistent with the following Goals, Objectives and Policies of the Monroe County Year 2010 Comprehensive Plan:

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- 3) Does the proposed amendment meet adopted level of service standards of the Monroe County Year 2010 Comprehensive Plan (see Policy 101.1.1)? Provide an analysis of the availability of facilities and services corresponding to the proposed amendment. Please attach any Letters of Coordination from utility providers as well:

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- 4) The proposed amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute:

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Pursuant Section 102-158 of the Land Development Code, the Board of County Commissioners may consider an ordinance to transmit to the State Land Planning Agency an amendment to the FLUM if the change is based on one or more of the following factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

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

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

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**3) Data errors, including errors in mapping, vegetative types and natural features described in the Comprehensive Plan Technical Document:**

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**4) New issues:**

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

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**6) Data updates:**

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

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Has a previous application for a FLUM amendment been submitted for this site within the past 2 years?

- Yes    If yes, Date: \_\_\_\_\_
- No

\* \* \* \* \*

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

- Completed application form
- Applicable fees (check or money order to Monroe County Planning & Environmental Resources)
- Proof of Ownership & Ownership Disclosure Form
- Current Property Record Card
- Location map
- Photograph(s) of site from adjacent roadway(s)
- Copy of current Future Land Use Map
- Copy of current Land Use District Map
- Disclosure of Interest form
- Sealed Boundary Survey, prepared by a Florida registered surveyor, depicting proposed Future Land Use Map changes with acreage – five (5) sets
- 300' Radius report, prepared by the Monroe County Property Appraiser's Office
- Typed mailing labels (name and address) of all property owners within 300' of the boundaries of the affected property

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

- Agent Authorization form (*required if application is submitted on behalf of another party*)
- Traffic Study, prepared by a licensed traffic engineer
- 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 approval)

**If deemed necessary to complete a full review of the application, within reason, the Planning & Environmental Resources Department reserves the right to request additional information.  
Additional fees may apply pursuant to the approved fee schedule.**

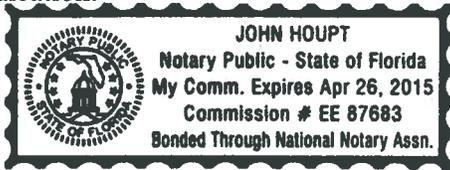
\* \* \* \* \*

**By signing this application, the Applicant certifies themselves as a person who is familiar with the information contained in application, and that to the best of their knowledge such information is true, complete and accurate.**

Signature of Applicant: Margaret A. Leron

State of Florida, County of Monroe County

The foregoing instrument was acknowledged before me this 15 day of MAY 2014, by \_\_\_\_\_ . He/she is personally known to me or has produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public  
My Commission Expires

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

Monroe County  
Planning and Building Department

**AGENT AUTHORIZATION**

To Whom it May Concern,

This shall act as authorization for David deHaas-Grosseck to act as agent for the purpose of submitting and coordination application(s) for the following;

CLAYTON BAY & SEE THE SEA OF KEY LARGO  
Name

FLUM'S LTD AMENDMENT  
Project

Location 877709 977020/s Hwy, KEY LARGO

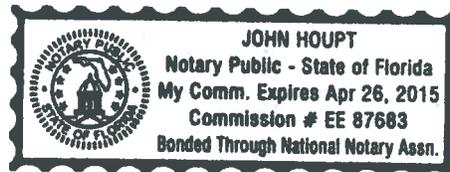
Margaret A. Laron  
Owner

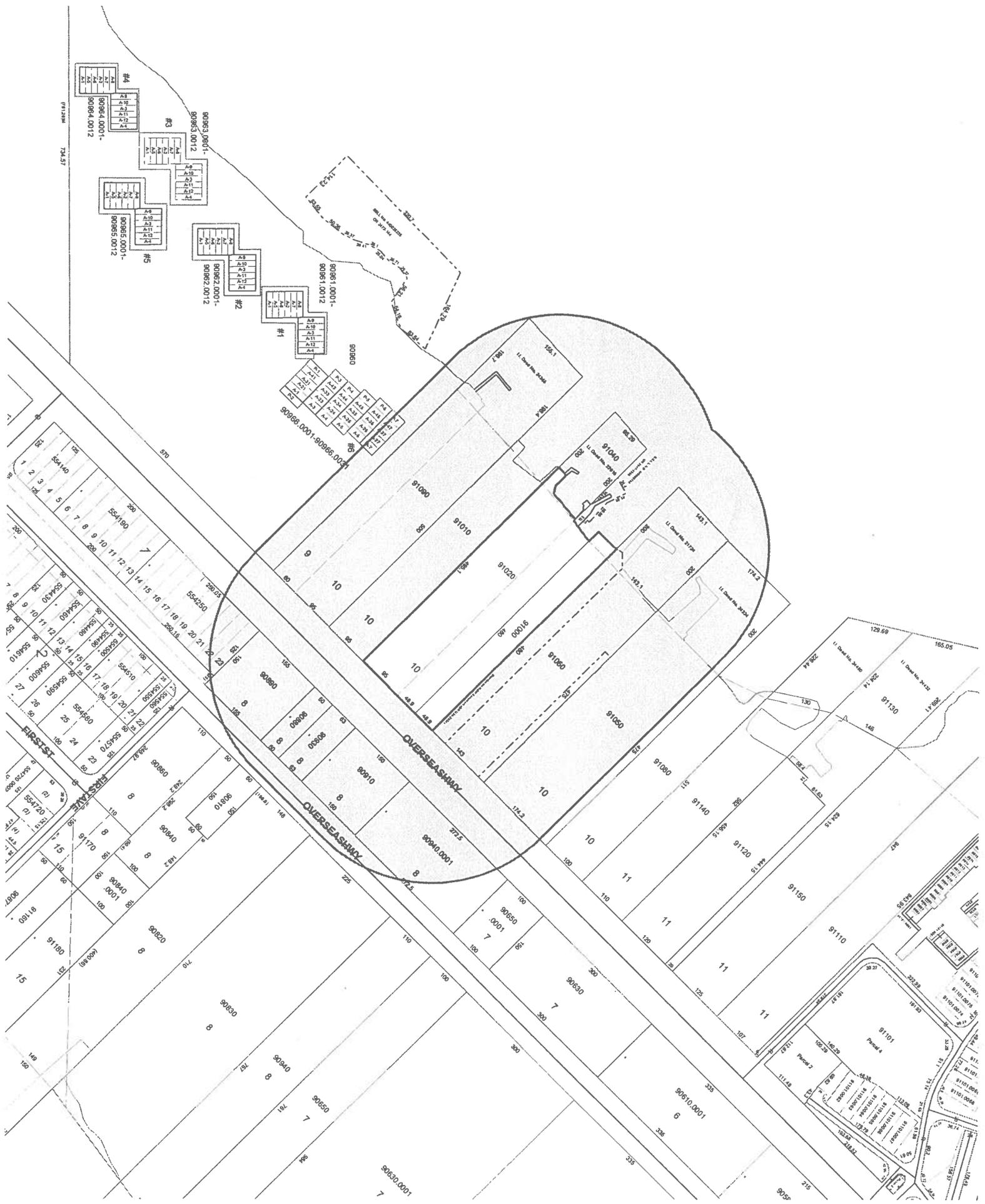
Margaret A. Laron                      06/13/14  
Signature                                      Date

Sworn before me this 13 day of JUNE, 2012-14

[Signature]  
Notary Public

My Commission Expires





# Monroe County Property Appraiser - Radius Report

<b>AK:</b> 1103934	<b>Parcel ID:</b> 00090961-000300	<b>Physical Location</b> 97652 OVERSEAS APT 3	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR650-72/73 OR853-11			
<b>Owners Name:</b> GARCIA AVELINO AND MONICA G			
<b>Address:</b> 8401 SW 84TH TER		MIAMI	FL 33143-6919
<b>AK:</b> 1103951	<b>Parcel ID:</b> 00090961-000500	<b>Physical Location</b> 97652 OVERSEAS APT 5	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR686-779 OR815-			
<b>Owners Name:</b> VENDITTI AMY M			
<b>Address:</b> 97652 OVERSEAS HWY APT P5		KEY LARGO	FL 33037-2206
<b>AK:</b> 1679747	<b>Parcel ID:</b> 00554250-000000	<b>Physical Location</b> 97670 OVERSEAS	KEY LARGO
<b>Legal Description:</b> BK 1 LT MANDALAY PB1-194 KEY LARGO LOTS 14, 15, 16, 17, 18, 19, 20, 21, 22 & 23 (RE'S:55426 THRU 554			
<b>Owners Name:</b> FIRST STATE BANK OF THE FLORIDA KEYS C/O ACCOUNT PAYABLE			
<b>Address:</b> 3406 N ROOSEVELT BLVD		KEY WEST	FL 33040-4266
<b>AK:</b> 1104027	<b>Parcel ID:</b> 00090961-001200	<b>Physical Location</b> 97652 OVERSEAS APT 12	KEY LARGO
<b>Legal Description:</b> APT 12 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO 3-645 OR775-640 OR799-395 OR1553-392			
<b>Owners Name:</b> WALTZMAN STUART REV TRUST 12/4/1998			
<b>Address:</b> 333 E 30TH ST APT 18J		NEW YORK	NY 10016-6459
<b>AK:</b> 1103829	<b>Parcel ID:</b> 00090890-000000	<b>Physical Location</b> 97674 OVERSEAS	KEY LARGO
<b>Legal Description:</b> 6 62 39 ISLAND OF KEY LARGO PB1-59 PT LOT 8 OR534- 804E IR541-573 OR749-324-326 OR751-975/998 PRO			
<b>Owners Name:</b> UPPER KEYS MARINE CONSTRUCTION INC			
<b>Address:</b> PO BOX 372790		KEY LARGO	FL 33037-7790
<b>AK:</b> 1104043	<b>Parcel ID:</b> 00090962-000100	<b>Physical Location</b> 97652 OVERSEAS APT 1	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR656-111/12 OR1314-			
<b>Owners Name:</b> BANKS ROBERT W			
<b>Address:</b> 3831 SW 56TH ST		FORT LAUDERDALE	FL 33312-6207
<b>AK:</b> 1103918	<b>Parcel ID:</b> 00090961-000100	<b>Physical Location</b> 97652 OVERSEAS APT 1	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR625-355/856			
<b>Owners Name:</b> CULLEN ROBERT F JR AND KAREN J			
<b>Address:</b> 14641 SW 67TH AVENUE		MIAMI	FL 33101
<b>AK:</b> 1104051	<b>Parcel ID:</b> 00090962-000200	<b>Physical Location</b> 97652 OVERSEAS APT 2	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 2 8.3% COMMON ELEMENTS OR636-276 OR990-65/6			
<b>Owners Name:</b> HALE SALLY M 2004 REVOCABLE TRUST			
<b>Address:</b> 23 FAIRWAY HEIGHTS RD		CENTER HARBOR	NH 03226
<b>AK:</b> 1104060	<b>Parcel ID:</b> 00090962-000300	<b>Physical Location</b> 97652 OVERSEAS APT 3	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR646-388 OR823-245-			
<b>Owners Name:</b> BROCK LISA M			
<b>Address:</b> 14606 JOCKEYS RIDGE DR		CHARLOTTE	NC 28277-3716
<b>AK:</b> 1104001	<b>Parcel ID:</b> 00090961-001000	<b>Physical Location</b> 97652 OVERSEAS APT 10	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR661-839			
<b>Owners Name:</b> HALEY JAMES A TRUST			
<b>Address:</b> 11034 SW 37TH MNR		DAVIE	FL 33328-1318
<b>AK:</b> 1103977	<b>Parcel ID:</b> 00090961-000700	<b>Physical Location</b> 97652 OVERSEAS APT 7	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 7 658-334-335 OR1259-1360/61 OR1540-2442/43 OR15-			
<b>Owners Name:</b> BURGESS CHRISTOPHER R AND ANGELA D			
<b>Address:</b> 15440 SW 148 PL		MIAMI	FL 33187

**AK:** 1103993 **Parcel ID:** 00090961-000900 **Physical Location** 97652 OVERSEAS APT 9 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 9 8.5% COMMON ELEMENTS OR687-249 OR841-110  
**Owners Name:** STARR MOORE  
**Address:** 3290 NORTHSIDE PKWY NW STE 375 ATLANTA GA 30327-2273

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**AK:** 1103985 **Parcel ID:** 00090961-000800 **Physical Location** 97652 OVERSEAS APT 8 KEY LARGO  
**Legal Description:** APT 8 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO -832-833 OR888-1836 OR1213-909/10 OR1753-2265C  
**Owners Name:** SCHOTT DEANA L  
**Address:** 2056 HUTTON PT LONGWOOD FL 32779-2855

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**AK:** 1103969 **Parcel ID:** 00090961-000600 **Physical Location** 97652 OVERSEAS APT 6 KEY LARGO  
**Legal Description:** APT 6 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO -615 OR665-500 OR670-729 OR824-1095 OR824-1096  
**Owners Name:** DILLON WILLIAM  
**Address:** 30800 S WIXOM RD WIXOM MI 48393-2418

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**AK:** 1103926 **Parcel ID:** 00090961-000200 **Physical Location** 97652 OVERSEAS APT 2 KEY LARGO  
**Legal Description:** UNIT 2 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO OR607-350 OR1315-839D/C OR1317-1183/93EST-PR  
**Owners Name:** WASSER MARK  
**Address:** 870 NARRAGANSETT LN KEY LARGO FL 33037-2774

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**AK:** 1104914 **Parcel ID:** 00091040-000000 **Physical Location** VACANT LAND KEY LARGO  
**Legal Description:** 6 62 39 ISLAND OF KEY LARGO BAY BTM ADJ PT LOT 10 OR142-318/319  
**Owners Name:** UNGER FRANK  
**Address:** 97702 OVERSEAS HWY KEY LARGO FL 33037-2297

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**AK:** 8497628 **Parcel ID:** 00090961-000400 **Physical Location** 97652 OVERSEAS APT 4 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO & 7.1% COMMON ELEMENTS OR612-553 OR810-1  
**Owners Name:** BODKER TERRI L  
**Address:** 97652 OVERSEAS HWY APT P4 KEY LARGO FL 33037-2206

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**AK:** 1104019 **Parcel ID:** 00090961-001100 **Physical Location** 97652 OVERSEAS APT 11 KEY LARGO  
**Legal Description:** UNIT 11 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO 53-256/57 OR688-274/75 OR748-514 OR1110-654 OR  
**Owners Name:** MAYER ANN E FINN AND ROBERT T  
**Address:** 3 FAIRVIEW TER GREENLAND NH 03840-2242

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**AK:** 1104124 **Parcel ID:** 00090962-000900 **Physical Location** 97652 OVERSEAS APT 9 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR655-67-68 OR828-  
**Owners Name:** HEINER FREDERICK H AND DONNA E  
**Address:** 97652 OVERSEAS HWY APT T9 KEY LARGO FL 33037-2226

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**AK:** 1104396 **Parcel ID:** 00090964-001000 **Physical Location** 97652 OVERSEAS APT 10 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR714-758 OR1078-21  
**Owners Name:** GREENSPAN RICHARD R AND YVETTE M  
**Address:** 16073 BRIER CREEK DR DELRAY BEACH FL 33446-9561

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**AK:** 1104493 **Parcel ID:** 00090965-000700 **Physical Location** 97652 OVERSEAS APT 7 KEY LARGO  
**Legal Description:** APT 7 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO 14-296 OR860-1470 OR1067-348 OR1440-1734 OR15-  
**Owners Name:** KALATZIS DIMITRIOS AND JOANNE  
**Address:** 97652 OVERSEAS HWY APT M7 KEY LARGO FL 33037-2225

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**AK:** 1104752 **Parcel ID:** 00090966-002000 **Physical Location** 97652 OVERSEAS APT 43 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM #6 APT 43 & 3.07% COMMON ELEMENTS OR778-231 OR920-529/30 OR1408-649/5C  
**Owners Name:** HAYNIE J NEIL AND SUSAN INCE  
**Address:** 1700 SW 12 AVE BOCA RATON FL 33486

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**AK:** 1104809 **Parcel ID:** 00090966-002500 **Physical Location** 97652 OVERSEAS APT P1 KEY LARGO  
**Legal Description:** APT P-1 ROCK HARBOR CONDOMINIUM 6 OR778-694 OR2340 -817/18D/C OR2374-99 OR2635-102021R/S  
**Owners Name:** KROHN JOHN RAMON JR  
**Address:** 61 BITTERN DR GETTYSBURG PA 17325-8611

**AK:** 1104841 **Parcel ID:** 00090966-002900 **Physical Location** 97652 OVERSEAS APT P5 KEY LARGO  
**Legal Description:** APT P5 ROCK HARBOR CONDOMINIUM #6 OR778-1326 OR8 07-1971 OR822-411 OR1626-1988/90 OR1682-764 (U)  
**Owners Name:** STONE THOMAS J TRUST 7/21/2000  
**Address:** PO BOX 372880 KEY LARGO FL 33037-7880

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**AK:** 1104230 **Parcel ID:** 00090963-000700 **Physical Location** 97652 OVERSEAS APT 7 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 7 8.5% COMMON ELEMENTS OR604-838 OR756-179  
**Owners Name:** SOMOGYI ROBERT J AND MARILYN B  
**Address:** 42 W COLLEGE AVE APT 314S YARDLEY PA 19067-1553

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**AK:** 1104418 **Parcel ID:** 00090964-001200 **Physical Location** 97652 OVERSEAS APT 12 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR681-204 OR786-90/  
**Owners Name:** KLÁSFELD ILENE AND JON  
**Address:** 1908 NW 4TH AVE APT 112 BOCA RATON FL 33432-1501

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**AK:** 1104434 **Parcel ID:** 00090965-000100 **Physical Location** 97652 OVERSEAS APT 1 KEY LARGO  
**Legal Description:** APT 1 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO -402/403 OR824-335 OR1009-2027 OR1270-1348 OR1  
**Owners Name:** MARTÍNEZ PETER JOSEPH AND PILAR  
**Address:** 5740 SW 116TH ST CORAL GABLES FL 33156-5033

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**AK:** 1104612 **Parcel ID:** 00090966-000600 **Physical Location** 97652 OVERSEAS APT 7 KEY LARGO  
**Legal Description:** APT 7 ROCK HARBOR CONDOMINIUM 6 OR778-705 OR847-69 7 OR931-2309 OR1015-1892 OR1168-973/74 OR1518-  
**Owners Name:** BOLAND C SAMUEL AND KATHY B  
**Address:** 97652 OVERSEAS HWY HH 7 KEY LARGO FL 33037-2221

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**AK:** 1104191 **Parcel ID:** 00090963-000300 **Physical Location** 97652 OVERSEAS APT 3 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR612-635 OR823-601  
**Owners Name:** LISOR SUZANNE K REV TR  
**Address:** 1103 SPRING BROOKE DR GOSHEN IN 46528-5059

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**AK:** 1104388 **Parcel ID:** 00090964-000900 **Physical Location** 97652 OVERSEAS APT 9 KEY LARGO  
**Legal Description:** APT NO 9 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO OR716-566 OR1078-2160AFF OR1331-394AFF OR13  
**Owners Name:** HARRELSON PEGGY GREGSON REVOCABLE TRUST 3/14/14 C/O HARRELSON MIKE CO-TRUSTEE  
**Address:** 1119 S 3RD AVE BOZEMAN MT 59715-5264

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**AK:** 1104469 **Parcel ID:** 00090965-000400 **Physical Location** 97652 OVERSEAS APT 4 KEY LARGO  
**Legal Description:** APT 4 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO -118 OR1023-2374(JB) OR1597-957/58  
**Owners Name:** LESPERANCE LISA V  
**Address:** 230 EAST ST WAYNESVILLE NC 28786-3836

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**AK:** 1104655 **Parcel ID:** 00090966-001000 **Physical Location** 97652 OVERSEAS APT 25 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM #6 APT 25 & 3.07% LEMENTS OR778-217 OR829-1608 OR951-1864/186  
**Owners Name:** MOFFITT GREGORY P AND REGINA A  
**Address:** 29453 CEDAR NECK RD OCEAN VIEW DE 19970

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**AK:** 1104175 **Parcel ID:** 00090963-000100 **Physical Location** 97652 OVERSEAS APT 1 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR624-177 OR801-610/  
**Owners Name:** KRÁUSE JOSEPH AND FRANCES  
**Address:** 2637 NW 23RD WAY BOCA RATON FL 33431-4015

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**AK:** 1104353 **Parcel ID:** 00090964-000600 **Physical Location** 97652 OVERSEAS APT 6 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 6 8.5% COMMON ELEMENTS OR698-778 OR940-775/  
**Owners Name:** HELSEL ZANE AND JOAN E  
**Address:** 2144 PENNINGTON RD EWING NJ 08638-1433

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**AK:** 1104531 **Parcel ID:** 00090965-001100 **Physical Location** 97652 OVERSEAS APT 11 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO R700-308 OR806-919 OR1310-204/05 OR1585-2162 C  
**Owners Name:** BELLÍŠ STEPHEN L AND MARTHA A LIV TR DTD 11/23/05  
**Address:** PO BOX 524 INDIAN RIVER MI 49749-0524

**AK: 1104710 Parcel ID: 00090966-001600 Physical Location 97652 OVERSEAS APT 35 KEY LARGO**  
**Legal Description: APT 35 ROCK HARBOR CONDOMINIUM 6 OR778-886 OR812-4 19 OR817-280 OR1038-1684/93 OR1335-590/91M/T C**  
**Owners Name: VEIL MARK AND TINA**  
**Address: 107 WOODSMUIR CT PALM BEACH FL 33418-8020**

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**AK: 1104442 Parcel ID: 00090965-000200 Physical Location 97652 OVERSEAS APT 2 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 2 680-188 OR784-131 OR840-491 OR870-1860FJ CASE**  
**Owners Name: ADAM RYAN A REV TR OF 05/13/05**  
**Address: 600 S ATLANTIC AVE DAYTONA BEACH FL 32118**

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**AK: 1104451 Parcel ID: 00090965-000300 Physical Location 97652 OVERSEAS APT 3 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR654-185/86 OR1014-**  
**Owners Name: SANTANA RAMON R AND YOLANDA ACEBAL**  
**Address: PO BOX 901368 HOMESTEAD FL 33090-1368**

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**AK: 1104591 Parcel ID: 00090966-000400 Physical Location 97652 OVERSEAS APT 5 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 6 APT 5 OR781-1574 O R826-2121 OR1407-124 OR1780-75/77 OR1780-78AF**  
**Owners Name: SPRINKLE GEORGE C JR AND MELISSA B**  
**Address: 17205 SW 256TH ST HOMESTEAD FL 33031**

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**AK: 1104604 Parcel ID: 00090966-000500 Physical Location 97652 OVERSEAS APT 6 KEY LARGO**  
**Legal Description: APT 6 ROCK HARBOR CONDOMINIUM PT 6 OR778-238 -305 OR877-2423 OR1055-2109 OR1055-2110/2112 O**  
**Owners Name: ROBINSON JOHN G AND BARBARA J**  
**Address: 97652 OVERSEAS HWY OFC KEY LARGO FL 33037-2216**

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**AK: 1104540 Parcel ID: 00090965-001200 Physical Location 97652 OVERSEAS APT 12 KEY LARGO**  
**Legal Description: APT NO 12 ROCK HARBOR CONDOMINIUM NO 5 KEY OR725-511 OR1099-1314 OR1103-1352C OR1255-84**  
**Owners Name: HENRY MORRIS**  
**Address: 97652 OVERSEAS HWY APT C12 KEY LARGO FL 33037-2223**

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**AK: 1104574 Parcel ID: 00090966-000200 Physical Location 97652 OVERSEAS APT 3 KEY LARGO**  
**Legal Description: APT 3 ROCK HARBOR CONDOMINIUM 6 OR778-892 OR811-18 01 OR1110-1647 OR2456-881**  
**Owners Name: HENRIQUES ROBERT C**  
**Address: 11 CHESTER SQ GLOUCESTER MA 01930-1313**

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**AK: 1104647 Parcel ID: 00090966-000900 Physical Location 97652 OVERSEAS APT 24 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 24 & 3.72% LEMENTS OR778-888 OR1014-289 OR1174-1140/42**  
**Owners Name: VALERIUS THOMAS F AND LYNN C**  
**Address: 9200 SW 85TH ST MIAMI FL 33173-4527**

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**AK: 1104141 Parcel ID: 00090962-001100 Physical Location 97652 OVERSEAS APT 11 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR682-753 OR835-1**  
**Owners Name: SULLIVAN PATRICIA P TR 11/3/2003**  
**Address: 535 LUENGA AVE CORAL GABLES FL 33146-2716**

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**AK: 1104337 Parcel ID: 00090964-000400 Physical Location 97652 OVERSEAS APT 4 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 4 7.1% COMMON ELEMENTS OR646-439 OR844-809**  
**Owners Name: BOLAND C SAMUEL AND KATHY B**  
**Address: 97652 OVERSEAS HWY APT C4 KEY LARGO FL 33037-2202**

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**AK: 1104515 Parcel ID: 00090965-000900 Physical Location 97652 OVERSEAS APT 9 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 9 8.5% COMMON ELEMENTS OR715-463 OR1631-18**  
**Owners Name: ROBERTS WILLIAM C AND MARY A**  
**Address: 763 CHAPMAN LOOP THE VILLAGES FL 32162**

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**AK: 1104698 Parcel ID: 00090966-001400 Physical Location 97652 OVERSEAS APT 33 KEY LARGO**  
**Legal Description: APT 33 ROCK HARBOR CONDOMINIUM 6 OR778-224 OR2581- 1245/53WILL OR2591-1497**  
**Owners Name: WALSH FRANK B JR REVOCABLE TRUST 11/30/1996**  
**Address: 97652 OVERSEAS HWY APT S4 KEY LARGO FL 33037-2203**

**AK: 1104868 Parcel ID: 00090966-003100 Physical Location 97652 OVERSEAS APT PH7 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM 6 APT P7 OR778-882 OR975-1 981 OR 975-1982AFF OR1429-1640/41 OR1745-2127**  
**Owners Name: OKUN THEODORE**  
**Address: 97652 OVERSEAS HWY PH 7 KEY LARGO FL 33037-2221**

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**AK: 1104361 Parcel ID: 00090964-000700 Physical Location 97652 OVERSEAS APT 7 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 7 8.5% COMMON ELEMENTS OR687-592 OR789-763**  
**Owners Name: TUCKER ROBERT J AND CHARLENE A**  
**Address: 401 CLOVER MILL RD EXTON PA 19341-2502**

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**AK: 1104507 Parcel ID: 00090965-000800 Physical Location 97652 OVERSEAS APT 8 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR670-40/41 OR941-**  
**Owners Name: RAHAIM ANDREW D AND JEAN T**  
**Address: 6 AUSPICE CIR NEWARK DE 19711-2976**

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**AK: 1104523 Parcel ID: 00090965-001000 Physical Location 97652 OVERSEAS APT 10 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR704-431 OR1190-2**  
**Owners Name: SHUGG ROBERT C AND ELIZABETH A**  
**Address: 97652 OVERSEAS HWY APT M10 KEY LARGO FL 33037-2225**

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**AK: 1104680 Parcel ID: 00090966-001300 Physical Location 97652 OVERSEAS APT 31 KEY LARGO**  
**Legal Description: APT 31 ROCK HARBOR CONDOMINIUM #6 OR781-1588 OR 839-971 OR839-972Q/C OR951-810/13 OR951-815AF**  
**Owners Name: SINISCALCO WAYNE P AND LORIN BLAKE**  
**Address: 97652 OVERSEAS HWY APT HH31 KEY LARGO FL 33037-2218**

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**AK: 1104205 Parcel ID: 00090963-000400 Physical Location 97652 OVERSEAS APT 4 KEY LARGO**  
**Legal Description: APT NO 4 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO OR601-508 OR808-2105 OR820-297 OR844-183 OR10**  
**Owners Name: WALSH FRANK B JR REVOCABLE TRUST 11/30/1966**  
**Address: 97652 OVERSEAS HWY APT S4 KEY LARGO FL 33037-2203**

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**AK: 1104221 Parcel ID: 00090963-000600 Physical Location 97652 OVERSEAS APT 6 KEY LARGO**  
**Legal Description: APT NO 6 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO 600-486 OR785-1214/1216 OR814-348 OR925-388/388**  
**Owners Name: GAC MARIA U**  
**Address: 573 SHERIDAN RD GLENCOE IL 60022-1764**

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**AK: 1104272 Parcel ID: 00090963-001100 Physical Location 97652 OVERSEAS APT 11 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR682-773 OR798-246**  
**Owners Name: HEELY CATHERINE G**  
**Address: 11 GULL POINT RD MONMOUTH BEACH NJ 07750-1007**

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**AK: 1104302 Parcel ID: 00090964-000100 Physical Location 97652 OVERSEAS APT 1 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO & 8.3% COMMON ELEMENTS OR664-649/650 OR1**  
**Owners Name: BESADA HUMBERTO AND MARCIA**  
**Address: 2155 SW 123RD CT MIAMI FL 33175-7723**

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**AK: 1104663 Parcel ID: 00090966-001100 Physical Location 97652 OVERSEAS APT 26 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 26 & 3.07% ELEMENTS OR778-192 (UR WD & TRUST ON FIL**  
**Owners Name: LEVY BARUCH AND JANE**  
**Address: 2708 OAKMONT CT WESTON FL 33332-1834**

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**AK: 1104132 Parcel ID: 00090962-001000 Physical Location 97652 OVERSEAS APT 10 KEY LARGO**  
**Legal Description: APT NO 10 ROCK HARBOR CONDOMINIUM NO 2 KEY R656-173/74 OR1103-446 OR1614-562**  
**Owners Name: WESTER DAVID A AND SHARON M**  
**Address: 4244 CHASE AVE MIAMI BEACH FL 33140-3008**

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**AK: 1104213 Parcel ID: 00090963-000500 Physical Location 97652 OVERSEAS APT 5 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 5 8.5% COMMON ELEMENTS OR666-835 OR1096-12**  
**Owners Name: GOLDSTEIN AMBER E**  
**Address: 97652 OVERSEAS HWY APT S5 KEY LARGO FL 33037-2203**

**AK: 1104876 Parcel ID: 00091000-000000 Physical Location 97770 OVERSEAS KEY LARGO**  
**Legal Description: 6 62 39 ISLAND OF KEY LARGO PB1-59 PT LOT 10 OR386 -830-831 OR459-265 CASE80-123-CP-12 OR821-938I**  
**Owners Name: COCONUT BAY OF KEY LARGO INC**  
**Address: PO BOX 372098 KEY LARGO FL 33037-7098**

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**AK: 1104884 Parcel ID: 00091010-000000 Physical Location 97684 OVERSEAS 14 KEY LARGO**  
**Legal Description: PT LT 10 6 62 39 ISLAND OF KEY LARGO OR10-165 OR6 58-35 OR736-621 OR833-592 OR888-749 OR1087-174**  
**Owners Name: SEAFARER RESORT AND BEACH LLC**  
**Address: 97684 OVERSEAS HWY KEY LARGO FL 33037-2214**

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**AK: 1104922 Parcel ID: 00091050-000000 Physical Location 97850 OVERSEAS 20 KEY LARGO**  
**Legal Description: 6 62 39 ISLAND OF KEY LARGO PB 1-59 PT LOT 10 & 8AC BAY BTM OR513-584 OR817-1441/1442 OR817-**  
**Owners Name: SOMADDA INC**  
**Address: PO BOX 370073 KEY LARGO FL 33037-0073**

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**AK: 1104892 Parcel ID: 00091020-000000 Physical Location 97702 OVERSEAS KEY LARGO**  
**Legal Description: 6-62-39 KEY LARGO PB 1-59 PT LOT 10 OR621-642-643 OR740-681 OR798-1846/1847 OR835-1211/1212E OR**  
**Owners Name: SEE THE SEA OF KEY LARGO INC**  
**Address: PO BOX 372098 KEY LARGO FL 33037-7098**

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**AK: 1104248 Parcel ID: 00090963-000800 Physical Location 97652 OVERSEAS APT 8 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 8 8.5% COMMON ELEMENTS OR630-580 OR785-373**  
**Owners Name: SEVERSON DONALD R AND LOUANNE DEC TRUST 11/12/96**  
**Address: PO BOX 886 ELKHORN WI 53121**

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**AK: 1104256 Parcel ID: 00090963-000900 Physical Location 97652 OVERSEAS APT 9 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 9 8.5% COMMON ELEMENTS OR600-479 OR764-125:**  
**Owners Name: SCULL PROPERTIES LLC C/O SCULL DAVID**  
**Address: 7960 OLD GEORGETOWN RD STE 8C BETHESDA MD 20814-2418**

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**AK: 1104965 Parcel ID: 00091090-000000 Physical Location 97680 OVERSEAS KEY LARGO**  
**Legal Description: 6-62-39 ISLAND OF KEY LARGO PB1-59 PT LTS 9-10 AND .71 AC BAY BTM OR484-882/83 OR496-500 OR832-1**  
**Owners Name: NHC-FL 134 LLC C/O NATIONAL RV COMMUNITIES LLC**  
**Address: 6991 E CAMELBACK RD STE B310 SCOTTSDALE AZ 85251-2493**

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**AK: 1104931 Parcel ID: 00091060-000000 Physical Location 97802 OVERSEAS KEY LARGO**  
**Legal Description: 6 62 39 ISLAND OF KEY LARGO PT LOT 10 AND ADJ BAY BTM OR594-431/432 OR758-1968 OR886-1427/1428**  
**Owners Name: RESORT PROPERTY MANAGEMENT OF THE KEYS INC**  
**Address: 97802 S OVERSEAS HWY KEY LARGO FL 33037**

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**AK: 1104159 Parcel ID: 00090962-001200 Physical Location 97652 OVERSEAS APT 12 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT 12 & 5% COMMON ELEMENTS OR681-658 OR1145-238E**  
**Owners Name: CHILDRÉE CHRISTINE C AND RONALD M**  
**Address: 97652 OVERSEAS HWY APT T12 KEY LARGO FL 33037-2226**

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**AK: 1104183 Parcel ID: 00090963-000200 Physical Location 97652 OVERSEAS APT 2 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 2 8.3% COMMON ELEMENTS OR621-822 OR807-949:**  
**Owners Name: KATZMAN HOWARD E AND SHIRLEY R**  
**Address: 7255 SW 140TH TER PALMETTO BAY FL 33158-1265**

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**AK: 1104329 Parcel ID: 00090964-000300 Physical Location 97652 OVERSEAS APT 3 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR641-215/16 OR764-5**  
**Owners Name: CORRADINI CAROL ANN LIV TR 06/06/2006**  
**Address: 7744 SW 193RD ST CUTLER BAY FL 33157-7389**

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**AK: 1104345 Parcel ID: 00090964-000500 Physical Location 97652 OVERSEAS APT 5 KEY LARGO**  
**Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 5 OR717-362 OR1487-302 OR2001-1701**  
**Owners Name: MCCASSEY EVERETT A AND MICHELLE M**  
**Address: 117 AKIOHALA PL KAILUA HI 96734-3902**

**AK:** 1104701 **Parcel ID:** 00090966-001500 **Physical Location** 97652 OVERSEAS APT 34 KEY LARGO  
**Legal Description:** APT 34 ROCK HARBOR CONDOMINIUM NO 6 OR778-203 3-2023 OR864-1526 OR1531-599/600  
**Owners Name:** BERNÁT DOLORES P TRUST AGR 4/23/1998  
**Address:** 12832 QUAIL CT PALOS HEIGHTS IL 60463-2282

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**AK:** 1104850 **Parcel ID:** 00090966-003000 **Physical Location** 97652 OVERSEAS APT P6 KEY LARGO  
**Legal Description:** UNIT P-6 ROCK HARBOR CONDOMINIUM OR781-1566 2107 OR2612-1154  
**Owners Name:** MCGEE LAWRENCE U  
**Address:** 230 NANZETTA WAY LEWISVILLE NC 27023-7103

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**AK:** 1104281 **Parcel ID:** 00090963-001200 **Physical Location** 97652 OVERSEAS APT 12 KEY LARGO  
**Legal Description:** APT 12 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO 3-588 OR845-227 OR1117-316/317 OR1475-963/67  
**Owners Name:** FIRST MIDWEST TRUST COMPANY C/O FIRST MIDWEST BANK TRUST  
**Address:** PO BOX 990 MOLINE IL 61266-0990

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**AK:** 1104671 **Parcel ID:** 00090966-001200 **Physical Location** 97652 OVERSEAS APT 27 KEY LARGO  
**Legal Description:** APT 27 ROCK HARBOR CONDOMINIUM NO 6 OR778-690 3-1625 OR1115-1803 OR1571-1092/93  
**Owners Name:** PEREZ ROBERT L AND VIOLET M  
**Address:** 1919 DRISCOLL ST HOUSTON TX 77019-6101

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**AK:** 1104116 **Parcel ID:** 00090962-000800 **Physical Location** 97652 OVERSEAS APT 8 KEY LARGO  
**Legal Description:** APT 8 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO -119 OR687-883 OR696-646C OR781-788 OR781-789  
**Owners Name:** FAMILY TRUST U/W/O CAROLINE P BRUMBAUGH 7/27/1998 C/O BRUMBAUGH JOHN M TRUSTEE  
**Address:** 6479 SUNSET DR MIAMI FL 33143-4676

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**AK:** 1104311 **Parcel ID:** 00090964-000200 **Physical Location** 97652 OVERSEAS APT 2 KEY LARGO  
**Legal Description:** APT 2 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO -607 OR789-1598 OR857-1931/32 OR957-2367/68 OR  
**Owners Name:** BOCA MARINA COURT LLC  
**Address:** 31 SENECA RD SEA RANCH LAKES FL 33308-2325

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**AK:** 1104582 **Parcel ID:** 00090966-000300 **Physical Location** 97652 OVERSEAS APT 4 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM #6 APT 4 & 4.65% COMMON EMENTS OR778-247  
**Owners Name:** TIELEN GISELA B  
**Address:** 97652 OVERSEAS HWY APT HH4 KEY LARGO FL 33037-2207

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**AK:** 1104728 **Parcel ID:** 00090966-001700 **Physical Location** 97652 OVERSEAS APT 36 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NUMBER 6 APT 36 OR2356-1470(PROB44-2008-CP-43-P) OR2385-1067/  
**Owners Name:** CLARK JAMES C AND DIANA  
**Address:** 1673 SOUTH ST NEW HAVEN VT 05472

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**AK:** 1104833 **Parcel ID:** 00090966-002800 **Physical Location** 97652 OVERSEAS APT P4 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM #6 APT P4 OR780-28 OR799-7 46 OR832-1933OR919-2188Q/C OR978-1621 OR1093  
**Owners Name:** STELRI LLC C/O LEROY  
**Address:** 3532 E HIGGINS DR MOUNT PLEASANT SC 29466-6890

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**AK:** 1104639 **Parcel ID:** 00090966-000800 **Physical Location** 97652 OVERSEAS APT 23 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM #6 APT 23 OR778-890 OR820 -1742 OR994-317 OR1248-2330/2331 OR1682-1837/3/  
**Owners Name:** CAMMAROTA ARMAND A JR  
**Address:** 305 EAST BAY TREE CIR VERNON HILLS IL 60061

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**AK:** 1104779 **Parcel ID:** 00090966-002200 **Physical Location** 97652 OVERSEAS APT 45 KEY LARGO  
**Legal Description:** APT 45 & 3.07% COMMON ELEMENTS ROCK HARBOR OMINIUM #6 OR778-884 OR901-1425 OR949-1272  
**Owners Name:** FRANZ P AND L FAMILY TRUST 1/12/1990  
**Address:** 97652 OVERSEAS HWY APT HH4 KEY LARGO FL 33037-2220

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**AK:** 1104787 **Parcel ID:** 00090966-002300 **Physical Location** 97652 OVERSEAS APT 46 KEY LARGO  
**Legal Description:** APT 46 ROCK HARBOR CONDOMINIUM NO 6 OR781-723 6-359/368 OR856-1231 OR905-1919/1920 OR2005-19/  
**Owners Name:** ELIADES STEVEN AND JEANNE  
**Address:** 31 STARLIGHT DR HOPEWELL JUNCTION NY 12533

**AK:** 1104744 **Parcel ID:** 00090966-001900 **Physical Location** 97652 OVERSEAS APT 41 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 6 APT 41 OR781-1567 932-333 OR1001-2499Q/C OR2337-79/92F/J OR2411-  
**Owners Name:** HOLTTON TIMOTHY R AND JENNIFER A  
**Address:** 296 WASHINGTON AVE MEMPHIS TN 38103

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**AK:** 1104817 **Parcel ID:** 00090966-002600 **Physical Location** 97652 OVERSEAS APT P2 KEY LARGO  
**Legal Description:** APT P2 ROCK HARBOR CONDOMINIUM NO 6 OR783-1853 820-2384 OR1076-544 OR1224-2417/18 OR1241-2493  
**Owners Name:** HEINRICH LAURA J  
**Address:** 97652 OVERSEAS HWY PH 2 KEY LARGO FL 33037-2220

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**AK:** 1104078 **Parcel ID:** 00090962-000400 **Physical Location** 97652 OVERSEAS APT 4 KEY LARGO  
**Legal Description:** APT 4 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO -699 OR692-638 OR789-1698 OR1131-961 OR1250-40  
**Owners Name:** MILANESE GARY  
**Address:** 97652 OVERSEAS HWY APT T4 KEY LARGO FL 33037-2205

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**AK:** 1104086 **Parcel ID:** 00090962-000500 **Physical Location** 97652 OVERSEAS APT 5 KEY LARGO  
**Legal Description:** APT 5 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO 691-480 OR1295-646  
**Owners Name:** SMITH BRIAN R T AND PENELOPE J  
**Address:** 97652 OVERSEAS HWY APT T5 KEY LARGO FL 33037-2205

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**AK:** 1104264 **Parcel ID:** 00090963-001000 **Physical Location** 97652 OVERSEAS APT 10 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT #10 .5% COMMON ELEMENTS OR674-706 OR917-871 C  
**Owners Name:** HARRIS WALTER R AND MARGARET M  
**Address:** 424 SPRICE AVE WEST ISLIP NY 11795

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**AK:** 1104108 **Parcel ID:** 00090962-000700 **Physical Location** 97652 OVERSEAS APT 7 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 7 8.5% COMMON ELEMENTS OR677-110 OR788-946  
**Owners Name:** HERMANN DONALD W AND MARY E  
**Address:** 312 RIVER BLUFF DR ORMOND BEACH FL 32174

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**AK:** 1104370 **Parcel ID:** 00090964-000800 **Physical Location** 97652 OVERSEAS APT 8 KEY LARGO  
**Legal Description:** APT 8 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO -551 OR820-1090 OR820-1091/92 OR1030-1367/68 OI  
**Owners Name:** COPLAN JANET SUE  
**Address:** 97652 OVERSEAS HWY APT C8 KEY LARGO FL 33037-2223

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**AK:** 1104477 **Parcel ID:** 00090965-000500 **Physical Location** 97652 OVERSEAS APT 5 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 5 8.5% COMMON ELEMENTS OR718-69 OR888-1086  
**Owners Name:** KERCKAERT MICHAEL AND SHANNON  
**Address:** 5825 HEMPSTEAD RD OXFORD MI 48371-1233

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**AK:** 1104736 **Parcel ID:** 00090966-001800 **Physical Location** 97652 OVERSEAS APT 37 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NUMBER 6 APT 37 0 OR812-1221 OR905-1921/1922 OR2356-1470(PROF  
**Owners Name:** CLARK JAMES C AND DIANA  
**Address:** 1673 SOUTH ST NEW HAVEN VT 05472

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**AK:** 1104825 **Parcel ID:** 00090966-002700 **Physical Location** 97652 OVERSEAS APT P3 KEY LARGO  
**Legal Description:** UNIT P3 ROCK HARBOR CONDOMINIUM 6 OR779-320 2188Q/C OR964-702 OR1169-880/82 OR2465-2406/07  
**Owners Name:** ESPY ALEXANDRA BEATON  
**Address:** PO BOX 123 DILLON CO 80435-0123

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**AK:** 1104621 **Parcel ID:** 00090966-000700 **Physical Location** 97652 OVERSEAS APT 21 KEY LARGO  
**Legal Description:** APT 21 ROCK HARBOR CONDOMINIUM 6 OR778-196 OR1070- 2029 OR1190-395/408FJ OR1430-420/21C OR1430-41  
**Owners Name:** PEREZ ROBERT L AND VIOLET M  
**Address:** 1919 DRISCOLL ST HOUSTON TX 77019-6101

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**AK:** 1104761 **Parcel ID:** 00090966-002100 **Physical Location** 97652 OVERSEAS APT 44 KEY LARGO  
**Legal Description:** APT 44 ROCK HARBOR CONDOMINIUM 6 OR778-1710 OR855- 2477 OR1003-2340 OR1151-2443 OR1276-28AFF OR  
**Owners Name:** BENNARDO MARIANNE DECLARATION OF TRUST 7/10/2013  
**Address:** 1009 AZALEA RD DELRAY BEACH FL 33483-6601

**AK:** 1104795 **Parcel ID:** 00090966-002400 **Physical Location** 97652 OVERSEAS APT 47 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM #6 APT 47 & 3.07% LEMENTS OR778-698 OR864-2329/2330 OR1366-23  
**Owners Name:** KAVANAGH JEANNE A  
**Address:** 97652 OVERSEAS HWY APT HH47 KEY LARGO FL 33037-2220

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**AK:** 1104094 **Parcel ID:** 00090962-000600 **Physical Location** 97652 OVERSEAS APT 6 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 6 R677-105 OR792-1342 OR1187-66 OR1238-1631/40C.  
**Owners Name:** NIEBLER-SPARE LUCIANN M REV LIV TR AGR 3/17/2008  
**Address:** 1865 BRICKELL AVE APT A1811 MIAMI FL 33129-1650

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**AK:** 1104400 **Parcel ID:** 00090964-001100 **Physical Location** 97652 OVERSEAS APT 11 KEY LARGO  
**Legal Description:** APT NO 11 ROCK HARBOR CONDOMINIUM NO 4 KEY R700-574 OR1653-2488 OR2232-2213TR OR2635-18C  
**Owners Name:** HILLEND DAVID V  
**Address:** 97652 OVERSEAS HWY APT C11 KEY LARGO FL 33037-2223

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**AK:** 1104485 **Parcel ID:** 00090965-000600 **Physical Location** 97652 OVERSEAS APT 6 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 6 8.5% COMMON ELEMENTS OR704-422 OR877-242:  
**Owners Name:** KLUMPENAAR BRAM  
**Address:** 296 CLAUDE AVE DORVAL QUI H95 3B2 CANADA

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**AK:** 1104566 **Parcel ID:** 00090966-000100 **Physical Location** 97652 OVERSEAS APT 1 KEY LARGO  
**Legal Description:** ROCK HARBOR CONDOMINIUM 6 APT 1 OR781-1581 OR873-1 041 OR1215-2248 OR1547-1851 OR2420-116/18  
**Owners Name:** DOTTL PETER J AND MARY P JT REV TR 01/11/06  
**Address:** 5426 COUNTY HWY A BROOKLYN WI 53521

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**AK:** 1103845 **Parcel ID:** 00090910-000000 **Physical Location** 97500 OVERSEAS KEY LARGO  
**Legal Description:** 6-62-39 ISLAND OF KEY LARGO PB1-59 PT LT 8 (.52AC) OR317-417/418 OR338-285/286 OR368-734/735 OR40  
**Owners Name:** CARTER JOHN E SR REV TR 7/25/2005 C/O KESHEN NELSON C P/R  
**Address:** 9155 S DADELAND BLVD STE 1718 MIAMI FL 33156-2742

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**AK:** 1103811 **Parcel ID:** 00090880-000000 **Physical Location** 97800 OVERSEAS KEY LARGO  
**Legal Description:** 6 62 39 ISLAND OF KEY LARGO PT LOT 8 PB1-59 OR168- 306 OR545- 577D/C OR667-6 OR853-1082/83 OR973-  
**Owners Name:** THE CONCH HEADQUARTERS INC  
**Address:** PO BOX 371012 KEY LARGO FL 33037-1012

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**AK:** 1103861 **Parcel ID:** 00090930-000000 **Physical Location** 97840 OVERSEAS KEY LARGO  
**Legal Description:** 6-62-39 ISLAND OF KEY LARGO PT LT 8 PB1-59 (AKA PA RCEL 3 & 4 (63X150) G36-409 G64-477 OR496-945 C  
**Owners Name:** HARMONY HEALING CENTER INC  
**Address:** 97840 OVERSEAS HWY KEY LARGO FL 33037

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**AK:** 8802706 **Parcel ID:** 00090940-000100 **Physical Location** 97860 OVERSEAS KEY LARGO  
**Legal Description:** 06 62 39 ISLAND OF KEY LARGO PB1-59 PT LOT 8 O R244-333/35 OR337-270/73 OR667-210/15 OR1173-56  
**Owners Name:** STOKY & STOKY LLC  
**Address:** 103900 B OVERSEAS HWY KEY LARGO FL 33037

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**AK:** 1104558 **Parcel ID:** 00090966-000000 **Physical Location** 97652 OVERSEAS KEY LARGO  
**Legal Description:** SEC 06 TWP 62 RGE 39 PT LOT 9 PB1-59 KEY LARGO .46 AC ROCK HARBOR CONDOMINIUM #6 APARTMI  
**Owners Name:** ROCK HARBOR CONDO NO 6  
**Address:**



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**MONROE COUNTY, FLORIDA  
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



**Ownership Disclosure**

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):

<i>Name and Address</i>	<i>% of Ownership</i>

- 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):

<i>Name and Address</i>	<i>% of Ownership</i>
Margaret A. Laron PVST 97702 Overseas Hwy Key Largo, FL 33037	100%
See the Sea of Key Largo Inc 97702 overseas Hwy Key Largo, FL 33037	

- 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):

<i>Name and Address</i>	<i>% of Ownership</i>

\* 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):

<i>Name and Address</i>	<i>% of Ownership</i>

- 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):

<i>Name and Address</i>	<i>% of Ownership</i>

\* 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):

<i>Name and Address</i>

**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: Margaret A. Laron  
 State of Florida, County of Monroe Margaret A. Laron

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, by \_\_\_\_\_ . He/she is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
 Notary Public  
 My Commission Expires

**2014 FLORIDA PROFIT CORPORATION ANNUAL REPORT**

**FILED  
Jan 08, 2014  
Secretary of State  
CC7694501290**

DOCUMENT# P97000021389

Entity Name: SEE THE SEA OF KEY LARGO, INC.

**Current Principal Place of Business:**

97702 OVERSEAS HIGHWAY  
KEY LARGO, FL 33037

**Current Mailing Address:**

P.O. BOX 2098  
97702 OVERSEAS HIGHWAY  
KEY LARGO, FL 33037

FEI Number: 65-0747318

Certificate of Status Desired: No

**Name and Address of Current Registered Agent:**

LARON, MARGARET AMS  
97702 OVERSEAS HIGHWAY  
KEY LARGO, FL 33037 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:**

\_\_\_\_\_  
Electronic Signature of Registered Agent

\_\_\_\_\_  
Date

**Officer/Director Detail :**

Title PVST  
Name LARON, MARGARET AMS  
Address 97702 OVERSEAS HWY  
City-State-Zip: KEY LARGO FL 33037

Title D  
Name LARON, MARGARET AMS  
Address 97702 OVERSEAS HWY  
City-State-Zip: KEY LARGO FL 33037

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

SIGNATURE: MARGARET A. LARON

PRESIDENT

01/08/2014

\_\_\_\_\_  
Electronic Signature of Signing Officer/Director Detail

\_\_\_\_\_  
Date



## Coconut Bay of Key Largo, Inc. Sea the See of Key Largo, Inc.

### FLUM Amendment Application

The subject sites are non-conforming due to the land use district of SR, Suburban Residential. The properties have been used as Motel/Hotel continuously, beginning prior to the adoption of the Comprehensive Plan and Land Development Regulations in September of 1986.

Provide the net change of density and intensity:

As referenced above, the resorts have been in operation since the 1960s. There shall be no increase in intensity or density.

**(1) The amendment is consistent with Part II of Chapter 163, Fl. Statute, specifically the amendment furthers:**

*163.3177 Required and optional elements of comprehensive plan; studies and surveys.—*

*(1) 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.*

The amendment shall bring the properties into compliance with the Comprehensive Plan and further the goals as part of the intent to (balance) allow for the retaining of future economic sustainability.

*163.3178 Coastal management.—*

*(1) The Legislature recognizes there is significant interest in the resources of the coastal zone of the state. Further, the Legislature recognizes that, in the event of a natural disaster, the state may provide financial assistance to local governments for the reconstruction of roads, sewer systems, and other public facilities. Therefore, it is the intent of the Legislature that local government comprehensive plans restrict development activities where such activities would damage or destroy coastal resources, and that such plans protect human life and limit public expenditures in areas that are subject to destruction by natural disaster.*



The amendment shall allow only for the replacement of existing uses, density and intensity and thereby, again create the ability to retain economic benefit, as opposed to the loss of use, with the present designation of residential.

**163.3180 Concurrency.—**

*(d) The premise of concurrency is that the public facilities will be provided in order to achieve and maintain the adopted level of service standard. A comprehensive plan that imposes transportation concurrency shall contain appropriate amendments to the capital improvements element of the comprehensive plan, consistent with the requirements*

Since there shall be no change to the development(s), the requirements/demands shall not be affected from their current status. All public facilities and service are already provided and shall not increase; we are in keeping with the goals and objectives as outlined.

**163.3184 Process for adoption of comprehensive plan or plan amendment.—**

**(1) DEFINITIONS.—***as used in this section, the term:*

*(a) "Affected person" includes the affected local government; persons owning property, residing, or owning or operating a business within the boundaries of the local government whose plan is the subject of the review*

The applicant is the owner of the properties, and has/is affected by the Comprehensive Plan the designation.

**(2) The proposed amendment is internally consistent with the following goals:**

Upon careful review, it is our belief that we are in accordance with all applicable portions of the Comprehensive Plan which are intended to manage growth, use of resources, and development. We intend no new generation of traffic for the future, we have new county waste treatment, we are educating our visitors and maintaining the resources of the near water areas of Florida Bay, and we have no air pollutants.

**(3) Level of service standards:**

**Policy 101.1.1**

*Monroe County shall adopt level of service (LOS) standards for the following public facility types required by Chapter 9J-5, F.A.C: roads, sanitary sewer, solid waste, drainage, potable water, parks and recreation, and paratransit. The LOS standards are established in the following sections of the Comprehensive Plan:*



Once again the amendment will only provide for the proper recognition of the existing development. The change will allow for the continuation of the present use, not for an increase in density or intensity. We will not affect the LOS standards due to property size, configuration, and development.

**(4) Consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7) Florida Statute:**

*(7)PRINCIPLES FOR GUIDING DEVELOPMENT.—State, regional, and local agencies and units of government in the Florida Keys Area shall coordinate their plans and conduct their programs and regulatory activities consistent with the principles for guiding development as specified in chapter 27F-8, Florida Administrative Code, as amended effective August 23, 1984, which is adopted and incorporated herein by reference. For the purposes of reviewing the 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 specific provisions may not be construed or applied in isolation from the other provisions. However, the principles for guiding development are repealed 18 months from July 1, 1986. After repeal, any plan amendments must be consistent with the following principles:*

*(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.*

We shall strengthen our local government capabilities to manage land use, in so much as that which has existed for many years shall be property designated.

*(b)Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.*

The existing water front is developed, with docking facilities; any impacts to our resources were made more than 50 years ago. Any future change shall require enhancement measures, storm water plans, avoidance of coral clusters and etc.

*(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.*



We are totally developed, we have on hammocks and predominate trees have been preserved.

*(d)Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.*

By allowing the recognized use of the property and providing for its continued use, we are also providing "sound economic development. A reduction in the beneficial use as would be presently required by code, to a single family residence, reduces value, demotes tourism, and reduces the tax base for Monroe County, and the State of Florida

*(e)Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.*

There shall be no adverse impacts. The proposed amendment and zoning change, due to the property area (size), does not allow for additional units, and thereby limits/eliminates impacts to services.

*(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.*

We have every confidence that this development is compatible with the unique historic character of the Florida Keys; these properties have been used as motel resorts since 1967 and 1968.

*(g)Protecting the historical heritage of the Florida Keys.*

We are a "Mom and Pop" motel, we are in reality owned by "Mom", Peg Larone.

*(h)Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:*

- 1. The Florida Keys Aqueduct and water supply facilities;*
- 2. Sewage collection, treatment, and disposal facilities;*
- 3. Solid waste treatment, collection, and disposal facilities;*
- 4. Key West Naval Air Station and other military facilities;*
- 5. Transportation facilities;*



6. Federal parks, wildlife refuges, and marine sanctuaries;
7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
8. City electric service and the Florida Keys Electric Co-op; and
9. Other utilities, as appropriate.

Yes, by continuing.

*(i)Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of storm water management facilities; central sewage collection; treatment and disposal facilities; and the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.*

Yes....except of course Central Sewage Treatment, by KLWTD

*(j)Ensuring the improvement of near shore 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.*

done

*(k)Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.*

*new requirements in place by permitting agencies and we have developed water front with docking and etc.*

*(l)Making available adequate affordable housing for all sectors of the population of the Florida Keys.*

n/a

*(m)Providing adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post disaster reconstruction plan.*

n/a

*(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.*



We have and our application for appropriate Land Use District and FLUM Amendment demonstrate our commitment to Keys.

**(8) COMPREHENSIVE PLAN ELEMENTS AND LAND DEVELOPMENT REGULATIONS.**—*The comprehensive plan elements and land development regulations approved pursuant to s. 380.05(6), (8), and (14) shall be the comprehensive plan elements and land development regulations for the Florida Keys Area.*

**(9) MODIFICATION TO PLANS AND REGULATIONS.**—

*(a) Any land development regulation or element of a local comprehensive plan in the Florida Keys Area may be enacted, amended, or rescinded by a local government, but the enactment, amendment, or rescission becomes effective only upon approval by the state land planning agency. The state land planning agency shall review the proposed change to determine if it is in compliance with the principles for guiding development specified in chapter 27F-8, Florida Administrative Code, as amended effective August 23, 1984, and must approve or reject the requested changes within 60 days after receipt. Amendments to local comprehensive plans in the Florida Keys Area must also be reviewed for compliance with the following:*

*1. Construction schedules and detailed capital financing plans for wastewater management improvements in the annually adopted capital improvements element, and standards for the construction of wastewater treatment and disposal facilities or collection systems that meet or exceed the criteria in s. 403.086(10) for wastewater treatment and disposal facilities or s. 381.0065(4)(l) for onsite sewage treatment and disposal systems.*

*2. Goals, objectives, and policies to protect public safety and welfare in the event of a natural disaster by maintaining a hurricane evacuation clearance time for permanent residents of no more than 24 hours. The hurricane evacuation clearance time shall be determined by a hurricane evacuation study conducted in accordance with a professionally accepted methodology and approved by the state land planning agency.*

*(b) The state land planning agency, after consulting with the appropriate local government, may, no more than once per year, recommend to the Administration Commission the enactment, amendment, or rescission of a land development regulation or element of a local comprehensive plan. Within 45 days following the receipt of such recommendation, the commission shall reject the recommendation, or accept it with or without modification and adopt it by rule, including any changes. Such local development regulation or plan must be in compliance with the principles for guiding development.*

Summation; we shall be consistent with the *Guiding Principles* of the Florida Statutes, upon approval of our application for an Amendment.



**Pursuant to Section 102-158 of the Land Development Code and consideration by the Board of County Commissioner.**

(The following is copied from our application for a Land Use District (LUD) Map Amendment.)

**1. Changed Projections:**

There are no anticipated changes for public services. The development has been operating for 46 years.

**2. Changed assumptions:**

The requested Map Amendment shall not change occupancy the clientele of the resorts are most often repeat guests.

**3. Data errors:**

Per letter of Understanding dated December 23, 2013, the subject properties/development qualifies for an exception to fees under Resolution 183-2013 due to the miss-mapping of the sites. The properties were developed as a motel/hotel prior to 1992. The original Comprehensive Plans and Land Development Regulations were intent on creating significant tracts of land with the same zoning. It did not focus on individuals developments. During the course of events and history, we have now come to recognize the rights of the property owner more an anticipated future use. The property was made none conforming by the original regulations; it is now in keeping with current trends to rectify the situation approving this application for a Map Amendment from SR to Mixed Use? Commercial. The Letter further states; "found that there is satisfactory evidence indicating that the existing SR LUD designation and RL FLUM designation may have been assigned in error"

**4. New issues:**

There are no new issues. The present incorrect Land Use designation has been in existence since the adoption of the Comp. Plan and The LDRs on September 15, 1986.

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



It is the position of the Applicant that there is a need to recognize the 21 Transient Dwelling units and the owner's Residence as part of this application. Documentation is attached which provide sufficient evidence for a determination. It should be not be necessary to prepare and present another application when this portion of this application is referenced as "comprehensive". The LOU previously referenced, acknowledges the Monroe County Property Appraiser's records. The appraiser's records indicate the existence of the development as a motel prior to 1986 and having 21 units and a residence.

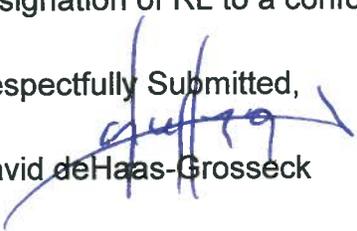
## 6. Data Updates:

A previous application for change, by the process of Boundary Determination, was made and denied. "Data" or the interpretation thereof has changed in terms of the appropriate designation for a pre-existing development. This property was never and shall never be a Suburban Residential development. I was in fact mis-zoned. Monroe County's adoption of the new Ordinances, which include the waiving of fees for this identifiable type of existing development, represents the data updates.

## Summation:

We have the utmost confidence that it appropriate and in keeping with the intent and spirit of the Comprehensive Plan and the Land Development Regulations, that this property should receive the designation of MU. Nonconformities can and should be rectified whenever possible. By an Amendment we shall move from a non-conforming designation of RL to a conforming use and designation of MU.

Respectfully Submitted,

  
David deHaas-Grosseck

# 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, District 1  
George Neugent, District 2  
Heather Carruthers, District 3  
David Rice, District 4

December 23, 2013

De Haas Consulting & Design  
David De Haas Grosseck  
88975 Overseas Highway #1  
Tavernier, FL 33070

**SUBJECT: LETTER OF UNDERSTANDING CONCERNING THE 'COCONUT BAY OF KEY LARGO INC' AND THE 'SEE THE SEA OF KEY LARGO INC' PROPERTIES, DOING BUSINESS AS BAY HARBOR LODGE, LOCATED AT 97770 AND 97702 OVERSEAS HIGHWAY (US 1), KEY LARGO, HAVING REAL ESTATE NUMBERS 00091000.000000 AND 00091020.000000**

Mr. De Haas Grosseck,

Pursuant to §110-3 of the Monroe County Code (MCC), this document shall constitute a Letter of Understanding (LOU). On September 19, 2013, a Pre-Application Conference regarding the above-referenced property was held at the office of the Monroe County Planning & Environmental Resources Department in Marathon. Attendees of the meeting included David De Haas Grosseck and Eric Handte (hereafter referred to as "the Applicant") and Matt Coyle, Planner, and Joseph Haberman, Planning & Development Review Manager (hereafter referred to as "Staff").

*Materials presented for review included:*

- (a) Pre-Application Conference Request Form;
- (b) Monroe County Property Record Card;
- (c) Monroe County Land Use District (LUD) Map and Future Land Use (FLU) Map;
- (d) Monroe County Code (MCC); and
- (e) Monroe County Comprehensive Plan (MCCP).

The Applicant requested a special letter of understanding in order to confirm whether the existing motel/hotel use on the subject property is lawfully nonconforming and how to resolve the nonconforming issue using the map amendment process.



Subject Property with Land Use Districts Overlaid (Aerial dated 2012)

*Status of Existing Nonconforming Use:*

The subject property currently has a LUD designation of Suburban Residential (SR) and a FLU designation of Residential Low (RL). It was partially within a BU-2 district (Medium Business) and partially within a RU-3 district (Multiple Family Residential) prior to September 15, 1986 when it was re-designated as SR (the final adoption of the LUD map was in 1992).

Note: A Land Use District Map Determination, known as a boundary determination, was filed in 1988 by a previous property owner, Laszlo Simoga. The application specifically requested a LUD change from SR to Suburban Commercial (SC). The application was not approved.

The subject property is currently developed with a motel/hotel of 21 rooms (note: this total number of rooms has yet to be confirmed by Staff as lawfully established).

There is not a building permit on file for the initial construction of the motel/hotel.

According to the Monroe County Property Appraiser's records, the portion of the subject property assessed as RE #00091020.000000 is currently developed with five buildings, with year built dates of 1968, 1971, 1983, 1954 and 1968 respectively. The only building permit on file for

a residential building is Building Permit #17938, which approved a residence with 2 bedrooms in 1969. There are several building permits on file, dating back to 1967. Most of the building permits on file refer to the name of a hotel. Building permits on file that were issued prior to September 15, 1986 include: #14532 (1967- Fla. Bay Motel), #17938 (1969 – no reference to hotel), #30704 (1973 – Bay Harbor Lodge), #C-3629 (1978 – Bay Harbor Lodge), and #C-19860 (1986 – Bay Harbor Lodge).

According to the Monroe County Property Appraiser's records, the portion of the subject property assessed as RE #00091000.000000 is currently developed with three buildings, with year built dates of 1967, 1967 and 1967 respectively. Building permits on file for residential buildings are Building Permit #2799, which approved a motel building with 2 units/rooms in 1961, Building Permit #12694, which approved a residence with 2 bedrooms in 1967, and Building Permit #17296, which approved a residence with 2 bedrooms in 1969. There are several building permits on file, dating back to 1961. Most of the building permits on file refer to the name of a hotel. Building permits on file that were issued prior to September 15, 1986 include: #2799 (1961- motel, unspecified), #12694 (1967 – no reference to hotel), #17040 (1968 – no reference to hotel), #17296 (1969 – no reference to hotel), #25075 (1972 – no reference to hotel), #30703 (1973 – no reference to hotel), and #C-11417 (1982 – no reference to hotel).

Pursuant to MCC §130-94(c)(6), in the SR LUD, hotels of fewer than 12 rooms may be permitted with a major conditional use permit, provided that a) the parcel proposed for development has an area of at least two acres, b) all signage is limited to that permitted for a residential use, and c) the parcel proposed for development is separated from any established residential use by at least a class C bufferyard, and d) the use is compatible with land uses established in the immediate vicinity of the parcel proposed for development.

Nonetheless, although a hotel of up to 11 rooms may be permitted in the SR LUD, the RL FLU category does not allow hotels. MCCP Policy 101.4.2, which provides the purpose of the RL FLU, does not refer to hotels or other transient residential uses. Further, MCCP Policy 101.4.22 states that, for the RL FLUM category, the allocated density for transient residential uses is 0 rooms/spaces and the maximum net density for transient residential uses is N/A.

The hotel use is not consistent with the RL FLUM category, as it does not conform to its purpose, which is set forth in MCCP Policies 101.4.2 (*principal purpose of the Residential Low land use category is to provide for low-density residential development in partially developed areas with substantial native vegetation*) and 101.4.22. As such it is considered a nonconforming use to the provisions of the MCCP and as it was lawfully established, the hotel use may continue to exist per the nonconformity policies provided under MCCP Objective 101.8.

Although the hotel use is permitted in SR LUD, the provision of the SR LUD allowing a hotel is inconsistent with the superseding RL FLU category, in which the SR LUD must be consistent. As such it is considered a nonconforming use to the MCC and as it was lawfully established, the hotel use may continue to exist per the nonconforming use regulations provided under MCC §102-56.

Note: Pursuant to MCC §102-55, all known, lawful nonconforming uses may be registered with the Planning & Environmental Resources Department. Once discovered and determined to be lawful, the planning director, or his or her designee, shall add recognized lawful nonconforming uses to an official registry.

*Total Number of Motel/Hotel Rooms and Letter of Development Rights Determination:*

This letter does not recognize, or otherwise support, the total number motel/hotel rooms (21) referred to in the pre-application conference application as lawfully established. In order to receive a determination regarding the lawfully established number of motel/hotel rooms, the property owner must submit a Letter of Development Rights Determination application.

*Map Amendment Process to Turn the Existing Nonconforming Use into a Conforming Use:*

The Board of County Commissioners passed and adopted a Planning & Environmental Resources Department's fee schedule (currently Resolution #183-2013). Of relevance to the subject property and the development thereon, the fee schedule currently includes the following provision:

There shall be no application or other fees, except advertising and noticing fees, for property owners who apply for a map amendment to the official [Land Use District (LUD)] map and/or the official [Future Land Use Map (FLUM)], if the property owner can provide satisfactory evidence that a currently existing use on the site that also existed lawfully in 1992 was deemed nonconforming by final adoption of the LUD map and/or a currently existing use on the site that also existed lawfully on the site in 1997 was deemed nonconforming by final adoption of the FLUM. To qualify for the fee exemption, the applicant must apply for a LUD and/or FLUM designation(s) that would eliminate the non-conforming use created with adoption of the existing designation(s) and not create an adverse impact to the community. Prior to submittal of a map amendment application, the applicant must provide the evidence supporting the change and application for a fee exemption with the proposed LUD map/FLUM designations to the Monroe County Planning & Environmental Resources Department as part of an application for a Letter of Understanding. Following a review, the Director of Planning & Environmental Resources shall determine if the information and evidence is sufficient, and whether the proposed LUD map and/or FLUM designations are acceptable for the fee waiver, and approve or deny the fee exemption request. This fee waiver Letter of Understanding shall not obligate the staff to recommend approval or denial of the proposed LUD or FLUM Category.

Resolution #183-2013 requires the property owner to provide satisfactory evidence that the existing use on the site existed lawfully in 1992 and was deemed nonconforming by final adoption of the LUD map and/or the existing use on the site existed lawfully in 1997 and was deemed nonconforming by final adoption of the FLUM. Following a review, as the hotel buildings were constructed prior to the adoption of the Land Development Code in 1986, Staff has determined that the existing hotel use existed lawfully in 1992 and was deemed nonconforming by the final adoption of the LUD map. Staff has also determined that the existing

hotel use existed lawfully in 1997 and was deemed nonconforming by the final adoption of the FLUM.

Staff has found that there is satisfactory evidence indicating that the existing SR LUD designation and RL FLUM designation may have been assigned in error as there had been a motel/hotel on the property on and prior to September 15, 1986. If you choose new designations that permit the existing hotel/motel use, Staff has determined that such applications qualify for fee exemptions to the "Comprehensive Plan, Future Land Use Map (FLUM) Amendment" of \$5,531.00 and the "Land Use District Map, Amendment-Nonresidential" fee of \$4,929.00. You may submit a FLUM amendment and/or LUD amendment application without the submittal of the aforementioned application fees. You are responsible for all other fee requirements, including the fees for advertising (\$245.00 per application) and noticing (\$3.00 per each surrounding property per application). Please note that you are eligible for these fee waivers so long as such waivers are permitted by the fee schedule. If the fee schedule is amended to remove such a provision in the future, you may not be eligible to submit the application without such application fees.

Resolution #183-2013 requires the property owner to apply for a LUD and/or FLUM designation(s) that would eliminate the non-conforming use. Further, it is the responsibility of the property owner to decide upon a new LUD and FLUM designation and submit the corresponding applications and noticing/advertising fees.

In addition, Staff is not obligated to recommend approval of any LUD or FLUM designations proposed by the property owner. Resolution #183-2013 requires a LUD and/or FLUM designation(s) that would not create an adverse impact to the community. Staff is required to review the application on its merit and determine upon a full review that it would not create an adverse impact to the community and it is consistent with the provisions of the MCCP and MCC. Further, private applications requesting a FLU amendment must comply with the requirements of MCCP 101.4.20, which concerns amendments proposing an increase in allocated density and/or intensity. This policy requires the purchase and donation of land to offset the proposed increase (includes the requirement to donate acreage or Improved Subdivision (IS) lots).

Note: The contiguous, neighboring property to the southwest (assessed as RE #00091010.000000) was granted a FLUM amendment from Residential Low (RL) to Mixed Use / Commercial (MC) in 2008, as memorialized by Ordinance #025-2008. In addition, it was granted a LUD amendment from Suburban Residential (SR) to Mixed Use (MU) in 2009, as memorialized by Ordinance #005-2009.

Another neighboring property to the southwest (assessed as RE #00091090.000000) was granted a FLUM amendment from Residential High (RH) to Mixed Use / Commercial (MC) in 2008, as memorialized by Ordinance #026-2008. In addition, it was granted a LUD amendment from Urban Residential Mobile Home (URM) to Mixed Use (MU) in 2009, as memorialized by Ordinance #006-2009.

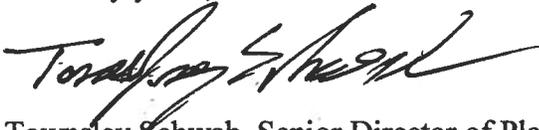
\* \* \* \* \*

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

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

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

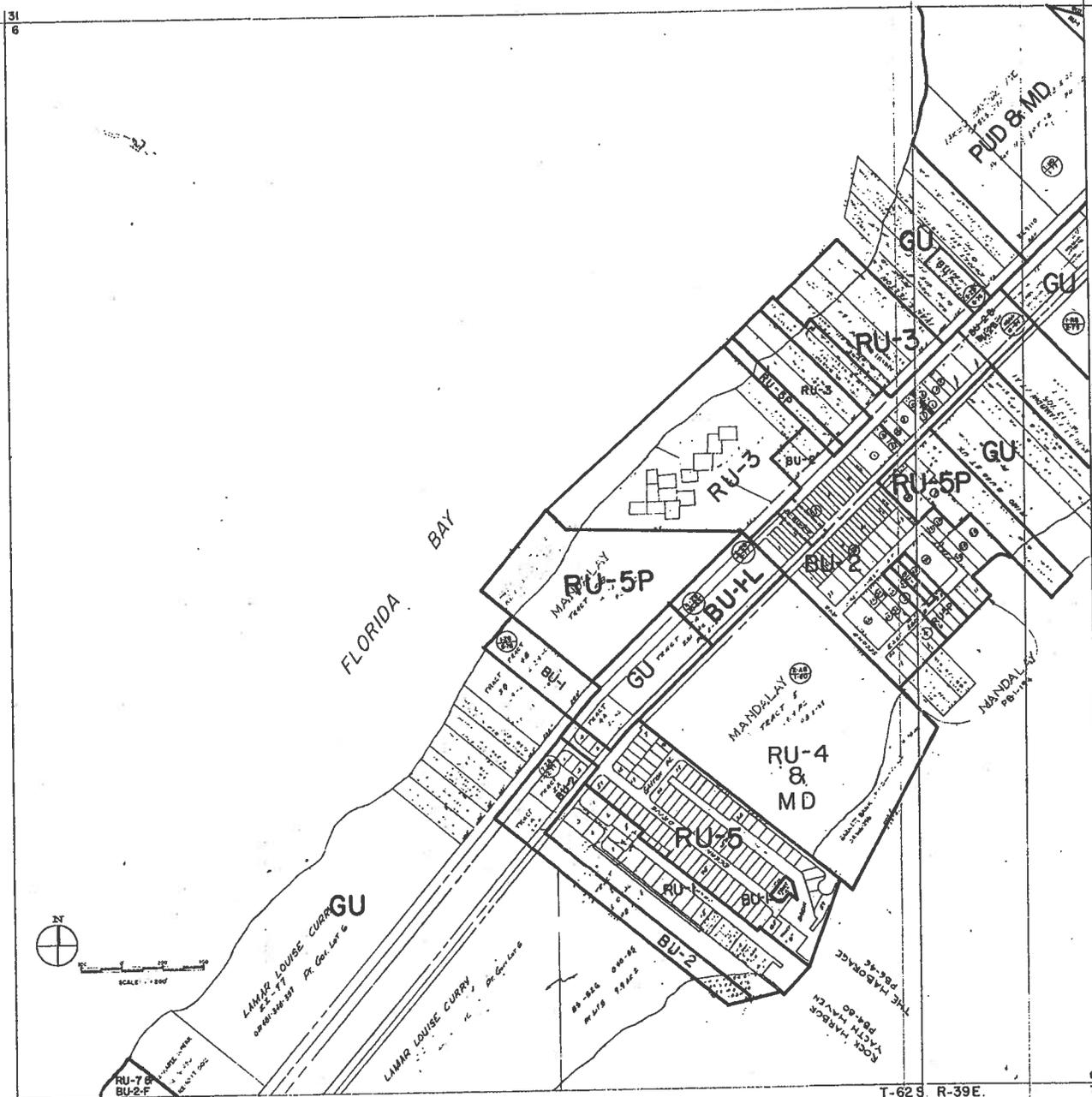
Sincerely yours,



Townsley Schwab, Senior Director of Planning & Environmental Resources

CC: Joseph Haberman, Planning & Development Review Manager  
Mayte Santamaria, Assistant Director of Planning & Environmental Resources  
Michael Roberts, Senior Administrator of Environmental Resources





T-62 S R-39 E



**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: 1104892 Parcel ID: 00091020-000000**

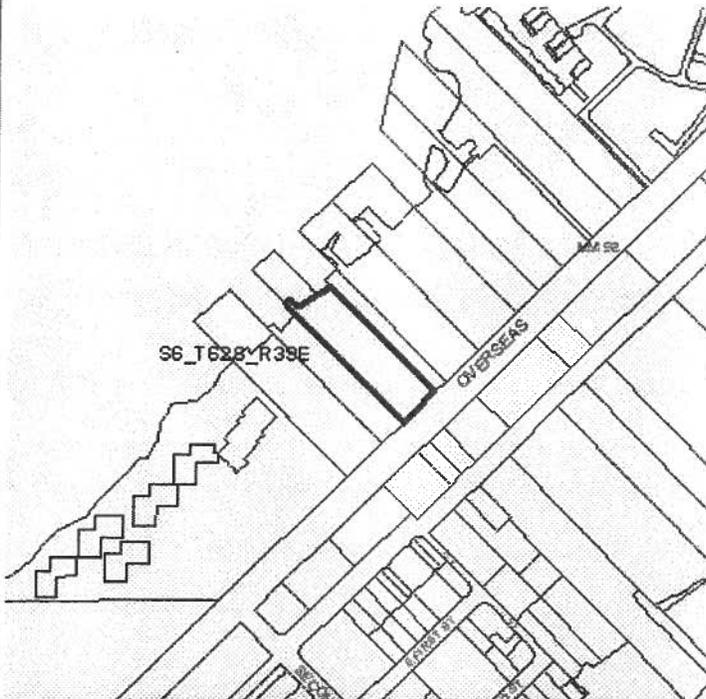
**Ownership Details**

**Mailing Address:**  
SEE THE SEA OF KEY LARGO INC  
PO BOX 372098  
KEY LARGO, FL 33037-7098

**Property Details**

**PC Code:** 39 - HOTELS,MOTELS  
**Millage Group:** 500K  
**Affordable Housing:** No  
**Section-Township-Range:** 06-62-39  
**Property Location:** 97702 OVERSEAS HWY KEY LARGO  
**Legal Description:** 6-62-39 KEY LARGO PB 1-59 PT LOT 10 OR621-642-643 OR740-681 OR798-1846/1847 OR835-1211/1212E  
**Description:** OR959-255/256 I I F BAY BOTTOM LEASE 440000755 OR1219-92/99 OR1453-1358/59 OR1543-1911/23II  
LEASE OR2449-406BAY BOTTOM LEASE 440000755

Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
10HW - COMM/HWY/WATER	0	0	1.64 AC

### Building Summary

Number of Buildings: 5  
Number of Commercial Buildings: 5

Total Living Area: 6172  
Year Built: 1954

**Building 1 Details**

Building Type  
Effective Age 19  
Year Built 1968  
Functional Obs 0

Condition A  
Perimeter 144  
Special Arch 0  
Economic Obs 0

Quality Grade 250  
Depreciation % 23  
Grnd Floor Area 812

**Inclusions:**

Roof Type  
Heat 1  
Heat Src 1

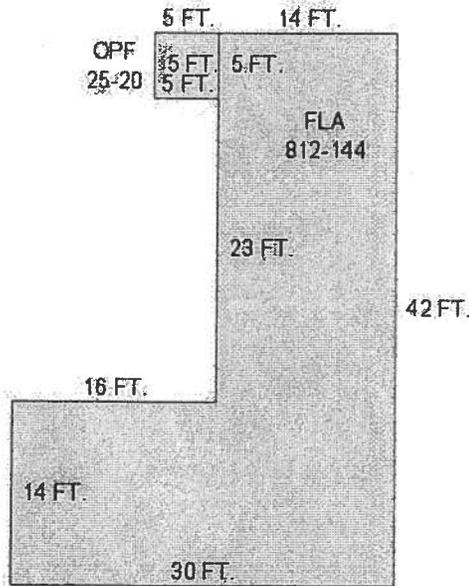
Roof Cover  
Heat 2  
Heat Src 2

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 12

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	1983				812
2	OPF		1	1983				25

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6921	HOTEL/MOTEL C	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1990	C.B.S.	100

### Building 2 Details

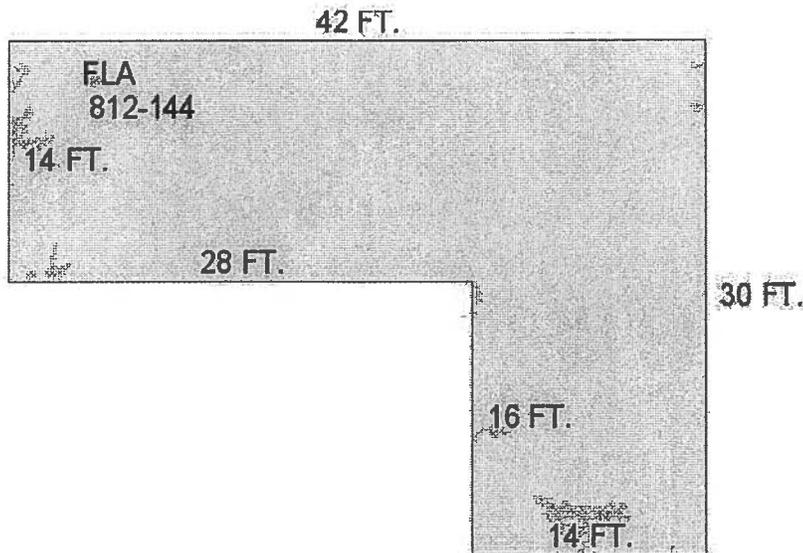
Building Type	Condition A	Quality Grade 250
Effective Age 19	Perimeter 144	Depreciation % 23
Year Built 1971	Special Arch 0	Grnd Floor Area 812
Functional Obs 0	Economic Obs 0	

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 12	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
-----	------	----------	-----------	------------	-------	-----	------------	---------------------	------

1 FLA 1 1983 812

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6923	HOTEL/MOTEL D	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1991	C.B.S.	100

**Building 3 Details**

Building Type  
Effective Age 13  
Year Built 1983  
Functional Obs 0

Condition A  
Perimeter 268  
Special Arch 0  
Economic Obs 0

Quality Grade 300  
Depreciation % 15  
Grnd Floor Area 2,100

Inclusions:

Roof Type  
Heat 1  
Heat Src 1

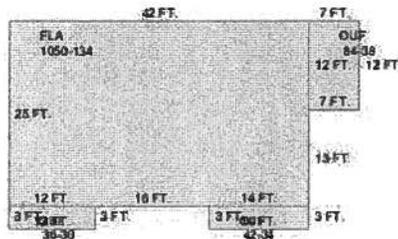
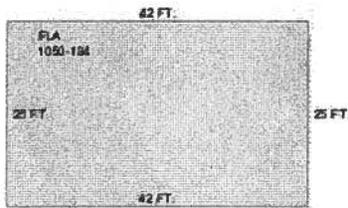
Roof Cover  
Heat 2  
Heat Src 2

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 27

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	1983					1,050
2	FLA		1	1983					1,050
3	OUF		1	1983					36
4	OUF		1	1983					42
5	OUF		1	1983					84

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6924	HOTEL/MOTEL C	100	N	Y
	6925	HOTEL/MOTEL C	100	N	Y
	6926	OUF	100	N	N
	6927	OUF	100	N	N
	6928	OUF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1992	AB AVE WOOD SIDING	100

**Building 4 Details**

Building Type  
 Effective Age 27  
 Year Built 1954  
 Functional Obs 0

Condition A  
 Perimeter 220  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 35  
 Grnd Floor Area 1,636

Inclusions:

Roof Type  
 Heat 1  
 Heat Src 1

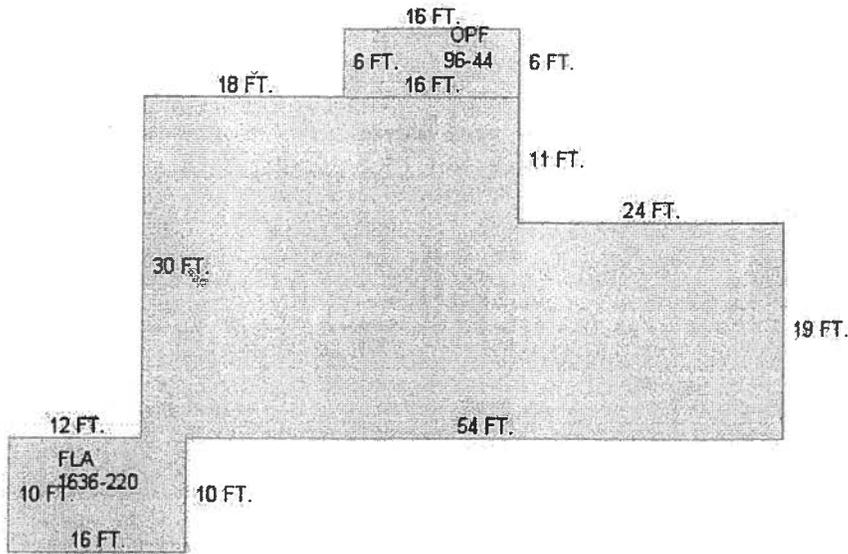
Roof Cover  
 Heat 2  
 Heat Src 2

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 12

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	1983					1,636
2	OPF		1	1983					96

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6929	APARTMENTS	60	N	Y
	6930	OFF BLDG-1 STY-D	10	N	N
	6931	HOTEL/MOTEL D	30	N	Y

**Exterior Wall:**

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

**Building 5 Details**

Building Type  
 Effective Age 19  
 Year Built 1968  
 Functional Obs 0

Condition A  
 Perimeter 144  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 23  
 Grnd Floor Area 812

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

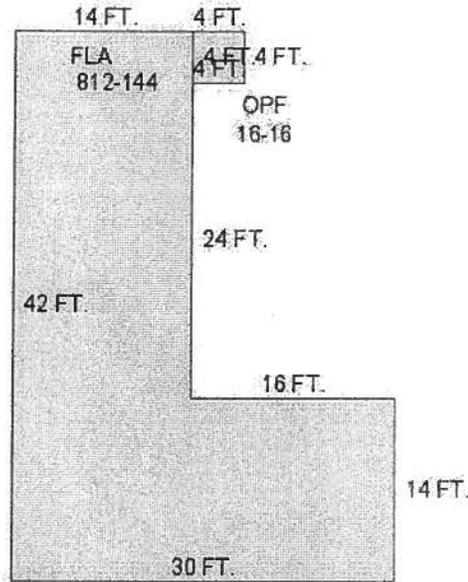
Roof Cover  
 Heat 2  
 Heat Src 2

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 12

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	OPF		1	1983					16
2	FLA		1	1983					812

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6932	HOTEL/MOTEL D	100	N	N

**Exterior Wall:**

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

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	320 SF	32	10	1974	1975	3	40
2	DK3:CONCRETE DOCK	840 SF	60	14	1974	1975	4	60
3	DK4:WOOD DOCKS	480 SF	60	8	1974	1975	3	40

4	SW2:SEAWALL	240 SF	120	2	1974	1975	3	60
5	TK2:TIKI	225 SF	15	15	1974	1975	3	40
6	FN2:FENCES	665 SF	133	5	1985	1986	4	30
7	PO2:LOW COST POOL	800 SF	0	0	1994	1995	2	40
8	WD2:WOOD DECK	2,500 SF	0	0	1994	1995	2	40
9	UB2:UTILITY BLDG	70 SF	0	0	1979	1980	1	50
10	UB2:UTILITY BLDG	360 SF	0	0	1979	1980	1	50
11	AP2:ASPHALT PAVING	4,400 SF	0	0	2006	2007	1	25
12	PT2:BRICK PATIO	120 SF	0	0	2006	2007	1	50
13	TK2:TIKI	64 SF	8	8	2007	2011	4	40
14	TK2:TIKI	64 SF	8	8	2007	2011	4	40
15	TK2:TIKI	64 SF	8	8	2007	2011	4	40
16	TK2:TIKI	64 SF	8	8	2007	2011	4	40
17	PT4:PATIO	1,800 SF	60	30	1995	2011	1	50
18	PO6:COMM POOL	450 SF	30	15	2007	2011	3	50

### Appraiser Notes

BAY HARBOR LODGE #1 2 EFF #2 2EFF #3 5 UTS UP 1 UT DN 2002 CUT OUT DONE TPP ACCOUNT #8528680.

### Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	13305102	03/11/2014		1		SPALLING REPAIRS
	9432961	05/01/1995	11/01/1995	1	Commercial	POOL
	12302699	07/10/2012	08/16/2012	1	Commercial	RE-ROOF
	05306345	01/11/2006	09/26/2006	1	Commercial	ASPHALT OVERLAY & NEW PAVERS

### 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	604,636	104,081	863,625	1,482,555	1,482,555	0	1,482,555
2012	610,299	107,115	839,475	1,817,965	1,668,002	0	1,817,965
2011	628,481	61,350	839,475	1,840,297	1,516,366	0	1,840,297
2010	631,312	63,863	895,440	1,378,515	1,378,515	0	1,378,515
2009	656,851	65,610	1,087,320	1,470,475	1,355,415	0	1,470,475
2008	662,513	68,186	1,599,000	1,232,196	1,232,196	0	1,232,196
2007	515,418	64,350	1,045,425	1,450,000	1,450,000	0	1,450,000
2006	524,809	54,757	1,045,425	1,772,470	1,772,470	0	1,772,470
2005	524,809	56,182	1,045,425	1,892,644	1,892,644	0	1,892,644

2004	540,682	58,099	1,045,425	1,972,111	1,972,111	0	1,972,111
2003	540,682	59,528	696,950	1,721,261	1,721,261	0	1,721,261
2002	540,682	61,697	696,950	1,393,402	1,393,402	0	1,393,402
2001	365,431	61,441	91,125	393,657	393,657	0	393,657
2000	365,431	24,716	65,610	393,657	393,657	0	393,657
1999	365,431	25,277	65,610	393,657	393,657	0	393,657
1998	243,891	26,273	65,610	393,657	393,657	0	393,657
1997	243,891	26,933	65,610	393,657	393,657	0	393,657
1996	221,720	27,944	65,610	393,657	393,657	0	393,657
1995	221,720	8,833	65,610	393,657	393,657	0	393,657
1994	221,720	9,181	65,610	390,198	390,198	0	390,198
1993	221,720	9,512	65,610	365,016	365,016	0	365,016
1992	221,720	9,914	65,610	365,016	365,016	0	365,016
1991	221,720	10,177	65,610	365,016	365,016	0	365,016
1990	221,720	10,593	65,610	365,016	365,016	0	365,016
1989	221,720	10,911	65,610	364,981	364,981	0	364,981
1988	179,007	9,456	65,610	254,073	254,073	0	254,073
1987	176,148	9,731	65,610	251,489	251,489	0	251,489
1986	175,954	8,724	67,500	252,178	252,178	0	252,178
1985	152,077	8,910	25,581	186,568	186,568	12,500	174,068
1984	149,880	9,208	25,581	184,669	184,669	12,500	172,169
1983	53,157	0	25,581	78,738	78,738	0	78,738
1982	54,029	0	25,581	79,610	79,610	0	79,610

### 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
4/1/1997	1453 / 1358	1,450,000	WD	M
11/1/1985	959 / 255	1	WD	M

This page has been visited 29,084 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: 1104876 Parcel ID: 00091000-000000**

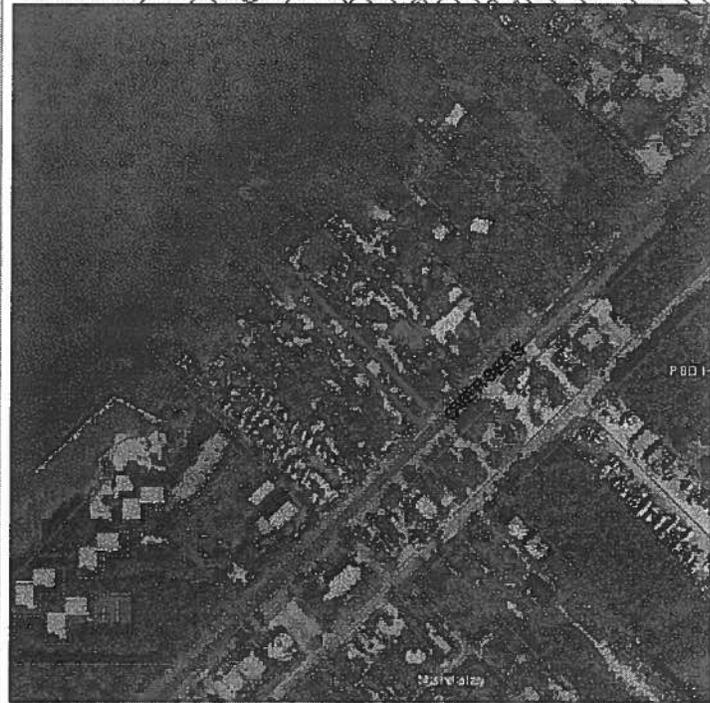
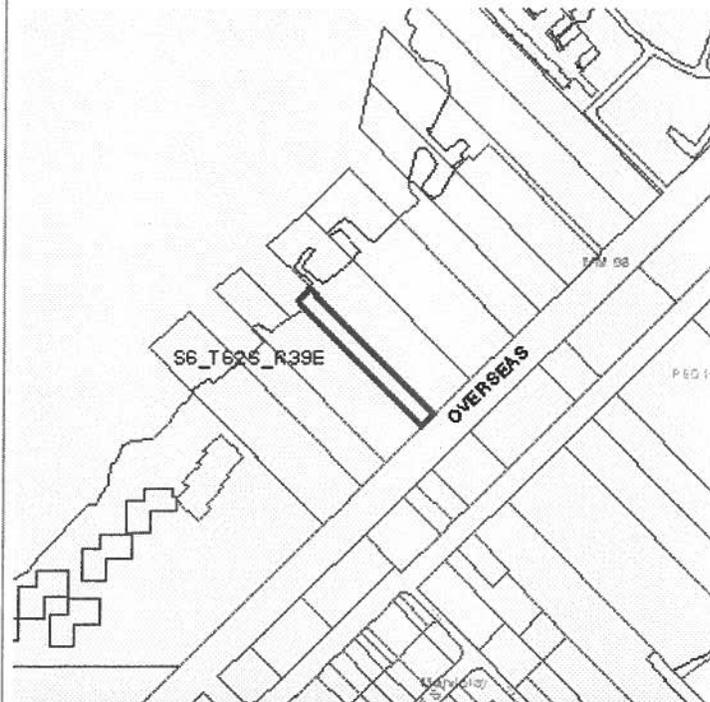
**Ownership Details**

**Mailing Address:**  
COCONUT BAY OF KEY LARGO INC  
PO BOX 372098  
KEY LARGO, FL 33037-7098

**Property Details**

**PC Code:** 39 - HOTELS,MOTELS  
**Millage Group:** 500K  
**Affordable Housing:** No  
**Section-Township-Range:** 06-62-39  
**Property Location:** 97770 OVERSEAS HWY KEY LARGO  
**Legal Description:** 6 62 39 ISLAND OF KEY LARGO PB1-59 PT LOT 10 OR386-830-831 OR459-265 CASE80-123-CP-12 OR821-938D/C OR835-1213/14E OR1088-2154/55 OR1305-99/101F/J OR1313-842/43 OR1319-1366/67C OR1859/1528/40F/J OR1878-1485/86 OR2644-1940/41

Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
10HW - COMM/HWY/WATER	0	0	24,775.00 SF

### Building Summary

Number of Buildings: 3  
 Number of Commercial Buildings: 3

Total Living Area: 2856  
Year Built: 1967

### Building 1 Details

Building Type  
Effective Age 19  
Year Built 1967  
Functional Obs 0

Condition A  
Perimeter 160  
Special Arch 0  
Economic Obs 0

Quality Grade 250  
Depreciation % 23  
Grnd Floor Area 1,404

**Inclusions:**

Roof Type  
Heat 1  
Heat Src 1

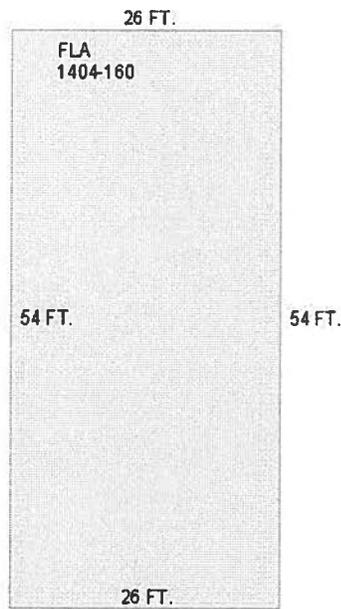
Roof Cover  
Heat 2  
Heat Src 2

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 6

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	1990					1,404

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6912	HOTEL/MOTEL C	100	N	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1981	C.B.S.	100

### Building 2 Details

Building Type  
 Effective Age 19  
 Year Built 1967  
 Functional Obs 0

Condition A  
 Perimeter 88  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 23  
 Grnd Floor Area 384

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

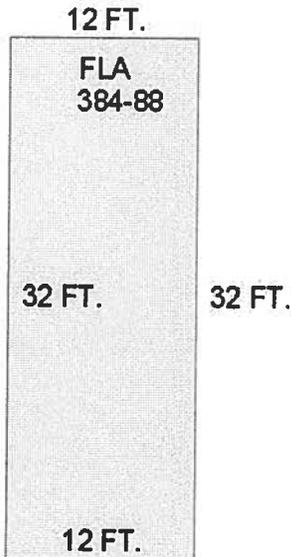
Roof Cover  
 Heat 2  
 Heat Src 2

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 6

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	1990					384

**Interior Finish:**

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

6913	HOTEL/MOTEL C	100	N	Y
------	---------------	-----	---	---

Exterior Wall:

Interior Finish Nbr	Type	Area %
1982	C.B.S.	100

**Building 3 Details**

Building Type  
 Effective Age 19  
 Year Built 1967  
 Functional Obs 0

Condition A  
 Perimeter 136  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 23  
 Grnd Floor Area 1,068

Inclusions:

Roof Type  
 Heat 1  
 Heat Src 1

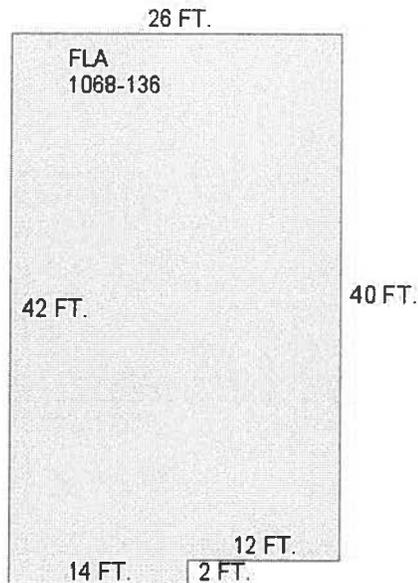
Roof Cover  
 Heat 2  
 Heat Src 2

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 6

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	1990				1,068

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6914	HOTEL/MOTEL B	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1983	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	TK2:TIKI	144 SF	12	12	1988	1989	2	40
2	BR2:BOAT RAMP	250 SF	10	25	1977	1978	2	60
3	WD2:WOOD DECK	84 SF	12	7	1992	1993	2	40
4	FN2:FENCES	210 SF	35	6	1992	1993	2	30
5	PT3:PATIO	600 SF	0	0	1992	1993	2	50
6	SW2:SEAWALL	280 SF	70	4	1975	1976	3	60
7	FN2:FENCES	870 SF	145	6	1984	1985	2	30
8	CL2:CH LINK FENCE	1,480 SF	370	4	1975	1976	2	30
9	WD2:WOOD DECK	144 SF	12	12	1975	1976	1	40
10	AP2:ASPHALT PAVING	1,217 SF	0	0	1975	1976	1	25
11	DK4:WOOD DOCKS	210 SF	35	6	1975	1976	3	40
12	SW2:SEAWALL	220 SF	55	4	1975	1976	3	60

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	281,408	20,199	619,375	605,550	531,581	0	605,550
2012	281,408	20,461	588,050	483,256	483,256	0	483,256
2011	296,028	21,134	588,050	489,193	489,193	0	489,193
2010	296,028	21,678	526,893	599,728	599,728	0	599,728
2009	310,647	22,292	658,616	720,304	720,304	0	720,304
2008	310,647	23,014	711,541	821,464	821,464	0	821,464
2007	245,094	18,473	188,176	1,050,000	1,050,000	0	1,050,000
2006	250,860	17,430	188,176	796,327	796,327	0	796,327
2005	250,860	17,874	188,176	736,028	736,028	0	736,028
2004	253,742	18,269	188,176	1,073,561	1,073,561	0	1,073,561
2003	253,742	18,658	188,176	450,236	450,236	0	450,236
2002	253,742	19,220	188,176	428,796	428,796	0	428,796
2001	253,742	19,712	188,176	428,796	428,796	0	428,796

2000	253,742	8,120	188,176	428,796	428,796	0	428,796
1999	253,742	8,392	188,176	317,798	317,798	0	317,798
1998	169,629	8,626	188,176	317,798	317,798	0	317,798
1997	169,629	8,887	188,176	317,798	317,798	0	317,798
1996	154,209	9,146	188,176	317,798	317,798	0	317,798
1995	154,209	9,392	188,176	317,798	317,798	0	317,798
1994	154,209	4,500	48,600	210,063	210,063	25,000	185,063
1993	139,214	4,027	48,600	191,841	191,841	25,000	166,841
1992	139,214	4,148	48,600	191,962	191,962	25,000	166,962
1991	139,214	4,245	48,600	192,059	192,059	25,000	167,059
1990	91,763	0	48,600	140,363	140,363	25,000	115,363
1989	86,689	0	48,600	135,289	135,289	0	135,289
1988	74,041	0	48,600	122,641	122,641	0	122,641
1987	73,142	0	48,600	121,742	121,742	0	121,742
1986	73,555	0	25,581	99,136	99,136	0	99,136
1985	70,494	0	25,581	96,075	96,075	0	96,075
1984	66,369	0	25,581	91,950	91,950	0	91,950
1983	66,369	0	25,581	91,950	91,950	0	91,950
1982	67,651	0	25,581	93,232	93,232	0	93,232

### Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
8/6/2013	2644 / 1940	100	QC	11
6/1/1994	1313 / 0842	410,000	WD	Q
4/1/1989	1088 / 2154	215,000	WD	Q

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



# Monroe County Property Appraiser - Radius Report

AK: 1103934	Parcel ID: 00090961-000300	Physical Location	97652 OVERSEAS	APT 3	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR650-72/73 OR853-11					
Owners Name: GÂRCIA AVELINO AND MONICA G					
Address: 8401 SW 84TH TER		MIAMI	FL 33143-6919		
AK: 1103951	Parcel ID: 00090961-000500	Physical Location	97652 OVERSEAS	APT 5	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR686-779 OR815-					
Owners Name: VENDITTI AMY M					
Address: 97652 OVERSEAS HWY APT P5		KEY LARGO	FL 33037-2206		
AK: 1679747	Parcel ID: 00554250-000000	Physical Location	97670 OVERSEAS		KEY LARGO
Legal Description: BK 1 LT MANDALAY PB1-194 KEY LARGO LOTS 14, 15, 16, 17, 18, 19, 20, 21, 22 & 23 (RE'S:55426 THRU 554					
Owners Name: FIRST STATE BANK OF THE FLORIDA KEYS C/O ACCOUNT PAYABLE					
Address: 3406 N ROOSEVELT BLVD		KEY WEST	FL 33040-4266		
AK: 1104027	Parcel ID: 00090961-001200	Physical Location	97652 OVERSEAS	APT 12	KEY LARGO
Legal Description: APT 12 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO 3-645 OR775-640 OR799-395 OR1553-392					
Owners Name: WALTZMAN STUART REV TRUST 12/4/1998					
Address: 333 E 30TH ST APT 18J		NEW YORK	NY 10016-6459		
AK: 1103829	Parcel ID: 00090890-000000	Physical Location	97674 OVERSEAS		KEY LARGO
Legal Description: 6 62 39 ISLAND OF KEY LARGO PB1-59 PT LOT 8 OR534- 804E IR541-573 OR749-324-326 OR751-975/998 PRO					
Owners Name: UPPER KEYS MARINE CONSTRUCTION INC					
Address: PO BOX 372790		KEY LARGO	FL 33037-7790		
AK: 1104043	Parcel ID: 00090962-000100	Physical Location	97652 OVERSEAS	APT 1	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR656-111/12 OR1814-					
Owners Name: BANKS ROBERT W					
Address: 3831 SW 56TH ST		FORT LAUDERDALE	FL 33312-6207		
AK: 1103918	Parcel ID: 00090961-000100	Physical Location	97652 OVERSEAS	APT 1	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR625-855/856					
Owners Name: CULLEN ROBERT F JR AND KAREN J					
Address: 14641 SW 67TH AVENUE		MIAMI	FL 33101		
AK: 1104051	Parcel ID: 00090962-000200	Physical Location	97652 OVERSEAS	APT 2	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 2 8.3% COMMON ELEMENTS OR636-276 OR990-65/6					
Owners Name: HALE SALLY M 2004 REVOCABLE TRUST					
Address: 23 FAIRWAY HEIGHTS RD		CENTER HARBOR	NH 03226		
AK: 1104060	Parcel ID: 00090962-000300	Physical Location	97652 OVERSEAS	APT 3	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR646-388 OR823-245					
Owners Name: BROCK LISA M					
Address: 14606 JOCKEYS RIDGE DR		CHARLOTTE	NC 28277-3716		
AK: 1104001	Parcel ID: 00090961-001000	Physical Location	97652 OVERSEAS	APT 10	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR661-839					
Owners Name: HALEY JAMES A TRUST					
Address: 11034 SW 37TH MNR		DAVIE	FL 33328-1318		
AK: 1103977	Parcel ID: 00090961-000700	Physical Location	97652 OVERSEAS	APT 7	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 7 658-334-335 OR1259-1360/61 OR1540-2442/43 OR15					
Owners Name: BURGESS CHRISTOPHER R AND ANGELA D					
Address: 15440 SW 148 PL		MIAMI	FL 33187		

AK: 1103993 Parcel ID: 00090961-000900 Physical Location 97652 OVERSEAS APT 9 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 9 8.5% COMMON ELEMENTS OR687-249 OR841-110  
 Owners Name: STARR MOORE  
 Address: 3290 NORTHSIDE PKWY NW STE 375 ATLANTA GA 30327-2273

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AK: 1103985 Parcel ID: 00090961-000800 Physical Location 97652 OVERSEAS APT 8 KEY LARGO  
 Legal Description: APT 8 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO -832-833 OR888-1836 OR1213-909/10 OR1753-2265C  
 Owners Name: SCHOTT DEANA L  
 Address: 2056 HUTTON PT LONGWOOD FL 32779-2855

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AK: 1103969 Parcel ID: 00090961-000600 Physical Location 97652 OVERSEAS APT 6 KEY LARGO  
 Legal Description: APT 6 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO -615 OR665-500 OR670-729 OR824-1095 OR824-1096  
 Owners Name: DILLON WILLIAM  
 Address: 30800 S WIXOM RD WIXOM MI 48393-2418

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AK: 1103926 Parcel ID: 00090961-000200 Physical Location 97652 OVERSEAS APT 2 KEY LARGO  
 Legal Description: UNIT 2 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO OR607-350 OR1315-839D/C OR1317-1183/93EST-PR  
 Owners Name: WASSER MARK  
 Address: 870 NARRAGANSETT LN KEY LARGO FL 33037-2774

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AK: 1104914 Parcel ID: 00091040-000000 Physical Location VACANT LAND KEY LARGO  
 Legal Description: 6 62 39 ISLAND OF KEY LARGO BAY BTM ADJ PT LOT 10 OR142-318/319  
 Owners Name: UNGER FRANK  
 Address: 97702 OVERSEAS HWY KEY LARGO FL 33037-2297

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AK: 8497628 Parcel ID: 00090961-000400 Physical Location 97652 OVERSEAS APT 4 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO & 7.1% COMMON ELEMENTS OR612-553 OR810-  
 Owners Name: BODKER TERRI L  
 Address: 97652 OVERSEAS HWY APT P4 KEY LARGO FL 33037-2206

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AK: 1104019 Parcel ID: 00090961-001100 Physical Location 97652 OVERSEAS APT 11 KEY LARGO  
 Legal Description: UNIT 11 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO 53-256/57 OR688-274/75 OR748-514 OR1110-654 OR  
 Owners Name: MAYER ANN E FINN AND ROBERT T  
 Address: 3 FAIRVIEW TER GREENLAND NH 03840-2242

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AK: 1104124 Parcel ID: 00090962-000900 Physical Location 97652 OVERSEAS APT 9 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR655-67-68 OR828-  
 Owners Name: HEINER FREDERICK H AND DONNA E  
 Address: 97652 OVERSEAS HWY APT T9 KEY LARGO FL 33037-2226

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AK: 1104396 Parcel ID: 00090964-001000 Physical Location 97652 OVERSEAS APT 10 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR714-758 OR1078-21  
 Owners Name: GREENSPAN RICHARD R AND YVETTE M  
 Address: 16073 BRIER CREEK DR DELRAY BEACH FL 33446-9561

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AK: 1104493 Parcel ID: 00090965-000700 Physical Location 97652 OVERSEAS APT 7 KEY LARGO  
 Legal Description: APT 7 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO 14-296 OR860-1470 OR1067-348 OR1440-1734 OR15-  
 Owners Name: KALATZIS DIMITRIOS AND JOANNE  
 Address: 97652 OVERSEAS HWY APT M7 KEY LARGO FL 33037-2225

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AK: 1104752 Parcel ID: 00090966-002000 Physical Location 97652 OVERSEAS APT 43 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 43 & 3.07% COMMON ELEMENTS OR778-231 OR920-529/30 OR1408-649/5C  
 Owners Name: HAYNIE J NEIL AND SUSAN INCE  
 Address: 1700 SW 12 AVE BOCA RATON FL 33486

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AK: 1104809 Parcel ID: 00090966-002500 Physical Location 97652 OVERSEAS APT P1 KEY LARGO  
 Legal Description: APT P-1 ROCK HARBOR CONDOMINIUM 6 OR778-694 OR2340 -817/18D/C OR2374-99 OR2635-102021R/S  
 Owners Name: KROHN JOHN RAMON JR  
 Address: 61 BITTERN DR GETTYSBURG PA 17325-8611

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AK: 1104841 Parcel ID: 00090966-002900 Physical Location 97652 OVERSEAS APT P5 KEY LARGO  
Legal Description: APT P5 ROCK HARBOR CONDOMINIUM #6 OR778-1326 OR8 07-1971 OR822-411 OR1626-1988/90 OR1682-764 (U)  
Owners Name: STONE THOMAS J TRUST 7/21/2000  
Address: PO BOX 372880 KEY LARGO FL 33037-7880

AK: 1104230 Parcel ID: 00090963-000700 Physical Location 97652 OVERSEAS APT 7 KEY LARGO  
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 7 8.5% COMMON ELEMENTS OR604-838 OR756-179'  
Owners Name: SOMOGYI ROBERT J AND MARILYN B  
Address: 42 W COLLEGE AVE APT 314S YARDLEY PA 19067-1553

AK: 1104418 Parcel ID: 00090964-001200 Physical Location 97652 OVERSEAS APT 12 KEY LARGO  
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR681-204 OR786-90/  
Owners Name: KLÄSFELD ILENE AND JON  
Address: 1908 NW 4TH AVE APT 112 BOCA RATON FL 33432-1501

AK: 1104434 Parcel ID: 00090965-000100 Physical Location 97652 OVERSEAS APT 1 KEY LARGO  
Legal Description: APT 1 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO -402/403 OR824-335 OR1009-2027 OR1270-1348 OR1  
Owners Name: MARTÍNEZ PETER JOSEPH AND PILAR  
Address: 5740 SW 116TH ST CORAL GABLES FL 33156-5033

AK: 1104612 Parcel ID: 00090966-000600 Physical Location 97652 OVERSEAS APT 7 KEY LARGO  
Legal Description: APT 7 ROCK HARBOR CONDOMINIUM 6 OR778-705 OR847-69 7 OR931-2309 OR1015-1892 OR1168-973/74 OR1518-  
Owners Name: BOLAND C SAMUEL AND KATHY B  
Address: 97652 OVERSEAS HWY HH 7 KEY LARGO FL 33037-2221

AK: 1104191 Parcel ID: 00090963-000300 Physical Location 97652 OVERSEAS APT 3 KEY LARGO  
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR612-635 OR823-601  
Owners Name: LISOR SUZANNE K REV TR  
Address: 1103 SPRING BROOKE DR GOSHEN IN 46528-5059

AK: 1104388 Parcel ID: 00090964-000900 Physical Location 97652 OVERSEAS APT 9 KEY LARGO  
Legal Description: APT NO 9 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO OR716-566 OR1078-2160AFF OR1331-394AFF OR13  
Owners Name: HARRELSON PEGGY GREGSON REVOCABLE TRUST 3/14/14 C/O HARRELSON MIKE CO-TRUSTEE  
Address: 1119 S 3RD AVE BOZEMAN MT 59715-5264

AK: 1104469 Parcel ID: 00090965-000400 Physical Location 97652 OVERSEAS APT 4 KEY LARGO  
Legal Description: APT 4 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO -118 OR1023-2374(JB) OR1597-957/58  
Owners Name: LESPERANCE LISA V  
Address: 230 EAST ST WAYNESVILLE NC 28786-3836

AK: 1104655 Parcel ID: 00090966-001000 Physical Location 97652 OVERSEAS APT 25 KEY LARGO  
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 25 & 3.07% LEMENTS OR778-217 OR829-1608 OR951-1864/186.  
Owners Name: MOFFITT GREGORY P AND REGINA A  
Address: 29453 CEDAR NECK RD OCEAN VIEW DE 19970

AK: 1104175 Parcel ID: 00090963-000100 Physical Location 97652 OVERSEAS APT 1 KEY LARGO  
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR624-177 OR801-610.  
Owners Name: KRÄUSE JOSEPH AND FRANCES  
Address: 2637 NW 23RD WAY BOCA RATON FL 33431-4015

AK: 1104353 Parcel ID: 00090964-000600 Physical Location 97652 OVERSEAS APT 6 KEY LARGO  
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 6 8.5% COMMON ELEMENTS OR698-778 OR940-775.  
Owners Name: HELSEL ZANE AND JOAN E  
Address: 2144 PENNINGTON RD EWING NJ 08638-1433

AK: 1104531 Parcel ID: 00090965-001100 Physical Location 97652 OVERSEAS APT 11 KEY LARGO  
Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO R700-308 OR806-919 OR1310-204/05 OR1585-2162 C  
Owners Name: BELLIS STEPHEN L AND MARTHA A LIV TR DTD 11/23/05  
Address: PO BOX 524 INDIAN RIVER MI 49749-0524

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AK: 1104710 Parcel ID: 00090966-001600 Physical Location 97652 OVERSEAS APT 35 KEY LARGO  
 Legal Description: APT 35 ROCK HARBOR CONDOMINIUM 6 OR778-886 OR812-4 19 OR817-280 OR1038-1684/93 OR1335-590/91M/T C  
 Owners Name: VEIL MARK AND TINA  
 Address: 107 WOODSMUIR CT PALM BEACH FL 33418-8020

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AK: 1104442 Parcel ID: 00090965-000200 Physical Location 97652 OVERSEAS APT 2 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 2 680-188 OR784-131 OR840-491 OR870-1860FJ CASE  
 Owners Name: ADAM RYAN A REV TR OF 05/13/05  
 Address: 600 S ATLANTIC AVE DAYTONA BEACH FL 32118

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AK: 1104451 Parcel ID: 00090965-000300 Physical Location 97652 OVERSEAS APT 3 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR654-185/86 OR1014  
 Owners Name: SANTANA RAMON R AND YOLANDA ACEBAL  
 Address: PO BOX 901368 HOMESTEAD FL 33090-1368

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AK: 1104591 Parcel ID: 00090966-000400 Physical Location 97652 OVERSEAS APT 5 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 6 APT 5 OR781-1574 O R826-2121 OR1407-124 OR1780-75/77 OR1780-78AF  
 Owners Name: SPRINKLE GEORGE C JR AND MELISSA B  
 Address: 17205 SW 256TH ST HOMESTEAD FL 33031

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AK: 1104604 Parcel ID: 00090966-000500 Physical Location 97652 OVERSEAS APT 6 KEY LARGO  
 Legal Description: APT 6 ROCK HARBOR CONDOMINIUM PT 6 OR778-238 -305 OR877-2423 OR1055-2109 OR1055-2110/2112 O  
 Owners Name: ROBINSON JOHN G AND BARBARA J  
 Address: 97652 OVERSEAS HWY OFC KEY LARGO FL 33037-2216

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AK: 1104540 Parcel ID: 00090965-001200 Physical Location 97652 OVERSEAS APT 12 KEY LARGO  
 Legal Description: APT NO 12 ROCK HARBOR CONDOMINIUM NO 5 KEY OR725-511 OR1099-1314 OR1103-1352C OR1255-84  
 Owners Name: HENRY MORRIS  
 Address: 97652 OVERSEAS HWY APT C12 KEY LARGO FL 33037-2223

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AK: 1104574 Parcel ID: 00090966-000200 Physical Location 97652 OVERSEAS APT 3 KEY LARGO  
 Legal Description: APT 3 ROCK HARBOR CONDOMINIUM 6 OR778-892 OR811-18 01 OR1110-1647 OR2456-881  
 Owners Name: HENRIQUES ROBERT C  
 Address: 11 CHESTER SQ GLOUCESTER MA 01930-1313

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AK: 1104647 Parcel ID: 00090966-000900 Physical Location 97652 OVERSEAS APT 24 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 24 & 3.72% LEMENTS OR778-888 OR1014-289 OR1174-1140/42  
 Owners Name: VALERIUS THOMAS F AND LYNN C  
 Address: 9200 SW 85TH ST MIAMI FL 33173-4527

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AK: 1104141 Parcel ID: 00090962-001100 Physical Location 97652 OVERSEAS APT 11 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR682-753 OR835-1  
 Owners Name: SULLIVAN PATRICIA P TR 11/3/2003  
 Address: 535 LUENGA AVE CORAL GABLES FL 33146-2716

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AK: 1104337 Parcel ID: 00090964-000400 Physical Location 97652 OVERSEAS APT 4 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 4 7.1% COMMON ELEMENTS OR646-439 OR844-809  
 Owners Name: BOLAND C SAMUEL AND KATHY B  
 Address: 97652 OVERSEAS HWY APT C4 KEY LARGO FL 33037-2202

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AK: 1104515 Parcel ID: 00090965-000900 Physical Location 97652 OVERSEAS APT 9 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 9 8.5% COMMON ELEMENTS OR715-463 OR1631-18  
 Owners Name: ROBERTS WILLIAM C AND MARY A  
 Address: 763 CHAPMAN LOOP THE VILLAGES FL 32162

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AK: 1104698 Parcel ID: 00090966-001400 Physical Location 97652 OVERSEAS APT 33 KEY LARGO  
 Legal Description: APT 33 ROCK HARBOR CONDOMINIUM 6 OR778-224 OR2581- 1245/53WILL OR2591-1497  
 Owners Name: WALSH FRANK B JR REVOCABLE TRUST 11/30/1996  
 Address: 97652 OVERSEAS HWY APT S4 KEY LARGO FL 33037-2203

AK: 1104868 Parcel ID: 00090966-003100 Physical Location 97652 OVERSEAS APT PH7 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM 6 APT P7 OR778-882 OR975-1 981 OR 975-1982AFF OR1429-1640/41 OR1745-2127/  
 Owners Name: OKUN THEODORE  
 Address: 97652 OVERSEAS HWY PH 7 KEY LARGO FL 33037-2221

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AK: 1104361 Parcel ID: 00090964-000700 Physical Location 97652 OVERSEAS APT 7 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 7 8.5% COMMON ELEMENTS OR687-592 OR789-763  
 Owners Name: TUCKER ROBERT J AND CHARLENE A  
 Address: 401 CLOVER MILL RD EXTON PA 19341-2502

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AK: 1104507 Parcel ID: 00090965-000800 Physical Location 97652 OVERSEAS APT 8 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR670-40/41 OR941-  
 Owners Name: RAHAIM ANDREW D AND JEAN T  
 Address: 6 AUSPICE CIR NEWARK DE 19711-2976

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AK: 1104523 Parcel ID: 00090965-001000 Physical Location 97652 OVERSEAS APT 10 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR704-431 OR1190-2  
 Owners Name: SHUGG ROBERT C AND ELIZABETH A  
 Address: 97652 OVERSEAS HWY APT M10 KEY LARGO FL 33037-2225

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AK: 1104680 Parcel ID: 00090966-001300 Physical Location 97652 OVERSEAS APT 31 KEY LARGO  
 Legal Description: APT 31 ROCK HARBOR CONDOMINIUM #6 OR781-1588 OR 839-971 OR839-972Q/C OR951-810/13 OR951-815AF  
 Owners Name: SINISCALCO WAYNE P AND LORIN BLAKE  
 Address: 97652 OVERSEAS HWY APT HH31 KEY LARGO FL 33037-2218

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AK: 1104205 Parcel ID: 00090963-000400 Physical Location 97652 OVERSEAS APT 4 KEY LARGO  
 Legal Description: APT NO 4 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO OR601-508 OR808-2105 OR820-297 OR844-183 OR11  
 Owners Name: WALSH FRANK B JR REVOCABLE TRUST 11/30/1966  
 Address: 97652 OVERSEAS HWY APT S4 KEY LARGO FL 33037-2203

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AK: 1104221 Parcel ID: 00090963-000600 Physical Location 97652 OVERSEAS APT 6 KEY LARGO  
 Legal Description: APT NO 6 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO 600-486 OR785-1214/1216 OR814-348 OR925-388/388  
 Owners Name: GAC MARIA U  
 Address: 573 SHERIDAN RD GLENCOE IL 60022-1764

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AK: 1104272 Parcel ID: 00090963-001100 Physical Location 97652 OVERSEAS APT 11 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR682-773 OR798-246  
 Owners Name: HEELY CATHERINE G  
 Address: 11 GULL POINT RD MONMOUTH BEACH NJ 07750-1007

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AK: 1104302 Parcel ID: 00090964-000100 Physical Location 97652 OVERSEAS APT 1 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO & 8.3% COMMON ELEMENTS OR664-649/650 OR11  
 Owners Name: BESADA HUMBERTO AND MARCIA  
 Address: 2155 SW 123RD CT MIAMI FL 33175-7723

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AK: 1104663 Parcel ID: 00090966-001100 Physical Location 97652 OVERSEAS APT 26 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 26 & 3.07% ELEMENTS OR778-192 (UR WD & TRUST ON FIL  
 Owners Name: LEVY BARUCH AND JANE  
 Address: 2708 OAKMONT CT WESTON FL 33332-1834

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AK: 1104132 Parcel ID: 00090962-001000 Physical Location 97652 OVERSEAS APT 10 KEY LARGO  
 Legal Description: APT NO 10 ROCK HARBOR CONDOMINIUM NO 2 KEY R656-173/74 OR1103-446 OR1614-562  
 Owners Name: WESTER DAVID A AND SHARON M  
 Address: 4244 CHASE AVE MIAMI BEACH FL 33140-3008

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AK: 1104213 Parcel ID: 00090963-000500 Physical Location 97652 OVERSEAS APT 5 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 5 8.5% COMMON ELEMENTS OR666-835 OR1096-12  
 Owners Name: GOLDSTEIN AMBER E  
 Address: 97652 OVERSEAS HWY APT S5 KEY LARGO FL 33037-2203

AK: 1104876	Parcel ID: 00091000-000000	Physical Location	97770 OVERSEAS	KEY LARGO
Legal Description: 6 62 39 ISLAND OF KEY LARGO PB1-59 PT LOT 10 OR386 -830-831 OR459-265 CASE80-123-CP-12 OR821-938I				
Owners Name: COCONUT BAY OF KEY LARGO INC				
Address: PO BOX 372098		KEY LARGO	FL 33037-7098	
AK: 1104884	Parcel ID: 00091010-000000	Physical Location	97684 OVERSEAS 14	KEY LARGO
Legal Description: PT LT 10 6 62 39 ISLAND OF KEY LARGO OR10-165 OR6 58-35 OR736-621 OR833-592 OR888-749 OR1087-174				
Owners Name: SEAFARER RESORT AND BEACH LLC				
Address: 97684 OVERSEAS HWY		KEY LARGO	FL 33037-2214	
AK: 1104922	Parcel ID: 00091050-000000	Physical Location	97850 OVERSEAS 20	KEY LARGO
Legal Description: 6 62 39 ISLAND OF KEY LARGO PB 1-59 PT LOT 10 & . 8AC BAY BTM OR513-584 OR817-1441/1442 OR817-				
Owners Name: SOMADDA INC				
Address: PO BOX 370073		KEY LARGO	FL 33037-0073	
AK: 1104892	Parcel ID: 00091020-000000	Physical Location	97702 OVERSEAS	KEY LARGO
Legal Description: 6-62-39 KEY LARGO PB 1-59 PT LOT 10 OR621-642-643 OR740-681 OR798-1846/1847 OR835-1211/1212E OR				
Owners Name: SEE THE SEA OF KEY LARGO INC				
Address: PO BOX 372098		KEY LARGO	FL 33037-7098	
AK: 1104248	Parcel ID: 00090963-000800	Physical Location	97652 OVERSEAS APT 8	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 8 8.5% COMMON ELEMENTS OR630-580 OR785-373				
Owners Name: SEVERSON DONALD R AND LOUANNE DEC TRUST 11/12/96				
Address: PO BOX 886		ELKHORN	WI 53121	
AK: 1104256	Parcel ID: 00090963-000900	Physical Location	97652 OVERSEAS APT 9	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 9 8.5% COMMON ELEMENTS OR600-479 OR764-125:				
Owners Name: SCULL PROPERTIES LLC C/O SCULL DAVID				
Address: 7960 OLD GEORGETOWN RD STE 8C		BETHESDA	MD 20814-2418	
AK: 1104965	Parcel ID: 00091090-000000	Physical Location	97680 OVERSEAS	KEY LARGO
Legal Description: 6-62-39 ISLAND OF KEY LARGO PB1-59 PT LTS 9-10 AND .71 AC BAY BTM OR484-882/83 OR496-500 OR832-1				
Owners Name: NHC-FL 134 LLC C/O NATIONAL RV COMMUNITIES LLC				
Address: 6991 E CAMELBACK RD STE B310		SCOTTSDALE	AZ 85251-2493	
AK: 1104931	Parcel ID: 00091060-000000	Physical Location	97802 OVERSEAS	KEY LARGO
Legal Description: 6 62 39 ISLAND OF KEY LARGO PT LOT 10 AND ADJ BAY BTM OR594-431/432 OR758-1968 OR886-1427/1428				
Owners Name: RESORT PROPERTY MANAGEMENT OF THE KEYS INC				
Address: 97802 S OVERSEAS HWY		KEY LARGO	FL 33037	
AK: 1104159	Parcel ID: 00090962-001200	Physical Location	97652 OVERSEAS APT 12	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT 12 & 5% COMMON ELEMENTS OR681-658 OR1145-2385				
Owners Name: CHILDRÉE CHRISTINE C AND RONALD M				
Address: 97652 OVERSEAS HWY APT T12		KEY LARGO	FL 33037-2226	
AK: 1104183	Parcel ID: 00090963-000200	Physical Location	97652 OVERSEAS APT 2	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 2 8.3% COMMON ELEMENTS OR621-822 OR807-949				
Owners Name: KATZMAN HOWARD E AND SHIRLEY R				
Address: 7255 SW 140TH TER		PALMETTO BAY	FL 33158-1265	
AK: 1104329	Parcel ID: 00090964-000300	Physical Location	97652 OVERSEAS APT 3	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR641-215/16 OR764-5				
Owners Name: CORRADINI CAROL ANN LIV TR 06/06/2006				
Address: 7744 SW 193RD ST		CUTLER BAY	FL 33157-7389	
AK: 1104345	Parcel ID: 00090964-000500	Physical Location	97652 OVERSEAS APT 5	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 5 OR717-362 OR1487-302 OR2001-1701				
Owners Name: MCCASSEY EVERETT A AND MICHELLE M				
Address: 117 AKIOHALA PL		KAILUA	HI 96734-3902	

AK: 1104701 Parcel ID: 00090966-001500 Physical Location 97652 OVERSEAS APT 34 KEY LARGO  
 Legal Description: APT 34 ROCK HARBOR CONDOMINIUM NO 6 OR778-203 3-2023 OR864-1526 OR1531-599/600  
 Owners Name: BERNAT DOLORES P TRUST AGR 4/23/1998  
 Address: 12832 QUAIL CT PALOS HEIGHTS IL 60463-2282

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AK: 1104850 Parcel ID: 00090966-003000 Physical Location 97652 OVERSEAS APT P6 KEY LARGO  
 Legal Description: UNIT P-6 ROCK HARBOR CONDOMINIUM OR781-1566 2107 OR2612-1154  
 Owners Name: MCGEE LAWRENCE U  
 Address: 230 NANZETTA WAY LEWISVILLE NC 27023-7103

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AK: 1104281 Parcel ID: 00090963-001200 Physical Location 97652 OVERSEAS APT 12 KEY LARGO  
 Legal Description: APT 12 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO 3-588 OR845-227 OR1117-316/317 OR1475-963/67  
 Owners Name: FIRST MIDWEST TRUST COMPANY C/O FIRST MIDWEST BANK TRUST  
 Address: PO BOX 990 MOLINE IL 61266-0990

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AK: 1104671 Parcel ID: 00090966-001200 Physical Location 97652 OVERSEAS APT 27 KEY LARGO  
 Legal Description: APT 27 ROCK HARBOR CONDOMINIUM NO 6 OR778-690 3-1625 OR1115-1803 OR1571-1092/93  
 Owners Name: PEREZ ROBERT L AND VIOLET M  
 Address: 1919 DRISCOLL ST HOUSTON TX 77019-6101

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AK: 1104116 Parcel ID: 00090962-000800 Physical Location 97652 OVERSEAS APT 8 KEY LARGO  
 Legal Description: APT 8 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO -119 OR687-883 OR696-646C OR781-788 OR781-789  
 Owners Name: FAMILY TRUST U/W/O CAROLINE P BRUMBAUGH 7/27/1998 C/O BRUMBAUGH JOHN M TRUSTEE  
 Address: 6479 SUNSET DR MIAMI FL 33143-4676

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AK: 1104311 Parcel ID: 00090964-000200 Physical Location 97652 OVERSEAS APT 2 KEY LARGO  
 Legal Description: APT 2 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO -607 OR789-1598 OR857-1931/32 OR957-2367/68 OR  
 Owners Name: BOCA MARINA COURT LLC  
 Address: 31 SENECA RD SEA RANCH LAKES FL 33308-2325

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AK: 1104582 Parcel ID: 00090966-000300 Physical Location 97652 OVERSEAS APT 4 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 4 & 4.65% COMMON ELEMENTS OR778-247  
 Owners Name: TIELEN GISELA B  
 Address: 97652 OVERSEAS HWY APT HH4 KEY LARGO FL 33037-2207

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AK: 1104728 Parcel ID: 00090966-001700 Physical Location 97652 OVERSEAS APT 36 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NUMBER 6 APT 36 OR2356-1470(PROB44-2008-CP-43-P) OR2385-1067/A  
 Owners Name: CLARK JAMES C AND DIANA  
 Address: 1673 SOUTH ST NEW HAVEN VT 05472

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AK: 1104833 Parcel ID: 00090966-002800 Physical Location 97652 OVERSEAS APT P4 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM #6 APT P4 OR780-28 OR799-7 46 OR832-1933OR919-2188Q/C OR978-1621 OR1093  
 Owners Name: STELRI LLC C/O LEROY  
 Address: 3532 E HIGGINS DR MOUNT PLEASANT SC 29466-6890

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AK: 1104639 Parcel ID: 00090966-000800 Physical Location 97652 OVERSEAS APT 23 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 23 OR778-890 OR820 -1742 OR994-317 OR1248-2330/2331 OR1682-1837/31  
 Owners Name: CAMMAROTA ARMAND A JR  
 Address: 305 EAST BAY TREE CIR VERNON HILLS IL 60061

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AK: 1104779 Parcel ID: 00090966-002200 Physical Location 97652 OVERSEAS APT 45 KEY LARGO  
 Legal Description: APT 45 & 3.07% COMMON ELEMENTS ROCK HARBOR CONDOMINIUM #6 OR778-884 OR901-1425 OR949-1272 C  
 Owners Name: FRANZ P AND L FAMILY TRUST 1/12/1990  
 Address: 97652 OVERSEAS HWY APT HH45 KEY LARGO FL 33037-2220

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AK: 1104787 Parcel ID: 00090966-002300 Physical Location 97652 OVERSEAS APT 46 KEY LARGO  
 Legal Description: APT 46 ROCK HARBOR CONDOMINIUM NO 6 OR781-723 6-359/368 OR856-1231 OR905-1919/1920 OR2005-191  
 Owners Name: ELIADES STEVEN AND JEANNE  
 Address: 31 STARLIGHT DR HOPEWELL JUNCTION NY 12533

AK: 1104744 Parcel ID: 00090966-001900 Physical Location 97652 OVERSEAS APT 41 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 6 APT 41 OR781-1567 932-333 OR1001-2499Q/C OR2337-79/92F/J OR2411-  
 Owners Name: HOLTON TIMOTHY R AND JENNIFER A  
 Address: 296 WASHINGTON AVE MEMPHIS TN 38103

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AK: 1104817 Parcel ID: 00090966-002600 Physical Location 97652 OVERSEAS APT P2 KEY LARGO  
 Legal Description: APT P2 ROCK HARBOR CONDOMINIUM NO 6 OR783-1853 820-2384 OR1076-544 OR1224-2417/18 OR1241-2493  
 Owners Name: HEINRICH LAURA J  
 Address: 97652 OVERSEAS HWY PH 2 KEY LARGO FL 33037-2220

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AK: 1104078 Parcel ID: 00090962-000400 Physical Location 97652 OVERSEAS APT 4 KEY LARGO  
 Legal Description: APT 4 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO -699 OR692-638 OR789-1698 OR1131-961 OR1250-40  
 Owners Name: MILANESE GARY  
 Address: 97652 OVERSEAS HWY APT T4 KEY LARGO FL 33037-2205

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AK: 1104086 Parcel ID: 00090962-000500 Physical Location 97652 OVERSEAS APT 5 KEY LARGO  
 Legal Description: APT 5 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO 691-480 OR1295-646  
 Owners Name: SMITH BRIAN R T AND PENELOPE J  
 Address: 97652 OVERSEAS HWY APT T5 KEY LARGO FL 33037-2205

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AK: 1104264 Parcel ID: 00090963-001000 Physical Location 97652 OVERSEAS APT 10 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT #10 .5% COMMON ELEMENTS OR674-706 OR917-871 C  
 Owners Name: HARRIS WALTER R AND MARGARET M  
 Address: 424 SPRICE AVE WEST ISLIP NY 11795

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AK: 1104108 Parcel ID: 00090962-000700 Physical Location 97652 OVERSEAS APT 7 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 7 8.5% COMMON ELEMENTS OR677-110 OR788-946  
 Owners Name: HERMANN DONALD W AND MARY E  
 Address: 312 RIVER BLUFF DR ORMOND BEACH FL 32174

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AK: 1104370 Parcel ID: 00090964-000800 Physical Location 97652 OVERSEAS APT 8 KEY LARGO  
 Legal Description: APT 8 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO -551 OR820-1090 OR820-1091/92 OR1030-1367/68 OI  
 Owners Name: COPLAN JANET SUE  
 Address: 97652 OVERSEAS HWY APT C8 KEY LARGO FL 33037-2223

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AK: 1104477 Parcel ID: 00090965-000500 Physical Location 97652 OVERSEAS APT 5 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 5 8.5% COMMON ELEMENTS OR718-69 OR888-1086  
 Owners Name: KERCKAERT MICHAEL AND SHANNON  
 Address: 5825 HEMPSTEAD RD OXFORD MI 48371-1233

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AK: 1104736 Parcel ID: 00090966-001800 Physical Location 97652 OVERSEAS APT 37 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NUMBER 6 APT 37 0 OR812-1221 OR905-1921/1922 OR2356-1470(PROP  
 Owners Name: CLARK JAMES C AND DIANA  
 Address: 1673 SOUTH ST NEW HAVEN VT 05472

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AK: 1104825 Parcel ID: 00090966-002700 Physical Location 97652 OVERSEAS APT P3 KEY LARGO  
 Legal Description: UNIT P3 ROCK HARBOR CONDOMINIUM 6 OR779-320 2188Q/C OR964-702 OR1169-880/82 OR2465-2406/07  
 Owners Name: ESPY ALEXANDRA BEATON  
 Address: PO BOX 123 DILLON CO 80435-0123

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AK: 1104621 Parcel ID: 00090966-000700 Physical Location 97652 OVERSEAS APT 21 KEY LARGO  
 Legal Description: APT 21 ROCK HARBOR CONDOMINIUM 6 OR778-196 OR1070- 2029 OR1190-395/408FJ OR1430-420/21C OR1430-41  
 Owners Name: PEREZ ROBERT L AND VIOLET M  
 Address: 1919 DRISCOLL ST HOUSTON TX 77019-6101

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AK: 1104761 Parcel ID: 00090966-002100 Physical Location 97652 OVERSEAS APT 44 KEY LARGO  
 Legal Description: APT 44 ROCK HARBOR CONDOMINIUM 6 OR778-1710 OR855- 2477 OR1003-2340 OR1151-2443 OR1276-28AFF OR  
 Owners Name: BENNARDO MARIANNE DECLARATION OF TRUST 7/10/2013  
 Address: 1009 AZALEA RD DELRAY BEACH FL 33483-6601

AK: 1104795 Parcel ID: 00090966-002400 Physical Location 97652 OVERSEAS APT 47 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 47 & 3.07% ELEMENTS OR778-698 OR864-2329/2330 OR1366-23  
 Owners Name: KAVANAGH JEANNE A  
 Address: 97652 OVERSEAS HWY APT HH47 KEY LARGO FL 33037-2220

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AK: 1104094 Parcel ID: 00090962-000600 Physical Location 97652 OVERSEAS APT 6 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 6 R677-105 OR792-1342 OR1187-66 OR1238-1631/40C.  
 Owners Name: NIEBLER-SPARE LUCIANN M REV LIV TR AGR 3/17/2008  
 Address: 1865 BRICKELL AVE APT A1811 MIAMI FL 33129-1650

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AK: 1104400 Parcel ID: 00090964-001100 Physical Location 97652 OVERSEAS APT 11 KEY LARGO  
 Legal Description: APT NO 11 ROCK HARBOR CONDOMINIUM NO 4 KEY R700-574 OR1653-2488 OR2232-2213TR OR2635-18C  
 Owners Name: HILLEND DAVID V  
 Address: 97652 OVERSEAS HWY APT C11 KEY LARGO FL 33037-2223

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AK: 1104485 Parcel ID: 00090965-000600 Physical Location 97652 OVERSEAS APT 6 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 6 8.5% COMMON ELEMENTS OR704-422 OR877-242  
 Owners Name: KLÜMPENAAR BRAM  
 Address: 296 CLAUDE AVE DORVAL QUI H95 3B2 CANADA

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AK: 1104566 Parcel ID: 00090966-000100 Physical Location 97652 OVERSEAS APT 1 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM 6 APT 1 OR781-1581 OR873-1 041 OR1215-2248 OR1547-1851 OR2420-116/18  
 Owners Name: DOTTL PETER J AND MARY P JT REV TR 01/11/06  
 Address: 5426 COUNTY HWY A BROOKLYN WI 53521

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AK: 1103845 Parcel ID: 00090910-000000 Physical Location 97500 OVERSEAS KEY LARGO  
 Legal Description: 6-62-39 ISLAND OF KEY LARGO PB1-59 PT LT 8 (.52AC) OR317-417/418 OR338-285/286 OR368-734/735 OR40  
 Owners Name: CARTER JOHN E SR REV TR 7/25/2005 C/O KESHEN NELSON C P/R  
 Address: 9155 S DADELAND BLVD STE 1718 MIAMI FL 33156-2742

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AK: 1103811 Parcel ID: 00090880-000000 Physical Location 97800 OVERSEAS KEY LARGO  
 Legal Description: 6 62 39 ISLAND OF KEY LARGO PT LOT 8 PB1-59 OR168- 306 OR545- 577D/C OR667-6 OR853-1082/83 OR973-  
 Owners Name: THE CONCH HEADQUARTERS INC  
 Address: PO BOX 371012 KEY LARGO FL 33037-1012

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AK: 1103861 Parcel ID: 00090930-000000 Physical Location 97840 OVERSEAS KEY LARGO  
 Legal Description: 6-62-39 ISLAND OF KEY LARGO PT LT 8 PB1-59 (AKA PA RCEL 3 & 4 (63X150) G36-409 G64-477 OR496-945 C  
 Owners Name: HARMONY HEALING CENTERINC  
 Address: 97840 OVERSEAS HWY KEY LARGO FL 33037

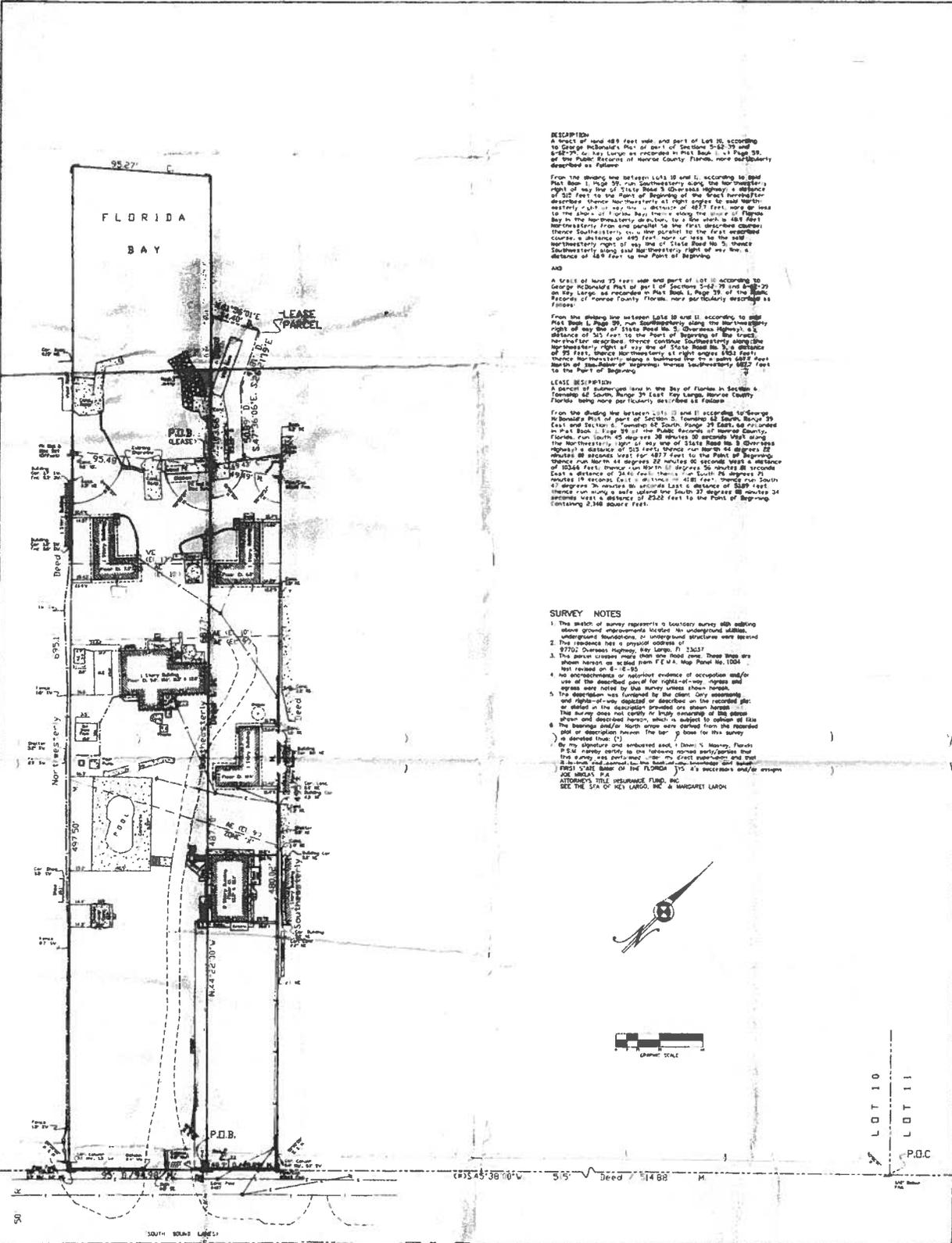
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AK: 8802706 Parcel ID: 00090940-000100 Physical Location 97860 OVERSEAS KEY LARGO  
 Legal Description: 06 62 39 ISLAND OF KEY LARGO PB1-59 PT LOT 8 O R244-333/35 OR337-270/73 OR667-210/15 OR1173-58  
 Owners Name: STOKY & STOKY LLC  
 Address: 103900 B OVERSEAS HWY KEY LARGO FL 33037

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AK: 1104558 Parcel ID: 00090966-000000 Physical Location 97652 OVERSEAS KEY LARGO  
 Legal Description: SEC 06 TWP 62 RGE 39 PT LOT 9 PB1-59 KEY LARGO .46 AC ROCK HARBOR CONDOMINIUM #6 APARTMI  
 Owners Name: ROCK HARBOR CONDO NO 6  
 Address:

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**RECAPITULATION**  
 A tract of land 489 feet wide and part of Lot 10 according to George Henderson Plat of part of Sections 28-29 and 30-31 T. 28 S. R. 20 E. as recorded in Plat Book 1, Page 59, of the Public Records of Monroe County Florida, more particularly described as follows:  
 From the starting line between Lots 10 and 11, according to said Plat Book 1, Page 59, run Southwesterly along the Northwesterly right of way line of State Road 5 (Overseas Highway), a distance of 312 feet to the Point of Beginning of the tract hereinafter described thence Northwesterly at right angles to said Northwesterly right of way line a distance of 487 feet more or less to the A.P.O. of 1/2 mile Bay there along the shore of Florida Bay in the Northwesterly direction to a line which is 489 feet Northwesterly from and parallel to the first described corner; thence Southwesterly to a line parallel to the first described course, a distance of 489 feet more or less to the said Northwesterly right of way line of State Road No. 5, thence Southwesterly along said Northwesterly right of way line, a distance of 489 feet to the Point of Beginning.

**AND**  
 A tract of land 73 feet wide and part of Lot 10 according to George Henderson Plat of part of Sections 28-29 and 30-31 T. 28 S. R. 20 E. as recorded in Plat Book 1, Page 59, of the Public Records of Monroe County Florida, more particularly described as follows:  
 From the starting line between Lots 10 and 11, according to said Plat Book 1, Page 59, run Southwesterly along the Northwesterly right of way line of State Road No. 5 (Overseas Highway), a distance of 312 feet to the Point of Beginning of the tract hereinafter described, thence Southwesterly along the Northwesterly right of way line of State Road No. 5, a distance of 22 feet, thence Northwesterly at right angles 482 feet, thence Northwesterly along a horizontal line a distance of 487 feet North of said horizontal line, thence Southwesterly 487 feet to the Point of Beginning.

**LEASE DESCRIPTION**  
 A parcel of submerged land in the Bay of Florida in Section 6, Township 28 South Range 20 East, Monroe County Florida, being more particularly described as follows:  
 From the starting line between Lots 10 and 11, according to George Henderson Plat of part of Sections 28-29 and 30-31 T. 28 S. R. 20 E. as recorded in Plat Book 1, Page 59, of the Public Records of Monroe County Florida, run South 45 degrees 38 minutes 30 seconds West along the Northwesterly right of way line of State Road No. 5 (Overseas Highway) a distance of 312 feet, thence run North 44 degrees 22 minutes 00 seconds West a distance of 103.68 feet, thence run North 47 degrees 56 minutes 00 seconds East a distance of 24.45 feet, thence run South 78 degrees 19 minutes 19 seconds East, a distance of 4.88 feet, thence run South 47 degrees 30 minutes 30 seconds East a distance of 538.9 feet, thence run along a line which is 27 degrees 00 minutes 24 seconds West a distance of 25.22 feet to the Point of Beginning, containing 2.388 square feet.

**SURVEY NOTES**  
 1. The station of survey represents a boundary survey and building above ground improvements located on underground utilities.  
 2. The monument has a physical address of 9770 Overseas Highway, Key Largo, FL 33037.  
 3. The survey contains monuments that are shown on these maps as scaled from F.E.M.A. Map Panel No. 1004, not revised on 8-1-85.  
 4. No encroachments or historical evidence of occupation and/or use of the described parcel for right-of-way, easements and/or appurtenances were noted by this survey unless shown herein.  
 5. The description was furnished by the client. Only easements and rights-of-way indicated or described on the record plat are stated in the description provided on these maps.  
 6. This survey does not certify or imply ownership of the above shown and described parcel, which is subject to certain all title the bearings and/or north arrows were derived from the recorded plat of description herein. The bearings and/or north arrows for this survey are detailed thus: (1) By my signature and embossed seal, I, David N. Massey, Florida Licensed Surveyor, certify to the foregoing survey and certify that this survey was performed by my direct subordinates and that I have read and approved the same.  
 JOE MASSEY, P.E.  
 TITHEM'S TRAIL RESTAURANT, FLORIDA, INC.'S SUCCESSOR AND/OR ASSIGNOR  
 SEE THE STA OF KEY LARGO, INC. & MARGARET LARDEN

**ABBREVIATIONS/LEGEND**

<ul style="list-style-type: none"> <li>1 - Building</li> <li>2 - Easement</li> <li>3 - Filled Area</li> <li>4 - Filled Area</li> <li>5 - Filled Area</li> <li>6 - Filled Area</li> <li>7 - Filled Area</li> <li>8 - Filled Area</li> <li>9 - Filled Area</li> <li>10 - Filled Area</li> <li>11 - Filled Area</li> <li>12 - Filled Area</li> <li>13 - Filled Area</li> <li>14 - Filled Area</li> <li>15 - Filled Area</li> <li>16 - Filled Area</li> <li>17 - Filled Area</li> <li>18 - Filled Area</li> <li>19 - Filled Area</li> <li>20 - Filled Area</li> <li>21 - Filled Area</li> <li>22 - Filled Area</li> <li>23 - Filled Area</li> <li>24 - Filled Area</li> <li>25 - Filled Area</li> <li>26 - Filled Area</li> <li>27 - Filled Area</li> <li>28 - Filled Area</li> <li>29 - Filled Area</li> <li>30 - Filled Area</li> <li>31 - Filled Area</li> <li>32 - Filled Area</li> <li>33 - Filled Area</li> <li>34 - Filled Area</li> <li>35 - Filled Area</li> <li>36 - Filled Area</li> <li>37 - Filled Area</li> <li>38 - Filled Area</li> <li>39 - Filled Area</li> <li>40 - Filled Area</li> <li>41 - Filled Area</li> <li>42 - Filled Area</li> <li>43 - Filled Area</li> <li>44 - Filled Area</li> <li>45 - Filled Area</li> <li>46 - Filled Area</li> <li>47 - Filled Area</li> <li>48 - Filled Area</li> <li>49 - Filled Area</li> <li>50 - Filled Area</li> <li>51 - Filled Area</li> <li>52 - Filled Area</li> <li>53 - Filled Area</li> <li>54 - Filled Area</li> <li>55 - Filled Area</li> <li>56 - Filled Area</li> <li>57 - Filled Area</li> <li>58 - Filled Area</li> <li>59 - Filled Area</li> <li>60 - Filled Area</li> <li>61 - Filled Area</li> <li>62 - Filled Area</li> <li>63 - Filled Area</li> <li>64 - Filled Area</li> <li>65 - Filled Area</li> <li>66 - Filled Area</li> <li>67 - Filled Area</li> <li>68 - Filled Area</li> <li>69 - Filled Area</li> <li>70 - Filled Area</li> <li>71 - Filled Area</li> <li>72 - Filled Area</li> <li>73 - Filled Area</li> <li>74 - Filled Area</li> <li>75 - Filled Area</li> <li>76 - Filled Area</li> <li>77 - Filled Area</li> <li>78 - 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**DAVID MASSEY LAND SURVEYING, INC.** • 8888 OVERSEAS HWY. / P.O. BOX 619 - TAVERNIER, FL 33070

Phone: (305) 853-0200 Fax: (305) 853-0233

Prepared by: SEE THE STA OF KEY LARGO, INC. & MARGARET LARDEN

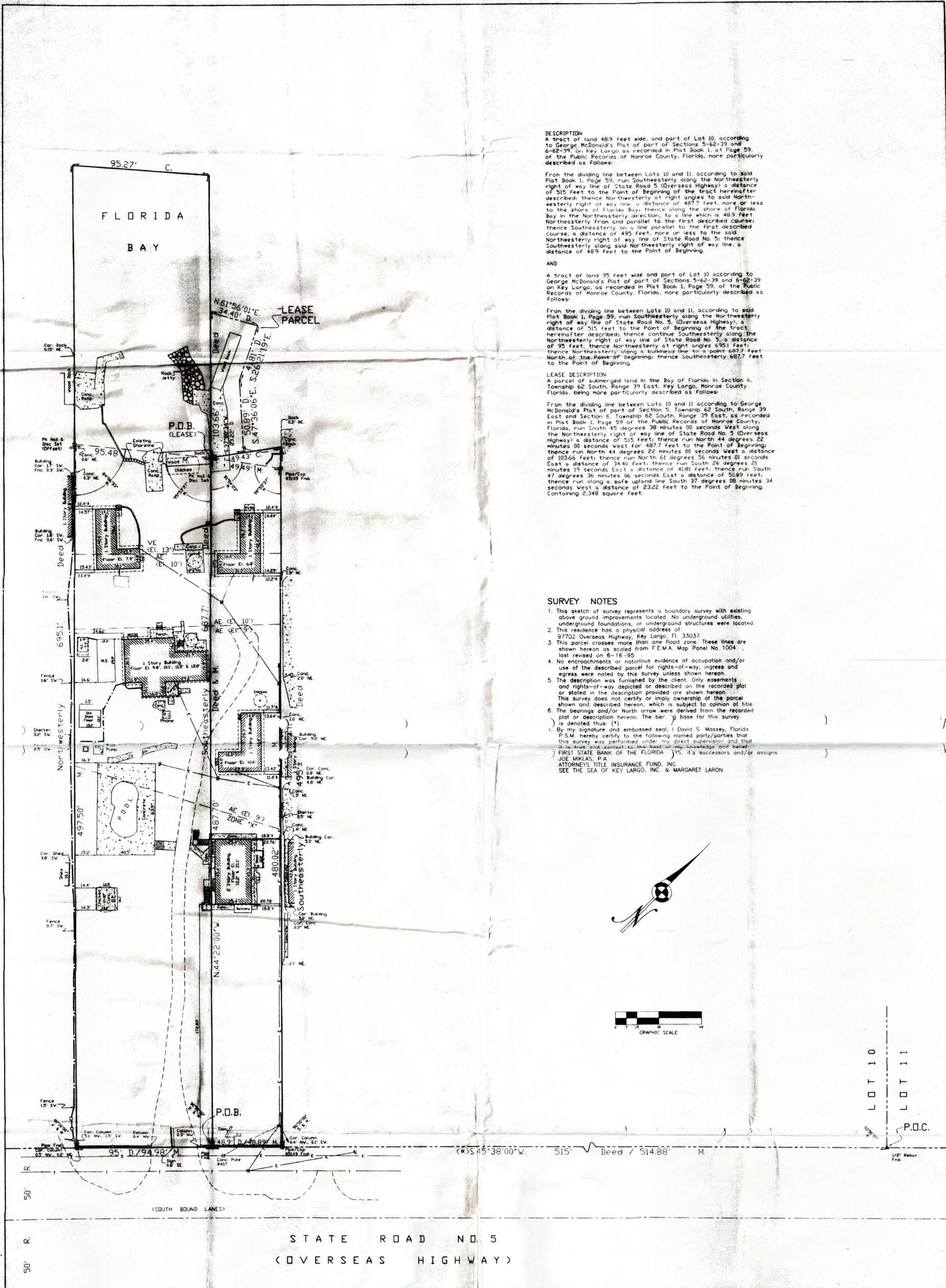
Section 6 Township 28 South Range 20 East Drawn By: D.N.M. Scale: 1" = 30'

Key Largo Monroe County Florida

Drawing No: 6136 Date: 2-25-27-24-01

Sheet No: 1 of 1

DATE: JUN 18 2004  
 2014-08/1  
 DRAWING BY: DAVID MASSEY



**DESCRIPTION**  
 A tract of land 48.9 feet wide, and part of Lot 10, according to George McDonald's Plat of part of Sections 5-62-39 and 6-62-39, on Key Largo as recorded in Plat Book 1, of Page 59, of the Public Records of Monroe County, Florida, more particularly described as follows:

From the dividing line between Lots 10 and 11, according to said Plat Book 1, Page 59, run Southwesterly along the Northwesterly right of way line of State Road 5 (Overseas Highway) a distance of 515 feet to the Point of Beginning of the tract hereinafter described; thence Northwesterly at right angles to said Northwesterly right of way line, a distance of 487.7 feet, more or less to the shore of Florida Bay; thence along the shore of Florida Bay in the Northwesterly direction, to a line which is 48.9 feet Northwesterly from and parallel to the first described course; thence Southwesterly on a line parallel to the first described course, a distance of 495 feet, more or less to the said Northwesterly right of way line of State Road No. 5; thence Southwesterly along said Northwesterly right of way line, a distance of 48.9 feet to the Point of Beginning.

**AND**  
 A tract of land 95 feet wide and part of Lot 10 according to George McDonald's Plat of part of Sections 5-62-39 and 6-62-39 on Key Largo, as recorded in Plat Book 1, Page 59, of the Public Records of Monroe County, Florida, more particularly described as follows:

From the dividing line between Lots 10 and 11, according to said Plat Book 1, Page 59, run Southwesterly along the Northwesterly right of way line of State Road No. 5 (Overseas Highway) a distance of 515 feet to the Point of Beginning of the tract hereinafter described; thence continue Southwesterly along the Northwesterly right of way line of State Road No. 5, a distance of 95 feet, thence Northwesterly at right angles 695.1 feet; thence Northwesterly along a bulkhead line to a point 687.7 feet North of the Point of Beginning; thence Southwesterly 687.7 feet to the Point of Beginning.

**LEASE DESCRIPTION**  
 A parcel of submerged land in the Bay of Florida in Section 6, Township 62 South, Range 39 East, Key Largo, Monroe County, Florida, being more particularly described as follows:

From the dividing line between Lots 10 and 11 according to George McDonald's Plat of part of Section 5, Township 62 South, Range 39 East and Section 6, Township 62 South, Range 39 East, as recorded in Plat Book 1, Page 59 of the Public Records of Monroe County, Florida, run South 45 degrees 38 minutes 00 seconds West along the Northwesterly right of way line of State Road No. 5 (Overseas Highway) a distance of 515 feet; thence run North 44 degrees 22 minutes 00 seconds West for 487.7 feet to the Point of Beginning; thence run North 44 degrees 22 minutes 00 seconds West a distance of 103.66 feet; thence run North 61 degrees 56 minutes 01 seconds East a distance of 34.40 feet; thence run South 26 degrees 21 minutes 15 seconds East a distance of 41.81 feet; thence run South 47 degrees 36 minutes 06 seconds East a distance of 50.89 feet; thence run along a safe upland line South 37 degrees 08 minutes 34 seconds West a distance of 23.22 feet to the Point of Beginning, containing 2,348 square feet.

**SURVEY NOTES**

- This sketch of survey represents a boundary survey with existing above ground improvements located. No underground utilities, underground foundations, or underground structures were located.
- This residence has a physical address of: 97702 Overseas Highway, Key Largo, FL 33037.
- This parcel crosses more than one flood zone. These lines are shown hereon as scaled from F.E.M.A. Map Panel No. 1004, last revised on 6-16-95.
- No encroachments or notorious evidence of occupation and/or use of the described parcel for rights-of-way, ingress and egress were noted by this survey unless shown hereon.
- The description was furnished by the client. Only easements and rights-of-way depicted or described on the recorded plat or stated in the description provided are shown hereon. This survey does not certify or imply ownership of the parcel shown and described hereon, which is subject to opinion of title.
- The bearings and/or North arrow were derived from the recorded plat or description hereon. The bearing base for this survey is denoted thus: (\*)
- By my signature and embossed seal, I David S. Massey, Florida P.S.M., hereby certify to the following named party/parties that this survey was performed under my direct supervision and that it is true and correct to the best of my knowledge and belief: FIRST STATE BANK OF THE FLORIDA JOE MIKLAS, P.A. ATTORNEYS TITLE INSURANCE FUND, INC. SEE THE SEA OF KEY LARGO, INC. & MARGARET LARON

**ABBREVIATIONS/LEGEND**

Fnd. - Found	D. - Deed	● - Nail / Pk Nail Found
R. - Record	Pl. - Plat	○ - Nail/Pk Nail LB #6956 set
C. - Calculated	M. - Measured	— - Pipe Found
Fr. - Wood frame	conc. - Concrete	— - Pipe/Cap LB #6956 set
M.S. - metal shed	cor. - corner	— - Rebar Found
Fin.Fir. - finished floor	FP - fence post	— - Wood Utility Pole
EL - Elevation	A/C - air conditioner	— - Overhead electric lines
CB - concrete block	Cond. - Conduit	— - Overhead telephone lines
Balc. - Balcony	F.S. - frame shed	— - Chainlink fence
Fnc. - fence	Add. - addition	— - Wood fence
Res. - residence	Plt. - planter	— - Water Meter
MAG. - Magnetic Nail	FP - fence post	○ - Rock
U.G.E. - Underground Electric		
N.I.S. - not in service		
P.C./P.T. - Point of Curvature/Tangency		
P.O.B. - Point of Commencement		
Encr. - encroachment		
N.S.E.W. - North, South, East, West		

**DAVID MASSEY LAND SURVEYING, INC. \* 88888 OVERSEAS HWY. / P.O. BOX 619, - TAVERNIER, FL. 33070**

PHONE (305) 853-0066 FAX (305) 853-0233

Prepared for: SEE THE SEA OF KEY LARGO, INC., & MARGARET LARON

Section 6 Township 62 South Range 39 East Drawn By: D.S.M. Scale: 1" = 30'

Key Largo Monroe County, Florida

Drawing No. 6138 Surveyed: 2-20,22,24-03 Fieldbook: L-71

RECEIVED  
 JUN 16 2014  
 2014-031  
 MONROE CO. PLANNING DEPT

Florida Certificate of  
 Authorization No. LB 9656

NOT VALID  
 WITHOUT THE  
 SIGNATURE AND  
 RAISED SEAL  
 OF A FLORIDA  
 LICENSED SURVEYOR  
 AND MAPPER



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

**To:** Monroe County Development Review Committee

**Through:** Mayté Santamaria, Assistant Director, Planning and Environmental Resources *MS*

**From:** Mitchell N Harvey, AICP, Comprehensive Planning Manager *MNH*

**Date:** September 16, 2014

**Subject:** REQUEST BY SEA THE SEA OF KEY LARGO, INC. AND COCONUT BAY OF KEY LARGO, INC. TO AMEND THE LAND USE DISTRICT (LUD) MAP OF THE MONROE COUNTY LAND DEVELOPMENT CODE FROM SUBURBAN RESIDENTIAL (SR) TO SUBURBAN COMMERCIAL (SC) FOR PROPERTY LOCATED AT 97770 AND 97702 OVERSEAS HIGHWAY, MILE MARKER 97, KEY LARGO

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**Meeting:** September 23, 2014

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**I REQUEST**

On June 16, 2014, Sea the Sea of Key Largo, Inc. and Coconut Bay of Key Largo, Inc., doing business and Bay Harbor Lodge, submitted an application requesting to amend the Land Use District (LUD) Map of the Monroe County Land Development Code from Suburban Residential (SR) to Suburban Commercial (SC) for property located at 97770 and 97702 Overseas Highway, Key Largo, having real estate numbers 0091000-000000 and 00091020-000000.



Existing Conditions



Proposed Conditions

1 II BACKGROUND INFORMATION

- 2  
3 A. Size of Site: 2.2 acres  
4 B. Land Use District: SR  
5 C. FLUM Designation: RL (MC is concurrently proposed)  
6 D. Tier Designation: III  
7 E. Flood Zone: AE (EL 9)  
8 F. Existing Use: Commercial Hotel  
9 G. Existing Vegetation/Habitat: Developed land  
10 H. Community Character of Immediate Vicinity: Adjacent land use consists of MU  
11 and SC district uses: North: Kona Kai Resort; South: Seafarer Resort; East:  
12 Harmony Healing Chiropractor, Conch Republic Woodworks; West: Florida Bay  
13

14 **Location:** MM 97, Key Largo, Bayside

15 **Address:** 97770 and 97702 Overseas Highway

16 **Legal Description:** SECTION 6, TOWNSHIP 62 SOUTH, RANGE 39 EAST; ISLAND  
17 OF KEY LARGO PB1-59 PT LOT 10 (RE 00091000-000000); and ISLAND OF KEY  
18 LARGO PB1-59 PT LOT 10 (RE 00091020-000000)

19 **Real Estate Numbers:** 00091000-000000 AND 00091020-000000

20 **Applicant:** See the Sea and Coconut Bay, doing business as Bay Harbor Lodge  
21

22 The subject property currently has a Land Use District (LUD) designation of Suburban  
23 Residential (SR) and a Future Land Use Map (FLUM) designation of Residential Low (RL). It  
24 was partially within a BU-2 district (Medium Business) and partially within a RU-3 district  
25 (Multiple Family Residential) prior to September 15, 1986 when it was re-designated as SR  
26 (the final adoption of the LUD map was in 1992).  
27

28 The subject property is currently developed with a motel/hotel of 21 rooms. According to the  
29 Monroe County Property Appraiser's records, the portion of the subject property assessed as  
30 RE #00091020.000000 is currently developed with five buildings, with year built dates of  
31 1968, 1971, 1983, 1954 and 1968. The portion of the subject property assessed as RE  
32 #00091000.000000 is currently developed with three buildings, with year built dates of the  
33 subject 1967, 1967 and 1967.  
34

35 Although the SR LUS may permit a hotel of up to 11 rooms, the RL FLUM category does not  
36 allow hotels. MCCP Policy 101.4.2, which provides the purpose of the RL FLUM, does not  
37 refer to hotels or other transient residential uses. Further, MCCP Policy 101.4.22 states that, for  
38 the RL FLUM category, the allocated density for transient residential uses is 0 rooms/spaces  
39 and the maximum net density for transient residential uses is N/A.  
40

41 The existing hotel use is therefore not consistent with the RL FLUM category, as it does not  
42 conform to its purpose, which is set forth in Monroe County Comprehensive Plan (MCCP)  
43 Policies 101.4.2 (*principal purpose of the Residential Low land use category is to provide for*  
44 *low-density residential development in partially developed areas with substantial native*  
45 *vegetation*) and 101.4.22. The existing hotel use is considered a nonconforming use to the  
46 provisions of the MCCP and as it was lawfully established, the hotel use may continue to exist  
47 per the nonconformity policies provided under MCCP Objective 101.8.

1 The applicant is requesting to amend the LUD designation from Suburban Residential (SR) to  
2 Suburban Commercial (SC) for the existing commercial use. The proposed LUD amendment,  
3 together with the associated FLUM amendment (RL to MC) will eliminate the nonconformity  
4 to the use.

5  
6 Monroe County Resolution No. 127-2012, approved on April 18, 2012, allows an applicant to  
7 apply for a LUD and/or FLUM designations that would eliminate the nonconforming use  
8 created with the adoption of the existing designations and not create an adverse effect on the  
9 community. The property owner must provide satisfactory evidence that the existing use on the  
10 site also existed lawfully in 1992 and was deemed nonconforming by final adoption of the  
11 LUD map and/or the existing use on the site existing lawfully in 1997 and was deemed  
12 nonconforming by final adoption of the FLUM to be exempt from the FLUM amendment  
13 application fee. See Relevant Prior County Actions.

14  
15 Comprehensive Plan Policy 101.20.1 states: *Monroe County shall develop a series of*  
16 *Community Master Plans.* These “CommuniKeys Plans” implement a vision that was  
17 developed by the local community. In 2006, the Monroe County Board of County  
18 Commissioners adopted Policy 101.20.2(5) which incorporated the Key Largo Livable  
19 CommuniKeys Plan into the Monroe County 2010 Comprehensive Plan. Action Item 1.3.2  
20 states: *Revise the FLUM and Land Use District Maps to resolve non-conformities in the*  
21 *planning area where appropriate.* The proposed FLUM and associated LUP amendment  
22 implements this Action Item of the adopted Key Largo CommuniKeys Plan.

### 23 24 III RELEVANT PRIOR COUNTY ACTIONS

25  
26 On December 23, 2013, Monroe County Planning staff issued a Letter of Understanding (File #  
27 2013-110) (Exhibit 2). Staff found that there was satisfactory evidence indicating that the  
28 existing SR LUD designation and RL FLUM designation may have been assigned in error as  
29 there had been a motel/hotel on the property on and prior to September 15, 1986.  
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1 IV REVIEW OF APPLICATION

2  
3 *A. DENSITY AND INTENSITY*

4  
5 In the SR District, the following land use densities apply:

6

<i>Land Use</i>	<i>DU/AC</i>	<i>Size of Site</i>	<i>Maximum Allowed</i>
Allocated Density	0.5	2.2 AC	1 DU
Maximum Net Density	5.0	1.1 AC (0.5 OSR)	5 DU
Hotel Rooms Allocated	5.0	2.2 AC	11 rooms
Hotel Rooms Max Net	15.0	1.1 AC (0.5 OSR)	16 rooms

7  
8  
9 In the SR District, the following land use intensities apply:

10

<i>Land Use</i>	<i>Floor Area Ratio (FAR)</i>	<i>Size of Site</i>	<i>Maximum Allowed</i>
Office	N/A	95,832 SF 2.2 AC	2,500 SF
Commercial (low-intensity)	N/A	95,832 SF 2.2 AC	2,500 SF
Commercial (medium intensity)	N/A	95,832 SF 2.2 AC	2,500 SF
Institutional	0.25	95,832 SF 2.2 AC	23,958 SF
Public Buildings and Uses	0.25	95,832 SF 2.2 AC	23,958 SF

11  
12  
13 In the SC district, the following land use densities apply:

14

<i>Land Use</i>	<i>DU/AC</i>	<i>Size of Site</i>	<i>Maximum Allowed</i>	<i>Net change</i>
Allocated Density	3.0	2.2 AC	6 DU	+5 DU
Maximum Net Density	6.0	1.76 AC (0.2 OSR)	10 DU	+5 DU
Hotel Rooms Allocated	10 rooms	2.2 AC	22 rooms	+11 rooms
Hotel Rooms Max Net	15 rooms	2.2 AC (0.0 OSR)	33 rooms	+17 rooms

In the SC district, the following land use intensities apply:

<i>Land Use</i>	<i>Floor Area Ratio (FAR)</i>	<i>Size of Site</i>	<i>Maximum Allowed</i>	<i>Net change</i>
Office	0.40	95,832 SF 2.2 AC	38,332.8 SF	+35,832.8 SF
Commercial (low-intensity)	0.35	95,832 SF 2.2 AC	33,541.2 SF	+31,014.2 SF
Commercial (medium intensity)	0.25	95,832 SF 2.2 AC	23,958 .0 SF	+21,458.0 SF
Commercial (high intensity)	0.15	95,832 SF 2.2 AC	14,374.8 SF	+14,374.8 SF
Commercial Recreation	0.10	95,832 SF 2.2 AC	9,583.2 SF	+9,583.2 SF
Institutional	0.30	95,832 SF 2.2 AC	28,749.6 SF	+4,791.6 SF
Outdoor Recreation	0.10	95,832 SF 2.2 AC	9,583.2 SF	+9,583.2 SF
Public Buildings and Uses	0.30	95,832 SF 2.2 AC	28,749.6 SF	+4,791.6 SF
Light Industry	0.30	95,832 SF 2.2 AC	28,749.6 SF	+28,749.6 SF

The above table provides an approximation of the development potential for residential and commercial development. Section 130-156 of the Land Development Code states: “The density and intensity provisions set out in this section are intended to be applied cumulatively so that no development shall exceed the total density limits of this article. For example, if a development includes both residential and commercial development, the total gross amount of development shall not exceed the cumulated permitted intensity of the parcel proposed for development.”

*B. COMPATIBILITY WITH THE SURROUNDING AREA*

- A. Existing Vegetation/Habitat: Developed land
- B. Existing Tier Designation: III
- C. Number of Listed Endangered or Threatened Species: None
- D. Existing Use: Commercial
- E. Community Character of Immediate Vicinity: Adjacent land use consists of MU and SC district uses: North: Kona Kai Resort; South: Seafarer Resort; East: Harmony Healing Chiropractor, Conch Republic Woodworks; West: Florida Bay

**The proposed LUD is not anticipated to adversely impact the community character of the surrounding area.**

1 *C. CONSISTENCY OF THE PROPOSED AMENDMENT WITH THE PROVISIONS AND*  
2 *INTENT OF THE MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN*  
3

4 **The proposed amendment is generally consistent with the following Goals, Objectives**  
5 **and Policies of the Monroe County Year 2010 Comprehensive Plan. Specifically, it**  
6 **further:**  
7

8 **Goal 101:** Monroe County shall manage future growth to enhance the quality of life,  
9 ensure the safety of County residents and visitors, and protect valuable natural resources.

10 **Policy 101.112:** Monroe County shall adopt level of service (LOS) standards for the following  
11 public facility types required by Chapter 9J-5, F.A.C: roads, sanitary sewer, solid waste, drainage,  
12 potable water, parks and recreation, and paratransit. The LOS standards are established in the  
13 following sections of the Comprehensive Plan:  
14

- 15 1. The LOS for roads is established in Traffic and Circulation Policy 301.1.1;
- 16 2. The LOS for potable water is established in Potable Water Policy 701.1.1;
- 17 3. The LOS for solid waste is established in Solid Waste Policy 801.1.1;
- 18 4. The LOS for sanitary sewer is established in Sanitary Sewer Policy 901.1.1;
- 19 5. The LOS for drainage is established in Drainage Policy 1001.1.1; and
- 20 6. The LOS for parks and recreation is established in Recreation and Open Space  
21 Policy 1201.1.1

22 **Objective 101.4:** Monroe County shall regulate future development and redevelopment to  
23 maintain the character of the community and protect the natural resources by providing for  
24 the compatible distribution of land uses consistent with the designations shown on the  
25 Future Land Use Map.  
26

27 **Policy 101.4.5:** The principal purpose of the Mixed Use/ Commercial land use category is to provide  
28 for the establishment of commercial zoning districts where various types of commercial retail and  
29 office may be permitted at intensities which are consistent with the community character and the  
30 natural environment.  
31

32 **Objective 101.8:** Monroe County shall eliminate or reduce the frequency of uses which are  
33 inconsistent with the applicable provisions of the land development regulations and the Future Land  
34 Use Map, and structures which are inconsistent with applicable codes and land development  
35 regulations.  
36

37 **Objective 101.11:** Monroe County shall implement measures to direct future growth away from  
38 environmentally sensitive land and towards established development areas served by existing public  
39 facilities.  
40  
41  
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48

1 *D. CONSISTENCY OF THE PROPOSED AMENDMENT WITH THE PROVISIONS AND*  
2 *INTENT OF THE MONROE COUNTY CODE, LAND DEVELOPMENT CODE:*

3  
4 In accordance with MCC§ 102-158(d)(5), the BOCC may consider the adoption of an  
5 ordinance enacting the proposed change based on one or more of the following factors:  
6

7 1. *Changed projections (e.g., regarding public service needs) from those on which the text*  
8 *of boundary was based;*

9 **NA**

10  
11 2. *Changed assumptions (e.g., regarding demographic trends);*

12 **NA**

13  
14 3. *Data errors, including errors in mapping, vegetative types and natural features*  
15 *described in Volume I of the plan;*

16  
17 On December 23, 2013, Monroe County Planning staff issued a Letter of Understanding  
18 (File # 2013-110) (Exhibit 2). Staff found that there was satisfactory evidence indicating  
19 that the existing SR LUD designation and RL FLUM designation may have been assigned  
20 in error as there had been a motel/hotel on the property on and prior to September 15, 1986.  
21

22 4. *New issues;*

23 **NA**

24  
25 5. *Recognition of a need for additional detail or comprehensiveness; or*

26 **NA**

27  
28 6. *Data updates.*

29 **NA**

30  
31 *E. IMPACT ON COMMUNITY CHARACTER:*

32  
33 The subject property is presently located on US 1 and is adjacent to existing MU and SR  
34 zoned hotel/motel uses. It is anticipated that the future development of the site will not  
35 impact the existing character of the adjacent area.  
36

37 **V** RECOMMENDATION

38  
39 Staff recommends approval, contingent on approved and effectiveness of the concurrent  
40 FLUM amendment, for the following reasons:  
41

42 1. The proposed LUD amendment is not anticipated to adversely impact the community  
43 character of the surrounding area;

44  
45 2. The proposed LUD amendment is not anticipated to adversely impact the Comprehensive  
46 Plan adopted Level of Service (LOS);  
47

- 1 3. The proposed LUD amendment is consistent with the Goals, Objectives and Policies of the  
2 Monroe County Year 2010 Comprehensive Plan;  
3
- 4 4. The proposed LUD amendment is consistent with the Principles for Guiding Development  
5 for the Florida Keys Area, Section 380.0552(7), Florida Statute (F.S.); and  
6

7 VI EXHIBITS

- 8 1. Application dated June 6, 2014
- 9 2. December 23, 2013 Letter of Understanding concerning an existing the Coconut Bay of  
10 ley Largo and the See the Sea of Key Largo doing business as Bay Harbor Lodge, located  
11 at 97770 and 97702 Overseas Highway, Key Largo
- 12 3. Monroe County Resolution No. 127-2012
- 13 4. Proposed LUD Map  
14

**File #:** **2014-082**

**Owner's Name:** See the Sea of Key Largo Inc.  
Coconut Bay of Key Largo Inc.

**Applicant:** See the Sea of Key Largo Inc.  
Coconut Bay of Key Largo Inc.

**Agent:** David deHaas-Grosseck

**Type of Application:** LUD/Map Amendment

**Key:** Key Largo

**RE:** 00091020-000000  
00091000-000000

**Additional Information added to File 2014-082**

**MONROE COUNTY, FLORIDA  
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



**Ownership Disclosure**

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):

<i>Name and Address</i>	<i>% of Ownership</i>

- 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):

<i>Name and Address</i>	<i>% of Ownership</i>
Margaret A Loran      PRST	100%
1702 Overseas Hwy	
Key Largo, FL 33037	

5000 Bayport Key Largo, Inc.  
1770 Overseas Hwy  
Key Largo, FL 33037

- 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

- 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

\* 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: Margaret A. Laron  
 State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 17 day of JULY 2014, by MARGARET LARON. He/she is personally known to me or has produced as identification.



[Signature]  
 Notary Public  
 My Commission Expires

03/2013

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: 6.16.14

Time: \_\_\_\_\_

Dear Applicant:

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

See the Sea +  
Coconut Bay  
Project / Name

to the Monroe County Planning Department.

Thank you.

Gail Creech

Planning Staff

MCPA GIS Public Portal  
Scott P. Russell, CFA

- Pan
- Legend
- Zoom In

MCPA GIS Public Portal  
Major Roads

Monroe County  
Zoom Out

Address

Subdivisions

Section Lines

Section Lines

Identify

SECTION TEXT

Parcels

Shoreline

Measure

Lot Lines

Print

Hooks Leads

Help

Expand All [Getting Started](#) tutorial!

- MCPA GIS Public Portal
- 2014 Condo
  - Monroe Overlay
  - Subdivisions
  - Section Lines
- 2013 Condo
  - Parcels
  - Shoreline
- 2012 Condo
  - Lot Lines
  - Hooks Leads
- 2011 Condo
  - Easements
  - Text Displays
  - Qualified Condo Sales
- 2010 Condo
  - Qualified Sales
  - Transportation
- 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-in Zoom-in to a defined extent...  
 Zoom-out Zoom-out to a defined extent...  
 Full Screen Zoom to the full extent tool was clicked!  
 Address: 2909893 City, state: 6148426 Clear



Search:

OBJECTID	SDE.DBO.W_PARCELS.ID	SDE.DBO.W_PARCELS.RECHAR	SDE.DBO.W_PARCELS.GEO_FEAT
14442	90962.0002	00090962-000200	67395 0662 39 0
29601	90962.0011	00090962-001100	67395 0662 39 0

Verified GC

ADAM RYAN A REV TR OF 05/13/05  
600 S ATLANTIC AVE  
DAYTONA BEACH, FL 32118

ADAMS DAVID AND LINDA  
PO BOX 370073  
KEY LARGO, FL 33037-0073

BANKS ROBERT W  
3831 SW 56TH ST  
FORT LAUDERDALE, FL 33312-6207

BELLIS STEPHEN L AND MARTHA A LIV TR  
DTD 11/23/05  
PO BOX 524  
INDIAN RIVER, MI 49749-0524

BENNARDO MARIANNE DECLARATION OF  
TRUST 7/10/2013  
1009 AZALEA RD  
DELRAY BEACH, FL 33483-6601

BERNAT DOLORES P TRUST AGR  
4/23/1998  
12832 QUAIL CT  
PALOS HEIGHTS, IL 60463-2282

BESADA HUMBERTO AND MARCIA  
2155 SW 123RD CT  
MIAMI, FL 33175-7723

BOCA MARINA COURT LLC  
31 SENECA RD  
SEA RANCH LAKES, FL 33308-2325

BODKER TERRI L  
97652 OVERSEAS HWY APT P4  
KEY LARGO, FL 33037-2206

BOLAND C SAMUEL AND KATHY B  
97652 OVERSEAS HWY HH 7  
KEY LARGO, FL 33037-2221

BOLAND C SAMUEL AND KATHY B  
97652 OVERSEAS HWY APT C4  
KEY LARGO, FL 33037-2202

BROCK LISA M  
14606 JOCKEYS RIDGE DR  
CHARLOTTE, NC 28277-3716

BURGESS CHRISTOPHER R AND ANGELA  
D  
15440 SW 148 PL  
MIAMI, FL 33187

CAMMAROTA ARMAND A JR  
305 EAST BAY TREE CIR  
VERNON HILLS, IL 60061

CARTER JOHN E SR REV TR 7/25/2005  
C/O KESHEN NELSON C P/R9155 S  
DADELAND BLVD STE 1718  
MIAMI, FL 33156-2742

CHILDREE CHRISTINE C AND RONALD M  
97652 OVERSEAS HWY APT T12  
KEY LARGO, FL 33037-2226

CLARK JAMES C AND DIANA  
1673 SOUTH ST  
NEW HAVEN, VT 5472

COCONUT BAY OF KEY LARGO INC  
PO BOX 372098  
KEY LARGO, FL 33037-7098

COPLAN JANET SUE  
97652 OVERSEAS HWY APT C8  
KEY LARGO, FL 33037-2223

CORRADINI CAROL ANN LIV TR  
06/06/2006  
7744 SW 193RD ST  
CUTLER BAY, FL 33157-7389

CULLEN ROBERT F JR AND KAREN J  
14641 SW 67TH AVENUE  
MIAMI, FL 33101

DILLON WILLIAM  
30800 S WIXOM RD  
WIXOM, MI 48393-2418

DOTTL PETER J AND MARY P JT REV TR  
01/11/06  
5426 COUNTY HWY A  
BROOKLYN, WI 53521

ELIADES STEVEN AND JEANNE  
31 STARLIGHT DR  
HOPEWELL JUNCTION, NY 12533

ESPY ALEXANDRA BEATON  
PO BOX 123  
DILLON, CO 80435-0123

FAMILY TRUST U/W/O CAROLINE P BRUMBAUGH  
7/27/1998 C/O BRUMBAUGH JOHN M TRUSTEE  
6479 SUNSET DR  
MIAMI, FL 33143-4676

FIRST MIDWEST TRUST COMPANY  
C/O FIRST MIDWEST BANK TRUST  
DIVISION PO BOX 990  
MOLINE, IL 61266-0990

FIRST STATE BANK OF THE FLORIDA KEYS  
C/O ACCOUNT PAYABLE  
3406 N ROOSEVELT BLVD  
KEY WEST, FL 33040-4266

FOX AMY M  
97652 OVERSEAS HWY APT P5  
KEY LARGO, FL 33037-2206

FRANZ P AND L FAMILY TRUST 1/12/1990  
97652 OVERSEAS HWY APT HH45  
KEY LARGO, FL 33037-2220

Verified 1 of 4

GAC MARIA U  
573 SHERIDAN RD  
GLENCOE, IL 60022-1764

GARCIA AVELINO AND MONICA G  
8401 SW 84TH TER  
MIAMI, FL 33143-6919

GOLDSTEIN AMBER E  
97652 OVERSEAS HWY APT 55  
KEY LARGO, FL 33037-2203

GREENSPAN RICHARD R AND YVETTE M  
16073 BRIER CREEK DR  
DELRAY BEACH, FL 33446-9561

HALE SALLY M 2004 REVOCABLE TRUST  
23 FAIRWAY HEIGHTS RD  
CENTER HARBOR, NH 3226

HALEY JAMES A TRUST  
11034 SW 37TH MNR  
DAVIE, FL 33328-1318

HARMONY HEALING CENTER INC  
97840 OVERSEAS HWY  
KEY LARGO, FL 33037

HARRELSON PEGGY GREGSON REVOCABLE TRUST  
3/14/14  
C/O HARRELSON MIKE CO-TRUSTEE  
1119 S 3RD AVE  
BOZEMAN, MT 59715-5264

HARRIS WALTER R AND MARGARET M  
424 SPRICE AVE  
WEST ISLIP, NY 11795

HAYNIE J NEIL AND SUSAN INCE  
1700 SW 12 AVE  
BOCA RATON, FL 33486

HEELY CATHERINE G  
11 GULL POINT RD  
MONMOUTH BEACH, NJ 07750-1007

HEINER FREDERICK H AND DONNA E  
97652 OVERSEAS HWY APT T9  
KEY LARGO, FL 33037-2226

HEINRICH LAURA J  
97652 OVERSEAS HWY PH 2  
KEY LARGO, FL 33037-2220

HELSEL ZANE AND JOAN E  
2144 PENNINGTON RD  
EWING, NJ 08638-1433

HENRIQUES ROBERT C  
11 CHESTER SQ  
GLOUCESTER, MA 01930-1313

HENRY MORRIS  
97652 OVERSEAS HWY APT C12  
KEY LARGO, FL 33037-2223

HERMANN DONALD W AND MARY E  
312 RIVER BLUFF DR  
ORMOND BEACH, FL 32174

HILLEND DAVID V  
97652 OVERSEAS HWY APT C11  
KEY LARGO, FL 33037-2223

HOLTON TIMOTHY R AND JENNIFER A  
296 WASHINGTON AVE  
MEMPHIS, TN 38103

KALATZIS DIMITRIOS AND JOANNE  
97652 OVERSEAS HWY APT M7  
KEY LARGO, FL 33037-2225

KATZMAN HOWARD E AND SHIRLEY R  
7255 SW 140TH TER  
PALMETTO BAY, FL 33158-1265

KAVANAGH JEANNE A  
97652 OVERSEAS HWY APT HH47  
KEY LARGO, FL 33037-2220

KERCKAERT MICHAEL AND SHANNON  
5825 HEMPSTEAD RD  
OXFORD, MI 48371-1233

KLASFELD ILENE AND JON  
1908 NW 4TH AVE APT 112  
BOCA RATON, FL 33432-1501

KLUMPENAAR BRAM  
296 CLAUDE AVE  
DORVAL, QUEBEC H9S 3B2  
CANADA

KRAUSE JOSEPH AND FRANCES  
2637 NW 23RD WAY  
BOCA RATON, FL 33431-4015

KROHN JOHN RAMON JR  
61 BITTERN DR  
GETTYSBURG, PA 17325-8611

LANDCO LLC  
97 W OKEECHOBEE RD  
HIALEAH, FL 33010-4721

LESPERANCE LISA V  
230 EAST ST  
WAYNESVILLE, NC 28786-3836

LEVY BARUCH AND JANE  
2708 OAKMONT CT  
WESTON, FL 33332-1834

Verified 2 of 4

<p>LISOR SUZANNE K REV TR 1103 SPRING BROOKE DR GOSHEN, IN 46528-5059</p>	<p>MARTINEZ PETER JOSEPH AND PILAR 5740 SW 116TH ST CORAL GABLES, FL 33156-5033</p>	<p>MAYER ANN E FINN AND ROBERT T 3 FAIRVIEW TER GREENLAND, NH 03840-2242</p>
<p>MCCASSEY EVERETT A AND MICHELLE M 117 AKIOHALA PL KAILUA, HI 96734-3902</p>	<p>MCGEE LAWRENCE U 230 NANZETTA WAY LEWISVILLE, NC 27023-7103</p>	<p>MILANESE GARY 97652 OVERSEAS HWY APT T4 KEY LARGO, FL 33037-2205</p>
<p>MOFFITT GREGORY P AND REGINA A 29453 CEDAR NECK RD OCEAN VIEW, DE 19970</p>	<p>NHC-FL 134 LLC C/O NATIONAL RV COMMUNITIES LLC6991 E CAMELBACK RD STE B310 SCOTTSDALE, AZ 85251-2493</p>	<p>NIEBLER-SPARE LUCIANN M REV LIV TR AGR 3/17/2008 1865 BRICKELL AVE APT A1811 MIAMI, FL 33129-1650</p>
<p>OKUN THEODORE 97652 OVERSEAS HWY PH 7 KEY LARGO, FL 33037-2221</p>	<p>PEREZ ROBERT L AND VIOLET M 1919 DRISCOLL ST HOUSTON, TX 77019-6101</p>	<p>RAHAIM ANDREW D AND JEAN T 6 AUSPICE CIR NEWARK, DE 19711-2976</p>
<p>RESORT PROPERTY MANAGEMENT OF THE KEYS INC 97802 S OVERSEAS HWY KEY LARGO, FL 33037</p>	<p>ROBERTS WILLIAM C AND MARY A 763 CHAPMAN LOOP THE VILLAGES, FL 32162</p>	<p>ROBINSON JOHN G AND BARBARA J 97652 OVERSEAS HWY OFC KEY LARGO, FL 33037-2216</p>
<p>ROCK HARBOR CONDO NO 6</p>	<p>ROEBLING SUSAN REV TRUST 11/10/2004 PO BOX 1167 TAVERNIER, FL 33070-1167</p>	<p>SANTANA RAMON R AND YOLANDA ACEBAL PO BOX 901368 HOMESTEAD, FL 33090-1368</p>
<p>SCHOTT DEANA L 2056 HUTTON PT LONGWOOD, FL 32779-2855</p>	<p>SCULL PROPERTIES LLC C/O SCULL DAVID7960 OLD GEORGETOWN RD STE 8C BETHESDA, MD 20814-2418</p>	<p>SEAFARER RESORT AND BEACH LLC 97684 OVERSEAS HWY KEY LARGO, FL 33037-2214</p>
<p>SEVERSON DONALD R AND LOUANNE DEC TRUST 11/12/96 PO BOX 886 ELKHORN, WI 53121</p>	<p>SHUGG ROBERT C AND ELIZABETH A 97652 OVERSEAS HWY APT M10 KEY LARGO, FL 33037-2225</p>	<p>SINISCALCO WAYNE P AND LORIN BLAKE 97652 OVERSEAS HWY APT HH31 KEY LARGO, FL 33037-2218</p>
<p>SMITH BRIAN R T AND PENELOPE J 97652 OVERSEAS HWY APT T5 KEY LARGO, FL 33037-2205</p>	<p>SOMOGYI ROBERT J AND MARILYN B 42 W COLLEGE AVE APT 314S YARDLEY, PA 19067-1553</p>	<p>SPRINKLE GEORGE C JR AND MELISSA B 17205 SW 256TH ST HOMESTEAD, FL 33031</p>
<p>STARR MOORE 3290 NORTHSIDE PKWY NW STE 375 ATLANTA, GA 30327-2273</p>	<p>STELRI LLC C/O LEROY3532 E HIGGINS DR MOUNT PLEASANT, SC 29466-6890</p>	<p>STOIA SAMUEL L PO BOX 370888 KEY LARGO, FL 33037-0888</p>

Verified 3 of 4

✓ STOKY & STOKY LLC  
103900 B OVERSEAS HWY  
KEY LARGO, FL 33037

✓ STONE THOMAS J TRUST 7/21/2000  
PO BOX 372880  
KEY LARGO, FL 33037-7880

✓ SULLIVAN PATRICIA P TR 11/3/2003  
535 LUENGA AVE  
CORAL GABLES, FL 33146-2716

✓ THE CONCH HEADQUARTERS INC  
PO BOX 371012  
KEY LARGO, FL 33037-1012

✓ TIELEN GISELA B  
97652 OVERSEAS HWY APT HH4  
KEY LARGO, FL 33037-2207

✓ TUCKER ROBERT J AND CHARLENE A  
401 CLOVER MILL RD  
EXTON, PA 19341-2502

✓ UNGER FRANK  
97702 OVERSEAS HWY  
KEY LARGO, FL 33037-2297

✓ UPPER KEYS MARINE CONSTRUCTION INC  
PO BOX 372790  
KEY LARGO, FL 33037-7790

✓ VALERIUS THOMAS F AND LYNN C  
9200 SW 85TH ST  
MIAMI, FL 33173-4527

✓ VEIL MARK AND TINA  
107 WOODSMUIR CT  
PALM BEACH GARDENS, FL 33418-8020

✓ WALSH FRANK B JR REVOCABLE TRUST  
11/30/1966  
97652 OVERSEAS HWY APT S4  
KEY LARGO, FL 33037-2203

✓ WALTZMAN STUART REV TRUST  
12/4/1998  
333 E 30TH ST APT 18J  
NEW YORK, NY 10016-6459

✓ WASSER MARK  
870 NARRAGANSETT LN  
KEY LARGO, FL 33037-2774

✓ WESTER DAVID A AND SHARON M  
4244 CHASE AVE  
MIAMI BEACH, FL 33140-3008

Verified 4 of 4

**End of Additional File 2014-082**

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



MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



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

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

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

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

Date: 6 / 13 / 14  
Month Day Year

Property Owner:

See the Sea & Coconut Bay  
Name

97770 & 97702 Overseas Hwy.  
Mailing Address  
Key Largo, Fl. 33037  
Mgr. 305-395-8700  
Daytime Phone

\_\_\_\_\_  
Email Address

Agent (if applicable):

David deHaas Grosseck  
Name

88975 Overseas Hwy.  
Mailing Address  
Tavernier, Fl. 33070  
305-852-9851  
Daytime Phone

dehaas@bellsouth.net  
Email Address

Legal Description of Property:

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

Sec. 6, Twn. 62, R. 39 Island of Key Largo, PB 1-P. 59  
Sec. 6, Twn. 62, R. 39 Island of Key Largo, PB 1, P. 59  
Block Lot Subdivision Key  
00091020-000000 1104892  
00091000-000000 1104876  
Real Estate (RE) Number Alternate Key Number  
97770 O/S Hwy, Key Largo Fl. 33037 MM97.7  
97702 O/S Hwy. Key Largo, Fl. 33037  
Street Address Approximate Mile Marker

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

**Current Land Use District Designation(s):** SR SUBURBAN RESIDENTIAL

**Proposed Land Use District Designation(s):** SC SUBURBAN COMMERCIAL

**Current Future Land Use Map Designation(s):** SR

**Tier Designation(s)** \_\_\_\_\_

**Total Land Area Affected in acres:** 1.64 A & .56 A = 2.2 A

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**4) New issues:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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6) Data updates:

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

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

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

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

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

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

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

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

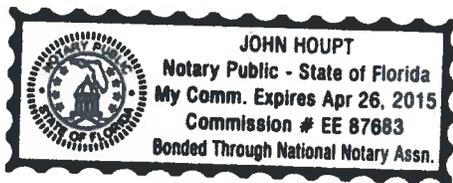
- Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)
- Any other Monroe County documents including Letters of Understanding pertaining to the proposed Land Use District Map amendment**

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

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

Signature of Applicant: Margaret A. Larson Date: 5/15/2014

Sworn before me this 15 day of May 2014



[Signature]  
Notary Public  
My Commission Expires

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

Monroe County  
Planning and Building Department

**AGENT AUTHORIZATION**

To Whom it May Concern,

This shall act as authorization for David deHaas-Grosseck to act as agent for the purpose of submitting and coordination application(s) for the following;

CLAYTON BAY & SEE THE SEA OF KEY LARGO  
Name

FLUM & LTD AMENDMENT  
Project

Location 877709 977020/5 Hwy, KEY LARGO

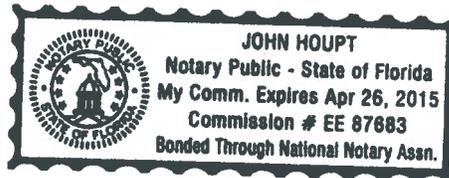
Margaret A. Laron  
Owner

Margaret A. Laron 06/13/14  
Signature Date

Sworn before me this 13 day of JUNE, 2012 14

[Signature]  
Notary Public

My Commission Expires





## **Coconut Bay of Key Largo, Inc. See the Sea of Key Largo, Inc.**

### **Request for a Land Use District (LUD) Map Amendment**

#### **Existing Use of the Property**

The property(s) have been operating as motels since 1968. They have been doing business as Bay Harbor and Coconut Bay, separate names but one enterprise. The combined properties have a total of 21 units and a residence. The site is fully developed with docking facilities and extensive landscaping.

#### **1. Changed Projections:**

There are no anticipated changes for public services. The development has been operating for 46 years.

#### **2. Changed assumptions:**

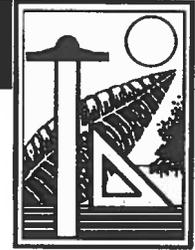
The requested Map Amendment shall not change occupancy the clientele of the resorts are most often repeat guests.

#### **3. Data errors:**

Per letter of Understanding dated December 23, 2013, the subject properties/development qualifies for an exception to fees under Resolution 183-2013 due to the miss-mapping of the sites. The properties were developed as a motel/hotel prior to 1992. The original Comprehensive Plans and Land Development Regulations were intent on creating significant tracts of land with the same zoning. It did not focus on individuals developments. During the course of events and history, we have now come to recognize the rights of the property owner more an anticipated future use. The property was made non-conforming by the original regulations; it is now in keeping with current trends to rectify the situation approving this application for a Map Amendment from SR, Suburban Residential to SC, Suburban Commercial. The Letter further states; "found that there is satisfactory evidence indicating that the existing SR LUD designation and RL FLUM designation may have been assigned in error"

#### **4. New issues:**

New issues might be addressed in the new ordinances adopted by Monroe County to correct this type of situation, including the waiver of applications fees. The present incorrect Land Use designation has been in existence since the adoption of the Comp. Plan and The LDRs on September 15, 1986, the position of the county has changed.



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

It is the position of the Applicant that there is a need to recognize the 21 Transient Dwelling units and the owner's Residence as part of this application. Documentation is attached which provide sufficient evidence for a determination. It should be not be necessary to prepare and present another application when this portion of this application is referenced as "comprehensive". The LOU previously referenced, acknowledges the Monroe County Property Appraiser's records. The appraiser's records indicate the existence of the development as a motel prior to 1986 and as having 21 units and a residence.

## **6. Data Updates:**

A previous application for change, by the process of Boundary Determination, was made and denied. "Data" or the interpretation thereof has changed in terms of the appropriate designation for a pre-existing development. This property was never and shall never be a Suburban Residential development. I was in fact mis-zoned. The property can not conform to area requirements.

## **Summation:**

We have the utmost confidence that it is appropriate and in keeping with the intent of the Comprehensive Plan and the Land Development Regulations, that this property should receive the designation of Suburban Commercial (SC). Nonconformities can and should be rectified whenever possible. Upon receipt of an Amendment, we shall move from a non-conforming designation of SR to a conforming use and designation of SC.

Thank you for your consideration of this matter,

David deHaas-Grosseck

**MONROE COUNTY, FLORIDA  
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



**Ownership Disclosure**

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):

<i>Name and Address</i>	<i>% of Ownership</i>

- 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):

<i>Name and Address</i>	<i>% of Ownership</i>
Margaret A Laron PVST 97702 Overseas Hwy Key Largo, FL 33037	100%
Coconut Bay of Key Largo Inc 97770 Overseas Hwy Key Largo, FL 33037	

- 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):

<i>Name and Address</i>	<i>% of Ownership</i>

\* 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):

<i>Name and Address</i>	<i>% of Ownership</i>

- 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):

<i>Name and Address</i>	<i>% of Ownership</i>

\* 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):

<i>Name and Address</i>

**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: Margaret A. Larson  
 State of Florida, County of Monroe Margaret A. Larson

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, by \_\_\_\_\_, He/she is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
 Notary Public  
 My Commission Expires

**2014 FLORIDA PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# P96000032720

Entity Name: COCONUT BAY OF KEY LARGO, INC.

**Current Principal Place of Business:**

97770 OVERSEAS HIGHWAY  
KEY LARGO, FL 33037

**Current Mailing Address:**

POST OFFICE BOX 2098  
KEY LARGO, FL 33037

FEI Number: 65-0664411

Certificate of Status Desired: No

**Name and Address of Current Registered Agent:**

LARON, MARGARET AMS  
97702 OVERSEAS HIGHWAY  
KEY LARGO, FL 33037 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:**

\_\_\_\_\_  
Electronic Signature of Registered Agent

\_\_\_\_\_  
Date

**Officer/Director Detail :**

Title PVST  
Name LARON, MARGARET AMS  
Address 97702 OVERSEAS HIGHWAY  
City-State-Zip: KEY LARGO FL 33037

Title D  
Name LARON, MARGARET AMS  
Address 97702 OVERSEAS HIGHWAY  
City-State-Zip: KEY LARGO FL 33037

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

SIGNATURE: MARGARET A LARON

PRESIDENT

01/08/2014

\_\_\_\_\_  
Electronic Signature of Signing Officer/Director Detail

\_\_\_\_\_  
Date

# 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, District 1  
George Neugent, District 2  
Heather Carruthers, District 3  
David Rice, District 4

December 23, 2013

De Haas Consulting & Design  
David De Haas Grosseck  
88975 Overseas Highway #1  
Tavernier, FL 33070

**SUBJECT: LETTER OF UNDERSTANDING CONCERNING THE 'COCONUT BAY OF KEY LARGO INC' AND THE 'SEE THE SEA OF KEY LARGO INC' PROPERTIES, DOING BUSINESS AS BAY HARBOR LODGE, LOCATED AT 97770 AND 97702 OVERSEAS HIGHWAY (US 1), KEY LARGO, HAVING REAL ESTATE NUMBERS 00091000.000000 AND 00091020.000000**

Mr. De Haas Grosseck,

Pursuant to §110-3 of the Monroe County Code (MCC), this document shall constitute a Letter of Understanding (LOU). On September 19, 2013, a Pre-Application Conference regarding the above-referenced property was held at the office of the Monroe County Planning & Environmental Resources Department in Marathon. Attendees of the meeting included David De Haas Grosseck and Eric Handte (hereafter referred to as "the Applicant") and Matt Coyle, Planner, and Joseph Haberman, Planning & Development Review Manager (hereafter referred to as "Staff").

*Materials presented for review included:*

- (a) Pre-Application Conference Request Form;
- (b) Monroe County Property Record Card;
- (c) Monroe County Land Use District (LUD) Map and Future Land Use (FLU) Map;
- (d) Monroe County Code (MCC); and
- (e) Monroe County Comprehensive Plan (MCCP).

The Applicant requested a special letter of understanding in order to confirm whether the existing motel/hotel use on the subject property is lawfully nonconforming and how to resolve the nonconforming issue using the map amendment process.



Subject Property with Land Use Districts Overlaid (Aerial dated 2012)

*Status of Existing Nonconforming Use:*

The subject property currently has a LUD designation of Suburban Residential (SR) and a FLU designation of Residential Low (RL). It was partially within a BU-2 district (Medium Business) and partially within a RU-3 district (Multiple Family Residential) prior to September 15, 1986 when it was re-designated as SR (the final adoption of the LUD map was in 1992).

Note: A Land Use District Map Determination, known as a boundary determination, was filed in 1988 by a previous property owner, Laszlo Simoga. The application specifically requested a LUD change from SR to Suburban Commercial (SC). The application was not approved.

The subject property is currently developed with a motel/hotel of 21 rooms (note: this total number of rooms has yet to be confirmed by Staff as lawfully established).

There is not a building permit on file for the initial construction of the motel/hotel.

According to the Monroe County Property Appraiser's records, the portion of the subject property assessed as RE #00091020.000000 is currently developed with five buildings, with year built dates of 1968, 1971, 1983, 1954 and 1968 respectively. The only building permit on file for

a residential building is Building Permit #17938, which approved a residence with 2 bedrooms in 1969. There are several building permits on file, dating back to 1967. Most of the building permits on file refer to the name of a hotel. Building permits on file that were issued prior to September 15, 1986 include: #14532 (1967- Fla. Bay Motel), #17938 (1969 – no reference to hotel), #30704 (1973 – Bay Harbor Lodge), #C-3629 (1978 – Bay Harbor Lodge), and #C-19860 (1986 – Bay Harbor Lodge).

According to the Monroe County Property Appraiser's records, the portion of the subject property assessed as RE #00091000.000000 is currently developed with three buildings, with year built dates of 1967, 1967 and 1967 respectively. Building permits on file for residential buildings are Building Permit #2799, which approved a motel building with 2 units/rooms in 1961, Building Permit #12694, which approved a residence with 2 bedrooms in 1967, and Building Permit #17296, which approved a residence with 2 bedrooms in 1969. There are several building permits on file, dating back to 1961. Most of the building permits on file refer to the name of a hotel. Building permits on file that were issued prior to September 15, 1986 include: #2799 (1961- motel, unspecified), #12694 (1967 – no reference to hotel), #17040 (1968 – no reference to hotel), #17296 (1969 – no reference to hotel), #25075 (1972 – no reference to hotel), #30703 (1973 – no reference to hotel), and #C-11417 (1982 – no reference to hotel).

Pursuant to MCC §130-94(c)(6), in the SR LUD, hotels of fewer than 12 rooms may be permitted with a major conditional use permit, provided that a) the parcel proposed for development has an area of at least two acres, b) all signage is limited to that permitted for a residential use, and c) the parcel proposed for development is separated from any established residential use by at least a class C bufferyard, and d) the use is compatible with land uses established in the immediate vicinity of the parcel proposed for development.

Nonetheless, although a hotel of up to 11 rooms may be permitted in the SR LUD, the RL FLU category does not allow hotels. MCCP Policy 101.4.2, which provides the purpose of the RL FLU, does not refer to hotels or other transient residential uses. Further, MCCP Policy 101.4.22 states that, for the RL FLUM category, the allocated density for transient residential uses is 0 rooms/spaces and the maximum net density for transient residential uses is N/A.

The hotel use is not consistent with the RL FLUM category, as it does not conform to its purpose, which is set forth in MCCP Policies 101.4.2 (*principal purpose of the Residential Low land use category is to provide for low-density residential development in partially developed areas with substantial native vegetation*) and 101.4.22. As such it is considered a nonconforming use to the provisions of the MCCP and as it was lawfully established, the hotel use may continue to exist per the nonconformity policies provided under MCCP Objective 101.8.

Although the hotel use is permitted in SR LUD, the provision of the SR LUD allowing a hotel is inconsistent with the superseding RL FLU category, in which the SR LUD must be consistent. As such it is considered a nonconforming use to the MCC and as it was lawfully established, the hotel use may continue to exist per the nonconforming use regulations provided under MCC §102-56.

Note: Pursuant to MCC §102-55, all known, lawful nonconforming uses may be registered with the Planning & Environmental Resources Department. Once discovered and determined to be lawful, the planning director, or his or her designee, shall add recognized lawful nonconforming uses to an official registry.

*Total Number of Motel/Hotel Rooms and Letter of Development Rights Determination:*

This letter does not recognize, or otherwise support, the total number motel/hotel rooms (21) referred to in the pre-application conference application as lawfully established. In order to receive a determination regarding the lawfully established number of motel/hotel rooms, the property owner must submit a Letter of Development Rights Determination application.

*Map Amendment Process to Turn the Existing Nonconforming Use into a Conforming Use:*

The Board of County Commissioners passed and adopted a Planning & Environmental Resources Department's fee schedule (currently Resolution #183-2013). Of relevance to the subject property and the development thereon, the fee schedule currently includes the following provision:

There shall be no application or other fees, except advertising and noticing fees, for property owners who apply for a map amendment to the official [Land Use District (LUD)] map and/or the official [Future Land Use Map (FLUM)], if the property owner can provide satisfactory evidence that a currently existing use on the site that also existed lawfully in 1992 was deemed nonconforming by final adoption of the LUD map and/or a currently existing use on the site that also existed lawfully on the site in 1997 was deemed nonconforming by final adoption of the FLUM. To qualify for the fee exemption, the applicant must apply for a LUD and/or FLUM designation(s) that would eliminate the non-conforming use created with adoption of the existing designation(s) and not create an adverse impact to the community. Prior to submittal of a map amendment application, the applicant must provide the evidence supporting the change and application for a fee exemption with the proposed LUD map/FLUM designations to the Monroe County Planning & Environmental Resources Department as part of an application for a Letter of Understanding. Following a review, the Director of Planning & Environmental Resources shall determine if the information and evidence is sufficient, and whether the proposed LUD map and/or FLUM designations are acceptable for the fee waiver, and approve or deny the fee exemption request. This fee waiver Letter of Understanding shall not obligate the staff to recommend approval or denial of the proposed LUD or FLUM Category.

Resolution #183-2013 requires the property owner to provide satisfactory evidence that the existing use on the site existed lawfully in 1992 and was deemed nonconforming by final adoption of the LUD map and/or the existing use on the site existed lawfully in 1997 and was deemed nonconforming by final adoption of the FLUM. Following a review, as the hotel buildings were constructed prior to the adoption of the Land Development Code in 1986, Staff has determined that the existing hotel use existed lawfully in 1992 and was deemed nonconforming by the final adoption of the LUD map. Staff has also determined that the existing

hotel use existed lawfully in 1997 and was deemed nonconforming by the final adoption of the FLUM.

Staff has found that there is satisfactory evidence indicating that the existing SR LUD designation and RL FLUM designation may have been assigned in error as there had been a motel/hotel on the property on and prior to September 15, 1986. If you choose new designations that permit the existing hotel/motel use, Staff has determined that such applications qualify for fee exemptions to the "Comprehensive Plan, Future Land Use Map (FLUM) Amendment" of \$5,531.00 and the "Land Use District Map, Amendment-Nonresidential" fee of \$4,929.00. You may submit a FLUM amendment and/or LUD amendment application without the submittal of the aforementioned application fees. You are responsible for all other fee requirements, including the fees for advertising (\$245.00 per application) and noticing (\$3.00 per each surrounding property per application). Please note that you are eligible for these fee waivers so long as such waivers are permitted by the fee schedule. If the fee schedule is amended to remove such a provision in the future, you may not be eligible to submit the application without such application fees.

Resolution #183-2013 requires the property owner to apply for a LUD and/or FLUM designation(s) that would eliminate the non-conforming use. Further, it is the responsibility of the property owner to decide upon a new LUD and FLUM designation and submit the corresponding applications and noticing/advertising fees.

In addition, Staff is not obligated to recommend approval of any LUD or FLUM designations proposed by the property owner. Resolution #183-2013 requires a LUD and/or FLUM designation(s) that would not create an adverse impact to the community. Staff is required to review the application on its merit and determine upon a full review that it would not create an adverse impact to the community and it is consistent with the provisions of the MCCP and MCC. Further, private applications requesting a FLU amendment must comply with the requirements of MCCP 101.4.20, which concerns amendments proposing an increase in allocated density and/or intensity. This policy requires the purchase and donation of land to offset the proposed increase (includes the requirement to donate acreage or Improved Subdivision (IS) lots).

Note: The contiguous, neighboring property to the southwest (assessed as RE #00091010.000000) was granted a FLUM amendment from Residential Low (RL) to Mixed Use / Commercial (MC) in 2008, as memorialized by Ordinance #025-2008. In addition, it was granted a LUD amendment from Suburban Residential (SR) to Mixed Use (MU) in 2009, as memorialized by Ordinance #005-2009.

Another neighboring property to the southwest (assessed as RE #00091090.000000) was granted a FLUM amendment from Residential High (RH) to Mixed Use / Commercial (MC) in 2008, as memorialized by Ordinance #026-2008. In addition, it was granted a LUD amendment from Urban Residential Mobile Home (URM) to Mixed Use (MU) in 2009, as memorialized by Ordinance #006-2009.

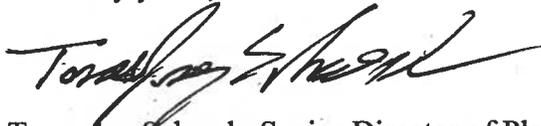
\* \* \* \* \*

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

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

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

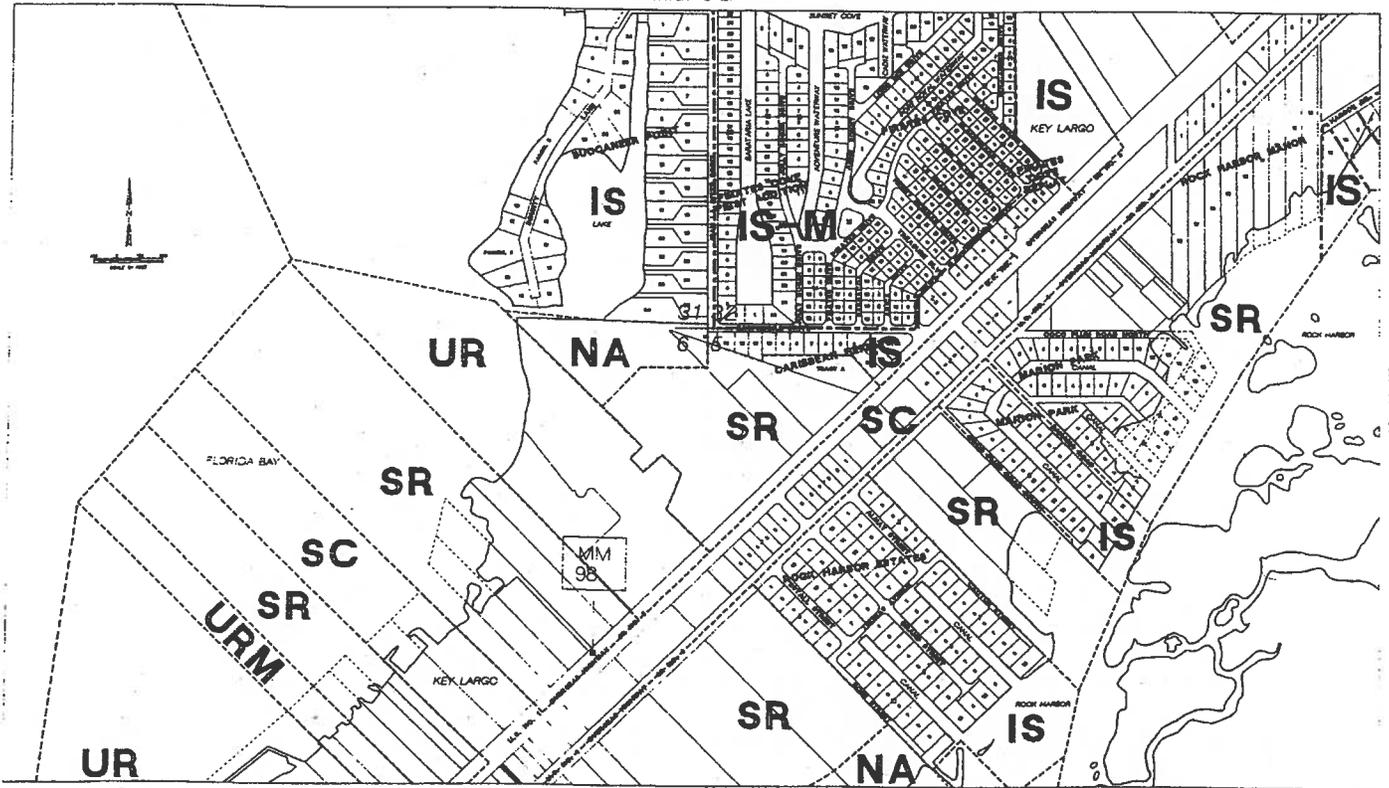
Sincerely yours,



Townsley Schwab, Senior Director of Planning & Environmental Resources

CC: Joseph Haberman, Planning & Development Review Manager  
Mayte Santamaria, Assistant Director of Planning & Environmental Resources  
Michael Roberts, Senior Administrator of Environmental Resources

MATCH TO 137



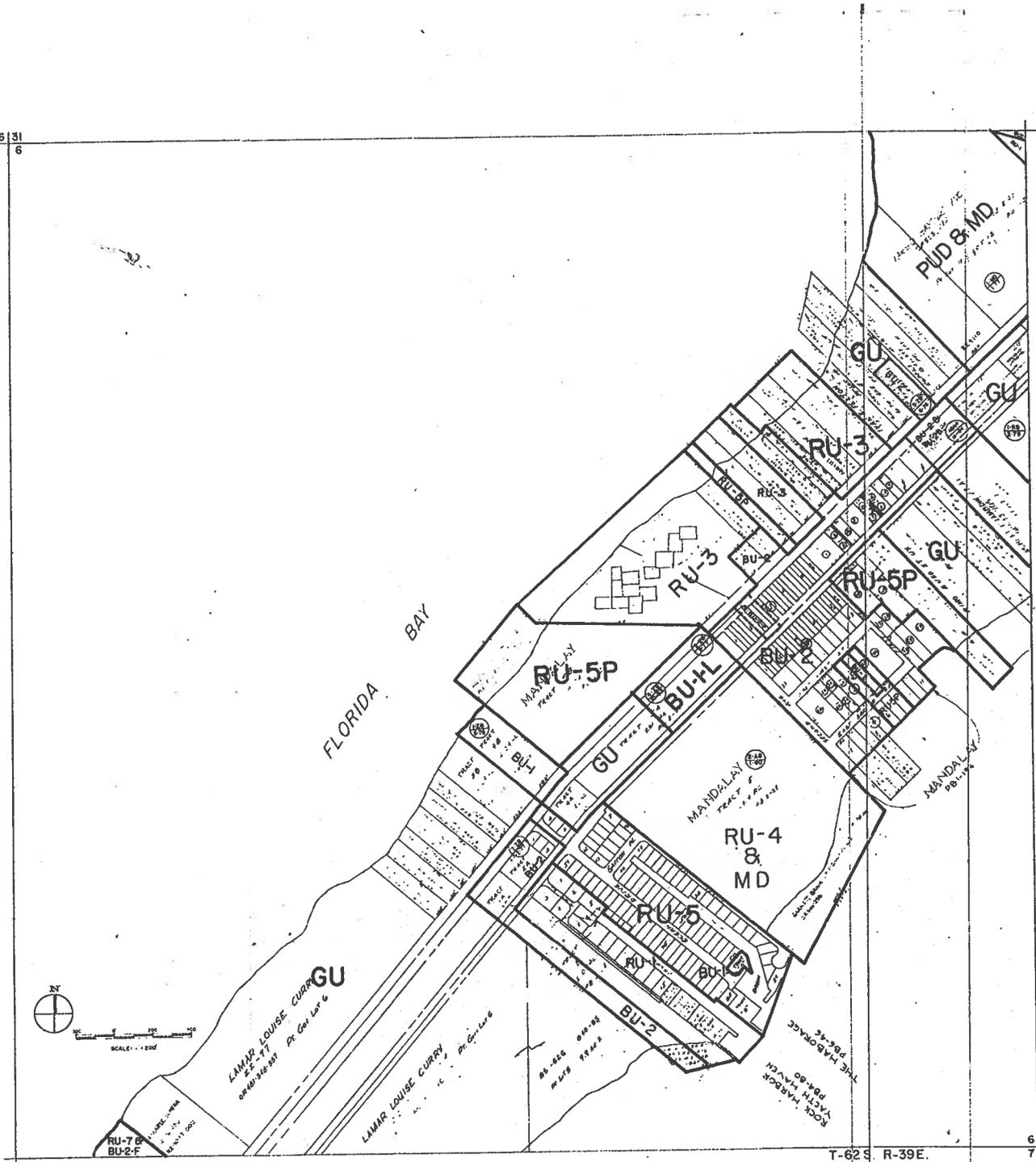
MATCH TO 138

MATCH TO 139

MONROE COUNTY, FLORIDA, LAND USE DISTRICT MAP

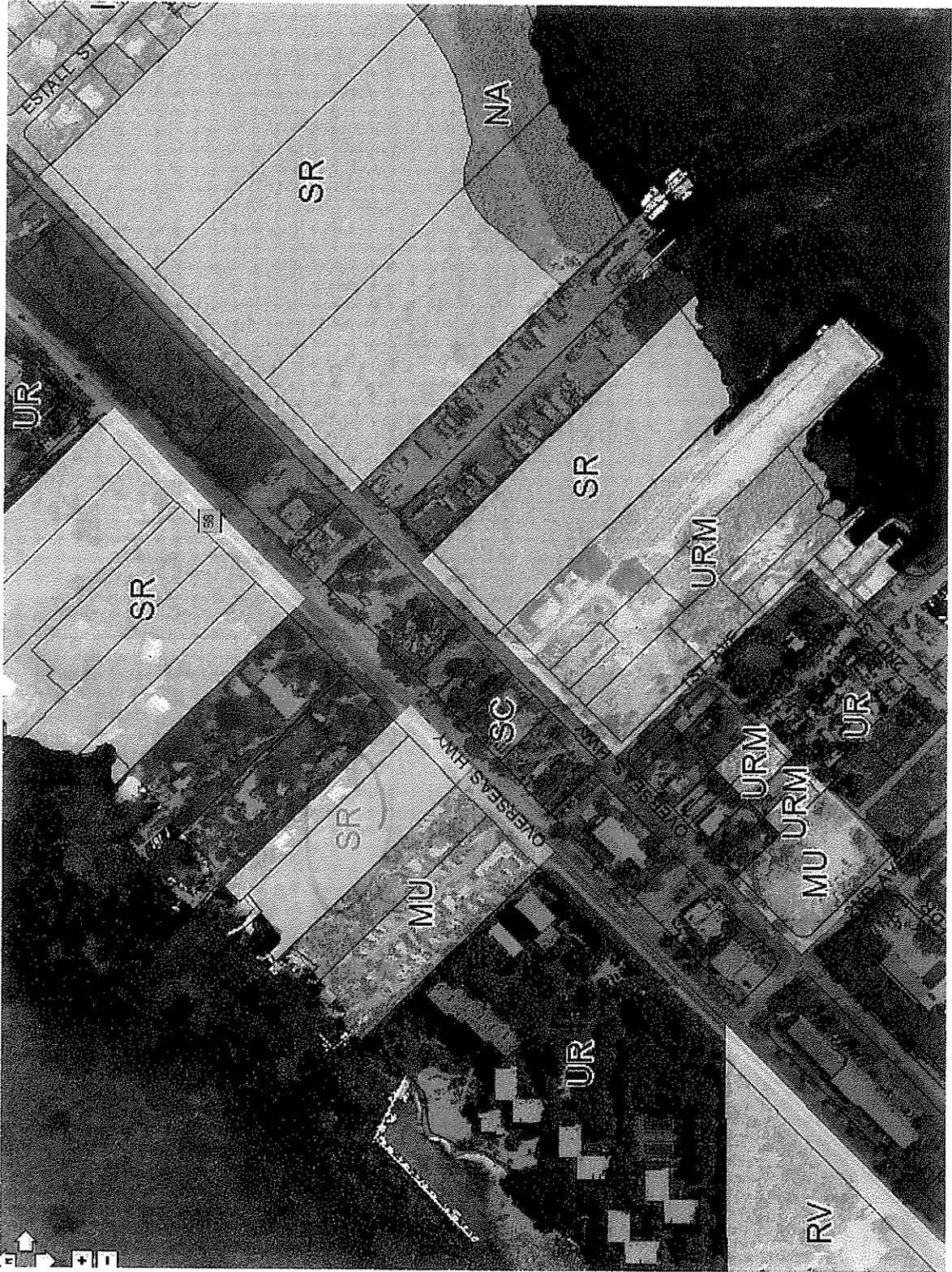
<p><b>DATE:</b> 10/1/98  <b>BY:</b> J. J. [Signature]  <b>FOR:</b> [Signature]  <b>APPROVED:</b> [Signature]</p>	<p><b>LEGEND:</b></p> <p><b>LAND USE DISTRICTS:</b></p> <ul style="list-style-type: none"> <li>IS - Institutional Single-Family</li> <li>SR - Single-Family Residential</li> <li>SC - Community Center</li> <li>NA - Neighborhood Commercial</li> <li>UR - Urban Residential</li> <li>URM - Urban Residential Medium Density</li> </ul>	<p><b>GENERAL NOTES:</b></p> <p>1. This map is a general representation of the land use districts in Monroe County, Florida. It is not intended to be used as a legal document.</p> <p>2. The boundaries shown on this map are based on the most current information available to the County at the time of the map's preparation.</p> <p>3. The County reserves the right to amend this map at any time without notice.</p>	<p><b>DATE:</b> 10/1/98  <b>BY:</b> J. J. [Signature]  <b>FOR:</b> [Signature]  <b>APPROVED:</b> [Signature]</p>
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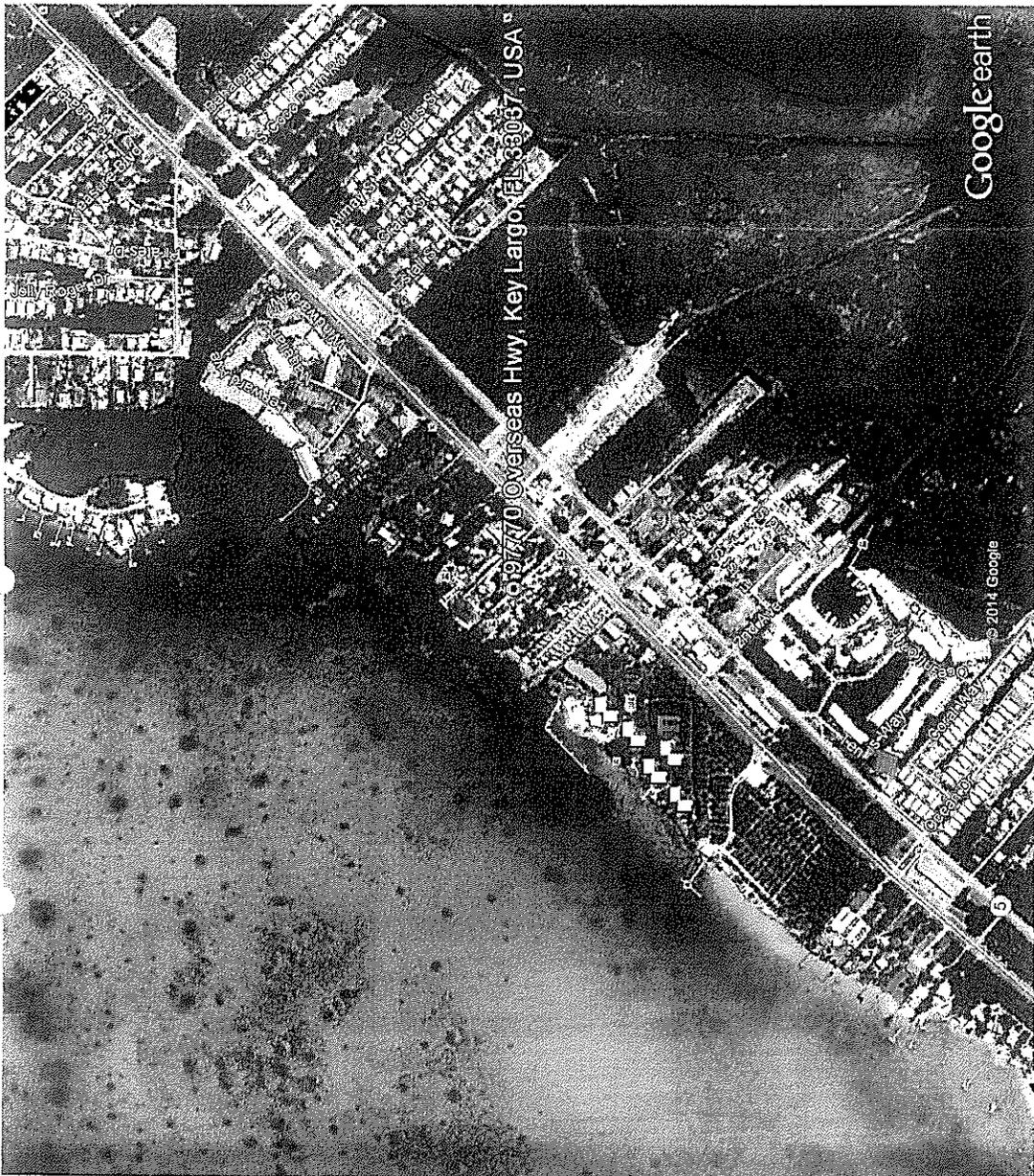
36 31  
1 6



T-62 S R-39 E

6 5  
7 8





3309770 Overseas Hwy, Key Largo, FL 33037, USA

Google earth

© 2014 Google

Go . g l e e a r t h

feet 3000  
km 1





**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: 1104892 Parcel ID: 00091020-000000**

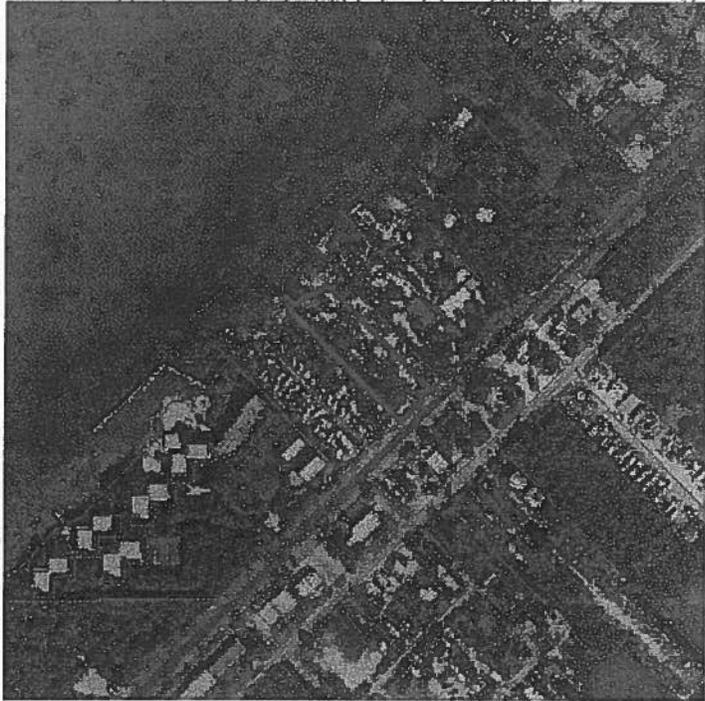
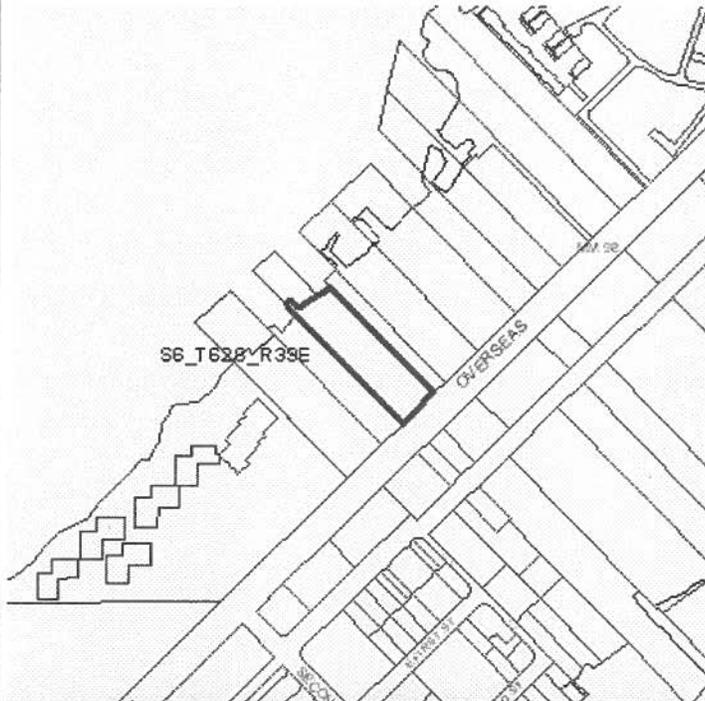
**Ownership Details**

**Mailing Address:**  
SEE THE SEA OF KEY LARGO INC  
PO BOX 372098  
KEY LARGO, FL 33037-7098

**Property Details**

**PC Code:** 39 - HOTELS,MOTELS  
**Millage Group:** 500K  
**Affordable Housing:** No  
**Section-Township-** 06-62-39  
**Range:**  
**Property Location:** 97702 OVERSEAS HWY KEY LARGO  
**Legal** 6-62-39 KEY LARGO PB 1-59 PT LOT 10 OR621-642-643 OR740-681 OR798-1846/1847 OR835-1211/1212E  
**Description:** OR959-255/256 I I F BAY BOTTOM LEASE 440000755 OR1219-92/99 OR1453-1358/59 OR1543-1911/23II  
LEASE OR2449-406BAY BOTTOM LEASE 440000755

Click Map Image to open interactive viewer



**Land Details**

Land Use Code	Frontage	Depth	Land Area
10HW - COMM/HWY/WATER	0	0	1.64 AC

**Building Summary**

Number of Buildings: 5  
 Number of Commercial Buildings: 5

Total Living Area: 6172  
Year Built: 1954

### Building 1 Details

Building Type  
Effective Age 19  
Year Built 1968  
Functional Obs 0

Condition A  
Perimeter 144  
Special Arch 0  
Economic Obs 0

Quality Grade 250  
Depreciation % 23  
Grnd Floor Area 812

**Inclusions:**

Roof Type  
Heat 1  
Heat Src 1

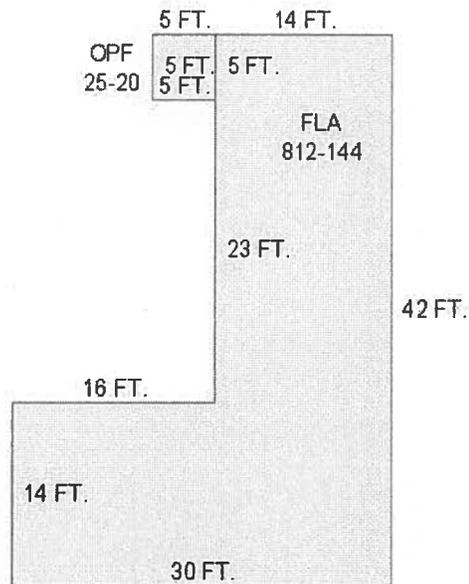
Roof Cover  
Heat 2  
Heat Src 2

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 12

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	1983					812
2	OPF		1	1983					25

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6921	HOTEL/MOTEL C	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1990	C.B.S.	100

### Building 2 Details

Building Type  
 Effective Age 19  
 Year Built 1971  
 Functional Obs 0

Condition A  
 Perimeter 144  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 23  
 Grnd Floor Area 812

Inclusions:

Roof Type  
 Heat 1  
 Heat Src 1

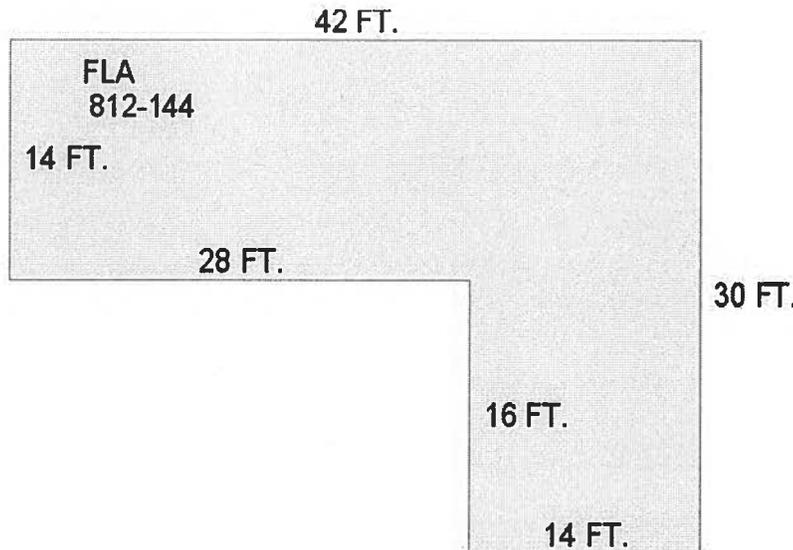
Roof Cover  
 Heat 2  
 Heat Src 2

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 12

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	1983	812
---	-----	---	------	-----

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6923	HOTEL/MOTEL D	100	N	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1991	C.B.S.	100

**Building 3 Details**

Building Type  
 Effective Age 13  
 Year Built 1983  
 Functional Obs 0

Condition A  
 Perimeter 268  
 Special Arch 0  
 Economic Obs 0

Quality Grade 300  
 Depreciation % 15  
 Grnd Floor Area 2,100

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

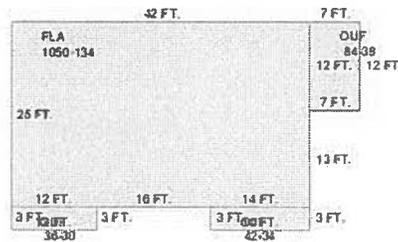
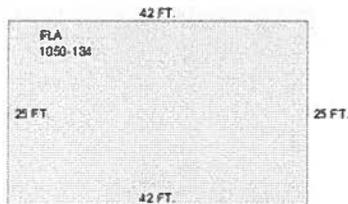
Roof Cover  
 Heat 2  
 Heat Src 2

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 27

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	1983					1,050
2	FLA		1	1983					1,050
3	OUF		1	1983					36
4	OUF		1	1983					42
5	OUF		1	1983					84

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6924	HOTEL/MOTEL C	100	N	Y
	6925	HOTEL/MOTEL C	100	N	Y
	6926	OUF	100	N	N
	6927	OUF	100	N	N
	6928	OUF	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1992	AB AVE WOOD SIDING	100

**Building 4 Details**

Building Type  
 Effective Age 27  
 Year Built 1954  
 Functional Obs 0

Condition A  
 Perimeter 220  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 35  
 Grnd Floor Area 1,636

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

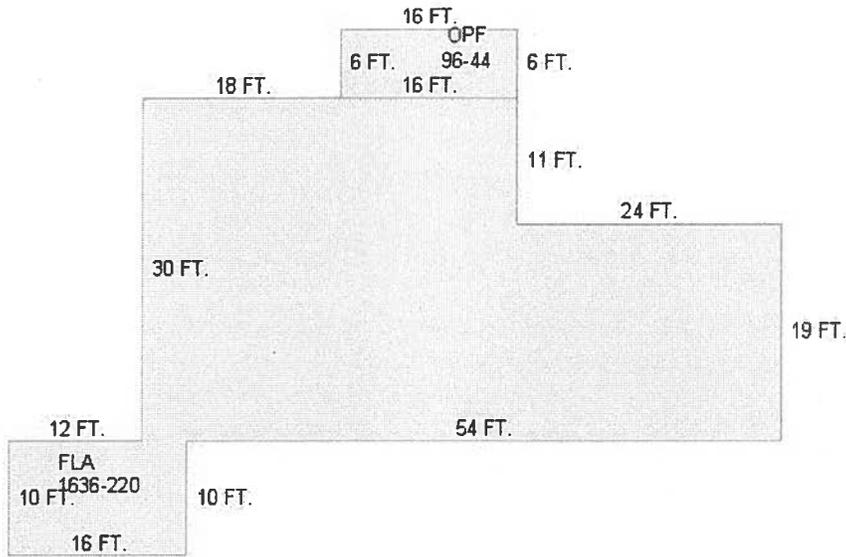
Roof Cover  
 Heat 2  
 Heat Src 2

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 12

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	1983					1,636
2	OFF		1	1983					96

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6929	APARTMENTS	60	N	Y
	6930	OFF BLDG-1 STY-D	10	N	N
	6931	HOTEL/MOTEL D	30	N	Y

**Exterior Wall:**

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

**Building 5 Details**

Building Type  
 Effective Age 19  
 Year Built 1968  
 Functional Obs 0

Condition A  
 Perimeter 144  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 23  
 Grnd Floor Area 812

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

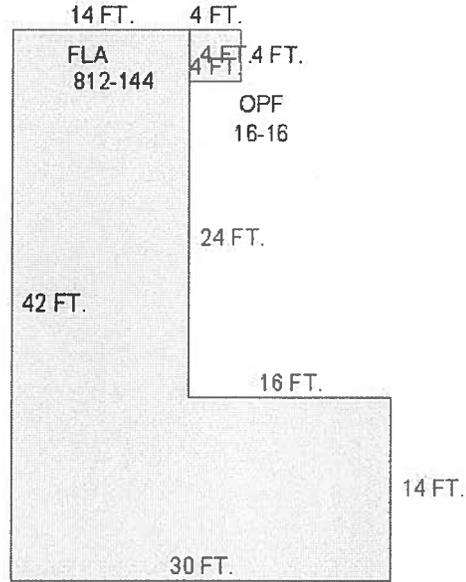
Roof Cover  
 Heat 2  
 Heat Src 2

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 12

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	OPF		1	1983					16
2	FLA		1	1983					812

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6932	HOTEL/MOTEL D	100	N	N

Exterior Wall:

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

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	320 SF	32	10	1974	1975	3	40
2	DK3:CONCRETE DOCK	840 SF	60	14	1974	1975	4	60
3	DK4:WOOD DOCKS	480 SF	60	8	1974	1975	3	40

4	SW2:SEAWALL	240 SF	120	2	1974	1975	3	60
5	TK2:TIKI	225 SF	15	15	1974	1975	3	40
6	FN2:FENCES	665 SF	133	5	1985	1986	4	30
7	PO2:LOW COST POOL	800 SF	0	0	1994	1995	2	40
8	WD2:WOOD DECK	2,500 SF	0	0	1994	1995	2	40
9	UB2:UTILITY BLDG	70 SF	0	0	1979	1980	1	50
10	UB2:UTILITY BLDG	360 SF	0	0	1979	1980	1	50
11	AP2:ASPHALT PAVING	4,400 SF	0	0	2006	2007	1	25
12	PT2:BRICK PATIO	120 SF	0	0	2006	2007	1	50
13	TK2:TIKI	64 SF	8	8	2007	2011	4	40
14	TK2:TIKI	64 SF	8	8	2007	2011	4	40
15	TK2:TIKI	64 SF	8	8	2007	2011	4	40
16	TK2:TIKI	64 SF	8	8	2007	2011	4	40
17	PT4:PATIO	1,800 SF	60	30	1995	2011	1	50
18	PO6:COMM POOL	450 SF	30	15	2007	2011	3	50

**Appraiser Notes**

BAY HARBOR LODGE #1 2 EFF #2 2EFF #3 5 UTS UP 1 UT DN 2002 CUT OUT DONE TPP ACCOUNT #8528680.

**Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	13305102	03/11/2014		1		SPALLING REPAIRS
	9432961	05/01/1995	11/01/1995	1	Commercial	POOL
	12302699	07/10/2012	08/16/2012	1	Commercial	RE-ROOF
	05306345	01/11/2006	09/26/2006	1	Commercial	ASPHALT OVERLAY & NEW PAVERS

**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	604,636	104,081	863,625	1,482,555	1,482,555	0	1,482,555
2012	610,299	107,115	839,475	1,817,965	1,668,002	0	1,817,965
2011	628,481	61,350	839,475	1,840,297	1,516,366	0	1,840,297
2010	631,312	63,863	895,440	1,378,515	1,378,515	0	1,378,515
2009	656,851	65,610	1,087,320	1,470,475	1,355,415	0	1,470,475
2008	662,513	68,186	1,599,000	1,232,196	1,232,196	0	1,232,196
2007	515,418	64,350	1,045,425	1,450,000	1,450,000	0	1,450,000
2006	524,809	54,757	1,045,425	1,772,470	1,772,470	0	1,772,470
2005	524,809	56,182	1,045,425	1,892,644	1,892,644	0	1,892,644

2004	540,682	58,099	1,045,425	1,972,111	1,972,111	0	1,972,111
2003	540,682	59,528	696,950	1,721,261	1,721,261	0	1,721,261
2002	540,682	61,697	696,950	1,393,402	1,393,402	0	1,393,402
2001	365,431	61,441	91,125	393,657	393,657	0	393,657
2000	365,431	24,716	65,610	393,657	393,657	0	393,657
1999	365,431	25,277	65,610	393,657	393,657	0	393,657
1998	243,891	26,273	65,610	393,657	393,657	0	393,657
1997	243,891	26,933	65,610	393,657	393,657	0	393,657
1996	221,720	27,944	65,610	393,657	393,657	0	393,657
1995	221,720	8,833	65,610	393,657	393,657	0	393,657
1994	221,720	9,181	65,610	390,198	390,198	0	390,198
1993	221,720	9,512	65,610	365,016	365,016	0	365,016
1992	221,720	9,914	65,610	365,016	365,016	0	365,016
1991	221,720	10,177	65,610	365,016	365,016	0	365,016
1990	221,720	10,593	65,610	365,016	365,016	0	365,016
1989	221,720	10,911	65,610	364,981	364,981	0	364,981
1988	179,007	9,456	65,610	254,073	254,073	0	254,073
1987	176,148	9,731	65,610	251,489	251,489	0	251,489
1986	175,954	8,724	67,500	252,178	252,178	0	252,178
1985	152,077	8,910	25,581	186,568	186,568	12,500	174,068
1984	149,880	9,208	25,581	184,669	184,669	12,500	172,169
1983	53,157	0	25,581	78,738	78,738	0	78,738
1982	54,029	0	25,581	79,610	79,610	0	79,610

**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
4/1/1997	1453 / 1358	1,450,000	WD	M
11/1/1985	959 / 255	1	WD	M

This page has been visited 29,084 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: 1104876 Parcel ID: 00091000-000000**

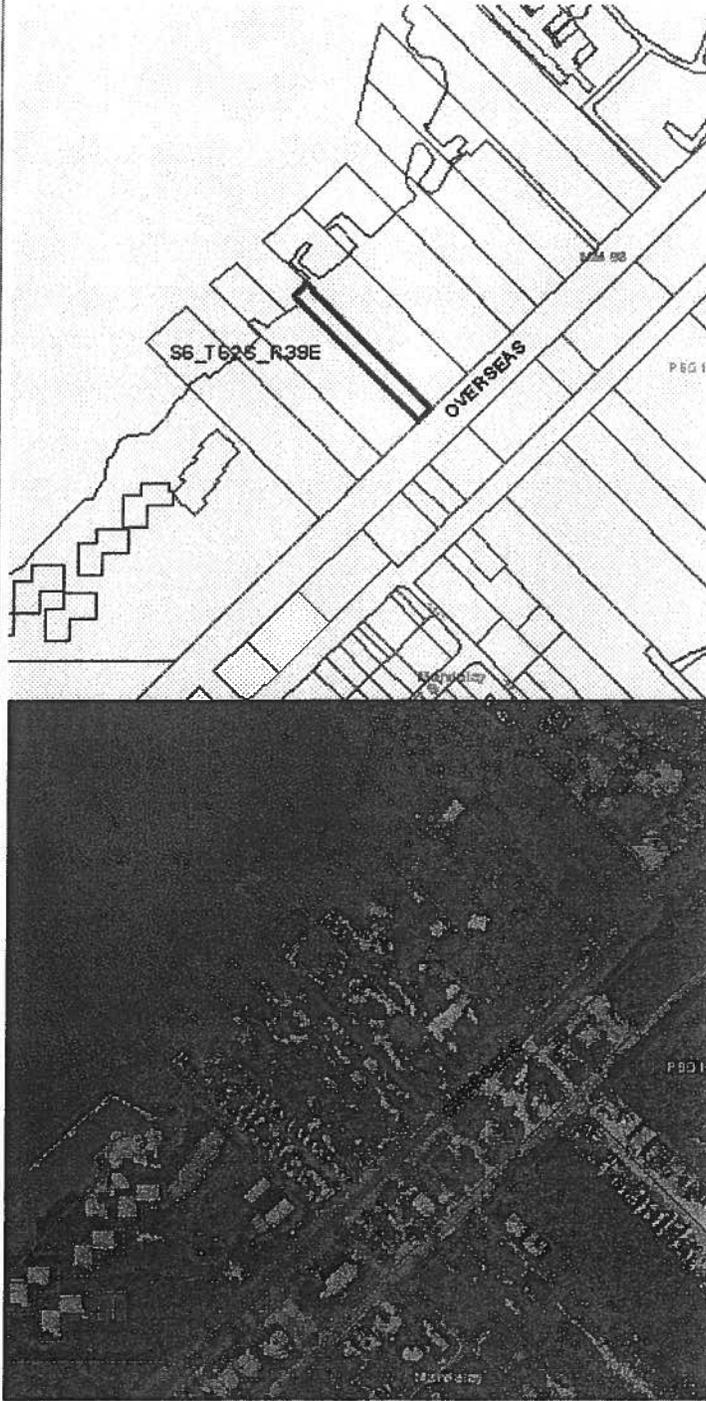
**Ownership Details**

**Mailing Address:**  
COCONUT BAY OF KEY LARGO INC  
PO BOX 372098  
KEY LARGO, FL 33037-7098

**Property Details**

**PC Code:** 39 - HOTELS,MOTELS  
**Millage Group:** 500K  
**Affordable Housing:** No  
**Section-Township-Range:** 06-62-39  
**Property Location:** 97770 OVERSEAS HWY KEY LARGO  
**Legal Description:** 6 62 39 ISLAND OF KEY LARGO PB1-59 PT LOT 10 OR386-830-831 OR459-265 CASE80-123-CP-12 OR821-938D/C OR835-1213/14E OR1088-2154/55 OR1305-99/101F/J OR1313-842/43 OR1319-1366/67C OR1859/1528/40F/J OR1878-1485/86 OR2644-1940/41

Click Map Image to open interactive viewer



**Land Details**

Land Use Code	Frontage	Depth	Land Area
10HW - COMM/HWY/WATER	0	0	24,775.00 SF

**Building Summary**

Number of Buildings: 3  
 Number of Commercial Buildings: 3

Total Living Area: 2856  
Year Built: 1967

### Building 1 Details

Building Type  
Effective Age 19  
Year Built 1967  
Functional Obs 0

Condition A  
Perimeter 160  
Special Arch 0  
Economic Obs 0

Quality Grade 250  
Depreciation % 23  
Grnd Floor Area 1,404

**Inclusions:**

Roof Type  
Heat 1  
Heat Src 1

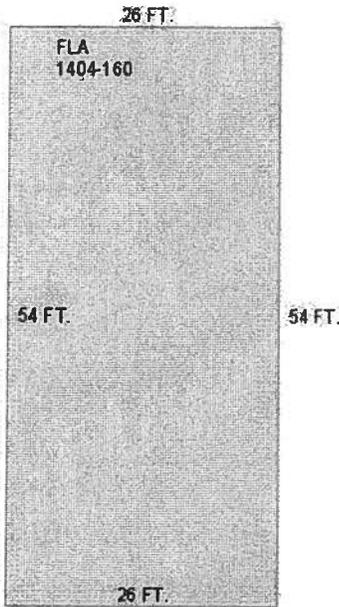
Roof Cover  
Heat 2  
Heat Src 2

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 6

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	1990				1,404

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6912	HOTEL/MOTEL C	100	N	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1981	C.B.S.	100

### Building 2 Details

Building Type  
 Effective Age 19  
 Year Built 1967  
 Functional Obs 0

Condition A  
 Perimeter 88  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 23  
 Grnd Floor Area 384

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

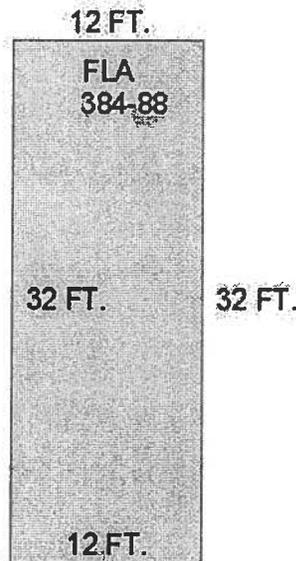
Roof Cover  
 Heat 2  
 Heat Src 2

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 6

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	1990					384

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
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6913	HOTEL/MOTEL C	100	N	Y
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Exterior Wall:

Interior Finish Nbr	Type	Area %
1982	C.B.S.	100

**Building 3 Details**

Building Type  
 Effective Age 19  
 Year Built 1967  
 Functional Obs 0

Condition A  
 Perimeter 136  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 23  
 Grnd Floor Area 1,068

Inclusions:

Roof Type  
 Heat 1  
 Heat Src 1

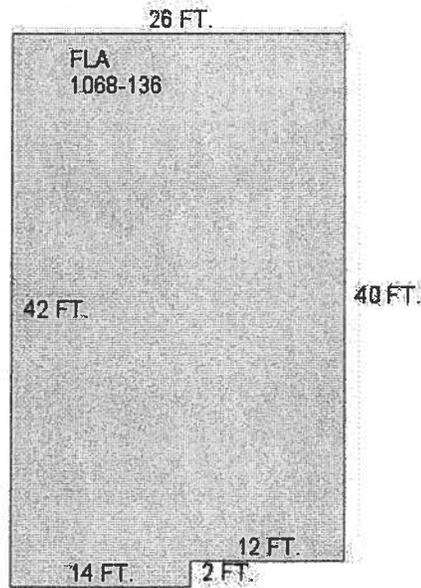
Roof Cover  
 Heat 2  
 Heat Src 2

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 6

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	1990				1,068

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6914	HOTEL/MOTEL B	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1983	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	TK2:TIKI	144 SF	12	12	1988	1989	2	40
2	BR2:BOAT RAMP	250 SF	10	25	1977	1978	2	60
3	WD2:WOOD DECK	84 SF	12	7	1992	1993	2	40
4	FN2:FENCES	210 SF	35	6	1992	1993	2	30
5	PT3:PATIO	600 SF	0	0	1992	1993	2	50
6	SW2:SEAWALL	280 SF	70	4	1975	1976	3	60
7	FN2:FENCES	870 SF	145	6	1984	1985	2	30
8	CL2:CH LINK FENCE	1,480 SF	370	4	1975	1976	2	30
9	WD2:WOOD DECK	144 SF	12	12	1975	1976	1	40
10	AP2:ASPHALT PAVING	1,217 SF	0	0	1975	1976	1	25
11	DK4:WOOD DOCKS	210 SF	35	6	1975	1976	3	40
12	SW2:SEAWALL	220 SF	55	4	1975	1976	3	60

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	281,408	20,199	619,375	605,550	531,581	0	605,550
2012	281,408	20,461	588,050	483,256	483,256	0	483,256
2011	296,028	21,134	588,050	489,193	489,193	0	489,193
2010	296,028	21,678	526,893	599,728	599,728	0	599,728
2009	310,647	22,292	658,616	720,304	720,304	0	720,304
2008	310,647	23,014	711,541	821,464	821,464	0	821,464
2007	245,094	18,473	188,176	1,050,000	1,050,000	0	1,050,000
2006	250,860	17,430	188,176	796,327	796,327	0	796,327
2005	250,860	17,874	188,176	736,028	736,028	0	736,028
2004	253,742	18,269	188,176	1,073,561	1,073,561	0	1,073,561
2003	253,742	18,658	188,176	450,236	450,236	0	450,236
2002	253,742	19,220	188,176	428,796	428,796	0	428,796
2001	253,742	19,712	188,176	428,796	428,796	0	428,796

2000	253,742	8,120	188,176	428,796	428,796	0	428,796
1999	253,742	8,392	188,176	317,798	317,798	0	317,798
1998	169,629	8,626	188,176	317,798	317,798	0	317,798
1997	169,629	8,887	188,176	317,798	317,798	0	317,798
1996	154,209	9,146	188,176	317,798	317,798	0	317,798
1995	154,209	9,392	188,176	317,798	317,798	0	317,798
1994	154,209	4,500	48,600	210,063	210,063	25,000	185,063
1993	139,214	4,027	48,600	191,841	191,841	25,000	166,841
1992	139,214	4,148	48,600	191,962	191,962	25,000	166,962
1991	139,214	4,245	48,600	192,059	192,059	25,000	167,059
1990	91,763	0	48,600	140,363	140,363	25,000	115,363
1989	86,689	0	48,600	135,289	135,289	0	135,289
1988	74,041	0	48,600	122,641	122,641	0	122,641
1987	73,142	0	48,600	121,742	121,742	0	121,742
1986	73,555	0	25,581	99,136	99,136	0	99,136
1985	70,494	0	25,581	96,075	96,075	0	96,075
1984	66,369	0	25,581	91,950	91,950	0	91,950
1983	66,369	0	25,581	91,950	91,950	0	91,950
1982	67,651	0	25,581	93,232	93,232	0	93,232

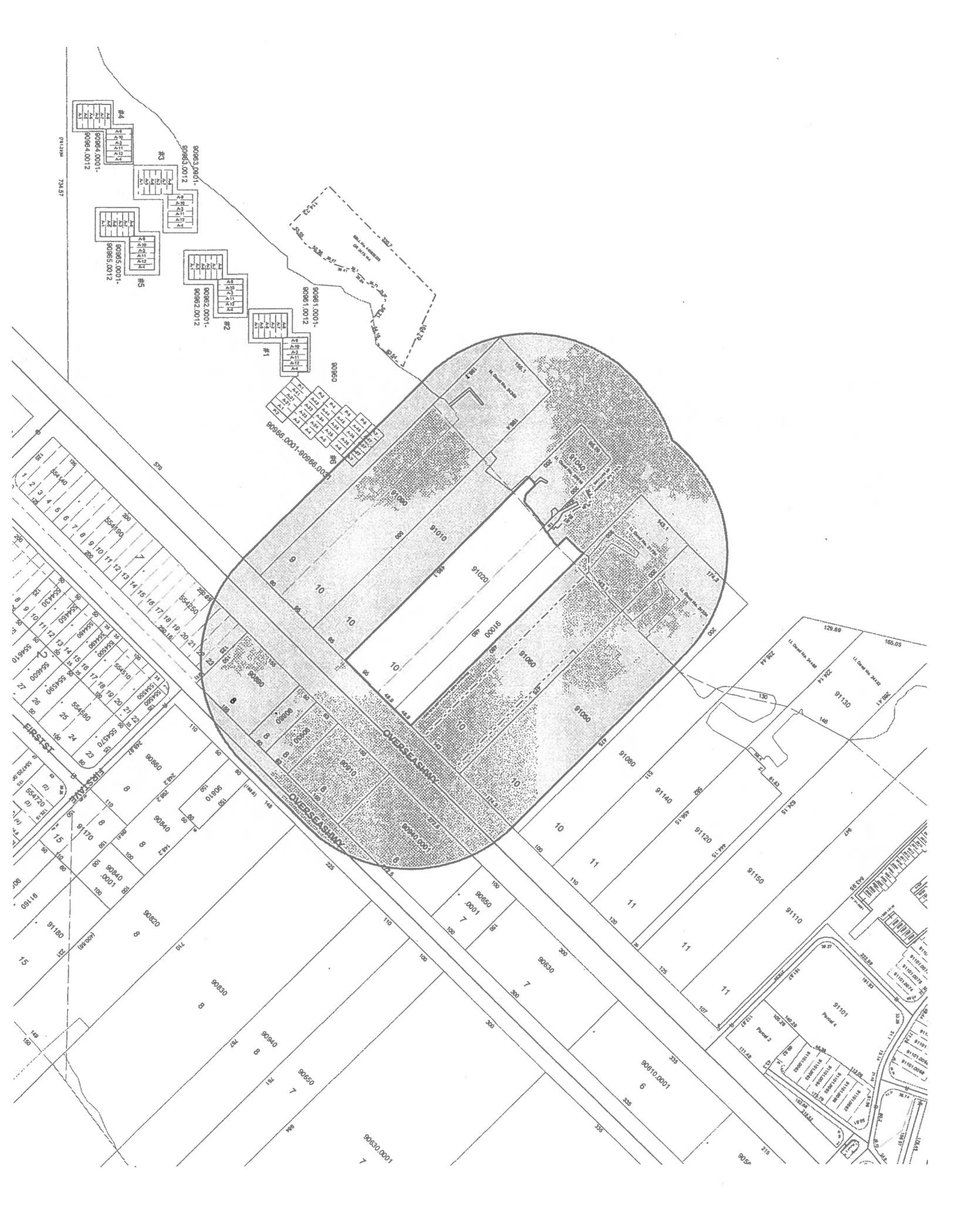
### Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
8/6/2013	2644 / 1940	100	QC	11
6/1/1994	1313 / 0842	410,000	WD	Q
4/1/1989	1088 / 2154	215,000	WD	Q

This page has been visited 29,094 times.

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



# Monroe County Property Appraiser - Radius Report

<b>AK:</b> 1103934	<b>Parcel ID:</b> 00090961-000300	<b>Physical Location</b> 97652 OVERSEAS APT 3	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR650-72/73 OR853-11			
<b>Owners Name:</b> GARCIA AVELINO AND MONICA G			
<b>Address:</b> 8401 SW 84TH TER		MIAMI	FL 33143-6919
<b>AK:</b> 1103951	<b>Parcel ID:</b> 00090961-000500	<b>Physical Location</b> 97652 OVERSEAS APT 5	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR686-779 OR815-			
<b>Owners Name:</b> VENDITTI AMY M			
<b>Address:</b> 97652 OVERSEAS HWY APT P5		KEY LARGO	FL 33037-2206
<b>AK:</b> 1679747	<b>Parcel ID:</b> 00554250-000000	<b>Physical Location</b> 97670 OVERSEAS	KEY LARGO
<b>Legal Description:</b> BK 1 LT MANDALAY PB1-194 KEY LARGO LOTS 14, 15, 16, 17, 18, 19, 20, 21, 22 & 23 (RE'S:55426 THRU 554			
<b>Owners Name:</b> FIRST STATE BANK OF THE FLORIDA KEYS C/O ACCOUNT PAYABLE			
<b>Address:</b> 3406 N ROOSEVELT BLVD		KEY WEST	FL 33040-4266
<b>AK:</b> 1104027	<b>Parcel ID:</b> 00090961-001200	<b>Physical Location</b> 97652 OVERSEAS APT 12	KEY LARGO
<b>Legal Description:</b> APT 12 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO 3-645 OR775-640 OR799-395 OR1553-392			
<b>Owners Name:</b> WALTZMAN STUART REV TRUST 12/4/1998			
<b>Address:</b> 333 E 30TH ST APT 18J		NEW YORK	NY 10016-6459
<b>AK:</b> 1103829	<b>Parcel ID:</b> 00090890-000000	<b>Physical Location</b> 97674 OVERSEAS	KEY LARGO
<b>Legal Description:</b> 6 62 39 ISLAND OF KEY LARGO PB1-59 PT LOT 8 OR534- 804E IR541-573 OR749-324-326 OR751-975/998 PRO			
<b>Owners Name:</b> UPPER KEYS MARINE CONSTRUCTION INC			
<b>Address:</b> PO BOX 372790		KEY LARGO	FL 33037-7790
<b>AK:</b> 1104043	<b>Parcel ID:</b> 00090962-000100	<b>Physical Location</b> 97652 OVERSEAS APT 1	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR656-111/12 OR1314-			
<b>Owners Name:</b> BANKS ROBERT W			
<b>Address:</b> 3831 SW 56TH ST		FORT LAUDERDALE	FL 33312-6207
<b>AK:</b> 1103918	<b>Parcel ID:</b> 00090961-000100	<b>Physical Location</b> 97652 OVERSEAS APT 1	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR625-855/856			
<b>Owners Name:</b> CULLEN ROBERT F JR AND KAREN J			
<b>Address:</b> 14641 SW 67TH AVENUE		MIAMI	FL 33101
<b>AK:</b> 1104051	<b>Parcel ID:</b> 00090962-000200	<b>Physical Location</b> 97652 OVERSEAS APT 2	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 2 8.3% COMMON ELEMENTS OR636-276 OR990-65/6			
<b>Owners Name:</b> HALE SALLY M 2004 REVOCABLE TRUST			
<b>Address:</b> 23 FAIRWAY HEIGHTS RD		CENTER HARBOR	NH 03226
<b>AK:</b> 1104060	<b>Parcel ID:</b> 00090962-000300	<b>Physical Location</b> 97652 OVERSEAS APT 3	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR646-388 OR823-245-			
<b>Owners Name:</b> BROCK LISA M			
<b>Address:</b> 14606 JOCKEYS RIDGE DR		CHARLOTTE	NC 28277-3716
<b>AK:</b> 1104001	<b>Parcel ID:</b> 00090961-001000	<b>Physical Location</b> 97652 OVERSEAS APT 10	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR661-839			
<b>Owners Name:</b> HALEY JAMES A TRUST			
<b>Address:</b> 11034 SW 37TH MNR		DAVIE	FL 33328-1318
<b>AK:</b> 1103977	<b>Parcel ID:</b> 00090961-000700	<b>Physical Location</b> 97652 OVERSEAS APT 7	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 7 658-334-335 OR1259-1360/61 OR1540-2442/43 OR156			
<b>Owners Name:</b> BURGESS CHRISTOPHER R AND ANGELA D			
<b>Address:</b> 15440 SW 148 PL		MIAMI	FL 33187

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AK: 1103993 Parcel ID: 00090961-000900 Physical Location 97652 OVERSEAS APT 9 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 9 8.5% COMMON ELEMENTS OR687-249 OR841-110  
 Owners Name: STARR MOORE  
 Address: 3290 NORTHSIDE PKWY NW STE 375 ATLANTA GA 30327-2273

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AK: 1103985 Parcel ID: 00090961-000800 Physical Location 97652 OVERSEAS APT 8 KEY LARGO  
 Legal Description: APT 8 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO -832-833 OR888-1836 OR1213-909/10 OR1753-2265C  
 Owners Name: SCHOTT DEANA L  
 Address: 2056 HUTTON PT LONGWOOD FL 32779-2855

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AK: 1103969 Parcel ID: 00090961-000600 Physical Location 97652 OVERSEAS APT 6 KEY LARGO  
 Legal Description: APT 6 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO -615 OR665-500 OR670-729 OR824-1095 OR824-1096  
 Owners Name: DILLON WILLIAM  
 Address: 30800 S WIXOM RD WIXOM MI 48393-2418

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AK: 1103926 Parcel ID: 00090961-000200 Physical Location 97652 OVERSEAS APT 2 KEY LARGO  
 Legal Description: UNIT 2 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO OR607-350 OR1315-839D/C OR1317-1183/93EST-PR  
 Owners Name: WASSER MARK  
 Address: 870 NARRAGANSETT LN KEY LARGO FL 33037-2774

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AK: 1104914 Parcel ID: 00091040-000000 Physical Location VACANT LAND KEY LARGO  
 Legal Description: 6 62 39 ISLAND OF KEY LARGO BAY BTM ADJ PT LOT 10 OR142-318/319  
 Owners Name: UNGER FRANK  
 Address: 97702 OVERSEAS HWY KEY LARGO FL 33037-2297

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AK: 8497628 Parcel ID: 00090961-000400 Physical Location 97652 OVERSEAS APT 4 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO & 7.1% COMMON ELEMENTS OR612-553 OR810-  
 Owners Name: BODKER TERRI L  
 Address: 97652 OVERSEAS HWY APT P4 KEY LARGO FL 33037-2206

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AK: 1104019 Parcel ID: 00090961-001100 Physical Location 97652 OVERSEAS APT 11 KEY LARGO  
 Legal Description: UNIT 11 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO 53-256/57 OR688-274/75 OR748-514 OR1110-654 OR  
 Owners Name: MAYER ANN E FINN AND ROBERT T  
 Address: 3 FAIRVIEW TER GREENLAND NH 03840-2242

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AK: 1104124 Parcel ID: 00090962-000900 Physical Location 97652 OVERSEAS APT 9 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR655-67-68 OR828-  
 Owners Name: HEINER FREDERICK H AND DONNA E  
 Address: 97652 OVERSEAS HWY APT T9 KEY LARGO FL 33037-2226

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AK: 1104396 Parcel ID: 00090964-001000 Physical Location 97652 OVERSEAS APT 10 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR714-758 OR1078-21  
 Owners Name: GREENSPAN RICHARD R AND YVETTE M  
 Address: 16073 BRIER CREEK DR DELRAY BEACH FL 33446-9561

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AK: 1104493 Parcel ID: 00090965-000700 Physical Location 97652 OVERSEAS APT 7 KEY LARGO  
 Legal Description: APT 7 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO 14-296 OR860-1470 OR1067-348 OR1440-1734 OR15-  
 Owners Name: KALATZIS DIMITRIOS AND JOANNE  
 Address: 97652 OVERSEAS HWY APT M7 KEY LARGO FL 33037-2225

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AK: 1104752 Parcel ID: 00090966-002000 Physical Location 97652 OVERSEAS APT 43 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 43 & 3.07% LEMENTS OR778-231 OR920-529/30 OR1408-649/5C  
 Owners Name: HAYNIE J NEIL AND SUSAN INCE  
 Address: 1700 SW 12 AVE BOCA RATON FL 33486

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AK: 1104809 Parcel ID: 00090966-002500 Physical Location 97652 OVERSEAS APT P1 KEY LARGO  
 Legal Description: APT P-1 ROCK HARBOR CONDOMINIUM 6 OR778-694 OR2340 -817/18D/C OR2374-99 OR2635-102021R/S  
 Owners Name: KROHN JOHN RAMON JR  
 Address: 61 BITTERN DR GETTYSBURG PA 17325-8611

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<b>AK:</b> 1104841	<b>Parcel ID:</b> 00090966-002900	<b>Physical Location</b> 97652 OVERSEAS	APT P5	KEY LARGO
<b>Legal Description:</b> APT P5 ROCK HARBOR CONDOMINIUM #6 OR778-1326 OR8 07-1971 OR822-411 OR1626-1988/90 OR1682-764 (U)				
<b>Owners Name:</b> STONE THOMAS J TRUST 7/21/2000				
<b>Address:</b> PO BOX 372880		KEY LARGO	FL	33037-7880
<b>AK:</b> 1104230	<b>Parcel ID:</b> 00090963-000700	<b>Physical Location</b> 97652 OVERSEAS	APT 7	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 7 8.5% COMMON ELEMENTS OR604-838 OR756-179				
<b>Owners Name:</b> SOMOGYI ROBERT J AND MARILYN B				
<b>Address:</b> 42 W COLLEGE AVE APT 314S		YARDLEY	PA	19067-1553
<b>AK:</b> 1104418	<b>Parcel ID:</b> 00090964-001200	<b>Physical Location</b> 97652 OVERSEAS	APT 12	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR681-204 OR786-90/				
<b>Owners Name:</b> KLÁSFELD ILENE AND JON				
<b>Address:</b> 1908 NW 4TH AVE APT 112		BOCA RATON	FL	33432-1501
<b>AK:</b> 1104434	<b>Parcel ID:</b> 00090965-000100	<b>Physical Location</b> 97652 OVERSEAS	APT 1	KEY LARGO
<b>Legal Description:</b> APT 1 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO -402/403 OR824-335 OR1009-2027 OR1270-1348 OR1				
<b>Owners Name:</b> MARTINEZ PETER JOSEPH AND PILAR				
<b>Address:</b> 5740 SW 116TH ST		CORAL GABLES	FL	33156-5033
<b>AK:</b> 1104612	<b>Parcel ID:</b> 00090966-000600	<b>Physical Location</b> 97652 OVERSEAS	APT 7	KEY LARGO
<b>Legal Description:</b> APT 7 ROCK HARBOR CONDOMINIUM 6 OR778-705 OR847-69 7 OR931-2309 OR1015-1892 OR1168-973/74 OR1518-				
<b>Owners Name:</b> BOLAND C SAMUEL AND KATHY B				
<b>Address:</b> 97652 OVERSEAS HWY HH 7		KEY LARGO	FL	33037-2221
<b>AK:</b> 1104191	<b>Parcel ID:</b> 00090963-000300	<b>Physical Location</b> 97652 OVERSEAS	APT 3	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR612-635 OR823-601				
<b>Owners Name:</b> LISOR SUZANNE K REV TR				
<b>Address:</b> 1103 SPRING BROOKE DR		GOSHEN	IN	46528-5059
<b>AK:</b> 1104388	<b>Parcel ID:</b> 00090964-000900	<b>Physical Location</b> 97652 OVERSEAS	APT 9	KEY LARGO
<b>Legal Description:</b> APT NO 9 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO OR716-566 OR1078-2160AFF OR1331-394AFF OR13				
<b>Owners Name:</b> HARRELSON PEGGY GREGSON REVOCABLE TRUST 3/14/14 C/O HARRELSON MIKE CO-TRUSTEE				
<b>Address:</b> 1119 S 3RD AVE		BOZEMAN	MT	59715-5264
<b>AK:</b> 1104469	<b>Parcel ID:</b> 00090965-000400	<b>Physical Location</b> 97652 OVERSEAS	APT 4	KEY LARGO
<b>Legal Description:</b> APT 4 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO -118 OR1023-2374(JB) OR1597-957/58				
<b>Owners Name:</b> LESPERANCE LISA V				
<b>Address:</b> 230 EAST ST		WAYNESVILLE	NC	28786-3836
<b>AK:</b> 1104655	<b>Parcel ID:</b> 00090966-001000	<b>Physical Location</b> 97652 OVERSEAS	APT 25	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM #6 APT 25 & 3.07% LEMENTS OR778-217 OR829-1608 OR951-1864/186.				
<b>Owners Name:</b> MOFFITT GREGORY P AND REGINA A				
<b>Address:</b> 29453 CEDAR NECK RD		OCEAN VIEW	DE	19970
<b>AK:</b> 1104175	<b>Parcel ID:</b> 00090963-000100	<b>Physical Location</b> 97652 OVERSEAS	APT 1	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR624-177 OR801-610,				
<b>Owners Name:</b> KRÁUSE JOSEPH AND FRANCES				
<b>Address:</b> 2637 NW 23RD WAY		BOCA RATON	FL	33431-4015
<b>AK:</b> 1104353	<b>Parcel ID:</b> 00090964-000600	<b>Physical Location</b> 97652 OVERSEAS	APT 6	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 6 8.5% COMMON ELEMENTS OR698-778 OR940-775,				
<b>Owners Name:</b> HELSEL ZANE AND JOAN E				
<b>Address:</b> 2144 PENNINGTON RD		EWING	NJ	08638-1433
<b>AK:</b> 1104531	<b>Parcel ID:</b> 00090965-001100	<b>Physical Location</b> 97652 OVERSEAS	APT 11	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO R700-308 OR806-919 OR1310-204/05 OR1585-2162 C				
<b>Owners Name:</b> BELLIŠ STEPHEN L AND MARTHA A LIV TR DTD 11/23/05				
<b>Address:</b> PO BOX 524		INDIAN RIVER	MI	49749-0524

AK: 1104710 Parcel ID: 00090966-001600 Physical Location 97652 OVERSEAS APT 35 KEY LARGO  
 Legal Description: APT 35 ROCK HARBOR CONDOMINIUM 6 OR778-886 OR812-4 19 OR817-280 OR1038-1684/93 OR1335-590/91M/T C  
 Owners Name: VEIL MARK AND TINA  
 Address: 107 WOODSMUIR CT PALM BEACH FL 33418-8020

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AK: 1104442 Parcel ID: 00090965-000200 Physical Location 97652 OVERSEAS APT 2 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 2 680-188 OR784-131 OR840-491 OR870-1860FJ CASE  
 Owners Name: ADAM RYAN A REV TR OF 05/13/05  
 Address: 600 S ATLANTIC AVE DAYTONA BEACH FL 32118

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AK: 1104451 Parcel ID: 00090965-000300 Physical Location 97652 OVERSEAS APT 3 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR654-185/86 OR1014-  
 Owners Name: SANTANA RAMON R AND YOLANDA ACEBAL  
 Address: PO BOX 901368 HOMESTEAD FL 33090-1368

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AK: 1104591 Parcel ID: 00090966-000400 Physical Location 97652 OVERSEAS APT 5 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 6 APT 5 OR781-1574 O R826-2121 OR1407-124 OR1780-75/77 OR1780-78AF  
 Owners Name: SPRINKLE GEORGE C JR AND MELISSA B  
 Address: 17205 SW 256TH ST HOMESTEAD FL 33031

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AK: 1104604 Parcel ID: 00090966-000500 Physical Location 97652 OVERSEAS APT 6 KEY LARGO  
 Legal Description: APT 6 ROCK HARBOR CONDOMINIUM PT 6 OR778-238 -305 OR877-2423 OR1055-2109 OR1055-2110/2112 O  
 Owners Name: ROBINSON JOHN G AND BARBARA J  
 Address: 97652 OVERSEAS HWY OFC KEY LARGO FL 33037-2216

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AK: 1104540 Parcel ID: 00090965-001200 Physical Location 97652 OVERSEAS APT 12 KEY LARGO  
 Legal Description: APT NO 12 ROCK HARBOR CONDOMINIUM NO 5 KEY OR725-511 OR1099-1314 OR1103-1352C OR1255-841  
 Owners Name: HENRY MORRIS  
 Address: 97652 OVERSEAS HWY APT C12 KEY LARGO FL 33037-2223

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AK: 1104574 Parcel ID: 00090966-000200 Physical Location 97652 OVERSEAS APT 3 KEY LARGO  
 Legal Description: APT 3 ROCK HARBOR CONDOMINIUM 6 OR778-892 OR811-18 01 OR1110-1647 OR2456-881  
 Owners Name: HENRIQUES ROBERT C  
 Address: 11 CHESTER SQ GLOUCESTER MA 01930-1313

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AK: 1104647 Parcel ID: 00090966-000900 Physical Location 97652 OVERSEAS APT 24 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 24 & 3.72% LEMENTS OR778-888 OR1014-289 OR1174-1140/42  
 Owners Name: VALERIUS THOMAS F AND LYNN C  
 Address: 9200 SW 85TH ST MIAMI FL 33173-4527

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AK: 1104141 Parcel ID: 00090962-001100 Physical Location 97652 OVERSEAS APT 11 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR682-753 OR835-1  
 Owners Name: SULLIVAN PATRICIA P TR 11/3/2003  
 Address: 535 LUENGA AVE CORAL GABLES FL 33146-2716

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AK: 1104337 Parcel ID: 00090964-000400 Physical Location 97652 OVERSEAS APT 4 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 4 7.1% COMMON ELEMENTS OR646-439 OR844-809  
 Owners Name: BOLAND C SAMUEL AND KATHY B  
 Address: 97652 OVERSEAS HWY APT C4 KEY LARGO FL 33037-2202

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AK: 1104515 Parcel ID: 00090965-000900 Physical Location 97652 OVERSEAS APT 9 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 9 8.5% COMMON ELEMENTS OR715-463 OR1631-18  
 Owners Name: ROBERTS WILLIAM C AND MARY A  
 Address: 763 CHAPMAN LOOP THE VILLAGES FL 32162

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AK: 1104698 Parcel ID: 00090966-001400 Physical Location 97652 OVERSEAS APT 33 KEY LARGO  
 Legal Description: APT 33 ROCK HARBOR CONDOMINIUM 6 OR778-224 OR2581- 1245/53WILL OR2591-1497  
 Owners Name: WALSH FRANK B JR REVOCABLE TRUST 11/30/1996  
 Address: 97652 OVERSEAS HWY APT S4 KEY LARGO FL 33037-2203

AK: 1104868	Parcel ID: 00090966-003100	Physical Location	97652 OVERSEAS	APT PH7	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM 6 APT P7 OR778-882 OR975-1 981 OR 975-1982AFF OR1429-1640/41 OR1745-2127/					
Owners Name: OKUN THEODORE					
Address: 97652 OVERSEAS HWY PH 7			KEY LARGO		FL 33037-2221
AK: 1104361	Parcel ID: 00090964-000700	Physical Location	97652 OVERSEAS	APT 7	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 7 8.5% COMMON ELEMENTS OR687-592 OR789-763					
Owners Name: TUCKER ROBERT J AND CHARLENE A					
Address: 401 CLOVER MILL RD			EXTON		PA 19341-2502
AK: 1104507	Parcel ID: 00090965-000800	Physical Location	97652 OVERSEAS	APT 8	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR670-40/41 OR941-					
Owners Name: RAHAIM ANDREW D AND JEAN T					
Address: 6 AUSPICE CIR			NEWARK		DE 19711-2976
AK: 1104523	Parcel ID: 00090965-001000	Physical Location	97652 OVERSEAS	APT 10	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR704-431 OR1190-3					
Owners Name: SHUGG ROBERT C AND ELIZABETH A					
Address: 97652 OVERSEAS HWY APT M10			KEY LARGO		FL 33037-2225
AK: 1104680	Parcel ID: 00090966-001300	Physical Location	97652 OVERSEAS	APT 31	KEY LARGO
Legal Description: APT 31 ROCK HARBOR CONDOMINIUM #6 OR781-1588 OR 839-971 OR839-972Q/C OR951-810/13 OR951-815AF					
Owners Name: SINISCALCO WAYNE P AND LORIN BLAKE					
Address: 97652 OVERSEAS HWY APT HH31			KEY LARGO		FL 33037-2218
AK: 1104205	Parcel ID: 00090963-000400	Physical Location	97652 OVERSEAS	APT 4	KEY LARGO
Legal Description: APT NO 4 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO OR601-508 OR808-2105 OR820-297 OR844-183 OR10					
Owners Name: WALSH FRANK B JR REVOCABLE TRUST 11/30/1966					
Address: 97652 OVERSEAS HWY APT S4			KEY LARGO		FL 33037-2203
AK: 1104221	Parcel ID: 00090963-000600	Physical Location	97652 OVERSEAS	APT 6	KEY LARGO
Legal Description: APT NO 6 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO 600-486 OR785-1214/1216 OR814-348 OR925-388/389					
Owners Name: GAC MARIA U					
Address: 573 SHERIDAN RD			GLENCOE		IL 60022-1764
AK: 1104272	Parcel ID: 00090963-001100	Physical Location	97652 OVERSEAS	APT 11	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR682-773 OR798-246					
Owners Name: HEELY CATHERINE G					
Address: 11 GULL POINT RD			MONMOUTH BEACH		NJ 07750-1007
AK: 1104302	Parcel ID: 00090964-000100	Physical Location	97652 OVERSEAS	APT 1	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO & 8.3% COMMON ELEMENTS OR664-649/650 OR10					
Owners Name: BESADA HUMBERTO AND MARCIA					
Address: 2155 SW 123RD CT			MIAMI		FL 33175-7723
AK: 1104663	Parcel ID: 00090966-001100	Physical Location	97652 OVERSEAS	APT 26	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 26 & 3.07% ELEMENTS OR778-192 (UR WD & TRUST ON FIL					
Owners Name: LEVY BARUCH AND JANE					
Address: 2708 OAKMONT CT			WESTON		FL 33332-1834
AK: 1104132	Parcel ID: 00090962-001000	Physical Location	97652 OVERSEAS	APT 10	KEY LARGO
Legal Description: APT NO 10 ROCK HARBOR CONDOMINIUM NO 2 KEY R656-173/74 OR1103-446 OR1614-562					
Owners Name: WESTER DAVID A AND SHARON M					
Address: 4244 CHASE AVE			MIAMI BEACH		FL 33140-3008
AK: 1104213	Parcel ID: 00090963-000500	Physical Location	97652 OVERSEAS	APT 5	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 5 8.5% COMMON ELEMENTS OR666-835 OR1096-12					
Owners Name: GOLDSTEIN AMBER E					
Address: 97652 OVERSEAS HWY APT S5			KEY LARGO		FL 33037-2203

<b>AK:</b> 1104876	<b>Parcel ID:</b> 00091000-000000	<b>Physical Location</b> 97770 OVERSEAS	KEY LARGO
<b>Legal Description:</b> 6 62 39 ISLAND OF KEY LARGO PB1-59 PT LOT 10 OR386 -830-831 OR459-265 CASE80-123-CP-12 OR821-938I			
<b>Owners Name:</b> COCONUT BAY OF KEY LARGO INC			
<b>Address:</b> PO BOX 372098		KEY LARGO	FL 33037-7098
<b>AK:</b> 1104884	<b>Parcel ID:</b> 00091010-000000	<b>Physical Location</b> 97684 OVERSEAS 14	KEY LARGO
<b>Legal Description:</b> PT LT 10 6 62 39 ISLAND OF KEY LARGO OR10-165 OR6 58-35 OR736-621 OR833-592 OR888-749 OR1087-174			
<b>Owners Name:</b> SEAFARER RESORT AND BEACH LLC			
<b>Address:</b> 97684 OVERSEAS HWY		KEY LARGO	FL 33037-2214
<b>AK:</b> 1104922	<b>Parcel ID:</b> 00091050-000000	<b>Physical Location</b> 97850 OVERSEAS 20	KEY LARGO
<b>Legal Description:</b> 6 62 39 ISLAND OF KEY LARGO PB 1-59 PT LOT 10 & . 8AC BAY BTM OR513-584 OR817-1441/1442 OR817-			
<b>Owners Name:</b> SOMADDA INC			
<b>Address:</b> PO BOX 370073		KEY LARGO	FL 33037-0073
<b>AK:</b> 1104892	<b>Parcel ID:</b> 00091020-000000	<b>Physical Location</b> 97702 OVERSEAS	KEY LARGO
<b>Legal Description:</b> 6-62-39 KEY LARGO PB 1-59 PT LOT 10 OR621-642-643 OR740-681 OR798-1846/1847 OR835-1211/1212E OR			
<b>Owners Name:</b> SEE THE SEA OF KEY LARGO INC			
<b>Address:</b> PO BOX 372098		KEY LARGO	FL 33037-7098
<b>AK:</b> 1104248	<b>Parcel ID:</b> 00090963-000800	<b>Physical Location</b> 97652 OVERSEAS APT 8	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 8 8.5% COMMON ELEMENTS OR630-580 OR785-373			
<b>Owners Name:</b> SEVERSON DONALD R AND LOUANNE DEC TRUST 11/12/96			
<b>Address:</b> PO BOX 886		ELKHORN	WI 53121
<b>AK:</b> 1104256	<b>Parcel ID:</b> 00090963-000900	<b>Physical Location</b> 97652 OVERSEAS APT 9	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 9 8.5% COMMON ELEMENTS OR600-479 OR764-125:			
<b>Owners Name:</b> SCULL PROPERTIES LLC			
<b>Address:</b> 7960 OLD GEORGETOWN RD STE 8C		BETHESDA	MD 20814-2418
<b>AK:</b> 1104965	<b>Parcel ID:</b> 00091090-000000	<b>Physical Location</b> 97680 OVERSEAS	KEY LARGO
<b>Legal Description:</b> 6-62-39 ISLAND OF KEY LARGO PB1-59 PT LTS 9-10 AND .71 AC BAY BTM OR484-882/83 OR496-500 OR832-1			
<b>Owners Name:</b> NHC-FL 134 LLC			
<b>Address:</b> 6991 E CAMELBACK RD STE B310		SCOTTSDALE	AZ 85251-2493
<b>AK:</b> 1104931	<b>Parcel ID:</b> 00091060-000000	<b>Physical Location</b> 97802 OVERSEAS	KEY LARGO
<b>Legal Description:</b> 6 62 39 ISLAND OF KEY LARGO PT LOT 10 AND ADJ BAY BTM OR594-431/432 OR758-1968 OR886-1427/1428			
<b>Owners Name:</b> RESORT PROPERTY MANAGEMENT OF THE KEYS INC			
<b>Address:</b> 97802 S OVERSEAS HWY		KEY LARGO	FL 33037
<b>AK:</b> 1104159	<b>Parcel ID:</b> 00090962-001200	<b>Physical Location</b> 97652 OVERSEAS APT 12	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT 12 & 5% COMMON ELEMENTS OR681-658 OR1145-238E			
<b>Owners Name:</b> CHILDREE CHRISTINE C AND RONALD M			
<b>Address:</b> 97652 OVERSEAS HWY APT T12		KEY LARGO	FL 33037-2226
<b>AK:</b> 1104183	<b>Parcel ID:</b> 00090963-000200	<b>Physical Location</b> 97652 OVERSEAS APT 2	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 2 8.3% COMMON ELEMENTS OR621-822 OR807-949:			
<b>Owners Name:</b> KATZMAN HOWARD E AND SHIRLEY R			
<b>Address:</b> 7255 SW 140TH TER		PALMETTO BAY	FL 33158-1265
<b>AK:</b> 1104329	<b>Parcel ID:</b> 00090964-000300	<b>Physical Location</b> 97652 OVERSEAS APT 3	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR641-215/16 OR764-5			
<b>Owners Name:</b> CORRADINI CAROL ANN LIV TR 06/06/2006			
<b>Address:</b> 7744 SW 193RD ST		CUTLER BAY	FL 33157-7389
<b>AK:</b> 1104345	<b>Parcel ID:</b> 00090964-000500	<b>Physical Location</b> 97652 OVERSEAS APT 5	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 5 OR717-362 OR1487-302 OR2001-1701			
<b>Owners Name:</b> MCCASSEY EVERETT A AND MICHELLE M			
<b>Address:</b> 117 AKIOHALA PL		KAILUA	HI 96734-3902

AK: 1104701	Parcel ID: 00090966-001500	Physical Location	97652 OVERSEAS	APT 34	KEY LARGO
Legal Description: APT 34 ROCK HARBOR CONDOMINIUM NO 6 OR778-203 3-2023 OR864-1526 OR1531-599/600					
Owners Name: BERNAT DOLORES P TRUST AGR 4/23/1998					
Address: 12832 QUAIL CT		PALOS HEIGHTS	IL	60463-2282	
AK: 1104850	Parcel ID: 00090966-003000	Physical Location	97652 OVERSEAS	APT P6	KEY LARGO
Legal Description: UNIT P-6 ROCK HARBOR CONDOMINIUM OR781-1566 2107 OR2612-1154					
Owners Name: MCGEE LAWRENCE U					
Address: 230 NANZETTA WAY		LEWISVILLE	NC	27023-7103	
AK: 1104281	Parcel ID: 00090963-001200	Physical Location	97652 OVERSEAS	APT 12	KEY LARGO
Legal Description: APT 12 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO 3-588 OR845-227 OR1117-316/317 OR1475-963/67					
Owners Name: FIRST MIDWEST TRUST COMPANY C/O FIRST MIDWEST BANK TRUST					
Address: PO BOX 990		MOLINE	IL	61266-0990	
AK: 1104671	Parcel ID: 00090966-001200	Physical Location	97652 OVERSEAS	APT 27	KEY LARGO
Legal Description: APT 27 ROCK HARBOR CONDOMINIUM NO 6 OR778-690 3-1625 OR1115-1803 OR1571-1092/93					
Owners Name: PEREZ ROBERT L AND VIOLET M					
Address: 1919 DRISCOLL ST		HOUSTON	TX	77019-6101	
AK: 1104116	Parcel ID: 00090962-000800	Physical Location	97652 OVERSEAS	APT 8	KEY LARGO
Legal Description: APT 8 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO -119 OR687-883 OR696-646C OR781-788 OR781-789					
Owners Name: FAMILY TRUST U/W/O CAROLINE P BRUMBAUGH 7/27/1998 C/O BRUMBAUGH JOHN M TRUSTEE					
Address: 6479 SUNSET DR		MIAMI	FL	33143-4676	
AK: 1104311	Parcel ID: 00090964-000200	Physical Location	97652 OVERSEAS	APT 2	KEY LARGO
Legal Description: APT 2 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO -607 OR789-1598 OR857-1931/32 OR957-2367/68 OR					
Owners Name: BOCA MARINA COURT LLC					
Address: 31 SENECA RD		SEA RANCH LAKES	FL	33308-2325	
AK: 1104582	Parcel ID: 00090966-000300	Physical Location	97652 OVERSEAS	APT 4	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 4 & 4.65% COMMON EMENTS OR778-247					
Owners Name: TIELEN GISELA B					
Address: 97652 OVERSEAS HWY APT HH4		KEY LARGO	FL	33037-2207	
AK: 1104728	Parcel ID: 00090966-001700	Physical Location	97652 OVERSEAS	APT 36	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NUMBER 6 APT 36 OR2356-1470(PROB44-2008-CP-43-P) OR2385-1067/					
Owners Name: CLARK JAMES C AND DIANA					
Address: 1673 SOUTH ST		NEW HAVEN	VT	05472	
AK: 1104833	Parcel ID: 00090966-002800	Physical Location	97652 OVERSEAS	APT P4	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT P4 OR780-28 OR799-7 46 OR832-1933OR919-2188Q/C OR978-1621 OR1093					
Owners Name: STELRI LLC C/O LEROY					
Address: 3532 E HIGGINS DR		MOUNT PLEASANT	SC	29466-6890	
AK: 1104639	Parcel ID: 00090966-000800	Physical Location	97652 OVERSEAS	APT 23	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 23 OR778-890 OR820 -1742 OR994-317 OR1248-2330/2331 OR1682-1837/31					
Owners Name: CAMMAROTA ARMAND A JR					
Address: 305 EAST BAY TREE CIR		VERNON HILLS	IL	60061	
AK: 1104779	Parcel ID: 00090966-002200	Physical Location	97652 OVERSEAS	APT 45	KEY LARGO
Legal Description: APT 45 & 3.07% COMMON ELEMENTS ROCK HARBOR CONDOMINIUM #6 OR778-884 OR901-1425 OR949-1272					
Owners Name: FRANZ P AND L FAMILY TRUST 1/12/1990					
Address: 97652 OVERSEAS HWY APT HH45		KEY LARGO	FL	33037-2220	
AK: 1104787	Parcel ID: 00090966-002300	Physical Location	97652 OVERSEAS	APT 46	KEY LARGO
Legal Description: APT 46 ROCK HARBOR CONDOMINIUM NO 6 OR781-723 6-359/368 OR856-1231 OR905-1919/1920 OR2005-191					
Owners Name: ELIADES STEVEN AND JEANNE					
Address: 31 STARLIGHT DR		HOPEWELL JUNCTION	NY	12533	

AK: 1104744	Parcel ID: 00090966-001900	Physical Location	97652 OVERSEAS	APT 41	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 6 APT 41 OR781-1567 932-333 OR1001-2499Q/C OR2337-7992F/J OR2411-					
Owners Name: HOLTON TIMOTHY R AND JENNIFER A					
Address: 296 WASHINGTON AVE		MEMPHIS	TN	38103	
AK: 1104817	Parcel ID: 00090966-002600	Physical Location	97652 OVERSEAS	APT P2	KEY LARGO
Legal Description: APT P2 ROCK HARBOR CONDOMINIUM NO 6 OR783-1853 820-2384 OR1076-544 OR1224-2417/18 OR1241-2493					
Owners Name: HEINRICH LAURA J					
Address: 97652 OVERSEAS HWY PH 2		KEY LARGO	FL	33037-2220	
AK: 1104078	Parcel ID: 00090962-000400	Physical Location	97652 OVERSEAS	APT 4	KEY LARGO
Legal Description: APT 4 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO -699 OR692-638 OR789-1698 OR1131-961 OR1250-40					
Owners Name: MILANESE GARY					
Address: 97652 OVERSEAS HWY APT T4		KEY LARGO	FL	33037-2205	
AK: 1104086	Parcel ID: 00090962-000500	Physical Location	97652 OVERSEAS	APT 5	KEY LARGO
Legal Description: APT 5 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO 691-480 OR1295-646					
Owners Name: SMITH BRIAN R T AND PENELOPE J					
Address: 97652 OVERSEAS HWY APT T5		KEY LARGO	FL	33037-2205	
AK: 1104264	Parcel ID: 00090963-001000	Physical Location	97652 OVERSEAS	APT 10	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT #10 .5% COMMON ELEMENTS OR674-706 OR917-871 C					
Owners Name: HARRIS WALTER R AND MARGARET M					
Address: 424 SPRICE AVE		WEST ISLIP	NY	11795	
AK: 1104108	Parcel ID: 00090962-000700	Physical Location	97652 OVERSEAS	APT 7	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 7 8.5% COMMON ELEMENTS OR677-110 OR788-946					
Owners Name: HERMANN DONALD W AND MARY E					
Address: 312 RIVER BLUFF DR		ORMOND BEACH	FL	32174	
AK: 1104370	Parcel ID: 00090964-000800	Physical Location	97652 OVERSEAS	APT 8	KEY LARGO
Legal Description: APT 8 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO -551 OR820-1090 OR820-1091/92 OR1030-1367/68 OI					
Owners Name: COPLAN JANET SUE					
Address: 97652 OVERSEAS HWY APT C8		KEY LARGO	FL	33037-2223	
AK: 1104477	Parcel ID: 00090965-000500	Physical Location	97652 OVERSEAS	APT 5	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 5 8.5% COMMON ELEMENTS OR718-69 OR888-1086					
Owners Name: KERCKAERT MICHAEL AND SHANNON					
Address: 5825 HEMPSTEAD RD		OXFORD	MI	48371-1233	
AK: 1104736	Parcel ID: 00090966-001800	Physical Location	97652 OVERSEAS	APT 37	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NUMBER 6 APT 37 0 OR812-1221 OR905-1921/1922 OR2356-1470(PROF					
Owners Name: CLARK JAMES C AND DIANA					
Address: 1673 SOUTH ST		NEW HAVEN	VT	05472	
AK: 1104825	Parcel ID: 00090966-002700	Physical Location	97652 OVERSEAS	APT P3	KEY LARGO
Legal Description: UNIT P3 ROCK HARBOR CONDOMINIUM 6 OR779-320 2188Q/C OR964-702 OR1169-880/82 OR2465-2406/07					
Owners Name: ESPY ALEXANDRA BEATON					
Address: PO BOX 123		DILLON	CO	80435-0123	
AK: 1104621	Parcel ID: 00090966-000700	Physical Location	97652 OVERSEAS	APT 21	KEY LARGO
Legal Description: APT 21 ROCK HARBOR CONDOMINIUM 6 OR778-196 OR1070- 2029 OR1190-395/408FJ OR1430-420/21C OR1430-40					
Owners Name: PEREZ ROBERT L AND VIOLET M					
Address: 1919 DRISCOLL ST		HOUSTON	TX	77019-6101	
AK: 1104761	Parcel ID: 00090966-002100	Physical Location	97652 OVERSEAS	APT 44	KEY LARGO
Legal Description: APT 44 ROCK HARBOR CONDOMINIUM 6 OR778-1710 OR855- 2477 OR1003-2340 OR1151-2443 OR1276-28AFF OR					
Owners Name: BENNARDO MARIANNE DECLARATION OF TRUST 7/10/2013					
Address: 1009 AZALEA RD		DELRAY BEACH	FL	33483-6601	

AK: 1104795 Parcel ID: 00090966-002400 Physical Location 97652 OVERSEAS APT 47 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 47 & 3.07% LEMENTS OR778-698 OR864-2329/2330 OR1366-23  
 Owners Name: KAVANAGH JEANNE A  
 Address: 97652 OVERSEAS HWY APT HH47 KEY LARGO FL 33037-2220

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AK: 1104094 Parcel ID: 00090962-000600 Physical Location 97652 OVERSEAS APT 6 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 6 R677-105 OR792-1342 OR1187-66 OR1238-1631/40C.  
 Owners Name: NIEBLER-SPARE LUCIANN M REV LIV TR AGR 3/17/2008  
 Address: 1865 BRICKELL AVE APT A1811 MIAMI FL 33129-1650

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AK: 1104400 Parcel ID: 00090964-001100 Physical Location 97652 OVERSEAS APT 11 KEY LARGO  
 Legal Description: APT NO 11 ROCK HARBOR CONDOMINIUM NO 4 KEY R700-574 OR1653-2488 OR2232-2213TR OR2635-18C  
 Owners Name: HILLEND DAVID V  
 Address: 97652 OVERSEAS HWY APT C11 KEY LARGO FL 33037-2223

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AK: 1104485 Parcel ID: 00090965-000600 Physical Location 97652 OVERSEAS APT 6 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 6 8.5% COMMON ELEMENTS OR704-422 OR877-242:  
 Owners Name: KLUMPENAAR BRAM  
 Address: 296 CLAUDE AVE DORVAL QUI H95 3B2 CANADA

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AK: 1104566 Parcel ID: 00090966-000100 Physical Location 97652 OVERSEAS APT 1 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM 6 APT 1 OR781-1581 OR873-1 041 OR1215-2248 OR1547-1851 OR2420-116/18  
 Owners Name: DOTTL PETER J AND MARY P JT REV TR 01/11/06  
 Address: 5426 COUNTY HWY A BROOKLYN WI 53521

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AK: 1103845 Parcel ID: 00090910-000000 Physical Location 97500 OVERSEAS KEY LARGO  
 Legal Description: 6-62-39 ISLAND OF KEY LARGO PB1-59 PT LT 8 (.52AC) OR317-417/418 OR338-285/286 OR368-734/735 OR40  
 Owners Name: CARTER JOHN E SR REV TR 7/25/2005 C/O KESHEN NELSON C P/R  
 Address: 9155 S DADELAND BLVD STE 1718 MIAMI FL 33156-2742

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AK: 1103811 Parcel ID: 00090880-000000 Physical Location 97800 OVERSEAS KEY LARGO  
 Legal Description: 6 62 39 ISLAND OF KEY LARGO PT LOT 8 PB1-59 OR168- 306 OR545- 577D/C OR667-6 OR853-1082/83 OR973-  
 Owners Name: THE CONCH HEADQUARTERS INC  
 Address: PO BOX 371012 KEY LARGO FL 33037-1012

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AK: 1103861 Parcel ID: 00090930-000000 Physical Location 97840 OVERSEAS KEY LARGO  
 Legal Description: 6-62-39 ISLAND OF KEY LARGO PT LT 8 PB1-59 (AKA PA RCEL 3 & 4 (63X150) G36-409 G64-477 OR496-945 C  
 Owners Name: HARMONY HEALING CENTERINC  
 Address: 97840 OVERSEAS HWY KEY LARGO FL 33037

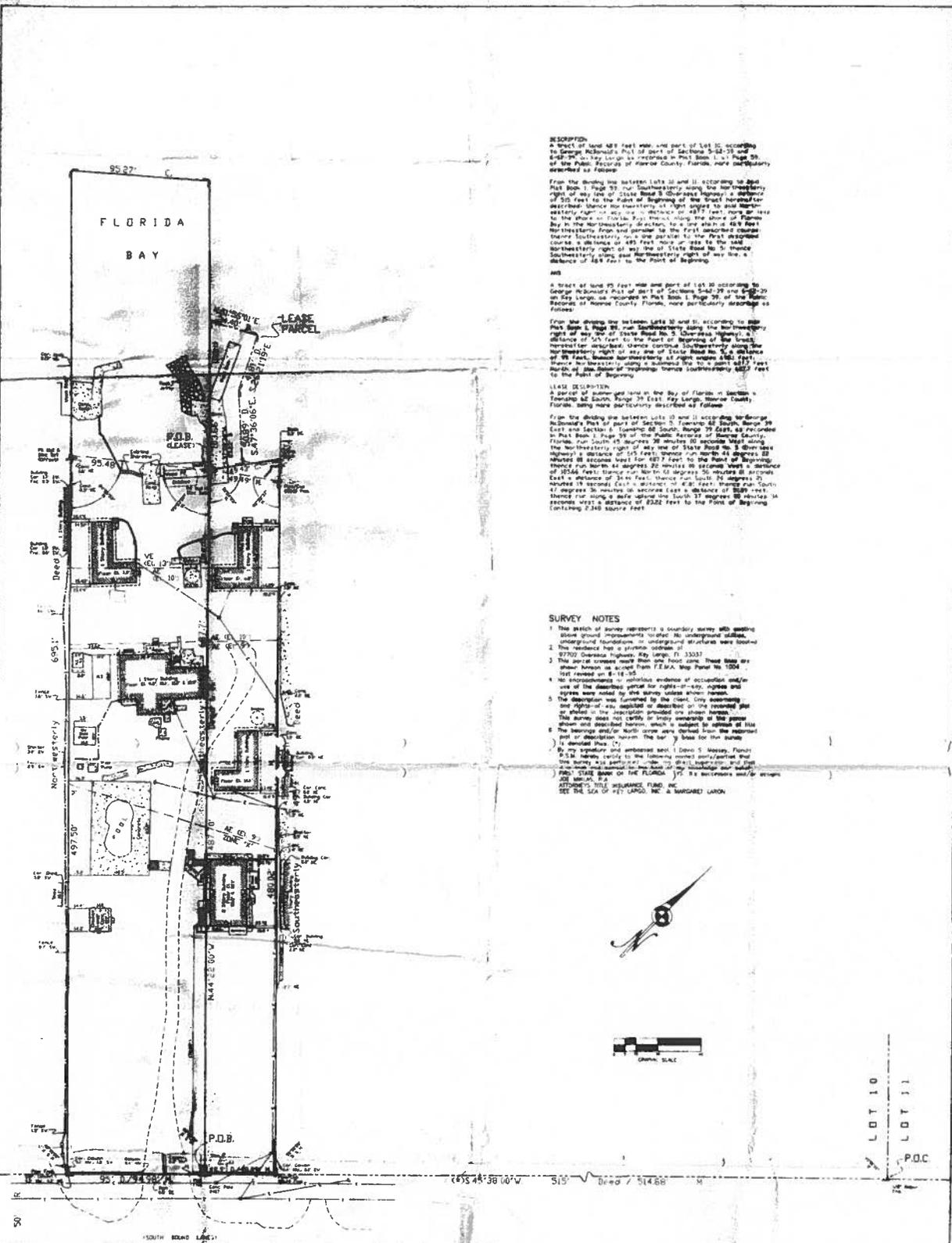
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AK: 8802706 Parcel ID: 00090940-000100 Physical Location 97860 OVERSEAS KEY LARGO  
 Legal Description: 06 62 39 ISLAND OF KEY LARGO PB1-59 PT LOT 8 O R244-333/35 OR337-270/73 OR667-210/15 OR1173-58  
 Owners Name: STOKY & STOKY LLC  
 Address: 103900 B OVERSEAS HWY KEY LARGO FL 33037

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AK: 1104558 Parcel ID: 00090966-000000 Physical Location 97652 OVERSEAS KEY LARGO  
 Legal Description: SEC 06 TWP 62 RGE 39 PT LOT 9 PB1-59 KEY LARGO .46 AC ROCK HARBOR CONDOMINIUM #6 APARTMI  
 Owners Name: ROCK HARBOR CONDO NO 6  
 Address:

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**DESCRIPTION**  
 A tract of land 487 feet wide, one part of Lot 10 according to George McDonald's Plat of part of Section 5-24-25 and 5-25-25, Key Largo as recorded in Plat Book 1, Page 59 of the Public Records of Monroe County, Florida, more particularly described as follows:  
 From the starting line between Lots 10 and 11, according to said Plat Book 1, Page 59, run Southeastery along the Northwesterly right of way line of State Road No. 5 (Overseas Highway), a distance of 515 feet to the Point of Beginning of the tract hereinafter described; thence Northwesterly a right angle to and Northwesterly right of way line a distance of 437 feet more or less to the shore of Florida Bay, thence along the shore of Florida Bay in the Northwesterly direction, to a line which is 487 feet Northwesterly from and parallel to the first described course; thence Southeastery, to a line parallel to the first described course, a distance of 487 feet more or less to the land Northwesterly right of way line of State Road No. 5, thence Southeastery along said Northwesterly right of way line, a distance of 484 feet to the Point of Beginning.

**NOTE**  
 A tract of land 75 feet wide, one part of Lot 10 according to George McDonald's Plat of part of Sections 24-25 and 25-25, Key Largo, as recorded in Plat Book 1, Page 59 of the Public Records of Monroe County, Florida, more particularly described as follows:  
 From the starting line between Lots 10 and 11, according to said Plat Book 1, Page 59, run Southeastery along the Northwesterly right of way line of State Road No. 5 (Overseas Highway), a distance of 515 feet to the Point of Beginning of the tract hereinafter described; thence Northwesterly a right angle to and Northwesterly right of way line of State Road No. 5, a distance of 487 feet more or less to the shore of Florida Bay, thence along the shore of Florida Bay in the Northwesterly direction, to a line which is 487 feet Northwesterly from and parallel to the first described course; thence Southeastery, to a line parallel to the first described course, a distance of 487 feet more or less to the land Northwesterly right of way line of State Road No. 5, thence Southeastery along said Northwesterly right of way line, a distance of 484 feet to the Point of Beginning.

**LIST DESCRIPTION**  
 A parcel of submerged land in the Bay of Florida in Section 5 Township 24 South, Range 29 East, Key Largo, Monroe County, Florida, being more particularly described as follows:  
 From the starting line between Lots 10 and 11, according to George McDonald's Plat of part of Section 5, Township 24 South, Range 29 East and Section 6, Township 24 South, Range 29 East, as recorded in Plat Book 1, Page 59 of the Public Records of Monroe County, Florida, run South 45 degrees 28 minutes 00 seconds West along the Northwesterly right of way line of State Road No. 5, a distance of 145 feet; thence run North 41 degrees 22 minutes 28 seconds West for 487.7 feet to the Point of Beginning; thence run North 44 degrees 22 minutes 28 seconds West a distance of 105.6 feet; thence run North 74 degrees 25 minutes 19 seconds East a distance of 31.6 feet; thence run South 74 degrees 25 minutes 19 seconds East a distance of 4.8 feet; thence run South 47 degrees 36 minutes 26 seconds East a distance of 588.9 feet; thence run along a curve up to the Point of Beginning, containing 2346 square feet.

**SURVEY NOTES**  
 1. This sketch of survey represents a boundary survey with existing shown ground improvements to which no underground utilities, underground foundations or underground structures were located.  
 2. This residence has a previous address of 27700 Overseas Highway, Key Largo, FL 33033.  
 3. The parcel crosses north from and onto said State Road No. 5 shown herein as shown from T.E.A.M. Map Sheet No. 1504, 1948 (revised on 8-14-55).  
 4. No improvements, notations, evidence of occupation and/or use of the described parcel for rights-of-way, access and egress were noted by the survey unless shown herein.  
 5. The description was furnished by the client. City assessments and rights-of-way depicted on the survey are as shown or stated in the legislation provided on shown herein.  
 6. The survey does not carry on any ownership of the water shown and described herein, which is subject to claims of title.  
 7. The bearings and/or north arrow were obtained from the national grid of description herein. The bearing is based on true north.  
 8. In my presence and without me, I, David S. Massey, Florida P.E. 118, herein certify to the following: I am a duly licensed and qualified surveyor and professional under the laws of the State of Florida, and I am duly sworn and qualified under the laws of the State of Florida, and I am duly sworn and qualified under the laws of the State of Florida, and I am duly sworn and qualified under the laws of the State of Florida.  
 DAVID MASSEY LAND SURVEYING, INC. ATTORNEY'S TITLE INSURANCE FUND, INC. SEE THE SEA OF KEY LARGO, INC. & MARGARET LARON.

**ABBREVIATIONS/LEGEND**

B - Bound C - Contour D - Ditch E - Easement F - Fence G - Gas H - Highway I - Irrigation J - Jetty K - Kiosk L - Landmark M - Monument N - Natural O - Obstruction P - Point of Beginning Q - Quarry R - Road S - Shoreline T - Trench U - Utility V - Veneer W - Well X - X-marks Y - Yards Z - Zone	1 - 1/4" = 100' 2 - 1/4" = 200' 3 - 1/4" = 300' 4 - 1/4" = 400' 5 - 1/4" = 500' 6 - 1/4" = 600' 7 - 1/4" = 700' 8 - 1/4" = 800' 9 - 1/4" = 900' 10 - 1/4" = 1000'
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**DAVID MASSEY LAND SURVEYING, INC. • 88888 OVERSEAS HWY./P.O. BOX 619, - TAVERNIER, FL 33070**

PHONE (305) 863-0233 FAX (305) 863-0233

Prepared for: SEE THE SEA OF KEY LARGO, INC. & MARGARET LARON

Section 5 Township 24 South, Range 29 East Ocean By D.S.M. Scale 1" = 30'

Key Largo Monroe County, Florida

Drawing No. 6138 Survey No. 2-20,22,24-03 Edition: 1-73

DATE: JUN 16 2014 2014-08-2

REVISION: APPROVED FOR SURVEYOR

## 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, District 1  
George Neugent, District 2  
Heather Carruthers, District 3  
David Rice, District 4

December 23, 2013

De Haas Consulting & Design  
David De Haas Grosseck  
88975 Overseas Highway #1  
Tavernier, FL 33070

**SUBJECT: LETTER OF UNDERSTANDING CONCERNING THE 'COCONUT BAY OF KEY LARGO INC' AND THE 'SEE THE SEA OF KEY LARGO INC' PROPERTIES, DOING BUSINESS AS BAY HARBOR LODGE, LOCATED AT 97770 AND 97702 OVERSEAS HIGHWAY (US 1), KEY LARGO, HAVING REAL ESTATE NUMBERS 00091000.000000 AND 00091020.000000**

Mr. De Haas Grosseck,

Pursuant to §110-3 of the Monroe County Code (MCC), this document shall constitute a Letter of Understanding (LOU). On September 19, 2013, a Pre-Application Conference regarding the above-referenced property was held at the office of the Monroe County Planning & Environmental Resources Department in Marathon. Attendees of the meeting included David De Haas Grosseck and Eric Handte (hereafter referred to as "the Applicant") and Matt Coyle, Planner, and Joseph Haberman, Planning & Development Review Manager (hereafter referred to as "Staff").

*Materials presented for review included:*

- (a) Pre-Application Conference Request Form;
- (b) Monroe County Property Record Card;
- (c) Monroe County Land Use District (LUD) Map and Future Land Use (FLU) Map;
- (d) Monroe County Code (MCC); and
- (e) Monroe County Comprehensive Plan (MCCP).

The Applicant requested a special letter of understanding in order to confirm whether the existing motel/hotel use on the subject property is lawfully nonconforming and how to resolve the nonconforming issue using the map amendment process.



Subject Property with Land Use Districts Overlaid (Aerial dated 2012)

*Status of Existing Nonconforming Use:*

The subject property currently has a LUD designation of Suburban Residential (SR) and a FLU designation of Residential Low (RL). It was partially within a BU-2 district (Medium Business) and partially within a RU-3 district (Multiple Family Residential) prior to September 15, 1986 when it was re-designated as SR (the final adoption of the LUD map was in 1992).

Note: A Land Use District Map Determination, known as a boundary determination, was filed in 1988 by a previous property owner, Laszlo Simoga. The application specifically requested a LUD change from SR to Suburban Commercial (SC). The application was not approved.

The subject property is currently developed with a motel/hotel of 21 rooms (note: this total number of rooms has yet to be confirmed by Staff as lawfully established).

There is not a building permit on file for the initial construction of the motel/hotel.

According to the Monroe County Property Appraiser's records, the portion of the subject property assessed as RE #00091020.000000 is currently developed with five buildings, with year built dates of 1968, 1971, 1983, 1954 and 1968 respectively. The only building permit on file for

a residential building is Building Permit #17938, which approved a residence with 2 bedrooms in 1969. There are several building permits on file, dating back to 1967. Most of the building permits on file refer to the name of a hotel. Building permits on file that were issued prior to September 15, 1986 include: #14532 (1967- Fla. Bay Motel), #17938 (1969 – no reference to hotel), #30704 (1973 – Bay Harbor Lodge), #C-3629 (1978 – Bay Harbor Lodge), and #C-19860 (1986 – Bay Harbor Lodge).

According to the Monroe County Property Appraiser's records, the portion of the subject property assessed as RE #00091000.000000 is currently developed with three buildings, with year built dates of 1967, 1967 and 1967 respectively. Building permits on file for residential buildings are Building Permit #2799, which approved a motel building with 2 units/rooms in 1961, Building Permit #12694, which approved a residence with 2 bedrooms in 1967, and Building Permit #17296, which approved a residence with 2 bedrooms in 1969. There are several building permits on file, dating back to 1961. Most of the building permits on file refer to the name of a hotel. Building permits on file that were issued prior to September 15, 1986 include: #2799 (1961- motel, unspecified), #12694 (1967 – no reference to hotel), #17040 (1968 – no reference to hotel), #17296 (1969 – no reference to hotel), #25075 (1972 – no reference to hotel), #30703 (1973 – no reference to hotel), and #C-11417 (1982 – no reference to hotel).

Pursuant to MCC §130-94(c)(6), in the SR LUD, hotels of fewer than 12 rooms may be permitted with a major conditional use permit, provided that a) the parcel proposed for development has an area of at least two acres, b) all signage is limited to that permitted for a residential use, and c) the parcel proposed for development is separated from any established residential use by at least a class C bufferyard, and d) the use is compatible with land uses established in the immediate vicinity of the parcel proposed for development.

Nonetheless, although a hotel of up to 11 rooms may be permitted in the SR LUD, the RL FLU category does not allow hotels. MCCP Policy 101.4.2, which provides the purpose of the RL FLU, does not refer to hotels or other transient residential uses. Further, MCCP Policy 101.4.22 states that, for the RL FLUM category, the allocated density for transient residential uses is 0 rooms/spaces and the maximum net density for transient residential uses is N/A.

The hotel use is not consistent with the RL FLUM category, as it does not conform to its purpose, which is set forth in MCCP Policies 101.4.2 (*principal purpose of the Residential Low land use category is to provide for low-density residential development in partially developed areas with substantial native vegetation*) and 101.4.22. As such it is considered a nonconforming use to the provisions of the MCCP and as it was lawfully established, the hotel use may continue to exist per the nonconformity policies provided under MCCP Objective 101.8.

Although the hotel use is permitted in SR LUD, the provision of the SR LUD allowing a hotel is inconsistent with the superseding RL FLU category, in which the SR LUD must be consistent. As such it is considered a nonconforming use to the MCC and as it was lawfully established, the hotel use may continue to exist per the nonconforming use regulations provided under MCC §102-56.

Note: Pursuant to MCC §102-55, all known, lawful nonconforming uses may be registered with the Planning & Environmental Resources Department. Once discovered and determined to be lawful, the planning director, or his or her designee, shall add recognized lawful nonconforming uses to an official registry.

*Total Number of Motel/Hotel Rooms and Letter of Development Rights Determination:*

This letter does not recognize, or otherwise support, the total number motel/hotel rooms (21) referred to in the pre-application conference application as lawfully established. In order to receive a determination regarding the lawfully established number of motel/hotel rooms, the property owner must submit a Letter of Development Rights Determination application.

*Map Amendment Process to Turn the Existing Nonconforming Use into a Conforming Use:*

The Board of County Commissioners passed and adopted a Planning & Environmental Resources Department's fee schedule (currently Resolution #183-2013). Of relevance to the subject property and the development thereon, the fee schedule currently includes the following provision:

There shall be no application or other fees, except advertising and noticing fees, for property owners who apply for a map amendment to the official [Land Use District (LUD)] map and/or the official [Future Land Use Map (FLUM)], if the property owner can provide satisfactory evidence that a currently existing use on the site that also existed lawfully in 1992 was deemed nonconforming by final adoption of the LUD map and/or a currently existing use on the site that also existed lawfully on the site in 1997 was deemed nonconforming by final adoption of the FLUM. To qualify for the fee exemption, the applicant must apply for a LUD and/or FLUM designation(s) that would eliminate the non-conforming use created with adoption of the existing designation(s) and not create an adverse impact to the community. Prior to submittal of a map amendment application, the applicant must provide the evidence supporting the change and application for a fee exemption with the proposed LUD map/FLUM designations to the Monroe County Planning & Environmental Resources Department as part of an application for a Letter of Understanding. Following a review, the Director of Planning & Environmental Resources shall determine if the information and evidence is sufficient, and whether the proposed LUD map and/or FLUM designations are acceptable for the fee waiver, and approve or deny the fee exemption request. This fee waiver Letter of Understanding shall not obligate the staff to recommend approval or denial of the proposed LUD or FLUM Category.

Resolution #183-2013 requires the property owner to provide satisfactory evidence that the existing use on the site existed lawfully in 1992 and was deemed nonconforming by final adoption of the LUD map and/or the existing use on the site existed lawfully in 1997 and was deemed nonconforming by final adoption of the FLUM. Following a review, as the hotel buildings were constructed prior to the adoption of the Land Development Code in 1986, Staff has determined that the existing hotel use existed lawfully in 1992 and was deemed nonconforming by the final adoption of the LUD map. Staff has also determined that the existing

hotel use existed lawfully in 1997 and was deemed nonconforming by the final adoption of the FLUM.

Staff has found that there is satisfactory evidence indicating that the existing SR LUD designation and RL FLUM designation may have been assigned in error as there had been a motel/hotel on the property on and prior to September 15, 1986. If you choose new designations that permit the existing hotel/motel use, Staff has determined that such applications qualify for fee exemptions to the "Comprehensive Plan, Future Land Use Map (FLUM) Amendment" of \$5,531.00 and the "Land Use District Map, Amendment-Nonresidential" fee of \$4,929.00. You may submit a FLUM amendment and/or LUD amendment application without the submittal of the aforementioned application fees. You are responsible for all other fee requirements, including the fees for advertising (\$245.00 per application) and noticing (\$3.00 per each surrounding property per application). Please note that you are eligible for these fee waivers so long as such waivers are permitted by the fee schedule. If the fee schedule is amended to remove such a provision in the future, you may not be eligible to submit the application without such application fees.

Resolution #183-2013 requires the property owner to apply for a LUD and/or FLUM designation(s) that would eliminate the non-conforming use. Further, it is the responsibility of the property owner to decide upon a new LUD and FLUM designation and submit the corresponding applications and noticing/advertising fees.

In addition, Staff is not obligated to recommend approval of any LUD or FLUM designations proposed by the property owner. Resolution #183-2013 requires a LUD and/or FLUM designation(s) that would not create an adverse impact to the community. Staff is required to review the application on its merit and determine upon a full review that it would not create an adverse impact to the community and it is consistent with the provisions of the MCCP and MCC. Further, private applications requesting a FLU amendment must comply with the requirements of MCCP 101.4.20, which concerns amendments proposing an increase in allocated density and/or intensity. This policy requires the purchase and donation of land to offset the proposed increase (includes the requirement to donate acreage or Improved Subdivision (IS) lots).

Note: The contiguous, neighboring property to the southwest (assessed as RE #00091010.000000) was granted a FLUM amendment from Residential Low (RL) to Mixed Use / Commercial (MC) in 2008, as memorialized by Ordinance #025-2008. In addition, it was granted a LUD amendment from Suburban Residential (SR) to Mixed Use (MU) in 2009, as memorialized by Ordinance #005-2009.

Another neighboring property to the southwest (assessed as RE #00091090.000000) was granted a FLUM amendment from Residential High (RH) to Mixed Use / Commercial (MC) in 2008, as memorialized by Ordinance #026-2008. In addition, it was granted a LUD amendment from Urban Residential Mobile Home (URM) to Mixed Use (MU) in 2009, as memorialized by Ordinance #006-2009.

\* \* \* \* \*

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

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

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

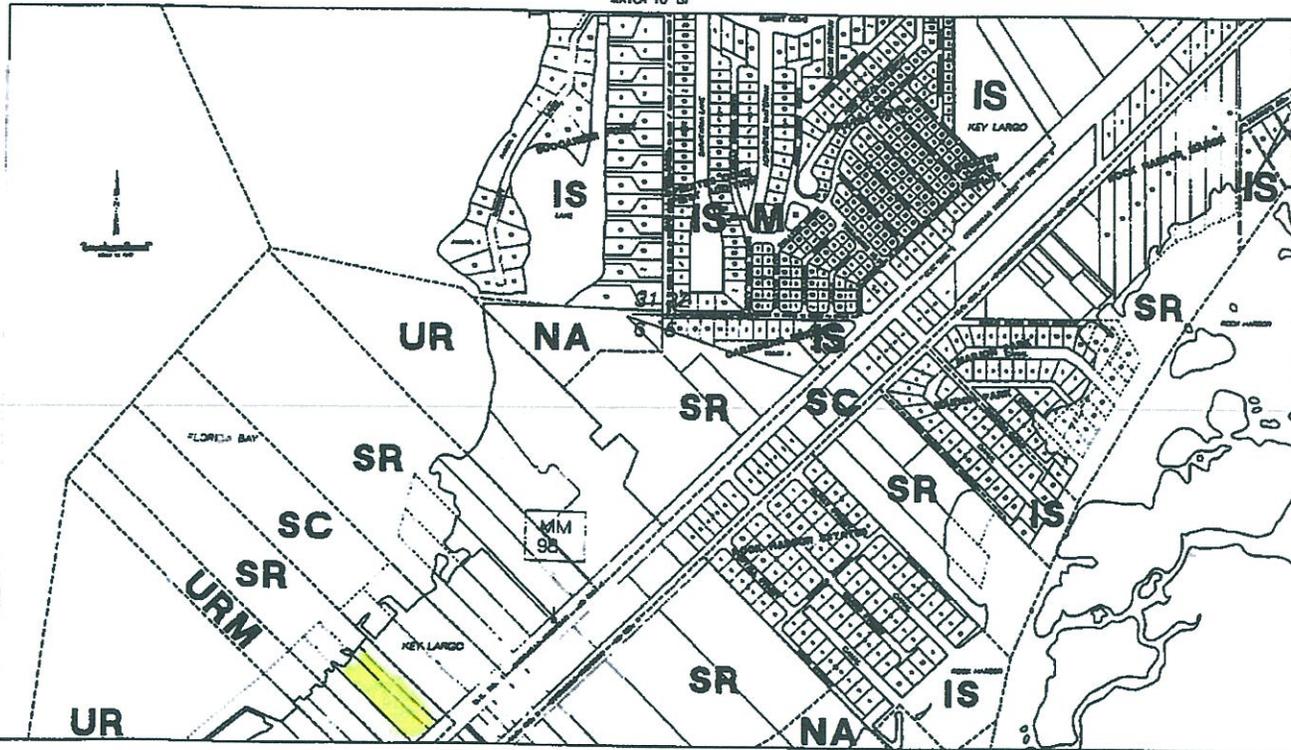
Sincerely yours,



Townsend Schwab, Senior Director of Planning & Environmental Resources

CC: Joseph Haberman, Planning & Development Review Manager  
Mayte Santamaria, Assistant Director of Planning & Environmental Resources  
Michael Roberts, Senior Administrator of Environmental Resources

MATCH TO 07

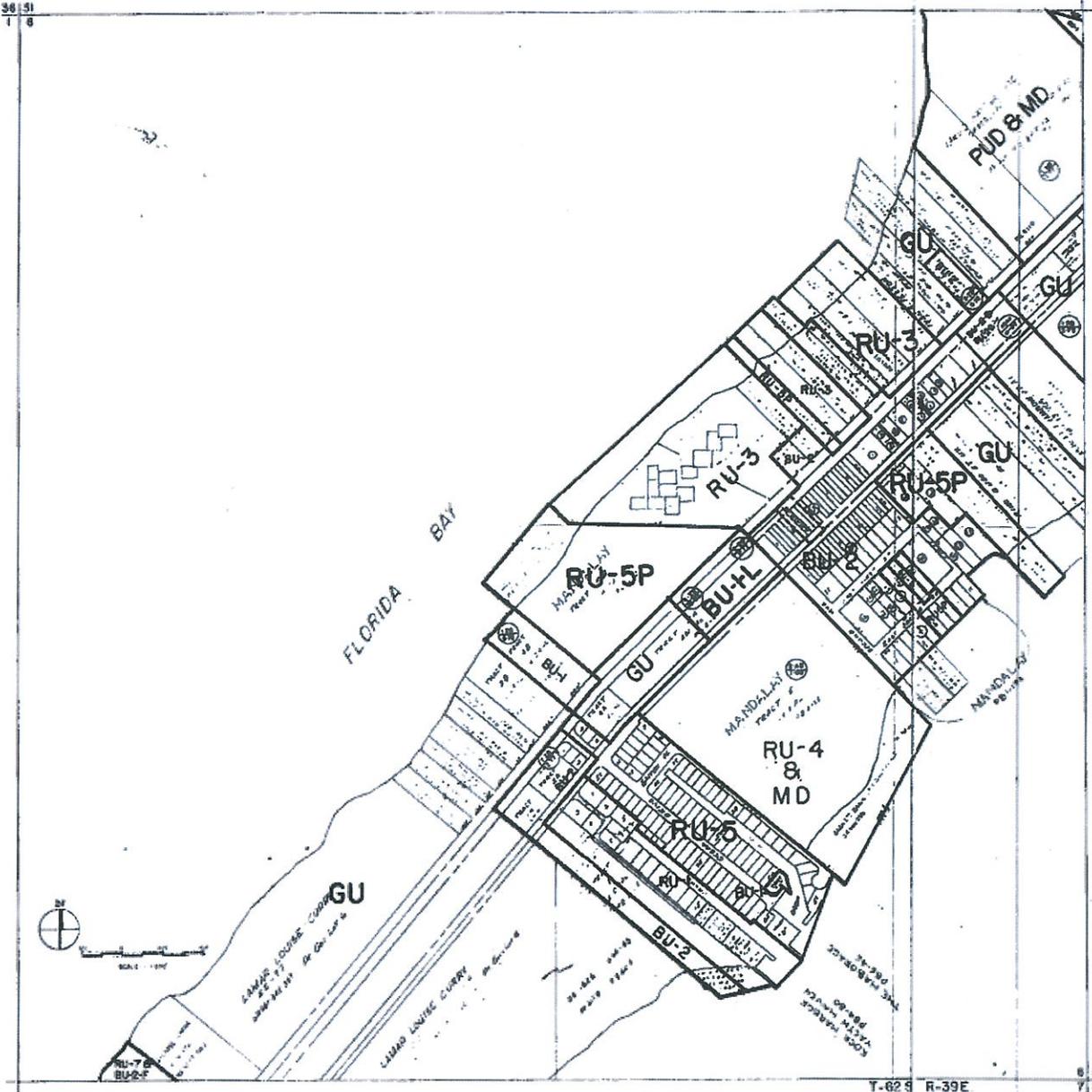


MATCH TO 08

MONROE COUNTY, FLORIDA,  
LAND USE DISTRICT MAP

<p><b>Legend</b></p> <p>IS Island</p> <p>SR Single Residential</p> <p>SC Single Commercial</p> <p>NA Neighborhood</p> <p>UR Urban Residential</p> <p>URM Urban Residential Medium Density</p>	<p><b>Scale</b></p> <p>1" = 100'</p>	<p><b>North Arrow</b></p>	<p><b>Map Information</b></p> <p>Map No. 07</p> <p>Scale: 1" = 100'</p> <p>Date: 1/1/77</p> <p>Author: [illegible]</p> <p>Checked: [illegible]</p> <p>Drawn: [illegible]</p>
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36 51  
1 8



T-629 R-39E

63  
718



**MONROE COUNTY, FLORIDA  
MONROE COUNTY BOARD OF COUNTY COMMISSIONERS  
RESOLUTION NO. 127 - 2012**

A RESOLUTION AMENDING RESOLUTION 169-2011, THE PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT FEE SCHEDULE; TO GENERALIZE THE TITLE OF THE FEE FOR APPLICATIONS FOR EXTENSIONS OF TIME AUTHORIZED BY STATE LEGISLATION; TO EXEMPT MAP AMENDMENT FEES FOR PROPERTY OWNERS WHO APPLY TO AMEND THEIR PROPERTIES' LAND USE DISTRICT AND/OR FUTURE LAND USE MAP DESIGNATIONS TO DESIGNATIONS THAT WOULD ELIMINATE NONCONFORMITIES TO USES THAT WERE CREATED WHEN THE PROPERTIES WERE REZONED BY THE COUNTY IN 1992 AND/OR PROVIDED A FUTURE LAND USE MAP DESIGNATION IN 1997 UNDER CERTAIN CONDITIONS; PROVIDING FOR A FEE FOR A LETTER OF UNDERSTANDING FOR MAP AMENDMENT FEE WAIVERS; AND TO REPEAL ANY OTHER FEE SCHEDULES INCONSISTENT HEREWITH.

**WHEREAS**, the Monroe County Board of County Commissioners wishes to provide the citizens of the County with the best possible service in the most cost effective and reasonable manner; and

**WHEREAS**, the Board finds that it would be in the best interests of the general public to charge the true cost for such services, thereby placing the burden of such costs directly upon those parties deriving the benefit from such services; and

**WHEREAS**, the updated fee schedule prepared by the Growth Management Director for providing these services includes the estimated direct costs and reasonable indirect costs associated with the review and processing of planning and development approval applications and site plans, on-site biological reviews, administrative appeals, preparation of official documentation verifying existing development rights and other processes and services; and

**WHEREAS**, the Board has discussed the need to adjust the fee schedule to compensate the county for resources needed in excess of the fee estimates included in the base fees; and

**WHEREAS**, applicants for development review should pay the cost of the review, rather than those funds coming from other sources; and

**WHEREAS**, the Board of County Commissioners wishes to amend fees to compensate for resources expended in applications for private development approvals; and

**WHEREAS**, The Florida State Legislature is considering legislation which allows for extensions of time for some development orders for which the fee is currently \$250.00, based on previous Senate and House bills; and

**WHEREAS**, in 1992, a revised series of zoning maps was approved (also known as the Land Use District (LUD) maps) for all areas of the unincorporated county. These maps depicted boundary determinations carried out between 1986 and 1988, depicted parcel lines and were drawn at a more usable scale. Although signed in 1988, the LUD's did not receive final approval until 1992. The Monroe County Land Development Regulations, portions of which are adopted by Rule 28-20.021, F.A.C., and portions of which are approved by the Department of Community Affairs in Chapter 9J-14, F.A.C., were amended effective August 12, 1992. The Land Use District Map was revised to reflect the changes in this rule. The LUD maps remain the official zoning maps of Monroe County; and

**WHEREAS**, in 1993, Monroe County adopted a set of Future Land Use Maps (FLUM) pursuant to a joint stipulated settlement agreement and Sec. 163.3184 Florida Statutes. The Ordinance #016-1993 memorialized the approval. This map series was dated 1997. The 1997 FLUM remains the official future land use maps of Monroe County; and

**WHEREAS**, since the adoption of the LUD maps and FLUM, the County has discovered that several parcels with existing, lawful uses were assigned land use district and future land use categories that deemed those uses nonconforming. In these instances, the County created nonconformities to use without studying of the existing uses and the impact of deeming those uses nonconforming. A remedy to existing property owners would be to allow those property owners to apply for map amendments to designations that would eliminate the nonconformities created by the County and not by the property owner without the payment of a fee; and

**WHEREAS**, the County wishes to clarify that fees will be changed to private applicants for traffic studies required or requested for not only map amendments, but for text amendments submitted by private applicants; and

WHEREAS, the Board heard testimony and evidence presented as to the appropriate fee schedule during a public hearing on April 18, 2012;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY FLORIDA:**

**Section 1.**

Pursuant to Section 102-19(9), the following schedule of fees to be charged by the Growth Management Division for its services, including but not limited to the filing of land development permit applications, land development approvals, land development orders, and appeal applications, and requests for technical services or official letters attesting to development rights recognized by the County shall be implemented:

Administrative Appeals.....	\$1,500.00
Administrative Relief.....	\$1,011.00
Alcoholic Beverage Special Use Permit.....	\$1,264.00
Appeal ROGO or NROGO to BOCC.....	\$816.00
Beneficial Use.....	\$4,490.00
Biological Site Visit (per visit).....	\$280.00
Biologist Fee (Miscellaneous-per hour).....	\$60.00
Boundary Determination.....	\$1,201.00
Comprehensive Plan, Text Amendment.....	\$5,531.00
Comprehensive Plan, Future Land Use Map (FLUM) Amendment.....	\$5,531.00
Conditional Use, Major, New/Amendment.....	\$10,014.00
Conditional Use, Minor, New/Amendment.....	\$8,484.00
Conditional Use, Minor, Transfer Development Rights (TDR).....	\$1,239.00
Conditional Use, Minor, Transfer Nonresidential Floor Area (TRE).....	\$1,944.00
Conditional Use, Minor, Transfer ROGO Exemption (TRE).....	\$1,740.00
Conditional Use, Minor/Major, Minor Deviation.....	\$1,768.00
Conditional Use, Minor/Major, Major Deviation.....	\$3,500.00
Conditional Use, Minor/Major, Time Extension.....	\$986.00
Department of Administrative Hearings (DOAH) Appeals.....	\$816.00
Development Agreement.....	\$12,900.00
Development of Regional Impact (DRI).....	\$28,876.00
Dock Length Variance.....	\$1,026.00
Front Yard Setback Waiver, Administrative.....	\$1,248.00
Front Yard Setback Waiver, Planning Commission.....	\$1,608.00
Grant of Conservation Easement.....	\$269.00
Habitat Evaluation Index (per hour).....	\$60.00
Home Occupation Special Use Permit.....	\$498.00
Inclusionary Housing Exemption.....	\$900.00
Land Development Code, Text Amendment.....	\$5,041.00
Land Use District Map, Amendment–Nonresidential.....	\$4,929.00
Land Use District Map, Amendment–Residential.....	\$4,131.00

Letter of Current Site Conditions.....	\$936.00
Letter of Development Rights Determination.....	\$2,209.00
Letter of ROGO Exemption.....	\$215.00
Letter of Understanding for LUD Map/FLUM Fee waiver .....	\$250.00
NROGO Application.....	\$774.00
Planning Fee (Miscellaneous-per hour).....	\$50.00
Parking Agreement.....	\$1,013.00
Planning Site Visit.....	\$129.00
Platting, 5 lots or less.....	\$4,017.00
Platting, 6 lots or more.....	\$4,613.00
Pre-application with Letter of Understanding.....	\$689.00
Pre-application with No Letter of Understanding.....	\$296.00
Public Assembly Permit.....	\$149.00
Dog in Restaurant Permit.....	\$150.00
Research, permits and records (per hour).....	\$50.00
Road Abandonment.....	\$1,533.00
ROGO Application.....	\$748.00
ROGO Lot/Parcel Dedication Letter.....	\$236.00
Legislative Time Extension for Development Orders /Permits.....	\$250.00
Special Certificate of Appropriateness.....	\$200.00
Tier Map Amendment—Other than IS/URM Platted Lot.....	\$4,131.00
Tier Map Amendment—IS/URM Platted Lot Only.....	\$1,600.00
Vacation Rental Permit (Initial).....	\$493.00
Vacation Rental (Renewal).....	\$100.00
Vacation Rental Manager License.....	\$106.00
Variance, Planning Commission, Signage.....	\$1,076.00
Variance, Planning Commission, Other than Signage.....	\$1,608.00
Variance, Administrative.....	\$1,248.00
Vested Rights Determination.....	\$2,248.00
Wetlands Delineation (per hour).....	\$60.00

Growth Management applications may be subject to the following additional fees, requirements or applicability:

1. For any application that requires a public hearing(s) and/or surrounding property owner notification, advertising and/or notice fees; \$245 for newspaper advertisement and \$3 per property owner notice.
2. There shall be no application or other fees, except advertising and noticing fees, for affordable housing projects, except that all applicable fees shall be charged for applications for all development approvals required for any development under Sec. 130-161.1 of the Monroe County Code and for applications for variances to setback, landscaping and/or off-street parking regulations associated with an affordable housing development.

3. There shall be no application fees, except advertising and noticing fees, for property owners who apply for a map amendment to the official LUD map and/or the official FLUM, if the property owner can provide satisfactory evidence that a currently existing use on the site that also existed lawfully in 1992 was deemed nonconforming by final adoption of the LUD map and/or a currently existing use on the site that also existed lawfully on the site in 1997 was deemed nonconforming by final adoption of the FLUM. To qualify for the fee exemption, the applicant must apply for a LUD and/or FLUM designation(s) that would eliminate the non-conforming use created with adoption of the existing designation(s) and not create an adverse impact to the community. Prior to submittal of a map amendment application, the applicant must provide the evidence supporting the change and application for a fee exemption with the proposed LUD map/FLUM designations to the Monroe County Planning & Environmental Resources Department as part of an application for a Letter of Understanding. Following a review, the Director of Planning & Environmental Resources shall determine if the information and evidence is sufficient, and whether the proposed LUD map and/or FLUM designations are acceptable for the fee waiver, and approve or deny the fee exemption request. This fee waiver Letter of Understanding shall not obligate the staff to recommend approval or denial of the proposed LUD or FLUM Category.
  
4. Hearing fees: applicant shall pay half the cost of the hourly rate, travel and expenses of any hearing officer. The County is currently charged \$144.00 per hour by Department of Administrative Hearings (DOAH). If the fee charged to the County is increased, the charge will change proportionately. An estimated amount of one-half of the hearing officer costs as determined by the County Attorney shall be deposited by the applicant along with the application fee, and shall be returned to the applicant if unused.
  
5. Base fees listed above include a minimum of (when applicable) two internal staff meetings with applicants; one Development Review Committee meeting, one Planning Commission public hearing; and one Board of County Commission public hearing. If this minimum number of meetings/hearings is exceeded, the following fees shall be charged and paid prior to the private development application proceeding through public hearings:
  - a. Additional internal staff meeting with applicant \$500.00
  - b. Additional Development Review Committee public hearing \$600.00
  - c. Additional Planning Commission public hearing \$700.00
  - d. Additional Board of County Commissioners public hearing \$850.00

The Director of Growth Management or designee shall assure these additional fees are paid prior to hearing scheduling. These fees apply to all applications filed after September 15, 2010.

6. Applicants for Administrative Appeal, who prevail based on County error, as found by the Planning Commission, shall have the entire application fee refunded.
7. Concerning the application fees to amend the tier maps, the lesser application fee of \$1,600.00 is only available for applications to amend the tier designation of a single URM or IS platted lot. It may not be used to amend the designation of more than one parcel.
8. Applicants for any processes listed above that are required to provide transportation studies related to their development impacts shall be required to deposit a fee of \$5,000 into an escrow account to cover the cost of experts hired by the Growth Management Division to review the transportation and other related studies submitted by the applicant as part of the development review process or any text amendment submitted by a private applicant. Any unused funds deposited by the applicant will be returned upon permit approval. Monroe County shall obtain an estimate from the consultant they intend to hire to review the transportation study for accuracy and methodology and if the cost for the review on behalf of Monroe County is higher than the \$5000, applicant shall remit the estimated amount. Any unused funds deposited by the applicant will be returned upon permit approval.

**Section 2.**

Any other fees schedules or provisions of the Monroe County Code inconsistent herewith are hereby repealed.

**Section 3.**

The Clerk of the Board is hereby directed to forward one (1) certified copy of this Resolution to the Division of Growth Management.

(REMAINDER OF PAGE LEFT INTENTIONALLY BLANK)

**PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County, Florida at a regular meeting held on the 18th day of April, 2012.

Mayor David Rice	<u>Yes</u>
Mayor <i>Pro Tem</i> Kim Wigington	<u>Yes</u>
Commissioner Heather Carruthers	<u>Yes</u>
Commissioner Sylvia Murphy	<u>Yes</u>
Commissioner George Neugent	<u>Yes</u>



**MONROE COUNTY BOARD OF COUNTY COMMISSIONERS**

Secretary: **DANNY L. KOLHAGE, CLERK**

By *David Rice*  
Mayor David Rice

FILED FOR RECORD  
2012 MAY -3 PM 3:16  
DANNY L. KOLHAGE  
CLERK  
MONROE COUNTY, FL

MONROE COUNTY ATTORNEY  
APPROVED AS TO FORM  
*D. J. Gussler*  
Date: 4-18-12

# Monroe County Land Use Amendment



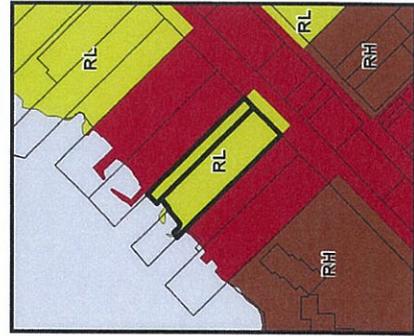
Existing Conditions



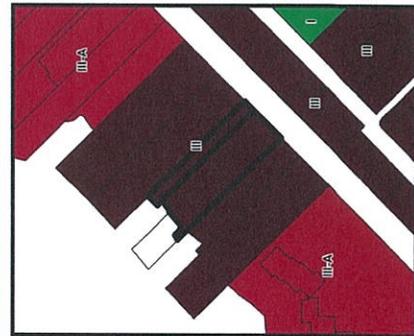
Proposed Conditions

Exhibit 4

Land Use Designations: AD = Airport District, CD = Conservation District, CFA = Commercial Fishing Area, CFSD = Commercial Fishing Special District, CR = Recreation Resort, IS = Improved Subdivision, MF = Military Facilities, MI = Maritime Industries, MN = Mainland Native Area, MU = Mixed Use, NA = Native Area, OS = Offshore Island, PR = Park and Recreational, RV = Recreational Vehicle, SC = Suburban Commercial, SR = Suburban Residential, SS = Sparsely Settled, UC = Urban Commercial, UR = Urban Residential, URM = Urban Residential Medium Density



Future Land Use



Tier Designation

**Growth Management Division**  
We strive to be caring, professional, and fair.

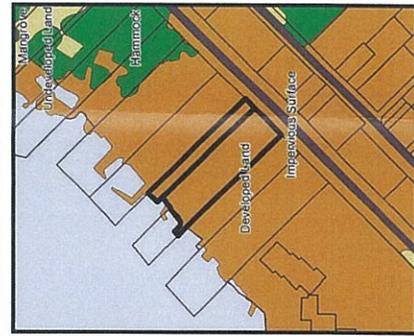
The Monroe County Land Use District is proposed to be amended as indicated above and briefly described as:  
 Key: Key Largo Mile Marker: 98 Map Amendment #: \_\_\_\_\_  
 Acreage: 2.21 Land Use District Map #: 139

Ordinance No.: \_\_\_\_\_  
 Date of Adoption: \_\_\_\_\_  
 Proposal: Land Use change of two parcels from Suburban Residential (SR) to Suburban Commercial (SC).

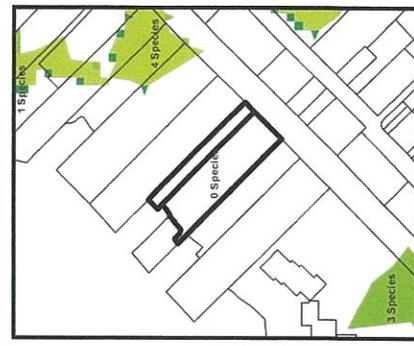
Property Description:  
 RE Numbers: 00091000-000000 and 00091000-000020

Zone	Monroe County LUD
SR	SR
SC	SC
UR	UR
URM	URM
III A	III A
III B	III B
III	III
RL	RL
RH	RH
OS	OS
AD	AD
CD	CD
CFA	CFA
CFSD	CFSD
CR	CR
IS	IS
MF	MF
MI	MI
MN	MN
MU	MU
NA	NA
OS	OS
PR	PR
RV	RV
SS	SS
UC	UC
UR	UR
URM	URM

This map is to be used for the Monroe County Growth Management Division only. The data contained herein is not a legal representation of the existing zoning. It is for informational purposes only.



Habitat Type



Number of Protected Species

**File #:** **2014-082**

**Owner's Name:** See the Sea of Key Largo Inc.  
Coconut Bay of Key Largo Inc.

**Applicant:** See the Sea of Key Largo Inc.  
Coconut Bay of Key Largo Inc.

**Agent:** David deHaas-Grosseck

**Type of Application:** LUD/Map Amendment

**Key:** Key Largo

**RE:** 00091020-000000  
00091000-000000

**Additional Information added to File 2014-082**

**MONROE COUNTY, FLORIDA  
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



**Ownership Disclosure**

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):

<i>Name and Address</i>	<i>% of Ownership</i>

- 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):

<i>Name and Address</i>	<i>% of Ownership</i>
Margaret A Loran      PRST	100%
1702 Overseas Hwy	
Key Largo, FL 33037	

5000 Bayport Key Largo, Inc.  
1770 Overseas Hwy  
Key Largo, FL 33037

- 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

- 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

\* 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: Margaret A. Laron

State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 17 day of JULY 2014, by MARGARET LARON. He/she is personally known to me or has produced as identification.



[Signature]  
Notary Public  
My Commission Expires

03/2013

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: 6.16.14

Time: \_\_\_\_\_

Dear Applicant:

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

See the Sea + Coconut Bay  
Project / Name \_\_\_\_\_ to the Monroe County Planning Department.

Thank you.

Gail Creech

Planning Staff

MCPA GIS Public Portal  
Scott P. Russell, CFA

- Pan
- Legend
- Zoom In

MCPA GIS Public Portal  
Major Roads

Monroe County  
Zoom Out

Address

Subdivisions

Section Lines

Identify

SECTION TEXT

Parcels

Shoreline

Measure

Lot Lines

Print

Hooks Leads

Help  
Expand All  
Get Started tutorial!

- MCPA GIS Public Portal
- 2014 Condo
  - Monroe Overlay
  - Subdivisions
  - Section Lines
- 2013 Condo
  - Parcels
  - Shoreline
- 2012 Condo
  - Lot Lines
  - Hooks Leads
- 2011 Condo
  - Easements
  - Text Displays
  - Qualified Condo Sales
- 2010 Condo
  - Qualified Sales
  - Transportation
- 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-in Zoom-in to a defined extent...  
 Zoom-out Zoom-out to a defined extent...  
 Full Screen Zoom to the full extent tool was clicked!  
 Address: 2909893 City, state: 6148426 Clear



OBJECTID	SDE.DBO.W_PARCELS.ID	SDE.DBO.W_PARCELS.RECHAR	SDE.DBO.W_PARCELS.GEO_FEAT
14442	90962.0002	00090962-000200	67395
29601	90962.0011	00090962-000200	67395

Verified GC

ADAM RYAN A REV TR OF 05/13/05  
600 S ATLANTIC AVE  
DAYTONA BEACH, FL 32118

ADAMS DAVID AND LINDA  
PO BOX 370073  
KEY LARGO, FL 33037-0073

BANKS ROBERT W  
3831 SW 56TH ST  
FORT LAUDERDALE, FL 33312-6207

BELLIS STEPHEN L AND MARTHA A LIV TR  
DTD 11/23/05  
PO BOX 524  
INDIAN RIVER, MI 49749-0524

BENNARDO MARIANNE DECLARATION OF  
TRUST 7/10/2013  
1009 AZALEA RD  
DELRAY BEACH, FL 33483-6601

BERNAT DOLORES P TRUST AGR  
4/23/1998  
12832 QUAIL CT  
PALOS HEIGHTS, IL 60463-2282

BESADA HUMBERTO AND MARCIA  
2155 SW 123RD CT  
MIAMI, FL 33175-7723

BOCA MARINA COURT LLC  
31 SENECA RD  
SEA RANCH LAKES, FL 33308-2325

BODKER TERRI L  
97652 OVERSEAS HWY APT P4  
KEY LARGO, FL 33037-2206

BOLAND C SAMUEL AND KATHY B  
97652 OVERSEAS HWY HH 7  
KEY LARGO, FL 33037-2221

BOLAND C SAMUEL AND KATHY B  
97652 OVERSEAS HWY APT C4  
KEY LARGO, FL 33037-2202

BROCK LISA M  
14606 JOCKEYS RIDGE DR  
CHARLOTTE, NC 28277-3716

BURGESS CHRISTOPHER R AND ANGELA  
D  
15440 SW 148 PL  
MIAMI, FL 33187

CAMMAROTA ARMAND A JR  
305 EAST BAY TREE CIR  
VERNON HILLS, IL 60061

CARTER JOHN E SR REV TR 7/25/2005  
C/O KESHEN NELSON C P/R9155 S  
DADELAND BLVD STE 1718  
MIAMI, FL 33156-2742

CHILDREE CHRISTINE C AND RONALD M  
97652 OVERSEAS HWY APT T12  
KEY LARGO, FL 33037-2226

CLARK JAMES C AND DIANA  
1673 SOUTH ST  
NEW HAVEN, VT 5472

COCONUT BAY OF KEY LARGO INC  
PO BOX 372098  
KEY LARGO, FL 33037-7098

COPLAN JANET SUE  
97652 OVERSEAS HWY APT C8  
KEY LARGO, FL 33037-2223

CORRADINI CAROL ANN LIV TR  
06/06/2006  
7744 SW 193RD ST  
CUTLER BAY, FL 33157-7389

CULLEN ROBERT F JR AND KAREN J  
14641 SW 67TH AVENUE  
MIAMI, FL 33101

DILLON WILLIAM  
30800 S WIXOM RD  
WIXOM, MI 48393-2418

DOTTL PETER J AND MARY P JT REV TR  
01/11/06  
5426 COUNTY HWY A  
BROOKLYN, WI 53521

ELIADES STEVEN AND JEANNE  
31 STARLIGHT DR  
HOPEWELL JUNCTION, NY 12533

ESPY ALEXANDRA BEATON  
PO BOX 123  
DILLON, CO 80435-0123

FAMILY TRUST U/W/O CAROLINE P BRUMBAUGH  
7/27/1998 C/O BRUMBAUGH JOHN M TRUSTEE  
6479 SUNSET DR  
MIAMI, FL 33143-4676

FIRST MIDWEST TRUST COMPANY  
C/O FIRST MIDWEST BANK TRUST  
DIVISION PO BOX 990  
MOLINE, IL 61266-0990

FIRST STATE BANK OF THE FLORIDA KEYS  
C/O ACCOUNT PAYABLE  
3406 N ROOSEVELT BLVD  
KEY WEST, FL 33040-4266

FOX AMY M  
97652 OVERSEAS HWY APT P5  
KEY LARGO, FL 33037-2206

FRANZ P AND L FAMILY TRUST 1/12/1990  
97652 OVERSEAS HWY APT HH45  
KEY LARGO, FL 33037-2220

Verified 1 of 4

GAC MARIA U  
573 SHERIDAN RD  
GLENCOE, IL 60022-1764

GARCIA AVELINO AND MONICA G  
8401 SW 84TH TER  
MIAMI, FL 33143-6919

GOLDSTEIN AMBER E  
97652 OVERSEAS HWY APT 55  
KEY LARGO, FL 33037-2203

GREENSPAN RICHARD R AND YVETTE M  
16073 BRIER CREEK DR  
DELRAY BEACH, FL 33446-9561

HALE SALLY M 2004 REVOCABLE TRUST  
23 FAIRWAY HEIGHTS RD  
CENTER HARBOR, NH 3226

HALEY JAMES A TRUST  
11034 SW 37TH MNR  
DAVIE, FL 33328-1318

HARMONY HEALING CENTER INC  
97840 OVERSEAS HWY  
KEY LARGO, FL 33037

HARRELSON PEGGY GREGSON REVOCABLE TRUST  
3/14/14  
C/O HARRELSON MIKE CO-TRUSTEE  
1119 S 3RD AVE  
BOZEMAN, MT 59715-5264

HARRIS WALTER R AND MARGARET M  
424 SPRICE AVE  
WEST ISLIP, NY 11795

HAYNIE J NEIL AND SUSAN INCE  
1700 SW 12 AVE  
BOCA RATON, FL 33486

HEELY CATHERINE G  
11 GULL POINT RD  
MONMOUTH BEACH, NJ 07750-1007

HEINER FREDERICK H AND DONNA E  
97652 OVERSEAS HWY APT T9  
KEY LARGO, FL 33037-2226

HEINRICH LAURA J  
97652 OVERSEAS HWY PH 2  
KEY LARGO, FL 33037-2220

HELSEL ZANE AND JOAN E  
2144 PENNINGTON RD  
EWING, NJ 08638-1433

HENRIQUES ROBERT C  
11 CHESTER SQ  
GLOUCESTER, MA 01930-1313

HENRY MORRIS  
97652 OVERSEAS HWY APT C12  
KEY LARGO, FL 33037-2223

HERMANN DONALD W AND MARY E  
312 RIVER BLUFF DR  
ORMOND BEACH, FL 32174

HILLEND DAVID V  
97652 OVERSEAS HWY APT C11  
KEY LARGO, FL 33037-2223

HOLTON TIMOTHY R AND JENNIFER A  
296 WASHINGTON AVE  
MEMPHIS, TN 38103

KALATZIS DIMITRIOS AND JOANNE  
97652 OVERSEAS HWY APT M7  
KEY LARGO, FL 33037-2225

KATZMAN HOWARD E AND SHIRLEY R  
7255 SW 140TH TER  
PALMETTO BAY, FL 33158-1265

KAVANAGH JEANNE A  
97652 OVERSEAS HWY APT HH47  
KEY LARGO, FL 33037-2220

KERCKAERT MICHAEL AND SHANNON  
5825 HEMPSTEAD RD  
OXFORD, MI 48371-1233

KLASFELD ILENE AND JON  
1908 NW 4TH AVE APT 112  
BOCA RATON, FL 33432-1501

KLUMPENAAR BRAM  
296 CLAUDE AVE  
DORVAL, QUEBEC H95 3B2  
CANADA

KRAUSE JOSEPH AND FRANCES  
2637 NW 23RD WAY  
BOCA RATON, FL 33431-4015

KROHN JOHN RAMON JR  
61 BITTERN DR  
GETTYSBURG, PA 17325-8611

LANDCO LLC  
97 W OKEECHOBEE RD  
HIALEAH, FL 33010-4721

LESPERANCE LISA V  
230 EAST ST  
WAYNESVILLE, NC 28786-3836

LEVY BARUCH AND JANE  
2708 OAKMONT CT  
WESTON, FL 33332-1834

Verified 2 of 4

LISOR SUZANNE K REV TR  
1103 SPRING BROOKE DR  
GOSHEN, IN 46528-5059

MARTINEZ PETER JOSEPH AND PILAR  
5740 SW 116TH ST  
CORAL GABLES, FL 33156-5033

MAYER ANN E FINN AND ROBERT T  
3 FAIRVIEW TER  
GREENLAND, NH 03840-2242

MCCASSEY EVERETT A AND MICHELLE M  
117 AKIOHALA PL  
KAILUA, HI 96734-3902

MCGEE LAWRENCE U  
230 NANZETTA WAY  
LEWISVILLE, NC 27023-7103

MILANESE GARY  
97652 OVERSEAS HWY APT T4  
KEY LARGO, FL 33037-2205

MOFFITT GREGORY P AND REGINA A  
29453 CEDAR NECK RD  
OCEAN VIEW, DE 19970

NHC-FL 134 LLC  
C/O NATIONAL RV COMMUNITIES  
LLC6991 E CAMELBACK RD STE B310  
SCOTTSDALE, AZ 85251-2493

NIEBLER-SPARE LUCIANN M REV LIV TR  
AGR 3/17/2008  
1865 BRICKELL AVE APT A1811  
MIAMI, FL 33129-1650

OKUN THEODORE  
97652 OVERSEAS HWY PH 7  
KEY LARGO, FL 33037-2221

PEREZ ROBERT L AND VIOLET M  
1919 DRISCOLL ST  
HOUSTON, TX 77019-6101

RAHAIM ANDREW D AND JEAN T  
6 AUSPICE CIR  
NEWARK, DE 19711-2976

RESORT PROPERTY MANAGEMENT  
OF THE KEYS INC  
97802 S OVERSEAS HWY  
KEY LARGO, FL 33037

ROBERTS WILLIAM C AND MARY A  
763 CHAPMAN LOOP  
THE VILLAGES, FL 32162

ROBINSON JOHN G AND BARBARA J  
97652 OVERSEAS HWY OFC  
KEY LARGO, FL 33037-2216

ROCK HARBOR CONDO NO 6



ROEBLING SUSAN REV TRUST 11/10/2004  
PO BOX 1167  
TAVERNIER, FL 33070-1167

SANTANA RAMON R AND YOLANDA  
ACEBAL  
PO BOX 901368  
HOMESTEAD, FL 33090-1368

SCHOTT DEANA L  
2056 HUTTON PT  
LONGWOOD, FL 32779-2855

SCULL PROPERTIES LLC  
C/O SCULL DAVID7960 OLD  
GEORGETOWN RD STE 8C  
BETHESDA, MD 20814-2418

SEAFARER RESORT AND BEACH LLC  
97684 OVERSEAS HWY  
KEY LARGO, FL 33037-2214

SEVERSON DONALD R AND LOUANNE  
DEC TRUST 11/12/96  
PO BOX 886  
ELKHORN, WI 53121

SHUGG ROBERT C AND ELIZABETH A  
97652 OVERSEAS HWY APT M10  
KEY LARGO, FL 33037-2225

SINISCALCO WAYNE P AND LORIN BLAKE  
97652 OVERSEAS HWY APT HH31  
KEY LARGO, FL 33037-2218

SMITH BRIAN R T AND PENELOPE J  
97652 OVERSEAS HWY APT T5  
KEY LARGO, FL 33037-2205

SOMOGYI ROBERT J AND MARILYN B  
42 W COLLEGE AVE APT 314S  
YARDLEY, PA 19067-1553

SPRINKLE GEORGE C JR AND MELISSA B  
17205 SW 256TH ST  
HOMESTEAD, FL 33031

STARR MOORE  
3290 NORTHSIDE PKWY NW STE 375  
ATLANTA, GA 30327-2273

STELRI LLC  
C/O LEROY3532 E HIGGINS DR  
MOUNT PLEASANT, SC 29466-6890

STOIA SAMUEL L  
PO BOX 370888  
KEY LARGO, FL 33037-0888

Verified 3 of 4

✓ STOKY & STOKY LLC  
103900 B OVERSEAS HWY  
KEY LARGO, FL 33037

✓ STONE THOMAS J TRUST 7/21/2000  
PO BOX 372880  
KEY LARGO, FL 33037-7880

✓ SULLIVAN PATRICIA P TR 11/3/2003  
535 LUENGA AVE  
CORAL GABLES, FL 33146-2716

✓ THE CONCH HEADQUARTERS INC  
PO BOX 371012  
KEY LARGO, FL 33037-1012

✓ TIELEN GISELA B  
97652 OVERSEAS HWY APT HH4  
KEY LARGO, FL 33037-2207

✓ TUCKER ROBERT J AND CHARLENE A  
401 CLOVER MILL RD  
EXTON, PA 19341-2502

✓ UNGER FRANK  
97702 OVERSEAS HWY  
KEY LARGO, FL 33037-2297

✓ UPPER KEYS MARINE CONSTRUCTION INC  
PO BOX 372790  
KEY LARGO, FL 33037-7790

✓ VALERIUS THOMAS F AND LYNN C  
9200 SW 85TH ST  
MIAMI, FL 33173-4527

✓ VEIL MARK AND TINA  
107 WOODSMUIR CT  
PALM BEACH GARDENS, FL 33418-8020

✓ WALSH FRANK B JR REVOCABLE TRUST  
11/30/1966  
97652 OVERSEAS HWY APT S4  
KEY LARGO, FL 33037-2203

✓ WALTZMAN STUART REV TRUST  
12/4/1998  
333 E 30TH ST APT 18J  
NEW YORK, NY 10016-6459

✓ WASSER MARK  
870 NARRAGANSETT LN  
KEY LARGO, FL 33037-2774

✓ WESTER DAVID A AND SHARON M  
4244 CHASE AVE  
MIAMI BEACH, FL 33140-3008

Verified 4 of 4

**End of Additional File 2014-082**

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



MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



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

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

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

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

Date: 6 / 13 / 14  
Month Day Year

Property Owner:

See the Sea & Coconut Bay  
Name

97770 & 97702 Overseas Hwy.  
Mailing Address  
Key Largo, Fl. 33037  
Mgr. 305-395-8700  
Daytime Phone

\_\_\_\_\_  
Email Address

Agent (if applicable):

David deHaas Grosseck  
Name

88975 Overseas Hwy.  
Mailing Address  
Tavernier, Fl. 33070  
305-852-9851  
Daytime Phone

dehaas@bellsouth.net  
Email Address

Legal Description of Property:

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

Sec. 6, Twn. 62, R. 39 Island of Key Largo, PB 1-P. 59  
Sec. 6, Twn. 62, R. 39 Island of Key Largo, PB 1, P. 59  
Block Lot Subdivision Key  
00091020-000000 1104892  
00091000-000000 1104876  
Real Estate (RE) Number Alternate Key Number  
97770 O/S Hwy, Key Largo Fl. 33037 MM97.7  
97702 O/S Hwy. Key Largo, Fl. 33037  
Street Address Approximate Mile Marker

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

**Current Land Use District Designation(s):** SR SUBURBAN RESIDENTIAL

**Proposed Land Use District Designation(s):** SC SUBURBAN COMMERCIAL

**Current Future Land Use Map Designation(s):** SR

**Tier Designation(s)** \_\_\_\_\_

**Total Land Area Affected in acres:** 1.64 A & .56 A = 2.2 A

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**4) New issues:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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6) **Data updates:**

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

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

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

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

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

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

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

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

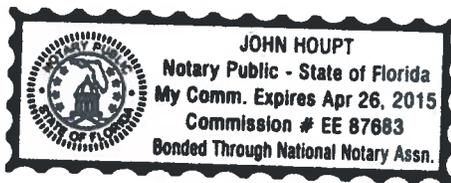
- Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)
- Any other Monroe County documents including Letters of Understanding pertaining to the proposed Land Use District Map amendment**

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

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

Signature of Applicant: Margaret A. Larson Date: 5/15/2014

Sworn before me this 15 day of May 2014



[Signature]  
Notary Public  
My Commission Expires

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

Monroe County  
Planning and Building Department

**AGENT AUTHORIZATION**

To Whom it May Concern,

This shall act as authorization for David deHaas-Grosseck to act as agent for the purpose of submitting and coordination application(s) for the following;

CLAYTON BAY & SEE THE SEA OF KEY LARGO  
Name

FLUM & LTD AMENDMENT  
Project

Location 877709 977020/5 Hwy, KEY LARGO

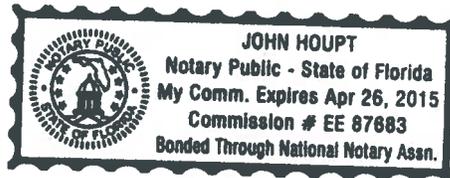
Margaret A. Laron  
Owner

Margaret A. Laron 06/13/14  
Signature Date

Sworn before me this 13 day of JUNE, 2012 14

[Signature]  
Notary Public

My Commission Expires





## **Coconut Bay of Key Largo, Inc. See the Sea of Key Largo, Inc.**

### **Request for a Land Use District (LUD) Map Amendment**

#### **Existing Use of the Property**

The property(s) have been operating as motels since 1968. They have been doing business as Bay Harbor and Coconut Bay, separate names but one enterprise. The combined properties have a total of 21 units and a residence. The site is fully developed with docking facilities and extensive landscaping.

#### **1. Changed Projections:**

There are no anticipated changes for public services. The development has been operating for 46 years.

#### **2. Changed assumptions:**

The requested Map Amendment shall not change occupancy the clientele of the resorts are most often repeat guests.

#### **3. Data errors:**

Per letter of Understanding dated December 23, 2013, the subject properties/development qualifies for an exception to fees under Resolution 183-2013 due to the miss-mapping of the sites. The properties were developed as a motel/hotel prior to 1992. The original Comprehensive Plans and Land Development Regulations were intent on creating significant tracts of land with the same zoning. It did not focus on individuals developments. During the course of events and history, we have now come to recognize the rights of the property owner more an anticipated future use. The property was made non-conforming by the original regulations; it is now in keeping with current trends to rectify the situation approving this application for a Map Amendment from SR, Suburban Residential to SC, Suburban Commercial. The Letter further states; "found that there is satisfactory evidence indicating that the existing SR LUD designation and RL FLUM designation may have been assigned in error"

#### **4. New issues:**

New issues might be addressed in the new ordinances adopted by Monroe County to correct this type of situation, including the waiver of applications fees. The present incorrect Land Use designation has been in existence since the adoption of the Comp. Plan and The LDRs on September 15, 1986, the position of the county has changed.



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

It is the position of the Applicant that there is a need to recognize the 21 Transient Dwelling units and the owner's Residence as part of this application. Documentation is attached which provide sufficient evidence for a determination. It should be not be necessary to prepare and present another application when this portion of this application is referenced as "comprehensive". The LOU previously referenced, acknowledges the Monroe County Property Appraiser's records. The appraiser's records indicate the existence of the development as a motel prior to 1986 and as having 21 units and a residence.

## **6. Data Updates:**

A previous application for change, by the process of Boundary Determination, was made and denied. "Data" or the interpretation thereof has changed in terms of the appropriate designation for a pre-existing development. This property was never and shall never be a Suburban Residential development. I was in fact mis-zoned. The property can not conform to area requirements.

## **Summation:**

We have the utmost confidence that it is appropriate and in keeping with the intent of the Comprehensive Plan and the Land Development Regulations, that this property should receive the designation of Suburban Commercial (SC). Nonconformities can and should be rectified whenever possible. Upon receipt of an Amendment, we shall move from a non-conforming designation of SR to a conforming use and designation of SC.

Thank you for your consideration of this matter,

David deHaas-Grosseck

**MONROE COUNTY, FLORIDA  
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



**Ownership Disclosure**

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):

<i>Name and Address</i>	<i>% of Ownership</i>

- 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):

<i>Name and Address</i>	<i>% of Ownership</i>
Margaret A Laron PVST 97702 Overseas Hwy Key Largo, FL 33037	100%
Coconut Bay of Key Largo Inc 97770 Overseas Hwy Key Largo, FL 33037	

- 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):

<i>Name and Address</i>	<i>% of Ownership</i>

\* 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):

<i>Name and Address</i>	<i>% of Ownership</i>

- 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):

<i>Name and Address</i>	<i>% of Ownership</i>

\* 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):

<i>Name and Address</i>

**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: Margaret A. Larson  
 State of Florida, County of Monroe Margaret A. Larson

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, by \_\_\_\_\_, He/she is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
 Notary Public  
 My Commission Expires

**2014 FLORIDA PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# P96000032720

Entity Name: COCONUT BAY OF KEY LARGO, INC.

**Current Principal Place of Business:**

97770 OVERSEAS HIGHWAY  
KEY LARGO, FL 33037

**Current Mailing Address:**

POST OFFICE BOX 2098  
KEY LARGO, FL 33037

FEI Number: 65-0664411

Certificate of Status Desired: No

**Name and Address of Current Registered Agent:**

LARON, MARGARET AMS  
97702 OVERSEAS HIGHWAY  
KEY LARGO, FL 33037 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:**

\_\_\_\_\_  
Electronic Signature of Registered Agent

\_\_\_\_\_  
Date

**Officer/Director Detail :**

Title PVST  
Name LARON, MARGARET AMS  
Address 97702 OVERSEAS HIGHWAY  
City-State-Zip: KEY LARGO FL 33037

Title D  
Name LARON, MARGARET AMS  
Address 97702 OVERSEAS HIGHWAY  
City-State-Zip: KEY LARGO FL 33037

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

SIGNATURE: MARGARET A LARON

PRESIDENT

01/08/2014

\_\_\_\_\_  
Electronic Signature of Signing Officer/Director Detail

\_\_\_\_\_  
Date

# 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, District 1  
George Neugent, District 2  
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David Rice, District 4

December 23, 2013

De Haas Consulting & Design  
David De Haas Grosseck  
88975 Overseas Highway #1  
Tavernier, FL 33070

**SUBJECT: LETTER OF UNDERSTANDING CONCERNING THE 'COCONUT BAY OF KEY LARGO INC' AND THE 'SEE THE SEA OF KEY LARGO INC' PROPERTIES, DOING BUSINESS AS BAY HARBOR LODGE, LOCATED AT 97770 AND 97702 OVERSEAS HIGHWAY (US 1), KEY LARGO, HAVING REAL ESTATE NUMBERS 00091000.000000 AND 00091020.000000**

Mr. De Haas Grosseck,

Pursuant to §110-3 of the Monroe County Code (MCC), this document shall constitute a Letter of Understanding (LOU). On September 19, 2013, a Pre-Application Conference regarding the above-referenced property was held at the office of the Monroe County Planning & Environmental Resources Department in Marathon. Attendees of the meeting included David De Haas Grosseck and Eric Handte (hereafter referred to as "the Applicant") and Matt Coyle, Planner, and Joseph Haberman, Planning & Development Review Manager (hereafter referred to as "Staff").

*Materials presented for review included:*

- (a) Pre-Application Conference Request Form;
- (b) Monroe County Property Record Card;
- (c) Monroe County Land Use District (LUD) Map and Future Land Use (FLU) Map;
- (d) Monroe County Code (MCC); and
- (e) Monroe County Comprehensive Plan (MCCP).

The Applicant requested a special letter of understanding in order to confirm whether the existing motel/hotel use on the subject property is lawfully nonconforming and how to resolve the nonconforming issue using the map amendment process.



Subject Property with Land Use Districts Overlaid (Aerial dated 2012)

*Status of Existing Nonconforming Use:*

The subject property currently has a LUD designation of Suburban Residential (SR) and a FLU designation of Residential Low (RL). It was partially within a BU-2 district (Medium Business) and partially within a RU-3 district (Multiple Family Residential) prior to September 15, 1986 when it was re-designated as SR (the final adoption of the LUD map was in 1992).

Note: A Land Use District Map Determination, known as a boundary determination, was filed in 1988 by a previous property owner, Laszlo Simoga. The application specifically requested a LUD change from SR to Suburban Commercial (SC). The application was not approved.

The subject property is currently developed with a motel/hotel of 21 rooms (note: this total number of rooms has yet to be confirmed by Staff as lawfully established).

There is not a building permit on file for the initial construction of the motel/hotel.

According to the Monroe County Property Appraiser's records, the portion of the subject property assessed as RE #00091020.000000 is currently developed with five buildings, with year built dates of 1968, 1971, 1983, 1954 and 1968 respectively. The only building permit on file for

a residential building is Building Permit #17938, which approved a residence with 2 bedrooms in 1969. There are several building permits on file, dating back to 1967. Most of the building permits on file refer to the name of a hotel. Building permits on file that were issued prior to September 15, 1986 include: #14532 (1967- Fla. Bay Motel), #17938 (1969 – no reference to hotel), #30704 (1973 – Bay Harbor Lodge), #C-3629 (1978 – Bay Harbor Lodge), and #C-19860 (1986 – Bay Harbor Lodge).

According to the Monroe County Property Appraiser's records, the portion of the subject property assessed as RE #00091000.000000 is currently developed with three buildings, with year built dates of 1967, 1967 and 1967 respectively. Building permits on file for residential buildings are Building Permit #2799, which approved a motel building with 2 units/rooms in 1961, Building Permit #12694, which approved a residence with 2 bedrooms in 1967, and Building Permit #17296, which approved a residence with 2 bedrooms in 1969. There are several building permits on file, dating back to 1961. Most of the building permits on file refer to the name of a hotel. Building permits on file that were issued prior to September 15, 1986 include: #2799 (1961- motel, unspecified), #12694 (1967 – no reference to hotel), #17040 (1968 – no reference to hotel), #17296 (1969 – no reference to hotel), #25075 (1972 – no reference to hotel), #30703 (1973 – no reference to hotel), and #C-11417 (1982 – no reference to hotel).

Pursuant to MCC §130-94(c)(6), in the SR LUD, hotels of fewer than 12 rooms may be permitted with a major conditional use permit, provided that a) the parcel proposed for development has an area of at least two acres, b) all signage is limited to that permitted for a residential use, and c) the parcel proposed for development is separated from any established residential use by at least a class C bufferyard, and d) the use is compatible with land uses established in the immediate vicinity of the parcel proposed for development.

Nonetheless, although a hotel of up to 11 rooms may be permitted in the SR LUD, the RL FLU category does not allow hotels. MCCP Policy 101.4.2, which provides the purpose of the RL FLU, does not refer to hotels or other transient residential uses. Further, MCCP Policy 101.4.22 states that, for the RL FLUM category, the allocated density for transient residential uses is 0 rooms/spaces and the maximum net density for transient residential uses is N/A.

The hotel use is not consistent with the RL FLUM category, as it does not conform to its purpose, which is set forth in MCCP Policies 101.4.2 (*principal purpose of the Residential Low land use category is to provide for low-density residential development in partially developed areas with substantial native vegetation*) and 101.4.22. As such it is considered a nonconforming use to the provisions of the MCCP and as it was lawfully established, the hotel use may continue to exist per the nonconformity policies provided under MCCP Objective 101.8.

Although the hotel use is permitted in SR LUD, the provision of the SR LUD allowing a hotel is inconsistent with the superseding RL FLU category, in which the SR LUD must be consistent. As such it is considered a nonconforming use to the MCC and as it was lawfully established, the hotel use may continue to exist per the nonconforming use regulations provided under MCC §102-56.

Note: Pursuant to MCC §102-55, all known, lawful nonconforming uses may be registered with the Planning & Environmental Resources Department. Once discovered and determined to be lawful, the planning director, or his or her designee, shall add recognized lawful nonconforming uses to an official registry.

*Total Number of Motel/Hotel Rooms and Letter of Development Rights Determination:*

This letter does not recognize, or otherwise support, the total number motel/hotel rooms (21) referred to in the pre-application conference application as lawfully established. In order to receive a determination regarding the lawfully established number of motel/hotel rooms, the property owner must submit a Letter of Development Rights Determination application.

*Map Amendment Process to Turn the Existing Nonconforming Use into a Conforming Use:*

The Board of County Commissioners passed and adopted a Planning & Environmental Resources Department's fee schedule (currently Resolution #183-2013). Of relevance to the subject property and the development thereon, the fee schedule currently includes the following provision:

There shall be no application or other fees, except advertising and noticing fees, for property owners who apply for a map amendment to the official [Land Use District (LUD)] map and/or the official [Future Land Use Map (FLUM)], if the property owner can provide satisfactory evidence that a currently existing use on the site that also existed lawfully in 1992 was deemed nonconforming by final adoption of the LUD map and/or a currently existing use on the site that also existed lawfully on the site in 1997 was deemed nonconforming by final adoption of the FLUM. To qualify for the fee exemption, the applicant must apply for a LUD and/or FLUM designation(s) that would eliminate the non-conforming use created with adoption of the existing designation(s) and not create an adverse impact to the community. Prior to submittal of a map amendment application, the applicant must provide the evidence supporting the change and application for a fee exemption with the proposed LUD map/FLUM designations to the Monroe County Planning & Environmental Resources Department as part of an application for a Letter of Understanding. Following a review, the Director of Planning & Environmental Resources shall determine if the information and evidence is sufficient, and whether the proposed LUD map and/or FLUM designations are acceptable for the fee waiver, and approve or deny the fee exemption request. This fee waiver Letter of Understanding shall not obligate the staff to recommend approval or denial of the proposed LUD or FLUM Category.

Resolution #183-2013 requires the property owner to provide satisfactory evidence that the existing use on the site existed lawfully in 1992 and was deemed nonconforming by final adoption of the LUD map and/or the existing use on the site existed lawfully in 1997 and was deemed nonconforming by final adoption of the FLUM. Following a review, as the hotel buildings were constructed prior to the adoption of the Land Development Code in 1986, Staff has determined that the existing hotel use existed lawfully in 1992 and was deemed nonconforming by the final adoption of the LUD map. Staff has also determined that the existing

hotel use existed lawfully in 1997 and was deemed nonconforming by the final adoption of the FLUM.

Staff has found that there is satisfactory evidence indicating that the existing SR LUD designation and RL FLUM designation may have been assigned in error as there had been a motel/hotel on the property on and prior to September 15, 1986. If you choose new designations that permit the existing hotel/motel use, Staff has determined that such applications qualify for fee exemptions to the "Comprehensive Plan, Future Land Use Map (FLUM) Amendment" of \$5,531.00 and the "Land Use District Map, Amendment-Nonresidential" fee of \$4,929.00. You may submit a FLUM amendment and/or LUD amendment application without the submittal of the aforementioned application fees. You are responsible for all other fee requirements, including the fees for advertising (\$245.00 per application) and noticing (\$3.00 per each surrounding property per application). Please note that you are eligible for these fee waivers so long as such waivers are permitted by the fee schedule. If the fee schedule is amended to remove such a provision in the future, you may not be eligible to submit the application without such application fees.

Resolution #183-2013 requires the property owner to apply for a LUD and/or FLUM designation(s) that would eliminate the non-conforming use. Further, it is the responsibility of the property owner to decide upon a new LUD and FLUM designation and submit the corresponding applications and noticing/advertising fees.

In addition, Staff is not obligated to recommend approval of any LUD or FLUM designations proposed by the property owner. Resolution #183-2013 requires a LUD and/or FLUM designation(s) that would not create an adverse impact to the community. Staff is required to review the application on its merit and determine upon a full review that it would not create an adverse impact to the community and it is consistent with the provisions of the MCCP and MCC. Further, private applications requesting a FLU amendment must comply with the requirements of MCCP 101.4.20, which concerns amendments proposing an increase in allocated density and/or intensity. This policy requires the purchase and donation of land to offset the proposed increase (includes the requirement to donate acreage or Improved Subdivision (IS) lots).

Note: The contiguous, neighboring property to the southwest (assessed as RE #00091010.000000) was granted a FLUM amendment from Residential Low (RL) to Mixed Use / Commercial (MC) in 2008, as memorialized by Ordinance #025-2008. In addition, it was granted a LUD amendment from Suburban Residential (SR) to Mixed Use (MU) in 2009, as memorialized by Ordinance #005-2009.

Another neighboring property to the southwest (assessed as RE #00091090.000000) was granted a FLUM amendment from Residential High (RH) to Mixed Use / Commercial (MC) in 2008, as memorialized by Ordinance #026-2008. In addition, it was granted a LUD amendment from Urban Residential Mobile Home (URM) to Mixed Use (MU) in 2009, as memorialized by Ordinance #006-2009.

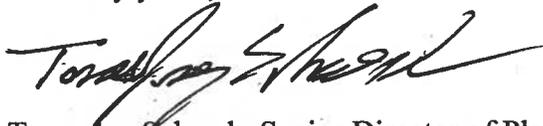
\* \* \* \* \*

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

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

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

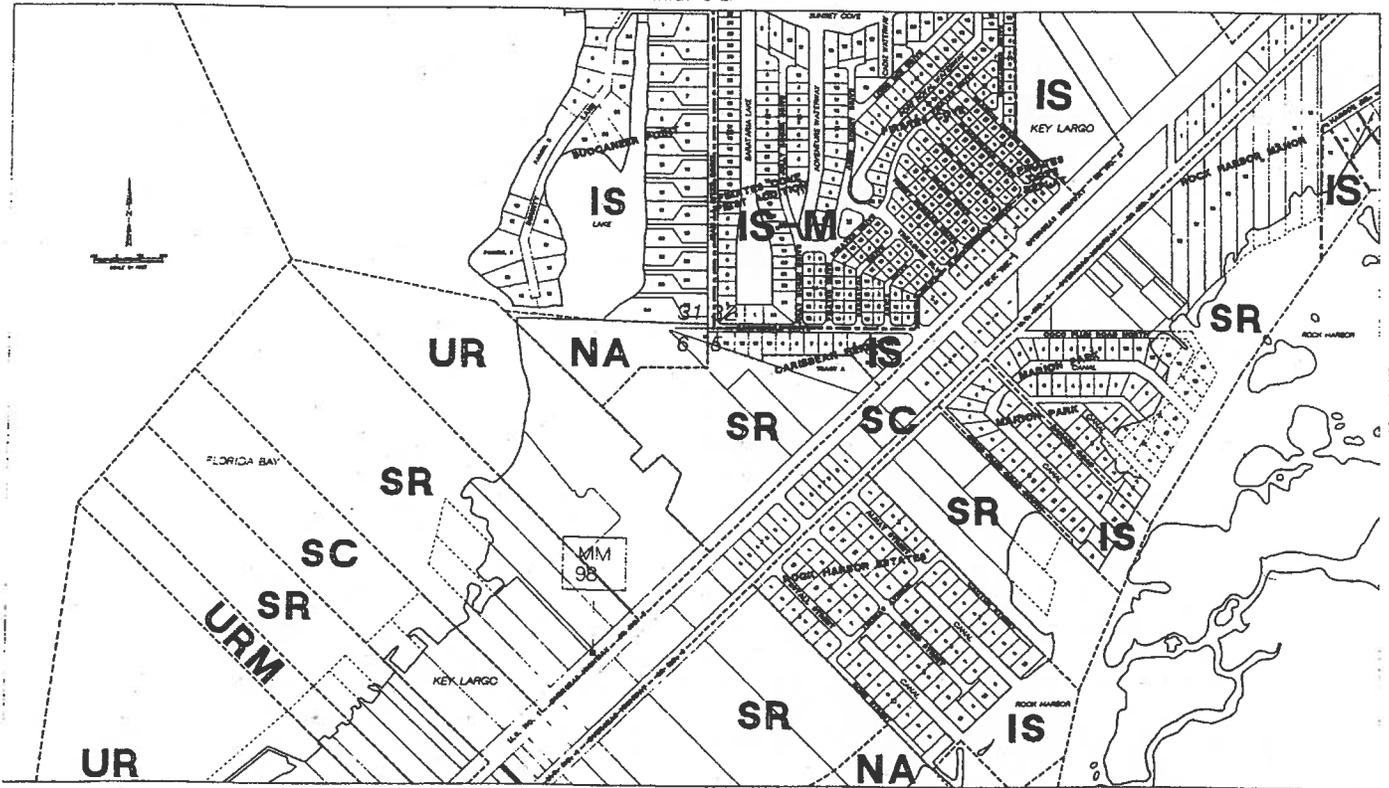
Sincerely yours,



Townsley Schwab, Senior Director of Planning & Environmental Resources

CC: Joseph Haberman, Planning & Development Review Manager  
Mayte Santamaria, Assistant Director of Planning & Environmental Resources  
Michael Roberts, Senior Administrator of Environmental Resources

MATCH TO 137

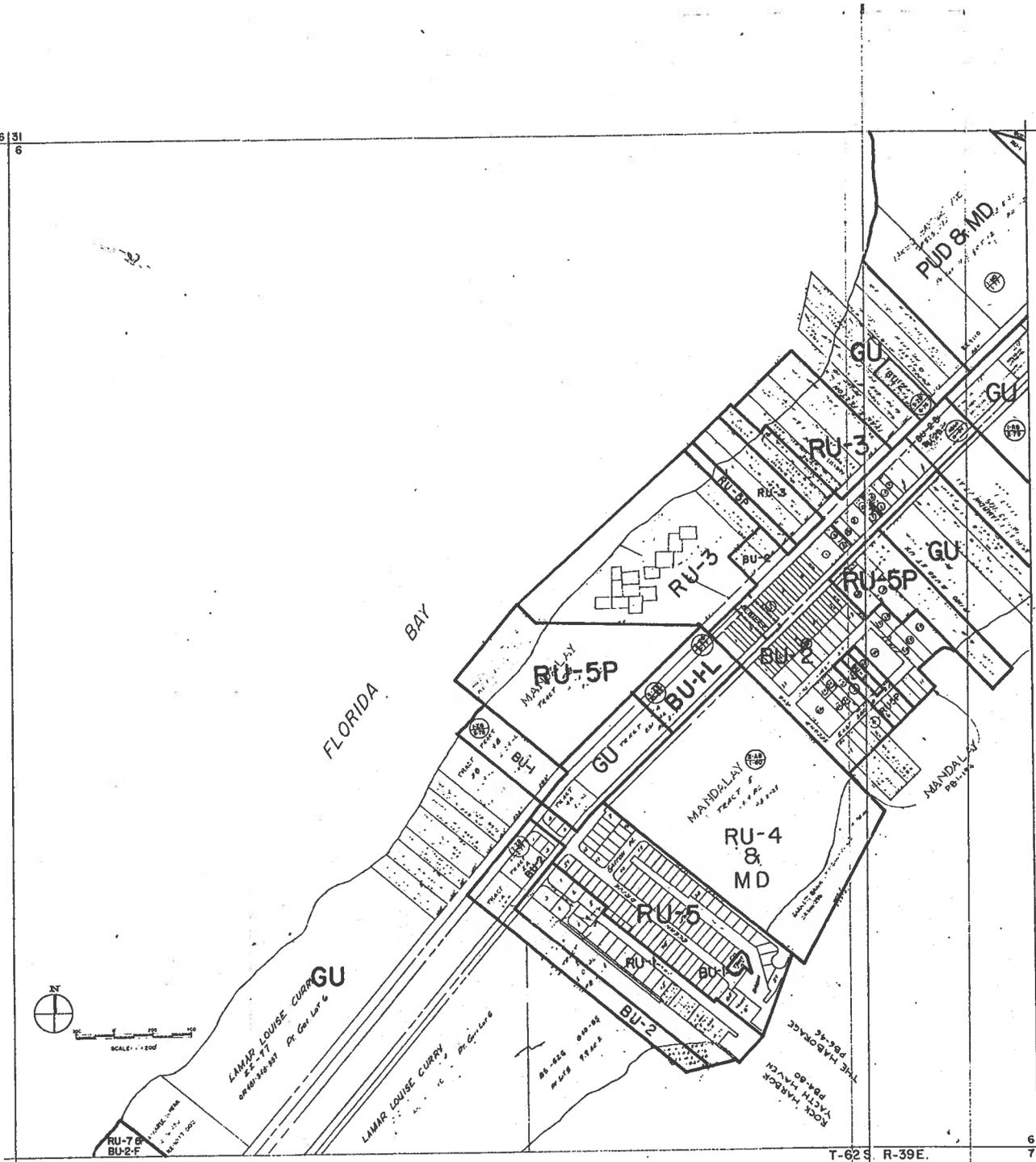


MATCH TO 138

MONROE COUNTY, FLORIDA, LAND USE DISTRICT MAP

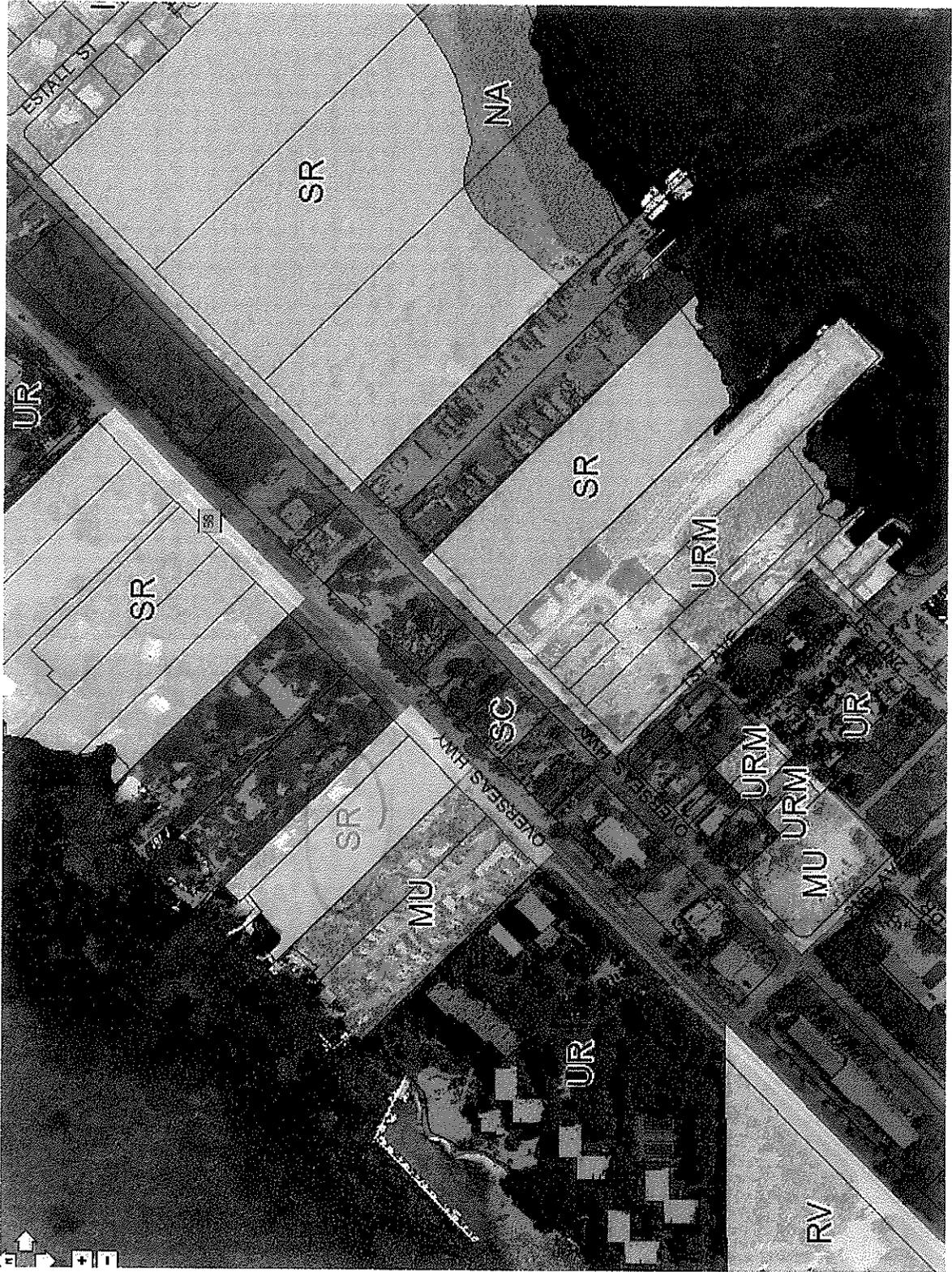
<p><b>DATE:</b> 10/15/98  <b>BY:</b> J. J. [Signature]  <b>FOR:</b> [Signature]</p>	<p><b>APPROVED:</b> [Signature]  <b>DATE:</b> 10/15/98</p>	<p><b>REVISIONS:</b></p> <table border="1"> <tr><th>NO.</th><th>DESCRIPTION</th></tr> <tr><td>1</td><td>...</td></tr> <tr><td>2</td><td>...</td></tr> <tr><td>3</td><td>...</td></tr> <tr><td>4</td><td>...</td></tr> <tr><td>5</td><td>...</td></tr> <tr><td>6</td><td>...</td></tr> <tr><td>7</td><td>...</td></tr> <tr><td>8</td><td>...</td></tr> <tr><td>9</td><td>...</td></tr> <tr><td>10</td><td>...</td></tr> <tr><td>11</td><td>...</td></tr> <tr><td>12</td><td>...</td></tr> <tr><td>13</td><td>...</td></tr> <tr><td>14</td><td>...</td></tr> <tr><td>15</td><td>...</td></tr> <tr><td>16</td><td>...</td></tr> <tr><td>17</td><td>...</td></tr> <tr><td>18</td><td>...</td></tr> <tr><td>19</td><td>...</td></tr> <tr><td>20</td><td>...</td></tr> <tr><td>21</td><td>...</td></tr> <tr><td>22</td><td>...</td></tr> <tr><td>23</td><td>...</td></tr> <tr><td>24</td><td>...</td></tr> <tr><td>25</td><td>...</td></tr> <tr><td>26</td><td>...</td></tr> <tr><td>27</td><td>...</td></tr> <tr><td>28</td><td>...</td></tr> <tr><td>29</td><td>...</td></tr> <tr><td>30</td><td>...</td></tr> <tr><td>31</td><td>...</td></tr> <tr><td>32</td><td>...</td></tr> <tr><td>33</td><td>...</td></tr> <tr><td>34</td><td>...</td></tr> <tr><td>35</td><td>...</td></tr> <tr><td>36</td><td>...</td></tr> <tr><td>37</td><td>...</td></tr> <tr><td>38</td><td>...</td></tr> <tr><td>39</td><td>...</td></tr> <tr><td>40</td><td>...</td></tr> <tr><td>41</td><td>...</td></tr> <tr><td>42</td><td>...</td></tr> <tr><td>43</td><td>...</td></tr> <tr><td>44</td><td>...</td></tr> <tr><td>45</td><td>...</td></tr> <tr><td>46</td><td>...</td></tr> <tr><td>47</td><td>...</td></tr> <tr><td>48</td><td>...</td></tr> <tr><td>49</td><td>...</td></tr> <tr><td>50</td><td>...</td></tr> </table>	NO.	DESCRIPTION	1	...	2	...	3	...	4	...	5	...	6	...	7	...	8	...	9	...	10	...	11	...	12	...	13	...	14	...	15	...	16	...	17	...	18	...	19	...	20	...	21	...	22	...	23	...	24	...	25	...	26	...	27	...	28	...	29	...	30	...	31	...	32	...	33	...	34	...	35	...	36	...	37	...	38	...	39	...	40	...	41	...	42	...	43	...	44	...	45	...	46	...	47	...	48	...	49	...	50	...	<p><b>LEGEND:</b></p> <p><b>LAND USE DISTRICTS:</b></p> <ul style="list-style-type: none"> <li>IS - Institutional Single-Family</li> <li>SR - Single-Family Residential</li> <li>SC - Community Center</li> <li>NA - Neighborhood Commercial</li> <li>UR - Urban Residential Medium-Density</li> <li>URM - Urban Residential Medium-Density Medium-Density</li> </ul> <p><b>OTHER FEATURES:</b></p> <ul style="list-style-type: none"> <li>Water</li> <li>Highway</li> <li>Street</li> <li>Canal</li> <li>Drainage</li> <li>Utility</li> <li>Other</li> </ul>	<p><b>NOTES:</b></p> <p>1. This map is a general representation of the land use districts in Monroe County, Florida. It is not intended to be used as a legal document.</p> <p>2. The land use districts shown on this map are subject to change without notice.</p> <p>3. The land use districts shown on this map are subject to the provisions of the Florida Zoning Ordinance, Chapter 170, F.S.</p> <p>4. The land use districts shown on this map are subject to the provisions of the Monroe County Zoning Ordinance, Chapter 170, F.S.</p> <p>5. The land use districts shown on this map are subject to the provisions of the Monroe County Comprehensive Zoning Ordinance, Chapter 170, F.S.</p> <p>6. The land use districts shown on this map are subject to the provisions of the Monroe County Comprehensive Zoning Ordinance, Chapter 170, F.S.</p> <p>7. The land use districts shown on this map are subject to the provisions of the Monroe County Comprehensive Zoning Ordinance, Chapter 170, F.S.</p> <p>8. The land use districts shown on this map are subject to the provisions of the Monroe County Comprehensive Zoning Ordinance, Chapter 170, F.S.</p> <p>9. The land use districts shown on this map are subject to the provisions of the Monroe County Comprehensive Zoning Ordinance, Chapter 170, F.S.</p> <p>10. The land use districts shown on this map are subject to the provisions of the Monroe County Comprehensive Zoning Ordinance, Chapter 170, F.S.</p>
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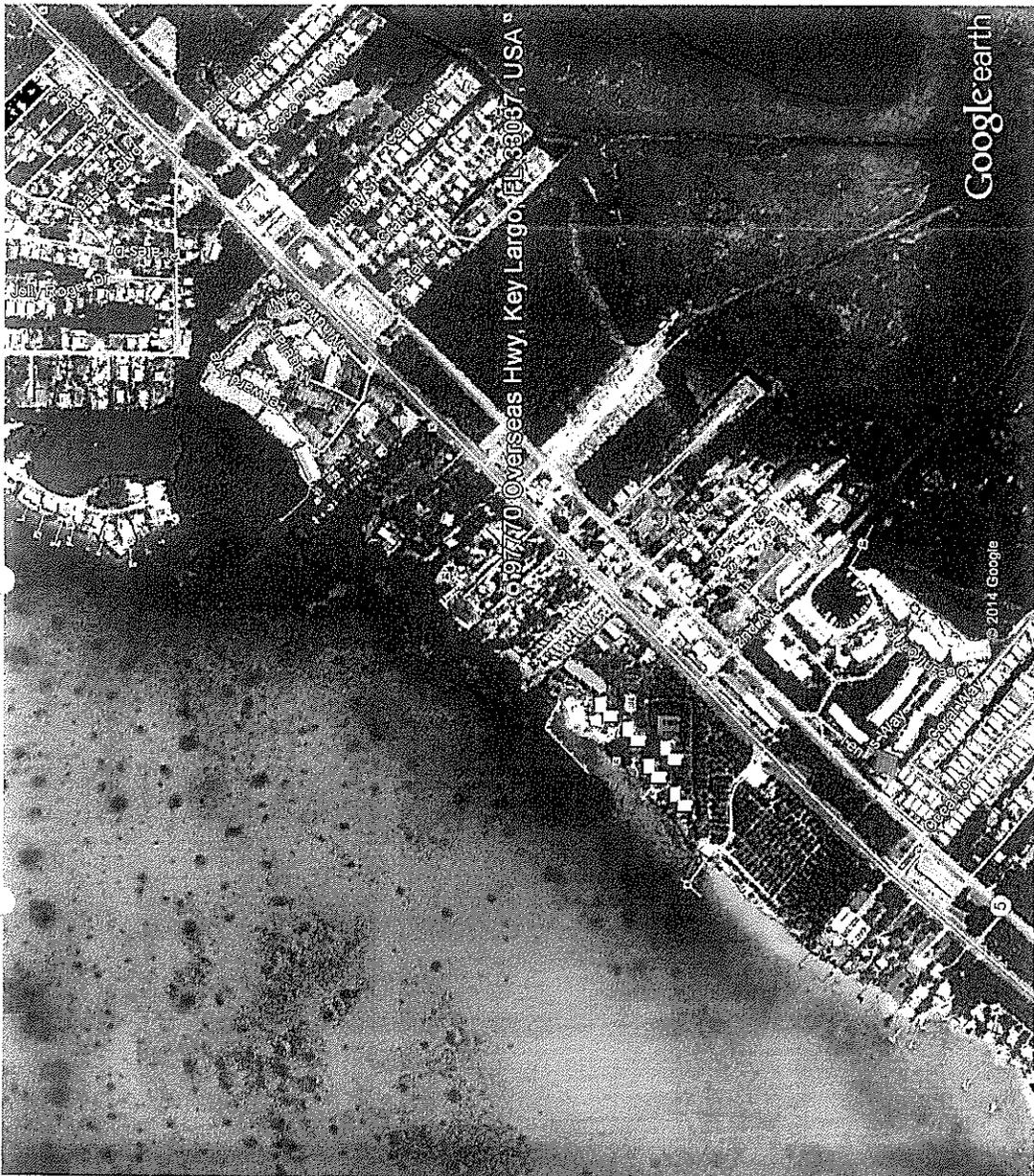
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3309770 Overseas Hwy, Key Largo, FL 33037, USA

Google earth

© 2014 Google

Go . g l e e a r t h

feet 3000  
km 1





**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: 1104892 Parcel ID: 00091020-000000**

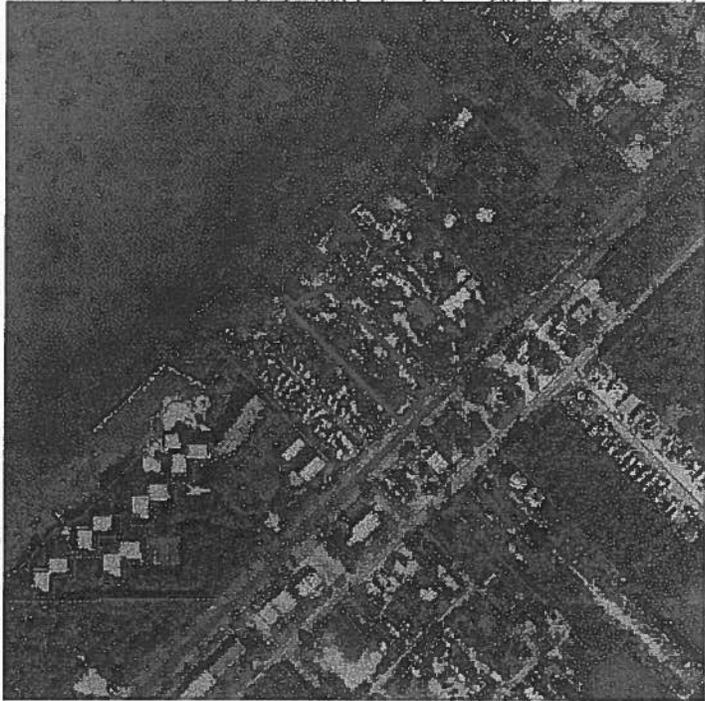
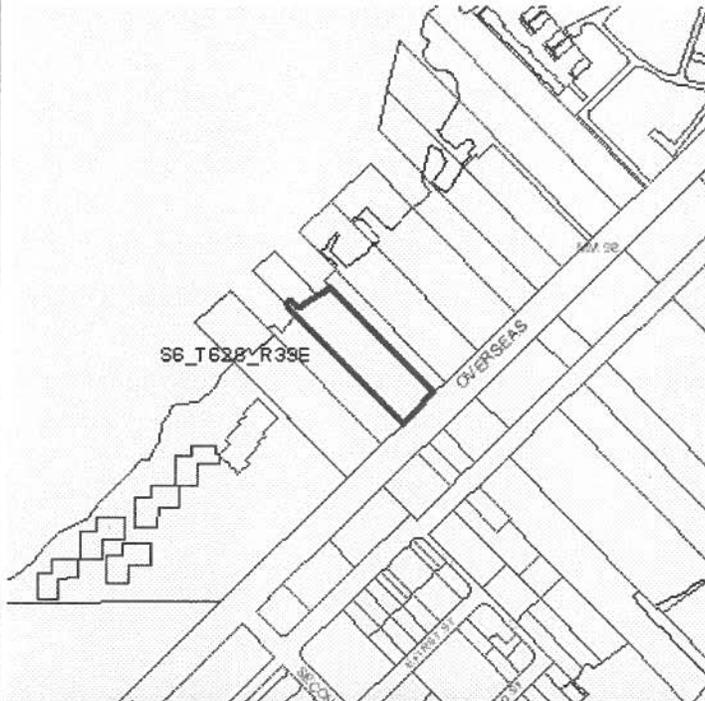
**Ownership Details**

**Mailing Address:**  
SEE THE SEA OF KEY LARGO INC  
PO BOX 372098  
KEY LARGO, FL 33037-7098

**Property Details**

**PC Code:** 39 - HOTELS,MOTELS  
**Millage Group:** 500K  
**Affordable Housing:** No  
**Section-Township-** 06-62-39  
**Range:**  
**Property Location:** 97702 OVERSEAS HWY KEY LARGO  
**Legal** 6-62-39 KEY LARGO PB 1-59 PT LOT 10 OR621-642-643 OR740-681 OR798-1846/1847 OR835-1211/1212E  
**Description:** OR959-255/256 I I F BAY BOTTOM LEASE 440000755 OR1219-92/99 OR1453-1358/59 OR1543-1911/23II  
LEASE OR2449-406BAY BOTTOM LEASE 440000755

Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
10HW - COMM/HWY/WATER	0	0	1.64 AC

### Building Summary

Number of Buildings: 5  
Number of Commercial Buildings: 5

Total Living Area: 6172  
Year Built: 1954

### Building 1 Details

Building Type  
Effective Age 19  
Year Built 1968  
Functional Obs 0

Condition A  
Perimeter 144  
Special Arch 0  
Economic Obs 0

Quality Grade 250  
Depreciation % 23  
Grnd Floor Area 812

**Inclusions:**

Roof Type  
Heat 1  
Heat Src 1

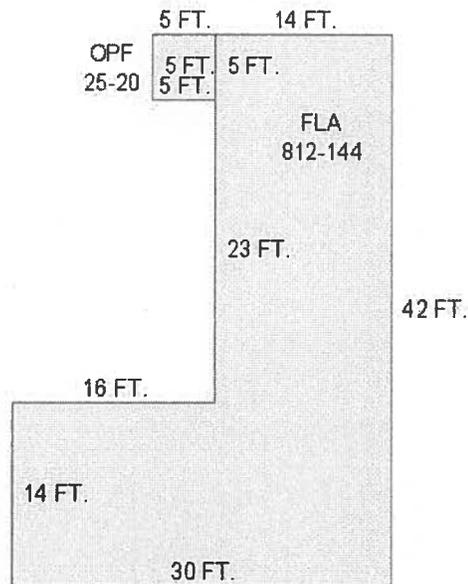
Roof Cover  
Heat 2  
Heat Src 2

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 12

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	1983					812
2	OPF		1	1983					25

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6921	HOTEL/MOTEL C	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1990	C.B.S.	100

### Building 2 Details

Building Type  
 Effective Age 19  
 Year Built 1971  
 Functional Obs 0

Condition A  
 Perimeter 144  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 23  
 Grnd Floor Area 812

Inclusions:

Roof Type  
 Heat 1  
 Heat Src 1

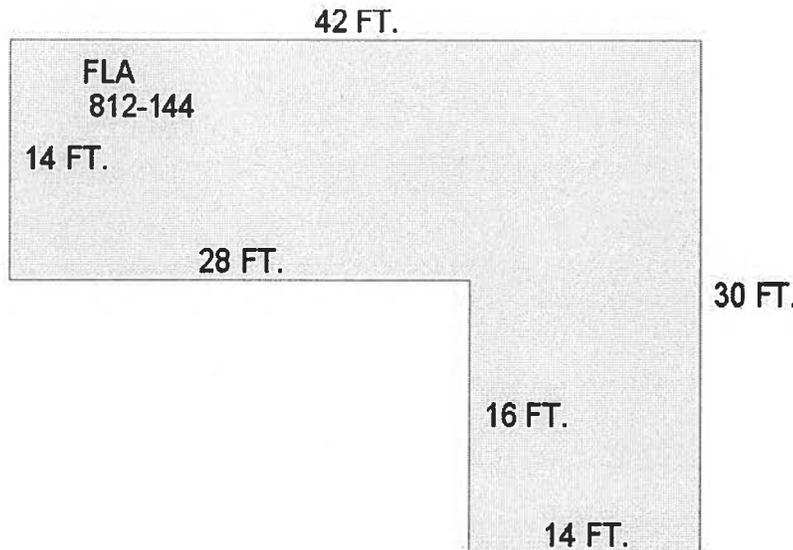
Roof Cover  
 Heat 2  
 Heat Src 2

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 12

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
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1	FLA	1	1983	812
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**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6923	HOTEL/MOTEL D	100	N	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1991	C.B.S.	100

**Building 3 Details**

Building Type  
 Effective Age 13  
 Year Built 1983  
 Functional Obs 0

Condition A  
 Perimeter 268  
 Special Arch 0  
 Economic Obs 0

Quality Grade 300  
 Depreciation % 15  
 Grnd Floor Area 2,100

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

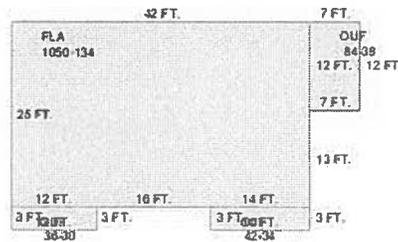
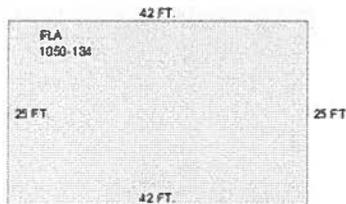
Roof Cover  
 Heat 2  
 Heat Src 2

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 27

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	1983					1,050
2	FLA		1	1983					1,050
3	OUF		1	1983					36
4	OUF		1	1983					42
5	OUF		1	1983					84

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6924	HOTEL/MOTEL C	100	N	Y
	6925	HOTEL/MOTEL C	100	N	Y
	6926	OUF	100	N	N
	6927	OUF	100	N	N
	6928	OUF	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1992	AB AVE WOOD SIDING	100

**Building 4 Details**

Building Type  
 Effective Age 27  
 Year Built 1954  
 Functional Obs 0

Condition A  
 Perimeter 220  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 35  
 Grnd Floor Area 1,636

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

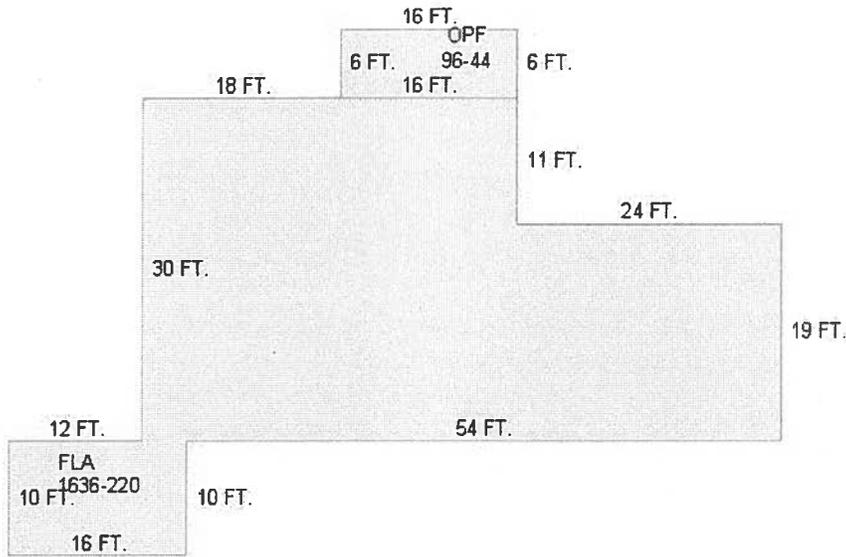
Roof Cover  
 Heat 2  
 Heat Src 2

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 12

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	1983					1,636
2	OFF		1	1983					96

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6929	APARTMENTS	60	N	Y
	6930	OFF BLDG-1 STY-D	10	N	N
	6931	HOTEL/MOTEL D	30	N	Y

**Exterior Wall:**

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

**Building 5 Details**

Building Type  
 Effective Age 19  
 Year Built 1968  
 Functional Obs 0

Condition A  
 Perimeter 144  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 23  
 Grnd Floor Area 812

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

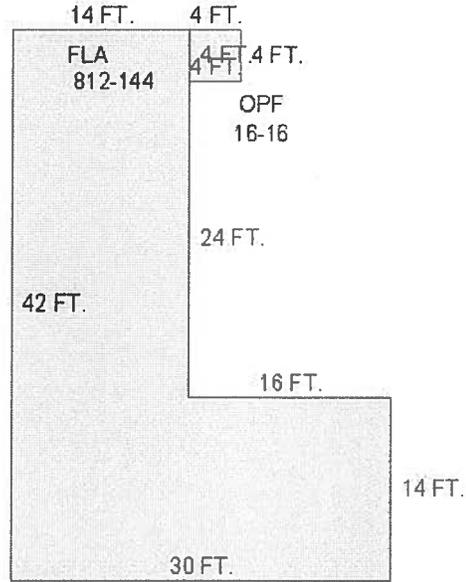
Roof Cover  
 Heat 2  
 Heat Src 2

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 12

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	OPF		1	1983					16
2	FLA		1	1983					812

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6932	HOTEL/MOTEL D	100	N	N

Exterior Wall:

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

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	320 SF	32	10	1974	1975	3	40
2	DK3:CONCRETE DOCK	840 SF	60	14	1974	1975	4	60
3	DK4:WOOD DOCKS	480 SF	60	8	1974	1975	3	40

4	SW2:SEAWALL	240 SF	120	2	1974	1975	3	60
5	TK2:TIKI	225 SF	15	15	1974	1975	3	40
6	FN2:FENCES	665 SF	133	5	1985	1986	4	30
7	PO2:LOW COST POOL	800 SF	0	0	1994	1995	2	40
8	WD2:WOOD DECK	2,500 SF	0	0	1994	1995	2	40
9	UB2:UTILITY BLDG	70 SF	0	0	1979	1980	1	50
10	UB2:UTILITY BLDG	360 SF	0	0	1979	1980	1	50
11	AP2:ASPHALT PAVING	4,400 SF	0	0	2006	2007	1	25
12	PT2:BRICK PATIO	120 SF	0	0	2006	2007	1	50
13	TK2:TIKI	64 SF	8	8	2007	2011	4	40
14	TK2:TIKI	64 SF	8	8	2007	2011	4	40
15	TK2:TIKI	64 SF	8	8	2007	2011	4	40
16	TK2:TIKI	64 SF	8	8	2007	2011	4	40
17	PT4:PATIO	1,800 SF	60	30	1995	2011	1	50
18	PO6:COMM POOL	450 SF	30	15	2007	2011	3	50

**Appraiser Notes**

BAY HARBOR LODGE #1 2 EFF #2 2EFF #3 5 UTS UP 1 UT DN 2002 CUT OUT DONE TPP ACCOUNT #8528680.

**Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	13305102	03/11/2014		1		SPALLING REPAIRS
	9432961	05/01/1995	11/01/1995	1	Commercial	POOL
	12302699	07/10/2012	08/16/2012	1	Commercial	RE-ROOF
	05306345	01/11/2006	09/26/2006	1	Commercial	ASPHALT OVERLAY & NEW PAVERS

**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	604,636	104,081	863,625	1,482,555	1,482,555	0	1,482,555
2012	610,299	107,115	839,475	1,817,965	1,668,002	0	1,817,965
2011	628,481	61,350	839,475	1,840,297	1,516,366	0	1,840,297
2010	631,312	63,863	895,440	1,378,515	1,378,515	0	1,378,515
2009	656,851	65,610	1,087,320	1,470,475	1,355,415	0	1,470,475
2008	662,513	68,186	1,599,000	1,232,196	1,232,196	0	1,232,196
2007	515,418	64,350	1,045,425	1,450,000	1,450,000	0	1,450,000
2006	524,809	54,757	1,045,425	1,772,470	1,772,470	0	1,772,470
2005	524,809	56,182	1,045,425	1,892,644	1,892,644	0	1,892,644

2004	540,682	58,099	1,045,425	1,972,111	1,972,111	0	1,972,111
2003	540,682	59,528	696,950	1,721,261	1,721,261	0	1,721,261
2002	540,682	61,697	696,950	1,393,402	1,393,402	0	1,393,402
2001	365,431	61,441	91,125	393,657	393,657	0	393,657
2000	365,431	24,716	65,610	393,657	393,657	0	393,657
1999	365,431	25,277	65,610	393,657	393,657	0	393,657
1998	243,891	26,273	65,610	393,657	393,657	0	393,657
1997	243,891	26,933	65,610	393,657	393,657	0	393,657
1996	221,720	27,944	65,610	393,657	393,657	0	393,657
1995	221,720	8,833	65,610	393,657	393,657	0	393,657
1994	221,720	9,181	65,610	390,198	390,198	0	390,198
1993	221,720	9,512	65,610	365,016	365,016	0	365,016
1992	221,720	9,914	65,610	365,016	365,016	0	365,016
1991	221,720	10,177	65,610	365,016	365,016	0	365,016
1990	221,720	10,593	65,610	365,016	365,016	0	365,016
1989	221,720	10,911	65,610	364,981	364,981	0	364,981
1988	179,007	9,456	65,610	254,073	254,073	0	254,073
1987	176,148	9,731	65,610	251,489	251,489	0	251,489
1986	175,954	8,724	67,500	252,178	252,178	0	252,178
1985	152,077	8,910	25,581	186,568	186,568	12,500	174,068
1984	149,880	9,208	25,581	184,669	184,669	12,500	172,169
1983	53,157	0	25,581	78,738	78,738	0	78,738
1982	54,029	0	25,581	79,610	79,610	0	79,610

**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
4/1/1997	1453 / 1358	1,450,000	WD	M
11/1/1985	959 / 255	1	WD	M

This page has been visited 29,084 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: 1104876 Parcel ID: 00091000-000000**

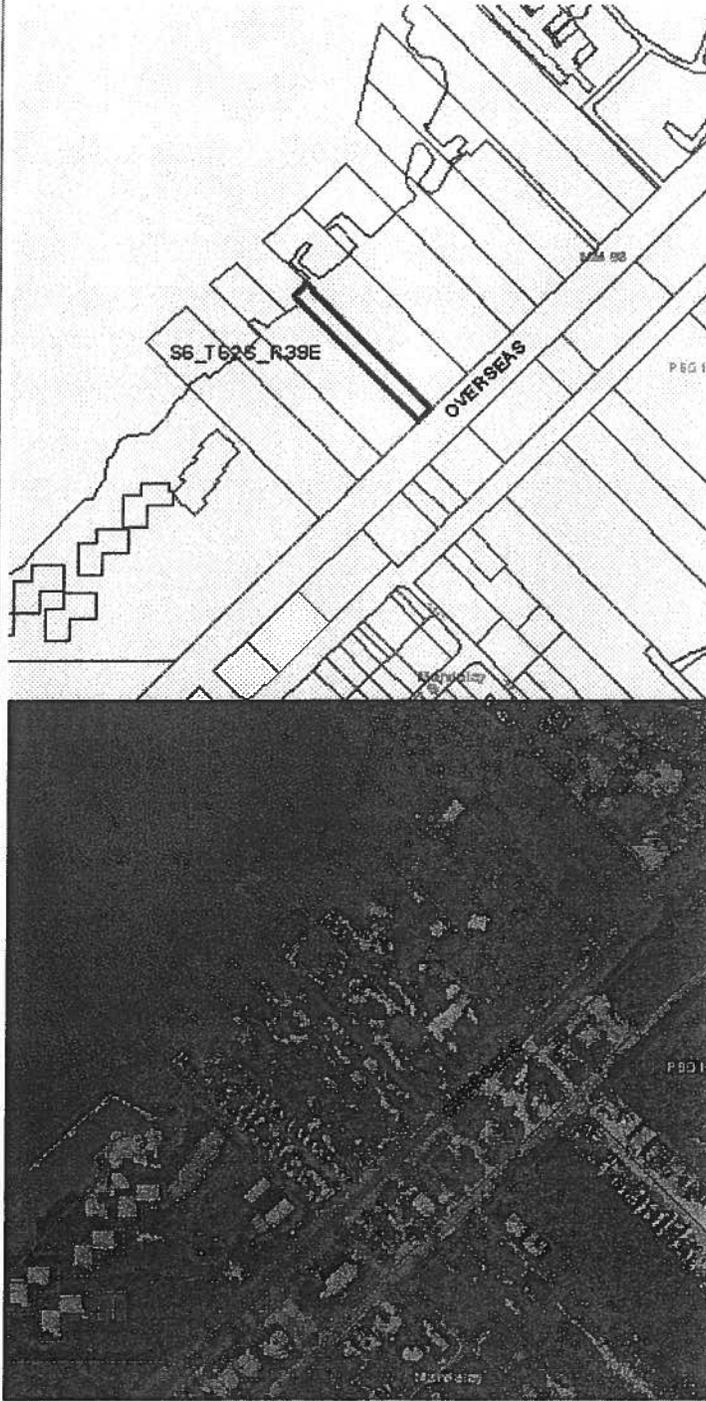
**Ownership Details**

**Mailing Address:**  
COCONUT BAY OF KEY LARGO INC  
PO BOX 372098  
KEY LARGO, FL 33037-7098

**Property Details**

**PC Code:** 39 - HOTELS,MOTELS  
**Millage Group:** 500K  
**Affordable Housing:** No  
**Section-Township-Range:** 06-62-39  
**Property Location:** 97770 OVERSEAS HWY KEY LARGO  
**Legal Description:** 6 62 39 ISLAND OF KEY LARGO PB1-59 PT LOT 10 OR386-830-831 OR459-265 CASE80-123-CP-12 OR821-938D/C OR835-1213/14E OR1088-2154/55 OR1305-99/101F/J OR1313-842/43 OR1319-1366/67C OR1859/1528/40F/J OR1878-1485/86 OR2644-1940/41

Click Map Image to open interactive viewer



**Land Details**

Land Use Code	Frontage	Depth	Land Area
10HW - COMM/HWY/WATER	0	0	24,775.00 SF

**Building Summary**

Number of Buildings: 3  
 Number of Commercial Buildings: 3

Total Living Area: 2856  
Year Built: 1967

### Building 1 Details

Building Type  
Effective Age 19  
Year Built 1967  
Functional Obs 0

Condition A  
Perimeter 160  
Special Arch 0  
Economic Obs 0

Quality Grade 250  
Depreciation % 23  
Grnd Floor Area 1,404

**Inclusions:**

Roof Type  
Heat 1  
Heat Src 1

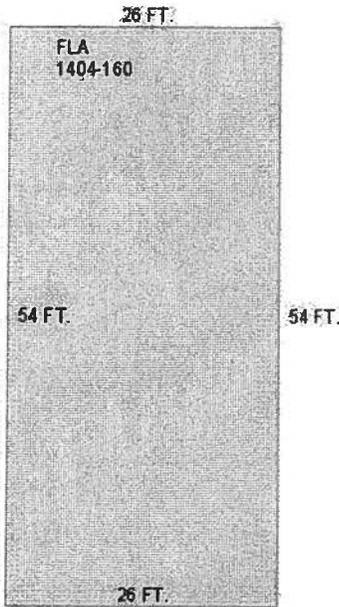
Roof Cover  
Heat 2  
Heat Src 2

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 6

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	1990				1,404

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6912	HOTEL/MOTEL C	100	N	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1981	C.B.S.	100

### Building 2 Details

Building Type  
 Effective Age 19  
 Year Built 1967  
 Functional Obs 0

Condition A  
 Perimeter 88  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 23  
 Grnd Floor Area 384

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

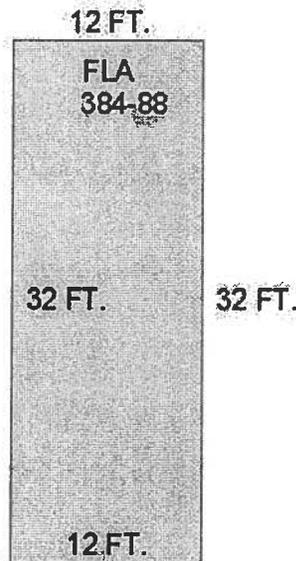
Roof Cover  
 Heat 2  
 Heat Src 2

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 6

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	1990					384

**Interior Finish:**

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

6913	HOTEL/MOTEL C	100	N	Y
------	---------------	-----	---	---

Exterior Wall:

Interior Finish Nbr	Type	Area %
1982	C.B.S.	100

**Building 3 Details**

Building Type  
 Effective Age 19  
 Year Built 1967  
 Functional Obs 0

Condition A  
 Perimeter 136  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 23  
 Grnd Floor Area 1,068

Inclusions:

Roof Type  
 Heat 1  
 Heat Src 1

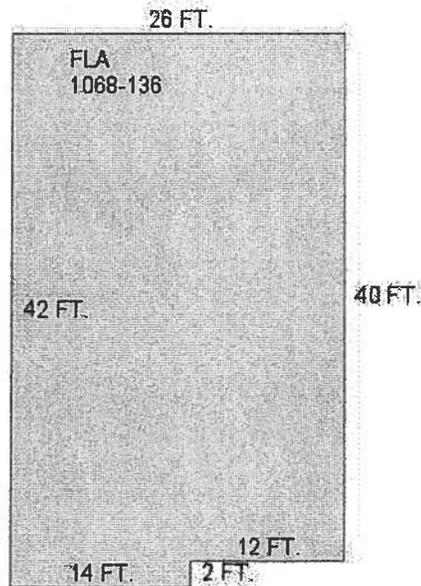
Roof Cover  
 Heat 2  
 Heat Src 2

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 6

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	1990				1,068

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6914	HOTEL/MOTEL B	100	N	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1983	C.B.S.	100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	TK2:TIKI	144 SF	12	12	1988	1989	2	40
2	BR2:BOAT RAMP	250 SF	10	25	1977	1978	2	60
3	WD2:WOOD DECK	84 SF	12	7	1992	1993	2	40
4	FN2:FENCES	210 SF	35	6	1992	1993	2	30
5	PT3:PATIO	600 SF	0	0	1992	1993	2	50
6	SW2:SEAWALL	280 SF	70	4	1975	1976	3	60
7	FN2:FENCES	870 SF	145	6	1984	1985	2	30
8	CL2:CH LINK FENCE	1,480 SF	370	4	1975	1976	2	30
9	WD2:WOOD DECK	144 SF	12	12	1975	1976	1	40
10	AP2:ASPHALT PAVING	1,217 SF	0	0	1975	1976	1	25
11	DK4:WOOD DOCKS	210 SF	35	6	1975	1976	3	40
12	SW2:SEAWALL	220 SF	55	4	1975	1976	3	60

**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	281,408	20,199	619,375	605,550	531,581	0	605,550
2012	281,408	20,461	588,050	483,256	483,256	0	483,256
2011	296,028	21,134	588,050	489,193	489,193	0	489,193
2010	296,028	21,678	526,893	599,728	599,728	0	599,728
2009	310,647	22,292	658,616	720,304	720,304	0	720,304
2008	310,647	23,014	711,541	821,464	821,464	0	821,464
2007	245,094	18,473	188,176	1,050,000	1,050,000	0	1,050,000
2006	250,860	17,430	188,176	796,327	796,327	0	796,327
2005	250,860	17,874	188,176	736,028	736,028	0	736,028
2004	253,742	18,269	188,176	1,073,561	1,073,561	0	1,073,561
2003	253,742	18,658	188,176	450,236	450,236	0	450,236
2002	253,742	19,220	188,176	428,796	428,796	0	428,796
2001	253,742	19,712	188,176	428,796	428,796	0	428,796

2000	253,742	8,120	188,176	428,796	428,796	0	428,796
1999	253,742	8,392	188,176	317,798	317,798	0	317,798
1998	169,629	8,626	188,176	317,798	317,798	0	317,798
1997	169,629	8,887	188,176	317,798	317,798	0	317,798
1996	154,209	9,146	188,176	317,798	317,798	0	317,798
1995	154,209	9,392	188,176	317,798	317,798	0	317,798
1994	154,209	4,500	48,600	210,063	210,063	25,000	185,063
1993	139,214	4,027	48,600	191,841	191,841	25,000	166,841
1992	139,214	4,148	48,600	191,962	191,962	25,000	166,962
1991	139,214	4,245	48,600	192,059	192,059	25,000	167,059
1990	91,763	0	48,600	140,363	140,363	25,000	115,363
1989	86,689	0	48,600	135,289	135,289	0	135,289
1988	74,041	0	48,600	122,641	122,641	0	122,641
1987	73,142	0	48,600	121,742	121,742	0	121,742
1986	73,555	0	25,581	99,136	99,136	0	99,136
1985	70,494	0	25,581	96,075	96,075	0	96,075
1984	66,369	0	25,581	91,950	91,950	0	91,950
1983	66,369	0	25,581	91,950	91,950	0	91,950
1982	67,651	0	25,581	93,232	93,232	0	93,232

**Parcel Sales History**

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
8/6/2013	2644 / 1940	100	QC	11
6/1/1994	1313 / 0842	410,000	WD	Q
4/1/1989	1088 / 2154	215,000	WD	Q

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



# Monroe County Property Appraiser - Radius Report

AK: 1103934	Parcel ID: 00090961-000300	Physical Location	97652 OVERSEAS	APT 3	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR650-72/73 OR853-11					
Owners Name: GARCIA AVELINO AND MONICA G					
Address: 8401 SW 84TH TER		MIAMI	FL 33143-6919		
AK: 1103951	Parcel ID: 00090961-000500	Physical Location	97652 OVERSEAS	APT 5	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR686-779 OR815-					
Owners Name: VENDITTI AMY M					
Address: 97652 OVERSEAS HWY APT P5		KEY LARGO	FL 33037-2206		
AK: 1679747	Parcel ID: 00554250-000000	Physical Location	97670 OVERSEAS		KEY LARGO
Legal Description: BK 1 LT MANDALAY PB1-194 KEY LARGO LOTS 14, 15, 16, 17, 18, 19, 20, 21, 22 & 23 (RE'S:55426 THRU 554					
Owners Name: FIRST STATE BANK OF THE FLORIDA KEYS C/O ACCOUNT PAYABLE					
Address: 3406 N ROOSEVELT BLVD		KEY WEST	FL 33040-4266		
AK: 1104027	Parcel ID: 00090961-001200	Physical Location	97652 OVERSEAS	APT 12	KEY LARGO
Legal Description: APT 12 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO 3-645 OR775-640 OR799-395 OR1553-392					
Owners Name: WALTZMAN STUART REV TRUST 12/4/1998					
Address: 333 E 30TH ST APT 18J		NEW YORK	NY 10016-6459		
AK: 1103829	Parcel ID: 00090890-000000	Physical Location	97674 OVERSEAS		KEY LARGO
Legal Description: 6 62 39 ISLAND OF KEY LARGO PB1-59 PT LOT 8 OR534- 804E IR541-573 OR749-324-326 OR751-975/998 PRO					
Owners Name: UPPER KEYS MARINE CONSTRUCTION INC					
Address: PO BOX 372790		KEY LARGO	FL 33037-7790		
AK: 1104043	Parcel ID: 00090962-000100	Physical Location	97652 OVERSEAS	APT 1	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR656-111/12 OR1314-					
Owners Name: BANKS ROBERT W					
Address: 3831 SW 56TH ST		FORT LAUDERDALE	FL 33312-6207		
AK: 1103918	Parcel ID: 00090961-000100	Physical Location	97652 OVERSEAS	APT 1	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR625-855/856					
Owners Name: CULLEN ROBERT F JR AND KAREN J					
Address: 14641 SW 67TH AVENUE		MIAMI	FL 33101		
AK: 1104051	Parcel ID: 00090962-000200	Physical Location	97652 OVERSEAS	APT 2	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 2 8.3% COMMON ELEMENTS OR636-276 OR990-65/6					
Owners Name: HALE SALLY M 2004 REVOCABLE TRUST					
Address: 23 FAIRWAY HEIGHTS RD		CENTER HARBOR	NH 03226		
AK: 1104060	Parcel ID: 00090962-000300	Physical Location	97652 OVERSEAS	APT 3	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR646-388 OR823-245-					
Owners Name: BROCK LISA M					
Address: 14606 JOCKEYS RIDGE DR		CHARLOTTE	NC 28277-3716		
AK: 1104001	Parcel ID: 00090961-001000	Physical Location	97652 OVERSEAS	APT 10	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR661-839					
Owners Name: HALEY JAMES A TRUST					
Address: 11034 SW 37TH MNR		DAVIE	FL 33328-1318		
AK: 1103977	Parcel ID: 00090961-000700	Physical Location	97652 OVERSEAS	APT 7	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 7 658-334-335 OR1259-1360/61 OR1540-2442/43 OR156					
Owners Name: BURGESS CHRISTOPHER R AND ANGELA D					
Address: 15440 SW 148 PL		MIAMI	FL 33187		

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AK: 1103993 Parcel ID: 00090961-000900 Physical Location 97652 OVERSEAS APT 9 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 9 8.5% COMMON ELEMENTS OR687-249 OR841-110  
 Owners Name: STARR MOORE  
 Address: 3290 NORTHSIDE PKWY NW STE 375 ATLANTA GA 30327-2273

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AK: 1103985 Parcel ID: 00090961-000800 Physical Location 97652 OVERSEAS APT 8 KEY LARGO  
 Legal Description: APT 8 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO -832-833 OR888-1836 OR1213-909/10 OR1753-2265C  
 Owners Name: SCHOTT DEANA L  
 Address: 2056 HUTTON PT LONGWOOD FL 32779-2855

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AK: 1103969 Parcel ID: 00090961-000600 Physical Location 97652 OVERSEAS APT 6 KEY LARGO  
 Legal Description: APT 6 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO -615 OR665-500 OR670-729 OR824-1095 OR824-1096  
 Owners Name: DILLON WILLIAM  
 Address: 30800 S WIXOM RD WIXOM MI 48393-2418

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AK: 1103926 Parcel ID: 00090961-000200 Physical Location 97652 OVERSEAS APT 2 KEY LARGO  
 Legal Description: UNIT 2 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO OR607-350 OR1315-839D/C OR1317-1183/93EST-PR  
 Owners Name: WASSER MARK  
 Address: 870 NARRAGANSETT LN KEY LARGO FL 33037-2774

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AK: 1104914 Parcel ID: 00091040-000000 Physical Location VACANT LAND KEY LARGO  
 Legal Description: 6 62 39 ISLAND OF KEY LARGO BAY BTM ADJ PT LOT 10 OR142-318/319  
 Owners Name: UNGER FRANK  
 Address: 97702 OVERSEAS HWY KEY LARGO FL 33037-2297

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AK: 8497628 Parcel ID: 00090961-000400 Physical Location 97652 OVERSEAS APT 4 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO & 7.1% COMMON ELEMENTS OR612-553 OR810-  
 Owners Name: BODKER TERRI L  
 Address: 97652 OVERSEAS HWY APT P4 KEY LARGO FL 33037-2206

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AK: 1104019 Parcel ID: 00090961-001100 Physical Location 97652 OVERSEAS APT 11 KEY LARGO  
 Legal Description: UNIT 11 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO 53-256/57 OR688-274/75 OR748-514 OR1110-654 OR  
 Owners Name: MAYER ANN E FINN AND ROBERT T  
 Address: 3 FAIRVIEW TER GREENLAND NH 03840-2242

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AK: 1104124 Parcel ID: 00090962-000900 Physical Location 97652 OVERSEAS APT 9 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR655-67-68 OR828  
 Owners Name: HEINER FREDERICK H AND DONNA E  
 Address: 97652 OVERSEAS HWY APT T9 KEY LARGO FL 33037-2226

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AK: 1104396 Parcel ID: 00090964-001000 Physical Location 97652 OVERSEAS APT 10 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR714-758 OR1078-21  
 Owners Name: GREENSPAN RICHARD R AND YVETTE M  
 Address: 16073 BRIER CREEK DR DELRAY BEACH FL 33446-9561

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AK: 1104493 Parcel ID: 00090965-000700 Physical Location 97652 OVERSEAS APT 7 KEY LARGO  
 Legal Description: APT 7 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO 14-296 OR860-1470 OR1067-348 OR1440-1734 OR15  
 Owners Name: KALATZIS DIMITRIOS AND JOANNE  
 Address: 97652 OVERSEAS HWY APT M7 KEY LARGO FL 33037-2225

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AK: 1104752 Parcel ID: 00090966-002000 Physical Location 97652 OVERSEAS APT 43 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 43 & 3.07% LEMENTS OR778-231 OR920-529/30 OR1408-649/5C  
 Owners Name: HAYNIE J NEIL AND SUSAN INCE  
 Address: 1700 SW 12 AVE BOCA RATON FL 33486

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AK: 1104809 Parcel ID: 00090966-002500 Physical Location 97652 OVERSEAS APT P1 KEY LARGO  
 Legal Description: APT P-1 ROCK HARBOR CONDOMINIUM 6 OR778-694 OR2340 -817/18D/C OR2374-99 OR2635-102021R/S  
 Owners Name: KROHN JOHN RAMON JR  
 Address: 61 BITTERN DR GETTYSBURG PA 17325-8611

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<b>AK:</b> 1104841	<b>Parcel ID:</b> 00090966-002900	<b>Physical Location</b> 97652 OVERSEAS	APT P5	KEY LARGO
<b>Legal Description:</b> APT P5 ROCK HARBOR CONDOMINIUM #6 OR778-1326 OR8 07-1971 OR822-411 OR1626-1988/90 OR1682-764 (U)				
<b>Owners Name:</b> STONE THOMAS J TRUST 7/21/2000				
<b>Address:</b> PO BOX 372880		KEY LARGO	FL	33037-7880
<b>AK:</b> 1104230	<b>Parcel ID:</b> 00090963-000700	<b>Physical Location</b> 97652 OVERSEAS	APT 7	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 7 8.5% COMMON ELEMENTS OR604-838 OR756-179				
<b>Owners Name:</b> SOMOGYI ROBERT J AND MARILYN B				
<b>Address:</b> 42 W COLLEGE AVE APT 314S		YARDLEY	PA	19067-1553
<b>AK:</b> 1104418	<b>Parcel ID:</b> 00090964-001200	<b>Physical Location</b> 97652 OVERSEAS	APT 12	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR681-204 OR786-90/				
<b>Owners Name:</b> KLÁSFELD ILENE AND JON				
<b>Address:</b> 1908 NW 4TH AVE APT 112		BOCA RATON	FL	33432-1501
<b>AK:</b> 1104434	<b>Parcel ID:</b> 00090965-000100	<b>Physical Location</b> 97652 OVERSEAS	APT 1	KEY LARGO
<b>Legal Description:</b> APT 1 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO -402/403 OR824-335 OR1009-2027 OR1270-1348 OR1				
<b>Owners Name:</b> MARTINEZ PETER JOSEPH AND PILAR				
<b>Address:</b> 5740 SW 116TH ST		CORAL GABLES	FL	33156-5033
<b>AK:</b> 1104612	<b>Parcel ID:</b> 00090966-000600	<b>Physical Location</b> 97652 OVERSEAS	APT 7	KEY LARGO
<b>Legal Description:</b> APT 7 ROCK HARBOR CONDOMINIUM 6 OR778-705 OR847-69 7 OR931-2309 OR1015-1892 OR1168-973/74 OR1518-				
<b>Owners Name:</b> BOLAND C SAMUEL AND KATHY B				
<b>Address:</b> 97652 OVERSEAS HWY HH 7		KEY LARGO	FL	33037-2221
<b>AK:</b> 1104191	<b>Parcel ID:</b> 00090963-000300	<b>Physical Location</b> 97652 OVERSEAS	APT 3	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR612-635 OR823-601				
<b>Owners Name:</b> LISOR SUZANNE K REV TR				
<b>Address:</b> 1103 SPRING BROOKE DR		GOSHEN	IN	46528-5059
<b>AK:</b> 1104388	<b>Parcel ID:</b> 00090964-000900	<b>Physical Location</b> 97652 OVERSEAS	APT 9	KEY LARGO
<b>Legal Description:</b> APT NO 9 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO OR716-566 OR1078-2160AFF OR1331-394AFF OR13				
<b>Owners Name:</b> HARRELSON PEGGY GREGSON REVOCABLE TRUST 3/14/14 C/O HARRELSON MIKE CO-TRUSTEE				
<b>Address:</b> 1119 S 3RD AVE		BOZEMAN	MT	59715-5264
<b>AK:</b> 1104469	<b>Parcel ID:</b> 00090965-000400	<b>Physical Location</b> 97652 OVERSEAS	APT 4	KEY LARGO
<b>Legal Description:</b> APT 4 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO -118 OR1023-2374(JB) OR1597-957/58				
<b>Owners Name:</b> LESPERANCE LISA V				
<b>Address:</b> 230 EAST ST		WAYNESVILLE	NC	28786-3836
<b>AK:</b> 1104655	<b>Parcel ID:</b> 00090966-001000	<b>Physical Location</b> 97652 OVERSEAS	APT 25	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM #6 APT 25 & 3.07% LEMENTS OR778-217 OR829-1608 OR951-1864/186.				
<b>Owners Name:</b> MOFFITT GREGORY P AND REGINA A				
<b>Address:</b> 29453 CEDAR NECK RD		OCEAN VIEW	DE	19970
<b>AK:</b> 1104175	<b>Parcel ID:</b> 00090963-000100	<b>Physical Location</b> 97652 OVERSEAS	APT 1	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR624-177 OR801-610,				
<b>Owners Name:</b> KRÁUSE JOSEPH AND FRANCES				
<b>Address:</b> 2637 NW 23RD WAY		BOCA RATON	FL	33431-4015
<b>AK:</b> 1104353	<b>Parcel ID:</b> 00090964-000600	<b>Physical Location</b> 97652 OVERSEAS	APT 6	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 6 8.5% COMMON ELEMENTS OR698-778 OR940-775,				
<b>Owners Name:</b> HELSEL ZANE AND JOAN E				
<b>Address:</b> 2144 PENNINGTON RD		EWING	NJ	08638-1433
<b>AK:</b> 1104531	<b>Parcel ID:</b> 00090965-001100	<b>Physical Location</b> 97652 OVERSEAS	APT 11	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO R700-308 OR806-919 OR1310-204/05 OR1585-2162 C				
<b>Owners Name:</b> BELLIŠ STEPHEN L AND MARTHA A LIV TR DTD 11/23/05				
<b>Address:</b> PO BOX 524		INDIAN RIVER	MI	49749-0524

AK: 1104710 Parcel ID: 00090966-001600 Physical Location 97652 OVERSEAS APT 35 KEY LARGO  
 Legal Description: APT 35 ROCK HARBOR CONDOMINIUM 6 OR778-886 OR812-4 19 OR817-280 OR1038-1684/93 OR1335-590/91M/T C  
 Owners Name: VEIL MARK AND TINA  
 Address: 107 WOODSMUIR CT PALM BEACH FL 33418-8020

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AK: 1104442 Parcel ID: 00090965-000200 Physical Location 97652 OVERSEAS APT 2 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 2 680-188 OR784-131 OR840-491 OR870-1860FJ CASE  
 Owners Name: ADAM RYAN A REV TR OF 05/13/05  
 Address: 600 S ATLANTIC AVE DAYTONA BEACH FL 32118

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AK: 1104451 Parcel ID: 00090965-000300 Physical Location 97652 OVERSEAS APT 3 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR654-185/86 OR1014-  
 Owners Name: SANTANA RAMON R AND YOLANDA ACEBAL  
 Address: PO BOX 901368 HOMESTEAD FL 33090-1368

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AK: 1104591 Parcel ID: 00090966-000400 Physical Location 97652 OVERSEAS APT 5 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 6 APT 5 OR781-1574 O R826-2121 OR1407-124 OR1780-75/77 OR1780-78AF  
 Owners Name: SPRINKLE GEORGE C JR AND MELISSA B  
 Address: 17205 SW 256TH ST HOMESTEAD FL 33031

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AK: 1104604 Parcel ID: 00090966-000500 Physical Location 97652 OVERSEAS APT 6 KEY LARGO  
 Legal Description: APT 6 ROCK HARBOR CONDOMINIUM PT 6 OR778-238 -305 OR877-2423 OR1055-2109 OR1055-2110/2112 O  
 Owners Name: ROBINSON JOHN G AND BARBARA J  
 Address: 97652 OVERSEAS HWY OFC KEY LARGO FL 33037-2216

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AK: 1104540 Parcel ID: 00090965-001200 Physical Location 97652 OVERSEAS APT 12 KEY LARGO  
 Legal Description: APT NO 12 ROCK HARBOR CONDOMINIUM NO 5 KEY OR725-511 OR1099-1314 OR1103-1352C OR1255-84  
 Owners Name: HENRY MORRIS  
 Address: 97652 OVERSEAS HWY APT C12 KEY LARGO FL 33037-2223

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AK: 1104574 Parcel ID: 00090966-000200 Physical Location 97652 OVERSEAS APT 3 KEY LARGO  
 Legal Description: APT 3 ROCK HARBOR CONDOMINIUM 6 OR778-892 OR811-18 01 OR1110-1647 OR2456-881  
 Owners Name: HENRIQUES ROBERT C  
 Address: 11 CHESTER SQ GLOUCESTER MA 01930-1313

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AK: 1104647 Parcel ID: 00090966-000900 Physical Location 97652 OVERSEAS APT 24 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 24 & 3.72% LEMENTS OR778-888 OR1014-289 OR1174-1140/42  
 Owners Name: VALERIUS THOMAS F AND LYNN C  
 Address: 9200 SW 85TH ST MIAMI FL 33173-4527

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AK: 1104141 Parcel ID: 00090962-001100 Physical Location 97652 OVERSEAS APT 11 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR682-753 OR835-1  
 Owners Name: SULLIVAN PATRICIA P TR 11/3/2003  
 Address: 535 LUENGA AVE CORAL GABLES FL 33146-2716

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AK: 1104337 Parcel ID: 00090964-000400 Physical Location 97652 OVERSEAS APT 4 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 4 7.1% COMMON ELEMENTS OR646-439 OR844-809  
 Owners Name: BOLAND C SAMUEL AND KATHY B  
 Address: 97652 OVERSEAS HWY APT C4 KEY LARGO FL 33037-2202

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AK: 1104515 Parcel ID: 00090965-000900 Physical Location 97652 OVERSEAS APT 9 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 9 8.5% COMMON ELEMENTS OR715-463 OR1631-18  
 Owners Name: ROBERTS WILLIAM C AND MARY A  
 Address: 763 CHAPMAN LOOP THE VILLAGES FL 32162

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AK: 1104698 Parcel ID: 00090966-001400 Physical Location 97652 OVERSEAS APT 33 KEY LARGO  
 Legal Description: APT 33 ROCK HARBOR CONDOMINIUM 6 OR778-224 OR2581- 1245/53WILL OR2591-1497  
 Owners Name: WALSH FRANK B JR REVOCABLE TRUST 11/30/1996  
 Address: 97652 OVERSEAS HWY APT S4 KEY LARGO FL 33037-2203

AK: 1104868	Parcel ID: 00090966-003100	Physical Location	97652 OVERSEAS	APT PH7	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM 6 APT P7 OR778-882 OR975-1 981 OR 975-1982AFF OR1429-1640/41 OR1745-2127/					
Owners Name: OKUN THEODORE					
Address: 97652 OVERSEAS HWY PH 7			KEY LARGO		FL 33037-2221
AK: 1104361	Parcel ID: 00090964-000700	Physical Location	97652 OVERSEAS	APT 7	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 7 8.5% COMMON ELEMENTS OR687-592 OR789-763					
Owners Name: TUCKER ROBERT J AND CHARLENE A					
Address: 401 CLOVER MILL RD			EXTON		PA 19341-2502
AK: 1104507	Parcel ID: 00090965-000800	Physical Location	97652 OVERSEAS	APT 8	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR670-40/41 OR941-					
Owners Name: RAHAIM ANDREW D AND JEAN T					
Address: 6 AUSPICE CIR			NEWARK		DE 19711-2976
AK: 1104523	Parcel ID: 00090965-001000	Physical Location	97652 OVERSEAS	APT 10	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR704-431 OR1190-3					
Owners Name: SHUGG ROBERT C AND ELIZABETH A					
Address: 97652 OVERSEAS HWY APT M10			KEY LARGO		FL 33037-2225
AK: 1104680	Parcel ID: 00090966-001300	Physical Location	97652 OVERSEAS	APT 31	KEY LARGO
Legal Description: APT 31 ROCK HARBOR CONDOMINIUM #6 OR781-1588 OR 839-971 OR839-972Q/C OR951-810/13 OR951-815AF					
Owners Name: SINISCALCO WAYNE P AND LORIN BLAKE					
Address: 97652 OVERSEAS HWY APT HH31			KEY LARGO		FL 33037-2218
AK: 1104205	Parcel ID: 00090963-000400	Physical Location	97652 OVERSEAS	APT 4	KEY LARGO
Legal Description: APT NO 4 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO OR601-508 OR808-2105 OR820-297 OR844-183 OR10					
Owners Name: WALSH FRANK B JR REVOCABLE TRUST 11/30/1966					
Address: 97652 OVERSEAS HWY APT S4			KEY LARGO		FL 33037-2203
AK: 1104221	Parcel ID: 00090963-000600	Physical Location	97652 OVERSEAS	APT 6	KEY LARGO
Legal Description: APT NO 6 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO 600-486 OR785-1214/1216 OR814-348 OR925-388/389					
Owners Name: GAC MARIA U					
Address: 573 SHERIDAN RD			GLENCOE		IL 60022-1764
AK: 1104272	Parcel ID: 00090963-001100	Physical Location	97652 OVERSEAS	APT 11	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR682-773 OR798-246					
Owners Name: HEELY CATHERINE G					
Address: 11 GULL POINT RD			MONMOUTH BEACH		NJ 07750-1007
AK: 1104302	Parcel ID: 00090964-000100	Physical Location	97652 OVERSEAS	APT 1	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO & 8.3% COMMON ELEMENTS OR664-649/650 OR10					
Owners Name: BESADA HUMBERTO AND MARCIA					
Address: 2155 SW 123RD CT			MIAMI		FL 33175-7723
AK: 1104663	Parcel ID: 00090966-001100	Physical Location	97652 OVERSEAS	APT 26	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 26 & 3.07% ELEMENTS OR778-192 (UR WD & TRUST ON FIL					
Owners Name: LEVY BARUCH AND JANE					
Address: 2708 OAKMONT CT			WESTON		FL 33332-1834
AK: 1104132	Parcel ID: 00090962-001000	Physical Location	97652 OVERSEAS	APT 10	KEY LARGO
Legal Description: APT NO 10 ROCK HARBOR CONDOMINIUM NO 2 KEY R656-173/74 OR1103-446 OR1614-562					
Owners Name: WESTER DAVID A AND SHARON M					
Address: 4244 CHASE AVE			MIAMI BEACH		FL 33140-3008
AK: 1104213	Parcel ID: 00090963-000500	Physical Location	97652 OVERSEAS	APT 5	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 5 8.5% COMMON ELEMENTS OR666-835 OR1096-120					
Owners Name: GOLDSTEIN AMBER E					
Address: 97652 OVERSEAS HWY APT S5			KEY LARGO		FL 33037-2203

<b>AK:</b> 1104876	<b>Parcel ID:</b> 00091000-000000	<b>Physical Location</b> 97770 OVERSEAS	KEY LARGO
<b>Legal Description:</b> 6 62 39 ISLAND OF KEY LARGO PB1-59 PT LOT 10 OR386 -830-831 OR459-265 CASE80-123-CP-12 OR821-938I			
<b>Owners Name:</b> COCONUT BAY OF KEY LARGO INC			
<b>Address:</b> PO BOX 372098		KEY LARGO	FL 33037-7098
<b>AK:</b> 1104884	<b>Parcel ID:</b> 00091010-000000	<b>Physical Location</b> 97684 OVERSEAS 14	KEY LARGO
<b>Legal Description:</b> PT LT 10 6 62 39 ISLAND OF KEY LARGO OR10-165 OR6 58-35 OR736-621 OR833-592 OR888-749 OR1087-174			
<b>Owners Name:</b> SEAFARER RESORT AND BEACH LLC			
<b>Address:</b> 97684 OVERSEAS HWY		KEY LARGO	FL 33037-2214
<b>AK:</b> 1104922	<b>Parcel ID:</b> 00091050-000000	<b>Physical Location</b> 97850 OVERSEAS 20	KEY LARGO
<b>Legal Description:</b> 6 62 39 ISLAND OF KEY LARGO PB 1-59 PT LOT 10 & . 8AC BAY BTM OR513-584 OR817-1441/1442 OR817-			
<b>Owners Name:</b> SOMADDA INC			
<b>Address:</b> PO BOX 370073		KEY LARGO	FL 33037-0073
<b>AK:</b> 1104892	<b>Parcel ID:</b> 00091020-000000	<b>Physical Location</b> 97702 OVERSEAS	KEY LARGO
<b>Legal Description:</b> 6-62-39 KEY LARGO PB 1-59 PT LOT 10 OR621-642-643 OR740-681 OR798-1846/1847 OR835-1211/1212E OR			
<b>Owners Name:</b> SEE THE SEA OF KEY LARGO INC			
<b>Address:</b> PO BOX 372098		KEY LARGO	FL 33037-7098
<b>AK:</b> 1104248	<b>Parcel ID:</b> 00090963-000800	<b>Physical Location</b> 97652 OVERSEAS APT 8	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 8 8.5% COMMON ELEMENTS OR630-580 OR785-373			
<b>Owners Name:</b> SEVERSON DONALD R AND LOUANNE DEC TRUST 11/12/96			
<b>Address:</b> PO BOX 886		ELKHORN	WI 53121
<b>AK:</b> 1104256	<b>Parcel ID:</b> 00090963-000900	<b>Physical Location</b> 97652 OVERSEAS APT 9	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 9 8.5% COMMON ELEMENTS OR600-479 OR764-125:			
<b>Owners Name:</b> SCULL PROPERTIES LLC			
<b>Address:</b> 7960 OLD GEORGETOWN RD STE 8C		BETHESDA	MD 20814-2418
<b>AK:</b> 1104965	<b>Parcel ID:</b> 00091090-000000	<b>Physical Location</b> 97680 OVERSEAS	KEY LARGO
<b>Legal Description:</b> 6-62-39 ISLAND OF KEY LARGO PB1-59 PT LTS 9-10 AND .71 AC BAY BTM OR484-882/83 OR496-500 OR832-1			
<b>Owners Name:</b> NHC-FL 134 LLC			
<b>Address:</b> 6991 E CAMELBACK RD STE B310		SCOTTSDALE	AZ 85251-2493
<b>AK:</b> 1104931	<b>Parcel ID:</b> 00091060-000000	<b>Physical Location</b> 97802 OVERSEAS	KEY LARGO
<b>Legal Description:</b> 6 62 39 ISLAND OF KEY LARGO PT LOT 10 AND ADJ BAY BTM OR594-431/432 OR758-1968 OR886-1427/1428			
<b>Owners Name:</b> RESORT PROPERTY MANAGEMENT OF THE KEYS INC			
<b>Address:</b> 97802 S OVERSEAS HWY		KEY LARGO	FL 33037
<b>AK:</b> 1104159	<b>Parcel ID:</b> 00090962-001200	<b>Physical Location</b> 97652 OVERSEAS APT 12	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT 12 & 5% COMMON ELEMENTS OR681-658 OR1145-238E			
<b>Owners Name:</b> CHILDREE CHRISTINE C AND RONALD M			
<b>Address:</b> 97652 OVERSEAS HWY APT T12		KEY LARGO	FL 33037-2226
<b>AK:</b> 1104183	<b>Parcel ID:</b> 00090963-000200	<b>Physical Location</b> 97652 OVERSEAS APT 2	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 2 8.3% COMMON ELEMENTS OR621-822 OR807-949:			
<b>Owners Name:</b> KATZMAN HOWARD E AND SHIRLEY R			
<b>Address:</b> 7255 SW 140TH TER		PALMETTO BAY	FL 33158-1265
<b>AK:</b> 1104329	<b>Parcel ID:</b> 00090964-000300	<b>Physical Location</b> 97652 OVERSEAS APT 3	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR641-215/16 OR764-5			
<b>Owners Name:</b> CORRADINI CAROL ANN LIV TR 06/06/2006			
<b>Address:</b> 7744 SW 193RD ST		CUTLER BAY	FL 33157-7389
<b>AK:</b> 1104345	<b>Parcel ID:</b> 00090964-000500	<b>Physical Location</b> 97652 OVERSEAS APT 5	KEY LARGO
<b>Legal Description:</b> ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 5 OR717-362 OR1487-302 OR2001-1701			
<b>Owners Name:</b> MCCASSEY EVERETT A AND MICHELLE M			
<b>Address:</b> 117 AKIOHALA PL		KAILUA	HI 96734-3902

AK: 1104701	Parcel ID: 00090966-001500	Physical Location	97652 OVERSEAS	APT 34	KEY LARGO
Legal Description: APT 34 ROCK HARBOR CONDOMINIUM NO 6 OR778-203 3-2023 OR864-1526 OR1531-599/600					
Owners Name: BERNAT DOLORES P TRUST AGR 4/23/1998					
Address: 12832 QUAIL CT		PALOS HEIGHTS	IL	60463-2282	
AK: 1104850	Parcel ID: 00090966-003000	Physical Location	97652 OVERSEAS	APT P6	KEY LARGO
Legal Description: UNIT P-6 ROCK HARBOR CONDOMINIUM OR781-1566 2107 OR2612-1154					
Owners Name: MCGEE LAWRENCE U					
Address: 230 NANZETTA WAY		LEWISVILLE	NC	27023-7103	
AK: 1104281	Parcel ID: 00090963-001200	Physical Location	97652 OVERSEAS	APT 12	KEY LARGO
Legal Description: APT 12 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO 3-588 OR845-227 OR1117-316/317 OR1475-963/67					
Owners Name: FIRST MIDWEST TRUST COMPANY C/O FIRST MIDWEST BANK TRUST					
Address: PO BOX 990		MOLINE	IL	61266-0990	
AK: 1104671	Parcel ID: 00090966-001200	Physical Location	97652 OVERSEAS	APT 27	KEY LARGO
Legal Description: APT 27 ROCK HARBOR CONDOMINIUM NO 6 OR778-690 3-1625 OR1115-1803 OR1571-1092/93					
Owners Name: PEREZ ROBERT L AND VIOLET M					
Address: 1919 DRISCOLL ST		HOUSTON	TX	77019-6101	
AK: 1104116	Parcel ID: 00090962-000800	Physical Location	97652 OVERSEAS	APT 8	KEY LARGO
Legal Description: APT 8 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO -119 OR687-883 OR696-646C OR781-788 OR781-789					
Owners Name: FAMILY TRUST U/W/O CAROLINE P BRUMBAUGH 7/27/1998 C/O BRUMBAUGH JOHN M TRUSTEE					
Address: 6479 SUNSET DR		MIAMI	FL	33143-4676	
AK: 1104311	Parcel ID: 00090964-000200	Physical Location	97652 OVERSEAS	APT 2	KEY LARGO
Legal Description: APT 2 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO -607 OR789-1598 OR857-1931/32 OR957-2367/68 OR					
Owners Name: BOCA MARINA COURT LLC					
Address: 31 SENECA RD		SEA RANCH LAKES	FL	33308-2325	
AK: 1104582	Parcel ID: 00090966-000300	Physical Location	97652 OVERSEAS	APT 4	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 4 & 4.65% COMMON EMENTS OR778-247					
Owners Name: TIELEN GISELA B					
Address: 97652 OVERSEAS HWY APT HH4		KEY LARGO	FL	33037-2207	
AK: 1104728	Parcel ID: 00090966-001700	Physical Location	97652 OVERSEAS	APT 36	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NUMBER 6 APT 36 OR2356-1470(PROB44-2008-CP-43-P) OR2385-1067/					
Owners Name: CLARK JAMES C AND DIANA					
Address: 1673 SOUTH ST		NEW HAVEN	VT	05472	
AK: 1104833	Parcel ID: 00090966-002800	Physical Location	97652 OVERSEAS	APT P4	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT P4 OR780-28 OR799-7 46 OR832-1933OR919-2188Q/C OR978-1621 OR1093					
Owners Name: STELRI LLC C/O LEROY					
Address: 3532 E HIGGINS DR		MOUNT PLEASANT	SC	29466-6890	
AK: 1104639	Parcel ID: 00090966-000800	Physical Location	97652 OVERSEAS	APT 23	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 23 OR778-890 OR820 -1742 OR994-317 OR1248-2330/2331 OR1682-1837/31					
Owners Name: CAMMAROTA ARMAND A JR					
Address: 305 EAST BAY TREE CIR		VERNON HILLS	IL	60061	
AK: 1104779	Parcel ID: 00090966-002200	Physical Location	97652 OVERSEAS	APT 45	KEY LARGO
Legal Description: APT 45 & 3.07% COMMON ELEMENTS ROCK HARBOR CONDOMINIUM #6 OR778-884 OR901-1425 OR949-1272					
Owners Name: FRANZ P AND L FAMILY TRUST 1/12/1990					
Address: 97652 OVERSEAS HWY APT HH45		KEY LARGO	FL	33037-2220	
AK: 1104787	Parcel ID: 00090966-002300	Physical Location	97652 OVERSEAS	APT 46	KEY LARGO
Legal Description: APT 46 ROCK HARBOR CONDOMINIUM NO 6 OR781-723 6-359/368 OR856-1231 OR905-1919/1920 OR2005-191					
Owners Name: ELIADES STEVEN AND JEANNE					
Address: 31 STARLIGHT DR		HOPEWELL JUNCTION	NY	12533	

AK: 1104744	Parcel ID: 00090966-001900	Physical Location	97652 OVERSEAS	APT 41	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 6 APT 41 OR781-1567 932-333 OR1001-2499Q/C OR2337-7992F/J OR2411-					
Owners Name: HOLTON TIMOTHY R AND JENNIFER A					
Address: 296 WASHINGTON AVE		MEMPHIS	TN	38103	
AK: 1104817	Parcel ID: 00090966-002600	Physical Location	97652 OVERSEAS	APT P2	KEY LARGO
Legal Description: APT P2 ROCK HARBOR CONDOMINIUM NO 6 OR783-1853 820-2384 OR1076-544 OR1224-2417/18 OR1241-2493					
Owners Name: HEINRICH LAURA J					
Address: 97652 OVERSEAS HWY PH 2		KEY LARGO	FL	33037-2220	
AK: 1104078	Parcel ID: 00090962-000400	Physical Location	97652 OVERSEAS	APT 4	KEY LARGO
Legal Description: APT 4 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO -699 OR692-638 OR789-1698 OR1131-961 OR1250-40					
Owners Name: MILANESE GARY					
Address: 97652 OVERSEAS HWY APT T4		KEY LARGO	FL	33037-2205	
AK: 1104086	Parcel ID: 00090962-000500	Physical Location	97652 OVERSEAS	APT 5	KEY LARGO
Legal Description: APT 5 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO 691-480 OR1295-646					
Owners Name: SMITH BRIAN R T AND PENELOPE J					
Address: 97652 OVERSEAS HWY APT T5		KEY LARGO	FL	33037-2205	
AK: 1104264	Parcel ID: 00090963-001000	Physical Location	97652 OVERSEAS	APT 10	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT #10 .5% COMMON ELEMENTS OR674-706 OR917-871 C					
Owners Name: HARRIS WALTER R AND MARGARET M					
Address: 424 SPRICE AVE		WEST ISLIP	NY	11795	
AK: 1104108	Parcel ID: 00090962-000700	Physical Location	97652 OVERSEAS	APT 7	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 7 8.5% COMMON ELEMENTS OR677-110 OR788-946					
Owners Name: HERMANN DONALD W AND MARY E					
Address: 312 RIVER BLUFF DR		ORMOND BEACH	FL	32174	
AK: 1104370	Parcel ID: 00090964-000800	Physical Location	97652 OVERSEAS	APT 8	KEY LARGO
Legal Description: APT 8 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO -551 OR820-1090 OR820-1091/92 OR1030-1367/68 OI					
Owners Name: COPLAN JANET SUE					
Address: 97652 OVERSEAS HWY APT C8		KEY LARGO	FL	33037-2223	
AK: 1104477	Parcel ID: 00090965-000500	Physical Location	97652 OVERSEAS	APT 5	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 5 8.5% COMMON ELEMENTS OR718-69 OR888-1086					
Owners Name: KERCKAERT MICHAEL AND SHANNON					
Address: 5825 HEMPSTEAD RD		OXFORD	MI	48371-1233	
AK: 1104736	Parcel ID: 00090966-001800	Physical Location	97652 OVERSEAS	APT 37	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NUMBER 6 APT 37 0 OR812-1221 OR905-1921/1922 OR2356-1470(PROF					
Owners Name: CLARK JAMES C AND DIANA					
Address: 1673 SOUTH ST		NEW HAVEN	VT	05472	
AK: 1104825	Parcel ID: 00090966-002700	Physical Location	97652 OVERSEAS	APT P3	KEY LARGO
Legal Description: UNIT P3 ROCK HARBOR CONDOMINIUM 6 OR779-320 2188Q/C OR964-702 OR1169-880/82 OR2465-2406/07					
Owners Name: ESPY ALEXANDRA BEATON					
Address: PO BOX 123		DILLON	CO	80435-0123	
AK: 1104621	Parcel ID: 00090966-000700	Physical Location	97652 OVERSEAS	APT 21	KEY LARGO
Legal Description: APT 21 ROCK HARBOR CONDOMINIUM 6 OR778-196 OR1070- 2029 OR1190-395/408FJ OR1430-420/21C OR1430-40					
Owners Name: PEREZ ROBERT L AND VIOLET M					
Address: 1919 DRISCOLL ST		HOUSTON	TX	77019-6101	
AK: 1104761	Parcel ID: 00090966-002100	Physical Location	97652 OVERSEAS	APT 44	KEY LARGO
Legal Description: APT 44 ROCK HARBOR CONDOMINIUM 6 OR778-1710 OR855- 2477 OR1003-2340 OR1151-2443 OR1276-28AFF OR					
Owners Name: BENNARDO MARIANNE DECLARATION OF TRUST 7/10/2013					
Address: 1009 AZALEA RD		DELRAY BEACH	FL	33483-6601	

AK: 1104795 Parcel ID: 00090966-002400 Physical Location 97652 OVERSEAS APT 47 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 47 & 3.07% LEMENTS OR778-698 OR864-2329/2330 OR1366-23  
 Owners Name: KAVANAGH JEANNE A  
 Address: 97652 OVERSEAS HWY APT HH47 KEY LARGO FL 33037-2220

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AK: 1104094 Parcel ID: 00090962-000600 Physical Location 97652 OVERSEAS APT 6 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 6 R677-105 OR792-1342 OR1187-66 OR1238-1631/40C.  
 Owners Name: NIEBLER-SPARE LUCIANN M REV LIV TR AGR 3/17/2008  
 Address: 1865 BRICKELL AVE APT A1811 MIAMI FL 33129-1650

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AK: 1104400 Parcel ID: 00090964-001100 Physical Location 97652 OVERSEAS APT 11 KEY LARGO  
 Legal Description: APT NO 11 ROCK HARBOR CONDOMINIUM NO 4 KEY R700-574 OR1653-2488 OR2232-2213TR OR2635-18C  
 Owners Name: HILLEND DAVID V  
 Address: 97652 OVERSEAS HWY APT C11 KEY LARGO FL 33037-2223

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AK: 1104485 Parcel ID: 00090965-000600 Physical Location 97652 OVERSEAS APT 6 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 6 8.5% COMMON ELEMENTS OR704-422 OR877-242:  
 Owners Name: KLUMPENAAR BRAM  
 Address: 296 CLAUDE AVE DORVAL QUI H95 3B2 CANADA

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AK: 1104566 Parcel ID: 00090966-000100 Physical Location 97652 OVERSEAS APT 1 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM 6 APT 1 OR781-1581 OR873-1 041 OR1215-2248 OR1547-1851 OR2420-116/18  
 Owners Name: DOTTL PETER J AND MARY P JT REV TR 01/11/06  
 Address: 5426 COUNTY HWY A BROOKLYN WI 53521

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AK: 1103845 Parcel ID: 00090910-000000 Physical Location 97500 OVERSEAS KEY LARGO  
 Legal Description: 6-62-39 ISLAND OF KEY LARGO PB1-59 PT LT 8 (.52AC) OR317-417/418 OR338-285/286 OR368-734/735 OR40  
 Owners Name: CARTER JOHN E SR REV TR 7/25/2005 C/O KESHEN NELSON C P/R  
 Address: 9155 S DADELAND BLVD STE 1718 MIAMI FL 33156-2742

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AK: 1103811 Parcel ID: 00090880-000000 Physical Location 97800 OVERSEAS KEY LARGO  
 Legal Description: 6 62 39 ISLAND OF KEY LARGO PT LOT 8 PB1-59 OR168- 306 OR545- 577D/C OR667-6 OR853-1082/83 OR973-  
 Owners Name: THE CONCH HEADQUARTERS INC  
 Address: PO BOX 371012 KEY LARGO FL 33037-1012

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AK: 1103861 Parcel ID: 00090930-000000 Physical Location 97840 OVERSEAS KEY LARGO  
 Legal Description: 6-62-39 ISLAND OF KEY LARGO PT LT 8 PB1-59 (AKA PA RCEL 3 & 4 (63X150) G36-409 G64-477 OR496-945 C  
 Owners Name: HARMONY HEALING CENTERINC  
 Address: 97840 OVERSEAS HWY KEY LARGO FL 33037

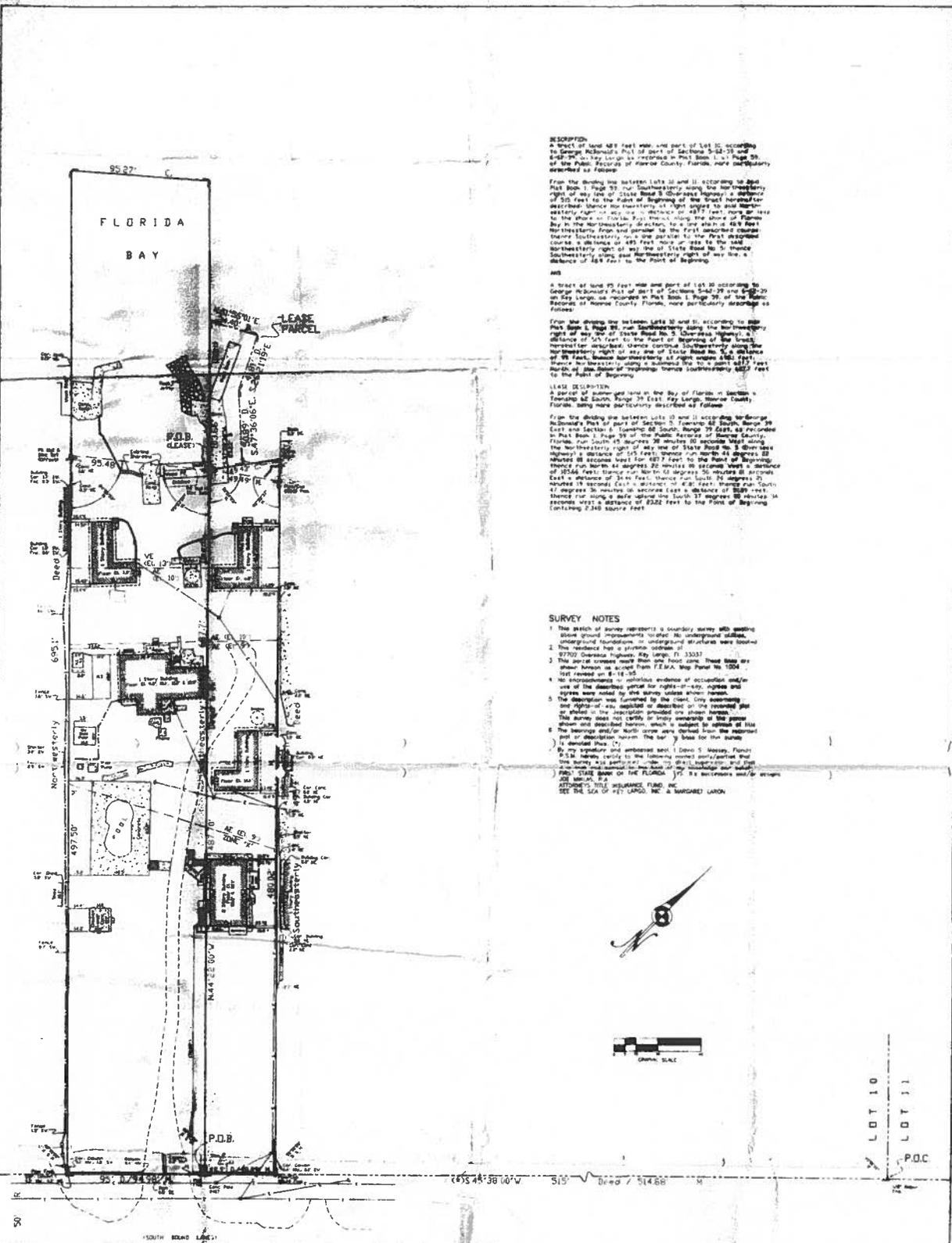
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AK: 8802706 Parcel ID: 00090940-000100 Physical Location 97860 OVERSEAS KEY LARGO  
 Legal Description: 06 62 39 ISLAND OF KEY LARGO PB1-59 PT LOT 8 O R244-333/35 OR337-270/73 OR667-210/15 OR1173-58  
 Owners Name: STOKY & STOKY LLC  
 Address: 103900 B OVERSEAS HWY KEY LARGO FL 33037

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AK: 1104558 Parcel ID: 00090966-000000 Physical Location 97652 OVERSEAS KEY LARGO  
 Legal Description: SEC 06 TWP 62 RGE 39 PT LOT 9 PB1-59 KEY LARGO .46 AC ROCK HARBOR CONDOMINIUM #6 APARTMI  
 Owners Name: ROCK HARBOR CONDO NO 6  
 Address:

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**DESCRIPTION**  
 A tract of land 487 feet wide, one part of Lot 10 according to George McDonald's Plat of part of Section 5-24-25 and 5-25-25, Key Largo as recorded in Plat Book 1, Page 59 of the Public Records of Monroe County, Florida, more particularly described as follows:  
 From the starting line between Lots 10 and 11, according to said Plat Book 1, Page 59, run Southeastery along the Northwesterly right of way line of State Road No. 5 (Overseas Highway), a distance of 515 feet to the Point of Beginning of the tract hereinafter described; thence Northwesterly a right angle to and Northwesterly right of way line a distance of 437 feet more or less to the shore of Florida Bay, thence along the shore of Florida Bay in the Northwesterly direction, to a line which is 487 feet Northwesterly from and parallel to the first described course; thence Southeastery, to a line parallel to the first described course, a distance of 487 feet more or less to the land Northwesterly right of way line of State Road No. 5, thence Southeastery along said Northwesterly right of way line, a distance of 484 feet to the Point of Beginning.

**AND**  
 A tract of land 75 feet wide, one part of Lot 10 according to George McDonald's Plat of part of Sections 24-25 and 25-25, Key Largo, as recorded in Plat Book 1, Page 59 of the Public Records of Monroe County, Florida, more particularly described as follows:  
 From the starting line between Lots 10 and 11, according to said Plat Book 1, Page 59, run Southeastery along the Northwesterly right of way line of State Road No. 5 (Overseas Highway), a distance of 515 feet to the Point of Beginning of the tract hereinafter described; thence Northwesterly a right angle to and Northwesterly right of way line of State Road No. 5, a distance of 487 feet more or less to the shore of Florida Bay, thence along the shore of Florida Bay in the Northwesterly direction, to a line which is 487 feet Northwesterly from and parallel to the first described course; thence Southeastery, to a line parallel to the first described course, a distance of 487 feet more or less to the land Northwesterly right of way line of State Road No. 5, thence Southeastery along said Northwesterly right of way line, a distance of 484 feet to the Point of Beginning.

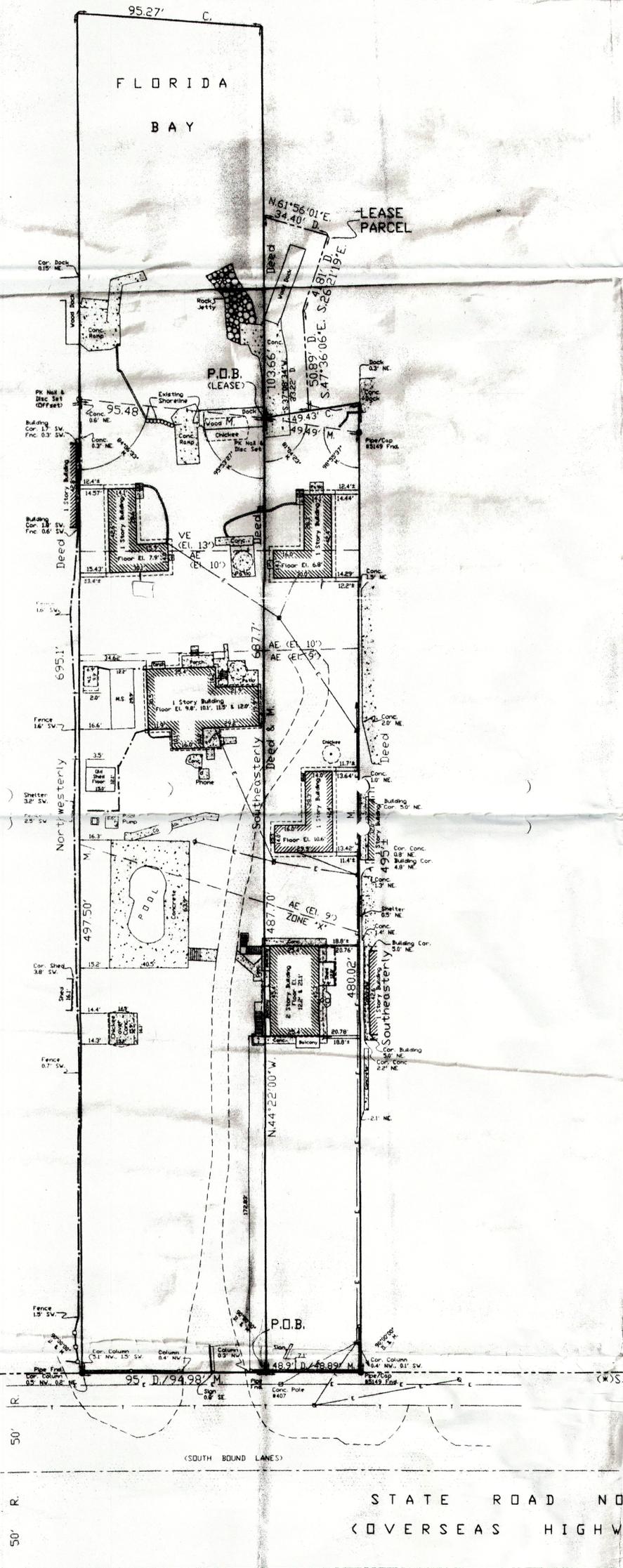
**LIST DESCRIPTION**  
 A parcel of submerged land in the Bay of Florida in Section 5 Township 24 South, Range 25 East, Key Largo, Monroe County, Florida, being more particularly described as follows:  
 From the starting line between Lots 10 and 11, according to George McDonald's Plat of part of Section 5, Township 24 South, Range 25 East and Section 6, Township 24 South, Range 25 East, as recorded in Plat Book 1, Page 59 of the Public Records of Monroe County, Florida, run South 45 degrees 28 minutes 00 seconds West along the Northwesterly right of way line of State Road No. 5, a distance of 145 feet; thence run North 41 degrees 22 minutes 28 seconds West for 487.7 feet to the Point of Beginning; thence run North 44 degrees 22 minutes 28 seconds West a distance of 1056 feet; thence run North 56 degrees 28 minutes 28 seconds East a distance of 314 feet; thence run South 72 degrees 25 minutes 19 seconds East a distance of 420 feet; thence run South 47 degrees 36 minutes 28 seconds East a distance of 588 feet; thence run along a curve up to the Point of Beginning, containing 2346 square feet.

**SURVEY NOTES**  
 1. This sketch of survey represents a boundary survey with existing shown ground improvements to which no underground utilities, underground foundations or underground structures were located.  
 2. This residence has a private address of 27700 Overseas Highway, Key Largo, FL 33033.  
 3. This parcel crosses over the Florida Water Canal No. 1024, which is located on 8-14-35.  
 4. No improvements, including evidence of occupation and/or use of the described parcel for rights-of-way, access and/or egress were noted by the survey unless shown herein.  
 5. The description was furnished by the client. City assessments and rights-of-way depicted on the survey are shown as noted on the map and are subject to any changes in the regulations provided on shown herein.  
 6. The survey does not carry an implied warranty of title, and the surveyor does not warrant, which is subject to review of title of the property and/or title cover were obtained from the returned plat of description herein the best of his/her belief for the survey.  
 7. It should be noted that:  
 a. Any signature and embossed seal of David S. Massey, Florida Professional Engineer, No. 12454, State of Florida, and the seal of the Surveyor, State of Florida, are required for the survey to be valid.  
 b. The State Board of the Florida Professional Engineers and Surveyors, 175 N. W. 2nd Street, Tallahassee, Florida, is the authority for the State Board of the Florida Professional Engineers and Surveyors.  
 c. THE STATE BOARD OF THE FLORIDA PROFESSIONAL ENGINEERS AND SURVEYORS, 175 N. W. 2nd Street, Tallahassee, Florida, is the authority for the State Board of the Florida Professional Engineers and Surveyors.  
 d. THE STATE BOARD OF THE FLORIDA PROFESSIONAL ENGINEERS AND SURVEYORS, 175 N. W. 2nd Street, Tallahassee, Florida, is the authority for the State Board of the Florida Professional Engineers and Surveyors.

**ABBREVIATIONS/LEGEND**

B - Bound C - Contour D - Ditch E - Easement F - Fence G - Gas H - Highway I - Irrigation J - Jetty K - Kayak L - Landmark M - Monument N - Natural O - Obstruction P - Pier Q - Quay R - Road S - Shore T - Trench U - Utility V - Vessel W - Water X - Xing Y - Yacht Z - Zone	1 - 1/2" = 100' 1" = 100' 1/2" = 100' 1/4" = 100' 1/8" = 100' 1/16" = 100' 1/32" = 100' 1/64" = 100' 1/128" = 100' 1/256" = 100' 1/512" = 100' 1/1024" = 100' 1/2048" = 100' 1/4096" = 100' 1/8192" = 100' 1/16384" = 100' 1/32768" = 100' 1/65536" = 100' 1/131072" = 100' 1/262144" = 100' 1/524288" = 100' 1/1048576" = 100' 1/2097152" = 100' 1/4194304" = 100' 1/8388608" = 100' 1/16777216" = 100' 1/33554432" = 100' 1/67108864" = 100' 1/134217728" = 100' 1/268435456" = 100' 1/536870912" = 100' 1/1073741824" = 100' 1/2147483648" = 100' 1/4294967296" = 100' 1/8589934592" = 100' 1/17179869184" = 100' 1/34359738368" = 100' 1/68719476736" = 100' 1/137438953472" = 100' 1/274877906944" = 100' 1/549755813888" = 100' 1/1099511627776" = 100' 1/2199023255552" = 100' 1/4398046511104" = 100' 1/8796093022208" = 100' 1/17592186044416" = 100' 1/35184372088832" = 100' 1/70368744177664" = 100' 1/140737488355328" = 100' 1/281474976710656" = 100' 1/562949953421312" = 100' 1/1125899906842624" = 100' 1/2251799813685248" = 100' 1/4503599627370496" = 100' 1/9007199254740992" = 100' 1/18014398509481984" = 100' 1/36028797018963968" = 100' 1/72057594037927936" = 100' 1/14411518807585584" = 100' 1/28823037615171168" = 100' 1/57646075230342336" = 100' 1/115292150460684672" = 100' 1/230584300921369344" = 100' 1/461168601842738688" = 100' 1/922337203685477376" = 100' 1/1844674407370954752" = 100' 1/3689348814741909504" = 100' 1/7378697629483819008" = 100' 1/14757395258967638016" = 100' 1/29514790517935276032" = 100' 1/59029581035870552064" = 100' 1/118059162071741104128" = 100' 1/236118324143482208256" = 100' 1/472236648286964416512" = 100' 1/944473296573928832224" = 100' 1/1888946593147857664448" = 100' 1/3777893186295715328896" = 100' 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FLORIDA BAY



**DESCRIPTION**  
A tract of land 489 feet wide, and part of Lot 10, according to George McDonald's Plat of part of Sections 5-62-39 and 6-62-39 on Key Largo as recorded in Plat Book 1, at Page 59, of the Public Records of Monroe County, Florida, more particularly described as follows:

From the dividing line between Lots 10 and 11, according to said Plat Book 1, Page 59, run Southwesterly along the Northwesterly right of way line of State Road 5 (Overseas Highway) a distance of 515 feet to the Point of Beginning of the tract hereinafter described; thence Northwesterly at right angles to said Northwesterly right of way line a distance of 487.7 feet, more or less to the shore of Florida Bay; thence along the shore of Florida Bay in the Northwesterly direction, to a line which is 489 feet Northwesterly from and parallel to the first described course; thence Southwesterly on a line parallel to the first described course, a distance of 495 feet, more or less to the said Northwesterly right of way line of State Road No. 5; thence Southwesterly along said Northwesterly right of way line, a distance of 489 feet to the Point of Beginning.

AND

A tract of land 95 feet wide and part of Lot 10 according to George McDonald's Plat of part of Sections 5-62-39 and 6-62-39 on Key Largo, as recorded in Plat Book 1, Page 59, of the Public Records of Monroe County, Florida, more particularly described as follows:

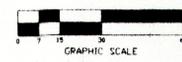
From the dividing line between Lots 10 and 11, according to said Plat Book 1, Page 59, run Southwesterly along the Northwesterly right of way line of State Road No. 5, (Overseas Highway), a distance of 515 feet to the Point of Beginning of the tract hereinafter described; thence continue Southwesterly along the Northwesterly right of way line of State Road No. 5, a distance of 95 feet, thence Northwesterly at right angles 695.1 feet; thence Northwesterly along a bulkhead line to a point 687.7 feet North of the Point of Beginning; thence Southwesterly 687.7 feet to the Point of Beginning.

**LEASE DESCRIPTION**  
A parcel of submerged land in the Bay of Florida in Section 6, Township 62 South, Range 39 East, Key Largo, Monroe County, Florida, being more particularly described as follows:

From the dividing line between Lots 10 and 11 according to George McDonald's Plat of part of Section 5, Township 62 South, Range 39 East and Section 6, Township 62 South, Range 39 East, as recorded in Plat Book 1, Page 59 of the Public Records of Monroe County, Florida, run South 45 degrees 38 minutes 00 seconds West along the Northwesterly right of way line of State Road No. 5 (Overseas Highway) a distance of 515 feet; thence run North 44 degrees 22 minutes 00 seconds West for 487.7 feet to the Point of Beginning; thence run North 44 degrees 22 minutes 00 seconds West a distance of 103.66 feet; thence run North 61 degrees 36 minutes 00 seconds East a distance of 34.40 feet; thence run South 26 degrees 21 minutes 19 seconds East a distance of 41.81 feet; thence run South 47 degrees 36 minutes 06 seconds East a distance of 50.89 feet; thence run along a safe upland line South 37 degrees 06 minutes 34 seconds West a distance of 23.22 feet to the Point of Beginning. Containing 2,348 square feet.

**SURVEY NOTES**

1. This sketch of survey represents a boundary survey with existing above ground improvements located. No underground utilities, underground foundations, or underground structures were located.
  2. This residence has a physical address of 97702 Overseas Highway, Key Largo, FL 33037.
  3. This parcel crosses more than one flood zone. These lines are shown hereon as scaled from F.E.M.A. Map Panel No. 1004 last revised on 6-16-95.
  4. No encroachments or notorious evidence of occupation and/or use of the described parcel for rights-of-way, ingress and egress were noted by this survey unless shown hereon.
  5. The description was furnished by the client. Only easements and rights-of-way depicted or described on the recorded plat or stated in the description provided are shown hereon. This survey does not certify or imply ownership of the parcel shown and described hereon, which is subject to opinion of title.
  6. The bearings and/or North arrow were derived from the recorded plat or description hereon. The bearing base for this survey is denoted thus: (\*)
- By my signature and embossed seal, I David S. Massey, Florida P.S.M. hereby certify to the following named party/parties that this survey was performed under my direct supervision and that it is true and correct to the best of my knowledge and belief.
- FIRST STATE BANK OF THE FLORIDA )  
JOE MIKLAS, P.A. )  
ATTORNEYS TITLE INSURANCE FUND, INC. )  
SEE THE SEA OF KEY LARGO, INC. & MARGARET LARON )



LOT 10  
LOT 11  
P.O.C.

**ABBREVIATIONS/LEGEND**

<p>Find. - Found R. - Record C. - Calculated F. - Wood frame M.S. - metal shed Fin.Fir. - finished floor El. - Elevation CB - concrete block Balc. - Balcony Fnc. - fence Res. - residence MAG. - Magnetic Nail U.G.E. - Underground Electric N.I.S. - not in service P.C./P.T. - Point of Curvature/Tangency P.O.C. - Point of Commencement P.O.B. - Point of Beginning Encr. - encroachment N.S.E.W. - North, South, East, West</p>	<p>D. - Deed Pl. - Plat M. - Measured Conc. - Concrete Cor. - corner FF - fence post A/C - air conditioner Cond. - Conduit F.S. - frame shed Add. - addition Pl. - planter Fp. - fence post</p>	<p>Nail / PK Nail Found Nail/Pk Nail LB #6956 set Pipe Found Pipe/Cop LB #6956 set Rebar Found Wood Utility Pole Overhead electric lines Overhead telephone lines Chainlink fence Wood fence Water Meter Rock</p>
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Note: All pipes set are 7/8" (outside diameter) with cap stamped LB #6956  
All PK nail/MAG nail or 60d spikes set are with disc stamped LB #6956

**DAVID MASSEY LAND SURVEYING, INC. \* 88888 OVERSEAS HWY. / P.O. BOX 619, - TAVERNIER, FL. 33070**

PHONE (305) 853-0066 FAX (305) 853-0233

Prepared for: SEE THE SEA OF KEY LARGO, INC., & MARGARET LARON

Section 6 Township 62 South Range 39 East Drawn By: D.S.M. Scale: 1" = 30'

Key Largo Monroe County, Florida

Florida Certificate of Authorization No. LB 10058

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING ENGINEER

RECEIVED  
JUN 16 2014  
2014-082  
MONROE CO. PLANNING DEPT



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

**To:** Monroe County Development Review Committee

**Through:** Mayté Santamaria, Assistant Director, Planning and Environmental Resources

**From:** Mitchell N. Harvey, AICP, Comprehensive Planning Manager *MNH/H*

**Date:** September 22, 2014

**Subject:** 10-Year Water Supply Facilities Work Plan Update

**Meeting:** September 23, 2014

**I. REQUEST**

The Growth Management Division is requesting to amend the Monroe County 2010 Comprehensive Plan to adopt a 10-year Water Supply Facilities Work Plan update, in accordance with Section 163.3177(6)(c) of the Florida Statutes which requires that the Infrastructure Element of the Comprehensive Plan incorporate a 10-Year Water Supply Plan that identifies alternative water supply projects, traditional water supply projects, conservation and reuse to meet identified water needs. The Monroe County Year 2010 Comprehensive Plan is proposed to be amended to include the following. These amendments reflect the proposed updates within the proposed Monroe County 2030 Comprehensive Plan (currently under review by the Board of County Commissioners).

**5.1 Potable Water Element**

**GOAL 701**

Monroe County shall support FCAA in the fulfillment of their statutory obligation and authority to provide for a safe, high quality and adequate supply, treatment, distribution, and conservation of potable water to meet the needs of present and future residents. ~~{9J-5.011(2)(a)}~~ §163.3177(6)(c), F.S., §163.3177(6)(c)2., F.S.

**Objective 701.1**

Monroe County shall ensure that at the time a ~~development permit~~ certificate of occupancy or its functional equivalent is issued, adequate potable water supply, treatment, and distribution facilities are available to support the development at the adopted level of service standards ~~concurrent with the impacts of such development.~~ {9J-5.011(2)(b)2} §163.3177(6)(c), F.S.,

48  
49 **Policy 701.1.1**

50 Monroe County hereby adopts the following level of service standards to achieve  
51 Objective 701.1 and shall use these standards as the basis for determining facility  
52 capacity and the demand generated by a development. [9J-5.011(2)(c)2d]  
53 [§163.3180(1)(b)., F.S., §163.3180(2)., F.S., §163.3177(3)(a)3., F.S.]  
54

55 **Level of Service Standards**

56  
57 **A.1. Quantity:**

58 100 gal./capita/day\*

59 \*Note: Based on historical data through December 2011; provided by FKAA,  
60 December 2012.

61 Residential LOS 66.50 gal./capita/day

62 Non-Residential LOS 0.35 gal./sq. ft./day

63 Overall LOS 132.(Ord. 021-2009)

64 Equivalent Residential Unit 149.00 gallons per day

65 (2.24 average persons per  
66 household x 66.5 gallons/capita/day)

67  
68 2. Minimum Pressure:  
69 20 PSI at customer service

70  
71 3. Minimum Potable Water Quality:  
72 Shall be as defined by the U.S. Environmental Protection Agency. (Part 143-  
73 National Secondary Drinking Standards, 40 CFR 143, 44FR 42198)Chapter 62-  
74 550 F.A.C.  
75

76 **Policy 701.1.2**

77 ~~Monroe County will encourage FKAA to pursue a goal of decreasing unaccounted for~~  
78 ~~water to 13 percent or lower by replacing deficient transmission and distribution lines and~~  
79 ~~implementing meter improvements by the year 2005. Obtaining this goal will result in~~  
80 ~~the following projected potable water consumption: [9J-5.011(2)(c)3; 9J-5.013(2)(c)4]~~  
81

82 ~~Residential Consumption 57.00 gal./capita/day~~

83 ~~Non-Residential Consumption 0.29 gallons/sq ft/day~~

84 ~~Overall Consumption 86.00 gal./capita/day~~  
85

86 **Policy 701.1.32**

87 By January 4, 1997, Monroe County shall adopt ~~Land Development Regulations~~maintain  
88 land development regulations which provide a Concurrency Management System (See  
89 Capital Improvements Policy 1401.4.5). The Concurrency Management System shall  
90 ensure that no ~~permits~~certificate of occupancy or its functional equivalent will be issued  
91 for new development unless adequate potable water supply, treatment, and distribution  
92 facilities needed to support the development at the adopted level of service standards are  
93 available~~are available concurrent with the impacts of development.~~ [9J-5.011(2)(c)1]  
94 [§163.3180(1)(b)., F.S., §163.3180(2)., F.S., §163.3177(3)(a)3., F.S., §163.3177(6)(c).,  
95 F.S.]

96  
97 **Policy 701.1.43**

98 ~~The Concurrency Management System adopted in accordance with Policy 701.1.23 shall~~  
99 ~~specify procedures for updating facility demand and capacity information, utilizing data~~  
100 ~~provided by the FKAA as potable water facilities are installed or upgraded. [9J-~~  
101 ~~5.011(2)(e)1][§163.3180(2).. F.S.]~~

102  
103 **Policy 701.1.5**

104 ~~Monroe County shall amend the potable water quantity level of service upon attainment~~  
105 ~~of the goal level of service as indicated in Policy 701.1.2.~~

106  
107 **Policy 701.1.64**

108 Monroe County shall implement a concurrency management system that is consistent  
109 with the South Florida Water Management District *Lower East Coast Regional Water*  
110 *Supply Plan* and Florida Keys Aqueduct Authority *20-year Water System Capital*  
111 *Improvement Master Plan*. (Ord. 022-2009)

112  
113 **Policy 701.1.75**

114 Monroe County shall prepare and maintain a 10-year Water Supply Work Plan that  
115 identifies alternative water supply projects, traditional water supply projects,  
116 conservation, and reuse necessary to meet the Monroe County Unincorporated Area  
117 water supply needs, consistent with the South Florida Water Management District *Lower*  
118 *East Coast Regional Water Supply Plan* and the Florida Keys Aqueduct Authority *20-*  
119 *year Water System Capital Improvement Master Plan*. (Ord. 022-2009)  
120 [§163.3177(6)(c)3., F.S.]

121  
122 **Policy 701.1.86**

123 Monroe County shall update the 10-year Water Supply Work Plan every 5 years or within  
124 18 months after the governing board of the South Florida Water Management District  
125 approves an updated regional water supply plan. (Ord. 022-2009) [§163.3177(6)(c)3.,  
126 F.S.]

127  
128 **Objective 701.2**

129  
130 ~~In coordination with Monroe County, the FKAA shall:~~  
131 ~~maintain a five year schedule of capital improvement needs for potable water supply,~~  
132 ~~treatment and distribution, as identified through and in accordance with Policy 701.2.2;~~  
133 ~~identify responsible parties and agencies; and identify time frames for completion.~~

134  
135 ~~The schedule will be updated annually consistent with Capital Improvements Policy~~  
136 ~~1401.1.2, and in accordance with the FKAA's annual budget process. [9J-5.011(2)(b)1~~  
137 ~~and 2]~~

138  
139 **Policy 701.2.1**

140 ~~The Florida Keys Aqueduct Authority (FKAA) shall continue to address the~~  
141 ~~future needs of potable water supply, treatment and distribution facilities and~~  
142 ~~evaluate options to satisfy these needs. FKAA and Monroe County shall evaluate~~  
143 ~~and rank proposed capital improvement projects, on the basis of delivery cost and~~

144 other factors, considered for inclusion in the five-year schedule of capital  
145 improvement needs in accordance with the criteria contained in Policy 701.2.2 as  
146 well as the Goals, Objectives, and Policies of the Comprehensive Plan. [9J-  
147 5.011(2)(e)1 and 2]

148  
149 **Policy 701.2.2**

150 Proposed capital improvement projects shall be evaluated and ranked according to  
151 the following priority level guidelines: [9J-5.011(2)(e)1 and 2]

152  
153 **Level One**—Whether the project is consistent with the FCAA's enabling  
154 legislation.

155  
156 **Level Two**—Whether the project is needed to protect public health and safety,  
157 provide facilities and services, or to preserve or achieve full use of existing  
158 facilities.

159  
160 **Level Three**—Whether the project increases efficiency of use of existing  
161 facilities, prevents or reduces future improvement costs, provides service to  
162 developed areas lacking full service, or promotes in-fill development.

163  
164 **Level Four**—Whether the project represents a logical extension of facilities and  
165 services within a designated service area.

166  
167 **Objective 701.32**

168 Monroe County and the FCAA shall work cooperatively with the FCAA, South Florida Water  
169 Management District (SFWMD), Miami-Dade County, and the Cities of Layton, Key Colony  
170 Beach and, Marathon, Key West and the Village of Islamorada to ensure the protection and  
171 availability of an adequate raw water supply at the Florida City Wellfield to meet the needs of  
172 Monroe County through the year 20430. [§163.3177(6)(h)1., F.S.]

173  
174 **Policy 701.32.1**

175 In coordination with Monroe County, the shall work closely with FCAA shall, as  
176 necessary, renew in their renewal of the Florida City Wellfield consumptive use permit  
177 issued by SFWMD. Alternative

178  
179 **Policy 701.2.2**

180 Monroe County shall encourage the use of alternative water sources such as reverse  
181 osmosis, cisterns and water re-use, and shall be evaluate the feasibility of using such  
182 alternative sources d and the most feasible solution implemented in the event that the  
183 necessary withdrawals from the Biscayne Aquifer are limited. [9J-5.011(2)(e)1; 9J-  
184 5.013(2)(e)4]

185  
186 **Policy 701.32.23**

187 The Monroe County Growth Management Division shall provide technical assistance  
188 to shall coordinate with the FCAA for the consumptive use permitting process. This  
189 technical assistance coordination shall include providing information regarding future  
190 land use growth patterns, population trends, growth management policies and demand

191 projections to ensure consistency between the FCAA permitting process and the Monroe  
192 County Comprehensive Plan. ~~[9J-5.011(2)(e)1; 9J-5.013(2)(e)4]~~

193  
194 **Policy 701.32.34**

195 The Monroe County ~~Growth Management Division~~ shall annually supply FCAA and  
196 SFWMD with the ~~Concurrency Management~~ Public Facilities Capacity Report prepared  
197 in accordance with Capital Improvements Policy 1401.4.9. These annual reports shall  
198 include the latest information on land use, population trends, and growth management  
199 policies as well as facility capacity analyses using data supplied by service providers.  
200 ~~[9J-5.011(2)(e)1; 9J-5.013(2)(e)4]~~

201  
202 **Policy 701.32.45**

203 Monroe County shall ~~continue to reserve the right to review~~ coordinate and  
204 ~~comment~~ provide comments on the SFWMD plans, such as water supply, cost, needs and  
205 sources, and water conservation plans, as they are developed.

206  
207 **Policy 701.32.56**

208 Monroe County shall continue to coordinate with the Cities of Layton, Key Colony  
209 Beach ~~and, Marathon, Key West, the Village of Islamorada,~~ and FCAA as necessary to  
210 facilitate ~~systemwide~~ system-wide compatibility on such potable water-related issues as  
211 potable water levels of service, consumption projections, water conservation programs,  
212 and emergency management.

213  
214 **Objective 701.43**

215 Monroe County shall work cooperatively with Miami-Dade County to encourage land use  
216 planning and development controls which shall protect the recharge area of the Florida City  
217 Wellfield from potential sources of groundwater contamination, saltwater intrusion and  
218 overextraction. ~~[9J-5.011(2)(b)5; 9J-5.013(2)(b)2]~~  [§163.3177(6)(c), F.S., §163.3177(6)(h)1.,  
219 F.S.]

220  
221 **Policy 701.43.1**

222 Protection of the Florida City Wellfield shall be accomplished through ~~continued~~  
223 ~~implementation of the~~ Miami-Dade County Wellfield Protection Ordinance and the  
224 SFWMD Water Supply Policy Document. ~~[9J-5.011(3)(e)1 and 4; 9J-5.013(2)(e)9]~~

225  
226 **Policy 701.43.2**

227 By January 4, 1998, Monroe County shall ~~seek~~ maintain an interlocal agreement with  
228 FCAA and Miami-Dade County. This agreement shall provide Monroe County with an  
229 opportunity to comment on land use and regulatory issues related to the Florida City  
230 Wellfield, aquifer and aquifer recharge area. It shall set forth procedures for review of  
231 land use and regulatory activities identified as having potentially significant impacts on  
232 the aquifer recharge and water supply systems especially concerning hazardous waste  
233 generation. Criteria for determination of significant impacts shall be included in the  
234 interlocal agreement. ~~[9J-5.011(3)(e)1 and 4; 9J-5.013(2)(e)9]~~

239 **Objective 701.5**

240 FKAA shall supply adequate operating pressures in the transmission and distribution system to  
241 meet the adopted level of service standard specified in Policy 701.1.1(2) for the customer service  
242 connection. [9J-5.011(2)(b)1]  
243

244 **Policy 701.5.1**

245 FKAA shall continue to maintain the transmission network and construct improvements to  
246 continue to provide a minimum operating pressure of 20 PSI at customer service. [9J-  
247 5.011(2)(e)2]  
248

249 **Objective 701.6**

250 The FKAA shall continue to implement provisions to increase potable water storage through the  
251 Aquifer Storage Recovery System. [9J-5.011(2)(b)2]  
252

253 **Policy 701.6.1**

254 By January 4, 1997, Monroe County shall, by resolution, support the development by FKAA of a  
255 total system storage capacity equal to 10 days of treated water flow at 50% of the annual average  
256 daily flow by the year 2005. [9J-5.011(2)(e)2d]  
257

258 **Policy 701.6.2**

259 By January 4, 1997 Monroe County shall, by resolution, support the FKAA in their efforts to  
260 continue to develop an Aquifer Storage Recovery System, to aid in the provision of adequate  
261 storage capacity for emergency purposes. [9J-5.011(2)(e)1 and 2]  
262

263 **Objective 701.7**

264 The FKAA shall continue to provide emergency service during electric power outages to the  
265 greatest extent feasible. [9J-5.011(2)(b)1]  
266

267 **Policy 701.7.1**

268 In the event of a power outage, the emergency diesel pumps will deliver 15.6 MGD at 125 PSI  
269 during emergency conditions while the treatment plant will be operated by a 1,000 KVA diesel  
270 generator. [9J-5.011(2)(e)(2)d]  
271  
272  
273

274 **Objective 701.84**

275  
276 FCAA shall improve its capacity Monroe County shall continue to coordinate with FCAA to  
277 ensure adequate capacity is available to provide for fire flows in the areas outlined in Policy  
278 701.8.1 to ensure thefor protection of the public health, welfare and safety. [9J-  
279 5.011(2)(b)1][§163.3177(3)(a)3., F.S.]

280  
281 **Policy 701.84.1**

282 By the year 2000, Monroe County shall coordinate with the FCAA, in accordance with its  
283 Capital Improvements Program, shallto continue to upgradeupgrading the distribution  
284 system toward the goal of providing fire flow capabilities in the following  
285 areasthroughout Florida Keys as funds and land are available:. Fire flows shall meet the  
286 provisions of the Florida Fire Prevention Code.

287 Proposed Fire Flow Areas:

288  
289 Key West and Stock Island (current fire flow areas)  
290 Everywhere on US 1, except non-developable areas  
291 Ocean Reef  
292 Key Colony Beach  
293 Layton  
294 Marathon  
295 Duck Key  
296 Tavernier

297  
298 Proposed Fire Flow Requirements by Land Use Zone:

299  
300 Suburban Residential — 750 GPM  
301 Mobile Home, Recreational Vehicle — 1,500 GPM  
302 Urban Commercial, Suburban Commercial, and Commercial  
303 2,000 GPM

304 All commercial facilities not along USU.S. 1 shall provide "on site" fire abatement, as  
305 currently requiredunless identified in the Agreement Between Monroe County and the  
306 Florida Keys Aqueduct Authority for Installation and Maintenance of Fire Hydrants in  
307 Unincorporated Monroe County. In all other areas the FCAA aqueduct system shall not  
308 be considered even as a future primary fire abatement source. However, all line upgrades  
309 shall be designed and constructed so as to provide approximately 250 GPM to extreme  
310 locations. [9J-5.011(2)(e)1 and 2]

311 **Policy 701.8.2**

312 By January 4, 1997, the Monroe County Office of the Fire Marshall, in accordance with  
313 the FCAA, shall develop fire districts for subsequent implementation if feasible. [9J-  
314 5.011(2)(c

315 **Policy 701.4.2**

316 Monroe County shall require that at the time a construction permit is issued, adequate fire  
317 flow is supplied to the site in accordance with the Florida Fire Prevention Code.

318  
319 **Policy 701.8.3**

320 Since fire flow improvements in the areas identified by Policies 701.8.1 and 701.8.2 will  
321 result in significant fire insurance premium reductions for affected areas, charges for fire

322 | flow improvements in these areas shall be charged to these areas only, as opposed to  
323 | general system absorption of such charges. [9J-5.011(2)(e)1]  
324 |

325 | **Objective 701.95**

326 | Monroe County shall continue to assist the FKAA with water conservation efforts and assist in  
327 | implementing the FKAA's *Water Conservation Plan* consistent with SFWMD's *Water Shortage*  
328 | *Plan* and Comprehensive Water Conservation Program. The County shall implement Policies  
329 | 701.95.1 to further conserve potable water use. [9J-5.011(2)(b)4; 9J-5.013(2)(b)2]  
330 |

331 | **Policy 701.95.1**

332 | ~~By January 4, 1997, the Monroe County Growth Management Division, with input from~~  
333 | ~~the FKAA and SFWMD, and other affected organizations shall adopt Land Development~~  
334 | ~~Regulations, which implement a xeriscape landscape ordinance, a permanent irrigation~~  
335 | ~~ordinance, and plumbing fixture efficiency standards consistent with the mandatory~~  
336 | ~~elements of the FKAA Water Conservation Plan and the SFWMD Model Landscape~~  
337 | ~~Code for South Florida. Prior to the adoption of the xeriscape landscape ordinance,~~  
338 | ~~permanent irrigation ordinance and plumbing efficiency standards, drafts of these~~  
339 | ~~ordinances and standards will be submitted to the SFWMD for review and comment, and~~  
340 | ~~when applicable the recommendations will be incorporated in the water conservation~~  
341 | ~~measures. [9J-5.011(2)(e)3; 9J-5.013(2)(e)4] Within one (1) year of the adoption of the~~  
342 | ~~2030 Comprehensive Plan, Monroe County shall implement a landscape ordinance~~  
343 | ~~consisting of water conservation measures which may include Florida Friendly~~  
344 | ~~provisions.~~  
345 |

346 | **Policy 701.95.2**

347 | ~~During the development of updated Land Development Regulations~~  
348 | ~~regulations in accordance with Policy 701.9.1, the Monroe County Growth Management~~  
349 | ~~Division and shall coordinate with the FKAA shall to evaluate building codes, utility~~  
350 | ~~regulations, landscaping ordinances, and public education programs for implementation~~  
351 | ~~of water conservation measures. [9J-5.011(2)[§163.3177(6)(c)3; 9J-5.013(2)(e)4], F.S.]~~  
352 |

353 | **Policy 701.95.3**

354 | ~~In Monroe County shall coordinate with the FKAA in accordance with its~~  
355 | ~~their *Water Conservation Plan*, the FKAA shall, with input from Monroe County, continue to~~  
356 | ~~implement a leak detection program and a conservation rate structure. Monroe County~~  
357 | ~~and shall coordinate with the FKAA, with input from the SFWMD, and other affected~~  
358 | ~~organizations, shall to formulate and initiate implementation of a joint public education~~  
359 | ~~program for water conservation. [9J-5.011(2)(e)3; 9J-5.013(2)(e)4]~~  
360 |

361 | **Policy 701.95.4**

362 | ~~Monroe County and the FKAA shall continue to comply with SFWMD water use~~  
363 | ~~restrictions including all Phase I and Phase I (modified) water use restrictions when water~~  
364 | ~~shortages are declared by the SFWMD. [9J-5.011(2)(e)3; 9J-5.013(2)(e)4]~~  
365 |

366 | **Policy 701.95.5**

367 | Monroe County shall coordinate with the Florida Department of Health and  
368 | ~~Rehabilitative Services (HRS(DOH))~~ to permit utilization of grey reclaimed water storage  
369 | systems and utilization for all exterior irrigation and flushing purposes. Upon receipt of

370 authorization from HRS, policies shall be developed to implement the use of  
371 greyreclaimed water storage systems where economically feasible. [~~9J-5.011(2)(c)3; 9J-~~  
372 ~~5.013(2)(c)4~~]

373  
374 **Policy 701.95.6**

375 ~~Monroe County shall permit and encourage rainwater storage facilities for all household~~  
376 ~~uses such as irrigation, car, patio, and boat washing, at a minimum capture for all non-~~  
377 ~~potable uses and for safe household potable uses. [9J-5.011(2)(c)3; 9J-~~  
378 ~~5.013(2)(c)4][§163.3177(6)(c), F.S.]~~

379  
380 **Policy 701.95.7**

381 ~~By January 4, 1997, Monroe County shall adopt Land Development Regulations which~~  
382 ~~establish a Permit Allocation and Point System for new residential and non-residential~~  
383 ~~development (See Future Land Use Objectives 101.2, 101.3, and 101.5 and supporting~~  
384 ~~policies). In developing the Point System, Monroe County shall~~Within one (1) year of  
385 adoption of the 2030 Comprehensive Plan, Monroe County shall evaluate the permit  
386 allocation and point system to consider assigning a positive point rating to developments  
387 utilizing alternative water collection systems such as eisterns, grey water reuse systems  
388 and wastewater treatment plant effluent reuse which conserve potable water supply. [~~9J-~~  
389 ~~5.011(2)(c)3; 9J-5.013(2)(c)4~~]

390  
391 **Policy 701.95.8**

392 ~~As the water conservation measures set forth in Policies 701.95.1 through 701.95.7 are~~  
393 ~~implemented, Monroe County shall re-evaluate the adopted potable water levels of~~  
394 ~~service through the evaluation and appraisal report process as set forth in Chapter~~  
395 ~~163.3191 F.S.~~

396  
397 **Objective 701.106**

398 In coordination with the FKAA, Monroe County shall continue to maximize the use of existing  
399 facilities and discourage urban sprawl ~~through implementation of Potable Water Policies~~  
400 ~~701.10.1 through 701.10.5. [9J-5.011(2)(b)3][§163.3177(6)(c)2., F.S.]~~

401  
402 **Policy 701.6.1**

403 Monroe County shall annually evaluate proposed FKAA capital improvements for  
404 inclusion in the annual update of the County's CIE Schedule.

405  
406 **Policy 701.6.2**

407 ~~Existing facilities shall be maximized by encouraging capital developments in already~~  
408 ~~developed areas and discouraging extension of facilities to undeveloped areas. **Policy**~~

409 **701.10.1**

410 ~~By January 4, 1998, Monroe County shall evaluate existing FKAA policies related to~~  
411 ~~identification and adoption of capital improvements. Improvements consistent with~~  
412 ~~achieving Objective 701.10 shall be incorporated into Monroe County's annual~~  
413 ~~Concurrency Management Report prepared in accordance with Capital Improvements~~  
414 ~~Policy 1401.4.9. [9J-5.011(2)(c)1]~~

415  
416 **Policy 701.10.2**

417 All FKAA facility expansions shall be consistent with the Future Land Use Map, the  
418 Goals, Objectives, and Policies of the Comprehensive Plan, and adopted levels of service.  
419 [9J-5.011(2)(e)1]  
420

421 **Policy 701.10.3**

422 Monroe County shall review and comment on the FKAA Capital Improvements Plan for  
423 Comprehensive Plan consistency prior to inclusion in the annual Concurrency  
424 Management Report prepared in accordance with Capital Improvements Policy 1401.4.9.  
425 [9J-5.011(2)(e)1]  
426

427 **Policy 701.10.4**

428 The FKAA, through its fee schedule, shall continue to assess charges for new  
429 units for meter fees, tapping fees, service charges and water main extension costs in order  
430 to promote maximizing the use of existing facilities and discouraging urban sprawl. [9J-  
431 5.011(2)(e)  
432

433 **Policy 701.10.5**

434 The FKAA shall continue its policy of not providing for water connection services in  
435 National Wildlife Refuge areas or hardwood hammock areas within its jurisdiction as  
436 specified in FKAA's enabling legislation and the FKAA Policy and Procedure  
437 Handbook, Chapter 48-7. [9J-5.011(2)(e)1]  
438  
439

440 **5.2 NATURAL GROUNDWATER AND AQUIFER RECHARGE ELEMENT**  
441

442 **GOAL 1101**

443 Monroe County shall protect the quality and quantity of water in the potable water aquifer and in the  
444 freshwater lens systems so as to ensure public health, conserve the public water supply, and preserve  
445 ecosystems dependent upon freshwater. [9J-5.011(2)a][§163.3177(6)(c), F.S.]  
446

447 **Objective 1101.1**

448 Monroe County shall work cooperatively with Miami-Dade County to encourage land use  
449 planning and development controls which shall protect the recharge area of the Florida City  
450 Wellfield from potential sources of groundwater contamination, saltwater intrusion and over-  
451 extraction. (See Potable Water Objective 701.4 and related policies.) [9J-5.011(2)(b)5]  
452 [§163.3177(6)(d), F.S.]  
453

454 **Objective 1101.2**

455 By January 4, 1998, Monroe County shall map the freshwater lens systems and associated  
456 recharge areas in the Florida Keys and shall adopt regulations which protect the lenses from loss  
457 of recharge potential and from threats of groundwater contamination. [9J-5.011(2)(b)5; 9J-  
458 5.013(2)(b)2]

459 Monroe County shall provide for the protection of groundwater within the unincorporated areas.  
460

461 **Policy 1101.2.1**

462 By January 4, 1997, Monroe County shall adopt a Stormwater Management Ordinance.  
463 This ordinance shall establish level of service standards for the quality and quantity of  
464 stormwater discharges. The ordinance shall encourage use of site specific natural

465 drainage features to the maximum extent possible before utilizing structural stormwater  
466 control. The protection of freshwater lens recharge areas, and associated freshwater  
467 wetlands where identified, shall be of primary concern in design of a development  
468 project. [9J-5.011(2)(e)4; 9J-5.013(2)(b)1 and 9]  
469

470 **Policy 1101.2.21**

471 Monroe County shall undertake activities which shall reduce pollutant entry into  
472 groundwater, summarized as follows:  
473

- 474 1. Monroe County shall develop and implement permitting, inspection and  
475 enforcement procedures designed to reduce pollutant discharges into groundwater  
476 from:
  - 477 a) on-site disposal systems (See Sanitary Sewer Goal 901 and related  
478 objectives and policies);
  - 479 b) secondary sewage treatment plants and injection wells (See Sanitary  
480 Sewer Goal 901 and related objectives and policies); and
  - 481 c) stormwater runoff (See Drainage Element Objective 1001.3-1 and related  
482 policies);
  - 483 d) pesticides used for mosquito control – Monroe County shall ~~immediately~~  
484 ~~take actions~~ coordinate with the Florida Keys Mosquito Control District to  
485 promote mosquito control techniques which will reduce the entry of  
486 pollutants from aerial pesticide applications into groundwater (See  
487 Conservation and Coastal Management Objective 202.11 and related  
488 policies);
  - 489 e) fuel storage tanks – Monroe County ~~HRS Unit~~ shall coordinate with the  
490 Department of Health (DOH) to continue to ~~undertake~~ undertaking  
491 activities designed to reduce pollutant discharges into ground and surface  
492 waters from aboveground and underground fuel storage tanks (See  
493 Conservation and Coastal Management Objective 202.12 and related  
494 policies); and
  - 495 f) ~~hazardous wastes~~—Monroe County shall continue to undertake activities  
496 which support existing state and federal laws pertaining to the handling,  
497 transportation and disposal of hazardous wastes (See Solid Waste  
498 Objective 801.5 and related policies.) [9J-5.011(2)(e)4; 9J-5.012(3)(b)2;  
499 9J-5.013(2)(b)1,2,9 and 10]  
500

501 **Policy 1101.2.3**

502 By January 4, 1997, Monroe County shall initiate an interlocal agreement with the  
503 USFWS and SFWMD to map and evaluate the freshwater lenses of the Florida Keys and  
504 their associated recharge areas. Previously conducted studies by the National Audubon  
505 Society Research Department, Southern Illinois University, and the SFWMD will be  
506  
507

utilized to the greatest extent possible. An analysis of the condition of the lenses shall also be completed.

Mapped data shall be entered into the County's Geographic Information System. [9J-5.011(2)(e)4; 9J-5.013(2)(b)1 and 9]

**Policy 1101.2.42**

Pending completion of the freshwater lens study, Monroe County shall continue to restrict the percentage of impervious surfaces on development sites through application of the Open Space Requirements in the Land Development Regulations Code. These regulations shall be met or exceeded in order to minimize impervious areas and to protect freshwater lens recharge areas. [9J-5.011(2)(e)4; 9J-5.013(2)(b)1 and 9][§163.3177(6)(c), F.S.]

**Policy 1101.2.53**

Upon completion of the freshwater lens and recharge area mapping and evaluation, the Monroe County shall consider altering the minimum required open space ratios, and other development regulations, to protect the quantity and quality of groundwater in the freshwater lens systems. The County shall also assign a negative point rating in the Point System for developments proposed in freshwater lens recharge areas. [9J-5.011(2)(e)4; 9J-5.012(3)(b)2; 9J-5.013(2)(b)1,2,9 and 10][§163.3177(6)(c), F.S.]

**Objective 1101.3**

By the year 2000, the use of well water in the Florida Keys for public consumption and commercial use shall be phased out in order to ensure the health and safety of the public and to ensure the preservation of the existing freshwater lens system. [9J-5.011(2)(b)5; 9J-5.013(2)(b)2]

**Policy 1101.3.1**

By January 4, 1997, Monroe County shall adopt Land Development Regulations which prohibit new wells for drawing water from the freshwater lens systems for private residential and private commercial purposes in the Florida Keys. Exceptions shall be allowed for wells for approved periodic water testing. [9J-5.011(2)(e)4; 9J-5.013(2)(b)1 and 9]

**Policy 1101.3.2**

By January 4, 1998, in conjunction with the development of the Sanitary Wastewater Master Plan, Monroe County shall identify existing wells used for drawing water for private residential and private commercial purposes. [9J-5.011(2)(e)4; 9J-5.013(2)(b)1 and 9]

**Policy 1101.3.3**

The use of existing wells shall be phased out in accordance with the availability of adequate, affordable, alternative potable water source

560 **5.4 Conservation and Coastal Management Element**

561  
562 **GOAL 211**

563 Monroe County shall conserve and protect potable water resources and cooperate with regional efforts to  
564 ensure the continued availability of high quality potable water. ~~(9J-5.5011( [§163.3177(6)d.2)(a);9J5-~~  
565 ~~5013(b., F.S.: §163.3177(6)d.2)(a)].c., F.S.)~~

566  
567 **Objective 211.1**

568 Monroe County shall encourage the use of water conservation strategies, including, but not  
569 limited to cisterns, on-site stormwater collection systems used for irrigation and bio-swales, and  
570 work cooperatively with FKAA and Miami-Dade County to encourage water conservation  
571 efforts and assure that land use planning and development controls are maintained which shall  
572 ~~protect~~ protects the recharge area of the Florida City Wellfield from potential sources of  
573 groundwater contamination and saltwater intrusion. (See Potable Water Objective 701.3 and  
574 related policies). ~~[9J5.013(2)(b)2][§163.3177(6)d.2.b., F.S.; §163.3177(6)d.2.c., F.S.]~~

575  
576 **Objective 211.2**

577 **Policy 211.1.1**

578 Monroe County shall continue to assist the FKAA with water conservation efforts,  
579 including implementing the FKAA's Water Conservation Plan, consistent with  
580 SFWMD's Water Shortage Plan and Water Consumption Guidelines, and shall implement  
581 measures to further conserve potable water. (See Potable Water Objective 701.5 and  
582 related policies). [§163.3177(6)d.2.b., F.S.; §163.3177(6)d.2.c., F.S.]

583  
584 **Objective 211.3**

585 **Policy 211.1.2**

586 ~~By January 1, 1998,~~ Monroe County shall identify ~~has identified~~ the freshwater lens  
587 system and associated recharge areas of the Florida Keys ~~and shall implement programs~~  
588 ~~regulating~~ as noted within *Water Resources of Big Pine Key, Florida*, (Hanson, 1980).  
589 Within one (1) year after the adoption of the 2030 Comprehensive Plan, the County shall  
590 adopt land development regulations that regulate the storage and use of hazardous  
591 materials in recharge areas, prohibiting new water withdrawals, and phasing out existing  
592 water withdrawals to protect against saltwater intrusion freshwater lenses. ~~[9J.5013(~~  
593 ~~[§163.3177(6)d.2)(b)., F.S.; §163.3177(6)d.2].i., F.S.)~~

594  
595  
596 **5.4 Future Land Use Element**

597  
598 **GOAL 101**

599 Monroe County shall manage future growth to enhance the quality of life, ensure the safety of County  
600 residents and visitors, and protect valuable natural resources. ~~[9J5.006(3)a]~~ [§163.3177(1), F.S.]

601  
602 **Objective 101.1**

603 Monroe County shall ensure that all development and redevelopment taking place within its  
604 boundaries does not result in a reduction of the level-of-service requirements established and  
605 adopted by this comprehensive plan.. Monroe County shall ensure that at the time a development  
606 permit is issued, adequate public facilities are available to serve the development at the adopted  
607 level of service standards concurrent with the impacts of such development. ~~[(J-5.006(3)(b)1]~~

608 Further, Monroe County shall ensure that comprehensive plan amendments include an analysis  
609 of the availability of facilities and services or demonstrate that the adopted levels of service can  
610 be reasonably met. [§163.3177 & 163.3180, F. S.]  
611

612 **Policy 101.1.1**

613 Monroe County shall ~~adopt~~ maintain level of service (LOS) standards for the following  
614 public facility types required by Chapter ~~9J-5163~~, F.A.C.S.: sanitary sewer, solid waste,  
615 drainage, and potable water. Additionally the County shall maintain LOS for roads, and  
616 parks and recreation ~~and paratransit~~. The LOS standards are established in the following  
617 sections of the Comprehensive Plan:  
618

619 2. The LOS for potable water is established in Potable Water Policy 701.1.1;  
620

621 **Policy 101.1.3**

622 Facilities for potable water, sanitary sewer, solid waste and drainage shall be in place and  
623 available to serve new development no later than the issuance of the certificate of  
624 occupancy or its functional equivalent. If facility improvements are needed to ensure that  
625 the adopted level-of-service standards are achieved and maintained, prior to  
626 commencement of construction, a developer is required to enter into a binding and legally  
627 enforceable commitment to the County to assure construction or improvement of the  
628 facility. [163.3180, F. S.]  
629

630 **5.5 Capital Improvements Element**  
631

632 **Objective 1401.4**

633 Monroe County shall coordinate land use decisions and fiscal resources with a schedule of  
634 capital improvements in order to maintain the adopted level of service (LOS) standards for both  
635 ~~\_\_\_\_\_~~ F.S.]  
636

637 **Policy 1401.4.1**

638 Monroe County shall adopt and maintain level of service (LOS) standards for the  
639 following public facility types: roads, sanitary sewer, solid waste, drainage, potable  
640 water, and parks and recreation. The LOS standards are established in the following  
641 sections of the Comprehensive Plan:  
642

643 2. The LOS for potable water is established in Potable Water Policy 701.1.1;  
644

645 **Policy 1401.4.4**

646 Public facilities and services needed to support development shall be available concurrent  
647 with the impacts of development in accordance with the adopted levels of service  
648 referenced in Policy 1401.4.1. ~~and Chapter 9J-5.0055, F.A.C.~~ Development approval may  
649 be phased to allow the provision of public facilities and services necessary to maintain  
650 the adopted levels of service. [~~9J-5.016(3)(e)6~~]  
651

652 **Policy 1401.4.5**

653 Monroe County hereby adopts a Concurrency Management System to ensure that  
654 facilities and services needed to support development are available concurrent with the  
655 impact of development. The Concurrency Management System shall ensure that the

656 County shall issue no development order or permit which results in a reduction in the  
657 level of service (LOS) below the adopted LOS standards referenced in Policy 1401.4.1  
658 for those public facilities that are subject to the system. The guidelines established in  
659 Policies 1401.4.6, 1401.4.7, 1401.4.8, 1401.4.9, and 1401.4.10 shall ensure that  
660 concurrency is successfully implemented.  
661

662 **Policy 1401.4.6**

663 The following guidelines identify the stages in the development review process when the  
664 test for concurrency must be met.  
665

666 1. Preliminary Development Order Stage - A preliminary development order is a  
667 development order that precedes the issuance of a building permit, such as a subdivision  
668 plat, development plan, certificate of compliance, conditional use permit, or development  
669 of regional impact development order. A proposed development must receive a  
670 conditional concurrency determination prior to receiving a preliminary development  
671 order.  
672

673 2. Final Development Order Stage - A final development order is a building permit or any  
674 other development permit authorizing the construction or expansion of a ~~building~~ an  
675 increase in development intensity, or a change of use requiring a new certificate of  
676 occupancy. A proposed development must receive a final concurrency determination  
677 prior to receiving a final development order.  
678

679 **Policy 1401.4.8**

680 The following guidelines identify the minimum criteria necessary to meet the  
681 concurrency requirements of each public facility type.  
682

- 683
- 684 1. The concurrency requirements for ~~roads,~~ potable water, solid waste, sanitary  
685 sewer, and drainage facilities and services shall be satisfied if one or more of the  
686 following conditions are met:  
687
- 688 a) the necessary facilities and services are in place at the time a development  
689 permit is issued; or
  - 690 b) the necessary facilities and services are in place at the time a certificate of  
691 occupancy, or its functional equivalent is issued.
  - 692 ~~1. the development permit is issued subject to the condition that the~~  
693 ~~necessary facilities and services will be in place when the impacts of the~~  
694 ~~development occur or~~
  - 695 c) the necessary facilities are under construction at the time a ~~permit is~~  
696 ~~issued; or~~
  - 697 d) ~~an enforceable development agreement guarantees that the necessary facilities and~~  
698 ~~services will be in place when the impacts of the development occur. An~~  
699 ~~enforceable development agreement may include, but is not limited to,~~  
700 ~~development agreements pursuant to section 163.3220, F.S., or an agreement or~~  
701 ~~development order issued pursuant to Chapter 380, F.S.~~  
702  
703

704 | \_\_\_\_\_  
705 | 2. The concurrency requirements for recreational facilities shall be satisfied if one or  
706 | more of the following conditions are met:

707 |  
708 | a) conditions 1(a), or 1(b), or 1(e) listed above or, in the case of acreage for  
709 | parks and recreational facilities, which shall be dedicated to or acquired by  
710 | the County prior to issuance of a building permit, or funds in the amount  
711 | of the developer's fair share are committed no later than the approval to  
712 | commence construction; or

713 |  
714 | ~~2. a binding executed contract is in place at the time the development permit~~  
715 | ~~is issued which provides for the commencement of the actual construction~~  
716 | ~~of the required facilities or provision of services within one year of permit~~  
717 | ~~issuance; or~~

718 | \_\_\_\_\_  
719 | b) an enforceable development agreement guarantees that the necessary  
720 | facilities and services will be in place ~~within one year of~~ with the issuance  
721 | of the applicable development permit. An enforceable development  
722 | agreement may include, but is not limited to, development agreements  
723 | pursuant to section 163.3220, F.S., or an agreement or development order  
724 | issued pursuant to Chapter 380, F.S.

725 |  
726 | 3. The concurrency requirements for roads shall be satisfied if one or more of the  
727 | following conditions are met:

728 |  
729 | a) conditions 1(a) or 1(b) listed above; or

730 |  
731 | ~~b) a binding executed contract is in place at the time the development permit~~  
732 | ~~is issued which provides for the commencement of the actual construction~~  
733 | ~~of the required facilities or provision of services; or~~

734 |  
735 | ~~c) an enforceable development agreement guarantees that the necessary~~  
736 | ~~facilities and services will be in place with the issuance of the applicable~~  
737 | ~~development permit. An enforceable development agreement may include,~~  
738 | ~~but is not limited to, development agreements pursuant to section~~  
739 | ~~163.3220, F.S., or an agreement or development order issued pursuant to~~  
740 | ~~Chapter 380, F.S.~~

741 |  
742 | **Policy 1401.4.10**

743 | Monroe County shall use the following guidelines for interpreting and applying  
744 | level of service standards to development order applications. For the purposes of  
745 | this policy, reserve capacity refers to the capacity of existing public facilities plus  
746 | the capacity of public facilities which do not exist but which meet the applicable  
747 | requirements of Policy 1401.4.7, less the existing demand for those facilities and  
748 | the demand expected to be created for those facilities by approved but unbuilt  
749 | development as determined by the databases in Policy 1401.4.9.  
750 |

751 1. Potable Water- The County shall not render a final concurrency determination  
752 unless the quantity of water available under the FKAA Consumptive Use Permit  
753 meets or exceeds the estimated water demand of the proposed development  
754 together with the estimated water demand of all existing and committed  
755 development.  
756  
757

## 758 **5.6 Energy and Climate Element**

### 760 **Policy 1502.1.5**

761 Within five (5) years after the adoption of the 2030 Comprehensive Plan, Monroe County shall initiate  
762 an inventory of existing and planned infrastructure up to the 2030 horizon, based upon the vulnerability  
763 mapping identified in Policy 1502.1.3, for capacity to accommodate projected sea-level rise over the life  
764 expectancy of that infrastructure. Monroe County shall identify the infrastructure within those areas, its  
765 useful life and any retrofits or capital projects necessary to address the impacts of sea level rise. These  
766 strategies may include defense, accommodation, or and retreat projects, or not building planned  
767 infrastructure in vulnerable locations, to address the impacts of sea level rise. Monroe County will  
768 consider developing design criteria, in conjunction with a broader asset management planning process.  
769

### 770 **Policy 1502.1.6**

771 Within five (5) years after the adoption of the 2030 Comprehensive Plan, Monroe County shall consider  
772 incorporating a planning, design and permitting standard for infrastructure and public facilities that may  
773 include a sea level rise assumption of 3”-7” by 2030 as developed by the Southeast Regional Climate  
774 Compact. The County shall review and update sea level rise projections when new and pertinent data is  
775 available.  
776

### 777 **Policy 1502.1.7**

778 Monroe County shall ensure that new, renovated and replacement public facilities and infrastructure,  
779 such as streets and bridges, water and wastewater treatment plants, police stations and fire stations, and  
780 any other public facilities that the County has authority over, are designed in a manner which considers  
781 the useful life of public facilities and infrastructure. The County shall also consider the potential impacts  
782 from climate change, including rising sea levels and shoreline stabilization needs, on its infrastructure  
783 and public facilities.  
784

### 785 **Policy 1503.1.5**

786 Consistent with the Lower East Coast Regional Water Supply Plan, Monroe County shall encourage  
787 FKAA to continue expanding water auditing programs to increase the scope of the audits and identify  
788 opportunities to reduce system leaks and promote water conservation retrofitting.  
789

### 790 **Policy 1503.1.6**

791 Within one (1) year after the adoption of the 2030 Comprehensive Plan, Monroe County shall develop  
792 policies to increase water conservation, which may include the adoption of a recognized standard such  
793 as the South Florida Water Management District’s “Water Star” or EPA’s “Water Sense” programs.  
794

### 795 **Policy 1503.1.7**

796 Within five (5) years after the adoption of the 2030 Comprehensive Plan, Monroe County shall  
797 determine the appropriate climate change considerations (including but not limited to, emergency  
798 management, flood risk, storm surge, threats to potable water supply, the potential for changing habitat

799 and landscapes, the need for shoreline stabilization and the potential impacts to infrastructure necessary  
800 to serve proposed uses) to evaluate when reviewing land use amendments.

## 801 **II. BACKGROUND INFORMATION**

802  
803  
804 The purpose of the Monroe County Water Supply Facilities Work Plan (Work Plan) is to identify and  
805 plan for the water supply sources and facilities needed to serve existing and new development within the  
806 local government’s jurisdiction. Chapter 163, Part II, F.S., requires local governments to prepare and  
807 adopt Work Plans into their comprehensive plans within 18 months after the water management district  
808 approves a regional water supply plan or its update. The *Lower East Coast Water Supply Plan Update*  
809 was approved by the South Florida Water Management District (SFWMD) on September 12, 2013.

810  
811 Residents of Monroe County obtain their water directly from the Florida Keys Aqueduct Authority  
812 (FKAA), which is responsible for ensuring that enough capacity is available for existing and future  
813 customers.

814  
815 The Monroe County Water Supply Facilities Work Plan (Work Plan) references the initiatives already  
816 identified in FKAA’s 20-year Water System Capital Improvement Master Plan. According to state  
817 guidelines, the Work Plan and associated comprehensive plan amendments must address the  
818 development of traditional and alternative water supplies, bulk sales agreements and conservation and  
819 reuse programs that are necessary to serve existing and new development for at least a 10-year planning  
820 period. The Monroe County Work Plan will have the same planning time schedule consistent with the  
821 comprehensive plan and the Lower East Coast Water Supply Plan Update,

## 822 **IV. CONSISTENCY WITH THE MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN, 823 THE FLORIDA STATUTES, AND PRINCIPLES FOR GUIDING DEVELOPMENT**

### 824 **A. The proposed amendment is generally consistent with the following Goals, Objectives and 825 Policies of the Monroe County Year 2010 Comprehensive Plan. Specifically, it furthers:**

826  
827  
828 The proposed amendment will support and enhance the level of service standards identified  
829 within the Potable Water Element and ensure the availability of water supply as identified within  
830 the Capital Improvements Element and the Intergovernmental Coordination Element.  
831

### 832 **B. The proposed amendment is consistent with Part II of Chapter 163, Florida Statutes (F.S.). 833 Specifically, the amendment furthers:**

834  
835  
836  
837 163.3177(1), F.S. - The comprehensive plan shall provide the principles, guidelines, standards,  
838 and strategies for the orderly and balanced future economic, social, physical, environmental,  
839 and fiscal development of the area that reflects community commitments to implement the  
840 plan and its elements. These principles and strategies shall guide future decisions in a  
841 consistent manner and shall contain programs and activities to ensure comprehensive plans  
842 are implemented. The sections of the comprehensive plan containing the principles and  
843 strategies, generally provided as goals, objectives, and policies, shall describe how the local  
844 government’s programs, activities, and land development regulations will be initiated,  
845 modified, or continued to implement the comprehensive plan in a consistent manner. It is not  
846 the intent of this part to require the inclusion of implementing regulations in the

847 comprehensive plan but rather to require identification of those programs, activities, and land  
848 development regulations that will be part of the strategy for implementing the comprehensive  
849 plan and the principles that describe how the programs, activities, and land development  
850 regulations will be carried out. The plan shall establish meaningful and predictable standards  
851 for the use and development of land and provide meaningful guidelines for the content of  
852 more detailed land development and use regulations.  
853

854 163.3177(6)c3, F.S. – Within 18 months after the governing board approves an updated  
855 regional water supply plan, the element must incorporate the alternative water supply project  
856 or projects selected by the local government from those identified in the regional water  
857 supply plan pursuant to s. 373.709(2)(a) or proposed by the local government under s.  
858 373.709(8)(b). If a local government is located within two water management districts, the  
859 local government shall adopt its comprehensive plan amendment within 18 months after the  
860 later updated regional water supply plan. The element must identify such alternative water  
861 supply projects and traditional water supply projects and conservation and reuse necessary to  
862 meet the water needs identified in s. 373.709(2)(a) within the local government’s jurisdiction  
863 and include a work plan, covering at least a 10-year planning period, for building public,  
864 private, and regional water supply facilities, including development of alternative water  
865 supplies, which are identified in the element as necessary to serve existing and new  
866 development. The work plan shall be updated, at a minimum, every 5 years within 18 months  
867 after the governing board of a water management district approves an updated regional water  
868 supply plan. Local governments, public and private utilities, regional water supply  
869 authorities, special districts, and water management districts are encouraged to cooperatively  
870 plan for the development of multijurisdictional water supply facilities that are sufficient to  
871 meet projected demands for established planning periods, including the development of  
872 alternative water sources to supplement traditional sources of groundwater and surface water  
873 supplies.  
874

875 **C. Consistency with the Principles for Guiding Development in the Florida Keys Area of**  
876 **Critical State Concern:**  
877

878 All land development regulations enacted, amended or rescinded within an area of critical state  
879 concern must be consistent with the Principles for Guiding Development, Section 380.0552(7),  
880 Florida Statutes. The proposed GOP amendment promotes and furthers the following Principles  
881 in Section 380.0552(7):  
882

- 883 i. To strengthen local government capabilities for managing land use and development  
884 so that local government is able to achieve these objectives without the  
885 continuation of the area of critical state concern designation.  
886

887 The proposed amendments and 10-Year Water Supply Facilities Plan Update  
888 will insure the availability of water supply concurrent with the issuance of a  
889 building permit. The amendments identify the Florida Keys Aqueduct  
890 Authority as the sole source provider of water supply in Monroe County. The  
891 Florida Keys Aqueduct Authority’s 20-Year Capital Improvement Master Plan  
892 is incorporated by reference into the Monroe County 2010 Comprehensive  
893 Plan.  
894

- 895 ii. To protect shoreline and marine resources including mangroves, coral reef  
896 formations, seagrass beds, wetlands, fish and wildlife, and their habitat.  
897

898 No impact to marine resources is anticipated.  
899

- 900 iii. To ensure the maximum well-being of the Florida Keys and its citizens through sound  
901 economic development.  
902

903 Centralized water supply is an essential component of residential and  
904 nonresidential development. The proposed amendments will insure the  
905 availability of water supply concurrent with the issuance of a building permit.  
906

- 907 iv. To limit the adverse impacts of development on the quality of water throughout the  
908 Florida Keys.  
909

910 The provision of centralized water supply will insure the provision of clean and  
911 available water to both residential and non-residential land uses.  
912

- 913 v. To protect the value, efficiency, cost-effectiveness, and amortized life of existing and  
914 proposed major public investments, including sewage collection and disposal  
915 facilities.  
916

917 The proposed amendments identify the Florida Keys Aqueduct Authority  
918 (FKAA) as the sole source provider of water supply facilities within the  
919 Monroe County. The FKAA is the entity responsible for the provision of  
920 supply, distribution, financing, and rate setting for potable water. By  
921 incorporating the FKAA 20-year Capital Improvements Master Plan into the  
922 Monroe County 2010 Comprehensive Plan and developing a process for  
923 insuring the availability of water concurrent with the issuance of a building  
924 permit, the exiting and projected water supply needs of Monroe County will be  
925 provided.  
926

- 927 vi. To protect the public health, safety, and welfare of the citizens of the  
928 Florida Keys and maintain the Florida Keys as a unique Florida Resource.  
929

930 The provision of adequate water supply promotes a healthy and productive  
931 environment for Monroe County's residents and visitors. The County's  
932 economic growth is dependent upon the availability of water. The maintenance  
933 of water pressure is also necessary for fire projection. Water conservation,  
934 reuse, and reverse osmosis systems all contribute to the maintenance of a  
935 healthy, sustainable lifestyle that makes the Florida Keys a unique place to live  
936 and visit.  
937

## 938 VI. PROCESS

939  
940 Comprehensive Plan Amendments may be proposed by the Board of County Commissioners, the  
941 Planning Commission, the Director of Planning, or the owner or other person having a contractual  
942 interest in property to be affected by a proposed amendment. The Director of Planning shall review

943 and process applications as they are received and pass them onto the Development Review  
944 Committee and the Planning Commission.

945  
946 The Planning Commission shall hold at least one public hearing. The Planning Commission shall  
947 review the application, the reports and recommendations of the Department of Planning &  
948 Environmental Resources and the Development Review Committee and the testimony given at the  
949 public hearing. The Planning Commission shall submit its recommendations and findings to the  
950 Board of County Commissioners (BOCC). The BOCC holds a public hearing to consider the  
951 transmittal of the proposed comprehensive plan amendment, and considers the staff report, staff  
952 recommendation, and the testimony given at the public hearing. The BOCC may or may not  
953 recommend transmittal to the State Land Planning Agency. The amendment is transmitted to State  
954 Land Planning Agency, which then reviews the proposal and issues an Objections,  
955 Recommendations and Comments (ORC) Report. Upon receipt of the ORC report, the County has  
956 180 days to adopt the amendments, adopt the amendments with changes or not adopt the  
957 amendment.

958  
959 **VII. STAFF RECOMMENDATION**

960  
961 Staff recommends approval.

962  
963 **VIII. EXHIBITS**

- 964  
965 1. Monroe County 10-Year Water Supply Plan Update  
966

**MONROE COUNTY, FLORIDA**

**10-YEAR WATER SUPPLY FACILITIES  
WORK PLAN UPDATE**

**Prepared By:**

**Monroe County Growth Management Department**

September 22, 2014

# 10-Year Monroe County Water Supply Facilities Work Plan Update

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### 7.0 REFERENCES

- 7.1 Florida Keys Aqueduct Authority, 20-Year Water System Capital Improvement Master Plan, December 2006
- 7.2 Florida Keys Aqueduct Authority, Annual Water Demand Update Through 2030
- 7.3 Florida Keys Aqueduct Authority, Annual Water Demand Update by Municipal Boundary
- 7.4 Florida Keys Aqueduct Authority Projected 5-Year Capital Improvement Plan
- 7.5 Keith and Schnars, P.A. and Fishkind and Associates, Monroe County 2010-2030 Population Projections, March 15, 2011
- 7.6 Monroe County Growth Management, Monroe County 2010 Comprehensive Plan
- 7.7 Monroe County Growth Management, Monroe County 2030 Comprehensive Plan
- 7.8 South Florida Water Management District, Lower East Coast Water Supply Plan Update, September 12, 2013
- 7.9 Southeast Florida Regional Compact, Integrating Climate Change & Water Supply Planning In Southeast Florida, June 10, 2014

## **1.0 INTRODUCTION**

The purpose of the Monroe County Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the local government's jurisdiction. Chapter 163, Part II, F.S., requires local governments to prepare and adopt Work Plans into their comprehensive plans within 18 months after the water management district approves a regional water supply plan or its update. The *Lower East Coast Water Supply Plan Update* was approved by the South Florida Water Management District (SFWMD) on September 12, 2013.

Residents of Monroe County obtain their water directly from the Florida Keys Aqueduct Authority (FKAA), which is responsible for ensuring that enough capacity is available for existing and future customers.

The Monroe County Water Supply Facilities Work Plan (Work Plan) will reference the initiatives already identified in FKAA's 20-year Water System Capital Improvement Master Plan. According to state guidelines, the Work Plan and associated comprehensive plan amendments must address the development of traditional and alternative water supplies, bulk sales agreements and conservation and reuse programs that are necessary to serve existing and new development for at least a 10-year planning period. The Monroe County Work Plan will have the same planning time schedule consistent with the comprehensive plan and the Lower East Coast Water Supply Plan Update,

The County's Work Plan is divided into six sections:

Section 1 – Introduction

Section 2 – Background Information

Section 3 – Data and Analysis

Section 4 – Work Plan Projects/Capital Improvement Element/Schedule

Section 5 – Goals, Objectives, Policies

Section 6 – Appendices

### **1.1 Statutory History**

The Florida Legislature has enacted bills in the 2002, 2004, and 2005 sessions to address the state's water supply needs. These bills, particularly Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapter 163 and 373 Florida Statutes (F.S.) by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. In addition, these bills established the basis for improving coordination between local land use planning and water supply planning.

## 1.2 Statutory Requirements

Each local government must comply with the following requirements:

1. Coordinate appropriate aspects of its comprehensive plan with the appropriate water management district's regional water supply plan, [163.3177(4)(a), F.S.]
2. Ensure that its future land use plan is based upon availability of adequate water supplies and public facilities and services [s.163.3177(6)(a), F.S. Data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Map amendments submitted to the Department for review.
3. Ensure that adequate water supplies and facilities area available to serve new development no later than the date on which the local government anticipates issuing a certificate of occupancy and consult with the applicable water supplier prior to approving a building permit, to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy [s.163.3180 (2)(a), F.S., effective July 1, 2005].
4. For local governments subject to a regional water supply plan, revise the General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (the "Infrastructure Element"), within 18 months after the water management district approves an updated regional water supply plan, to:
  - a. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the updated Lower East Coast Regional Water Supply Plan, or the alternative project(s) proposed by the local government under s. 373.0361(7), F.S. [s. 163.3177(6)(c), F.S.];
  - b. Identify the traditional and alternative water supply projects and the conservation and reuse programs necessary to meet current and future water use demands within the Lower East Coast Regional Water Supply Plan [s. 163.3177(6)(c), F.S.]; and
  - e. Update the Work Plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development. [s. 163.3177(6)(c), F.S.]
5. Revise the Five-Year Schedule of Capital Improvements to include any water supply, reuse, and conservation projects and programs to be implemented during the five-year period [s. 163.3177(3)(a)4, F.S.].
6. To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 5 above, revise the Conservation Element to assess projected water needs and sources for at least a 10-year planning period, considering the Lower East Coast Regional Water Supply Plan, as well as applicable consumptive use permit(s). [s.163.3177 (6)(d), F.S.]

The plan must address the water supply sources necessary to meet and achieve the existing and projected water use demand for established planning period, considering the appropriate regional water supply plan. [s.163.3167 (9), F.S.]

7. To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with the Lower East Coast Regional Water Supply Plans. [s.163.3177(6)(h)1., F.S.]
8. While an Evaluation and Appraisal Report is not required, local governments are encouraged to comprehensively evaluate, and as necessary, update comprehensive plans to reflect changes in local conditions. The evaluation could address the extent to which the local government has implemented the need to update their Work Plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, bulk sales agreements, and conservation and reuse programs are meeting local water use demands. [s.163.3191 (3) F.S.]

## **2.0 BACKGROUND INFORMATION**

### **2.1 Overview**

Monroe County was incorporated in 1824, making it one of the first counties established in the State of Florida. Monroe County includes an approximately 112-mile long string of islands served by Highway US 1, an area of approximately 1,200,344 acres bounded by the Atlantic Ocean to the east and south, the Gulf of Mexico and Florida Bay to the west, and Miami-Dade County to the north. Incorporated municipalities within Monroe County encompass 12,678 acres, which include Key West, Marathon, Key Colony Beach, Layton, and Islamorada. A non-contiguous uninhabited mainland portion of Monroe County totaling 944,275 acres is located within Everglades National Park with another 126,437 acres located within Big Cypress National Park. Fort Jefferson/Dry Tortugas National Parks total almost 64,379 acres. The remaining unincorporated area totals 51,747 acres or approximately 81 square miles.

Monroe County has substantially limited or restricted growth potential. Future development potential and population growth is limited by the scarcity of vacant and developable land, together with growth restrictions dictated by the County's Residential Rate of Growth Ordinance (ROGO) and Non-Residential Rate of Growth Ordinance (NROGO). These ordinances were developed following designation of the Florida Keys Area of Critical State Concern and the completion of the Florida Keys Carrying Capacity Study. The County's total ROGO annual allocation for new residential building permits is 197. This provides the FKAA with a firm basis for predicting future water supply allocation needs.

Monroe County's Year 2010 Comprehensive Plan existing land use reveals that 10,790 acres or 17.6% of the total gross acreage in the County is dedicated to residential use. The remaining gross acreages are allocated to non-residential uses such as commercial (3.7%); industrial (0.8%); institutional (0.2%); agriculture (0.1%); recreation (2.9%); military (5.4%);

conservation (33.7%); and undeveloped (34.4%). The County does not anticipate substantial increases in land area in the near future, unless there is policy decision from the municipalities for dissolution. In the meantime, the residential and non-residential growth rate is anticipated to be minimal for the next 10 to 20 years due to ROGO and NROGO.

## **2.2 Relevant Regional Issues**

As the state agency responsible for water supply in the Lower East Coast planning area, the SFWMD plays a pivotal role in resource protection, through criteria used for Consumptive Use Permitting. As pressure increased on the Everglades ecosystem resource, the Governing Board initiated rule-making to limit increased allocations dependent on the Everglades system. As a result, the Regional Water Availability Rule was adopted by the Governing Board on February 15, 2007 as part of the SFWMD's water use permit program. This reduced reliance on the regional system for future water supply needs; mandates the development of alternative water supplies, and an increase in the use of conservation and reuse techniques.

## **3. DATA AND ANALYSIS**

### **3.1 Population Information**

The County's existing and future population figures are derived from the projections prepared by Fishkind and Associates for the Monroe County 2030 Comprehensive Plan Update (March 15, 2011). The methodology for the preparation of these projections was approved by the Florida Department of Economic Opportunity (formerly known as the Department of Community Affairs (DCA). Table 9 of this report identifies unincorporated functional population (permanent and seasonal) projections from 2000 – 2030. In 2000, the unincorporated functional population was 69,277. This increased to 70,808 in 2010 and is projected to be 71,763 in 2015; 72,494 in 2020; 73,225 in 2025; and 73,956 in 2030. The projection reflects a predicted decrease in permanent population and increase in seasonal population.

The relatively minor increase in population growth is reflective of the fact that County development is substantially constrained, with future development potential and population growth limited by the scarcity of vacant developable land, together with growth restrictions dictated by the County's Residential Rate of Growth Ordinance (ROGO) and Non-Residential Rate of Growth Ordinance (NROGO). These ordinances were developed following designation of the Florida Keys Area of State Critical Concern and the completion of the Florida Keys Carrying Capacity Study. The County's total ROGO annual allocation for new residential building permits is 197. This provides a firm basis for predicting future water supply allocation needs.

### 3.2 Maps of Current and Future Areas Served

The map depicting current and future County boundaries served by the FKAA is attached as Figure 1.

### 3.3 Potable Water Level of Service (LOS) Standard

Pursuant to the 2010 Comprehensive Plan, Monroe County has an adopted Potable Water LOS of 132 gallons/capita/day. The FKAA recommended overall LOS for Monroe County is 100 gallons/capita/day. The Unincorporated Monroe County 2014 Functional population is 71,613, therefore 7.1 MGD or more of water supply capacity is required to meet the adopted concurrency standard for residential potable water. In 2013, the overall Monroe County water consumption was 89 gal/capita/day, therefore the County is meeting the FKAA LOS of 100 gal/capita/day.

### 3.4 Population and Potable Water Demand Projections by Each Local Government or Utility

The population estimates and projections and the potable water demand projections are presented below in Table 1. The projections are through the year 2030. The population projections are consistent with the other elements of the comprehensive plan. The water demands are for finished water.

**TABLE 1 – POPULATION & DEMANDS: MONROE COUNTY WATER SUPPLY FACILITIES WORK PLAN**

Year	2010	2015	2020	2025	2030
Functional Population Projection*	70,080	71,763	72,494	73,225	73,956
Water Supply Demand (MGD)	7.0	7.2	7.2	7.3	7.4

\*Functional Population means total population: permanent plus seasonal residents.

(Source: Table 9 - Monroe County 2010-2030 Population Projections March 15, 2011, Keith and Schnars, P.A.; Fishkind and Associates)

The FKAA **Projected Finished Water Demand**, compares projected population and potable water demand for the entire service area. In summary, FKAA's average daily water demand is expected to increase from 16.22 MGD in 2010 to 17.28 MGD in 2015 and 21.48 MGD in 2030..

### **3.5 Water Supply Provided by Local Government**

Monroe County does not supply potable water to Unincorporated Monroe County and its municipalities.

### **3.6 Water Supply Provided by Other Entities**

The Florida Keys Aqueduct Authority (FKAA) is the sole provider of potable water in the Florida Keys. FKAA's primary water supply is the Biscayne Aquifer, a shallow groundwater source. The FKAA's wellfield is located within an environmentally protected pine rockland forest west of Florida City. The location of the wellfield near Everglades National Park, along with restrictions enforced by state and local regulatory agencies, contributes to the unusually high water quality. These wells contain some of the highest quality groundwater in the state, meeting all regulatory standards prior to treatment. Additionally, the FKAA is continually monitoring, assessing, and working to eliminate potential hazards to our water source, including inappropriate aquifer utilization, unsuitable land uses, and the potential for saltwater intrusion.

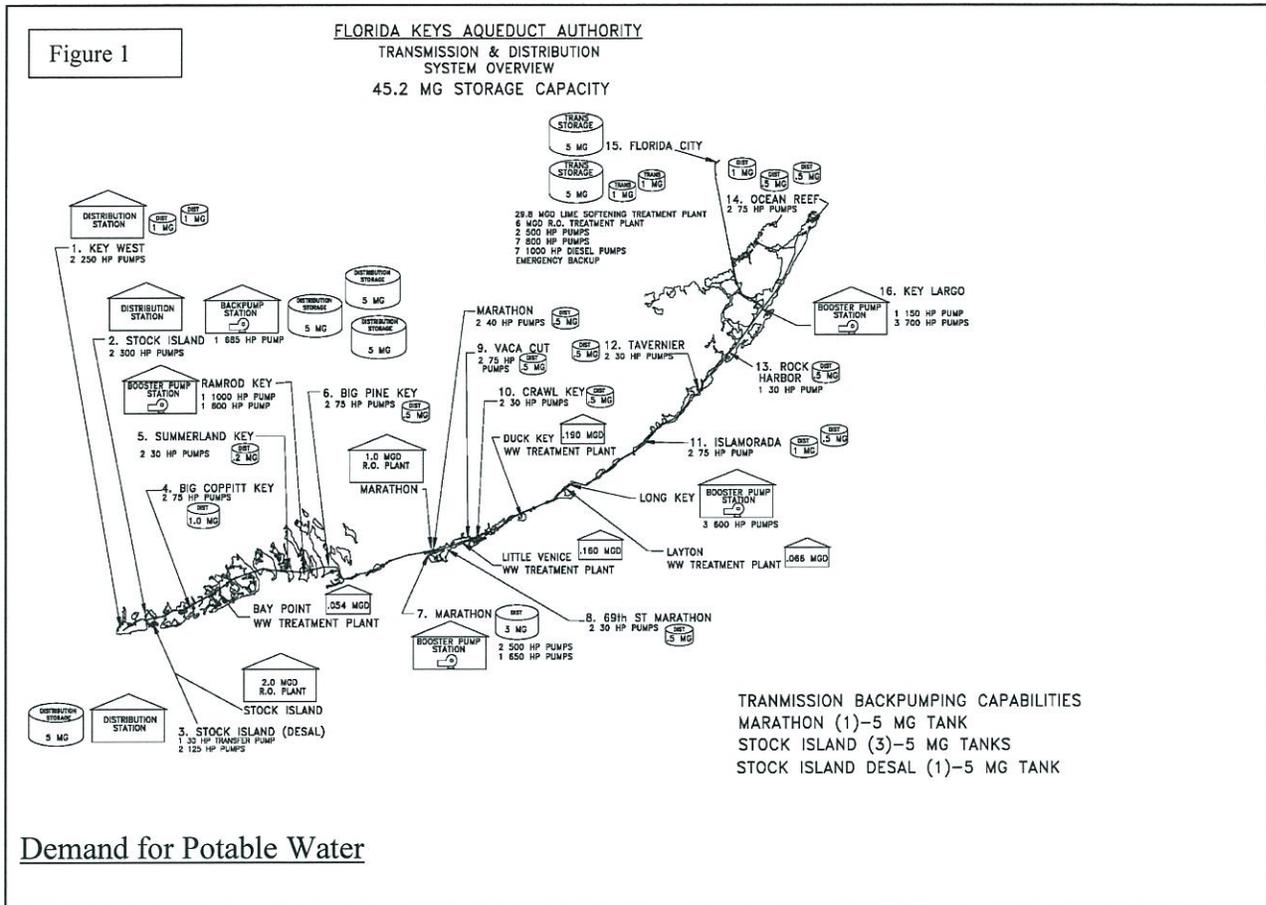
The groundwater from the wellfield is treated at the FKAA's Water Treatment Facility in Florida City, which currently has a maximum water treatment design capacity of 29.8 million gallons per day (MGD). The primary water treatment process is a conventional lime softening/filtration water treatment plant and is capable of treating up to 23.8 MGD from the Biscayne Aquifer. The secondary water treatment process is the newly constructed Reverse Osmosis water treatment plant which is capable of producing 6 MGD from the brackish Floridan Aquifer. The product water from these treatment processes is then disinfected and fluoridated. The FKAA treated water is pumped 130 miles from Florida City to Key West supplying water to the entire Florida Keys.

The FKAA maintains storage tank facilities which provide an overall storage capacity of 45.2 million gallons system wide. The sizes of tanks vary from 0.2 to 5.0 million gallons. These tanks are utilized during periods of peak water demand and serve as an emergency water supply. Since the existing transmission line serves the entire Florida Keys (including Key West), and storage capacity is an integral part of the system, the capacity of the entire system must be considered together, rather than in separate service districts.

Also, the two saltwater Reserve Osmosis (RO) plants, located on Stock Island and Marathon, are available to produce potable water under emergency conditions. The RO desalination plants have design capacities of 2.0 and 1.0 MGD, respectively.

At present, Key West and Ocean Reef are the only areas of the County served by a flow of potable water sufficient to fight fires. Outside of Key West, firefighters rely on a variety of water sources, including tankers, swimming pools, and salt water either from drafting sites on the open water or from specially constructed fire wells. Although sufficient flow to fight

fires is not guaranteed in the County, new hydrants are being installed as water lines are replaced to make water available for fire-fighting purposes and pump station/tank facilities are being upgraded to provide additional fire flow and pressure. A map of the key FCAA transmission and distribution facilities is shown in Figure 1.



The Figures 2, 3, and provide a historical overview of the water demands in the FCAA service area including Water Use Permit (WUP) allocation limits, yearly percent changes, and remaining water allocations. In March 2008, South Florida Water Management District (SFWMD) approved the FCAA’s modification of WUP 13-00005-5-W for a 20-year allocation from the Biscayne and Floridan Aquifers. As shown in Figure 3.4, the WUP provides an annual allocation of 8,751 Million Gallons (MG) or 23.98 MGD and a maximum monthly allocation of 809 MG with a limited annual withdrawal from the Biscayne Aquifer of 6,492 MG or 17.79 MGD and an average dry season (December 1<sup>st</sup>-April 30<sup>th</sup>) of 17.0 MGD.

In order to meet the requirements of this limitation, the FCAA constructed a new Floridan Aquifer Reverse Osmosis (RO) water treatment system. This RO water treatment system is designed to withdraw brackish water from the Floridan Aquifer, an alternative water source approximately 1,000 feet below the ground surface, and treat the water to drinking water standards. The RO water treatment plant provides added capability to limit Biscayne aquifer

withdrawals and is designed to meet current and future water demands. The RO water treatment system provides an additional 6.0 MGD of potable water.

Along with the new reverse osmosis water treatment plant, compliance with withdrawal limits can also be accomplished by using other alternative water sources (blending of the Floridan Aquifer, reclaimed water and operation of the RO desalination plants), pressure reduction, public outreach, and assistance from municipal agencies in enforcing water conservation ordinances.

**Figure 2 - Annual Water Withdrawals 2001 to 2013**

Year	Annual Withdrawal (MG)	% Change	WUP Limit (MG)	WUP +/- Annual Allocation (MG)
2001	5,627	-9.70%	5,778	151
2002	6,191	10.03%	7,274	1083
2003	6,288	1.57%	7,274	986
2004	6,383	2.74%	7,274	813
2005	6,477	0.16%	7,274	803
2006	6,283	-2.49%	7,274	964
2007	5,850	-7.35%	7,274	1428
2008	5,960	1.89%	8,751	2791
2009	5,966	0.09%	8,751	2785
2010	5,919	-0.79%	8,751	2832
2011	6,327	6.89%	8,751	2424
2012	6,042	-4.50%	8,751	2709
<b>2013</b>	<b>6,105</b>	<b>1.04%</b>	<b>8,751</b>	<b>2646</b>

Source: Florida Keys Aqueduct Authority, 2014

Figure 3 – Potable Water Demand Summary

FLORIDA KEYS AQUEDUCT AUTHORITY				
Potable Water Demand Summary - New Water Demand, Actual Water Demand, and Expected Water Demand				
Municipality	Year - 2013		Year - 2014	
	New Water Service - Gallons/Year	Metered Water - Gallons/Year	Actual Water Demand - Gallons/Year*	Expected Water Demand - Gallons/Year
Unincorporated Monroe County	19,065,600	1,834,439,600	2,322,663,459	2,341,729,059
City of Key West	5,876,400	1,774,880,200	2,247,252,722	2,253,129,122
City of Marathon	6,220,800	484,943,600	614,008,103	620,228,903
City of Key Colony	29,500	90,655,800	114,783,236	114,812,736
City of Layton	11,800	10,460,600	13,231,957	13,243,757
City of Islamorada	5,826,000	626,219,800	792,884,021	798,710,021
<b>Entire Florida Keys</b>	<b>37,030,100</b>	<b>4,821,589,600</b>	<b>6,104,823,500</b>	<b>6,141,853,600</b>
<b>SFWMD WUP Annual Allocation</b>			<b>8,751,000,000</b>	<b>8,751,000,000</b>

\*metered + unmetered water demand (e. flushing, leaks, etc.)

Figure 4- FCAA Annual Water Withdrawal

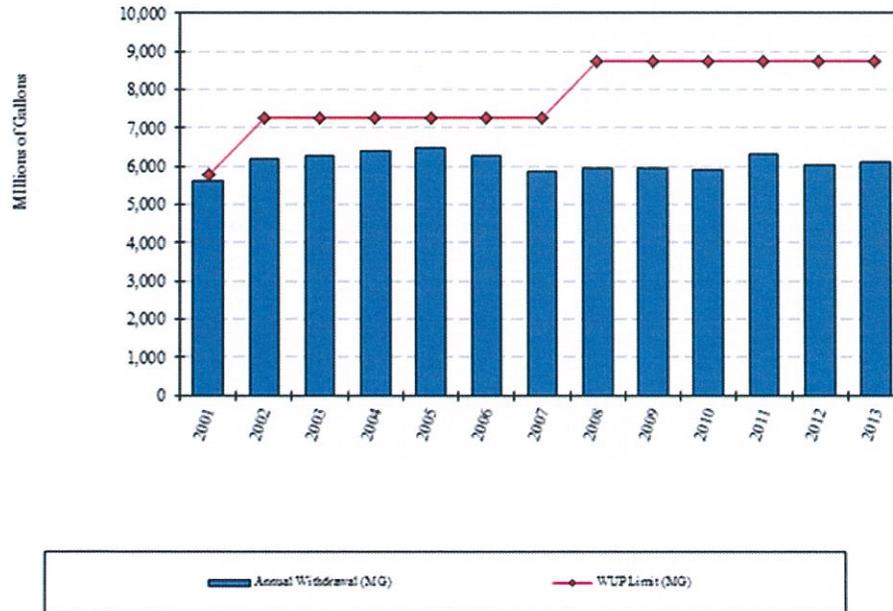


Figure 5 – Water Supply Available vs. Water Demand Projections

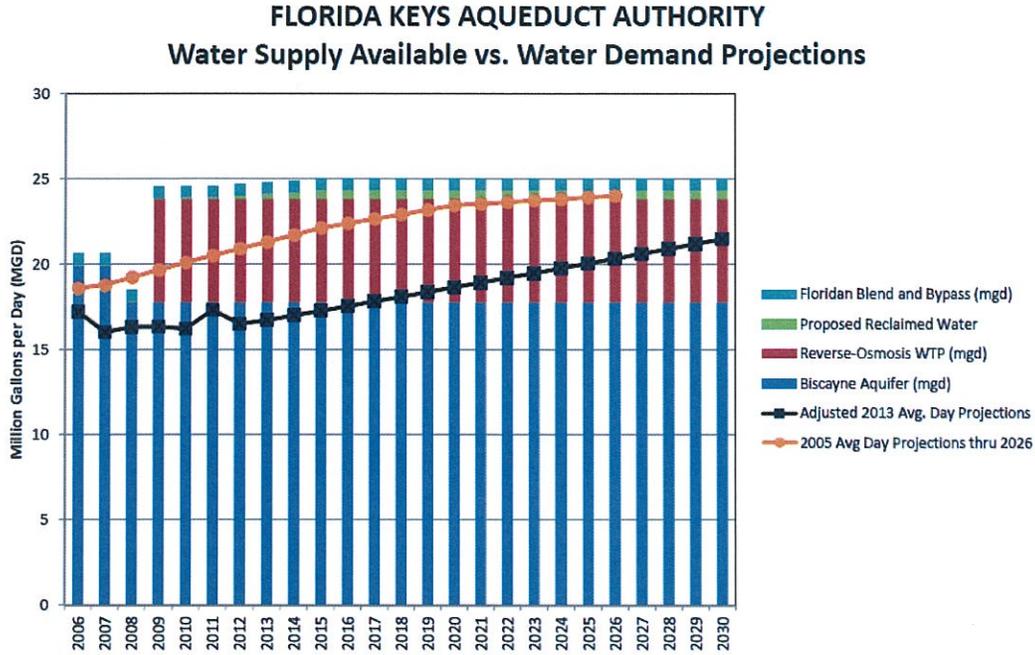


Figure 5 illustrates available water supply vs projected water demand. Demand for potable water is influenced by many factors, including the number of permanent residents, seasonal populations and day visitors, the demand for commercial water use, landscaping practices, conservation measures, and the weather. In 2013, the FKAA distributed an annual average day of 16.73 MGD from the Biscayne Aquifer plus 0.60 MGD from Floridan RO Production as shown in Figure 6. This table also provides the water treatment capacities of the RO plants. Since the emergency RO plants utilize seawater, a WUP is not required for these facilities.

<b>Figure 6 - Projected Water Demand in 2014 (in MG)</b>			
	<b>FKAA Permit Thresholds</b>	<b>2013 Water Demand</b>	<b>2014 Water Demand Projected</b>
<b>Annual Allocation</b>			
Average Daily Demand	23.98	16.73	17.01
Maximum Monthly Demand	809.01	558.56	571.17
Annual Demand	8,751	6,105	6,208
<b>Biscayne Aquifer Annual Allocation/Limitations</b>			
Average Daily Demand	17.79	16.13	16.40
Average Dry Season Demand*	17.00	16.19	16,508
Annual Demand	6,492	5,889	5,986
<b>Floridan RO Production</b>			
Average Daily Demand	6.00	0.60	0.61
<b>Emergency RO WTP Facilities</b>			
Kermit L. Lewin Design Capacity	2.00 (MGD)	0.00 (MGY)	0.00
Marathon RO Design Capacity	1.00 (MGD)	0.00 (MGY)	0.00
<i>All figures are in millions of gallons</i>			
<i>*Dry Season is defined as December thru April</i>			
Source: Florida Keys Aqueduct Authority, 2014			

The 2013 figures and projections for 2014 indicate a slight increase in annual average daily demand from 16.73 to 17.01 MGD and an increase in maximum monthly demand from 558.56 MGD to 571.17 MG.

Figure 7 provides the amount of water used on a per capita basis. Based on Functional Population and average daily demand, the average water consumption for 2013 was approximately 107 gallons per capita (person), which reflects the entire FKAA service area, including unincorporated Monroe County, Key West, Marathon, Islamorada, Key Colony Beach, and Layton.

Year	Functional Population <sup>1</sup>	Daily Demand (gallons) <sup>2</sup>	Average Per Capita Water Consumption (gallons) <sup>2</sup>
2000	153,080	17,016,393	111
2001	153,552	15,415,616	100
2002	154,023	16,962,082	110
2003	154,495	17,228,192	112
2004	154,924	17,652,596	114
2005	156,150	17,730,000	114
2006	155,738	17,287,671	111
2007	155,440	16,017,315	103
2008	154,728	16,285,383	105
2009	155,441	16,345,205	105
2010	155,288	16,210,959	104
2011	156,054	17,334,247	111
2012	156,391	16,508,197	106
2013	156,727	16,836,164	107

Source: 1. Monroe County Population Projections - Monroe County Planning Department, 2011  
2. Florida Keys Aqueduct Authority, 2013

### Improvements to Potable Water Facilities

FKAA has a 20-year Water System Capital Improvement Master Plan for water supply, water treatment, transmission mains and booster pump stations, distribution mains, facilities and structures, information technology, reclaimed water systems, and Navy water systems.

In 1989, FKAA embarked on the Distribution System Upgrade Program to replace approximately 190 miles of galvanized lines throughout the Keys. FKAA continues to replace and upgrade its distribution system throughout the Florida Keys and the schedule for these upgrades is reflected in their long-range capital improvement plan. The FKAA's Water Distribution System Upgrade Plan calls for the upgrade or replacement of approximately 58,000 feet of water main during fiscal year 2014.

The master plan was revised in 2013 to include the critical projects as summarized in Figure 8. Figure 8 also provides the schedule and costs projected for the capital improvements to the potable/alternative water systems planned by the FKAA. The total cost of the scheduled improvements is approximately \$34 million over the next 5 years. These projects are to be funded by the water rate structure, long-term bank loans, and grants.

<b>Figure 8 - FCAA Projected 5 Year Capital Improvement Plan</b>						
	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>Total</b>
Water Supply	\$0	\$0	\$1,000,000	\$1,000,000	\$0	\$2,000,000
Water Treatment	\$0	\$0	\$2,600,000	\$2,600,000	\$0	\$5,200,000
Transmission Mains & Booster Pump Stations	\$200,000	\$500,000	\$500,000	\$500,000	\$1,250,000	\$2,950,000
Distribution Mains	\$4,300,000	\$3,700,000	\$2,250,000	\$7,700,000	\$3,600,000	\$21,550,000
Facilities & Structures	\$0	\$0	\$100,000	\$500,000	\$0	\$600,000
Information Technology	\$0	\$0	\$0	\$0	\$0	\$0
Reclaimed Water Systems	\$0	\$0	\$0	\$0	\$0	\$0
Navy Water Systems	\$500,000	\$400,000	\$510,000	\$585,000	\$100,000	\$2,095,000
<b>Totals</b>	<b>\$5,000,000</b>	<b>\$4,600,000</b>	<b>\$6,960,000</b>	<b>\$12,885,000</b>	<b>\$4,950,000</b>	<b>\$34,395,000</b>
Source: Florida Keys Aqueduct Authority, 2013						

In summary, based on current conditions and projects, an adequate supply of water to meet current and future demands is provided by the following; The Biscayne permitted water supply of 17.79 MGD, the 6.0 MGD RO water treatment plant, the new reclaimed water systems, and the ability to operate the 3.0 MGD RO desalination plants during emergency situations. The FCAA will continue to monitor and track conditions and events that could negatively impact the existing water supply. Any such impacts will be evaluated to determine future changes necessary to continue servicing Monroe County with adequate water supply.

### **3.7 Conservation**

One method of reducing water use and increasing the availability of potable water is the implementation of Best Management Practices for water use. Mandatory outdoor water restrictions, water rate pricing and xeriscape landscaping that utilizes native flora can all assist in reducing potable water demand and the impacts of future growth.

#### **3.7.1 County-Wide Issues**

Water conservation is a one method available to promote the reduction of use and increased availability of potable water. FKAA implements a high base water rate for water use, which effectively deters wasteful water use. Implementation of mandatory year-round watering restrictions also aid conserving water.

#### **3.7.2 Local Government Specific Actions, Programs, Regulations, or Opportunities**

Monroe County will coordinate future water conservation efforts with the FKAA and the SFWMD to ensure that proper techniques are applied. In addition, the County will continue to support and existing goals, objectives and policies in the comprehensive plan that promote water conservation in a cost-effective and environmentally sound manner. The County will also continue to actively support the SFWMD and FKAA in the implementation of new regulations or programs that are structured to conserve water during the dry season.

Monroe County has also adopted an Interlocal Agreement between FKAA, and Monroe County, that will insure the availability of potable water prior to the issuance of a building permit. This Agreement is to be referenced in the Goal, Objective and Policies of the Monroe County 2030 Comprehensive Plan Update as Policy 1301.1.16, which states:

*Monroe County shall maintain an interlocal agreement with the FKAA which establishes a mechanism whereby the FKAA, the County and the Municipalities identify the water supply needed in the community to serve existing and new development, monitor the utilization of the water supply, and implement such alternative water supply projects, traditional water supply projects conservation projects and reuse necessary to meet Monroe County's water supply needs.*

### **3.8 Reuse**

Water reuse is a method for supplementing water availability. Desalination at the source through reverse osmosis is presently incorporated within the design of new water treatment facilities that tap into the Floridan Aquifer. Some local communities, such as Key Colony Beach, use recycled water to irrigate its municipal golf course. However, the cost of developing a centralized collection, treatment, and distribution system for recycled water in a county such as Monroe that is less than 5 miles wide and 112 miles long, creates significant feasibility challenges.

Monroe County, together with FKAA and the Key Largo Sanitary Sewer District, has implemented a public infrastructure program to construct and operate central sewer collection and treatment systems. Sewage treatment facilities will have the capability to make available gray water for non-potable water applications, such as irrigation for County parks and landscaped rights-of-way. However, the lack of possible users has inhibited the necessary investment to create and maintain a viable reuse water distribution system.

### **3.8.1 Regional and County-wide Issues**

State law supports reuse efforts. For the past years, Florida’s utilities, local governments, and water management districts have led the nation in implementing water reuse programs that increase the quantity of reclaimed water used and public acceptance of reuse programs. Section 373.250(1) F.S. provides that “water reuse programs designed and operated in compliance with Florida’s rules governing reuse are deemed protective of public health and environmental quality.” In addition, Section 403.064(1), F.S., provides that “reuse is a critical component of meeting the State’s existing and future water supply needs while sustaining natural systems.”

### **3.8.2 Local Government Specific Actions, Programs, Regulations, or Opportunities**

The County will support the SFWMD and FKAA water reuse projects and implementation of new regulations or programs designed to increase the volume of reclaimed water used and public acceptance of reclaimed water.

Incentives for the installation of cistern rain collections systems are also encouraged, such as the granting of positive points in the Rate of Growth Ordinance permit allocation system.

### **3.9 Climate Change and Sea Level Rise**

Southeast Florida is widely considered one of the most vulnerable regions to the impacts of climate change and sea level rise. This is especially true of the Florida Keys, a 110 mile string of offshore islands connected by US 1 to Miami-Dade County. Landward movement of the salt water intrusion line resulting from the impact of sea level rise may affect future decisions regarding the implementation of capital improvements, requiring adaptation mitigation strategies to preserve the potable water supply.

### **3.10 Local Government Specific Actions, Programs, Regulations, or Opportunities**

FKAA presently operates two reverse osmosis (RO) plants within Monroe County, in Marathon and Stock Island, which have a combined production capacity of 3 MGD. A Floridan wellfield and RO water treatment facility were constructed by FKAA in Florida City and have been operational since the fall of 2009. This RO water treatment plant treats the brackish water of the Floridan Aquifer and has a production capacity of 6 MGD. Storage facilities maintained by the FKAA have a total storage capacity of 45.2 MG; of this amount, there is 12 MG of storage available in above ground storage reservoirs at Florida City. The remaining capacity is obtained from tanks located throughout the transmission and distribution system that provide an additional 33.2 MG of storage capacity. It is therefore

anticipated that FKAA will be well positioned to accommodate Monroe County's future water demands as sea level rise impacts South Florida's regional water supply.

## **4.0 CAPITAL IMPROVEMENTS**

### **4.1 Work Plan Projects**

Exhibit 7-2 of the FKAA 20-year Capital Improvement Plan identifies all proposed work projects within Monroe County.

#### **4.2.1 Capital Improvements Element/Schedule**

Monroe County presently has a proposed LOS of 100 gallons/capita/day. The County will continue to work with FKAA to insure that the adopted LOS is maintained. Adoption by reference of the FKAA 20-year Capital Improvements Plan will link water availability and programmed improvements with the County's Concurrency Management System through the establishment of a permit review and **approval process** that requires evidence of water supply availability prior to the issuance of a building permit and certificate of occupancy.

Section 7.2 of this plan, the 20-Year Capital Improvement Plan of the FKAA 20-Year Capital Improvement Plan, will serve as Monroe County's 10-year Water Supply Plan and CIE for potable water. Section 7.2 summarizes the FKAA Projected 5-Year Capital Plan.

## 5.0 GOALS, OBJECTIVES AND POLICIES

The adopted and presently effective Monroe County Year 2010 Comprehensive Plan includes several Goals, Objectives and Policies (GOPs) that implement water supply concurrency and conservation. The Comprehensive Plan is currently undergoing a 2030 Update process. These GOPs are located within the Potable Water Element, Intergovernmental Coordination Element, Conservation and Coastal Management Element, Future Land Use Element and Capital Improvements Element. A new Energy and Climate Change Element is also being added as part of the 2030 Comprehensive Plan Update. The following GOPs are existing adopted policy statements. Proposed deleted language is stricken and new language is underlined.

### 5.1 Potable Water Element

#### GOAL 701

Monroe County shall support FCAA in the fulfillment of their statutory obligation and authority to provide for a safe, high quality and adequate supply, treatment, distribution, and conservation of potable water to meet the needs of present and future residents. [~~9J-5.011(2)(a)~~][§163.3177(6)(c), F.S., §163.3177(6)(c)2., F.S.]

#### Objective 701.1

Monroe County shall ensure that at the time a ~~development permit~~certificate of occupancy or its functional equivalent is issued, adequate potable water supply, treatment, and distribution facilities are available to support the development at the adopted level of service standards ~~concurrent with the impacts of such development.~~ [~~9J-5.011(2)(b)2~~][§163.3177(6)(c), F.S..]

#### Policy 701.1.1

Monroe County hereby adopts the following level of service standards to achieve Objective 701.1 and shall use these standards as the basis for determining facility capacity and the demand generated by a development. [~~9J-5.011(2)(e)2d~~][§163.3180(1)(b)., F.S., §163.3180(2)., F.S., §163.3177(3)(a)3., F.S.]

#### Level of Service Standards

1. Quantity:

100 gal./capita/day\*

\*Note: Based on historical data through December 2011; provided by FCAA, December 2012.

Residential LOS

66.50 gal./capita/day

Non-Residential LOS

0.35 gal./sq. ft./day

Overall LOS 132.(Ord. 021-2009)  
Equivalent Residential Unit 149.00 gallons per day  
(~~2.24 average persons per household x 66.5 gallons/capita/day~~)

2. Minimum Pressure:  
20 PSI at customer service
3. Minimum Potable Water Quality:  
Shall be as defined by the U.S. Environmental Protection Agency.  
(Part 143 National Secondary Drinking Standards, 40 CFR 143, 44FR 42198)Chapter 62-550 F.A.C.

**Policy 701.1.2**

~~Monroe County will encourage FKAA to pursue a goal of decreasing unaccounted for water to 13 percent or lower by replacing deficient transmission and distribution lines and implementing meter improvements by the year 2005. Obtaining this goal will result in the following projected potable water consumption: [9J-5.011(2)(e)3; 9J-5.013(2)(e)4]~~

~~Residential Consumption 57.00 gal./capita/day  
Non-Residential Consumption 0.29 gallons/sq ft/day  
Overall Consumption 86.00 gal./capita/day~~

**Policy 701.1.32**

~~By January 4, 1997, Monroe County shall adopt Land Development Regulations~~maintain land development regulations which provide a Concurrency Management System (See Capital Improvements Policy 1401.4.5). The Concurrency Management System shall ensure that no ~~permits certificate of occupancy or its functional equivalent~~ will be issued for new development unless adequate potable water supply, treatment, and distribution facilities needed to support the development at the adopted level of service standards ~~are available~~ are available concurrent with the impacts of development. ~~[9J-5.011(2)(e)1] [§163.3180(1)(b).. F.S., §163.3180(2).. F.S., §163.3177(3)(a)3., F.S., §163.3177(6)(c).. F.S.]~~

**Policy 701.1.43**

~~The Concurrency Management System adopted in accordance with Policy 701.1.23 shall specify procedures for updating facility demand and capacity information, utilizing data provided by the FKAA as potable water facilities are installed or upgraded. [9J-5.011(2)(e)1][§163.3180(2).. F.S.]~~

**Policy 701.1.5**

~~Monroe County shall amend the potable water quantity level of service upon attainment of the goal level of service as indicated in Policy 701.1.2.~~

**Policy 701.1.64**

Monroe County shall implement a concurrency management system that is consistent with the South Florida Water Management District *Lower East Coast Regional Water Supply Plan* and Florida Keys Aqueduct Authority *20-year Water System Capital Improvement Master Plan*. (Ord. 022-2009)

**Policy 701.1.75**

Monroe County shall prepare and maintain a 10-year Water Supply Work Plan that identifies alternative water supply projects, traditional water supply projects, conservation, and reuse necessary to meet the Monroe County Unincorporated Area water supply needs, consistent with the South Florida Water Management District *Lower East Coast Regional Water Supply Plan* and the Florida Keys Aqueduct Authority *20-year Water System Capital Improvement Master Plan*. (Ord. 022-2009) [§163.3177(6)(c)3., F.S.]

**Policy 701.1.86**

Monroe County shall update the 10-year Water Supply Work Plan every 5 years or within 18 months after the governing board of the South Florida Water Management District approves an updated regional water supply plan. (Ord. 022-2009) [§163.3177(6)(c)3., F.S.]

**Objective 701.2**

~~In coordination with Monroe County, the FKAA shall:~~

~~maintain a five year schedule of capital improvement needs for potable water supply, treatment and distribution, as identified through and in accordance with Policy 701.2.2;~~

~~identify responsible parties and agencies; and~~

~~identify time frames for completion.~~

~~The schedule will be updated annually consistent with Capital Improvements Policy 1401.1.2, and in accordance with the FKAA's annual budget process. [9J-5.011(2)(b)1 and 2]~~

**Policy 701.2.1**

~~The Florida Keys Aqueduct Authority (FKAA) shall continue to address the future needs of potable water supply, treatment and distribution facilities and evaluate options to satisfy these needs. FKAA and Monroe County shall evaluate and rank proposed capital improvement projects, on the basis of delivery cost and other factors, considered for inclusion in the five year~~

~~schedule of capital improvement needs in accordance with the criteria contained in Policy 701.2.2 as well as the Goals, Objectives, and Policies of the Comprehensive Plan. [9J-5.011(2)(c)1 and 2]~~

**Policy 701.2.2**

~~Proposed capital improvement projects shall be evaluated and ranked according to the following priority level guidelines: [9J-5.011(2)(c)1 and 2]~~

~~**Level One** – Whether the project is consistent with the FCAA's enabling legislation.~~

~~**Level Two** – Whether the project is needed to protect public health and safety, provide facilities and services, or to preserve or achieve full use of existing facilities.~~

~~**Level Three** – Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service, or promotes in-fill development.~~

~~**Level Four** – Whether the project represents a logical extension of facilities and services within a designated service area.~~

**Objective 701.32**

~~Monroe County and the FCAA shall work cooperatively with the FCAA, South Florida Water Management District (SFWMD), Miami-Dade County, and the Cities of Layton, Key Colony Beach and Marathon, Key West and the Village of Islamorada to ensure the protection and availability of an adequate raw water supply at the Florida City Wellfield to meet the needs of Monroe County through the year 20430. [§163.3177(6)(h)1., F.S.]~~

**Policy 701.32.1**

~~In coordination with Monroe County, the shall work closely with FCAA shall, as necessary, renewin their renewal of the Florida City Wellfield consumptive use permit issued by SFWMD. Alternative~~

**Policy 701.2.2**

~~Monroe County shall encourage the use of alternative water sources such as reverse osmosis, cisterns and water re-use, and shall be evaluate the feasibility of using such alternative sources d and the most feasible solution implemented in the event that the necessary withdrawals from the Biscayne Aquifer are limited. [9J-5.011(2)(c)1; 9J-5.013(2)(c)4]~~

**Policy 701.32.23**

~~The Monroe County Growth Management Division shall provide technical assistance to shall coordinate with the FCAA for the consumptive use permitting process. This technical assistance coordination shall include~~

providing information regarding future land use growth patterns, population trends, growth management policies and demand projections to ensure consistency between the FKAA permitting process and the Monroe County Comprehensive Plan. [~~9J-5.011(2)(e)1; 9J-5.013(2)(e)4~~]

**Policy 701.32.34**

The Monroe County ~~Growth Management Division~~ shall annually supply FKAA and SFWMD with the ~~Concurrency Management Public Facilities Capacity Report~~ prepared in accordance with Capital Improvements Policy 1401.4.9. These annual reports shall include the latest information on land use, population trends, and growth management policies as well as facility capacity analyses using data supplied by service providers. [~~9J-5.011(2)(e)1; 9J-5.013(2)(e)4~~]

**Policy 701.32.45**

Monroe County shall ~~continue to reserve the right to review~~coordinate and ~~comment~~provide comments on the SFWMD plans, such as water supply, cost, needs and sources, and water conservation plans, as they are developed.

**Policy 701.32.56**

Monroe County shall continue to coordinate with the Cities of Layton, Key Colony Beach ~~and, Marathon, Key West, the Village of Islamorada,~~ and FKAA as necessary to facilitate ~~systemwide~~system-wide compatibility on such potable water-related issues as potable water levels of service, consumption projections, water conservation programs, and emergency management.

**Objective 701.43**

Monroe County shall work cooperatively with Miami-Dade County to encourage land use planning and development controls which shall protect the recharge area of the Florida City Wellfield from potential sources of groundwater contamination, saltwater intrusion and overextraction. — [9J-5.011(2)(b)5; 9J-5.013(2)(b)2] [§163.3177(6)(c), F.S., §163.3177(6)(h)1., F.S.]

**Policy 701.43.1**

Protection of the Florida City Wellfield shall be accomplished through ~~continued implementation of the~~ Miami-Dade County Wellfield Protection Ordinance and the SFWMD Water Supply Policy Document. [~~9J-5.011(3)(e)1 and 4; 9J-5.013(2)(e)9~~]

**Policy 701.43.2**

By January 4, 1998, Monroe County shall ~~seek~~maintain an interlocal agreement with FKAA and Miami-Dade County. This agreement shall provide Monroe County with an opportunity to comment on land use and regulatory issues related to the Florida City Wellfield, aquifer and aquifer recharge area. It shall set forth procedures for review of land use and

regulatory activities identified as having potentially significant impacts on the aquifer recharge and water supply systems especially concerning hazardous waste generation. Criteria for determination of significant impacts shall be included in the interlocal agreement. [9J-5.011(3)(c)1 and 4; 9J-5.013(2)(c)9]

**Objective 701.5**

~~FKAA shall supply adequate operating pressures in the transmission and distribution system to meet the adopted level of service standard specified in Policy 701.1.1(2) for the customer service connection. [9J-5.011(2)(b)1]~~

**Policy 701.5.1**

~~FKAA shall continue to maintain the transmission network and construct improvements to continue to provide a minimum operating pressure of 20 PSI at customer service. [9J-5.011(2)(c)2]~~

**Objective 701.6**

~~The FKAA shall continue to implement provisions to increase potable water storage through the Aquifer Storage Recovery System. [9J-5.011(2)(b)2]~~

**Policy 701.6.1**

~~By January 4, 1997, Monroe County shall, by resolution, support the development by FKAA of a total system storage capacity equal to 10 days of treated water flow at 50% of the annual average daily flow by the year 2005. [9J-5.011(2)(c)2d]~~

**Policy 701.6.2**

~~By January 4, 1997 Monroe County shall, by resolution, support the FKAA in their efforts to continue to develop an Aquifer Storage Recovery System, to aid in the provision of adequate storage capacity for emergency purposes. [9J-5.011(2)(c)1 and 2]~~

**Objective 701.7**

~~The FKAA shall continue to provide emergency service during electric power outages to the greatest extent feasible. [9J-5.011(2)(b)1]~~

**Policy 701.7.1**

~~In the event of a power outage, the emergency diesel pumps will deliver 15.6 MGD at 125 PSI during emergency conditions while the treatment plant will be operated by a 1,000 KVA diesel generator. [9J-5.011(2)(c)(2)d]~~

## **Objective 701.84**

~~FKAA shall improve its capacity. Monroe County shall continue to coordinate with FKAA to ensure adequate capacity is available to provide for fire flows in the areas outlined in Policy 701.8.1 to ensure the for protection of the public health, welfare and safety. [9J-5.011(2)(b)1][§163.3177(3)(a)3., F.S.]~~

### **Policy 701.84.1**

~~By the year 2000, Monroe County shall coordinate with the FKAA, in accordance with its Capital Improvements Program, shall to continue to upgrade upgrading the distribution system toward the goal of providing fire flow capabilities in the following areas throughout Florida Keys as funds and land are available. Fire flows shall meet the provisions of the Florida Fire Prevention Code.~~

~~1. Proposed Fire Flow Areas:~~

~~2. —~~

~~3. Key West and Stock Island (current fire flow areas)~~

~~4. Everywhere on US 1, except non-developable areas~~

~~5. Ocean Reef~~

~~6. Key Colony Beach~~

~~7. Layton~~

~~8. Marathon~~

~~9. Duck Key~~

~~10. Tavernier~~

~~11. —~~

~~12. Proposed Fire Flow Requirements by Land Use Zone:~~

~~13. —~~

~~14. Suburban Residential — 750 GPM~~

~~15. Mobile Home, Recreational Vehicle — 1,500 GPM~~

~~16. Urban Commercial, Suburban Commercial, and Commercial —  
2,000 GPM~~

~~All commercial facilities not along USU.S. 1 shall provide "on site" fire abatement, as currently required unless identified in the *Agreement Between Monroe County and the Florida Keys Aqueduct Authority for Installation and Maintenance of Fire Hydrants in Unincorporated Monroe County*. In all other areas the FKAA aqueduct system shall not be considered even as a future primary fire abatement source. However, all line upgrades shall be designed and constructed so as to provide approximately 250 GPM to extreme locations. [9J-5.011(2)(c)1 and 2]~~

### **Policy 701.8.2**

~~By January 4, 1997, the Monroe County Office of the Fire Marshall, in accordance with the FKAA, shall develop fire districts for subsequent implementation if feasible. [9J-5.011(2)(c)~~

### **Policy 701.4.2**

Monroe County shall require that at the time a construction permit is issued, adequate fire flow is supplied to the site in accordance with the Florida Fire Prevention Code.

**Policy 701.8.3**

~~Since fire flow improvements in the areas identified by Policies 701.8.1 and 701.8.2 will result in significant fire insurance premium reductions for affected areas, charges for fire flow improvements in these areas shall be charged to these areas only, as opposed to general system absorption of such charges. [9J-5.011(2)(c)1]~~

**Objective 701.95**

Monroe County shall continue to assist the FKAA with water conservation efforts and assist in implementing the FKAA's *Water Conservation Plan* consistent with SFWMD's *Water Shortage Plan* and Comprehensive Water Conservation Program. The County shall implement Policies 701.95.1 to further conserve potable water use. [9J-5.011(2)(b)4; 9J-5.013(2)(b)2]

**Policy 701.95.1**

~~By January 4, 1997, the Monroe County Growth Management Division, with input from the FKAA and SFWMD, and other affected organizations shall adopt Land Development Regulations, which implement a xeriscape landscape ordinance, a permanent irrigation ordinance, and plumbing fixture efficiency standards consistent with the mandatory elements of the FKAA Water Conservation Plan and the SFWMD Model Landscape Code for South Florida. Prior to the adoption of the xeriscape landscape ordinance, permanent irrigation ordinance and plumbing efficiency standards, drafts of these ordinances and standards will be submitted to the SFWMD for review and comment, and when applicable the recommendations will be incorporated in the water conservation measures. [9J-5.011(2)(c)3; 9J-5.013(2)(c)4]~~  
Within one (1) year of the adoption of the 2030 Comprehensive Plan, Monroe County shall implement a landscape ordinance consisting of water conservation measures which may include Florida Friendly provisions.

**Policy 701.95.2**

~~During the development of updated Land Development Regulations and development regulations in accordance with Policy 701.9.1, the Monroe County Growth Management Division and shall coordinate with the FKAA shall to evaluate building codes, utility regulations, landscaping ordinances, and public education programs for implementation of water conservation measures. [9J-5.011(2)[§163.3177(6)(c)3; 9J-5.013(2)(c)4], F.S.]~~

**Policy 701.95.3**

~~In Monroe County shall coordinate with the FKAA in accordance with its~~their ~~Water Conservation Plan, the FKAA shall, with input from Monroe County,~~  
continue to implement a leak detection program and a conservation rate structure. Monroe County ~~and shall coordinate with~~ the FKAA, ~~with input from~~ the SFWMD, and other affected organizations, ~~shall to~~ formulate and initiate implementation of a joint public education program for water conservation. [9J-5.011(2)(e)3; 9J-5.013(2)(e)4]

**Policy 701.95.4**

~~Monroe County and the FKAA shall continue to comply with SFWMD water use restrictions including all Phase I and Phase I (modified) water use restrictions when water shortages are declared by the SFWMD.~~—[9J-5.011(2)(e)3; 9J-5.013(2)(e)4]

**Policy 701.95.5**

Monroe County shall coordinate with the Florida Department of Health and Rehabilitative Services (HRS(DOH)) to permit utilization of grey reclaimed water storage systems and utilization for all exterior irrigation and flushing purposes. Upon receipt of authorization ~~from HRS,~~ policies shall be developed to implement the use of grey reclaimed water storage systems where economically feasible. [9J-5.011(2)(e)3; 9J-5.013(2)(e)4]

**Policy 701.95.6**

~~Monroe County shall permit and encourage rainwater storage facilities for all household uses such as irrigation, car, patio, and boat washing, at a minimum capture for all non-potable uses and for safe household potable uses.~~ [9J-5.011(2)(e)3; 9J-5.013(2)(e)4][§163.3177(6)(c), F.S.]

**Policy 701.95.7**

~~By January 4, 1997, Monroe County shall adopt Land Development Regulations which establish a Permit Allocation and Point System for new residential and non-residential development (See Future Land Use Objectives 101.2, 101.3, and 101.5 and supporting policies). In developing the Point System, Monroe County shall~~Within one (1) year of adoption of the 2030 Comprehensive Plan, Monroe County shall evaluate the permit allocation and point system to consider assigning a positive point rating to developments utilizing alternative water collection systems such as cisterns, grey water reuse systems and wastewater treatment plant effluent reuse which conserve potable water supply. [9J-5.011(2)(e)3; 9J-5.013(2)(e)4]

**Policy 701.95.8**

~~As the water conservation measures set forth in Policies 701.95.1 through 701.95.7 are implemented, Monroe County shall re-evaluate the adopted potable water levels of service through the evaluation and appraisal report process as set forth in Chapter 163.3191 F.S.,~~

**Objective 701.106**

In coordination with the FKAA, Monroe County shall continue to maximize the use of existing facilities and discourage urban sprawl ~~through implementation of Potable Water Policies 701.10.1 through 701.10.5.~~ [9J-5.011(2)(b)3][§163.3177(6)(c)2., F.S.]

**Policy 701.6.1**

Monroe County shall annually evaluate proposed FKAA capital improvements for inclusion in the annual update of the County's CIE Schedule.

**Policy 701.6.2**

Existing facilities shall be maximized by encouraging capital developments in already developed areas and discouraging extension of facilities to undeveloped areas. **Policy 701.10.1**

~~By January 4, 1998, Monroe County shall evaluate existing FKAA policies related to identification and adoption of capital improvements. Improvements consistent with achieving Objective 701.10 shall be incorporated into Monroe County's annual Concurrency Management Report prepared in accordance with Capital Improvements Policy 1401.4.9.~~ [9J-5.011(2)(e)1]

**Policy 701.10.2**

~~All FKAA facility expansions shall be consistent with the Future Land Use Map, the Goals, Objectives, and Policies of the Comprehensive Plan, and adopted levels of service.~~ [9J-5.011(2)(e)1]

**Policy 701.10.3**

~~Monroe County shall review and comment on the FKAA Capital Improvements Plan for Comprehensive Plan consistency prior to inclusion in the annual Concurrency Management Report prepared in accordance with Capital Improvements Policy 1401.4.9.~~ [9J-5.011(2)(e)1]

**Policy 701.10.4**

~~The FKAA, through its fee schedule, shall continue to assess charges for new units for meter fees, tapping fees, service charges and water main extension costs in order to promote maximizing the use of existing facilities and discouraging urban sprawl.~~ [9J-5.011(2)(e)] **Policy 701.10.5**

~~The FKAA shall continue its policy of not providing for water connection services in National Wildlife Refuge areas or hardwood hammock areas within its jurisdiction as specified in FKAA's enabling legislation and the FKAA Policy and Procedure Handbook, Chapter 48-7.~~ [9J-5.011(2)(e)1]

## 5.2 NATURAL GROUNDWATER AND AQUIFER RECHARGE ELEMENT

### **GOAL 1101**

~~Monroe County~~ shall protect the quality and quantity of water in the potable water aquifer and in the freshwater lens systems so as to ensure public health, conserve the public water supply, and preserve ecosystems dependent upon freshwater. [~~9J-5.011(2)a~~] [§163.3177(6)(c), F.S.].

#### **Objective 1101.1**

~~Monroe County shall work cooperatively with Miami-Dade County to encourage land use planning and development controls which shall protect the recharge area of the Florida City Wellfield from potential sources of groundwater contamination, saltwater intrusion and over-extraction. (See Potable Water Objective 701.4 and related policies.)~~ [~~9J-5.011(2)(b)5~~] [§163.3177(6)(d), F.S.]

#### **Objective 1101.2**

~~By January 4, 1998, Monroe County shall map the freshwater lens systems and associated recharge areas in the Florida Keys and shall adopt regulations which protect the lenses from loss of recharge potential and from threats of groundwater contamination.~~ [~~9J-5.011(2)(b)5; 9J-5.013(2)(b)2~~]

Monroe County shall provide for the protection of groundwater within the unincorporated areas.

#### **Policy 1101.2.1**

~~By January 4, 1997, Monroe County shall adopt a Stormwater Management Ordinance. This ordinance shall establish level of service standards for the quality and quantity of stormwater discharges. The ordinance shall encourage use of site specific natural drainage features to the maximum extent possible before utilizing structural stormwater control. The protection of freshwater lens recharge areas, and associated freshwater wetlands where identified, shall be of primary concern in design of a development project.~~ [~~9J-5.011(2)(c)4; 9J-5.013(2)(b)1 and 9~~]

#### **Policy 1101.2.2**

Monroe County shall undertake activities which shall reduce pollutant entry into groundwater, summarized as follows:

1. Monroe County shall develop and implement permitting, inspection and enforcement procedures designed to reduce pollutant discharges into groundwater from:
  - a) on-site disposal systems (See Sanitary Sewer Goal 901 and related objectives and policies);

- b) secondary sewage treatment plants and injection wells (See Sanitary Sewer Goal 901 and related objectives and policies);  
and
- c) stormwater runoff (See Drainage Element Objective 1001.3-1 and related policies);
- d) pesticides used for mosquito control – Monroe County shall ~~immediately take actions~~ coordinate with the Florida Keys Mosquito Control District to promote mosquito control techniques which will reduce the entry of pollutants from aerial pesticide applications into groundwater ~~(See Conservation and Coastal Management Objective 202.11 and related policies);~~
- e) fuel storage tanks – Monroe County ~~HRS Unit~~ shall coordinate with the Department of Health (DOH) to continue to undertake ~~undertaking~~ activities designed to reduce pollutant discharges into ground and surface waters from aboveground and underground fuel storage tanks (See Conservation and Coastal Management Objective 202.12 and related policies);  
and
- f) ~~hazardous wastes~~—Monroe County shall continue to undertake activities which support existing state and federal laws pertaining to the handling, transportation and disposal of hazardous wastes (See Solid Waste Objective 801.5 and related policies.) [9J-5.011(2)(c)4; ~~9J-5.012(3)(b)2; 9J-5.013(2)(b)1,2,9 and 10~~]

**Policy 1101.2.3**

~~By January 4, 1997, Monroe County shall initiate an interlocal agreement with the USFWS and SFWMD to map and evaluate the freshwater lenses of the Florida Keys and their associated recharge areas. Previously conducted studies by the National Audubon Society Research Department, Southern Illinois University, and the SFWMD will be utilized to the greatest extent possible. An analysis of the condition of the lenses shall also be completed.~~

~~Mapped data shall be entered into the County's Geographic Information System. [9J-5.011(2)(c)4; 9J-5.013(2)(b)1 and 9]~~

**Policy 1101.2.42**

Pending completion of the freshwater lens study, Monroe County shall continue to restrict the percentage of impervious surfaces on development sites through application of the Open Space Requirements in the Land Development ~~Regulations~~ Code. These regulations shall be met or exceeded in

order to minimize impervious areas and to protect freshwater lens recharge areas. ~~[9J-5.011(2)(e)4; 9J-5.013(2)(b)1 and 9][§163.3177(6)(c), F.S.]~~

**Policy 1101.2.53**

Upon completion of the freshwater lens and recharge area mapping and evaluation, the Monroe County shall consider altering the minimum required open space ratios, and other development regulations, to protect the quantity and quality of groundwater in the freshwater lens systems. ~~The County shall also assign a negative point rating in the Point System for developments proposed in freshwater lens recharge areas. [9J-5.011(2)(e)4; 9J-5.012(3)(b)2; 9J-5.013(2)(b)1,2,9 and 10] [§163.3177(6)(c), F.S.]~~

**Objective 1101.3**

~~By the year 2000, the use of well water in the Florida Keys for public consumption and commercial use shall be phased out in order to ensure the health and safety of the public and to ensure the preservation of the existing freshwater lens system. [9J-5.011(2)(b)5; 9J-5.013(2)(b)2]~~

**Policy 1101.3.1**

~~By January 4, 1997, Monroe County shall adopt Land Development Regulations which prohibit new wells for drawing water from the freshwater lens systems for private residential and private commercial purposes in the Florida Keys. Exceptions shall be allowed for wells for approved periodic water testing. [9J-5.011(2)(e)4; 9J-5.013(2)(b)1 and 9]~~

**Policy 1101.3.2**

~~By January 4, 1998, in conjunction with the development of the Sanitary Wastewater Master Plan, Monroe County shall identify existing wells used for drawing water for private residential and private commercial purposes. [9J-5.011(2)(e)4; 9J-5.013(2)(b)1 and 9]~~

**Policy 1101.3.3**

~~The use of existing wells shall be phased out in accordance with the availability of adequate, affordable, alternative potable water source~~

**5.4 Conservation and Coastal Management Element**

**GOAL 211**

Monroe County shall conserve and protect potable water resources and cooperate with regional efforts to ensure the continued availability of high quality potable water. ~~(9J-5.5011(§163.3177(6)d.2)(a); 9J-5.013(b., F.S.; §163.3177(6)d.2)(a)].c., F.S.]~~

**Objective 211.1**

Monroe County shall encourage the use of water conservation strategies, including, but not limited to cisterns, on-site stormwater collection systems used for irrigation and bio-swales, and work cooperatively with FCAA and Miami-Dade County to encourage water conservation efforts and assure that land use planning and

development controls are maintained which ~~shall protect~~ protects the recharge area of the Florida City Wellfield from potential sources of groundwater contamination and saltwater intrusion. (See Potable Water Objective 701.3 and related policies). [~~9J5.013(2)(b)2~~][§163.3177(6)d.2.b., F.S.; §163.3177(6)d.2.c., F.S.]

**Objective 211.2**

**Policy 211.1.1**

Monroe County shall continue to assist the FKAA with water conservation efforts, including implementing the FKAA's Water Conservation Plan, consistent with SFWMD's Water Shortage Plan and Water Consumption Guidelines, and shall implement measures to further conserve potable water. (See Potable Water Objective 701.5 and related policies). [§163.3177(6)d.2.b., F.S.; §163.3177(6)d.2.c., F.S.]

**Objective 211.3**

**Policy 211.1.2**

~~By January 1, 1998, Monroe County shall identify~~ has identified the freshwater lens system and associated recharge areas of the Florida Keys ~~and shall implement programs regulating as noted within *Water Resources of Big Pine Key, Florida*, (Hanson, 1980). Within one (1) year after the adoption of the 2030 Comprehensive Plan, the County shall adopt land development regulations that regulate the storage and use of hazardous materials in recharge areas, prohibiting new water withdrawals, and phasing out existing water withdrawals to protect against saltwater intrusion freshwater lenses.~~ [~~9J.5013(~~ [§163.3177(6)d.2)(b), F.S.; §163.3177(6)d.2]i., F.S.]

**5.4 Future Land Use Element**

**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. [~~9J5.006(3)a~~][§163.3177(1), F.S.]

**Objective 101.1**

Monroe County shall ensure that all development and redevelopment taking place within its boundaries does not result in a reduction of the level-of-service requirements established and adopted by this comprehensive plan.. Monroe County shall ensure that at the time a development permit is issued, adequate public facilities are available to serve the development at the adopted level of service standards concurrent with the impacts of such development. [~~J 5.006(3)(b)1~~]- Further, Monroe County shall ensure that comprehensive plan amendments include an analysis of the availability of facilities and services or demonstrate that the adopted levels of service can be reasonably met. [§163.3177 & 163.3180, F. S.]

**Policy 101.1.1**

Monroe County shall ~~adopt~~ maintain level of service (LOS) standards for the following public facility types required by Chapter ~~9J-5163~~, F.A.C.S.: sanitary sewer, solid waste, drainage, and potable water. Additionally the County shall maintain LOS for roads, and parks and recreation and paratransit. The LOS standards are established in the following sections of the Comprehensive Plan:

2. The LOS for potable water is established in Potable Water Policy 701.1.1;

**Policy 101.1.3**

Facilities for potable water, sanitary sewer, solid waste and drainage shall be in place and available to serve new development no later than the issuance of the certificate of occupancy or its functional equivalent. If facility improvements are needed to ensure that the adopted level-of-service standards are achieved and maintained, prior to commencement of construction, a developer is required to enter into a binding and legally enforceable commitment to the County to assure construction or improvement of the facility. [163.3180, F. S.]

**5.5 Capital Improvements Element**

**Objective 1401.4**

Monroe County shall coordinate land use decisions and fiscal resources with a schedule of capital improvements in order to maintain the adopted level of service (LOS) standards for both ~~previously~~ issued development orders and future development. [~~9J-5.5016~~ §163.3177(3)(b)3 and 5], F.S.]

**Policy 1401.4.1**

Monroe County shall adopt and maintain level of service (LOS) standards for the following public facility types: roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. The LOS standards are established in the following sections of the Comprehensive Plan:

2. The LOS for potable water is established in Potable Water Policy 701.1.1;

**Policy 1401.4.4**

Public facilities and services needed to support development shall be available concurrent with the impacts of development in accordance with the adopted levels of service referenced in Policy 1401.4.1. ~~and Chapter 9J-5.0055, F.A.C.~~ Development approval may be phased to allow the provision of public facilities and services necessary to maintain the adopted levels of service. [~~9J-5.016(3)(e)6~~]

**Policy 1401.4.5**

Monroe County hereby adopts a Concurrency Management System to ensure that facilities and services needed to support development are available concurrent with the impact of development. The Concurrency Management System shall ensure that the County shall issue no development order or permit which results in a reduction in the level of service (LOS) below the adopted LOS standards referenced in Policy 1401.4.1 for those public facilities that are subject to the system. The guidelines established in Policies 1401.4.6, 1401.4.7, 1401.4.8, 1401.4.9, and 1401.4.10 shall ensure that concurrency is successfully implemented.

**Policy 1401.4.6**

The following guidelines identify the stages in the development review process when the test for concurrency must be met.

1. Preliminary Development Order Stage - A preliminary development order is a development order that precedes the issuance of a building permit, such as a subdivision plat, development plan, certificate of compliance, conditional use permit, or development of regional impact development order. A proposed development must receive a conditional concurrency determination prior to receiving a preliminary development order.
2. Final Development Order Stage - A final development order is a building permit or any other development permit authorizing the construction or expansion of a ~~building~~ an increase in development intensity, or a change of use requiring a new certificate of occupancy. A proposed development must receive a final concurrency determination prior to receiving a final development order.

**Policy 1401.4.8**

The following guidelines identify the minimum criteria necessary to meet the concurrency requirements of each public facility type.

1. The concurrency requirements for ~~roads,~~ potable water, solid waste, sanitary sewer, and drainage facilities and services shall be satisfied if one or more of the following conditions are met:
  - a) the necessary facilities and services are in place at the time a development permit is issued; or
  - b) the necessary facilities and services are in place at the time a certificate of occupancy, or its functional equivalent is issued.
    1. ~~the development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur or~~
  - c) the necessary facilities are under construction at the time a ~~permit is issued; or~~

d) ~~an enforceable development agreement guarantees that the necessary facilities and services will be in place when the impacts of the development occur. An enforceable development agreement may include, but is not limited to, development agreements pursuant to section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S.~~

2. The concurrency requirements for recreational facilities shall be satisfied if one or more of the following conditions are met:

a) conditions 1(a), or 1(b), or 1(e) listed above or, in the case of acreage for parks and recreational facilities, which shall be dedicated to or acquired by the County prior to issuance of a building permit, or funds in the amount of the developer's fair share are committed no later than the approval to commence construction; or

~~2. a binding executed contract is in place at the time the development permit is issued which provides for the commencement of the actual construction of the required facilities or provision of services within one year of permit issuance; or~~

b) an enforceable development agreement guarantees that the necessary facilities and services will be in place ~~within one year of~~ with the issuance of the applicable development permit. An enforceable development agreement may include, but is not limited to, development agreements pursuant to section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S.

3. The concurrency requirements for roads shall be satisfied if one or more of the following conditions are met:

a) conditions 1(a) or 1(b) listed above; or

b) a binding executed contract is in place at the time the development permit is issued which provides for the commencement of the actual construction of the required facilities or provision of services; or

c) an enforceable development agreement guarantees that the necessary facilities and services will be in place with the issuance of the applicable development permit. An enforceable development agreement may include, but is not limited to, development agreements pursuant to section 163.3220, F.S., or

an agreement or development order issued pursuant to Chapter 380, F.S.

**Policy 1401.4.10**

Monroe County shall use the following guidelines for interpreting and applying level of service standards to development order applications. For the purposes of this policy, reserve capacity refers to the capacity of existing public facilities plus the capacity of public facilities which do not exist but which meet the applicable requirements of Policy 1401.4.7, less the existing demand for those facilities and the demand expected to be created for those facilities by approved but unbuilt development as determined by the databases in Policy 1401.4.9.

1. Potable Water- The County shall not render a final concurrency determination unless the quantity of water available under the FKAA Consumptive Use Permit meets or exceeds the estimated water demand of the proposed development together with the estimated water demand of all existing and committed development.

**5.6 Energy and Climate Element**

**Policy 1502.1.5**

Within five (5) years after the adoption of the 2030 Comprehensive Plan, Monroe County shall initiate an inventory of existing and planned infrastructure up to the 2030 horizon, based upon the vulnerability mapping identified in Policy 1502.1.3, for capacity to accommodate projected sea-level rise over the life expectancy of that infrastructure. Monroe County shall identify the infrastructure within those areas, its useful life and any retrofits or capital projects necessary to address the impacts of sea level rise. These strategies may include defense, accommodation, or and retreat projects, or not building planned infrastructure in vulnerable locations, to address the impacts of sea level rise. Monroe County will consider developing design criteria, in conjunction with a broader asset management planning process.

**Policy 1502.1.6**

Within five (5) years after the adoption of the 2030 Comprehensive Plan, Monroe County shall consider incorporating a planning, design and permitting standard for infrastructure and public facilities that may include a sea level rise assumption of 3”-7” by 2030 as developed by the Southeast Regional Climate Compact. The County shall review and update sea level rise projections when new and pertinent data is available.

**Policy 1502.1.7**

Monroe County shall ensure that new, renovated and replacement public facilities and infrastructure, such as streets and bridges, water and wastewater treatment plants, police stations and fire stations, and any other public facilities that the County has authority over, are designed in a manner which considers the useful life of public facilities and infrastructure. The County shall also consider the potential impacts from climate change, including rising sea levels and shoreline stabilization needs, on its infrastructure and public facilities.

**Policy 1503.1.5**

Consistent with the Lower East Coast Regional Water Supply Plan, Monroe County shall encourage FCAA to continue expanding water auditing programs to increase the scope of the audits and identify opportunities to reduce system leaks and promote water conservation retrofitting.

**Policy 1503.1.6**

Within one (1) year after the adoption of the 2030 Comprehensive Plan, Monroe County shall develop policies to increase water conservation, which may include the adoption of a recognized standard such as the South Florida Water Management District’s “Water Star” or EPA’s “Water Sense” programs.

**Policy 1503.1.7**

Within five (5) years after the adoption of the 2030 Comprehensive Plan, Monroe County shall determine the appropriate climate change considerations (including but not limited to, emergency management, flood risk, storm surge, threats to potable water supply, the potential for changing habitat and landscapes, the need for shoreline stabilization and the potential impacts to infrastructure necessary to serve proposed uses) to evaluate when reviewing land use amendments.

**6.0 REGIONAL ISSUES IDENTIFIED IN REGIONAL WATER SUPPLY PLANS**

6.1 Lower East Coast Water Supply Plan Update, September 12, 2013

The sole source provider of potable water to Monroe County is FCAA, whose well field is located in Florida City. Figure 29 of the Lower East Coast Water Supply Plan Update indicates that the FCAA well field as a Utility At Risk from saltwater intrusion. Figure 30 of the Lower East Coast Water Supply Plan Update indicates that the FCAA is a permitted Floridan Aquifer User, which should offset any anticipated drought-driven salt water intrusion event. FCAA also operates RO facilities in Marathon and Stock Island.

6.2 Integrating Climate Change & Water Supply Planning In Southeast Florida,  
Southeast Florida Regional Compact, June 10, 2014

The Southeast Florida Regional Compact, which includes Palm Beach, Broward, Miami-Dade and Monroe Counties, predicts that the sea level will rise between 9 and 24 inches by 2100. This may have implications regarding the ability of the local utility to provide fresh potable water from the Biscayne Aquifer to Monroe County as the salt water intrusion line shifts westward towards the FCAA well field. A recent review by Monroe County’s climate change and sustainability consultants conclude that the FCAA well field in Florida City will not be impacted by saltwater intrusion under the worst-case scenario. However, FCAA continues to pursue the data that supports this conclusion.

## 7.0 REFERENCES

- 7.1 Florida Keys Aqueduct Authority, 20-Year Water System Capital Improvement Master Plan, December 2006
- 7.2 Florida Keys Aqueduct Authority, Annual Water Demand Update Through 2030
- 7.3 Florida Keys Aqueduct Authority, Annual Water Demand Update by Municipal Boundary
- 7.4 Florida Keys Aqueduct Authority Projected 5-Year Capital Improvement Plan
- 7.5 Keith and Schnars, P.A. and Fishkind and Associates, Monroe County 2010-2030 Population Projections, March 15, 2011
- 7.6 Monroe County Growth Management, Monroe County 2010 Comprehensive Plan
- 7.7 Monroe County Growth Management, Monroe County 2030 Comprehensive Plan
- 7.8 South Florida Water Management District, Lower East Coast Water Supply Plan Update, September 12, 2013
- 7.9 Southeast Florida Regional Compact, Integrating Climate Change & Water Supply Planning In Southeast Florida, June 10, 2014



## MEMORANDUM

### MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

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

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

Date: September 18, 2014

Subject: *Request for a Development Agreement between Monroe County, Florida; Roger Bernstein, as Trustee of the Benjamin Bernstein Trust B; and Joseph R. Rackman and Jeffrey W. Bolotin, as Trustees of the Island Trust Agreement,, concerning 5700 Fourth Street, 5550 Fifth Avenue and 6500 Front Street, Stock Island, approximate mile marker 5, having real estate numbers 00123600.000100, 00123770.000000, 00127250.000000, 00127280.000000, 00127290.000000 and 00127380.000000 (File #2014-107)*

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**Meeting: September 23, 2014**

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1 I REQUEST:

2  
3 The requested agreement relates to the redevelopment of an existing property to include  
4 marina uses, heavy and light industrial uses (including boat building repair and storage),  
5 commercial fishing uses (including the manufacture, assembly, repair, maintenance and  
6 storage of traps, nets and other fishing equipment), hotel uses, commercial retail uses  
7 (including a restaurant with up to 150 seats and a market), and accessory uses. The  
8 residential density, under maximum net density, would not exceed 122 transient residential  
9 units (in the form of hotel rooms). Not including accessory structures related to the transient  
10 residential uses, the nonresidential floor area would not exceed 14,000 square feet. At least  
11 35 percent of the upland area of the properties shall be reserved for working waterfront and  
12 water dependent uses. At least 20 percent of the dockage shall be reserved for commercial  
13 fishing vessels. New residential or nonresidential buildings shall not exceed 35 feet in height.  
14 Public access will be allowed from 7:00 am until dusk.

15  
16 Location:

17 Address: 5700 Fourth Street, 5550 Fifth Avenue and 6500 Front Street, Stock Island,  
18 approximate mile marker 5 (Atlantic Ocean side of US 1)

19  
20  
21 Legal Description:

22 5700 Fourth Street and 5550 Fifth Avenue: A portion of Block 55, all of Block 56,  
23 and a portion (Lot 13) of Block 57, the vacated portion of Fifth Avenue per  
24 Resolution #28-1966, Maloney subdivision (also known as McDonald's Plat), Plat  
25 Book 1, Page 55, and adjacent bay bottom)

26  
27 6500 Front Street: A portion of Block 55, Maloney subdivision (also known as  
28 McDonald's Plat), Plat Book 1, Page 55, and adjacent bay bottom  
29

1  
2  
3 Real Estate (RE) Numbers:

4 5700 Fourth Street and 5550 Fifth Avenue: 00123770.000000, 00127250.000000,  
5 00127280.000000, 00127290.000000 and 00127380.000000

6  
7 6500 Front Street: 00123600.000100



31 Subject Property with Land Use Districts Overlaid (Aerial dated 2012)

32  
33 Applicant:

34 Agent: Barton W. Smith, Esq., Smith Oropeza, P.L.

35 Owners: Roger Bernstein, as Trustee of the Benjamin Bernstein Trust B; and Joseph R.  
36 Rackman and Jeffrey W. Bolotin, as Trustees of the Island Trust Agreement

37  
38  
39  
40 II RELEVANT PRIOR COUNTY ACTIONS:

41  
42 Location #1: 5700 Fourth Street and 5550 Fifth Avenue

43  
44 In 1970, the Building Department issued Building Permit #20564 for a 'fish house' building  
45 (44' x 30') [Lot 13]. Based on its details, this structure is not depicted on the 2012 boundary  
46 survey provided with the application and is not recognized, at least as presented in 1970, as  
47 an existing structure on any property record card.

48  
49 In 1972, Building Department issued Building Permit #26467 for an addition (10' x 12') to  
50 the 'fish house' building (44' x 30') [Lot 13]. Based on its details, this structure is not

1 depicted on the 2012 boundary survey provided with the application and is not recognized, at  
2 least as presented in 1972, as an existing structure on any property record card.  
3

4 In 1973, the Building Department issued Building Permit #29041 for a 'storage' building  
5 (40' x 20'). Based on its details, this structure is not depicted on the 2012 boundary survey  
6 provided with the application and is not recognized, at least as presented in 1973, as an  
7 existing structure on any property record card.  
8

9 In 1973, the Building Department issued Building Permit #29626, for a 'boat' building (96' x  
10 33'). Based on its details, this structure is not depicted on the 2012 boundary survey provided  
11 with the application and is not recognized, at least as presented in 1973, as an existing  
12 structure on any property record card.  
13

14 In 1982, the Building Department issued Building Permit #A-9569 for a shed (9' x 10').  
15 Based on its details, this structure is not depicted on the 2012 boundary survey provided with  
16 the application and is not recognized, at least as presented in 1982, as an existing structure on  
17 any property record card.  
18

19 In 1987, the Building Department issued Building Permit #871-0599, renewing Building  
20 Permit ##A-18725, for an addition (10' x 12') an 'equipment' building (13'-4" x 9'-4").  
21 Based on its details, this structure appears to be the structure identified as the 'One Story  
22 Elevated' building (27.4' x 13.4') on the 2012 boundary survey provided with the application  
23 and is not recognized, at least as presented in 1987, as an existing structure on any property  
24 record card.  
25

26 In 1993, the Building Department issued Building Permit #931-5643 for a 'metal accessory'  
27 building (80' x 25'). Based on its details, this structure is identified as the 'One Story Ground  
28 Level' building (80.0' x 25.0') on the 2012 boundary survey provided with the application  
29 and is recognized as Building #4 on the parcel identified as RE #00127250.000000.  
30

31 In 2000, the Building Department issued Building Permit #001-2322 for a shed (30' x 20').  
32 Based on its details, this structure appears to be the structure identified as the 'One Story  
33 Ground Level' building (20.3' x 30.0') on the 2012 boundary survey provided with the  
34 application and is not recognized, at least as presented in 2000, as an existing structure on  
35 any property record card.  
36

37 In 2013, an amendment to the Monroe County Future Land Use Map (FLUM) was approved  
38 amending the future land use designation of the subject property from Industrial (I) to Mixed  
39 Use/Commercial (MC). The approval is memorialized by Ordinance #045-2013, approved by  
40 the Board of County Commissioners at a public hearing on December 11, 2013.  
41

42 Note: Building permits were not located for the other existing structures, recognized as  
43 Building #1 (year built date of 1948 indicated), Building #2 (year built date of 1958  
44 indicated) and Building #3 (year built date of 1948 indicated) on the property record card for  
45 RE #00127250.000000.  
46

1        Location #2: 6500 Front Street  
2

3        In 1999, the Building Department issued Building Permit #991-0737, renewing Building  
4        Permit #971-0755, for a ‘storage/office’ trailer (30’ x 16’). Based on its details, this structure  
5        is not depicted on the 2012 boundary survey provided with the application. However, it  
6        appears to be an existing structure, recognized as Building #2 on the property record card for  
7        RE #00123600.000100.  
8

9        In 2013, an amendment to the Monroe County Future Land Use Map (FLUM) was approved  
10        amending the future land use designation of the subject property from Industrial (I) to Mixed  
11        Use/Commercial (MC). The approval is memorialized by Ordinance #045-2013, approved by  
12        the Board of County Commissioners at a public hearing on December 11, 2013.  
13

14        Note: Building permits were not located for the other existing structures, recognized as  
15        Building #1 (year built date of 1999 indicated) and Building #3 (year built date of 1985  
16        indicated) on the property record card for RE #00123600.000100.  
17

18        III BACKGROUND INFORMATION:  
19

- 20        A. Size of Site: 22.43 acres (11.63 acres of upland and 10.8 acres of submerged land)  
21                5700 Fourth St and 5550 Fifth Ave: 414,535 SF of upland / 419,328 SF of submerged  
22                6500 Front St: 91,746 SF of upland / 51,065 SF of submerged
- 23        B. Land Use District: Maritime Industries (MI)
- 24        C. Future Land Use Map (FLUM) Designation: Mixed Use/Commercial (MC)
- 25        D. Tier Designation: Tier III
- 26        E. Existing Uses: Mixed Use – Heavy and Light Industrial, Commercial Fishing
- 27        F. Existing Vegetation / Habitat: Predominately scarified
- 28        G. Community Character of Immediate Vicinity: Mixed Use
- 29        H. Flood Zone: Part AE-EL 8’ and part AE-EL 9’  
30

31        IV REVIEW OF APPLICATION:  
32

33        The BOCC shall have authority to enter into a development agreement by resolution with any  
34        person having a legal or equitable interest in real property located within the unincorporated  
35        area of Monroe County if the development agreement meets all of the requirements of the  
36        Florida Local Government Development Agreement Act, Section 163.3220-163.3243,  
37        Florida Statutes; provided, however, that the duration of the development agreement shall not  
38        exceed 10 years, and any duration specified in a development agreement shall supersede any  
39        conflicting duration otherwise specified in the land development regulations.  
40

41        Pursuant to Section 163.3227, Florida Statutes, a development agreement shall include the  
42        following:  
43

- 44        a) A legal description of the land subject to the agreement, and the names of its legal and  
45                equitable owners:  
46

1 A full legal description for the 5700 Fourth Street and 5550 Fifth Avenue property is  
2 provided in Exhibit 2 of the agreement (with a reference thereto in subsection I.J.2. on  
3 page 2). A full legal description for the 6500 Front Street property is provided in Exhibit  
4 5 of the agreement (with a reference thereto in subsection I.K.2. on page 3). Ownership  
5 of land for the 5700 Fourth Street and 5550 Fifth Avenue property is stated in subsection  
6 I.J.1. on page 2 and a deed is provided in Exhibit 1. Ownership of land for the 6500 Front  
7 Street property is stated in subsection I.K.1. on page 3 and a deed is provided in Exhibit  
8 4.  
9

10 b) The duration of the agreement:

11  
12 The agreement shall remain in effect for 10 years from the effective date, as stated in  
13 section III.C on page 4.  
14

15 c) The development uses permitted on the land, including population densities, and building  
16 intensities and height:

17  
18 Permitted uses on the land(s), including population densities, building intensities and  
19 height(s) are provided in section III.D on pages 4 through 5.  
20

21 d) A description of public facilities that will service the development, including who shall  
22 provide such facilities; the date any new facilities, if needed, will be constructed; and a  
23 schedule to assure public facilities are available concurrent with the impacts of the  
24 development:

25  
26 A description of public facilities is stated in section III.E on page 5.  
27

28 e) A description of any reservation or dedication of land for public purposes:

29  
30 There will be no reservation or dedication of land for public purpose. This is stated in in  
31 section III.F on page 6.  
32

33 f) A description of all local development permits approved or needed to be approved for the  
34 development of the land:

35  
36 Required local development permits are not provided in a single section. A general  
37 statement regarding permits required, including the requirement for a conditional use  
38 permit to redevelop the property with a hotel, is provided in section III.H on page 6.  
39 Permit requirements are also addressed in section III.O on page 8, which states “This  
40 Agreement is not and shall not be construed as a Development Permit, Development  
41 Approval or authorization to commence development, nor shall it relieve the Parties other  
42 than Monroe County of the obligations to obtain necessary Development Approvals that  
43 are required under applicable law and under and pursuant to the terms of this Agreement  
44 and Monroe County Code.”  
45

1 g) A finding that the development permitted or proposed is consistent with the local  
2 government's comprehensive plan and land development regulations:  
3

4 A finding of consistency is stated in section III.I on page 7.  
5

6 h) A description of any conditions, terms, restrictions, or other requirements determined to  
7 be necessary by the local government for the public health, safety, or welfare of its  
8 citizens:  
9

10 A description of any conditions, terms, restrictions or other requirements is not provided  
11 in a single section. Such conditions, terms, restrictions and other requirements are  
12 provided throughout the agreement.  
13

14 i) A statement indicating that the failure of the agreement to address a particular permit,  
15 condition, term, or restriction shall not relieve the developer of the necessity of  
16 complying with the law governing said permitting requirements, conditions, term, or  
17 restriction:  
18

19 Breach, amendment, enforcement and termination of the development provisions are  
20 provided in section III.JP on pages 7 through 8.  
21

22 Other Issues related to this Development Agreement:  
23

24 • *Conceptual Approval of Site Plan:*  
25

26 This agreement does not include a conceptual site plan for the redevelopment of the  
27 property.  
28

29 • *Land Use Intensity Requirements:*  
30

31 The existing agreement allows for up to 122 hotel rooms and other nonresidential uses.  
32

33 Staff could not determine compliance with other planned land uses as details related to  
34 square footage and intensity were not provided in the application.  
35  
36

Proposed Land Use Intensity (Not Using TDRs for Hotel Rooms):

Land Use	FAR / Density	Size of Site	Max Allowed	Proposed	Potential Used
Transient Residential	10 rooms/ ac <sup>1</sup> (allocated)	11.63 upland ac (9.30 buildable ac)	116 rooms	122 rooms	105.17%
Commercial Retail (low/medium intensity)	0.30 FAR	11.63 upland ac (506,602 SF)	151,980 SF	4,000 SF + Unknown	TBD %
Commercial Retail (high intensity)	0.40 FAR	11.63 upland ac (506,602 SF)	202,640 SF	Unknown	TBD %
Commercial	0.45 FAR	11.63 upland ac	227,970 SF	Unknown	TBD %

Fishing		(506,602 SF)			
Industrial	0.35 FAR	11.63 upland ac (506,602 SF)	177,310 SF	Unknown	TBD %
Offices	0.50 FAR	11.63 upland ac (506,602 SF)	253,301 SF	Unknown	TBD %
Cumulative Total (cannot exceed 100%)					105.17 + TBD%

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.

Proposed Land Use Intensity (Using TDRs for Hotel Rooms):

Land Use	FAR / Density	Size of Site	Max Allowed	Proposed	Potential Used
Transient Residential	15 rooms/ buildable ac <sup>2</sup> (max net)	11.63 upland ac (9.30 buildable ac)	139.5 rooms	122 rooms	87.46%
Commercial Retail (low/medium intensity)	0.30 FAR	11.63 upland ac (506,602 SF)	151,980 SF	4,000 SF + Unknown	TBD %
Commercial Retail (high intensity)	0.40 FAR	11.63 upland ac (506,602 SF)	202,640 SF	Unknown	TBD %
Commercial Fishing	0.45 FAR	11.63 upland ac (506,602 SF)	227,970 SF	Unknown	TBD %
Industrial	0.35 FAR	11.63 upland ac (506,602 SF)	177,310 SF	Unknown	TBD %
Offices	0.50 FAR	11.63 upland ac (506,602 SF)	253,301 SF	Unknown	TBD %
Cumulative Total					87.46 + TBD%

1: 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.

- *Height requirements:*

On Page 5, the language regarding height must be rephrased. The draft agreement states “The height of any new structure associated with the redevelopment of the Bernstein Property shall not exceed 35 feet, except for permitted structures, according to the Monroe County Code in effect at the execution of this Agreement.” A literal reading of this provision implies that any ‘permitted structure’ can exceed 35 feet in height. As such, this language must be revised. Staff recommends the following: “The height of any new or substantially improved structure associated with the redevelopment of the Bernstein Property shall not exceed 35 feet, except for permitted the limited structures expressly allowed to exceed 35 feet in the land development regulations, according to the Monroe County Code in effect at the execution of this Agreement.”

1 V RECOMMENDATION:

2  
3 The Planning & Environmental Resources Department recommends approval with the  
4 following revisions (staff reserves the right to request additional revisions as analysis  
5 continues):  
6

- 7 • Prior to any public hearing by the planning commission, as required by MCC §101-6,  
8 in order to have a complete application, the applicant shall submit a completed  
9 ownership disclosure form.
- 10  
11 • On page 1, section I.A., the acreage of the property must be corrected. According to  
12 the boundary survey, the acreages are 9.52 acres of upland (not 9.50); 9.63 acres of  
13 submerged land - *see related additional condition regarding this acreage* (not 12.46);  
14 2.11 acres of upland (not 3.11) and 1.17 acres of submerged land (not 1.61).  
15
- 16 • On Page 2, section I.J., the address of the Bernstein Property must be corrected (5700  
17 Fourth Street and 5550 Fifth Street, not 6500 Front Street).  
18
- 19 • On Page 2, section I.J.4., the acronym of the FLUM designation must be corrected  
20 (MC, not MU).  
21
- 22 • On Page 5, the language regarding height must be revised. As drafted, a literal  
23 reading implies that the height restriction only implies that any 'permitted structure'  
24 can exceed 35 feet in height.  
25
- 26 • On Page 4, section III.D.1., the acronyms of the FLUM designation must be corrected  
27 (MC, not MU).  
28
- 29 • On pages 4 and 5, section III.D., the permitted uses should be expanded to capture all  
30 planned uses.  
31
- 32 • On page 6, section III.G., the development uses should be expanded to capture all  
33 planned uses.  
34
- 35 • If the applicant is intending to sync the time to complete any conditional use permit  
36 (normally 3 years) with the 10-year horizon of the development agreement, within the  
37 development agreement, this premise should be clearly stated.  
38
- 39 • Within the attachments, the unofficial Land Use District Map submitted by the  
40 applicant shall be replaced with the official versions of the Land Use District Map.  
41
- 42 • Within the attachments, the unofficial Future Land Use Map submitted by the  
43 applicant shall be replaced with the official versions of the Future Land Use Map.  
44
- 45 • If included as an attachment to the agreement, on the boundary survey by Reece &  
46 White, the surveyor shall correct the notation regarding the acreage of submerged

1 land from '419,328 sq. ft. (10.32 acres)' to '419,328 sq. ft. (9.63 acres)' or  
2 accordingly adjust the square footage if the 10.32 acreage is correct and the 419,328  
3 square footage is incorrect.

4

5 • Include line numbers in any subsequent draft.

6

7 • Note revision # and date in any subsequent draft.

**File #:** **2014-107**

**Owner's Name:** Benjamin Bernstein Trust B  
Island Trust Agreement 3/10/1989

**Applicant:** Benjamin Bernstein Trust B

**Agent:** Barton W. Smith, Esq.

**Type of Application:** Development Agreement

**Key:** Stock Island

**RE:** 00123770-000000  
00127250-000000  
00127280-000000  
00127290-000000  
00127380-000000  
00123600-000100

## **Additional Information added to File 2014-107**

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: 7.23.14  
Time: \_\_\_\_\_

Dear Applicant:

This is to acknowledge submittal of your application for Development Agreement  
Type of application

Benjamin Bernstein Trust B to the Monroe County Planning Department.  
Project / Name

Thank you.

Gail Creech

Planning Staff

## Creech-Gail

---

**From:** Davisson-Bryan  
**Sent:** Thursday, July 24, 2014 8:44 AM  
**To:** Creech-Gail  
**Subject:** RE: Need 300" buffer excel list  
**Attachments:** SPONs.xlsx

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

Attached is the SPON 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:** Wednesday, July 23, 2014 11:53 AM  
**To:** Davisson-Bryan  
**Cc:** Whitley-Wayne  
**Subject:** Need 300" buffer excel list

Bryan,  
I need a list for the 300' surrounding property owners: 00123770.000000, 00127250.000000, 00127280.000000, 00127290.000000, 00127380.000000 and 00123600.000100

No hurry and thanks for your help.

*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](mailto: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

---

✓ 3 D OF KEY WEST INC  
1415 FLAGLER AVE  
KEY WEST, FL 33040-4921

✓ 5730 FOURTH AVENUE LLC  
PO BOX 169  
KEY WEST, FL 33041-0169

✓ ANDREWS STEWART J AND LEDA N  
2110 STAPLES AVE  
KEY WEST, FL 33040-3738

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

✓ COLLEY BYRON J  
8317 FRONT BEACH RD STE 23  
PANAMA CITY BEACH, FL 32407-4893

✓ COOPER JAMES ROBERT AND NANCY  
22 AMARYLLIS DR  
KEY WEST, FL 33040-6204

✓ DELTA MARINE INC  
5600 3RD AVE  
KEY WEST, FL 33040

~~DOG TRACK PARCELS CONDOMINIUM~~

✓ FIFTH AVENUE HARBOR SHOPS LLC  
5510 THIRD AVE  
KEY WEST, FL 33040

✓ HARBOR BAY INVESTMENTS LLC  
5510 3RD AVE  
KEY WEST, FL 33040

✓ HARDEN MARC A  
2316 PATTERSON AVE  
KEY WEST, FL 33040

✓ HARDEN MARC A  
3832 EAGLE AVE  
KEY WEST, FL 33040-4527

✓ HERNANDEZ JOSE RAUL  
1430 7TH ST  
KEY WEST, FL 33040

✓ K W RESORT UTILITIES CORP  
PO BOX 2125  
KEY WEST, FL 33045-2125

✓ KEEVAN CLARENCE J & JACQUELINE  
PO BOX 5913  
KEY WEST, FL 33045-5913

✓ KEY WEST TRANSFER STATION &  
HAULING SERVICE INC  
P O BOX 2744  
KEY WEST, FL 33040

✓ KOENIG TIMOTHY J T/C  
815 PEACOCK PLZ  
KEY WEST, FL 33040-4255

✓ LEWIS DAVE  
PO BOX 5766  
KEY WEST, FL 33040

✓ LIZ ROLANDO AND MATILDE  
103301 OVERSEAS HWY  
KEY LARGO, FL 33037-4759

✓ 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

✓ MONROE COUNTY FL  
500 WHITEHEAD ST  
KEY WEST, FL 33040-6581 *email*

✓ PADRON MICHAEL A JR  
PO BOX 7275  
SEBRING, FL 33872

✓ PARK PLACE (STOCK ISLAND)  
HOMEOWNERS ASSOC INC  
PO BOX 2129  
KEY WEST, FL 33045-2129

✓ PARK PLACE HOMEOWNERS ASSOC INC  
1010 KENNEDY DR STE 305  
KEY WEST, FL 33040-4133

✓ PARK PLACE UNIT 4 LLC  
PO BOX 5766  
KEY WEST, FL 33045-5766

✓ PEREZ JUAN MARQUEZ  
6415 2ND TER  
KEY WEST, FL 33040-6063

✓ ROY'S TRAILER PARK INC  
402 APPELROUTH LN  
KEY WEST, FL 33040

✓ SAFE HARBOR ENTERPRISES INC  
P O BOX 2455  
KEY WEST, FL 33040

✓ SAFE HARBOUR PROPERTIES LLC  
6810 FRONT ST  
KEY WEST, FL 33040-6040

✓ SALINERO FREDERICK A  
5570 3RD AVE  
KEY WEST, FL 33040

✓ SILVERKING HARBOR MARINA PROPERTY  
LLC  
5510 3RD AVE  
KEY WEST, FL 33040-6032

✓ SOSA ARMANDO SR  
5515 5TH AVE  
KEY WEST, FL 33040-6041

✓ SPENCER RICHARD E  
1019 SOUTH ST  
KEY WEST, FL 33040

✓ STROBLE & LEE ENTERPRISES INC  
D-32 11TH AVE  
KEY WEST, FL 33040

✓ STROBLE VERNON C AND SAMARNG  
PO BOX 4060  
KEY WEST, FL 33041-4060

✓ THE UTILITY BOARD OF  
THE CITY OF KEY WEST  
1001 JAMES ST  
KEY WEST, FL 33040-6935

✓ TORRES CLAUDE AND SEIKO  
2500 SEIDENBERG AVE  
KEY WEST, FL 33040

**End of Additional File 2014-107**

APPLICATION  
MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



**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:** 7 / 22 / 2014  
Month Day Year

**Property Owner:**

Benjamin Bernstein Trust B (Trustee: Roger Bernstein)  
Name  
PO Box 2455, Key West, FL 33045-2455  
Mailing Address (Street, City, State, Zip Code)  
Please contact agent  
Daytime Phone  
Please contact agent  
Email Address

**Agent (if applicable):**

Barton W. Smith, Esq.  
Name  
C/O Smith Oropeza, PL 138-142 Simonton St., Key West, FL 33040  
Mailing Address (Street, City, State, Zip Code)  
(305) 296-7227  
Daytime Phone  
bart@smithoropeza.com  
Email Address

**Property Owner:**

Island Trust Agreement Dated March 10, 1989 (Trustees: Joseph R. Rackman and Jeffrey W. Bolotin)  
Name  
PO Box 2455, Key West, FL 33045-2245  
Mailing Address (Street, City, State, Zip Code)  
Please contact agent  
Daytime Phone  
Please contact agent  
Email Address

**Agent (if applicable):**

Barton W. Smith, Esq.  
Name  
C/O Smith Oropeza, PL 138-142 Simonton St., Key West, FL 33040  
Mailing Address (Street, City, State, Zip Code)  
(305) 296-7227  
Daytime Phone  
bart@smithoropeza.com  
Email Address

APPLICATION

**Legal Description of Property:**

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

Please see attached Exhibit "A" for legal descriptions of Benjamin Bernstein Trust B Property and Island Trust Agreement Dated March 10, 1989 Property

Block	Lot	Subdivision	Key
RE Numbers - 00123770-000000, 00127290-000000, 00127380-000000, 00127250-000000, 00127280-000000, 00123600-000100			
Alt Keys - 1157911, 1161501, 1161594, 1161462, 1161497, 8630166			
Real Estate (RE) Number	Alternate Key Number		
5500 Fifth Avenue and 6500 Front Street, Stock Island, FL 33040			MM5
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):**

Benjamin Bernstein Trust B: Maritime Industries (MI); Island Trust Dated March 10, 1989: Maritime Industries (MI)

**Present Land Use(s) of Property(s):**

Benjamin Bernstein Trust B: Open storage, Offices and Commercial Fishing; Island Trust Dated March 10, 1989: Open storage and commercial fishing

**Land Area of Property(s):**

Benjamin Bernstein Trust B: 21.96 acres (9.50 upland acres and 12.46 submerged acres); Island Trust Dated March 10, 1989: 4.72 acres (3.11 upland acres and 1.61 submerged acres)

**Provide all parties which would be involved in the development agreement:**

Roger Bernstein, as Trustee of the Benjamin Bernstein Trust B; Joseph R. Rackman and Jeffrey W. Bolotin, as Trustees of the Island Trust Agreement Dated March 10, 1989; Monroe County

**Provide a clear description of the use(s) proposed on the property(s):**

Benjamin Bernstein Trust B Property: Development up to and including one hundred twenty two (122) hotel rooms, restaurant up to and including one hundred fifty (150) seats and four thousand (4,000) square feet of floor area, additional accessory amenities including lobby, gatehouse, offices, fitness center, bath house, maintenance and housekeeping facilities up to and including ten thousand (10,000) square feet, parking areas and landscaping. Island Trust Agreement Dated March 10, 1989 Property: Traditional Working Waterfront Uses

**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:**

The Florida Keys Aqueduct Authority provides domestic potable water to the Properties. Excluding existing development that may already be metered, the Florida Keys Aqueduct Authority will meter any new development. Keys Energy Services provides electric service to the Properties. Excluding existing development that may already be metered, Keys Energy Services will meter any new development. In addition, excluding existing development that may already be metered, Keys Energy Services will meter other types of development accordingly. Solid waste service is provided to each property by a solid waste collection system franchised by Monroe County. The Properties are connected to central sewer via KW Resort Utilities Corp.'s system.

**Provide a clear description of any reservation or dedication of land for public purposes:**

No reservation or dedication of land for public purposes is contemplated by the Development Agreement.

## APPLICATION

**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?** No

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

- Complete development agreement application** (unaltered and unbound);
- Correct fee** (check or money order to Monroe County Planning & Environmental Resources);
- Proof of ownership (i.e. Warranty Deed);** Please see attached Exhibit "B".
- Current Property Record Card(s) from the Monroe County Property Appraiser;** Please see attached Exhibit "F".
- Location map;** Please see attached Exhibit "C".
- Photograph(s) of site(s) from adjacent roadway(s);** Please see attached Exhibit "D" (Bernstein Property and attached Exhibit "E" (Island Trust Property).
- 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); Please see attached.
- Written description of project;** Please see attendant Development Agreement
- 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. Please see attached Mailing Labels. Please see attached Labels.

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

- Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property). Please see attached Agency Authorization Letters from Benjamin Bernstein Trust B and Island Trust Agreement Dated March 10, 1989.
- 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) N/A
- 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) N/A
- 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) N/A
- 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) N/A
- Traffic Study(s), prepared by a licensed traffic engineer** N/A
- Relevant Letters of Coordination** N/A

APPLICATION

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

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

Signature of Applicant: [Handwritten Signature] Date: 7-22-14

Sworn before me this 22 day of July 2014



[Handwritten Signature]  
Notary Public  
My Commission Expires

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

**BERNSTEIN TRUST**  
**LEGAL DESCRIPTION**

IN RE: ESTATE OF  
BENJAMIN BERNSTEIN  
Deceased

Case No. 1973-CP-096-K

A parcel of land on Stock Island and being a part of Block 55 of McDonald's Plat of Stock Island as recorded in Plat Book 1 at page 55 of the Public Records of Monroe County, Florida and being also a part of submerged lands described in T. I. I. F. deed number 19837-A, all of which is described more particularly by metes and bounds as follows:

Commencing at the intersection of southerly right-of-way boundary line of Fourth Avenue with the westerly right-of-way boundary line of Front Street; thence Southeastwardly in and along the westerly right-of-way boundary line of Front Street a distance of 840.5 feet to the point of beginning of the parcel of land herein being described; thence along aforesaid right-of-way boundary line south 47 degrees 13 minutes 30 seconds East a distance of 163.26 feet to a point; thence south 6 degrees 01 minute 50 seconds West, a distance of 313.78 feet to a point; thence South 70 degrees 27 minutes 50 seconds West, a distance of 791.00 feet to a point; thence North 46 degrees 15 minutes 42 seconds West, a distance of 334.66 feet to a point; thence North 87 degrees 08 minutes 10 seconds East, a distance of 485.00 feet to a point; thence North 5 degrees 33 minutes 56 seconds East, a distance of 340.04 feet to a point; thence North 53 degrees 21 minutes 10 seconds East, a distance of 207.18 feet to a point; thence South 47 degrees 13 minutes 30 seconds East, a distance of 179.69 feet to a point; thence North 42 degrees 46 minutes 30 seconds East, a distance of 125.0 feet to the point of beginning, containing 7.28 Acres, more or less.

EXHIBIT "A"

MONROE COUNTY  
OFFICIAL RECORDS

**EXHIBIT "A" - Legal Descriptions**

EXHIBIT C

To The Trustees of Trust B Under The Will of Benjamin Bernstein,  
Deceased:

A part of Block 55, of the Plat of Stock Island, as recorded in Plat Book 1, page 55 of the Public Records of Monroe County, Florida, and is particularly described as follows: Commencing at the intersection of the Southwesterly right-of-way line of Front Street and the Southeasterly right-of-way line of Fourth Avenue of the said Plat of Stock Island, bear South 47 degrees, 13 minutes and 30 seconds East along the Southwesterly right-of-way line of Front Street for a distance of 250.00 feet to a point which is the Point of Beginning; Continue thence South 47 degrees 13 minutes and 30 seconds East along the Southwesterly right-of-way line of Front Street for a distance of 600.00 feet to a point; thence bear South 42 degrees, 47 minutes and 30 seconds West for a distance of 175.00 feet to a point; thence bear North 47 degrees, 13 minutes and 30 seconds West for a distance of 600.00 feet to a point; thence bear North 42 degrees, 47 minutes and 30 seconds East a distance of 175.00 feet back to the Point of Beginning. Together with all improvements thereon. ALSO;

A tract of land on a part of Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows: Commencing at the intersection of the Southerly right-of-way line of Fifth Avenue and the Easterly right-of-way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, bear South 83 degrees and 56 minutes East, 500.00 feet; thence bear South 06 degrees and 04 minutes West, 2242.25 feet; thence bear South 83 degrees and 56 minutes East, 2131.53 feet; thence bear North 06 degrees and 04 minutes East, 1981.05 feet to the Point of Beginning of the tract of land hereinafter described; from said Point of Beginning bear South 70 degrees and 30 minutes West for a distance of 1060 feet, more or less, to the centerline of the Entrance Channel; thence bear North 05 degrees and 45 minutes West along the centerline of said Entrance Channel for a distance of 12 feet, more or less, to a point; thence bear North 83 degrees and 56 minutes West for a distance of 475 feet, more or less, to a point which is 70 feet and bearing South 06 degrees and 04 minutes West from the Southerly right-of-way line of Fifth Avenue thence bear North 06 degrees and 04 minutes East for a distance of 400 feet, more or less, to the Southerly shoreline of Block 13, Block 57 of the Plat of Stock Island; thence meander the shoreline in an Easterly direction for a distance of 1440 feet, more or less, to a point which is bearing North 06 degrees and 04 minutes East from the Point of Beginning; thence bear South 06 degrees and 04 minutes West for a distance of 100 feet, more or less, back to the Point of Beginning.

Less the following parcel of land included in this legal description:

A parcel of land on Stock Island and being a part of Block 55 of McDonald's Plat of Stock Island at recorded in Plat Book 1 at page 55 of the Public Records of Monroe County, Florida and being also a part of submerged lands described in T. I. I. F.

deed number 19837-A, all of which is described more particularly by notes and bounds as follows:

Commencing at the intersection of southerly right-of-way boundary line of Fourth Avenue with the westerly right-of-way boundary line of Front Street; thence Southeastwardly in and along the westerly right-of-way boundary line of Front Street a distance of 840.5 feet to the point of beginning of the parcel of land herein being described; thence along aforesaid right-of-way boundary line South 47 degrees 13 minutes 30 seconds East a distance of 163.26 feet to a point; thence South 6 degrees 01 minute 50 seconds West, a distance of 313.78 feet to a point; thence South 70 degrees 27 minutes 50 seconds West, a distance of 791.00 feet to a point; thence North 46 degrees 15 minutes 42 seconds West, a distance of 334.66 feet to a point; thence North 87 degrees 08 minutes 10 seconds East, a distance of 485.00 feet to a point; thence North 5 degrees 33 minutes 56 seconds East, a distance of 340.04 feet to a point; thence North 53 degrees 21 minutes 10 seconds East, a distance of 207.18 feet to a point; thence South 47 degrees 13 minutes 30 seconds East, a distance of 179.69 feet to a point; thence North 42 degrees 46 minutes 30 seconds East, a distance of 125.0 feet to the point of beginning, containing 7.28 Ac., more or less.

All of Block 56, all of Lot 13, Block 57 and all of Block 55 of the Plat of Stock Island, as recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, less the following described tract in Block 55:

Commencing at the intersection of the Southwesterly right-of-way line of Front Street and the Southeasterly right-of-way line of Fourth Avenue of the said Plat of Stock Island, said intersection also to be known as the Point of Beginning of the tract of land hereinafter described; bear South 47 degrees, 13 minutes and 30 seconds East along the Southwesterly right-of-way line of Front Street for a distance of 850.00 feet to a point; thence bear South 42 degrees, 47 minutes and 30 seconds West for a distance of 175.00 feet to a point; thence bear North 47 degrees 13 minutes and 30 seconds West for a distance of 850.00 feet to a point on the Southeasterly right-of-way line of Fourth Avenue; thence bear North 42 degrees, 47 minutes and 30 seconds East along the Southeasterly right-of-way line of Fourth Avenue for a distance of 175.00 feet back to the Point of Beginning. TOGETHER WITH all improvements thereon.

**ISLAND TRUST AGREEMENT 03/10/1989**

**LEGAL DESCRIPTION**

## LEGAL DESCRIPTION

A TRACT OF LAND ON STOCK ISLAND BEING A PART OF BLOCK 55 OF McDONALD'S PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND BEING ALSO A PART OF SUBMERGED LANDS DESCRIBED IN T.I.L.P. DEED NUMBER 19837-A, BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET; THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET FOR 840.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE S47°03'30"E ALONG SAID RIGHT-OF-WAY LINE FOR 163.26 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF A 50.00 FEET WIDE ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 395, PAGES 909-910 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET; THENCE S70°27'50"W FOR 791.00 FEET; THENCE N46°15'42"W FOR 334.66 FEET; THENCE N87°08'10"E FOR 485.00 FEET; THENCE N5°33'56"E FOR 340.04 FEET; THENCE N53°21'10"E FOR 207.18 FEET; THENCE S47°13'30"E FOR 179.69 FEET; THENCE N42°46'30"E FOR 125.00 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL KNOWN AS THE S.T.P. SITE PREVIOUSLY CONVEYED BY GRANTOR TO STOCK ISLAND UTILITY COMPANY, BY DEED RECORDED IN OFFICIAL RECORDS BOOK 466, PAGE 2465 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF FILLED SUBMERGED LAND ON STOCK ISLAND, MONROE COUNTY, FLORIDA, BEING A PORTION OF THAT CERTAIN SUBMERGED LAND DESCRIBED IN T.I.L.P. DEED NO. 19837-A; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET; THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 1003.76 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A 50 FOOT WIDE ACCESS EASEMENT; THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE S70°27'50"W FOR 240.30 FEET; THENCE N57°15'03"W FOR 234.83 FEET; THENCE N9°16'30"E FOR 304.20 FEET TO AN INTERSECTION WITH A LINE 251.44 FEET SOUTHWESTERLY OF AS MEASURED AT RIGHT ANGLES AND PARALLEL TO SAID SOUTHWESTERLY RIGHT-OF-WAY OF FRONT STREET; THENCE S47°13'30"E ALONG SAID PARALLEL LINE FOR 510.80 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.00 ACRES, MORE OR LESS.

SAID TRACT CONTAINS 5.28 ACRES, MORE OR LESS AND SUBJECT TO THE FOLLOWING DESCRIBED EASEMENTS:

A NON-EXCLUSIVE ACCESS EASEMENT, HAVING A MINIMUM WIDTH OF 25.00 FEET AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET; THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 1003.76 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AN EXISTING 50 FOOT WIDE ACCESS EASEMENT; THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET TO THE MOST EASTERLY CORNER OF THE S.T.P. SITE, SAID CORNER BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED NON-EXCLUSIVE ACCESS EASEMENT; THENCE N47°13'30"W ALONG THE NORTHEASTERLY BOUNDARY OF SAID S.T.P. SITE FOR 76.71 FEET; THENCE N42°46'30"E FOR 25.00 FEET; THENCE N69°24'10"E FOR 24.07 FEET TO AN INTERSECTION WITH A LINE THAT IS 25.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO SAID WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED 50 FOOT WIDE ACCESS EASEMENT; THENCE N6°01'50"E ALONG SAID PARALLEL LINE FOR 255.73 FEET TO AN INTERSECTION WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED FRONT STREET; THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 31.20 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED 50 FOOT WIDE ACCESS EASEMENT; THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET TO THE POINT OF BEGINNING.

AND

A DRAINAGE EASEMENT BEING 15.00 FEET IN WIDTH; THE SOUTHERLY LINE THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST SOUTHERLY CORNER OF THE S.T.P. SITE AS SHOWN AND DESCRIBED HEREON; THENCE S70°27'50"W ALONG THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY BOUNDARY LINE OF SAID S.T.P. SITE FOR 250 FEET MORE OR LESS TO THE EASTERLY SHORELINE OF THE EXISTING HARBOR AND THE POINT OF TERMINATION OF SAID SOUTHERLY LINE.

PERSONAL REPRESENTATIVES' DEED

THIS INDENTURE, executed the \_\_\_\_\_ day of November, 1978 between JORDAN BERNSTEIN and ROGER M. BERNSTEIN, as Personal Representatives of the Estate of Benjamin Bernstein, Deceased, the party of the first part and

WITNESSETH:

The party of the first part, pursuant to the provisions contained in the Will of Benjamin Bernstein, admitted to probate on May 10, 1973 grants, bargains, sells, aliens, remises, releases, conveys and confirms to the party of the second part, his heirs and assigns forever, the real property in Monroe County, Florida described as:

A parcel of land on Stock Island and being a part of Block 55 of McDonald's Plat of Stock Island as recorded in Plat Book 1 at page 55 of the Public Records of Monroe County, Florida and being also a part of submerged lands described in T. I. I. F. deed number 19837-A, all of which is described more particularly by metes and bounds as follows:

Commencing at the intersection of southerly right-of-way boundary line of Fourth Avenue with the westerly right-of-way boundary line of Front Street; thence Southeastwardly in and along the westerly right-of-way boundary line of Front Street a distance of 840.5 feet to the point of beginning of the parcel of land herein being described; thence along aforesaid right-of-way boundary line South 47 degrees 13 minutes 30 seconds East a distance of 163.26 feet to a point; thence South 6 degrees 01 minute 50 seconds West, a distance of 313.78 feet to a point; thence South 70 degrees 27 minutes 50 seconds West, a distance of 791.00 feet to a point; thence North 46 degrees 15 minutes 42 seconds West, a distance of 334.66 feet to a point; thence North 87 degrees 08 minutes 10 seconds East, a distance of 485.00 feet to a point; thence North 5 degrees 33 minutes 56 seconds East, a distance of 340.04 feet to a point; thence North 53 degrees 21 minutes 10 seconds East, a distance of 207.18 feet to a point; thence South 47 degrees 13 minutes 30 seconds East, a distance of 179.69 feet to a point; thence North 42 degrees 46 minutes 30 seconds East, a distance of 125.0 feet to the point of beginning, containing 7.28 Ac., more or less.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining to that real property.

TO HAVE AND TO HOLD the same to the party of the second part, his heirs and assigns, in fee simple forever.

AND the party of the first part does covenant with the party of the second part, her heirs and assigns, that in all things preliminary to and in and about the sale and this conveyance the orders of the above-named court and the power of sale contained in the Will and the laws of Florida have been followed and complied with in all respects.

IN WITNESS WHEREOF, the party of the first part, as Personal Representatives of the Estate of Benjamin Bernstein, Deceased, have set their hands and seals on the day and year first above written.

Jordan Bernstein

Roger M. Bernstein

STATE OF FLORIDA

COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared JORDAN BERNSTEIN to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_ day of November, 1978.

Notary Public  
State of Florida at Large

STATE OF FLORIDA

COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ROGER M. BERNSTEIN to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_ day of November, 1978.

Notary Public  
State of Florida at Large

This instrument prepared by:

Roger M. Bernstein, Esquire.  
Suite 2800, One Biscayne Tower  
Miami, Florida 33131  
(305) 374-4800

EXHIBIT C

To The Trustees of Trust B Under The Will of Benjamin Bernstein,  
Deceased:

A part of Block 55, of the Plat of Stock Island, as recorded in Plat Book 1, page 55 of the Public Records of Monroe County, Florida, and is particularly described as follows: Commencing at the intersection of the Southwesterly right-of-way line of Front Street and the Southeasterly right-of-way line of Fourth Avenue of the said Plat of Stock Island, bear South 47 degrees, 13 minutes and 30 seconds East along the Southwesterly right-of-way line of Front Street for a distance of 250.00 feet to a point which is the Point of Beginning; Continue thence South 47 degrees, 13 minutes and 30 seconds East along the Southwesterly right-of-way line of Front Street for a distance of 600.00 feet to a point; thence bear South 42 degrees, 47 minutes and 30 seconds West for a distance of 175.00 feet to a point; thence bear North 47 degrees, 13 minutes and 30 seconds West for a distance of 600.00 feet to a point; thence bear North 42 degrees, 47 minutes and 30 seconds East a distance of 175.00 feet back to the Point of Beginning. Together with all improvements thereon. ALSO;

A tract of land on a part of Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows: Commencing at the intersection of the Southerly right-of-way line of Fifth Avenue and the Easterly right-of-way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, bear South 83 degrees and 56 minutes East, 500.00 feet; thence bear South 06 degrees and 04 minutes West, 2242.25 feet; thence bear South 83 degrees and 56 minutes East, 2131.53 feet; thence bear North 06 degrees and 04 minutes East, 1981.05 feet to the Point of Beginning of the tract of land hereinafter described; from said Point of Beginning bear South 70 degrees and 30 minutes West for a distance of 1060 feet, more or less, to the centerline of the Entrance Channel; thence bear North 05 degrees and 45 minutes West along the centerline of said Entrance Channel for a distance of 12 feet, more or less, to a point; thence bear North 83 degrees and 56 minutes West for a distance of 475 feet, more or less, to a point which is 701 feet and bearing South 06 degrees and 04 minutes West from the Southerly right-of-way line of Fifth Avenue thence bear North 06 degrees and 04 minutes East for a distance of 400 feet, more or less, to the Southerly shoreline of Block 13, Block 57 of the Plat of Stock Island; thence meander the shoreline in an Easterly direction for a distance of 1440 feet, more or less, to a point which is bearing North 06 degrees and 04 minutes East from the Point of Beginning; thence bear South 06 degrees and 04 minutes West for a distance of 100 feet, more or less, back to the Point of Beginning.

Less the following parcel of land included in this legal description:

A parcel of land on Stock Island and being a part of Block 55 of McDonald's Plat of Stock Island as recorded in Plat Book 1 at page 55 of the Public Records of Monroe County, Florida and being also a part of submerged lands described in T. I. I. F.

deed number 19837-A, all of which is described more particularly by notes and bounds as follows:

Commencing at the intersection of southerly right-of-way boundary line of Fourth Avenue with the westerly right-of-way boundary line of Front Street; thence Southeastwardly in and along the westerly right-of-way boundary line of Front Street a distance of 840.5 feet to the point of beginning of the parcel of land herein being described; thence along aforesaid right-of-way boundary line South 47 degrees 13 minutes 30 seconds East a distance of 163.26 feet to a point; thence South 6 degrees 01 minute 50 seconds West, a distance of 313.78 feet to a point; thence South 70 degrees 27 minutes 50 seconds West, a distance of 791.00 feet to a point; thence North 46 degrees 15 minutes 42 seconds West, a distance of 334.66 feet to a point; thence North 87 degrees 08 minutes 10 seconds East, a distance of 485.00 feet to a point; thence North 5 degrees 33 minutes 56 seconds East, a distance of 340.04 feet to a point; thence North 53 degrees 21 minutes 10 seconds East, a distance of 207.18 feet to a point; thence South 47 degrees 13 minutes 30 seconds East, a distance of 179.69 feet to a point; thence North 42 degrees 46 minutes 30 seconds East, a distance of 125.0 feet to the point of beginning, containing 7.28 Ac., more or less.

All of Block 56, all of Lot 13, Block 57 and all of Block 55 of the Plat of Stock Island, as recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, less the following described tract in Block 55:

Commencing at the intersection of the Southwesterly right-of-way line of Front Street and the Southeasterly right-of-way line of Fourth Avenue of the said Plat of Stock Island, said intersection also to be known as the Point of Beginning of the tract of land hereinafter described, bear South 47 degrees, 13 minutes and 30 seconds East along the Southwesterly right-of-way line of Front Street for a distance of 850.00 feet to a point; thence bear South 42 degrees, 47 minutes and 30 seconds West for a distance of 175.00 feet to a point; thence bear North 47 degrees 13 minutes and 30 seconds West for a distance of 850.00 feet to a point on the Southeasterly right-of-way line of Fourth Avenue; thence bear North 42 degrees, 47 minutes and 30 seconds East along the Southeasterly right-of-way line of Fourth Avenue for a distance of 175.00 feet back to the Point of Beginning. TOGETHER WITH all improvements thereon.

IN THE CIRCUIT COURT FOR MONROE COUNTY,  
FLORIDA

PROBATE DIVISION

Doc# 1849209 08/26/2011 8:58AM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

IN RE: ESTATE OF

Doc# 1849209  
Bk# 2531 Pg# 2026

File No. 1973-CP-096-K

**BENJAMIN BERNSTEIN,**

Deceased.

**PERSONAL REPRESENTATIVES' RELEASE  
AND CERTIFICATE OF DISTRIBUTION OF REAL PROPERTY**  
(multiple individual personal representatives)

The undersigned, JORDAN M. BERNSTEIN and ROGER M. BERNSTEIN, the surviving Personal Representatives of the estate of BENJAMIN BERNSTEIN, deceased, hereby acknowledge that all right, title and interest in and to certain real property located in Monroe County, Florida, owned by the decedent at the time of death, and described as follows:

See legal description attached as Exhibit "A",

and represented by Property Appraiser's Parcel Identification Numbers 00127250-000000 and 0012370-000000, Alternate Key Numbers 1161462 and 1157911 respectively (the "Property"), vested in the residuary trust known as Trust "B" under the Will of Benjamin Bernstein, of which JORDAN M. BERNSTEIN and ROGER M. BERNSTEIN, P.O. Box 2455, Key West, Florida 33045, are the surviving Trustees, by operation of law at the date of the decedent's death as more fully appears from the proceedings in the Circuit Court for Monroe County, Florida, Probate Division, in File 1973-CP-096-K, subject only to the rights of the Personal Representatives under Sections 733.607 and 733.608 of the Florida Probate Code to:

1. take possession or control of the Property;
2. to use, sell, encumber or otherwise exercise control over the Property:
  - a. for the payment of devises, family allowance, elective share, estate and inheritance taxes, claims, charges, and expenses of the administration and obligations of the decedent's estate;

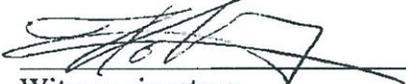
**EXHIBIT "B" - Proof of Ownership (Bernstein Property and Island Trust Property)**

- b. to enforce contribution and equalize advancement;
- c. for distribution.

Having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed to aforesaid Trustees, the Personal Representatives hereby release the Property from all rights and powers of the Personal Representatives and acknowledge that the Property is vested in JORDAN M. BERNSTEIN and ROGER M. BERNSTEIN, as Trustees of Trust "B" under the Will of Benjamin Bernstein, free of all rights of the Personal Representatives.

IN WITNESS WHEREOF, the undersigned, as Personal Representatives of the estate, have executed this instrument on June 14, 2011.

Executed in the presence of:

  
\_\_\_\_\_  
Witness signature

Nora Adili  
\_\_\_\_\_  
Print witness name

  
\_\_\_\_\_  
Witness signature

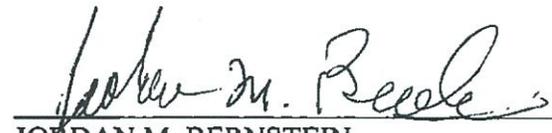
Sasha Lambaz  
\_\_\_\_\_  
Print witness name

  
\_\_\_\_\_  
Witness signature

Vania E Salgar  
\_\_\_\_\_  
Print witness name

  
\_\_\_\_\_  
Witness signature

MARGIT S. BERNSTEIN  
\_\_\_\_\_  
Print witness name

  
\_\_\_\_\_  
JORDAN M. BERNSTEIN  
as Personal Representative of the Estate of  
BENJAMIN BERNSTEIN, deceased

and  
  
\_\_\_\_\_  
ROGER M. BERNSTEIN,  
as Personal Representative of the Estate of  
BENJAMIN BERNSTEIN, deceased

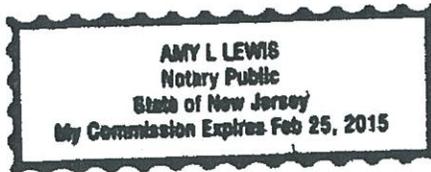
STATE OF NEW JERSEY )  
COUNTY OF Passaic )

Doc# 1849209  
Bk# 2531 Pg# 2028

The foregoing instrument was acknowledged before me on June 14,  
2011, by JORDAN M. BERNSTEIN as Personal Representative of the estate of BENJAMIN  
BERNSTEIN, deceased, who is personally known to me N/A  
or who produced Florida Drivers License # as identification.  
B 652-433-38-110-0

als  
Notary Public, State of New Jersey  
(Affix notarial seal)

My Commission Expires: 2/25/15  
My Commission Number:

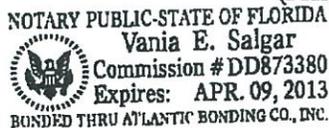


STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me on June 20,  
2011, by ROGER M. BERNSTEIN as Personal Representative of the estate of BENJAMIN  
BERNSTEIN, deceased, who is personally known to me x  
or who produced x as identification.

Vania E. Salgar  
Notary Public, State of Florida  
(Affix notarial seal)

My Commission Expires:  
My Commission Number:



This instrument prepared by: Margrit S. Bernstein, Esq.  
The Bernstein Law Office, P.A.  
300 Sevilla Avenue, Suite 310  
Coral Gables, FL 33134

IN RE: ESTATE OF  
BENJAMIN BERNSTEIN  
Deceased

Case No. 1973-CP-096-K

A parcel of land on Stock Island and being a part of Block 55 of McDonald's Plat of Stock Island as recorded in Plat Book 1 at page 55 of the Public Records of Monroe County, Florida and being also a part of submerged lands described in T. I. I. F. deed number 19837-A, all of which is described more particularly by metes and bounds as follows:

Commencing at the intersection of southerly right-of-way boundary line of Fourth Avenue with the westerly right-of-way boundary line of Front Street; thence Southeastwardly in and along the westerly right-of-way boundary line of Front Street a distance of 840.5 feet to the point of beginning of the parcel of land herein being described; thence along aforesaid right-of-way boundary line south 47 degrees 13 minutes 30 seconds East a distance of 163.26 feet to a point; thence south 6 degrees 01 minute 50 seconds West, a distance of 313.78 feet to a point; thence South 70 degrees 27 minutes 50 seconds West, a distance of 791.00 feet to a point; thence North 46 degrees 15 minutes 42 seconds West, a distance of 334.66 feet to a point; thence North 87 degrees 08 minutes 10 seconds East, a distance of 485.00 feet to a point; thence North 5 degrees 33 minutes 56 seconds East, a distance of 340.04 feet to a point; thence North 53 degrees 21 minutes 10 seconds East, a distance of 207.18 feet to a point; thence South 47 degrees 13 minutes 30 seconds East, a distance of 179.69 feet to a point; thence North 42 degrees 46 minutes 30 seconds East, a distance of 125.0 feet to the point of beginning, containing 7.28 Acres, more or less.

EXHIBIT "A"

MONROE COUNTY  
OFFICIAL RECORDS

**EXHIBIT "B" - Proof of Ownership (Bernstein Property and Island Trust Property)**

QUIT-CLAIM DEED

Return to:

585222

REC 1088 MAR 20 1989

Name: Roger M. Bernstein, Esq.  
Address: 69 Merrick Way, Suite 201  
Coral Gables, FL 33134

This Instrument Prepared By:  
Name: Roger M. Bernstein, Esq.  
Address: 69 Merrick Way, Suite 201  
Coral Gables, FL 33134

THIS QUIT-CLAIM DEED, Executed this 12<sup>th</sup> day of April 1989, by

MIRIAM BERNSTEIN, an unmarried widow, hereinafter called "Grantor"

first party, to JOSEPH R. RACKMAN and JEFFREY W. BOLOTIN as Trustees under the provisions of a Trust Agreement dated March 10, 1989, and known as ISLAND TRUST

whose postoffice address is: P.O. Box 2455  
Key West, Florida 33040

second party:

(Wherever used herein, the terms "first party" and "second party" shall include singular and plural, legal representatives, and assigns of individuals and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of GIFT, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of MONROE State of FLORIDA, to-wit:

A parcel of land on Stock Island and being a part of Block 55 of McDonald's Plat of Stock Island as recorded in Plat Book 1 at page 55 of the Public Records of Monroe County, Florida and being also a part of submerged lands described in T.I.I.F. deed number 19837-A, all of which is described more particularly by metes and bounds on Exhibit "A" annexed hereto, hereinafter called the "Property".

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever upon the trust and for the purposes set forth in this deed and in the Trust Agreement.

Full power and authority is granted by this deed to the Trustees or their successors as set forth on Exhibit "B" annexed hereto to deal in or with said property or any interest therein or any part thereof, to protect, conserve, and to sell, to lease, to encumber or otherwise to manage and dispose of the real property or any part of it described in this instrument.

In no case shall any party dealing with the Trustees in relation to the real property or to whom the real property or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Trustees, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustees, or be obliged or privileged to inquire into any of the terms of the Trust Agreement or the identification or status of any named or unnamed beneficiaries, or their heirs or assigns to whom the Trustees may be accountable; and every deed,

**EXHIBIT "B" - Proof of Ownership (Bernstein Property and Island Trust Property)**

trust deed, mortgage, lease or other instrument executed by the Trustees in relation to the real property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease, or other instrument (a) that at the time of its delivery the trust created by this Indenture and by the Trust Agreement was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the Trust Agreement and is binding upon all beneficiaries under those instruments, (c) that the Trustees were duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to or by a successor or successors in trust, that the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust.

Any contract, obligation or indebtedness incurred or entered into by the Trustees in connection with the real property may be entered into by them in the name of the then beneficiaries under the Trust Agreement, as their attorney-in-fact, by this deed irrevocably appointed for the purpose, or, at the election of the Trustees, in their own names as Trustee of an express trust and not individually, and the Trustees shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only as far as the trust property and funds in the actual possession of the Trustees shall be applicable for their payment and discharge, and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

The interest of each beneficiary under this deed and under the Trust Agreement referred to previously, and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real property, and that interest is declared to be personal property, and no beneficiary under this deed shall have any title or interest, legal or equitable, in or to the real property as such, but only as interest in the earnings, avails and proceeds from that real property as aforesaid.

"Grantor", "Grantee", "Trustee" and "Beneficiary" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantor aforesaid has set her hand and seal this 12<sup>th</sup> day of April, A.D., 1989.

Signed, sealed and delivered in the presence of:

[Signature]  
Margrit S. Bernstein

[Signature]  
MIRIAM BERNSTEIN, Grantor

STATE OF FLORIDA )  
                          ) SS:  
COUNTY OF MONROE )

BEFORE ME personally appeared MIRIAM BERNSTEIN to me well known to be the person who executed the foregoing Quit-Claim Deed to the Trustees under Trust Agreement, and acknowledged to and before me that she executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 12<sup>th</sup> day of April, 1989.

[Signature]  
Notary Public, State of Florida

My Commission Expires:

MARGRIT S. BERNSTEIN  
NOTARY PUBLIC  
STATE OF FLORIDA  
MY COMM. EXP. 10/2/90

## LEGAL DESCRIPTION

A TRACT OF LAND ON STOCK ISLAND BEING A PART OF BLOCK 55 OF McDONALD'S PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND BEING ALSO A PART OF SUBMERGED LANDS DESCRIBED IN T.I.L.F. DEED NUMBER 19837-A, BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET; THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET FOR 840.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE S47°03'30"E ALONG SAID RIGHT-OF-WAY LINE FOR 163.26 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF A 50.00 FEET WIDE ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 395, PAGES 909-910 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET; THENCE S70°27'50"W FOR 791.00 FEET; THENCE N46°15'42"W FOR 334.66 FEET; THENCE N87°08'10"E FOR 485.00 FEET; THENCE N5°33'56"E FOR 340.04 FEET; THENCE N53°21'10"E FOR 207.18 FEET; THENCE S47°13'30"E FOR 179.69 FEET; THENCE N42°46'30"E FOR 125.00 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL KNOWN AS THE S.T.P. SITE PREVIOUSLY CONVEYED BY GRANTOR TO STOCK ISLAND UTILITY COMPANY, BY DEED RECORDED IN OFFICIAL RECORDS BOOK 866, PAGE 2465 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF FILLED SUBMERGED LAND ON STOCK ISLAND, MONROE COUNTY, FLORIDA, BEING A PORTION OF THAT CERTAIN SUBMERGED LAND DESCRIBED IN T.I.L.F. DEED NO. 19837-A; SAID PARCEL, BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET; THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 1003.76 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A 50 FOOT WIDE ACCESS EASEMENT; THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE S70°27'50"W FOR 240.30 FEET; THENCE N57°15'03"W FOR 234.83 FEET; THENCE N9°16'30"E FOR 304.20 FEET TO AN INTERSECTION WITH A LINE 251.44 FEET SOUTHWESTERLY OF AS MEASURED AT RIGHT ANGLES AND PARALLEL TO SAID SOUTHWESTERLY RIGHT-OF-WAY OF FRONT STREET; THENCE S47°13'30"E ALONG SAID PARALLEL LINE FOR 510.80 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.00 ACRES, MORE OR LESS.

SAID TRACT CONTAINS 5.28 ACRES, MORE OR LESS AND SUBJECT TO THE FOLLOWING DESCRIBED EASEMENTS:

A NON-EXCLUSIVE ACCESS EASEMENT, HAVING A MINIMUM WIDTH OF 25.00 FEET AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

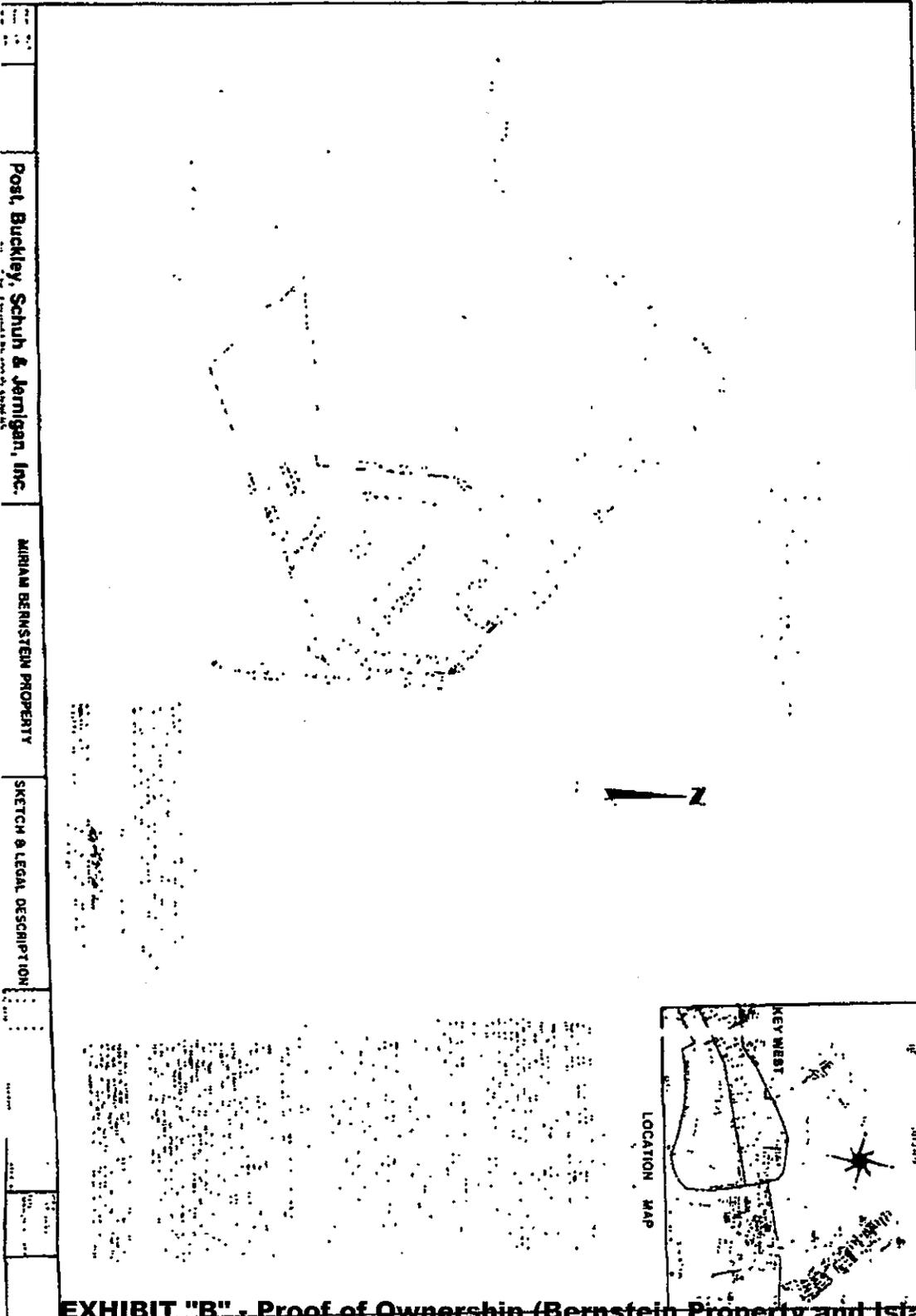
COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET; THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 1003.76 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AN EXISTING 50 FOOT WIDE ACCESS EASEMENT; THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET TO THE MOST EASTERLY CORNER OF THE S.T.P. SITE, SAID CORNER BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED NON-EXCLUSIVE ACCESS EASEMENT; THENCE N47°13'30"W ALONG THE NORTHEASTERLY BOUNDARY OF SAID S.T.P. SITE FOR 76.71 FEET; THENCE N42°46'30"E FOR 25.00 FEET; THENCE N69°24'10"E FOR 24.07 FEET TO AN INTERSECTION WITH A LINE THAT IS 25.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO SAID WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED 50 FOOT WIDE ACCESS EASEMENT; THENCE N6°01'50"E ALONG SAID PARALLEL LINE FOR 255.73 FEET TO AN INTERSECTION WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED FRONT STREET; THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 31.20 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED 50 FOOT WIDE ACCESS EASEMENT; THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET TO THE POINT OF BEGINNING.

AND

A DRAINAGE EASEMENT BEING 15.00 FEET IN WIDTH; THE SOUTHERLY LINE THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST SOUTHERLY CORNER OF THE S.T.P. SITE AS SHOWN AND DESCRIBED HEREON; THENCE S70°27'50"W ALONG THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY BOUNDARY LINE OF SAID S.T.P. SITE FOR 250 FEET MORE OR LESS TO THE EASTERLY SHORELINE OF THE EXISTING HARBOR AND THE POINT OF TERMINATION OF SAID SOUTHERLY LINE.

585222

REC'D 11/10/64



Post, Buckley, Schuh & Jernigan, Inc.

MIRIAM BERNSTEIN PROPERTY

SKETCH & LEGAL DESCRIPTION

**EXHIBIT "B" - Proof of Ownership (Bernstein Property and Island Trust Property)**

585222

APR 08 1989

7

EXHIBIT "B"

The provisions of a certain Trust Agreement dated March 10, 1989, and known as ISLAND TRUST relating to Successor Trustee are as follows:

All decisions of the Trustees shall be made unanimously by the two Trustees then serving. If any individual Trustee shall cease to act as Trustee hereunder for any reason, then JEROME OSTROV, of Bethesda, Maryland, shall be appointed Successor Trustee. If JEROME OSTROV is unable to act as Successor Trustee for any reason, then ROBERT STOLZ, of New York City, New York, shall be appointed Successor Trustee. Two Trustees, acting unanimously, may at any time designate one or more individual Successor Trustees to serve in the event the designated Successor Trustees are unable or unwilling to serve. If, at any time, there is only one individual Trustee serving hereunder, then he shall appoint a qualified bank or trust company to serve with him as Co-Trustee. Any provision herein contained to the contrary notwithstanding, under no circumstances shall the Grantor or Grantor's Sons be appointed or serve as a Trustee hereunder.

APR 08 1989  
DANNY L. KOLHAGE  
Clerk Circuit Court

Map



Parcels  
 Parcels  
 Parcels  
 Parcels  
 Parcels  
 Parcels  
 MileMarker  
 Roads  
 Parcels

8630166 (1)

Parcels (1)

RECHAR	PARCELNO	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	PC	RE	RECHAR_1	AK	MILLGROUP	NBHD	MARKET	FLA	SALE1	M1	Y1	C1	ORBOOK1	ORPAGE1	
00123600-000100	3567 25 00123600000100	ISLAND TRUST AGREEMENT 3/10/1989	null	PO BOX 2455	null	KEY WEST	FL	33040	null	44	123600.0001	00123600-000100	8630166	110A	10060	FK33	1186	0	null	null	null	null	null	null

1161594 (1)

Parcels (1)

RECHAR	PARCELNO	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	PC	RE	RECHAR_1	AK	MILLGROUP	NBHD	MARKET	FLA	SALE1	M1	Y1	C1	ORBOOK1	ORPAGE1	
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1161501 (1)

Parcels (1)

RECHAR	PARCELNO	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	PC	RE	RECHAR_1	AK	MILLGROUP	NBHD	MARKET	FLA	SALE1	M1	Y1	C1	ORBOOK1	ORPAGE1	
00127290-000000	3567 25 00127290000000	BERNSTEIN BENJAMIN TRUST B	null	PO BOX 2455	null	KEY WEST	FL	33045-2455	null	49	127290	00127290-000000	1161501	110A	10060	FK33	0	0	null	null	null	null	null	null

1161497 (1)

Parcels (1)

RECHAR	PARCELNO	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	PC	RE	RECHAR_1	AK	MILLGROUP	NBHD	MARKET	FLA	SALE1	M1	Y1	C1	ORBOOK1	ORPAGE1	
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1161462 (1)

Parcels (1)

RECHAR	PARCELNO	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	PC	RE	RECHAR_1	AK	MILLGROUP	NBHD	MARKET	FLA	SALE1	M1	Y1	C1	ORBOOK1	ORPAGE1	
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EXHIBIT "C" - Location Map

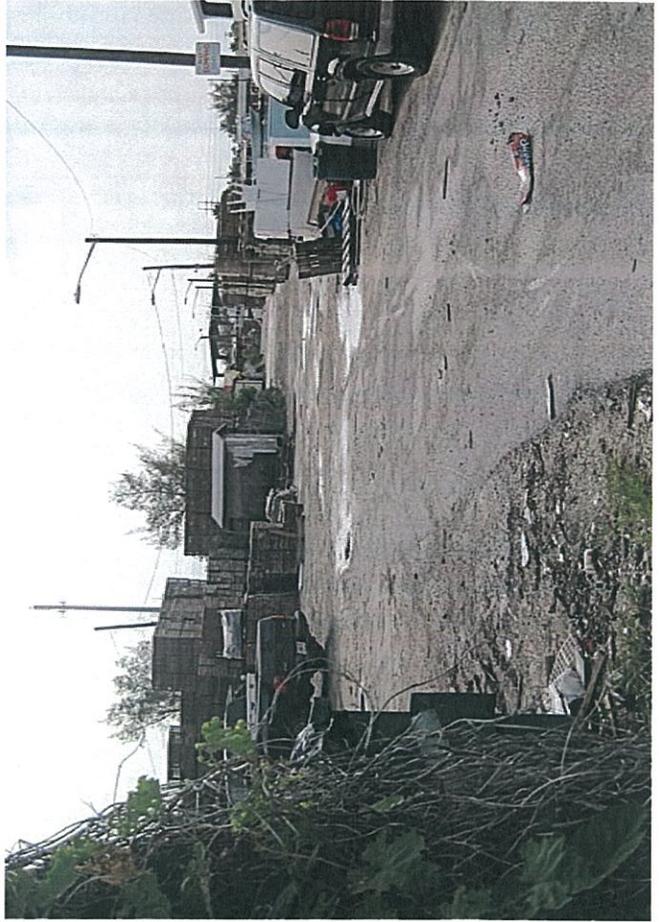
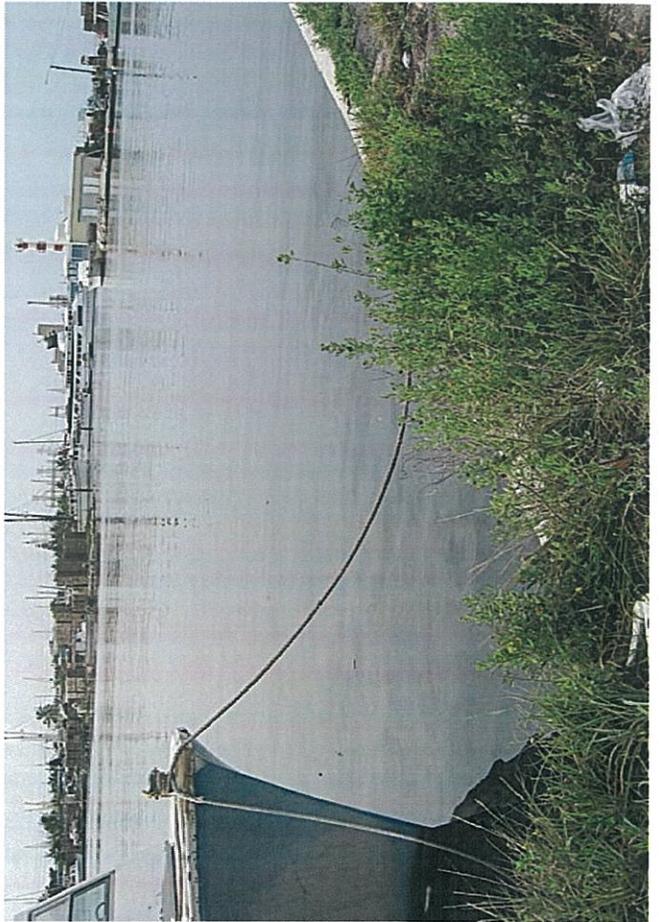
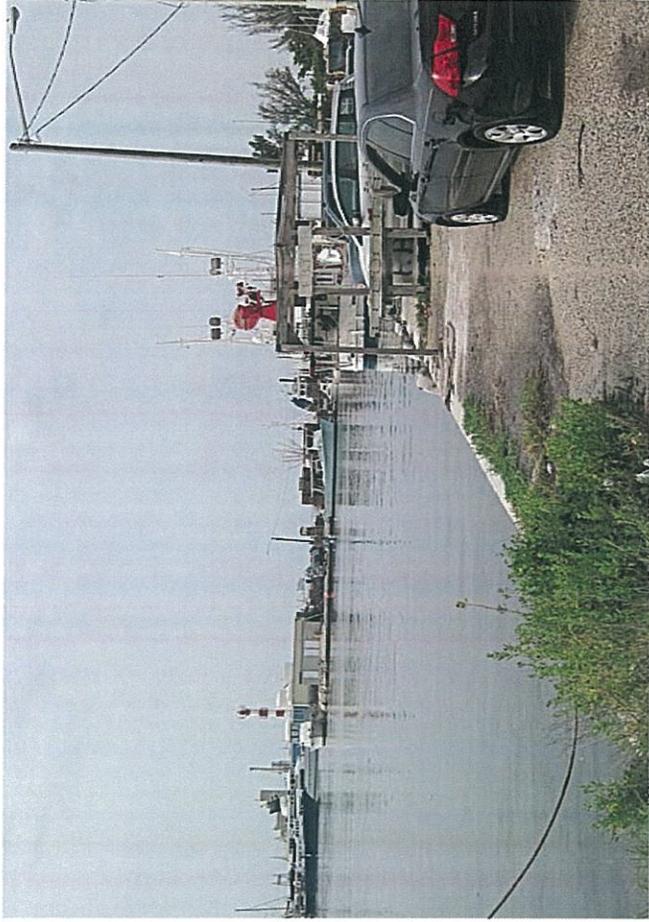
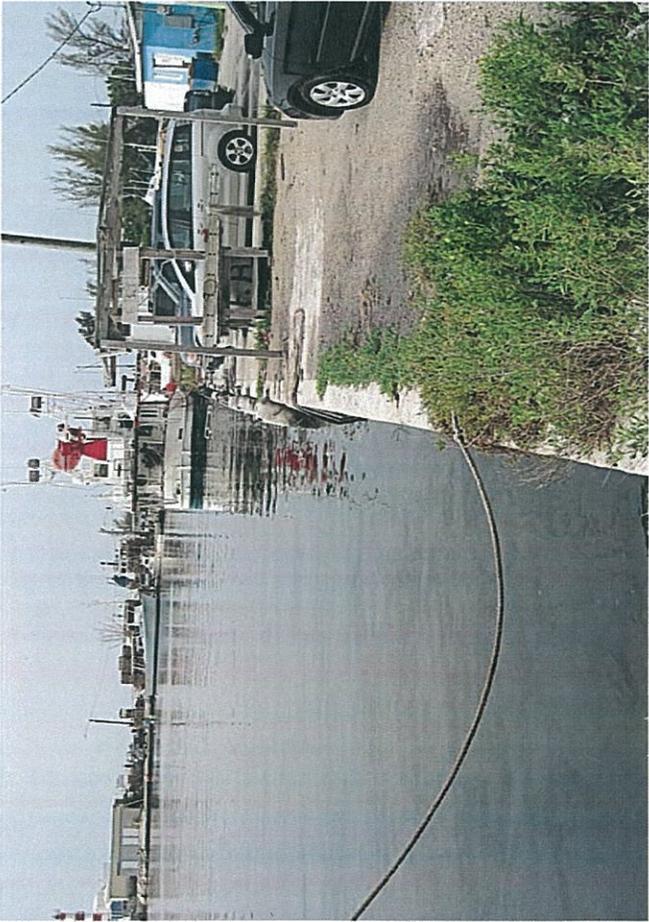
RECHAR	PARCELNO	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	PC	RE	RECHAR_1	AK	BILLGROUP	NBHD	MARKET	FLA	SALE1	M1	Y1	C1	ORBOOK1	ORPAGE
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1157911 (1)

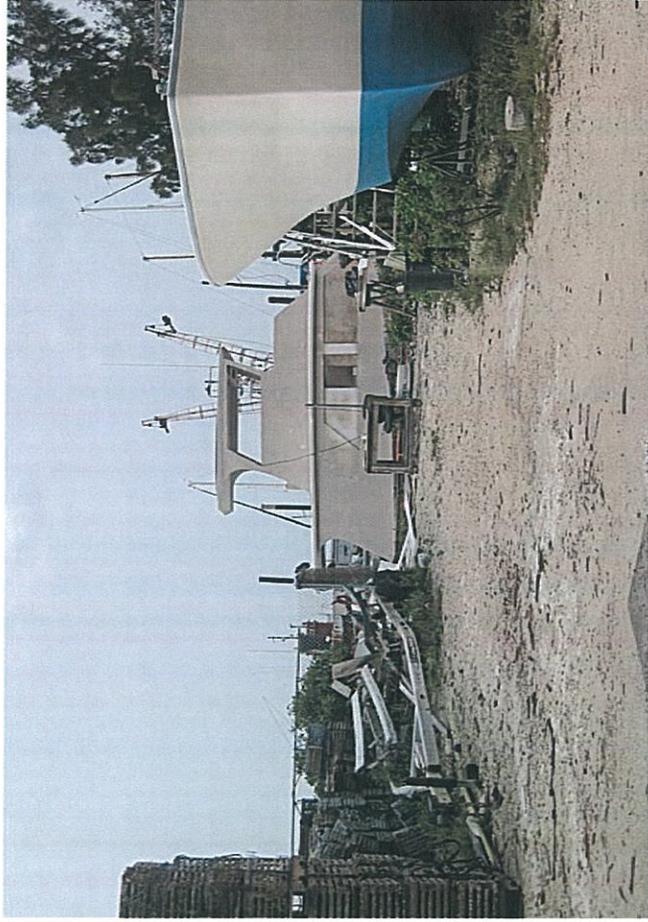
Parcel (1)

RECHAR	PARCELNO	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	PC	RE	RECHAR_1	AK	BILLGROUP	NBHD	MARKET	FLA	SALE1	M1	Y1	C1	ORBOOK1	ORPAGE
00123770-000000	3567.25 00123770000000	BERNSTEIN BENJAMIN RESIDUARY TR B U/W		PO BOX 2455	null	KEY WEST	FL	33045-2455	null	00	123770	00123770-000000	1157911	110A	10060	FK33	0	0	06	2011	19	2531	2026

**EXHIBIT "C" - Location Map**



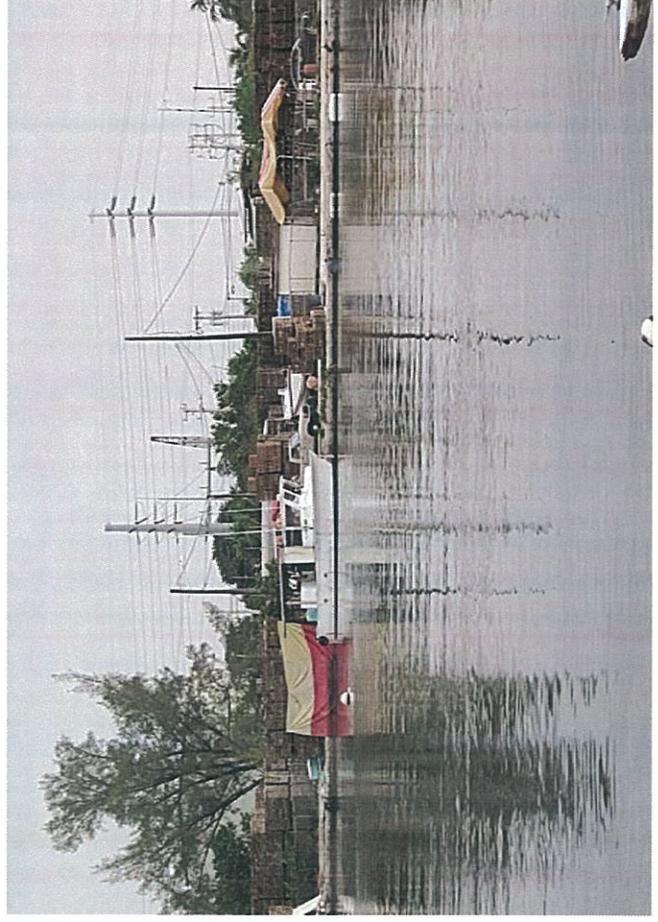
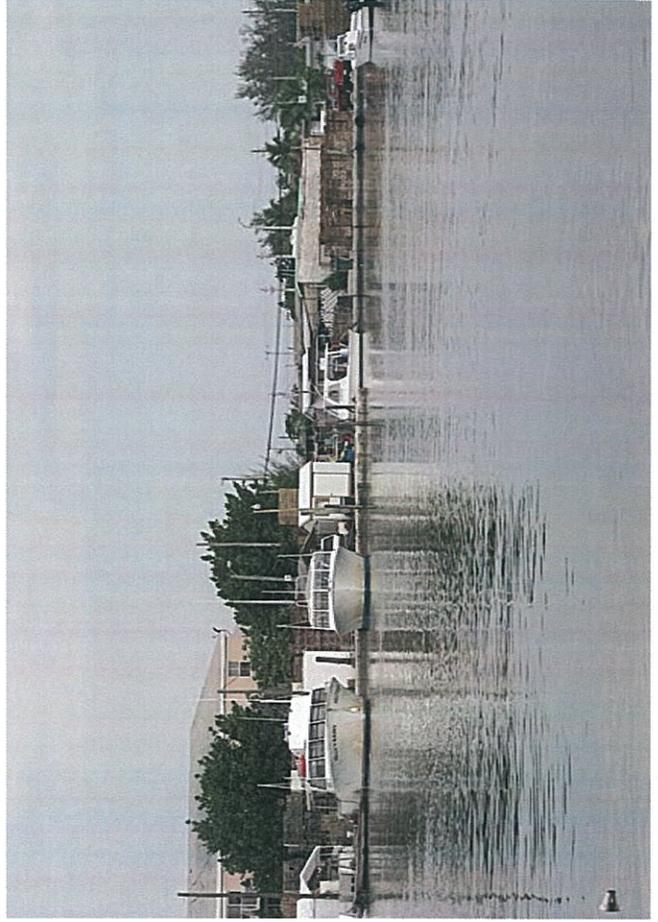
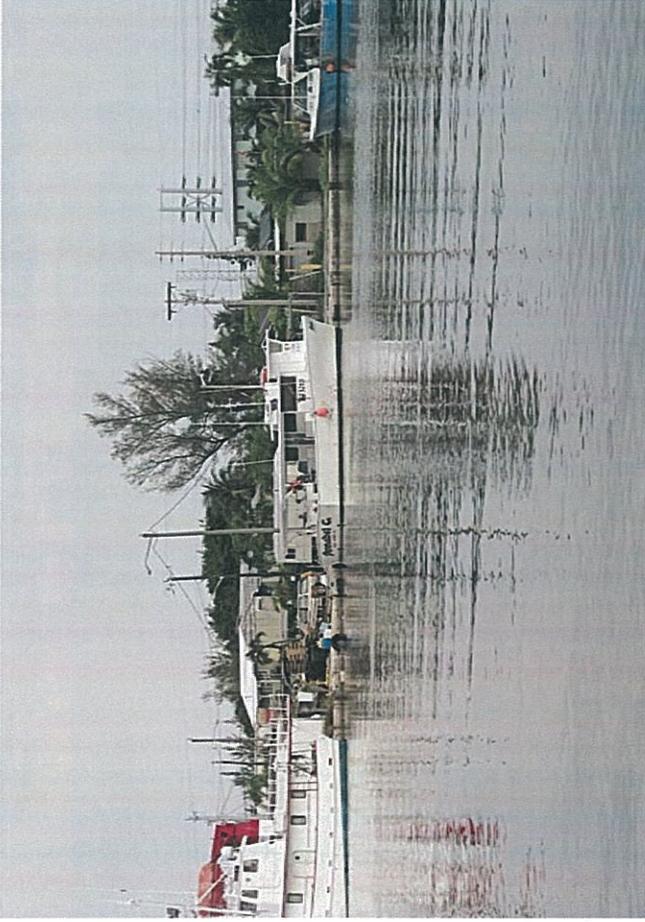
**Exhibit "D" - Photos of Bernstein Property**



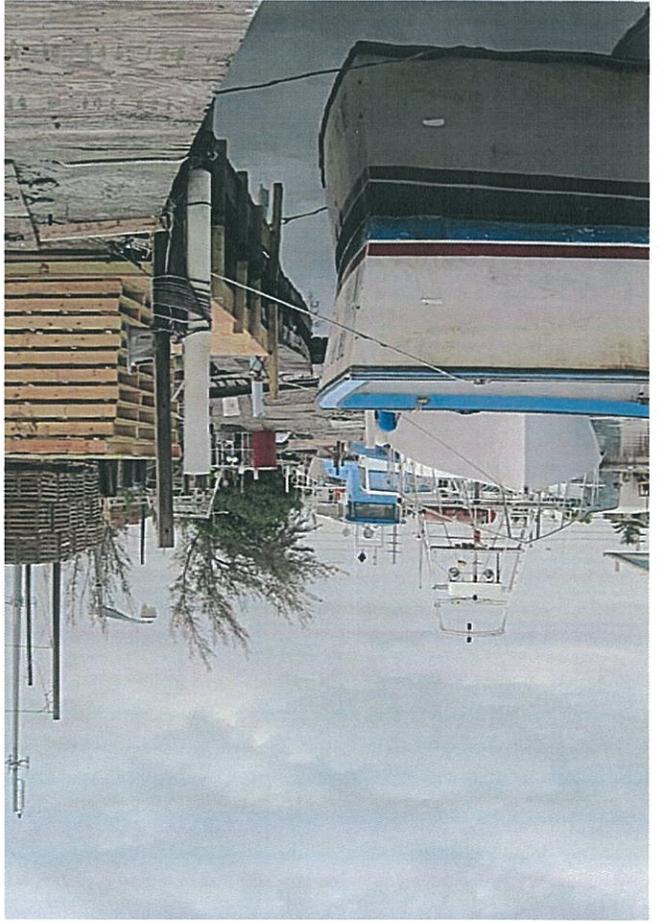
**Exhibit "D" - Photos of Bernstein Property**



**Exhibit "D" - Photos of Bernstein Property**



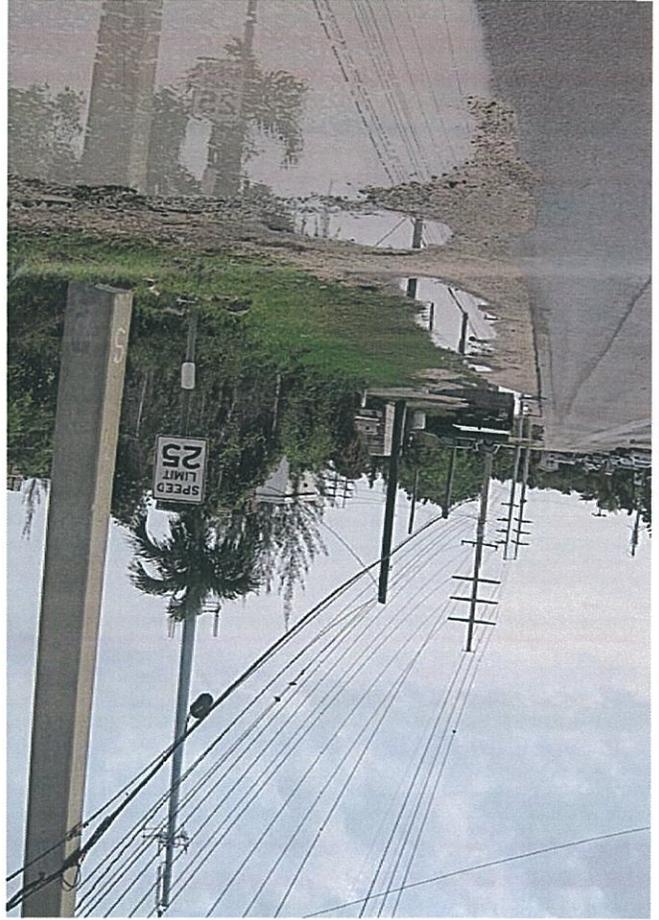
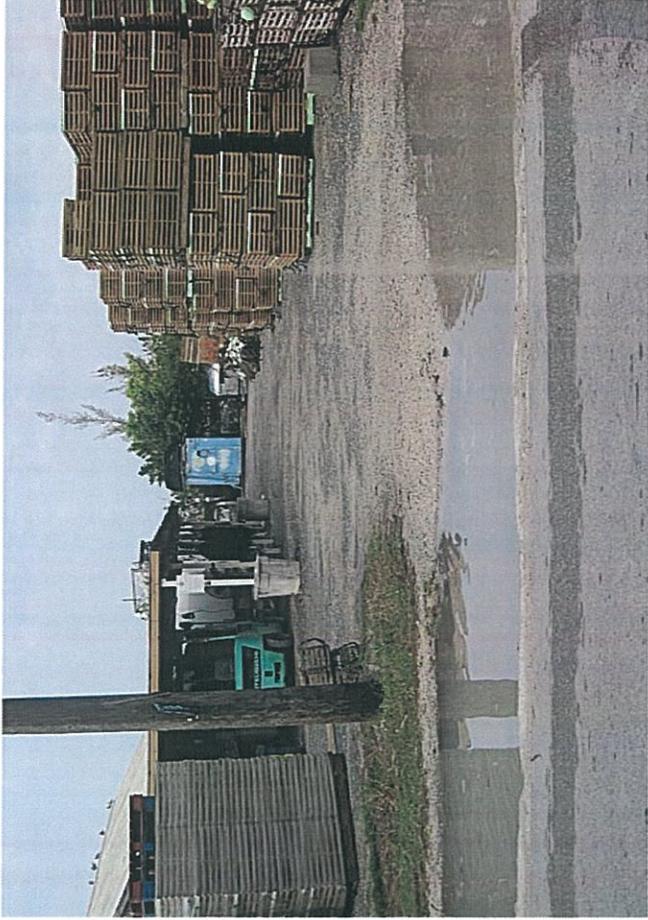
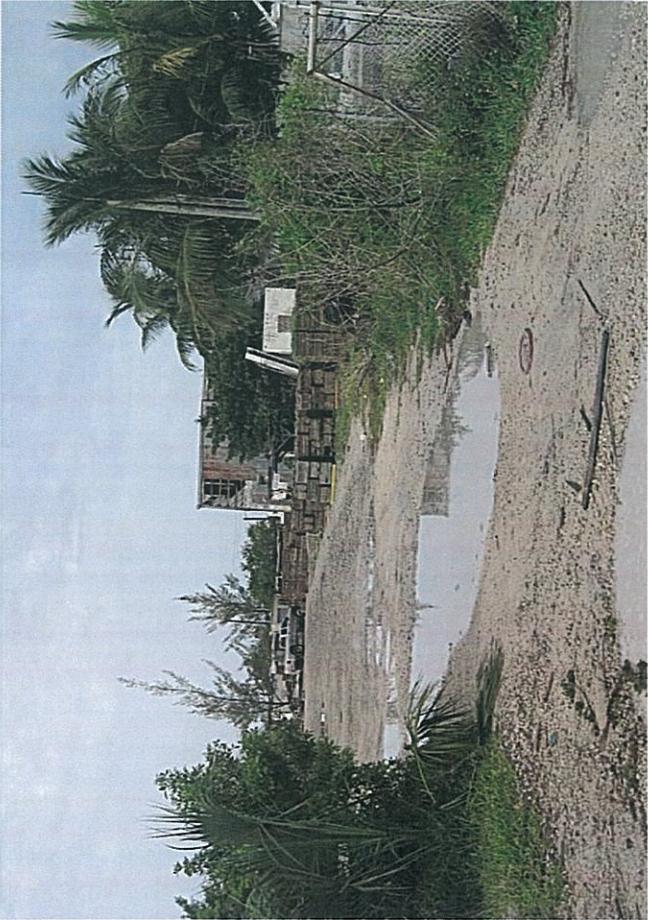
**Exhibit "D" - Photos of Bernstein Property**



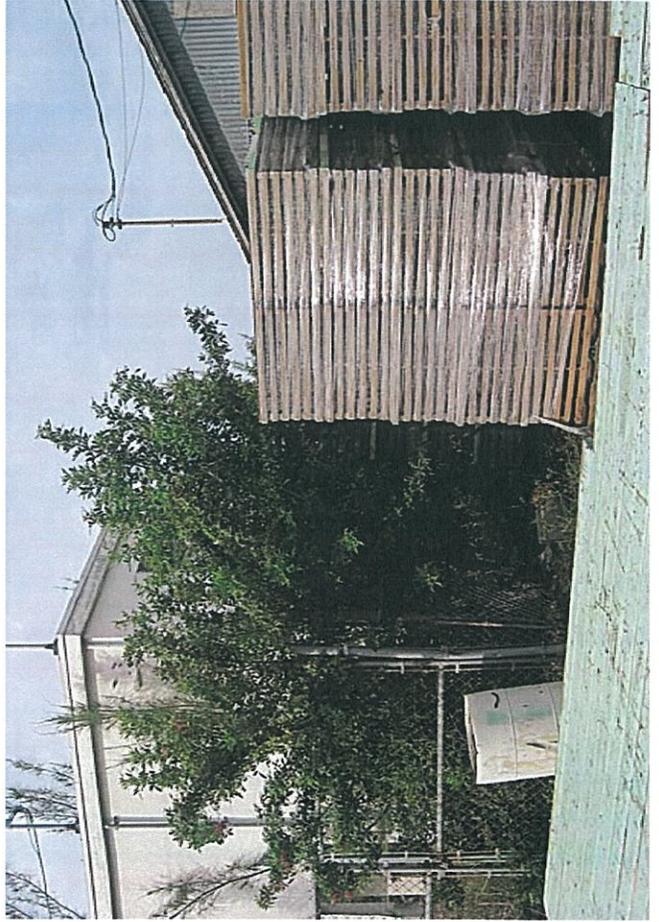
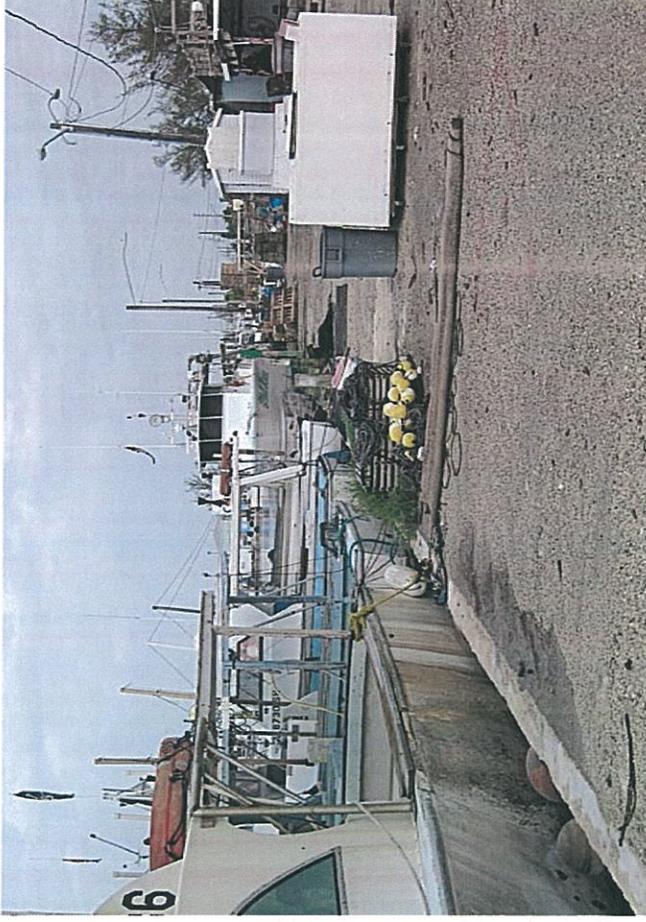
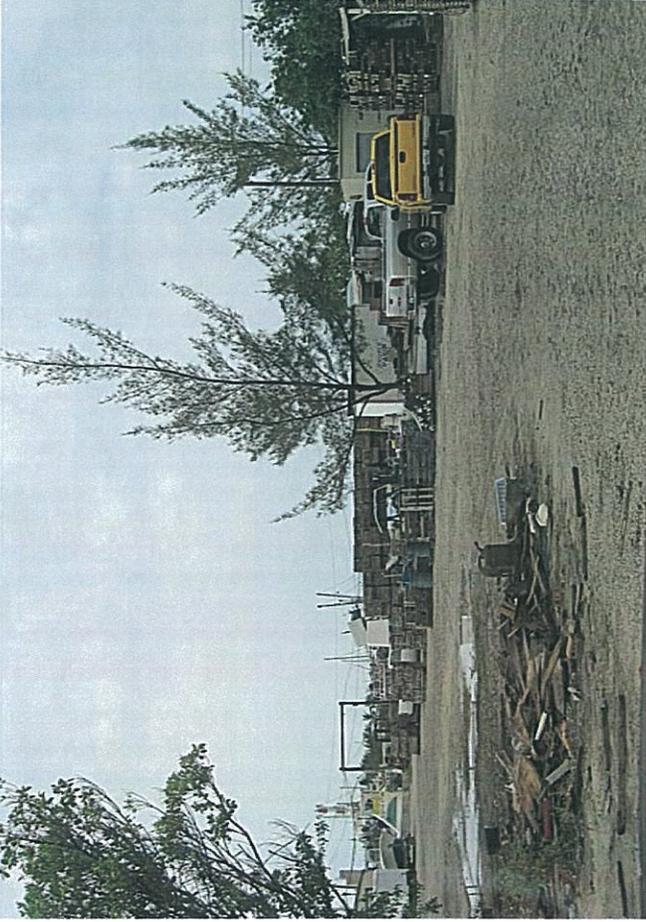
**Exhibit "D" - Photos of Bernstein Property**



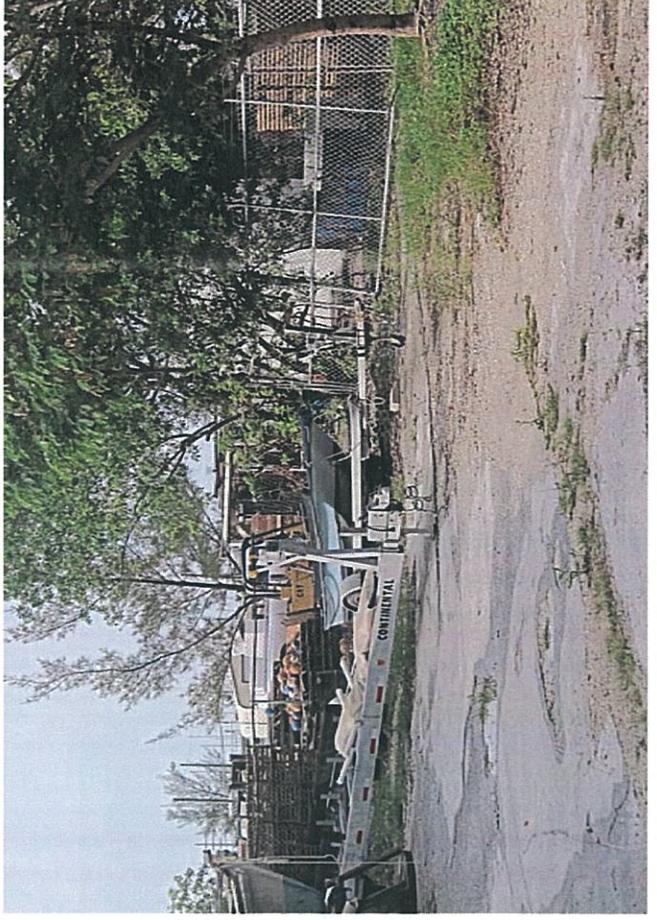
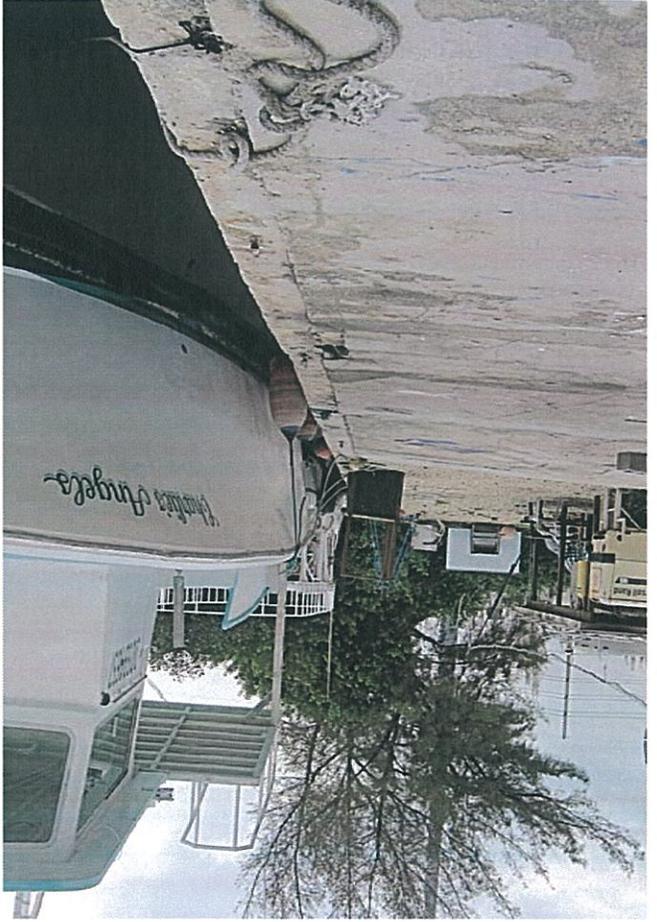
**Exhibit "D" - Photos of Bernstein Property**



**Exhibit "D" - Photos of Bernstein Property**



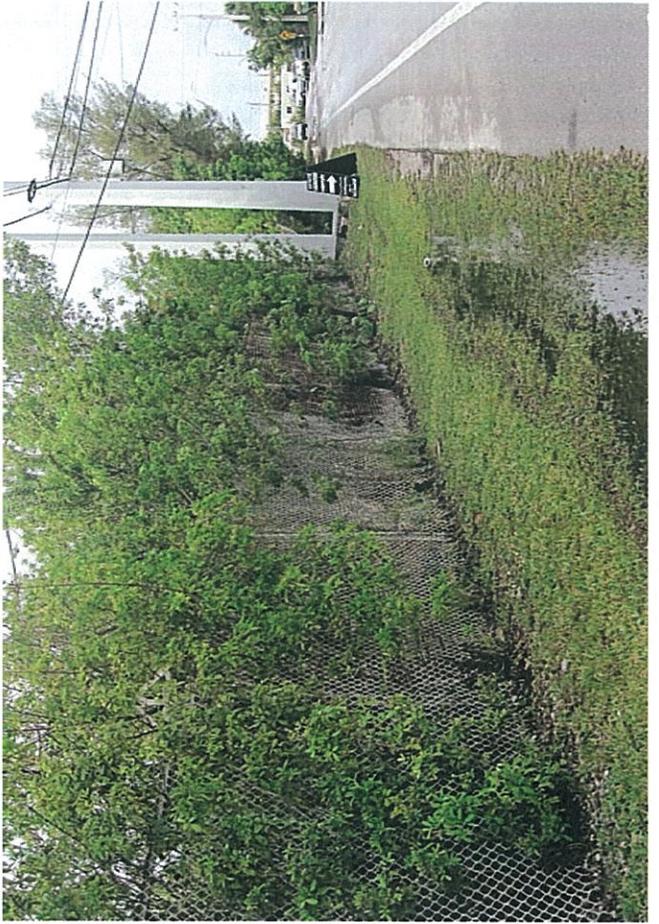
**Exhibit "D" - Photos of Bernstein Property**



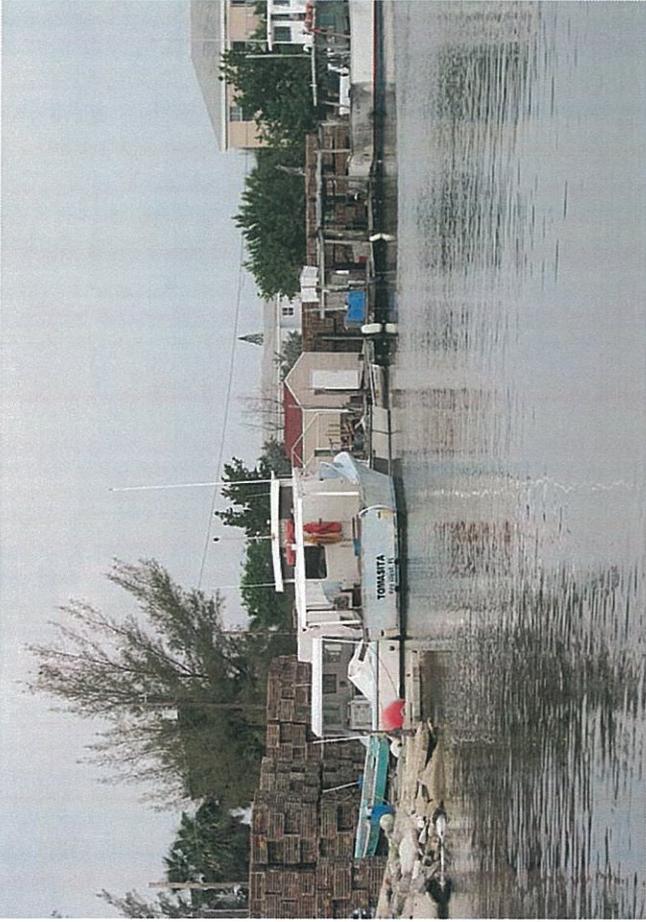
**Exhibit "D" - Photos of Bernstein Property**



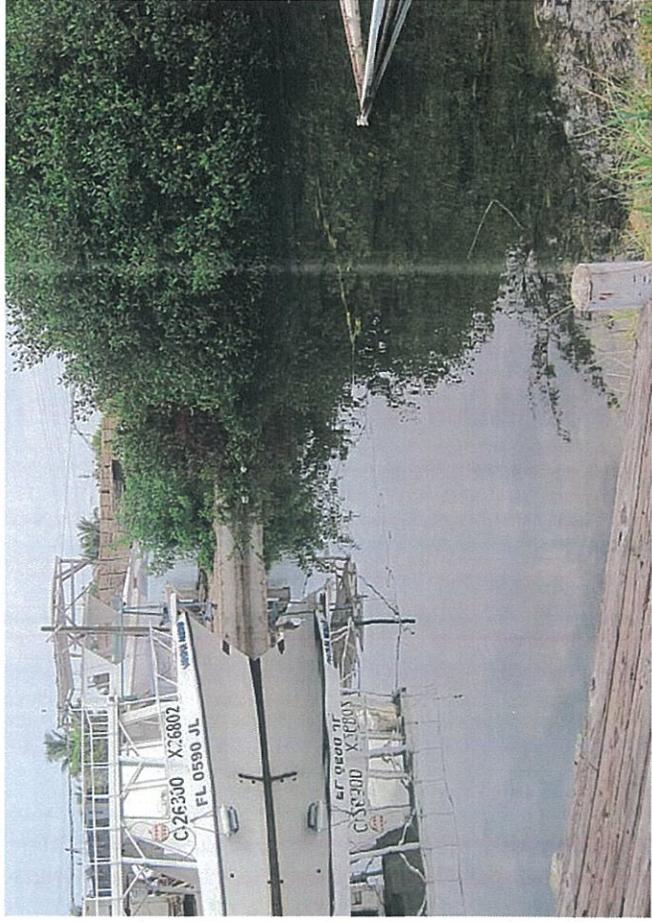
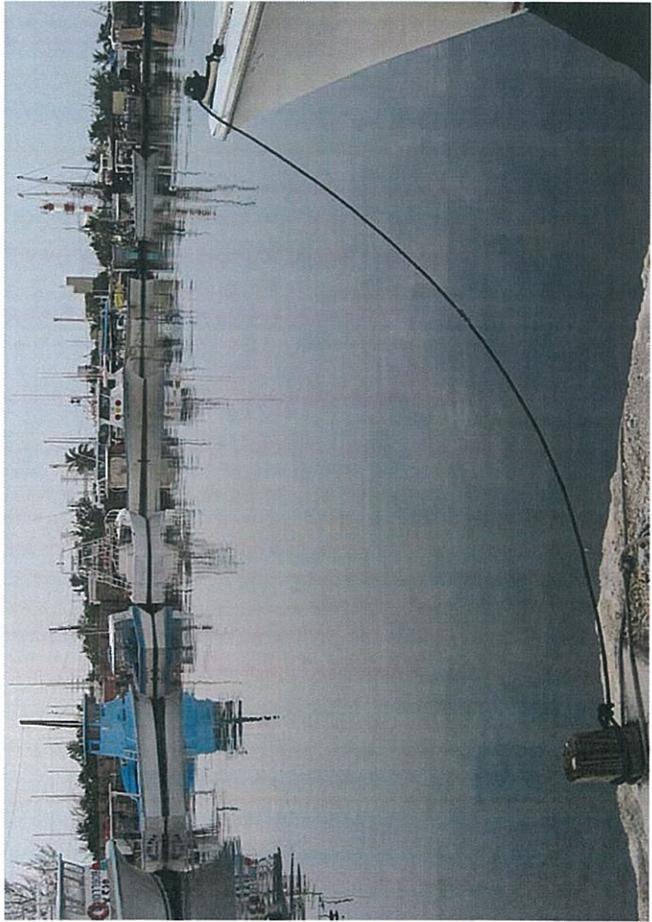
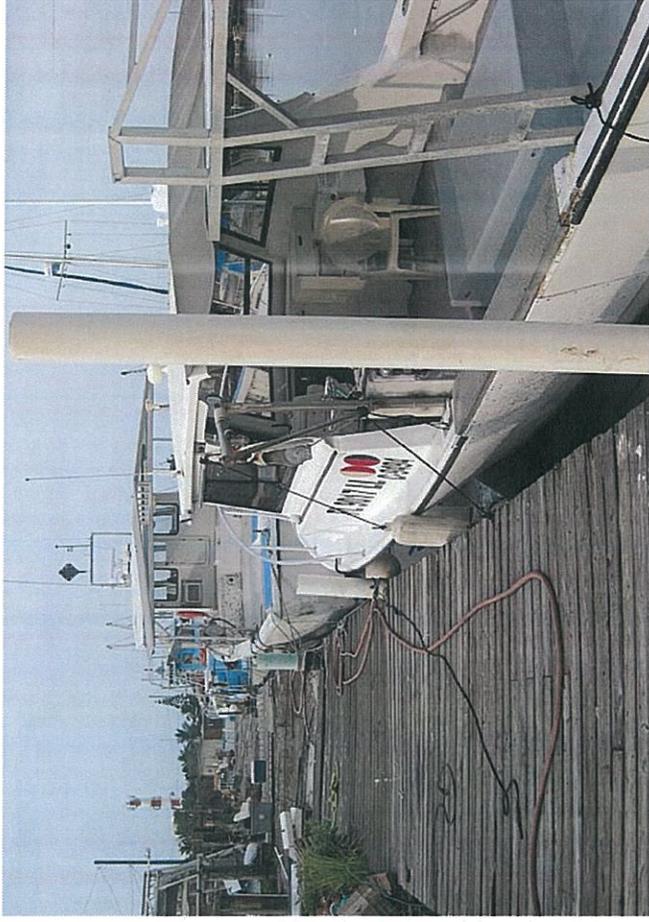
**Exhibit "D" - Photos of Bernstein Property**



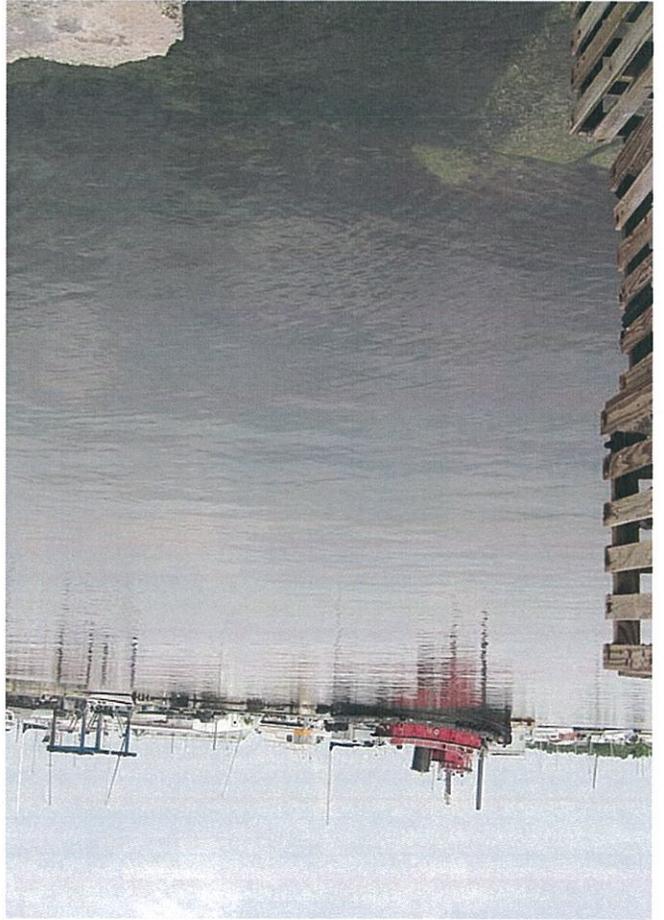
**Exhibit "D" - Photos of Bernstein Property**



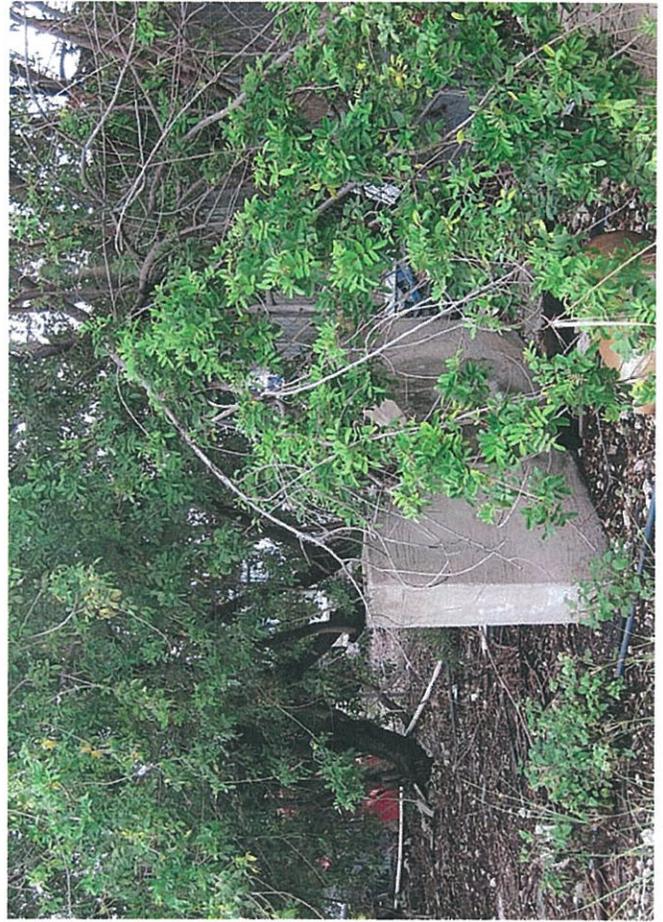
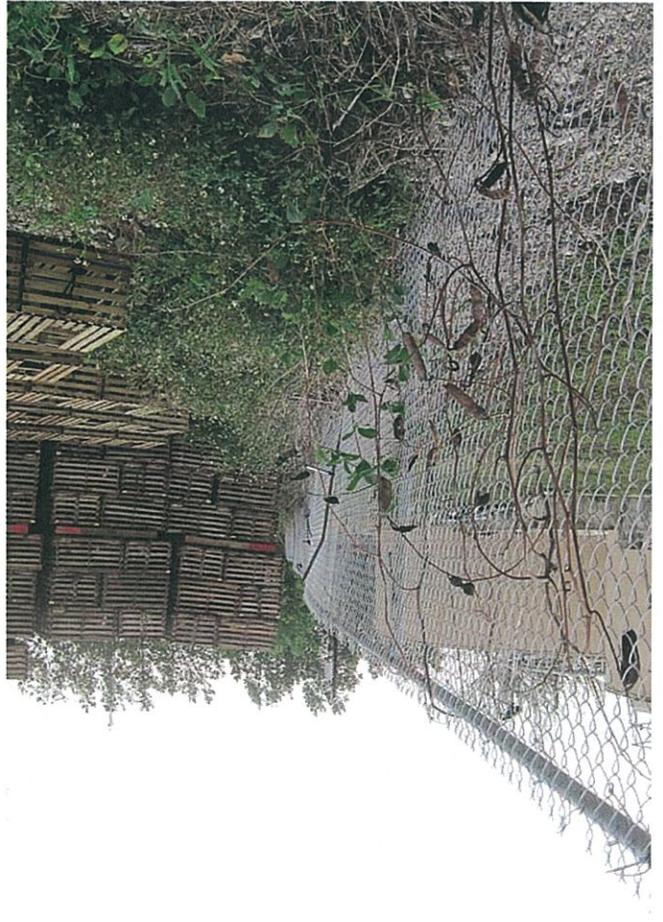
**Exhibit "E" - Photos of Island Trust Property**



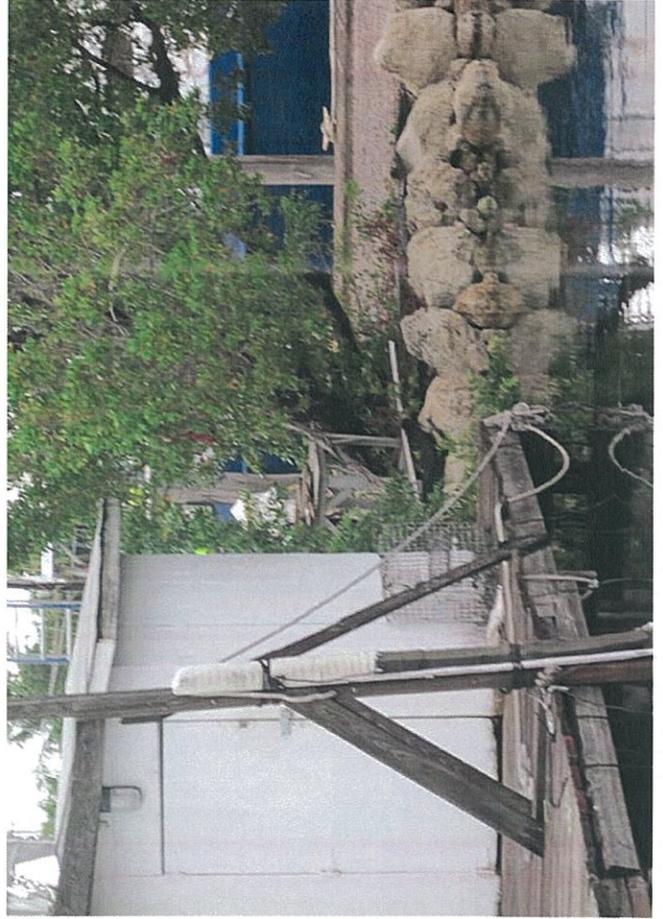
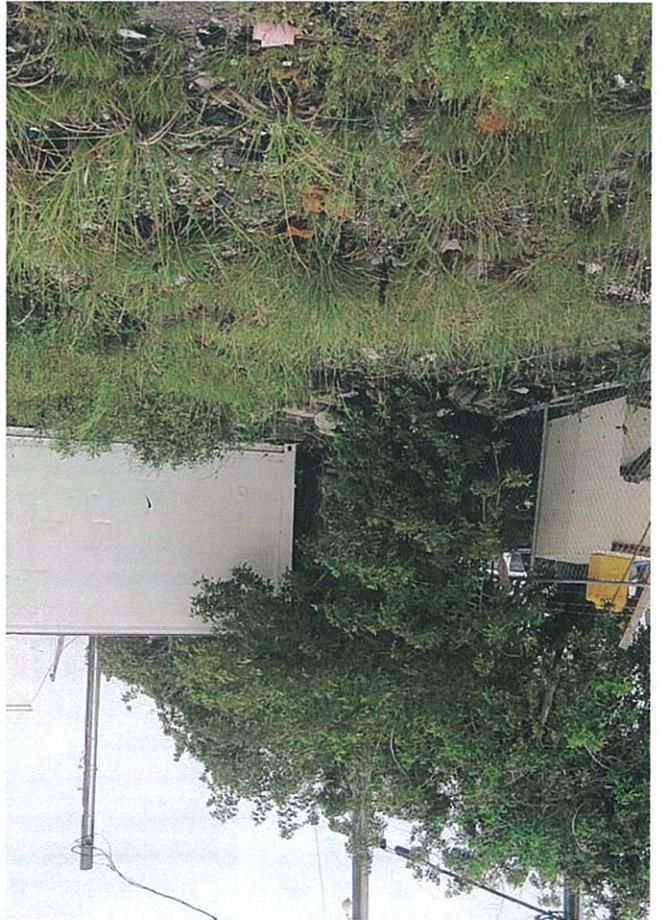
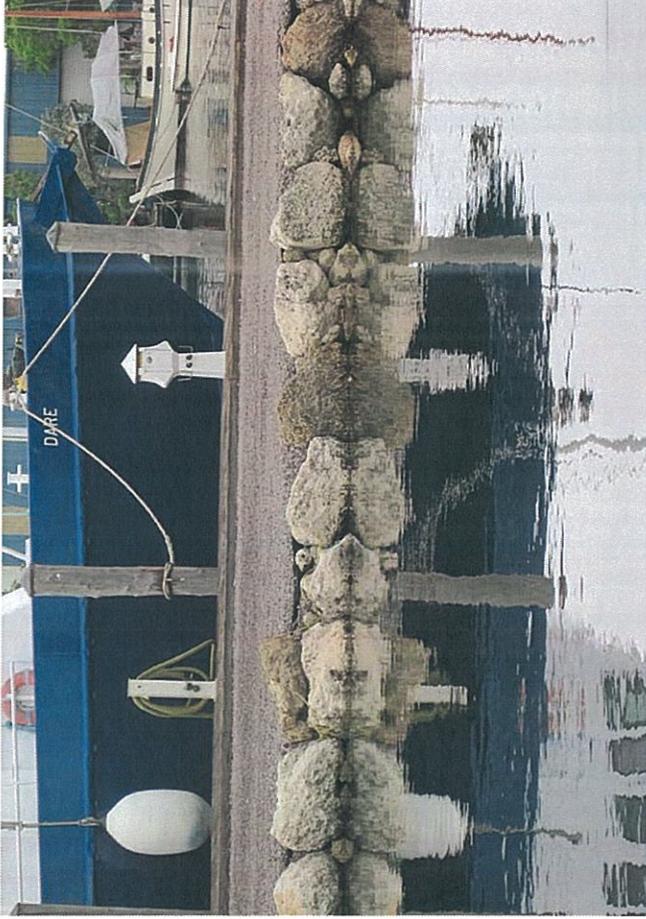
**Exhibit "E" - Photos of Island Trust Property**



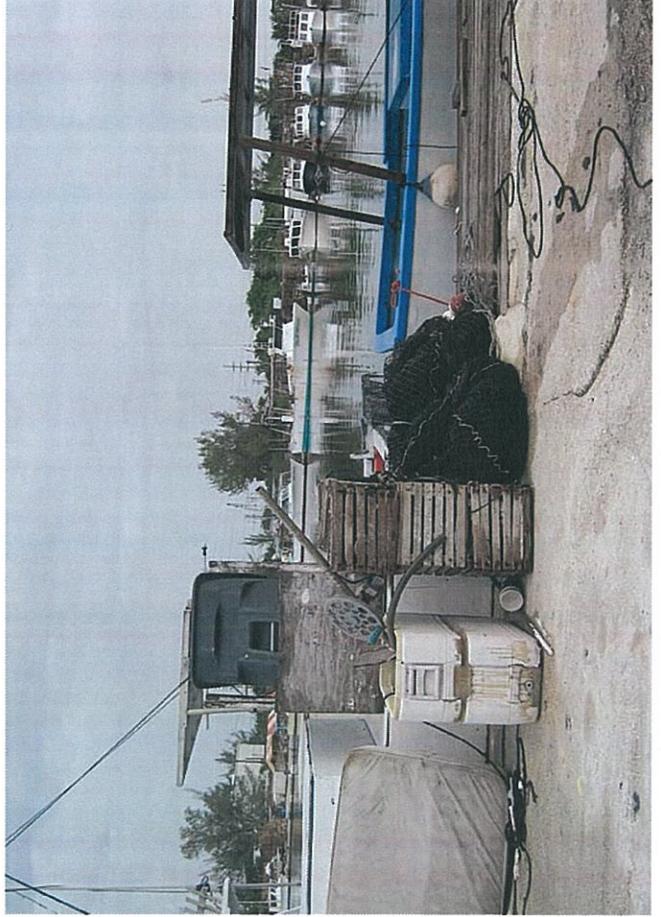
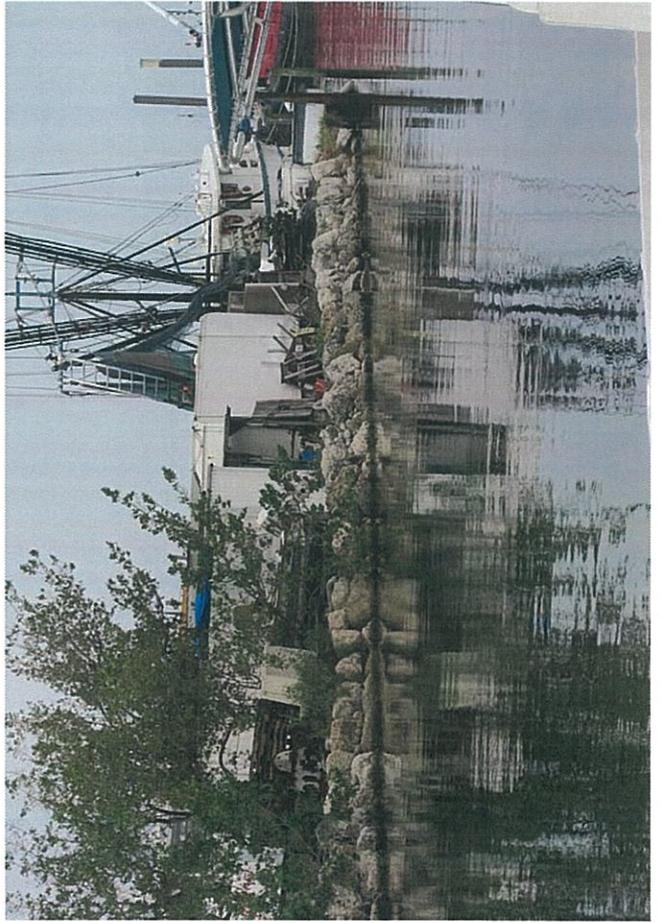
**Exhibit "E" - Photos of Island Trust Property**



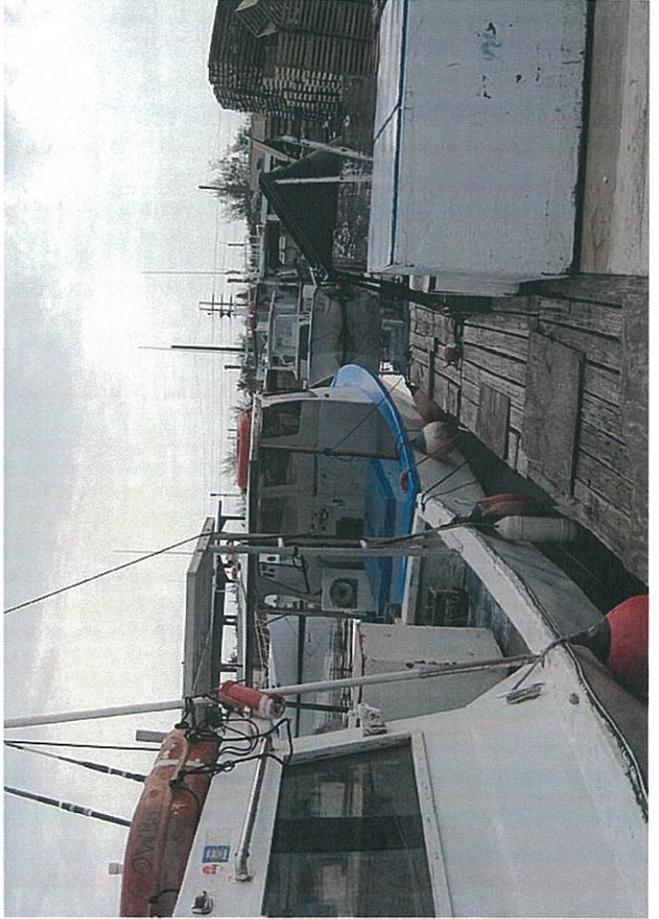
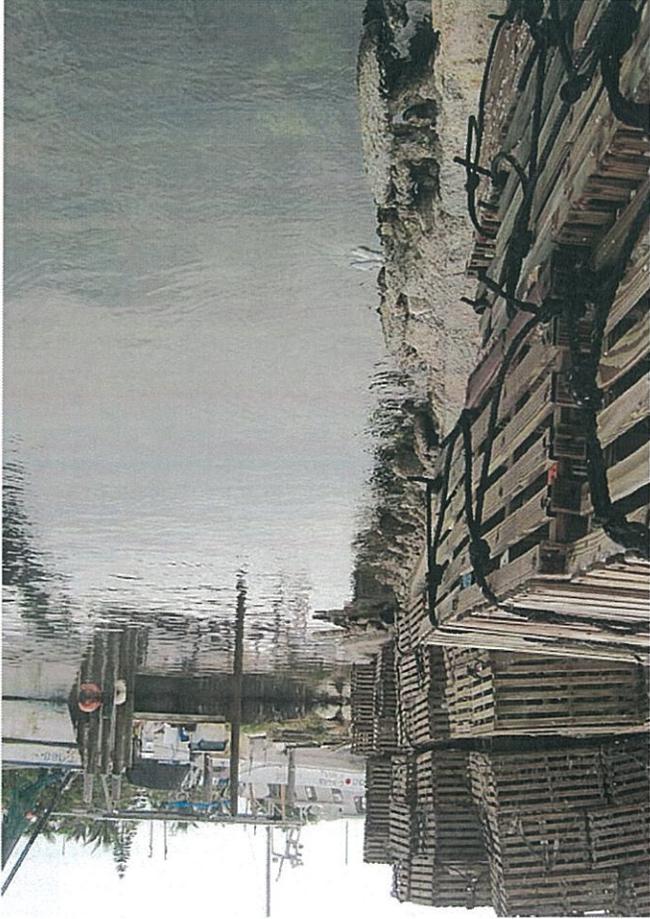
**Exhibit "E" - Photos of Island Trust Property**



**Exhibit "E" - Photos of Island Trust Property**



**Exhibit "E" - Photos of Island Trust Property**



**Exhibit "E" - Photos of Island Trust Property**



**Scott P. Russell, FA**  
**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: 1157911 Parcel ID: 00123770-000000**

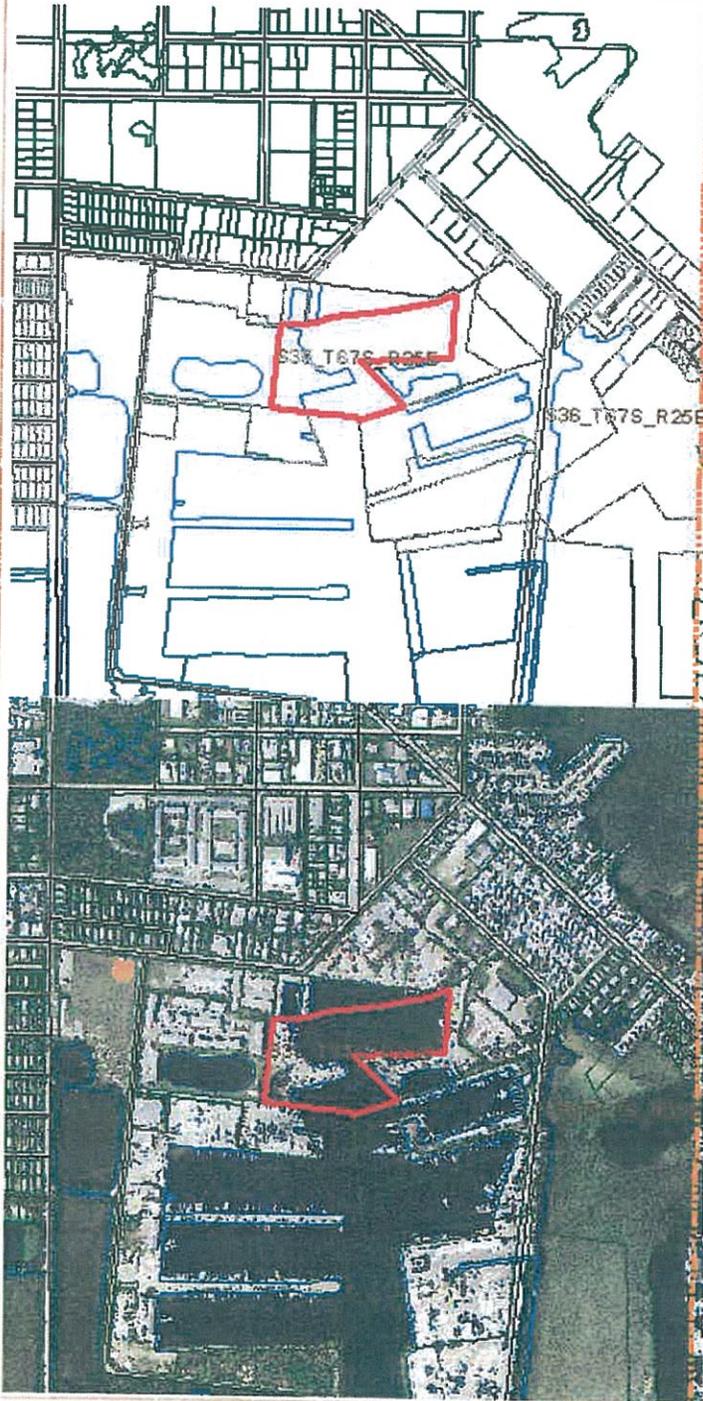
**Ownership Details**

**Mailing Address:**  
BERNSTEIN BENJAMIN RESIDUARY TR B U/T/W  
PO BOX 2455  
KEY WEST, FL 33045-2455

**Property Details**

**PC Code:** 00 - VACANT RESIDENTIAL  
**Millage Group:** 110A  
**Affordable Housing:** No  
**Section-Township-Range:** 35-67-25  
**Property Location:** VACANT LAND SOUTH STOCK ISLAND  
**Legal Description:** 35-67-25 DD67535-09.2/1 DD67535-23 BAY BOTTOM AND FILLED BAY BOTTOM SOUTH OF AND ADJACENT TO BLOCKS 55-56-57 STOCK ISLAND OR399-424/425 OR538-900D/C OR775-1727 OR2531-2026/29

Click Map Image to open interactive viewer



**Land Details**

Land Use Code	Frontage	Depth	Land Area
1M0W - COMMERCIAL WATERFRON	0	0	96,267.00 SF
000X - ENVIRONMENTALLY SENS	0	0	7.20 AC

**Misc Improvement Details**

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

**EXHIBIT "F" - Property Record Cards**

1	SW2:SEAWALL	900 SF	300	3	1995	1996	4	60
2	DK4:WOOD DOCKS	1,200 SF	300	4	1995	1996	3	40

### Appraiser Notes

THIS PARCEL WAS INCORRECTLY REFLECTING A LAND SIZE OF 1.32 AC OF DRY LAND AND 7.8 AC BAY BTM. JIM HAS RESEARCHED THE LEGAL DESCRIPTIONS AND WITH OVERLAYING THE AERIAL WE HAVE ADJUSTED THE LAND SIZE TO REFLECT 2.21 AC DRY LAND AND 7.2 AC BAY BTM. JIM HAS MADE THE CORRECT ADJUSTMENTS TO THE GIS MAP AS WELL. 7/11/03 LG

TRUST B RE:12360 COMBINED ON THIS PARCEL FOR ASSESSMENT PURPOSES 9/20/88 DN

### Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	08103287	10/07/2008	04/01/2009	4,000	Commercial	CHANGE OUT <a href="#">ELECTRICAL SERVICE</a>
	95-1580	12/01/1995	11/01/1996	40,000	Commercial	SEAWALL

### 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	53,748	502,200	555,948	555,948	0	555,948
2012	0	54,774	502,200	556,974	556,974	0	556,974
2011	0	56,592	1,422,204	1,562,695	1,068,206	0	1,562,695
2010	0	58,176	4,094,745	2,232,421	971,097	0	2,232,421
2009	0	59,436	3,674,624	3,734,060	882,816	0	3,734,060
2008	0	61,020	2,652,720	802,560	802,560	0	802,560
2007	0	45,864	3,978,720	802,560	802,560	0	802,560
2006	0	35,910	365,370	401,280	401,280	0	401,280
2005	0	36,990	387,470	424,460	424,460	0	424,460
2004	0	37,890	398,520	436,410	436,410	0	436,410
2003	0	38,700	398,520	437,220	437,220	0	437,220
2002	0	39,600	139,380	178,980	178,980	0	178,980
2001	0	40,680	123,540	164,220	164,220	0	164,220
2000	0	18,873	123,540	142,413	142,413	0	142,413
1999	0	19,413	107,581	126,994	126,994	0	126,994
1998	0	19,827	107,581	84,835	84,835	0	84,835
1997	0	20,286	107,581	84,835	84,835	0	84,835
1996	0	0	107,581	64,549	64,549	0	64,549
1995	0	0	107,581	107,581	107,581	0	107,581
1994	0	0	107,581	107,581	107,581	0	107,581
1993	0	0	144,000	144,000	144,000	0	144,000
1992	0	0	144,000	144,000	144,000	0	144,000

1991	0	0	144,000	144,000	144,000	0	144,000
1990	0	0	144,000	144,000	144,000	0	144,000
1989	0	0	144,000	144,000	144,000	0	144,000
1988	0	0	144,000	144,000	144,000	0	144,000
1987	0	0	100,658	100,658	100,658	0	100,658
1986	0	0	100,658	100,658	100,658	0	100,658
1985	0	0	100,658	100,658	100,658	0	100,658
1984	0	0	100,658	100,658	100,658	0	100,658
1983	0	0	100,658	100,658	100,658	0	100,658
1982	0	0	21,275	21,275	21,275	0	21,275

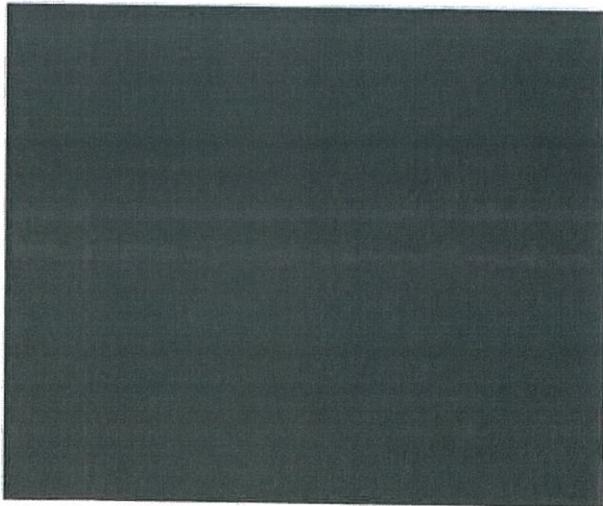
### Parcel Sales History

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
6/14/2011	2531 / 2026	0	ORDER	19

This page has been visited 35,805 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: 1161462 Parcel ID: 00127250-000000**

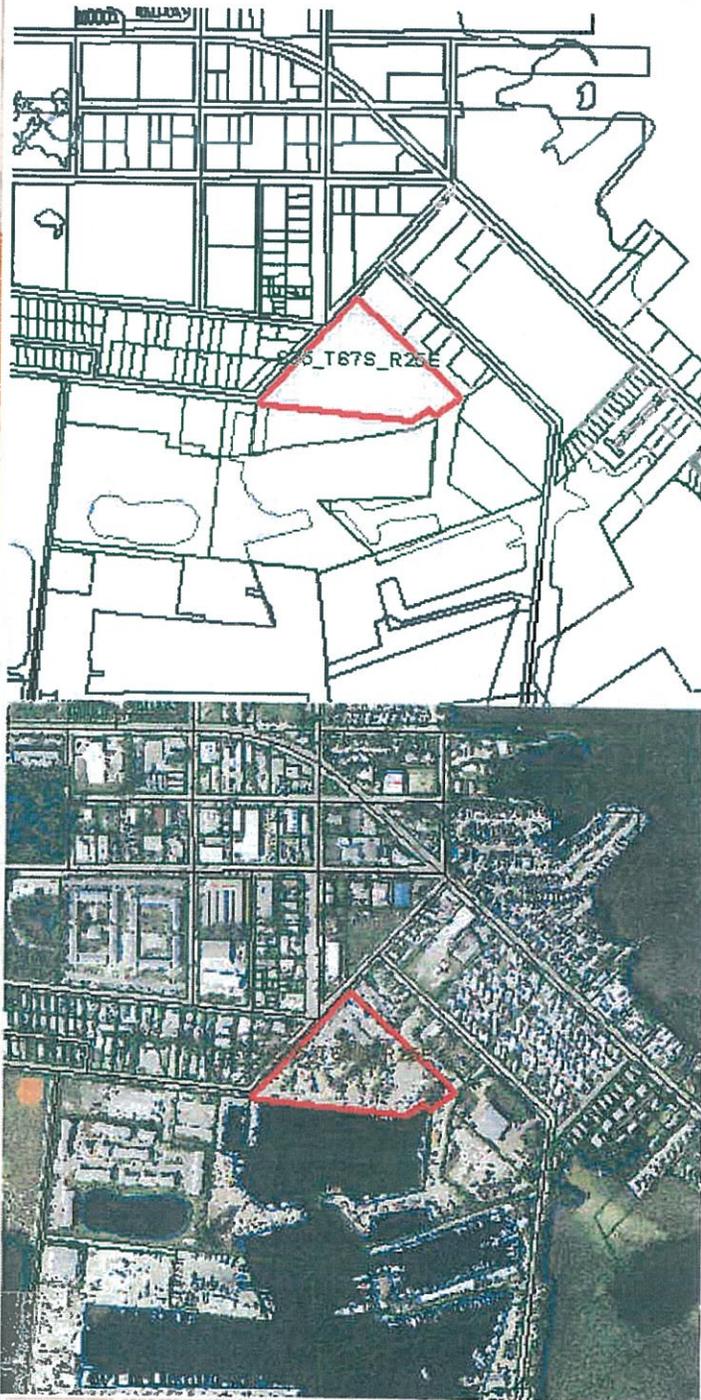
**Ownership Details**

**Mailing Address:**  
BERNSTEIN BENJAMIN RESIDUARY TR B U/T/W  
PO BOX 2455  
KEY WEST, FL 33045-2455

**Property Details**

**PC Code:** 48 - WAREHOUSING (PC/LIST)  
**Millage Group:** 110A  
**Affordable Housing:** No  
**Section-Township-Range:** 35-67-25  
**Property Location:** 5700 4TH AVE SOUTH STOCK ISLAND  
**Legal Description:** STOCK ISLAND MALONEY SUB PT SQR 55 PB1-55 AND PT VACATED 5TH AVE OR399-422-423  
RESOLUTION DATED 6-14-66 OR497-492/E OR538-900D/C OR687-834/E OR775-1727TRUST B  
OR918-2087/2101 WILL OR1274-133/34 OR1274-135D/C OR2531-2026/29

Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	0	0	45,302.00 SF
100D - COMMERCIAL DRY	0	0	201,683.00 SF

### Building Summary

Number of Buildings: 4

**EXHIBIT "F" - Property Record Cards**

Number of Commercial Buildings: 4  
 Total Living Area: 15074  
 Year Built: 1948

### Building 1 Details

Building Type  
 Effective Age 38  
 Year Built 1948  
 Functional Obs 0

Condition P  
 Perimeter 312  
 Special Arch 0  
 Economic Obs 0

Quality Grade 100  
 Depreciation % 50  
 Grnd Floor Area 2,085

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

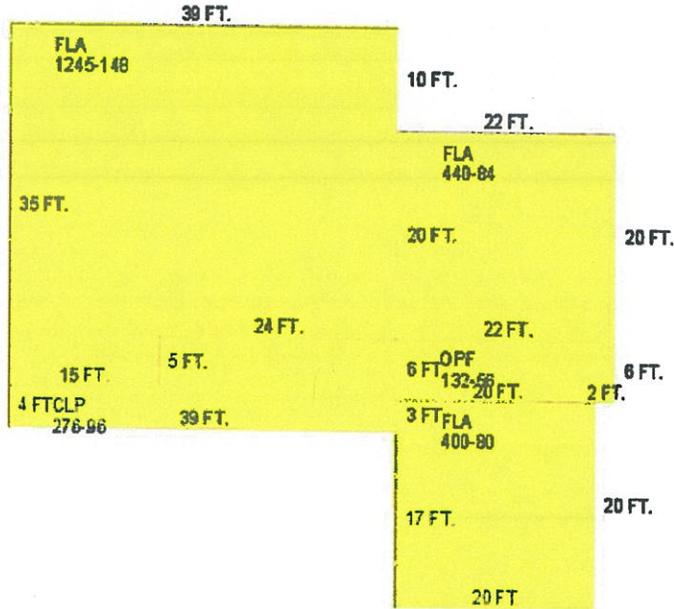
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

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

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1947					1,245
2	FLA		1	1947					440
3	OPF		1	1947					132
4	FLA		1	1947					400
5	OPF		1	1947					276

**EXHIBIT "F" - Property Record Cards**

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10017	SERVICE SHOPS-D-	100	N	N
	10018	SERVICE SHOPS-D-	100	N	N
	10019	OPF	100	N	N
	10020	SERVICE SHOPS-D-	100	N	N
	10021	OPF	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
3275	CONC BLOCK	100

**Building 2 Details**

Building Type  
 Effective Age 23  
 Year Built 1958  
 Functional Obs 0

Condition A  
 Perimeter 398  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 30  
 Grnd Floor Area 6,103

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

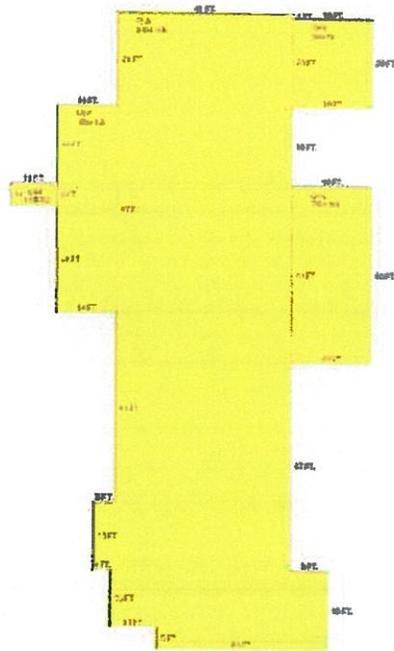
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

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

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1993					6,103
2	ULP		1	1993					658
3	OPF		1	1993					55
4	CAN		1	1993					760
5	CAN		1	1999					380

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10022	WAREHOUSE/MARINA C	100	N	N
	10023	ULP	100	N	N
	10024	OPF	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
3276	C.B.S.	100

**Building 3 Details**

Building Type  
 Effective Age 64  
 Year Built 1948  
 Functional Obs 0

Condition P  
 Perimeter 464  
 Special Arch 0  
 Economic Obs 0

Quality Grade 100  
 Depreciation % 60  
 Grnd Floor Area 4,806

**Inclusions:**

Roof Type  
Heat 1  
Heat Src 1

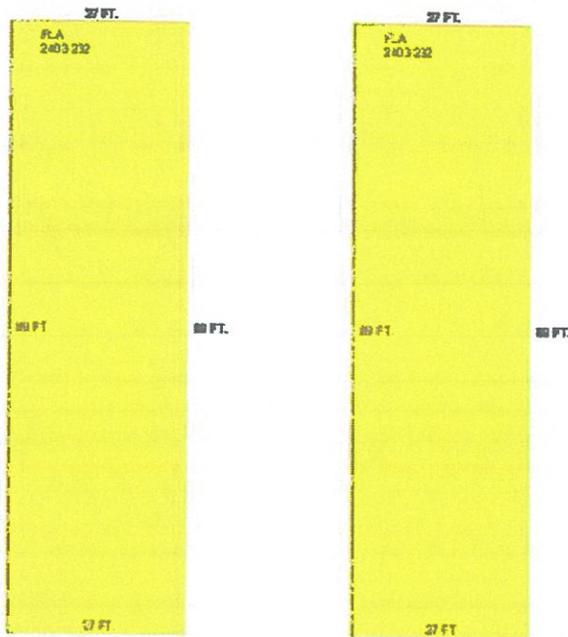
Roof Cover  
Heat 2  
Heat Src 2

Foundation  
Bedrooms 0

**Extra Features:**

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

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1993					2,403
2	FLA		1	1993					2,403

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10025	LT MFG/PREENG BLDG-D	100	N	N
	10026	LT MFG/PREENG BLDG-D	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
3277	METAL SIDING	100

### Building 4 Details

Building Type  
 Effective Age 12  
 Year Built 1993  
 Functional Obs 0

Condition G  
 Perimeter 264  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 15  
 Grnd Floor Area 2,080

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

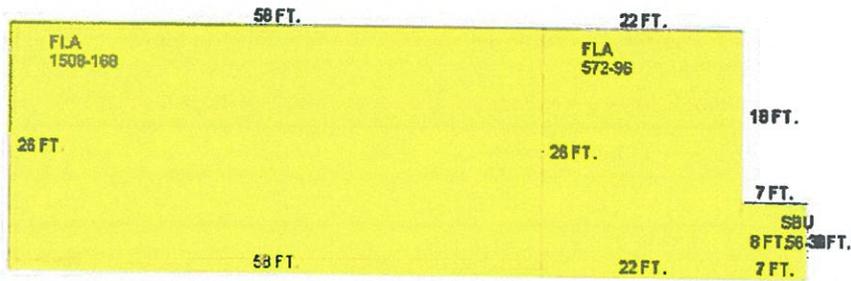
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

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

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1993					1,508
2	FLA		1	1993					572
3	SBU		1	1993					56

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10027	SERVICE SHOPS-A-	100	N	N
	10028	OFF BLDG-1 STY-D	100	N	Y
	10029	WAREHOUSE/MARINA D	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3278	METAL SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	3,250 SF	0	0	1975	1976	3	30
2	PT3:PATIO	21 SF	0	0	1975	1976	2	50
3	PT3:PATIO	400 SF	20	20	1982	1983	5	50
4	PT3:PATIO	400 SF	20	20	1982	1983	5	50
5	CL2:CH LINK FENCE	1,092 SF	182	6	1982	1983	2	30
6	UB2:UTILITY BLDG	120 SF	10	12	1982	1983	2	50
7	RW2:RETAINING WALL	924 SF	154	6	1992	1993	4	50
8	PT3:PATIO	620 SF	62	10	1992	1993	2	50
9	UB3:LC UTIL BLDG	540 SF	30	18	1959	1960	3	30
10	AC2:WALL AIR COND	1 UT	0	0	1989	1990	2	20
11	UB2:UTILITY BLDG	64 SF	8	8	1982	1983	2	50
12	UB2:UTILITY BLDG	80 SF	8	10	1991	1992	2	50
13	UB2:UTILITY BLDG	64 SF	8	8	1988	1989	2	50
14	UB2:UTILITY BLDG	80 SF	10	8	1989	1990	2	50
15	TK2:TIKI	40 SF	0	0	1990	1991	2	40
17	PT3:PATIO	620 SF	62	10	1992	1993	2	50
18	CL2:CH LINK FENCE	1,260 SF	210	6	1993	1994	2	30
19	AP2:ASPHALT PAVING	24,000 SF	300	80	1947	1948	1	25
20	FN2:FENCES	200 SF	25	8	1989	1990	2	30
21	WD2:WOOD DECK	300 SF	25	12	1989	1990	2	40
22	WD2:WOOD DECK	216 SF	12	18	1989	1990	3	40

Appraiser Notes

THE RW2-04 IS A RETAINER AROUND THE METAL BUILDING. 97 10000871 AIR CONDITIONING \$2,000 6/5/97.CHANGED THE INSIDE WALL CALLS FOR THE THE Y2K TAX ROLL. 005/039 91-30-2000 AND ALSO ADDED THE THE AP2.01 BLDG 3 OF 4 IS FOR THE HISTORIC SHUTTERSS FACTORY.

14-1 PHY ADJ MADE TO LAND FOR 2006 TRIM.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	12103462	08/10/2012		16,800	Commercial	SEWER TIE-IN
	12104390	11/02/2012	01/02/2013	0	Commercial	
	12104390	11/02/2012	01/02/2013	8,000	Commercial	RE-ROOF 1200 SF MODIFIED BITUMEN ROLL
1	991489	06/17/1999	10/27/1999	16,500	Commercial	ROOFING

## 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	631,002	55,446	3,019,490	1,574,364	1,574,364	0	1,574,364
2012	631,002	56,529	3,019,490	1,574,364	1,574,364	0	1,574,364
2011	645,634	57,752	3,019,490	1,574,364	1,574,364	0	1,574,364
2010	656,329	58,936	3,005,635	2,249,092	2,249,092	0	2,249,092
2009	660,019	60,160	5,180,000	2,645,991	2,645,991	0	2,645,991
2008	660,019	61,318	2,637,000	2,645,991	2,645,991	0	2,645,991
2007	464,047	62,505	3,261,000	2,645,991	2,645,991	0	2,645,991
2006	465,876	63,689	1,336,300	1,763,994	1,763,994	0	1,763,994
2005	515,077	64,938	1,842,500	2,422,515	2,422,515	0	2,422,515
2004	520,058	66,140	935,700	1,521,898	1,521,898	0	1,521,898
2003	520,058	67,391	624,915	1,212,364	1,212,364	0	1,212,364
2002	520,058	68,571	624,915	1,213,544	1,213,544	0	1,213,544
2001	520,058	69,867	624,915	1,214,840	1,214,840	0	1,214,840
2000	520,058	29,953	624,915	1,174,926	1,174,926	0	1,174,926
1999	15,741	22,941	624,915	663,597	663,597	0	663,597
1998	15,160	23,522	624,915	663,597	663,597	0	663,597
1997	14,593	24,089	624,915	663,597	663,597	0	663,597
1996	14,016	24,666	624,915	663,597	663,597	0	663,597
1995	298,649	25,248	624,915	948,812	948,812	0	948,812
1994	298,649	25,311	624,915	948,875	948,875	0	948,875
1993	135,267	16,263	750,850	902,380	902,380	0	902,380
1992	135,267	25,019	609,346	769,632	769,632	0	769,632
1991	135,267	25,292	609,346	769,905	769,905	0	769,905
1990	135,267	25,591	609,346	770,204	770,204	0	770,204
1989	135,267	25,864	708,743	869,874	869,874	0	869,874
1988	126,443	24,337	708,743	859,523	859,523	0	859,523
1987	122,436	24,597	708,743	855,776	855,776	0	855,776
1986	123,334	24,830	708,743	856,907	856,907	0	856,907
1985	118,657	25,063	543,193	686,913	686,913	0	686,913
1984	115,180	25,323	543,193	683,696	683,696	0	683,696
1983	110,360	15,258	543,193	668,811	668,811	0	668,811
1982	95,798	15,258	221,895	332,951	332,951	0	332,951

## 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.

**EXHIBIT "F" - Property Record Cards**

There are no sales to display for this parcel.

This page has been visited 35,809 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: 1161497 Parcel ID: 00127280-000000**

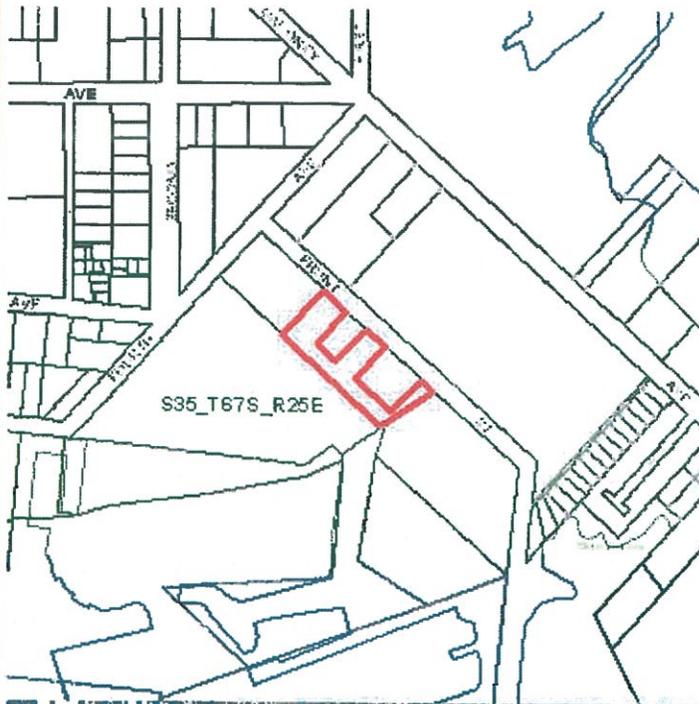
**Ownership Details**

**Mailing Address:**  
BERNSTEIN BENJAMIN TRUST B  
PO BOX 2455  
KEY WEST, FL 33045

**Property Details**

**PC Code:** 49 - OPEN STORAGE (PC/LIST)  
**Millage Group:** 110A  
**Affordable Housing:** No  
**Section-Township-Range:** 35-67-25  
**Property Location:** 6500 FRONT ST SOUTH STOCK ISLAND  
**Legal Description:** STOCK ISLAND MALONEY SUB PB 1-55 PT SQR 55 OR399-422-423 OR486-1003-1005E OR538-900 OR687-834-E OR775-1727TRUST B

Click Map Image to open interactive viewer



**Land Details**

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	448,667.00 SF

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	1,920 SF	320	6	1974	1975	1	30

**EXHIBIT "F" - Property Record Cards**

### Appraiser Notes

ODD SHAPE ADJ MADE FOR 2006TRIM
LAND IS BEING USED FOR STORAGE.REMOVED THE OVERRIDE FOR THE 1999 TAX ROLL. 005/039
USE APPEARS TO BE THE SAME - OPEN STORAGE
SPLIT OUT .529 AC FROM THIS PARCEL TO 00123600-000102, PER OR2171-386/88 AND OR2171-389/91 DONE FOR 2006 TAX ROLL

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
034305	11/19/2003		50,000		COMMERCIAL

### 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	1,344	3,237,025	3,238,369	270,935	0	3,238,369
2012	0	1,344	3,237,025	3,238,369	246,305	0	3,238,369
2011	0	1,344	3,237,025	3,238,369	223,914	0	3,238,369
2010	0	1,344	202,215	203,559	203,559	0	203,559
2009	0	1,344	288,400	289,744	239,408	0	289,744
2008	0	1,344	216,300	217,644	217,644	0	217,644
2007	0	1,198	216,300	217,498	217,498	0	217,498
2006	0	1,198	216,300	217,498	217,498	0	217,498
2005	0	1,198	468,000	469,198	469,198	0	469,198
2004	0	1,198	280,800	281,998	281,998	0	281,998
2003	0	1,198	140,400	141,598	141,598	0	141,598
2002	0	1,198	155,844	157,042	157,042	0	157,042
2001	0	1,198	155,844	157,042	157,042	0	157,042
2000	0	730	155,844	156,574	156,574	0	156,574
1999	0	730	155,844	156,574	156,574	0	156,574
1998	0	3,406	155,844	96,912	96,912	0	96,912
1997	0	3,406	155,844	96,912	96,912	0	96,912
1996	0	3,406	155,844	96,912	96,912	0	96,912
1995	0	3,406	155,844	159,250	159,250	0	159,250
1994	0	3,406	155,844	159,250	159,250	0	159,250
1993	0	3,406	155,844	159,250	159,250	0	159,250
1992	0	3,406	155,844	159,250	159,250	0	159,250
1991	0	3,406	155,844	159,250	159,250	0	159,250
1990	0	3,406	155,844	159,250	159,250	0	159,250

1989	0	3,406	155,844	159,250	159,250	0	159,250
1988	0	3,406	155,844	159,250	159,250	0	159,250
1987	0	3,406	155,844	159,250	159,250	0	159,250
1986	0	3,406	155,844	159,250	159,250	0	159,250
1985	0	3,406	158,997	162,403	162,403	0	162,403
1984	0	3,406	158,997	162,403	162,403	0	162,403
1983	0	3,406	158,997	162,403	162,403	0	162,403
1982	0	3,406	125,870	129,276	129,276	0	129,276

### 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.

There are no sales to display for this parcel.

This page has been visited 35,810 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: 1161501 Parcel ID: 00127290-000000**

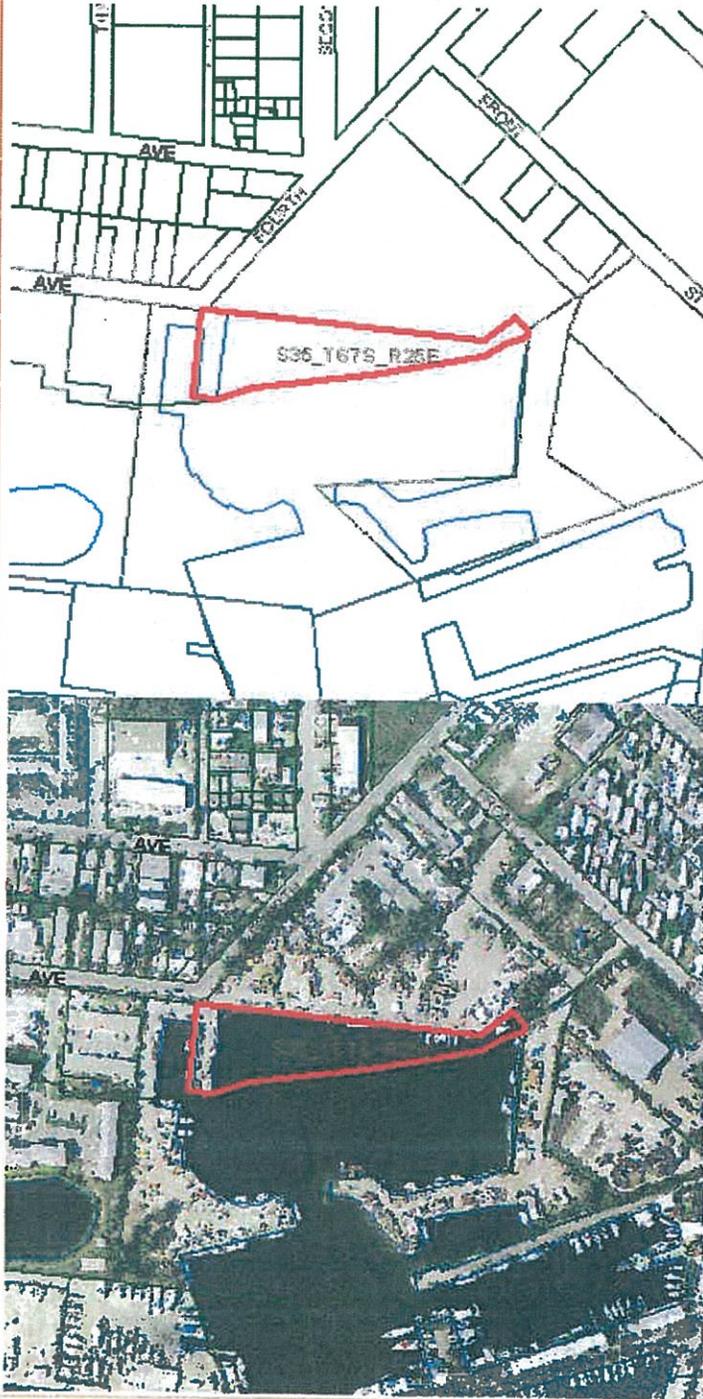
**Ownership Details**

**Mailing Address:**  
BERNSTEIN BENJAMIN TRUST B  
PO BOX 2455  
KEY WEST, FL 33045-2455

**Property Details**

**PC Code:** 49 - OPEN STORAGE (PC/LIST)  
**Millage Group:** 110A  
**Affordable Housing:** No  
**Section-Township-Range:** 35-67-25  
**Property Location:** VACANT LAND SOUTH STOCK ISLAND  
**Legal Description:** STOCK ISLAND MALONEY SUB ALL SQR 56 PB1-55 & PT VACATED 4TH AVE OR399-424-425  
RESOLUTION DATED 6/14/66 OR538-900 OR775-1721/1728(PROB #73-96) OR918-2087/2101(WILL)

Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	0	0	13,080.00 SF
9500 - SUBMERGED	0	0	0.30 AC

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
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**EXHIBIT "F" - Property Record Cards**

1	SW2:SEAWALL	831 SF	277	3	1959	1960	4	60
2	DK3:CONCRETE DOCK	277 SF	0	0	1968	1969	4	60
3	UB2:UTILITY BLDG	132 SF	12	11	1975	2011	4	50

### Appraiser Notes

BOTH BUILDINGS BURNED TO THE GROUND. PICTURES ATTACHED.  
 TWO FRIENDS FISH CO ADJUSTED THE LAND MASS AND BAY BOTTOM FOR THE 1999 TAX ROLL. 005/039 06-11-99

### Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	09100511	02/13/2009	03/31/2009	900	Commercial	TEMP POLE FOR BURNED OUT BUILDING
	09100542	02/19/2009	03/31/2009	7,000	Commercial	DEMO FISH HOUSE
	09100884	03/16/2009	04/03/2009	1,200	Commercial	SEPTIC ABANDONMENT
	10100182	02/23/2010		2,500	Commercial	UPGRADE ELEC

### 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	25,578	431,967	320,282	320,282	0	320,282
2012	0	25,578	431,967	320,282	320,282	0	320,282
2011	0	25,578	431,967	320,282	320,282	0	320,282
2010	79,104	23,202	330,813	356,391	356,391	0	356,391
2009	82,812	23,202	453,770	559,784	559,784	0	559,784
2008	82,812	23,202	457,830	632,337	632,337	0	632,337
2007	67,390	15,557	549,390	632,337	632,337	0	632,337
2006	67,390	11,966	366,270	445,626	445,626	0	445,626
2005	70,278	18,940	366,270	455,488	455,488	0	455,488
2004	70,272	19,389	130,830	220,491	220,491	0	220,491
2003	74,113	19,788	91,590	185,491	185,491	0	185,491
2002	74,113	20,237	91,590	185,940	185,940	0	185,940
2001	74,113	20,684	91,590	186,387	186,387	0	186,387
2000	74,113	7,088	91,590	172,791	172,791	0	172,791
1999	74,113	7,253	91,590	172,956	172,956	0	172,956
1998	49,566	7,417	101,945	158,928	158,928	0	158,928
1997	49,566	7,569	101,945	159,080	159,080	0	159,080
1996	44,846	7,735	101,945	154,526	154,526	0	154,526
1995	44,846	8,049	101,945	154,840	154,840	0	154,840
1994	27,229	4,569	101,945	133,743	133,743	0	133,743

1993	27,229	4,759	104,852	136,840	136,840	0	136,840
1992	27,229	4,946	104,852	137,027	137,027	0	137,027
1991	27,229	5,049	104,852	137,130	137,130	0	137,130
1990	27,229	5,237	104,852	137,318	137,318	0	137,318
1989	27,229	5,435	104,852	137,516	137,516	0	137,516
1988	24,679	4,926	104,852	134,457	134,457	0	134,457
1987	24,231	5,101	105,252	134,584	134,584	0	134,584
1986	24,331	5,158	105,252	134,741	134,741	0	134,741
1985	23,824	5,255	116,160	145,239	145,239	0	145,239
1984	21,261	5,428	116,160	142,849	142,849	0	142,849
1983	21,261	5,602	116,160	143,023	143,023	0	143,023
1982	0	0	888	888	888	0	888

**Parcel Sales History**

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There are no sales to display for this parcel.

This page has been visited 35,812 times.

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



**Scott P. Russell, FA**  
**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: 1161594 Parcel ID: 00127380-000000**

ARCADIESRUB ADVERTISEMENT

**Ownership Details**

**Mailing Address:**  
BERNSTEIN BENJAMIN TRUST B  
PO BOX 2455  
KEY WEST, FL 33045-2455

**Property Details**

PC Code: 10 - VACANT COMMERCIAL  
Millage Group: 110A  
**Affordable Housing:** No  
**Section-Township-Range:** 35-67-25  
**Property Location:** 5550 FIFTH AVE SOUTH STOCK ISLAND  
**Legal Description:** STOCK ISLAND MALONEY SUB SUBDIVISION PB 1-55 PT LOT 13 SQR 57 OR193-269 OR399-424-425 OR538-900 OR775-1721/28(PROB 73-96) OR918-2087/2101(WILL)

**Click Map Image to open interactive viewer**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	0	0	17,923.00 SF
9500 - SUBMERGED	0	0	0.32 AC

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
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**EXHIBIT "F" - Property Record Cards**

1	SW2:SEAWALL	870 SF	290	3	1975	1976	4	60
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### Appraiser Notes

DELETED OLD MISC.AND ADDED NEW MISC.,12/11/91 ADJUSED THE LAND MASS FOR HE 1999 TAX ROLL. 005/0390 THIS PARCEL WAS INCORRECTLY REFLECTING A LAND SIZE OF 15,420 SQ FT OF DRY LAND AND .32 AC BAY BTM. JIM HAS RESEARCHED THE LEGAL DESCRIPTIONS AND WITH OVERLAYING THE AERIAL WE HAVE ADJUSTED THE LAND SIZE TO REFLECT 17,923 SQ FT DRY LAND AND .32 AC BAY BTM. JIM HAS MADE THE CORRECT ADJUSTMENTS TO THE GIS MAP AS WELL. 7/11/03 LG

### Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	01/4430	12/04/2001		1		TEMP. <u>ELECT</u>

### 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	21,576	489,573	385,778	385,778	0	385,778
2012	0	21,576	489,573	385,778	385,778	0	385,778
2011	0	22,655	489,573	385,778	385,778	0	385,778
2010	0	23,194	388,452	551,111	551,111	0	551,111
2009	0	24,273	860,336	796,084	796,084	0	796,084
2008	0	25,352	627,337	796,084	796,084	0	796,084
2007	0	16,286	752,798	769,084	769,084	0	769,084
2006	0	13,050	430,184	443,234	443,234	0	443,234
2005	0	13,572	501,876	515,448	515,448	0	515,448
2004	0	13,833	179,262	193,095	193,095	0	193,095
2003	0	14,355	125,493	139,848	139,848	0	139,848
2002	0	14,877	107,972	122,849	122,849	0	122,849
2001	0	15,138	107,972	123,110	123,110	0	123,110
2000	0	4,698	107,972	112,670	112,670	0	112,670
1999	0	4,855	107,972	112,827	112,827	0	112,827
1998	0	4,933	27,010	31,943	31,943	0	31,943
1997	0	5,090	27,010	32,100	32,100	0	32,100
1996	0	5,246	27,010	32,256	32,256	0	32,256
1995	0	5,324	27,010	32,334	32,334	0	32,334
1994	0	5,481	27,010	32,491	32,491	0	32,491
1993	0	5,638	27,781	33,419	33,419	0	33,419
1992	0	5,716	27,781	33,497	33,497	0	33,497
1991	0	11,612	27,781	39,393	39,393	0	39,393
1990	0	11,612	27,781	39,393	39,393	0	39,393

1989	0	11,612	27,781	39,393	39,393	0	39,393
1988	0	11,612	27,781	39,393	39,393	0	39,393
1987	0	11,612	27,845	39,457	39,457	0	39,457
1986	0	11,612	27,845	39,457	39,457	0	39,457
1985	0	11,612	19,396	31,008	31,008	0	31,008
1984	0	11,612	19,396	31,008	31,008	0	31,008
1983	0	11,612	19,396	31,008	31,008	0	31,008
1982	0	11,612	36,488	48,100	48,100	0	48,100

### Parcel Sales History

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**Scott P. Russell, FA**  
**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: 8630166 Parcel ID: 00123600-000100**

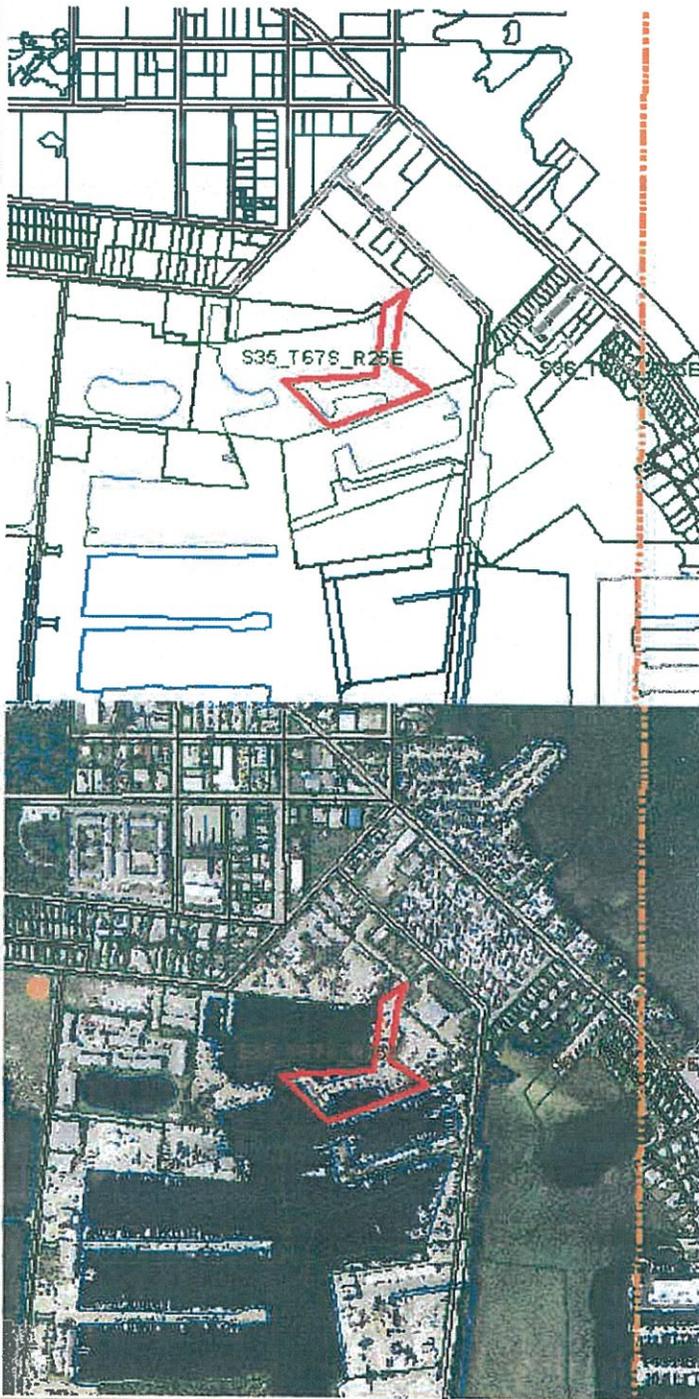
**Ownership Details**

**Mailing Address:**  
ISLAND TRUST AGREEMENT 3/10/1989  
P O BOX 2455  
KEY WEST, FL 33040

**Property Details**

**PC Code:** 44 - PACKING PLANTS/SEAFOOD/FRUIT  
**Millage Group:** 110A  
**Affordable Housing:** No  
**Section-Township-Range:** 35-67-25  
**Property Location:** 6500 FRONT ST SOUTH STOCK ISLAND  
**Legal Description:** 35-67-25 PT BK 55 MCDONALDS PLAT PB1-55 AND FILLED ADJ BAY BOTTOM (4.10AC) & ADJ BAY BTM (1.18AC) STOCK ISLAND OR851-1761/1762 OR866-2436/2438Q/C OR1088-2091/95(CAW)

Click Map Image to open interactive viewer



**Land Details**

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	0	0	64,904.00 SF
100D - COMMERCIAL DRY	0	0	69,696.00 SF
000X - ENVIRONMENTALLY SENS	0	0	1.61 AC

### Building Summary

Number of Buildings: 3  
 Number of Commercial Buildings: 2  
 Total Living Area: 1186  
 Year Built: 1985

### Building 1 Details

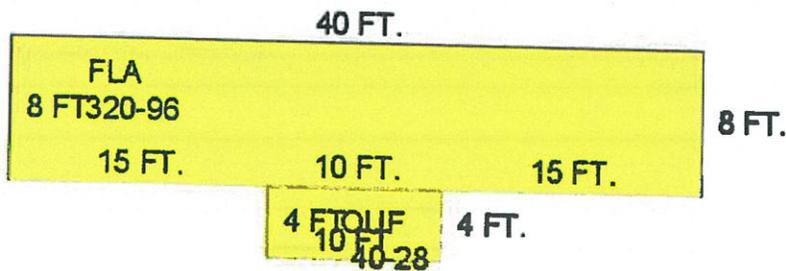
Building Type	Condition P	Quality Grade 100
Effective Age 56	Perimeter 96	Depreciation % 60
Year Built 1999	Special Arch 0	Grnd Floor Area 320
Functional Obs 0	Economic Obs 0	

**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	20	Dishwasher	0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1999					320
2	OUF		1	1999					40

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15037	OFF BLDG-1 STY-D	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5182	METAL SIDING	100

**Building 2 Details**

Building Type  
 Effective Age 12  
 Year Built 1999  
 Functional Obs 0

Condition E  
 Perimeter 116  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 15  
 Grnd Floor Area 610

Inclusions:

Roof Type  
 Heat 1  
 Heat Src 1

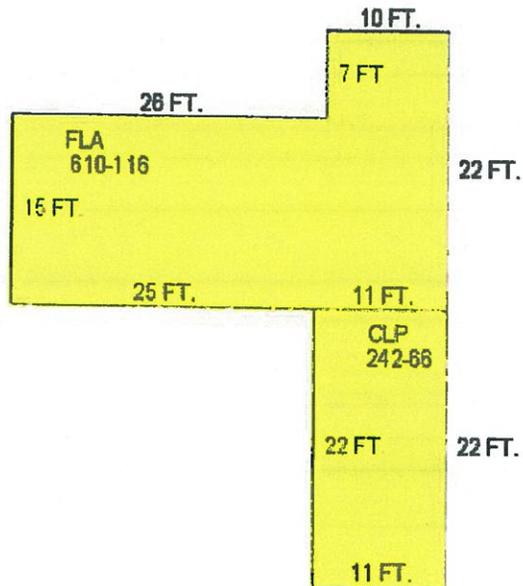
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

Extra Features:

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

Vacuum 0  
 Garbage 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	1999					610
2	CLP		1	1999					242

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15038	PACKING PLANTS	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5183	CONC BLOCK	100

### Building 3 Details

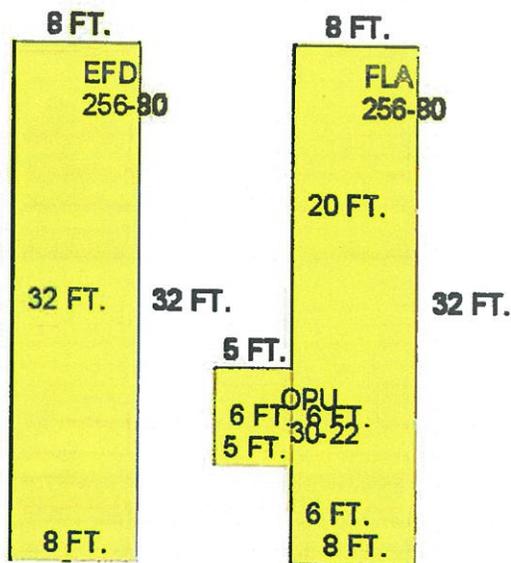
Building Type <b>R1</b>	Condition <b>A</b>	Quality Grade <b>350</b>
Effective Age <b>40</b>	Perimeter <b>80</b>	Depreciation % <b>39</b>
Year Built <b>1985</b>	Special Arch <b>0</b>	Grnd Floor Area <b>256</b>
Functional Obs <b>0</b>	Economic Obs <b>0</b>	

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

Roof Type <b>GABLE/HIP</b>	Roof Cover <b>METAL</b>	Foundation <b>CONC PILINGS</b>
Heat 1 <b>NONE</b>	Heat 2 <b>NONE</b>	Bedrooms <b>0</b>
Heat Src 1 <b>NONE</b>	Heat Src 2 <b>NONE</b>	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	-1	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	8:METAL/ALUM	1	1996	N	N	0.00	0.00	256
2	OPU		1	1996	N	N	0.00	0.00	30
3	EFD		1	1996	N	N	0.00	0.00	256

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	DK3:CONCRETE DOCK	1,670 SF	167	10	1979	1980	1	60
2	DK4:WOOD DOCKS	5,150 SF	515	10	1979	1980	3	40
3	SW2:SEAWALL	1,590 SF	530	3	1979	1980	1	60
4	DK3:CONCRETE DOCK	120 SF	15	8	1979	1980	1	60
5	DK4:WOOD DOCKS	92 SF	23	4	1979	1980	1	40
6	DK4:WOOD DOCKS	1,632 SF	136	12	1979	1980	1	40
7	DK4:WOOD DOCKS	225 SF	15	15	1995	1996	3	40
8	DK4:WOOD DOCKS	420 SF	35	12	1979	1980	1	40
9	DK4:WOOD DOCKS	376 SF	47	8	1979	1980	1	40
10	WD2:WOOD DECK	140 SF	14	10	1995	1996	1	40

Appraiser Notes

2000-06-12 ADDED THE TWO BUILDINGS FOR THE Y2K TAX ROLL AND DELETED THE OLD MISCELLANEOUS AND ADDED HE NEW MISC. DUG 2001-04-03 CHANGED HE QG FOR BLDG 1 OF 2 FROM 50 TO 100 FOR THE 2001 TAX ROLL., DUG 4/29/2004 ADDED BLDG # 3 , WAS PUT ON THE WRONG PARCEL. D.M.J.

SPLIT OUT 1.927AC FROM 00127280-000000 PER OR2171-386//88Q/C OR2171-389/91

MOVED LARGE COMMERCIAL CANOPY TO AK9084783; REMAINDER OF CARD APPEARS CORRECT AT THIS TIME; DIFFICULT AREA TO INVENTORY.

### Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	10100744	03/04/2010		1,000	Commercial	REMOVE ILLEGAL WIRING
	A-9910	11/01/1982	11/01/1982	200,000	Commercial	SEWAGE PLANT
	91-3584	11/01/1991	11/01/1992	771	Commercial	FENCE CCHAINLINK
	93-5739	06/01/1993	12/01/1993	2,000	Commercial	FENCE
4	970755	04/28/1999	01/01/2000	900	Commercial	BLDG MISCELLANEOUS
5	990737	07/21/1999	01/01/2000	2,000	Commercial	CONSTRUCTION/SALES TR
6	00/0490	02/16/2000	12/30/2005	300	Commercial	LAND CLEAR

### 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	79,386	73,289	1,959,371	723,514	723,514	0	723,514
2012	79,386	74,381	1,959,371	723,514	723,514	0	723,514
2011	79,946	75,033	1,959,371	723,514	723,514	0	723,514
2010	81,338	76,124	3,414,955	1,033,592	1,033,592	0	1,033,592
2009	82,459	77,270	5,408,161	1,033,592	1,033,592	0	1,033,592
2008	82,459	77,869	2,268,161	1,033,592	1,033,592	0	1,033,592
2007	66,507	72,893	3,162,161	1,033,592	1,033,592	0	1,033,592
2006	66,507	56,903	393,386	516,796	516,796	0	516,796
2005	67,284	180,540	475,736	723,560	723,560	0	723,560
2004	64,247	75,908	398,061	538,216	538,216	0	538,216
2003	49,956	80,133	398,061	528,150	528,150	0	528,150
2002	49,956	82,900	293,676	426,532	426,532	0	426,532
2001	49,956	87,121	268,820	405,897	405,897	0	405,897
2000	45,811	54,278	268,820	368,909	368,909	0	368,909
1999	0	19,421	252,259	271,680	271,680	0	271,680
1998	0	16,372	252,259	268,631	268,631	0	268,631
1997	0	16,648	252,259	268,907	268,907	0	268,907
1996	0	16,899	252,259	269,158	269,158	0	269,158
1995	0	17,149	252,259	269,408	269,408	0	269,408
1994	0	17,425	252,259	269,684	269,684	0	269,684
1993	0	17,084	290,053	307,137	307,137	0	307,137

1992	0	15,285	290,053	305,338	305,338	0	305,338
1991	0	15,458	290,053	305,511	305,511	0	305,511
1990	0	15,632	290,053	305,685	305,685	0	305,685
1989	0	15,806	290,053	305,859	305,859	0	305,859
1988	0	15,979	290,053	306,032	306,032	0	306,032
1987	0	16,153	403,144	419,297	419,297	0	419,297
1986	0	16,327	403,144	419,471	419,471	0	419,471
1985	0	16,501	403,144	419,645	419,645	0	419,645
1984	0	16,674	403,144	419,818	419,818	0	419,818
1983	0	16,912	403,144	420,056	420,056	0	420,056
1982	0	17,087	272,759	289,846	289,846	0	289,846

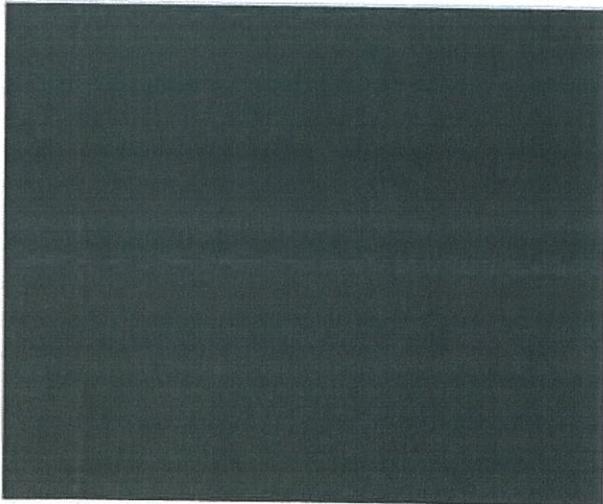
### Parcel Sales History

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

There are no sales to display for this parcel.

This page has been visited 35,815 times.

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





June 24, 2014

I hereby authorize Barton W. Smith, Esq. / Smith Oropeza, PL be listed as authorized agent  
(Name of Agent)

for Benjamin Bernstein Trust B 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:

00123770-000000, 00127250-000000, 00127280-000000,  
00127290-000000, 00127380-000000.

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**  
  
\_\_\_\_\_  
Roger M. Bernstein, Trustee

**NOTARY:  
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of June, 2014.

ROGER M. BERNSTEIN is  personally known \_\_\_\_\_ produced identification

( \_\_\_\_\_ Type of Identification), ~~did~~ / did not take an oath.



NOTARY PUBLIC STATE OF FLORIDA  
**Notary**  
Debra S. O'Connell  
Commission # EE034387  
Expires: OCT 13, 2014  
BONDED THRU ATLANTIC BONDING CO., INC.

June 24, 2014

I hereby authorize Barton W. Smith, Esq. be listed as authorized agent  
(Name of Agent)

for Island Trust Agreement Dated March 10, 1989 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: 00123600-000100.

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



Joseph R. Rackman, Trustee

NOTARY:  
STATE OF NEW YORK  
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of June, 2014.

Joseph R. Rackman is  personally known \_\_\_\_\_ produced identification

( \_\_\_\_\_ Type of Identification), did / did not take an oath.



Notary

DELORIS OWENS  
Notary Public, State of New York  
PAGE 1 OF No. 03-4521320  
Qualified in New York County  
Commission Expires Nov. 30, 2014



BAMA ONE LLC  
6810 FRONT ST  
KEY WEST, FL 33040-6040

TORRES CLAUDE AND SEIKO  
2500 SEIDENBERG AVE  
KEY WEST, FL 33040

MONROE COUNTY FL  
500 WHITEHEAD ST  
KEY WEST, FL 33040-6581

SAFE HARBOR PROPERTIES LLC  
6810 FRONT ST  
KEY WEST, FL 33040-6040

SALINERO, FREDERICK A  
5570 3<sup>RD</sup> AVE  
KEY WEST, FL 33040

BARTON, DONALD J JR  
1502 UNITED ST  
KEY WEST, FL 33040-3520

3 D OF KEY WEST INC  
1415 FLAGLER AVE  
KEY WEST, FL 33040-4921

COOPER JAMES ROBERT AND NANCY S  
22 AMARYLLIS DR  
KEY WEST, FL 33040-6204

ANDREWS STEWART J AND LEDA N  
2110 STAPLES AVE  
KEY WEST, FL 33040-3738

LONGSTOCK II LLC  
7099 SHRIMP RD STE 2  
KEY WEST, FL 33040-6067

DELTA MARINE INC  
5600 3<sup>RD</sup> AVE  
KEY WEST, FL 33040

SOSA, ARMANDO SR  
5515 5<sup>TH</sup> AVE  
KEY WEST, FL 33040-6041

~~5730 FOURTH AVE LLC  
PO BOX 169  
KEY WEST, FL 3341-0169~~

LIZ ROLANDO AND MATILDE  
C/O VIGIL-FARINAS ELENA ESQ  
103301 OVERSEAS HIGHWAY  
KEY LARGO, FL 33037-4759

HERNANDEZ, JOSE RAUL  
1430 7<sup>TH</sup> ST  
KEY WEST, FL 33040

HARDEN, MARC A  
3832 EAGLE AVE  
KEY WEST, FL 33040-4527

PADRON, MICHAEL A JR  
PO BOX 7275  
SEBRING, FL 33872

~~COOPER JAMES ROBERT AND NANCY S  
22 AMARYLLIS DR  
KEY WEST, FL 33040-6204~~

STROBLE & LEE ENTERPRISES INC  
D-32 11<sup>TH</sup> AVE  
KEY WEST, FL 33040

~~BARTON DAVID JAY JR  
1502 UNITED ST  
KEY WEST, FL 33040~~

SILVERKING HARBOR MARINA  
PROPERTY LLC  
5510 3<sup>RD</sup> AVE  
KEY WEST, FL 33040-6032

ROY'S TRAILER PARK INC  
402 APPLETOUCH LANE  
KEY WEST, FL 33040

STROBLE VERNON C AND SAMARNG  
PO BOX 4060  
KEY WEST, FL 33040-4060

FIFTH AVENUE HARBOR SHOPS LLC  
5510 THIRD AVE  
KEY WEST, FL 33040

THE UTILITY BOARD OF THE CITY OF  
KEY WEST  
1001 JAMES ST  
KEY WEST, FL 33040-6935

~~BARTON, DONALD J JR  
1502 UNITED ST  
KEY WEST, FL 33040-3520~~

5730 FOURTH AVENUE LLC  
PO BOX 169  
KEY WEST, FL 33041-169

HARDEN, MARC A  
2316 PATTERSON AVE  
KEY WEST, FL 33040

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

KEEVAN CLARENCE J AND JACQUELINE  
PO BOX 5913  
KEY WEST, FL 33040



KEEVAN CLARENCE J AND JACQUELINE  
PO BOX 5913  
KEY WEST, FL 33040

BARTON, DONALD J JR  
1502 UNITED ST  
KEY WEST, FL 33040-3520

PARK PLACE UNIT 13 LLC  
PO BOX 5766  
KEY WEST, FL 33045-5766

✓ PARK PLACE HOMEOWNERS ASSOC INC  
1010 KENNEDY DR STE 305  
KEY WEST, FL 33040-4133

DOG TRACK PARCELS CONDOMINIUM

✓ PARK PLACE (STOCK ISLAND) HOA  
C/O ALLISON JOHN R III  
PO BOX 2129  
KEY WEST, FL 33045-2129

✓ PEREZ JUAN MARQUEZ  
6415 2<sup>ND</sup> TERR  
KEY WEST, FL 33040-6063

✓ HARBOR BAY INVESTMENTS LLC  
5510 3<sup>RD</sup> AVE  
KEY WEST, FL 33040

✓ PARK PLACE (STOCK ISLAND) HOA  
C/O ALLISON JOHN R III  
PO BOX 2129  
KEY WEST, FL 33045-2129

✓ SPENCER, RICHARD E  
1019 SOUTH ST  
KEY WEST, FL 33040

✓ HARBOR BAY INVESTMENTS LLC  
5510 3<sup>RD</sup> AVE  
KEY WEST, FL 33040

✓ PARK PLACE (STOCK ISLAND) HOA  
C/O ALLISON JOHN R III  
PO BOX 2129  
KEY WEST, FL 33045-2129

✓ KOENIG TIMOTHY J T/C  
815 PEACOCK PLZ  
KEY WEST, FL 33040-4255

✓ MERIDIAN WEST LTD  
2937 SW 27<sup>TH</sup> AVE STE 303  
MIAMI, FL 33133

✓ PARK PLACE (STOCK ISLAND) HOA  
C/O ALLISON JOHN R III  
PO BOX 2129  
KEY WEST, FL 33045-2129

✓ COLLEY BYRON J  
8317 FRONT BEACH RD STE 23  
PANAMA CITY BEACH, FL 32407-4893

✓ SAFE HARBOR ENTERPRISES INC  
PO BOX 2455  
KEY WEST, FL 33040

✓ PARK PLACE (STOCK ISLAND) HOA  
C/O ALLISON JOHN R III  
PO BOX 2129  
KEY WEST, FL 33045-2129

✓ K W RESORT UTILITIES CORP  
PO BOX 2125  
KEY WEST, FL 33045-2125

✓ PARK PLACE (STOCK ISLAND) HOA  
C/O ALLISON JOHN R III  
PO BOX 2129  
KEY WEST, FL 33045-2129

✓ PARK PLACE (STOCK ISLAND) HOA  
C/O ALLISON JOHN R III  
PO BOX 2129  
KEY WEST, FL 33045-2129

✓ KEY WEST TRANSFER STATION &  
HAULING SERVICE INC  
PO BOX 2744  
KEY WEST, FL 33040

✓ PARK PLACE (STOCK ISLAND) HOA  
C/O ALLISON JOHN R III  
PO BOX 2129  
KEY WEST, FL 33045-2129

✓ LEWIS, DAVE  
PO BOX 5766  
KEY WEST, FL 33045

✓ PARK PLACE UNIT 4 LLC  
PO BOX 5766  
KEY WEST, FL 33045-5766

✓ PARK PLACE (STOCK ISLAND) HOA  
C/O ALLISON JOHN R III  
PO BOX 2129  
KEY WEST, FL 33045-2129

✓ LEWS, DAVE  
PO BOX 5766  
KEY WEST, FL 33040

1  
2  
3  
4 **DEVELOPMENT AGREEMENT**  
5

6 **THIS DEVELOPMENT AGREEMENT** (“Agreement”) is entered into on the \_\_\_ day  
7 of \_\_\_\_\_ 2014, by and between **Monroe County, Florida**, a Political  
8 Subdivision of the State of Florida (“Monroe County”), **ROGER BERNSTEIN, as Trustee of**  
9 **the Benjamin Bernstein Trust B**, (“Bernstein Trust”), and **JOSEPH R. RACKMAN and**  
10 **JEFFREY W. BOLOTIN, as Trustees of the Island Trust Agreement, dated March 10,**  
11 **1989** (“Island Trust”) (collectively, the “Parties”), pursuant to Sections 110-132, 110-133, and  
12 130-162 of the Monroe County, Florida, Code of Ordinances (“Monroe County Code”), and the  
13 Florida Local Government Development Agreement Act, Florida Statutes Sections 163.3220-  
14 163.3243 (2013), and is binding on the “Effective Date” set forth herein:  
15

16 **WITNESSETH:**  
17

18 The Parties hereby agree as follows:  
19

20 **I. RECITALS**

- 21 A. This Agreement involves the development of properties located at 5550 Fifth Avenue, 5700  
22 Fourth Street and 6500 Front Street, South Stock Island, Florida, MM 5. The properties shall  
23 be referred to in this Agreement collectively as the “Properties.” The parcel owned by the  
24 Benjamin Bernstein Trust B, Monroe County Parcel ID 00123770-000000, 00127250-  
25 000000, 00127280-000000, 00127290-000000, 00127380-000000, consisting of  
26 approximately 9.50 Upland acres and 12.46 Submerged acres of land, shall be referred to  
27 collectively as the “Bernstein Property.” The parcel owned by Island Trust Agreement  
28 3/10/1989, Monroe County Parcel ID 00123600-000100, consisting of approximately 3.11  
29 Upland acres and 1.61 Submerged acres of land, shall be referred to as the “Island Trust  
30 Property.”  
31
- 32 B. This Agreement requires the preservation of at least 35% of the upland area of the Properties  
33 for working waterfront and water dependent uses such as marina, fish house/market, boat  
34 repair, boat building, boat storage or other similar uses, but excluding transient uses  
35 (“Traditional Working Waterfront Uses”). The entirety of the upland portion of the Island  
36 Trust Property shall be preserved for Traditional Working Waterfront Uses.  
37
- 38 C. All Parties have the authority to enter into this Agreement through Florida Statutes Chapter  
39 163 and the sole and undivided ownership of the Properties.  
40
- 41 D. Section 163.3220, Florida Statutes, authorizes Monroe County to enter into development  
42 agreements with landowners and/or governmental agencies to encourage a stronger  
43 commitment to comprehensive and capital facilities planning, ensure the provision of  
44 adequate public facilities for development, encourage the efficient use of resources, and  
45 reduce the economic cost of development.

- 1  
2 E. This Agreement, among other things, is intended to and shall constitute a development  
3 agreement among the Parties pursuant to the Florida Local Government Development  
4 Agreement Act, Section 163.3223, *et seq.*, Florida Statutes (the “Act”).  
5  
6 F. The Parties recognize that the public noticing and hearing procedures shall follow the  
7 requirements of Section 163.3225, Florida Statutes, which requires the local government to  
8 conduct two public hearings, one of which may be before the Planning Commission.  
9  
10 G. Monroe County finds that entering into this Agreement furthers the purposes, goals,  
11 objectives and policies of the Monroe County Comprehensive Plan which contains policies  
12 that seek to encourage the maintenance and enhancement of community character and  
13 recreational and commercial working waterfronts (including but not limited to Policy  
14 101.4.5).  
15  
16 H. Monroe County Comprehensive Plan Policy 101.4.5 requires that parcels with a Future Land  
17 Use Map (“FLUM”) designation of Mixed Use/Commercial (“MU”) and land use zoning  
18 district of Maritime Industry (“MI”) are required to preserve 35% of the upland area for  
19 Traditional Working Waterfront Uses if a mixture of uses is proposed. The Policy is intended  
20 to permit the redevelopment of such parcels to accommodate tourism while maintaining the  
21 character of working waterfronts.  
22  
23 I. Monroe County Code Section 130-166 provides that development that is part of a common  
24 plan or theme of development including an overall plan of development shall be aggregated  
25 for the purposes of determining permitted or authorized development and compliance with  
26 the standards contained in Monroe County Code Chapter 130.  
27  
28 J. The Bernstein Property, 6500 Front Street, South Stock Island, Florida is generally described  
29 as follows:  
30  
31 1. The Benjamin Bernstein Trust B owns that certain real property located at 5550 Fifth  
32 Avenue and 5700 Fourth Street, South Stock Island, Florida 33040. A copy of the  
33 Instruments evidencing Bernstein Trust’s ownership are attached hereto and incorporated  
34 herein as Exhibit 1. Historically and currently the Bernstein Property is vacant land was  
35 and is being used for open storage and commercial fishing.  
36  
37 2. A complete legal description of the Bernstein Property is attached hereto and  
38 incorporated herein as Exhibit 2.  
39  
40 3. As of the date of this Agreement, the Bernstein Property is assessed by the Monroe  
41 County Property Appraiser as real estate numbers 00123770-000000, 00127250-000000,  
42 00127280-000000, 00127290-000000, 00127380-000000.  
43  
44 4. The Bernstein Property currently has a Maritime Industries (“MI”) Land Use (Zoning)  
45 District designation and a corresponding Mixed Use/Commercial (“MU”) Future Land

1 Use Map designation. A copy of the Land Use District Map and Future Land Use Map  
2 for the Bernstein Property is attached as Exhibit 3.

3  
4 5. The Bernstein Property currently has a Tier Overlay District designation of Tier III.

5  
6 6. The Bernstein Property consists of 9.50 Upland acres and 12.46 Submerged acres of land.

7  
8 K. The Island Trust Property, 6500 Front Street, South Stock Island, Florida is generally  
9 described as follows:

10  
11 1. Island Trust Agreement 3/10/1989 owns that certain real property located at 6500 Front  
12 Street, Stock Island, Florida. A copy of the Quitclaim Deed evidencing Island Trust  
13 Agreement 3/10/1989's ownership is attached hereto and incorporated herein as Exhibit  
14 4. Historically and currently the Island Trust Property is vacant land that was and is being  
15 used for open storage and commercial fishing.

16  
17 2. A complete legal description of the Island Trust Property is attached hereto and  
18 incorporated herein as Exhibit 5.

19  
20 3. As of the date of this Agreement, the Island Trust Property is assessed by the Monroe  
21 County Property Appraiser as real estate number 00123600-000100.

22  
23 4. The Island Trust Property currently has Maritime Industries ("MI") Land Use (Zoning)  
24 District designation and a corresponding Mixed Use/Commercial ("MU") Future Land  
25 Use Map designation. A copy of the Land Use District Map and Future Land Use Map  
26 for the Island Trust Property is attached hereto and incorporated herein as Exhibit 6.

27  
28 5. The Island Trust Property currently has a Tier Overlay District designation of Tier III.

29  
30 6. The Island Trust Property consists of 3.11 Upland acres and 1.61 Submerged acres of  
31 land.

32  
33  
34 **II. PURPOSE**

35  
36 A. The overall purpose of this Agreement is to allow for certainty among the Parties as to the  
37 permitted density of future transient residential development on the Bernstein Property, and  
38 to ensure that Traditional Working Waterfront Uses on the Island Trust Property continue  
39 and are capable of being attributed towards the 35% of upland required for Traditional  
40 Working Waterfront Uses when redeveloping the Bernstein Property to provide for transient  
41 residential uses.

42  
43 B. The Agreement allows for the development of property located at 5550 Fifth Avenue, 5700  
44 Fourth Street and 6500 Front Street, Stock Island, Florida, in compliance with all applicable  
45 provisions of Florida Statutes, the Principles for Guiding Development in the Florida Keys

1 Area of Critical State Concern, the Monroe County Comprehensive Plan, the Master Plan for  
2 the Future Development of Stock Island and Key Haven, and the Monroe County Code.

3  
4 C. The Agreement allows the Parties to implement the provisions of Monroe County  
5 Comprehensive Plan Policy 101.4.5 as applied to the Properties in order to provide for the  
6 establishment of mixed use development patterns, including transient residential uses and  
7 Traditional Working Waterfront Uses.

8  
9 D. This Agreement will allow for a reasonable use of the Bernstein Property and Island Trust  
10 Property by allowing for development of a significant portion of the Bernstein Property for  
11 transient residential uses while preserving traditional working waterfront and water  
12 dependent uses on a portion of the Bernstein Property and all of the Island Trust Property.

### 13 III. AGREEMENT REQUIREMENTS

14  
15  
16 A. **Recitals.** The recitals explaining the intent and purpose of the project as set forth in the  
17 preceding clauses are incorporated herein and form a material part of this Agreement. The  
18 Parties recognize the binding effect of Florida Statutes Sections 163.3220-163.3243, as to the  
19 form and content of this Agreement and in accordance therewith set forth and agree to the  
20 following.

21  
22 B. **Legal Description and Ownership.** The legal descriptions for the Properties subject to this  
23 Agreement are set forth in Exhibits 2 and 5.

24  
25 C. **Duration of Agreement.** This Agreement shall remain in effect for ten (10) years from the  
26 "Effective Date" as defined herein, and may be extended by mutual consent of the Parties  
27 and approval at a public hearing, in accordance with Section 163.3229, Florida Statutes. For  
28 the duration of this Agreement, the Parties agree that any development shall comply with and  
29 be controlled by this Agreement, the Monroe County Code, and the Monroe County  
30 Comprehensive Plan governing the development of land in effect on the date of execution of  
31 this Agreement, in accordance with Section 163.3220, Florida Statutes.

32  
33 D. **Permitted Uses.**

34  
35 1. The Properties currently have a MI Land Use (Zoning) District designation and a  
36 corresponding Mixed Use/Commercial (MU) Future Land Use Map designation.

37  
38 a. In accordance with this Agreement and with the MU Future Land Use Map  
39 category, as set forth in Monroe County Code Section 130-85, the permitted uses in  
40 the MU Future Land Use Map category include commercial retail; office; commercial  
41 fishing; attached residential dwelling unit; hotels; marinas and accessory uses.

42  
43 b. Comprehensive Plan Policy 101.4.5 states:

44  
45 "In accordance with this Agreement and with the MI Land Use (Zoning) District, as  
46 set forth in Monroe County Code Section 130-85, and in compliance with other

1 provisions of the Code, the permitted uses in the MI Land Use (Zoning) District  
2 include boat building, repair and storage; commercial fishing; commercial retail uses;  
3 commercial retail; hotels; marinas; and accessory uses.  
4

5 c. Code Section 130-85 provides, in pertinent part:

6 (a) The following uses are permitted as of right in the maritime industries district:

7 (1) Boat building, repair and storage;

8 ...

9 (6) Commercial fishing;

10 (7) Manufacture, assembly, repair, maintenance and storage of traps, nets  
11 and other fishing equipment;

12 ...

13  
14 (c) The following uses are permitted as major conditional uses in the maritime  
15 industries district, subject to the standards and procedures set forth in chapter 110,  
16 article III:

17 (1) Hotels providing 50 or more rooms, provided that:

18 a. The hotel has restaurant facilities on or adjacent to the premises;  
19 and

20 b. Access to U.S. 1 is by way of:

21 1. An existing curb cut;

22 2. A signalized intersection; or

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

25 ...

26  
27 d. The height of any new structure associated with the redevelopment of the Bernstein  
28 Property shall not exceed 35 feet, except for permitted structures, according to the  
29 Monroe County Code in effect at the execution of this Agreement.  
30

31 **E. Public Facilities.**

32  
33 1. The Florida Keys Aqueduct Authority provides domestic potable water to the Properties.  
34 Excluding existing development that may already be metered, the Florida Keys Aqueduct  
35 Authority will meter any new development.  
36

37 2. Keys Energy Services provides electric service to the Properties. Excluding existing  
38 development that may already be metered, Keys Energy Services will meter any new  
39 development. In addition, excluding existing development that may already be metered,  
40 Keys Energy Services will meter other types of development accordingly.  
41

42 3. Solid waste service is provided to each property by a solid waste collection system  
43 franchised by Monroe County.  
44

45 4. The Properties are connected to central sewer via KW Resort Utilities Corp.'s system.

1  
2 **F. Reservation or Dedication of Land.** This agreement does not entail the reservation or  
3 dedication of land.  
4

5 **G. Development Allowed.** The following specific criteria are those which will guide  
6 development of the Properties, and are standards by which any further approvals shall be  
7 measured and shall be as follows:  
8

9 a. The Bernstein Property consists of 21.96 gross acres consisting of 9.5 acres of upland  
10 and 12.46 acres of submerged land  
11

12 b. Provided such development can be designed and approved by all applicable codes,  
13 including but not limited to the Monroe County Code and Florida Building Code, the  
14 Properties are permitted to develop the following buildings, facilities and structures  
15 on the Bernstein Property pursuant to this Agreement:  
16

17 i. Up to and including one hundred twenty two (122) hotel rooms to be developed  
18 into a hotel.  
19

20 ii. A restaurant with up to 150 seats and up to 4,000 square feet of floor area.  
21

22 iii. Additional amenities ancillary and accessory to the hotel use, including a lobby,  
23 gatehouse, offices, fitness center, bath house, maintenance, and housekeeping  
24 consisting of up to 10,000 square feet.  
25

26 v. Parking areas and landscaping  
27

28 vi. Public access is permitted to the Bernstein Property from 7:00 a.m. until dusk.  
29

30 vii. At a minimum, at least 1.30 upland acres of the Bernstein Property must be  
31 preserved for traditional working waterfront uses.  
32

33 c. The Island Trust Property consists of 4.72 gross acres consisting of 3.11 acres of  
34 upland and 1.61 acres of submerged land.  
35

36 d. Provided such development can be designed and approved by all applicable codes,  
37 including but not limited to the Monroe County Code and Florida Building Code, the  
38 Properties are permitted to develop the following buildings, facilities and structures  
39 on the Island Trust Property Property pursuant to this Agreement:  
40

41 i. All 3.11 upland acres shall be developed and used for Traditional Working  
42 Waterfront Uses.  
43

44 **H. Required Permits.** Conditional Use Approval and Building Permits will be required for the  
45 development of the Properties into a hotel or any other conditional use permitted under  
46 Monroe County's Land Development Regulations.

1  
2 I. **Finding of Consistency.** By entering into this Agreement, Monroe County finds that the  
3 development permitted or proposed herein is consistent with the Monroe County  
4 Comprehensive Plan and Monroe County Code.

5  
6 J. **Breach, Amendment, Enforcement, and Termination.**

7  
8 a. **Material Breach:** A material breach by the Parties is the failure of any Party to  
9 comply with the terms of this Agreement after Notice as provided herein.

10  
11 b. **Notice:** Upon any Party's material breach of the terms and conditions of this  
12 Agreement, the non-breaching Party shall serve written Notice of the breach upon the  
13 breaching Party pursuant to the procedure established in this Agreement and shall  
14 provide the opportunity, within ninety (90) days of the date such Notice is served, to  
15 propose a method of fulfilling the Agreement's terms and conditions or curing the  
16 breach. The breaching Party shall be provided an additional ninety (90) days to cure  
17 the material breach or to negotiate an amendment to this Agreement within a  
18 reasonable time, as mutually agreed to by the Parties. This Agreement is not subject  
19 to arbitration and must be amended in accordance with the statutory requirements.

20  
21 c. **Amendment or Termination:** The Parties hereto shall at all times adhere to the  
22 terms and conditions of this Agreement. Amendment, termination, extension, or  
23 revocation of this Agreement shall be made in accordance with the notification and  
24 procedural requirements set forth herein.

25  
26 i. Amendments to this Agreement shall subject Parties to the laws and policies in  
27 effect at the time of the amendment only if the conditions of Section 163.3233(2),  
28 Florida Statutes, are met.

29  
30 ii. No modifications, extensions, amendments, or alterations of the terms or  
31 conditions contained herein shall be effective unless contained in a written  
32 document approved and executed by the Parties.

33  
34 iii. Amendment, extension or termination shall require at least two (2) public  
35 hearings. The hearings shall be held pursuant to an application filed with Monroe  
36 County by the Party seeking to amend or terminate this Agreement, along with the  
37 requisite filing fee. Notice of public hearing shall be in accordance with Monroe  
38 County Ordinances and Florida Statutes.

39  
40 d. **Enforcement:**

41  
42 i. After notice and an opportunity to respond and/or cure the material breach as  
43 provided for below. In addition, Monroe County may utilize appropriate code  
44 compliance remedies to cure any breach after notice and an opportunity to cure as  
45 provided herein.  
46

1 ii. Monroe County, the other Parties, their successors or assigns, or any aggrieved or  
2 any adversely affected person as defined in Section 163.3215(2), Florida Statutes,  
3 may file an action for injunctive relief in the Circuit Court of Monroe County to  
4 enforce the terms of this Agreement or to challenge compliance with the  
5 provisions of Sections 163.3243, Florida Statutes.  
6

7 iii. Nothing contained herein shall limit any other powers, rights, or remedies that  
8 either party has, or may have in the future, to enforce the terms of this Agreement.  
9

10 **K. Binding Effect of Agreement.** The covenants, agreements, and obligations herein contained,  
11 except as herein otherwise specifically provided, shall extend to, bind and inure to the benefit  
12 of the Parties hereto and their respective personal representatives, heirs, successors and  
13 assigns.  
14

15 **L. State and Federal Law.** If State or Federal laws enacted after the effective date of this  
16 Agreement preclude either Party's compliance with the terms of this Agreement, this  
17 agreement shall be modified as is necessary to comply with the relevant State or Federal  
18 Laws.  
19

20 **M. Compliance with Other Laws.** The failure of this Agreement to address a particular permit,  
21 condition, term, or restriction shall not relieve the Parties of the necessity of complying with  
22 the laws governing said permitting requirements, conditions, terms or restrictions.  
23

24 **N. Reservation of Rights.** This Agreement shall not affect any rights, which may have accrued  
25 to any party to this Agreement under applicable law. The Parties reserve any and all such  
26 rights. All approvals referenced in this Agreement are subordinate to compliance with all  
27 applicable laws, codes, and land development regulations and permits, except to the extent  
28 otherwise provided for in this Agreement.  
29

30 **O. No Permit.** This Agreement is not and shall not be construed as a Development Permit,  
31 Development Approval or authorization to commence development, nor shall it relieve the  
32 Parties other than Monroe County of the obligations to obtain necessary Development  
33 Approvals that are required under applicable law and under and pursuant to the terms of this  
34 Agreement and Monroe County Code.  
35

36 **P. Good Faith; Further Assurances; No Cost.** The Parties to this Agreement have negotiated  
37 in good faith. It is the intent and agreement of the Parties that they shall cooperate with each  
38 other in good faith to effectuate the purposes and intent of, and to satisfy their obligations  
39 under, this Agreement in order to secure themselves the mutual benefits created under this  
40 Agreement. The Parties agree to execute such further documents as may be reasonably  
41 necessary to effectuate the provisions of this Agreement; provided that the foregoing shall in  
42 no way be deemed to inhibit, restrict or require the exercise of Monroe County's police  
43 power or actions of Monroe County when acting in a quasi-judicial capacity. Wherever in  
44 this Agreement a provision requires cooperation, good faith or similar effort to be undertaken  
45 at no cost to a party, the party co-operating, reviewing or undertaking the effort shall,

1 nonetheless, bear its cost of attendance at meetings, hearings, or proceedings and comment  
2 and/or execution of documents, inclusive of the expense of its counsel.

3  
4 **Q. Successors and Assigns.** This Agreement shall constitute a covenant running with the land,  
5 which shall be binding upon the Parties hereto, their successors in interest, heirs, assigns, and  
6 personal representatives.

7  
8 **R. Joint Preparation.** This Agreement has been drafted with the participation of the Parties  
9 and their counsel, and shall not be construed against any party on account of draftsmanship.  
10 The captions of each article, section and subsection contained in this Agreement are for ease  
11 of reference only and shall not affect the interpretational meaning of this Agreement.  
12 Whenever the term "included" is used in this Agreement, it shall mean that the included  
13 items, or terms are included without limitation as to any other items or terms, which may fall  
14 within the listed category.

15  
16 **S. Notices.** All notices, demands, requests or replies provided for or permitted by this  
17 Agreement shall be in writing and may be delivered by any one of the following methods: (a)  
18 by personal delivery; (b) by deposit with the United States Postal Service as Certified or  
19 Registered mail, return receipt requested, postage prepaid, to the addresses stated below; or  
20 (c) by deposit with an overnight express delivery service with proof of receipt to the  
21 addresses stated below. Notice shall be deemed effective upon receipt. For purposes of  
22 notice, demand, request, or replies:

23  
24 The address of Monroe County shall be:

25  
26 County Administrator  
27 1100 Simonton Street  
28 Room 2-205  
29 Key West, Florida 33040

30  
31 And a copy to:

32  
33 Robert Shillinger, Esq.  
34 County Attorney  
35 PO Box 1026  
36 Key West, Florida 33041  
37 and  
38 1111 12<sup>th</sup> Street, Suite 408  
39 Key West, Florida 33040

40  
41 The address of Island Trust and Bernstein Trust shall be:

42  
43 C/O Roger Bernstein, Esq.  
44 P.O. Box 144235  
45 Coral Gables, FL 33114-4235  
46

1 And a copy to

2  
3 Barton W. Smith, Esq.  
4 Smith Oropeza, P.L.  
5 138 - 142 Simonton Street  
6 Key West, Florida 33040  
7

8 It is the responsibility of the Parties to promptly notify all other Parties of any change in  
9 name or address for receipt of notice, demand, request, or replies.  
10

11 **T. Force Majeure.** Any prevention, delay or stoppage due to strikes, lockouts, labor disputes,  
12 acts of God, inability to obtain labor or materials or reasonable substitutes therefore, riot,  
13 civil commotion, fire or other casualty and other causes beyond the reasonable control of the  
14 party obligated to perform, excluding the financial inability of such party to perform and  
15 excluding delays resulting from appeals or rehearing, shall excuse the performance by such  
16 party for a period equal to any such period of prevention, delay or stoppage. In order to avail  
17 itself of this force majeure provision, the party invoking the same shall provide the other  
18 party with a written notice that shall consist of a recitation of all events that constitute force  
19 majeure events under this Section, together with the beginning and ending dates of such  
20 events.  
21

22 **U. Construction.** This Agreement shall be construed in accordance with the laws of the State of  
23 Florida. The Parties to this Agreement have participated fully in the negotiation and  
24 preparation hereof; and, accordingly, this Agreement shall not be more strictly construed  
25 against any one of the Parties hereto. In construing this Agreement, the use of any gender  
26 shall include every other and all genders, and captions and section and paragraph headings  
27 shall be disregarded. All of the exhibits attached to this Agreement are incorporated in, and  
28 made a part of, this Agreement.  
29

30 **V. Omission.** The Parties hereto recognize and agree that the failure of this Agreement to  
31 address a particular permit, condition, terms or restriction shall not relieve either Party of the  
32 necessity of complying with the law governing said permitting requirements, conditions,  
33 term, or restriction notwithstanding any such omission.  
34

35 **W. Jurisdiction and Governing Law.** The Parties hereto agree that any and all suits or actions  
36 at law shall be brought in Monroe County, Florida and no other jurisdiction. This Agreement  
37 shall be construed and interpreted under the laws of the State of Florida.  
38

39 **X. Attorney's Fees and Costs.** The Parties agree that in the event any cause of action or  
40 administrative proceeding is initiated or defended by any party relative to the enforcement or  
41 interpretation of this Agreement, the prevailing party shall be entitled to reasonable  
42 attorney's fees, court costs, as an award against the non-prevailing party, and shall include  
43 attorney's fees, courts costs, in appellate proceedings. Mediation proceedings initiated and  
44 conducted pursuant to this Agreement shall be in accordance with the Florida Rules of Civil  
45 Procedure and usual and customary procedures required by the circuit court of Monroe  
46 County.

1  
2 Y. **Time of Essence.** Time shall be of the essence for each and every provision of this  
3 Agreement.

4  
5 Z. **Entire Agreement.** This Agreement, together with the documents referenced herein,  
6 constitute the entire agreement and understanding among the Parties with respect to the  
7 subject matter hereof, and there are no other agreements, representations or warranties other  
8 than as set forth herein. This Agreement may not be changed, altered or modified except by  
9 an instrument in writing signed by the Party against whom enforcement of such change  
10 would be sought and subject to the requirements for the amendment of development  
11 agreements in the Act.

12  
13 AA. **Counterparts.** This Agreement may be executed in one or more counterparts, and by  
14 different Parties hereto in separate counterparts, each of which when executed shall be  
15 deemed an original but all which taken together constitute one and the same agreement.

16  
17 BB. **Recording.** Monroe County shall record this Agreement with the Clerk of the Circuit Court  
18 of Monroe County within fourteen (14) days following signature by all Parties. Bernstein  
19 Trust agrees that it shall be responsible for all recording fees and other related fees and costs  
20 related to the recording and delivery of this Agreement as described in this section. The  
21 provisions hereof shall remain in full force and effect during the term provided herein and  
22 shall be binding upon all successors in interest to the Parties to this Agreement.

23  
24 CC. **Conflicting Resolutions.** All resolutions or parts thereof in conflict with the provisions of  
25 this Agreement and its resolution are hereby repealed to the extent of such conflict.

26  
27 DD. **Severability.** If any part of this Agreement is contrary to, prohibited by, or deemed invalid  
28 under any applicable law or regulation, such provisions shall be inapplicable and deemed  
29 omitted to the extent so contrary, prohibited, or invalid; however, the remainder of the  
30 Agreement shall not be invalidated thereby and shall be given full force and effect as if the  
31 contrary, prohibited, or invalid provision was never a part hereof.

32  
33 IV. **Effective Date.** The "Effective Date" of this Agreement is forty-five (45) days after the duly  
34 signed and recorded Agreement is received by the Florida Department of Economic  
35 Opportunity pursuant to Chapter 380, Florida Statutes, and if appealed, the date the appeal is  
36 resolved.

37  
38  
39 [Balance of this page intentionally left blank, signature page to follow]  
40

1 IN WITNESS WHEREOF, the Parties hereto have set their hands and seals on the day and year  
2 below written.

3  
4 **JOSEPH R. RACKMAN and JEFFREY W. BOLOTIN, as Trustees of the Island Trust**  
5 **Agreement, dated March 10, 1989Island Trust Agreement 3/10/1989**

6  
7 By: \_\_\_\_\_

8  
9 Title: \_\_\_\_\_

10  
11 Date: \_\_\_\_\_

12  
13  
14  
15 The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_,  
16 2014, by Joseph R. Rackman, the Trustee of the Island Trust Agreement 3/10/1989. He is  
17 personally known to me and did not take an oath.

18 \_\_\_\_\_

19  
20  
21 The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_,  
22 2014, by Jeffrey W. Bolotin, the Trustee of the Island Trust Agreement 3/10/1989. He is  
23 personally known to me and did not take an oath.

24 \_\_\_\_\_

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23

**ROGER BERNSTEIN, as Trustee of the Benjamin Bernstein Trust B**

**By:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2014, by Roger Bernstein, the Trustee of the Benjamin Bernstein Trust B. He is personally known to me and did not take an oath.

\_\_\_\_\_

**ATTEST: AMY HEAVILIN, CLERK**

**MONROE COUNTY BOARD OF  
COUNTY COMMISSIONERS**

\_\_\_\_\_  
**DEPUTY CLERK**

\_\_\_\_\_  
**MAYOR**

EXHIBIT B

PERSONAL REPRESENTATIVES' DEED

THIS INDENTURE, executed the \_\_\_\_\_ day of November, 1978 between JORDAN BERNSTEIN and ROGER H. BERNSTEIN, as Personal Representatives of the Estate of Benjamin Bernstein, Deceased, the party of the first part and

WITNESSETH:

The party of the first part, pursuant to the provisions contained in the Will of Benjamin Bernstein, admitted to probate on May 10, 1973 grants, bargains, sells, aliens, remises, releases, conveys and confirms to the party of the second part, his heirs and assigns forever, the real property in Monroe County, Florida described as:

A parcel of land on Stock Island and being a part of Block 55 of McDonald's Plat of Stock Island as recorded in Plat Book 1 at page 55 of the Public Records of Monroe County, Florida and being also a part of submerged lands described in T. I. F. deed number 19837-A, all of which is described more particularly by metes and bounds as follows:

Commencing at the intersection of southerly right-of-way boundary line of Fourth Avenue with the westerly right-of-way boundary line of Front Street; thence Southeastwardly in and along the westerly right-of-way boundary line of Front Street a distance of 840.5 feet to the point of beginning of the parcel of land herein being described; thence along aforesaid right-of-way boundary line South 47 degrees 13 minutes 30 seconds East a distance of 163.26 feet to a point; thence South 6 degrees 01 minute 50 seconds West, a distance of 313.78 feet to a point; thence South 70 degrees 27 minutes 50 seconds West, a distance of 791.00 feet to a point; thence North 46 degrees 15 minutes 42 seconds West, a distance of 334.66 feet to a point; thence North 87 degrees 08 minutes 10 seconds East, a distance of 485.00 feet to a point; thence North 5 degrees 33 minutes 56 seconds East, a distance of 340.04 feet to a point; thence North 53 degrees 21 minutes 10 seconds East, a distance of 287.18 feet to a point; thence South 47 degrees 13 minutes 30 seconds East, a distance of 179.69 feet to a point; thence North 42 degrees 46 minutes 30 seconds East, a distance of 125.0 feet to the point of beginning, containing 7.28 Ac., more or less.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining to that real property.

TO HAVE AND TO HOLD the same to the party of the second part, his heirs and assigns, in fee simple forever.

AND the party of the first part does covenant with the party of the second part, her heirs and assigns, that in all things preliminary to and in and about the sale and this conveyance the orders of the above-named court and the power of sale contained in the Will and the laws of Florida have been followed and complied with in all respects.

IN WITNESS WHEREOF, the party of the first part, as Personal Representatives of the Estate of Benjamin Bernstein, Deceased, have set their hands and seals on the day and year first above written.

Jordan Bernstein

Roger M. Bernstein

STATE OF FLORIDA

COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared JORDAN BERNSTEIN to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_ day of November, 1978.

Notary Public  
State of Florida at Large

STATE OF FLORIDA

COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ROGER M. BERNSTEIN to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_ day of November, 1978.

Notary Public  
State of Florida at Large

This instrument prepared by:

Roger M. Bernstein, Esquire  
Suite 2800, One Biscayne Tower  
Miami, Florida 33131  
(305) 374-4800

EXHIBIT C

To The Trustees of Trust B Under The Will of Benjamin Bernstein,  
Deceased:

A part of Block 55, of the Plat of Stock Island, as recorded in Plat Book 1, page 55 of the Public Records of Monroe County, Florida, and is particularly described as follows: Commencing at the intersection of the Southwesterly right-of-way line of Front Street and the Southeasterly right-of-way line of Fourth Avenue of the said Plat of Stock Island, bear South 47 degrees, 13 minutes and 30 seconds East along the Southwesterly right-of-way line of Front Street for a distance of 250.00 feet to a point which is the Point of Beginning; Continue thence South 47 degrees 13 minutes and 30 seconds East along the Southwesterly right-of-way line of Front Street for a distance of 600.00 feet to a point; thence bear South 42 degrees, 47 minutes and 30 seconds West for a distance of 175.00 feet to a point; thence bear North 47 degrees, 13 minutes and 30 seconds West for a distance of 600.00 feet to a point; thence bear North 42 degrees, 47 minutes and 30 seconds East a distance of 175.00 feet back to the Point of Beginning. Together with all improvements thereon. ALSO;

A tract of land on a part of Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows: Commencing at the intersection of the Southerly right-of-way line of Fifth Avenue and the Easterly right-of-way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, bear South 83 degrees and 56 minutes East, 500.00 feet; thence bear South 06 degrees and 04 minutes West, 2242.25 feet; thence bear South 83 degrees and 56 minutes East, 2131.53 feet; thence bear North 06 degrees and 04 minutes East, 1981.05 feet to the Point of Beginning of the tract of land hereinafter described; from said Point of Beginning bear South 70 degrees and 30 minutes West for a distance of 1060 feet, more or less, to the centerline of the Entrance Channel; thence bear North 05 degrees and 45 minutes West along the centerline of said Entrance Channel for a distance of 12 feet, more or less, to a point; thence bear North 83 degrees and 56 minutes West for a distance of 475 feet, more or less, to a point which is 703 feet and bearing South 06 degrees and 04 minutes West from the Southerly right-of-way line of Fifth Avenue thence bear North 06 degrees and 04 minutes East for a distance of 400 feet, more or less, to the Southerly shoreline of Block 13, Block 57 of the Plat of Stock Island; thence meander the shoreline in an Easterly direction for a distance of 1440 feet, more or less, to a point which is bearing North 06 degrees and 04 minutes East from the Point of Beginning; thence bear South 06 degrees and 04 minutes West for a distance of 100 feet, more or less, back to the Point of Beginning.

Less the following parcel of land included in this legal description:

A parcel of land on Stock Island and being a part of Block 55 of McDonald's Plat of Stock Island as recorded in Plat Book 1 at page 55 of the Public Records of Monroe County, Florida and being also a part of submerged lands described in T. I. I. F.

deed number 19837-A, all of which is described more particularly by notes and bounds as follows:

Commencing at the intersection of southerly right-of-way boundary line of Fourth Avenue with the westerly right-of-way boundary line of Front Street; thence Southeastwardly in and along the westerly right-of-way boundary line of Front Street a distance of 840.5 feet to the point of beginning of the parcel of land herein being described; thence along aforesaid right-of-way boundary line South 47 degrees 13 minutes 30 seconds East a distance of 163.26 feet to a point; thence South 6 degrees 01 minute 50 seconds West, a distance of 313.78 feet to a point; thence South 70 degrees 27 minutes 50 seconds West, a distance of 791.00 feet to a point; thence North 46 degrees 15 minutes 42 seconds West, a distance of 134.66 feet to a point; thence North 87 degrees 08 minutes 10 seconds East, a distance of 485.00 feet to a point; thence North 5 degrees 33 minutes 56 seconds East, a distance of 340.04 feet to a point; thence North 53 degrees 21 minutes 10 seconds East, a distance of 207.18 feet to a point; thence South 47 degrees 13 minutes 30 seconds East, a distance of 179.69 feet to a point; thence North 42 degrees 46 minutes 30 seconds East, a distance of 125.0 feet to the point of beginning, containing 7.28 Ac., more or less.

All of Block 56, all of Lot 13, Block 57 and all of Block 55 of the Plat of Stock Island, as recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, less the following described tract in Block 55:

Commencing at the intersection of the Southwesterly right-of-way line of Front Street and the Southeasterly right-of-way line of Fourth Avenue of the said Plat of Stock Island, said intersection also to be known as the Point of Beginning of the tract of land hereinafter described, bear South 47 degrees, 13 minutes and 30 seconds East along the Southwesterly right-of-way line of Front Street for a distance of 850.00 feet to a point; thence bear South 42 degrees, 47 minutes and 30 seconds West for a distance of 175.00 feet to a point; thence bear North 47 degrees 13 minutes and 30 seconds West for a distance of 850.00 feet to a point on the Southeasterly right-of-way line of Fourth Avenue; thence bear North 42 degrees, 47 minutes and 30 seconds East along the Southeasterly right-of-way line of Fourth Avenue for a distance of 175.00 feet back to the Point of Beginning. TOGETHER WITH all improvements thereon.

IN THE CIRCUIT COURT FOR MONROE COUNTY,  
FLORIDA PROBATE DIVISION

Doc# 1849209 08/26/2011 8:58AM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

IN RE: ESTATE OF

Doc# 1849209  
Bk# 2531 Pg# 2025

File No. 1973-CP-096-K

**BENJAMIN BERNSTEIN,**

Deceased.

**PERSONAL REPRESENTATIVES' RELEASE  
AND CERTIFICATE OF DISTRIBUTION OF REAL PROPERTY**  
(multiple individual personal representatives)

The undersigned, JORDAN M. BERNSTEIN and ROGER M. BERNSTEIN, the surviving Personal Representatives of the estate of BENJAMIN BERNSTEIN, deceased, hereby acknowledge that all right, title and interest in and to certain real property located in Monroe County, Florida, owned by the decedent at the time of death, and described as follows:

See legal description attached as Exhibit "A",

and represented by Property Appraiser's Parcel Identification Numbers 00127250-000000 and 0012370-000000, Alternate Key Numbers 1161462 and 1157911 respectively (the "Property"), vested in the residuary trust known as Trust "B" under the Will of Benjamin Bernstein, of which JORDAN M. BERNSTEIN and ROGER M. BERNSTEIN, P.O. Box 2455, Key West, Florida 33045, are the surviving Trustees, by operation of law at the date of the decedent's death as more fully appears from the proceedings in the Circuit Court for Monroe County, Florida, Probate Division, in File 1973-CP-096-K, subject only to the rights of the Personal Representatives under Sections 733.607 and 733.608 of the Florida Probate Code to:

1. take possession or control of the Property;
2. to use, sell, encumber or otherwise exercise control over the Property:
  - a. for the payment of devises, family allowance, elective share, estate and inheritance taxes, claims, charges, and expenses of the administration and obligations of the decedent's estate;

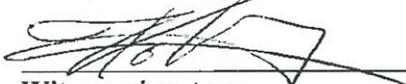
**EXHIBIT 1 - Instruments Evidencing Ownership of Bernstein Property**

- b. to enforce contribution and equalize advancement;
- c. for distribution.

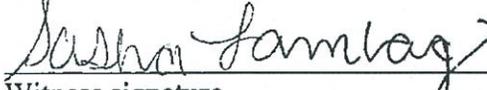
Having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed to aforesaid Trustees, the Personal Representatives hereby release the Property from all rights and powers of the Personal Representatives and acknowledge that the Property is vested in JORDAN M. BERNSTEIN and ROGER M. BERNSTEIN, as Trustees of Trust "B" under the Will of Benjamin Bernstein, free of all rights of the Personal Representatives.

IN WITNESS WHEREOF, the undersigned, as Personal Representatives of the estate, have executed this instrument on June 14, 2011.

Executed in the presence of:

  
\_\_\_\_\_  
Witness signature

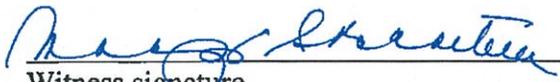
Nora Adili  
\_\_\_\_\_  
Print witness name

  
\_\_\_\_\_  
Witness signature

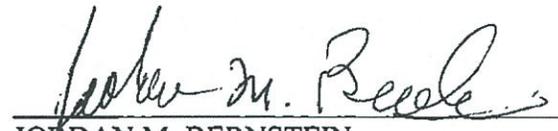
Sasha Lambaz  
\_\_\_\_\_  
Print witness name

  
\_\_\_\_\_  
Witness signature

Vania E Salgar  
\_\_\_\_\_  
Print witness name

  
\_\_\_\_\_  
Witness signature

MARGOT S. BERNSTEIN  
\_\_\_\_\_  
Print witness name

  
\_\_\_\_\_  
JORDAN M. BERNSTEIN  
as Personal Representative of the Estate of  
BENJAMIN BERNSTEIN, deceased

and  
  
\_\_\_\_\_  
ROGER M. BERNSTEIN,  
as Personal Representative of the Estate of  
BENJAMIN BERNSTEIN, deceased

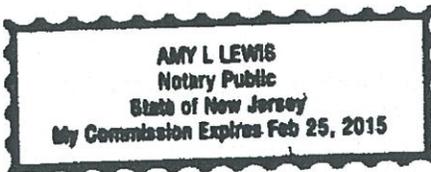
STATE OF NEW JERSEY )  
COUNTY OF Passaic )

Doc# 1849209  
Bk# 2531 Pg# 2028

The foregoing instrument was acknowledged before me on June 14,  
2011, by JORDAN M. BERNSTEIN as Personal Representative of the estate of BENJAMIN  
BERNSTEIN, deceased, who is personally known to me N/A  
or who produced Florida Drivers License # as identification.  
B 652-433-38-110-0

als  
Notary Public, State of New Jersey  
(Affix notarial seal)

My Commission Expires: 2/25/15  
My Commission Number:



STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me on June 20,  
2011, by ROGER M. BERNSTEIN as Personal Representative of the estate of BENJAMIN  
BERNSTEIN, deceased, who is personally known to me - x -  
or who produced - x - as identification.

Vania E. Salgar  
Notary Public, State of Florida  
(Affix notarial seal)

My Commission Expires:  
My Commission Number:

NOTARY PUBLIC-STATE OF FLORIDA  
Vania E. Salgar  
Commission # DD873380  
Expires: APR. 09, 2013  
BONDED THRU ATLANTIC BONDING CO., INC.

This instrument prepared by: Margrit S. Bernstein, Esq.  
The Bernstein Law Office, P.A.  
300 Sevilla Avenue, Suite 310  
Coral Gables, FL 33134

IN RE: ESTATE OF  
BENJAMIN BERNSTEIN  
Deceased

Case No. 1973-CP-096-K

A parcel of land on Stock Island and being a part of Block 55 of McDonald's Plat of Stock Island as recorded in Plat Book 1 at page 55 of the Public Records of Monroe County, Florida and being also a part of submerged lands described in T. I. I. F. deed number 19837-A, all of which is described more particularly by metes and bounds as follows:

Commencing at the intersection of southerly right-of-way boundary line of Fourth Avenue with the westerly right-of-way boundary line of Front Street; thence Southeastwardly in and along the westerly right-of-way boundary line of Front Street a distance of 840.5 feet to the point of beginning of the parcel of land herein being described; thence along aforesaid right-of-way boundary line south 47 degrees 13 minutes 30 seconds East a distance of 163.26 feet to a point; thence south 6 degrees 01 minute 50 seconds West, a distance of 313.78 feet to a point; thence South 70 degrees 27 minutes 50 seconds West, a distance of 791.00 feet to a point; thence North 46 degrees 15 minutes 42 seconds West, a distance of 334.66 feet to a point; thence North 87 degrees 08 minutes 10 seconds East, a distance of 485.00 feet to a point; thence North 5 degrees 33 minutes 56 seconds East, a distance of 340.04 feet to a point; thence North 53 degrees 21 minutes 10 seconds East, a distance of 207.18 feet to a point; thence South 47 degrees 13 minutes 30 seconds East, a distance of 179.69 feet to a point; thence North 42 degrees 46 minutes 30 seconds East, a distance of 125.0 feet to the point of beginning, containing 7.28 Acres, more or less.

EXHIBIT "A"

MONROE COUNTY  
OFFICIAL RECORDS

**EXHIBIT 1 - Instruments Evidencing Ownership of Bernstein Property**

**BERNSTEIN TRUST  
LEGAL DESCRIPTION**

IN RE: ESTATE OF  
BENJAMIN BERNSTEIN  
Deceased

Case No. 1973-CP-096-K

A parcel of land on Stock Island and being a part of Block 55 of McDonald's Plat of Stock Island as recorded in Plat Book 1 at page 55 of the Public Records of Monroe County, Florida and being also a part of submerged lands described in T. I. I. F. deed number 19837-A, all of which is described more particularly by metes and bounds as follows:

Commencing at the intersection of southerly right-of-way boundary line of Fourth Avenue with the westerly right-of-way boundary line of Front Street; thence Southeastwardly in and along the westerly right-of-way boundary line of Front Street a distance of 840.5 feet to the point of beginning of the parcel of land herein being described; thence along aforesaid right-of-way boundary line south 47 degrees 13 minutes 30 seconds East a distance of 163.26 feet to a point; thence south 6 degrees 01 minute 50 seconds West, a distance of 313.78 feet to a point; thence South 70 degrees 27 minutes 50 seconds West, a distance of 791.00 feet to a point; thence North 46 degrees 15 minutes 42 seconds West, a distance of 334.66 feet to a point; thence North 87 degrees 08 minutes 10 seconds East, a distance of 485.00 feet to a point; thence North 5 degrees 33 minutes 56 seconds East, a distance of 340.04 feet to a point; thence North 53 degrees 21 minutes 10 seconds East, a distance of 207.18 feet to a point; thence South 47 degrees 13 minutes 30 seconds East, a distance of 179.69 feet to a point; thence North 42 degrees 46 minutes 30 seconds East, a distance of 125.0 feet to the point of beginning, containing 7.28 Acres, more or less.

EXHIBIT "A"

MONROE COUNTY  
OFFICIAL RECORDS

**EXHIBIT 2 - Legal Description for Bernstein Property**

## EXHIBIT C

To The Trustees of Trust B Under The Will of Benjamin Bernstein,  
Deceased:

A part of Block 55, of the Plat of Stock Island, as recorded in Plat Book 1, page 55 of the Public Records of Monroe County, Florida, and is particularly described as follows: Commencing at the intersection of the Southwesterly right-of-way line of Front Street and the Southeasterly right-of-way line of Fourth Avenue of the said Plat of Stock Island, bear South 47 degrees, 13 minutes and 30 seconds East along the Southwesterly right-of-way line of Front Street for a distance of 250.00 feet to a point which is the Point of Beginning; Continue thence South 47 degrees 13 minutes and 30 seconds East along the Southwesterly right-of-way line of Front Street for a distance of 600.00 feet to a point; thence bear South 42 degrees, 47 minutes and 30 seconds West for a distance of 175.00 feet to a point; thence bear North 47 degrees, 13 minutes and 30 seconds West for a distance of 600.00 feet to a point; thence bear North 42 degrees, 47 minutes and 30 seconds East a distance of 175.00 feet back to the Point of Beginning. Together with all improvements thereon. ALSO;

A tract of land on a part of Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows: Commencing at the intersection of the Southerly right-of-way line of Fifth Avenue and the Easterly right-of-way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, bear South 83 degrees and 56 minutes East, 500.00 feet; thence bear South 06 degrees and 04 minutes West, 2242.25 feet; thence bear South 83 degrees and 56 minutes East, 2131.53 feet; thence bear North 06 degrees and 04 minutes East, 1981.05 feet to the Point of Beginning of the tract of land hereinafter described; from said Point of Beginning bear South 70 degrees and 30 minutes West for a distance of 1060 feet, more or less, to the centerline of the Entrance Channel; thence bear North 05 degrees and 45 minutes West along the centerline of said Entrance Channel for a distance of 12 feet, more or less, to a point; thence bear North 83 degrees and 56 minutes West for a distance of 475 feet, more or less, to a point which is 701 feet and bearing South 06 degrees and 04 minutes West from the Southerly right-of-way line of Fifth Avenue thence bear North 06 degrees and 04 minutes East for a distance of 400 feet, more or less, to the Southerly shoreline of Block 13, Block 57 of the Plat of Stock Island; thence meander the shoreline in an Easterly direction for a distance of 1440 feet, more or less, to a point which is bearing North 06 degrees and 04 minutes East from the Point of Beginning; thence bear South 06 degrees and 04 minutes West for a distance of 100 feet, more or less, back to the Point of Beginning.

Less the following parcel of land included in this legal description:

A parcel of land on Stock Island and being a part of Block 55 of McDonald's Plat of Stock Island at recorded in Plat Book 1 at page 55 of the Public Records of Monroe County, Florida and being also a part of submerged lands described in T. I. I. F.

deed number 19837-A, all of which is described more particularly by notes and bounds as follows:

Commencing at the intersection of southerly right-of-way boundary line of Fourth Avenue with the westerly right-of-way boundary line of Front Street; thence Southeastwardly in and along the westerly right-of-way boundary line of Front Street a distance of 840.5 feet to the point of beginning of the parcel of land herein being described; thence along aforesaid right-of-way boundary line South 47 degrees 13 minutes 30 seconds East a distance of 163.26 feet to a point; thence South 6 degrees 01 minute 50 seconds West, a distance of 313.78 feet to a point; thence South 70 degrees 27 minutes 50 seconds West, a distance of 791.00 feet to a point; thence North 46 degrees 15 minutes 42 seconds West, a distance of 334.66 feet to a point; thence North 87 degrees 08 minutes 10 seconds East, a distance of 485.00 feet to a point; thence North 5 degrees 31 minutes 56 seconds East, a distance of 340.04 feet to a point; thence North 53 degrees 21 minutes 10 seconds East, a distance of 207.18 feet to a point; thence South 47 degrees 13 minutes 30 seconds East, a distance of 179.69 feet to a point; thence North 42 degrees 46 minutes 30 seconds East, a distance of 125.0 feet to the point of beginning, containing 7.28 Ac., more or less.

All of Block 56, all of Lot 13, Block 57 and all of Block 55 of the Plat of Stock Island, as recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, less the following described tract in Block 55:

Commencing at the intersection of the Southwesterly right-of-way line of Front Street and the Southeasterly right-of-way line of Fourth Avenue of the said Plat of Stock Island, said intersection also to be known as the Point of Beginning of the tract of land hereinafter described; bear South 47 degrees, 13 minutes and 30 seconds East along the Southwesterly right-of-way line of Front Street for a distance of 850.00 feet to a point; thence bear South 42 degrees, 47 minutes and 30 seconds West for a distance of 175.00 feet to a point; thence bear North 47 degrees 13 minutes and 30 seconds West for a distance of 850.00 feet to a point on the Southeasterly right-of-way line of Fourth Avenue; thence bear North 42 degrees, 47 minutes and 30 seconds East along the Southeasterly right-of-way line of Fourth Avenue for a distance of 175.00 feet back to the Point of Beginning. TOGETHER WITH all improvements thereon.



RECHAR	PARCELNO	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	PC	RE	RECHAR_1	AK	MILLGROUP	NBHD	MARKET	FLA	SALE1	M1	Y1	C1	ORBOOK1	ORPAGE
00127250-000000	3567 25 00127250000000	BERNSTEIN BENJAMIN RESIDUARY TR B U/T/W		PO BOX 2455		KEY WEST		33045-2455				00127250-000000											

00123770-000000 (1)

Parcels (1)

RECHAR	PARCELNO	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	PC	RE	RECHAR_1	AK	MILLGROUP	NBHD	MARKET	FLA	SALE1	M1	Y1	C1	ORBOOK1	ORPAGE
00123770-000000	3567 25 00123770000000	BERNSTEIN BENJAMIN RESIDUARY TR B U/T/W		PO BOX 2455	null	KEY WEST	FL	33045-2455	null		00 123770	00123770-000000	1157911	110A	10060	FK33	0	0	05	2011	19	2531	2026

Map



- Parcels
  - Parcels
  - Parcels
  - Parcels
  - MileMarker
  - 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)
  - MCF - Mixed Use/Commercial Fishing
  - MN - Mainland Native
  - PB - Public Buildings/Grounds
  - PF - Public Facilities
  - R - Recreation
  - RC - Residential Conservation
  - RH - Residential High
  - RL - Residential Low
  - RM - Residential Medium
  - UNDS - Undesignated

00127380-000000 (1)

Parcels (1)		RECHAR	PARCELNO	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	PC	RE	RECHAR_1	AK	MILLGROUP	NBHD	MARKET	FLA	SALE1	M1	Y1	C1	ORBOOK1	ORPAGE1		
00127380-000000	3567 25 00127380000000			BERNSTEIN BENJAMIN TRUST B	PO BOX 2455			KEY WEST	FL	33045-2455		10	127380	00127380-000000	1161594	110A		10060	FK33	0	0						null

00127280-000000 (1)

Parcels (1)		RECHAR	PARCELNO	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	PC	RE	RECHAR_1	AK	MILLGROUP	NBHD	MARKET	FLA	SALE1	M1	Y1	C1	ORBOOK1	ORPAGE1		
00127280-000000	3567 25 00127280000000			BERNSTEIN BENJAMIN TRUST B	PO BOX 2455			KEY WEST	FL	33045		49	127280	00127280-000000	1161497	110A		10060	FK33	0	0						null

00127250-000000 (1)

Parcels (1)		RECHAR	PARCELNO	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	PC	RE	RECHAR_1	AK	MILLGROUP	NBHD	MARKET	FLA	SALE1	M1	Y1	C1	ORBOOK1	ORPAGE1		
00127250-000000	3567 25 00127250000000			BERNSTEIN BENJAMIN RESIDUARY TR B U/T/W	PO BOX 2455			KEY WEST	FL	33045-2455		48	127250	00127250-000000	1161462	110A		10060	FK33	15074	0						null

RECHAR	PARCELNO	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	PC	RE	RECHAR_1	AK	MILLGROUP	NBHD	MARKET	FLA	SALES	M1	Y1	C1	DRBOOK1	ORPAGE
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00123770-000000 (1)

Parcels (1)

RECHAR	PARCELNO	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	PC	RE	RECHAR_1	AK	MILLGROUP	NBHD	MARKET	FLA	SALES	M1	Y1	C1	DRBOOK1	ORPAGE
00123770-000000	3567 25 00123770000000	BERNSTEIN BENJAMIN RESIDUARY TR B L/T/W		PO BOX 2455	null	KEY WEST	FL	33045- 2455	null	00	123770	00123770- 000000	1157911.110A		10060	FK33	0	0	06	2011	19	2531	2026

QUIT-CLAIM DEED

Return to:

585222

OFF  
#11088 #2001

Name: Roger M. Bernstein, Esq.  
Address: 69 Merrick Way, Suite 201  
Coral Gables, FL 33134

This Instrument Prepared By:

Name: Roger M. Bernstein, Esq.

Address: 69 Merrick Way, Suite 201  
Coral Gables, FL 33134

THIS QUIT-CLAIM DEED, Executed this 17<sup>th</sup> day of April 1989, by

MIRIAM BERNSTEIN, an unmarried widow, hereinafter called "Grantor"

first party, to JOSEPH R. RACKMAN and JEFFREY W. BOLOTIN as Trustees under  
the provisions of a Trust Agreement dated March 10, 1989,  
and known as ISLAND TRUST

whose postoffice address is: P.O. Box 2455  
Key West, Florida 33040

second party:

(Wherever used herein, the terms "first party" and "second party" shall include singular and plural heirs, legal representatives, and assigns of individuals and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of GIFT, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the county of MONROE State of FLORIDA, to-wit:

A parcel of land on Stock Island and being a part of Block 55 of McDonald's Plat of Stock Island as recorded in Plat Book 1 at page 55 of the Public Records of Monroe County, Florida and being also a part of submerged lands described in T.I.L.F. deed number 19837-A, all of which is described more particularly by metes and bounds on Exhibit "A" annexed hereto, hereinafter called the "Property".

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever upon the trust and for the purposes set forth in this deed and in the Trust Agreement.

Full power and authority is granted by this deed to the Trustees or their successors as set forth on Exhibit "B" annexed hereto to deal in or with said property or any interest therein or any part thereof, to protect, conserve, and to sell, to lease, to encumber or otherwise to manage and dispose of the real property or any part of it described in this instrument.

In no case shall any party dealing with the Trustees in relation to the real property or to whom the real property or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Trustees, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustees, or be obliged or privileged to inquire into any of the terms of the Trust Agreement or the identification or status of any named or unnamed beneficiaries, or their heirs or assigns to whom the Trustees may be accountable; and every deed,

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trust deed, mortgage, lease or other instrument executed by the Trustees in relation to the real property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease, or other instrument (a) that at the time of its delivery the trust created by this Indenture and by the Trust Agreement was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the Trust Agreement and is binding upon all beneficiaries under those instruments, (c) that the Trustees were duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to or by a successor or successors in trust, that the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust.

Any contract, obligation or indebtedness incurred or entered into by the Trustees in connection with the real property may be entered into by them in the name of the then beneficiaries under the Trust Agreement, as their attorney-in-fact, by this deed irrevocably appointed for the purpose, or, at the election of the Trustees, in their own names as Trustee of an express trust and not individually, and the Trustees shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only as far as the trust property and funds in the actual possession of the Trustees shall be applicable for their payment and discharge, and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

The interest of each beneficiary under this deed and under the Trust Agreement referred to previously, and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real property, and that interest is declared to be personal property, and no beneficiary under this deed shall have any title or interest, legal or equitable, in or to the real property as such, but only as interest in the earnings, avails and proceeds from that real property as aforesaid.

"Grantor", "Grantee", "Trustee" and "Beneficiary" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantor aforesaid has set her hand and seal this 12<sup>th</sup> day of April, A.D., 1989.

Signed, sealed and delivered in the presence of:

[Signature]  
Margit S. Bernstein

[Signature]  
MIRIAM BERNSTEIN, Grantor

STATE OF FLORIDA     )  
                              ) SS:  
COUNTY OF MONROE    )

BEFORE ME personally appeared MIRIAM BERNSTEIN to me well known to be the person who executed the foregoing Quit-Claim Deed to the Trustees under Trust Agreement, and acknowledged to and before me that she executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 12<sup>th</sup> day of April, 1989.

[Signature]  
Notary Public, State of Florida

My Commission Expires:

MARGRIT S. BERNSTEIN  
NOTARY PUBLIC  
STATE OF FLORIDA  
MY COMM. EXP. 10/2/90

## LEGAL DESCRIPTION

A TRACT OF LAND ON STOCK ISLAND BEING A PART OF BLOCK 55 OF McDONALD'S PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND BEING ALSO A PART OF SUBMERGED LANDS DESCRIBED IN T.I.L.F. DEED NUMBER 19837-A, BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET; THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET FOR 840.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE S47°03'30"E ALONG SAID RIGHT-OF-WAY LINE FOR 163.26 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF A 50.00 FEET WIDE ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 395, PAGES 909-910 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET; THENCE S70°27'50"W FOR 791.00 FEET; THENCE N46°15'42"W FOR 334.66 FEET; THENCE N87°08'10"E FOR 485.00 FEET; THENCE N5°33'56"E FOR 340.04 FEET; THENCE N53°21'10"E FOR 207.18 FEET; THENCE S47°13'30"E FOR 179.69 FEET; THENCE N42°46'30"E FOR 125.00 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL KNOWN AS THE S.T.P. SITE PREVIOUSLY CONVEYED BY GRANTOR TO STOCK ISLAND UTILITY COMPANY, BY DEED RECORDED IN OFFICIAL RECORDS BOOK 866, PAGE 2465 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF FILLED SUBMERGED LAND ON STOCK ISLAND, MONROE COUNTY, FLORIDA, BEING A PORTION OF THAT CERTAIN SUBMERGED LAND DESCRIBED IN T.I.L.F. DEED NO. 19837-A; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET; THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 1003.76 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A 50 FOOT WIDE ACCESS EASEMENT; THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE S70°27'50"W FOR 240.30 FEET; THENCE N57°15'03"W FOR 234.83 FEET; THENCE N9°16'30"E FOR 304.20 FEET TO AN INTERSECTION WITH A LINE 251.44 FEET SOUTHWESTERLY OF AS MEASURED AT RIGHT ANGLES AND PARALLEL TO SAID SOUTHWESTERLY RIGHT-OF-WAY OF FRONT STREET; THENCE S47°13'30"E ALONG SAID PARALLEL LINE FOR 510.80 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.00 ACRES, MORE OR LESS.

SAID TRACT CONTAINS 5.28 ACRES, MORE OR LESS AND SUBJECT TO THE FOLLOWING DESCRIBED EASEMENTS:

A NON-EXCLUSIVE ACCESS EASEMENT, HAVING A MINIMUM WIDTH OF 25.00 FEET AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET; THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 1003.76 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AN EXISTING 50 FOOT WIDE ACCESS EASEMENT; THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET TO THE MOST EASTERLY CORNER OF THE S.T.P. SITE, SAID CORNER BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED NON-EXCLUSIVE ACCESS EASEMENT; THENCE N47°13'30"W ALONG THE NORTHEASTERLY BOUNDARY OF SAID S.T.P. SITE FOR 76.71 FEET; THENCE N42°46'30"E FOR 25.00 FEET; THENCE N69°24'10"E FOR 24.07 FEET TO AN INTERSECTION WITH A LINE THAT IS 25.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO SAID WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED 50 FOOT WIDE ACCESS EASEMENT; THENCE N6°01'50"E ALONG SAID PARALLEL LINE FOR 255.73 FEET TO AN INTERSECTION WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED FRONT STREET; THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 31.20 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED 50 FOOT WIDE ACCESS EASEMENT; THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET TO THE POINT OF BEGINNING.

AND

A DRAINAGE EASEMENT BEING 15.00 FEET IN WIDTH; THE SOUTHERLY LINE THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST SOUTHERLY CORNER OF THE S.T.P. SITE AS SHOWN AND DESCRIBED HEREON; THENCE S70°27'50"W ALONG THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY BOUNDARY LINE OF SAID S.T.P. SITE FOR 250 FEET MORE OR LESS TO THE EASTERLY SHORELINE OF THE EXISTING HARBOR AND THE POINT OF TERMINATION OF SAID SOUTHERLY LINE.

505222

REC'D 1980



**EXHIBIT 4 - Deed Evidencing Ownership of Island Trust Property**

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EXHIBIT "B"

The provisions of a certain Trust Agreement dated March 10, 1989, and known as ISLAND TRUST relating to Successor Trustee are as follows:

All decisions of the Trustees shall be made unanimously by the two Trustees then serving. If any individual Trustee shall cease to act as Trustee hereunder for any reason, then JEROME OSTROV, of Bethesda, Maryland, shall be appointed Successor Trustee. If JEROME OSTROV is unable to act as Successor Trustee for any reason, then ROBERT STOLZ, of New York City, New York, shall be appointed Successor Trustee. Two Trustees, acting unanimously, may at any time designate one or more individual Successor Trustees to serve in the event the designated Successor Trustees are unable or unwilling to serve. If, at any time, there is only one individual Trustee serving hereunder, then he shall appoint a qualified bank or trust company to serve with him as Co-Trustee. Any provision herein contained to the contrary notwithstanding, under no circumstances shall the Grantor or Grantor's Sons be appointed or serve as a Trustee hereunder.

Received  
of the Court  
DANNY L. KOLHAGE  
Clerk Circuit Court

**ISLAND TRUST AGREEMENT 03/10/1989**

**LEGAL DESCRIPTION**

## LEGAL DESCRIPTION

A TRACT OF LAND ON STOCK ISLAND BEING A PART OF BLOCK 55 OF McDONALD'S PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND BEING ALSO A PART OF SUBMERGED LANDS DESCRIBED IN T.I.L.F. DEED NUMBER 19837-A, BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET; THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET FOR 840.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE S47°03'30"E ALONG SAID RIGHT-OF-WAY LINE FOR 163.26 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF A 50.00 FEET WIDE ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 395, PAGES 900-910 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET; THENCE S70°27'50"W FOR 791.00 FEET; THENCE N45°15'42"W FOR 334.66 FEET; THENCE N87°08'10"E FOR 485.00 FEET; THENCE N5°33'56"E FOR 340.04 FEET; THENCE N53°21'10"E FOR 207.18 FEET; THENCE S47°13'30"E FOR 179.69 FEET; THENCE N42°46'30"E FOR 125.00 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL KNOWN AS THE S.T.P. SITE PREVIOUSLY CONVEYED BY GRANTOR TO STOCK ISLAND UTILITY COMPANY, BY DEED RECORDED IN OFFICIAL RECORDS BOOK 465, PAGE 2465 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF FILLED SUBMERGED LAND ON STOCK ISLAND, MONROE COUNTY, FLORIDA, BEING A PORTION OF THAT CERTAIN SUBMERGED LAND DESCRIBED IN T.I.L.F. DEED NO. 19837-A; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET; THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 1003.76 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A 50 FOOT WIDE ACCESS EASEMENT; THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE S70°27'50"W FOR 240.30 FEET; THENCE N57°15'03"W FOR 234.83 FEET; THENCE N9°16'30"E FOR 304.20 FEET TO AN INTERSECTION WITH A LINE 251.44 FEET SOUTHWESTERLY OF AS MEASURED AT RIGHT ANGLES AND PARALLEL TO SAID SOUTHWESTERLY RIGHT-OF-WAY OF FRONT STREET; THENCE S47°13'30"E ALONG SAID PARALLEL LINE FOR 510.80 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.00 ACRES, MORE OR LESS.

SAID TRACT CONTAINS 5.28 ACRES, MORE OR LESS AND SUBJECT TO THE FOLLOWING DESCRIBED EASEMENTS:

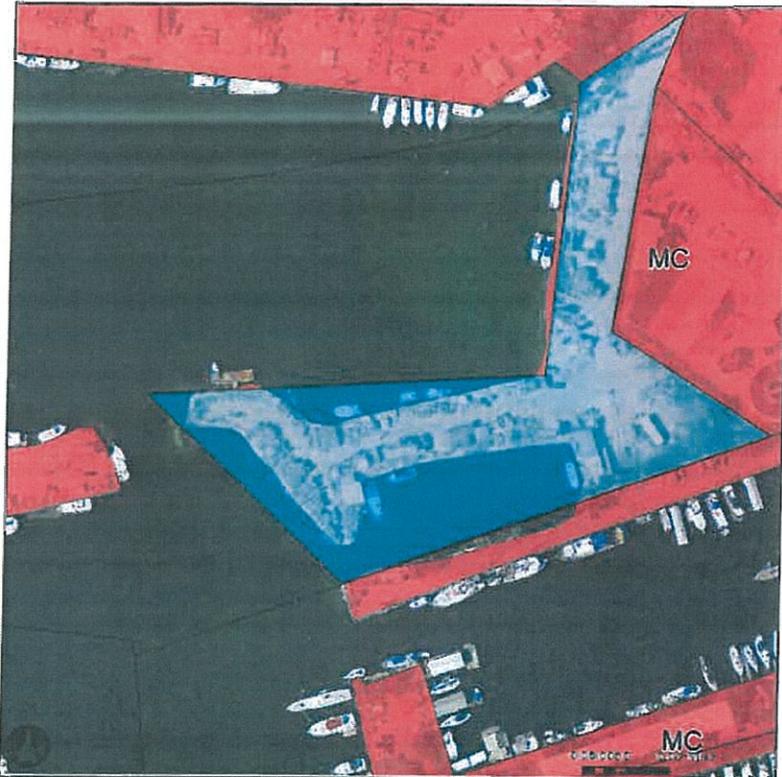
A NON-EXCLUSIVE ACCESS EASEMENT, HAVING A MINIMUM WIDTH OF 25.00 FEET AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET; THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 1003.76 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AN EXISTING 50 FOOT WIDE ACCESS EASEMENT; THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET TO THE MOST EASTERLY CORNER OF THE S.T.P. SITE, SAID CORNER BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED NON-EXCLUSIVE ACCESS EASEMENT; THENCE N47°13'30"W ALONG THE NORTHEASTERLY BOUNDARY OF SAID S.T.P. SITE FOR 75.71 FEET; THENCE N42°46'30"E FOR 25.00 FEET; THENCE N69°24'10"E FOR 24.07 FEET TO AN INTERSECTION WITH A LINE THAT IS 25.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO SAID WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED 50 FOOT WIDE ACCESS EASEMENT; THENCE N6°01'50"E ALONG SAID PARALLEL LINE FOR 255.73 FEET TO AN INTERSECTION WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED FRONT STREET; THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 31.20 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED 50 FOOT WIDE ACCESS EASEMENT; THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET TO THE POINT OF BEGINNING.

AND

A DRAINAGE EASEMENT BEING 15.00 FEET IN WIDTH; THE SOUTHERLY LINE THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST SOUTHERLY CORNER OF THE S.T.P. SITE AS SHOWN AND DESCRIBED HEREON; THENCE S70°27'50"W ALONG THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY BOUNDARY LINE OF SAID S.T.P. SITE FOR 250 FEET MORE OR LESS TO THE EASTERLY SHORELINE OF THE EXISTING HARBOR AND THE POINT OF TERMINATION OF SAID SOUTHERLY LINE.

# Map



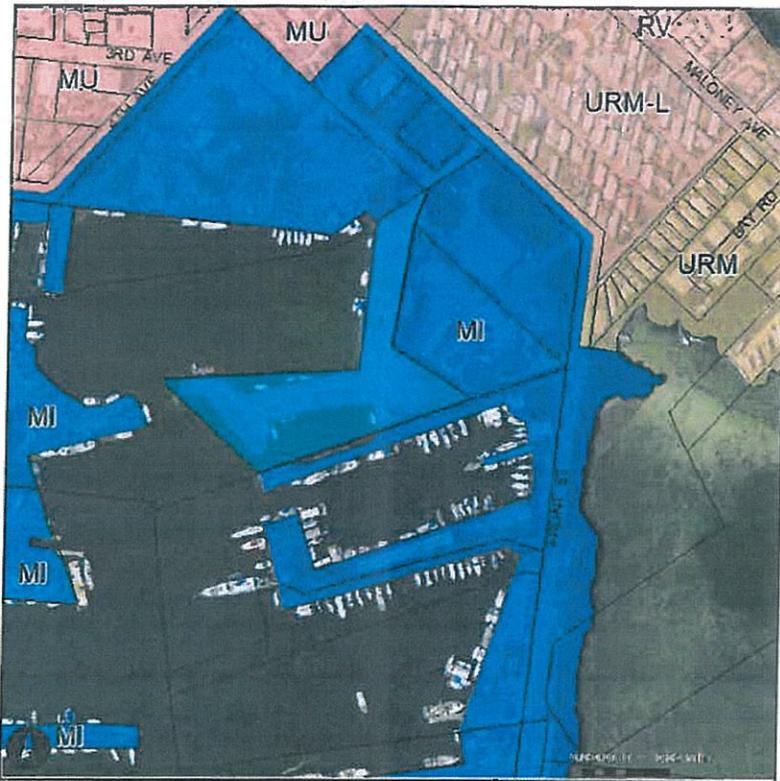
- |   |  |  |
|---|--|--|
| <p>Parcels</p> <p>Roads</p> <p>Parcels</p> <p>Future Land Use Map (FLUM)</p> <ul style="list-style-type: none"> <li>A - Agriculture</li> <li>AD - Airport District</li> <li>C - Conservation</li> </ul> | <p>Future Land Use Map (FLUM) (continued)</p> <ul style="list-style-type: none"> <li>E - Education</li> <li>I - Industrial</li> <li>INS - Institutional</li> <li>M - Military</li> <li>MC - Mixed Use/Commercial</li> <li>MCF - Mixed Use/Commercial Fishing</li> <li>MN - Mainland Native</li> <li>PB - Public Buildings/Grounds</li> </ul> | <p>Future Land Use Map (FLUM) (continued)</p> <ul style="list-style-type: none"> <li>PF - Public Facilities</li> <li>R - Recreation</li> <li>RC - Residential Conservation</li> <li>RH - Residential High</li> <li>RL - Residential Low</li> <li>RM - Residential Medium</li> <li>UNDS - Undesignated</li> </ul> |
|---|--|--|

**00123600-000100 (1)**

Parcels (1)

RECHAR	PARCELNO	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	PC	RE	RECHAR_1	AK	MILLGROUP	NBHD	MARKET	FLA	SALE1	M1	Y1	C1	ORBOOK1	ORI	
00123600-000100	3567 25 00123600000100	ISLAND TRUST AGREEMENT 3/10/1989	null	P O BOX 2455	null	KEY WEST	FL	33040	null	44	123600.0001	00123600-000100	8630166	110A	10060	FK33	1186	0	null	null	null	null	null	null

# Map



- |   |   |   |   |
|---|---|---|---|
| <p><b>Parcels</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border: 1px solid black; margin-right: 5px;"></span> MileMarker</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: green; border: 1px solid black; margin-right: 5px;"></span> Roads</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Parcels</li> <li><b>Zoning</b></li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border: 1px solid black; margin-right: 5px;"></span> Airport</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: green; border: 1px solid black; margin-right: 5px;"></span> Area of County Critical Concern</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Commercial Fish Areas</li> </ul> | <p><b>Zoning (continued)</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Commercial Fishing Special District</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Commercial Fishing Village</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Conservation District</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Destination Resort</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Incorporated</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border: 1px solid black; margin-right: 5px;"></span> Industrial</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Improved Subdivision -/Duplex/Masonry</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border: 1px solid black; margin-right: 5px;"></span> Maritime Industries</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Military Facilities</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: green; border: 1px solid black; margin-right: 5px;"></span> Mainland Native</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Mixed Use</li> </ul> | <p><b>Zoning (continued)</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: green; border: 1px solid black; margin-right: 5px;"></span> Native Area</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Offshore Island</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: green; border: 1px solid black; margin-right: 5px;"></span> Park and Refuge</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Resolution 277-1986</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Research Park</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Recreational Vehicle</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Sparsely Settled</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Suburban Commercial</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Suburban Residential -/Limited</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Urban Commercial</li> </ul> | <p><b>Zoning (continued)</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Urban Residential</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Urban Residential Mobile Home</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Urban Residential Mobile Home Limited</li> </ul> |
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**00123600-000100 (1)**

Parcels (1)

RECHAR	PARCELNO	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	PC	RE	RECHAR_1	AK	MILLGROUP	NBHD	MARKET	FLA	SALE1	M1	Y1	C1	ORBOOK1	OR1	
00123600-000100	3567 25 00123600000100	ISLAND TRUST AGREEMENT 3/10/1989	null	P O BOX 2455	null	KEY WEST	FL	33040	null	44	123600.0001	00123600-000100	8630166	110A	10060	FK33	1186	0	null	null	null	null	null	null







