AGENDA

PLANNING COMMISSION
MONROE COUNTY
November 19, 2014
10:00 A.M.

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

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

STAFF:
Townsley Schwab, Sr. Director of Planning and Environmental Resources
Steve Williams, Assistant County Attorney
John Wolfe, Planning Commission Counsel
Mayte Santamaria, Assistant Director of Planning and Environmental Resources
Joe Haberman, Planning & Development Review Manager
Mike Roberts, Sr. Administrator, Environmental Resources
Rey Ortiz, Planning & Biological Plans Examiner Supervisor
Tiffany Stankiewicz, Development Administrator
Emily Schemper, Principal Planner
Matt Coyle, Sr. Planner
Barbara Bauman, Planner
Karl Bursa, Sr. Planner
Gail Creech, Sr. Planning Commission Coordinator

COUNTY RESOLUTION 131-92 APPELLANT TO PROVIDE RECORD FOR APPEAL

SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS

SWEARING OF COUNTY STAFF

CHANGES TO THE AGENDA

APPROVAL OF MINUTES

MEETING

Continued Items:

1. Grobarek Residence, 2 Cypress Terrace, Raccoon Key (aka Key Haven), mile marker 5: A public hearing concerning a request for a Variance of 20 feet to the required 25-foot front yard non-shoreline setback which is adjacent to the Cypress Terrace right-of-way. Approval would result in a setback of 5 feet. The requested variance is required for the development of a proposed accessory tiki hut. The subject property is legally described as Block 3, Lot 21, Key Haven 8th Addition subdivision (Plat Book 5, Page 61), Raccoon Key,

Monroe County, Florida, having real estate number 00138970.000000.
(File 2014-078) Continued from 9.24.14
2014-078 FILE.PDF
2014-078 Recvd 06.10.14 Site Plan.PDF
2014-078 Recvd 06.10.14 Survey.PDF

2. Oceanside Marina, 5948, 5950 and 5970 Peninsular Avenue, Stock Island, Mile Marker 5; 24930 Overseas Highway, Summerland Key, Mile Marker 25; 21585 Old State Road 4A, Cudjoe Key, Mile Marker 22; and 5176-5180 Suncrest Road, Stock Island, Mile Marker 5: A request for approval of an Amendment to a Development Agreement between Monroe County, Florida; Summerland Palms Investors, LLC, Coco Palms Developers, LLC, Suncrest Investors, LLC, Singh Investors, LLC, and Oceanside Investors, LLC allowing the transfer of market-rate Residential Rate of Growth (ROGO) exemptions from sender sites at 24930 Overseas Highway, 21585 Old State Road 4A and 5671 MacDonald Avenue to a receiver site at 5950 Peninsula Avenue, in accordance with Monroe County Code Section 130-161.1. On the sender sites, the residential dwelling units in which the transferred market-rate ROGO exemptions are derived shall be converted to, or replaced with, affordable housing units. The Development Agreement also involves the redevelopment of 5948, 5950 and 5970 Peninsular Avenue, the receiver site, for the addition of up to 78 new, market-rate residential dwelling units, which may be used as vacation rentals, up to 17 new hotel rooms, a new restaurant with up to 150 seats, and other improvements related to the existing, partially-condominiumized marina and accessory development. 22 existing, market-rate permanent units (under condominium ownership), a boat barn (under condominium ownership), marina slips (under condominium ownership) and ancillary/accessory buildings would be maintained. An existing boat barn/light industrial building would be demolished. The residential density, under maximum net density, would not exceed 100 total permanent residential units and 17 transient units. Not including accessory structures related to the residential uses, the nonresidential floor area would not exceed 40,000 square feet. Dockage owned by the developer would include 8 new slips, for a total of approximately 16 slips, of which at least 20% (3 slips) shall be reserved for commercial fishing vessels. New residential or nonresidential buildings shall not exceed 35 feet in height. Public access will be provided from 7:00 am until dusk. The Development Agreement concerns properties located at 5948, 5950 and 5970 Peninsular Avenue, Stock Island (legally described as Block 46, Lots 30, 31 and ½ Lot 32, Block 60, portions of Lots 1, 2 and 3, Block 61, portions of Lots 1, 2 and 3, the abandoned portion of Peninsular Avenue lying between Block 46 and Block 60, the abandoned portion of Maloney Avenue lying between Blocks 60 and 61, McDonald's Plat, also described as parcel of land in Sections 26, 34, 35 and 36, Township 67 South and Range 25 East, having real estate #'s 00126210.000000, 00126220.000000, 00126230.000000, 00127420.000000 and 00127420.000100,), 24930 Overseas Highway, Summerland Key (legally described as Lot 55 and a portion of Lot 54, Summerland Yacht Harbor, having real estate #'s 00194741.000100, 00194741.000200, 00194741.000300, 00194741.000400, 00194741.000500, 00194741.000600, 00194741.000700, 00194741.000800, 00194741.000900, 00194741.001000, 00194741.001100, 00194741.001200, 00194741.001300, 00194741.001400, 00194741.001500, 00194741.001600, 00194741.001700, 00194741.001800, 00194741.001900, 00194741.002000, 00194741.002100 and 00194741.002200), 21585 Old State Road 4A, Cudjoe Key (legally described as Lot 30, Sacarma, having real estate #00174960.000000), and 5176 Suncrest Road, Stock Island (legally described as Lots 27 and 28, Sun Krest, having real estate # 00132680.000000)
(File 2014-112) Continued from 9.24.14 and 1.29.14
2014-112 SR PC 11.19.14.PDF
2014-112 FILE.PDF
2014-112 Recvd 10.22.14 Survey.pdf

New Items:

3. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE DWELLING UNIT ALLOCATION SYSTEM FOR JULY 15, 2014, THROUGH OCTOBER 14, 2014, ROGO (1st QUARTER YEAR 23). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY.
(File 2014-153)
2014-153 SR PC 11.19.14 Website.PDF

4. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY CODE SECTION 101-1, DEFINITIONS; AMENDING MONROE COUNTY CODE SECTION 130-186, MINIMUM YARDS; AMENDING MONROE COUNTY CODE SECTION 130-189, APPLICABILITY OF REQUIRED YARDS; ESTABLISHING SETBACK REQUIREMENTS FOR THE RECREATIONAL VEHICLE (RV) LAND USE DISTRICT; MODIFYING THE SETBACK REQUIREMENTS FOR THE AIRPORT (AD) AND PARK AND REFUGE (PR) LAND USE DISTRICTS; MODIFYING THE SETBACK REQUIREMENTS FOR CORNER LOTS; MODIFYING THE APPLICABILITY OF REQUIRED YARDS FOR ACCESSORY WALKWAYS AND

DRIVEWAYS; CLARIFYING THE SETBACK REQUIREMENTS FOR SIDE YARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.
(File 2014-144)
2014-144 SR PC 11.19.14.PDF

5. Oceanside Marina, 5948, 5950 and 5970 Peninsular Avenue, Stock Island, Mile Marker 5: A request for approval of an amendment to a major conditional use permit in order to redevelop the existing marina by improving the marina's facilities, constructing up to 78 new market rate residential dwelling units, constructing up to 17 new hotel rooms, constructing a new restaurant, and carrying out associated site improvements. The subject property is legally described as Block 46, Lots 30, 31 and ½ Lot 32, Block 60, portions of Lots 1, 2 and 3, Block 61, portions of Lots 1, 2 and 3, the abandoned portion of Peninsular Avenue lying between Block 46 and Block 60, the abandoned portion of Maloney Avenue lying between Blocks 60 and 61, McDonald's Plat, also described as parcel of land in Sections 26, 34, 35 and 36, Township 67 South and Range 25 East, having real estate #'s 00126210.000000, 00126220.000000, 00126230.000000, 00127420.000000 and 00127420.000100.
(File 2014-133)
2014-133 SR PC 11.19.14 Revision.PDF
2014-133 SR PC 11.19.14 Revision w site plan.pdf
2014-133 FILE.PDF
2014-133 COMBINED Plans Recvd 11.07.14.PDF
2014-133 Recvd 09.18.14 COMBINED Bldg.PDF
2014-133 Recvd 09.18.14 COMBINED Land.PDF
2014-133 Recvd 09.18.14 COMBINED Site Plan.PDF
2014-133 Recvd 10.22.14 Survey.pdf
2014-133 Recvd 11.17.14 C-4.00 Revised Site Plan.PDF

~~6. William and Kimberly Stancel, 835 East Shore Drive, Summerland Key: An appeal to the Planning Commission concerning an administrative decision of the Senior Director of Planning & Environmental Resources dated September 23, 2014 approving a special exception to construct a 270' long X 4' wide dock with a 8' X 20' terminal platform and boat lifts. The subject property is legally described as Lot 6, Summerland Beach Amended Plat (Plat Book 2, Page 155), Monroe County, Florida, having real estate number 00196580-000000.~~
(File 2014-156) WITHDRAWN
2014-156 Memo to PC To Withdraw.pdf

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

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

BOARD DISCUSSION

GROWTH MANAGEMENT COMMENTS

RESOLUTIONS FOR SIGNATURE

ADJOURNMENT

File #: **2014-078**

Owner's Name: Grobarek, Joseph & Lorraine

Applicant: Grobarek, Joseph & Lorraine

Agent: N/A

Type of Application: Variance - PC

Key: Key Haven

RE: 00138970-000000

Additional Information added to File 2014-078

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: 6.10.14
Time:

Dear Applicant:

This is to acknowledge submittal of your application for Variance - PC
Type of application

Grobaret, Joseph + Lorraine to the Monroe County Planning Department.
Project / Name

Thank you.

Gail Creech

Planning Staff

MCPA GIS Public Portal
Scott P. Russell, CFA

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

Help

Click on our Getting Started tutorial!

Zoom-inZoom-in to a defined extent...
Zoom-outZoom-out to a defined extent...
Full ExtentZoom to the full extent tool was clicked!
Clear
Basemap | Select a basemap | ...fy parcels within 5 feet of locationClear

Search:

OBJECTID	SDE.DBO.W_PARCELS.ID	SDE.DBO.W_PARCELS.RECHAR	SDE.DBO.W_PARCELS.GEO_FEAT	
20138	138930	00138930-000000	8761	2667 25

MCPA GIS Public Portal
Major Road
Monroe Outline
Subdivisions
Section Lines
SECTION TEXT
Parcels
Shoreline
Lot Lines
Hooks Leads
Easements
2014 Condo
2013 Condo
2012 Condo
2011 Condo
2010 Condo
2009 Condo
2008 Condo
2014 Sales
2013 Sales
2012 Sales
2011 Sales
2010 Sales
2009 Sales
2008 Sales
Road Centerline
Road Block Name
Right of Way

Expand All

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

Verified GC

ALVAREZ RAY AND ROSE G
7 W CYPRESS TER
KEY WEST, FL 33040-6234

BARRETT JAMES H
26 ASTER TER
KEY WEST, FL 33040-6205

BLANCO EDWARDO GONZALEZ
5 W CYPRESS TER
KEY WEST, FL 33040-6234

BLESSING BETTY L L/E
4947 LAKESIDE DR
ZEPHYRHILLS, FL 33542-5599

BOTWAY CLIFFORD REV TRUST
PO BOX 1578
KEY WEST, FL 33041-1578

BRASOVAN LOUIS III
35934 HWY 27
HAINES CITY, FL 33844-3737

BRICKLEY-MEISTRELL FAMILY REV TR
3/3/1999 C/O BRICKLEY JOHN KEVIN
PO BOX 729
KEY WEST, FL 33041-0729

DOAN VINH DANG
3 W CYPRESS TER
KEY WEST, FL 33040-6234

DROSSEL DIANA BERRY L/E
11 W CYPRESS TER
KEY WEST, FL 33040-6234

GROBAREK JOSEPH AND LORRAINE
2 CYPRESS TER
KEY WEST, FL 33040-6215

H AND C CYPRESS TERRACE LLC
4119 MASSARD RD
FORT SMITH, AR 72903-6223

KEY HAVEN ASSOCIATED ENTERPRISES INC
C/O SOUTHERNMOST INSURANCE
1010 KENNEDY DR STE 300
KEY WEST, FL 33040-4133

KRUMMEL MARILYN PAPY AND RALPH R JR
5 CYPRESS TER
KEY WEST, FL 33040-6215

LUJAN BETTY QUAL PER RES TRUST I
46 CYPRESS AVE
KEY WEST, FL 33040

MATTHEWS FRED SAWYER AND KARIN E
9 W CYPRESS TER
KEY WEST, FL 33040-6234

OROPEZA STEVEN P AND PAMELA
3540 EAGLE AVE
KEY WEST, FL 33040-4654

RICE MICHAEL DAVID
6 W CYPRESS TER
KEY WEST, FL 33040-6235

RUFF TIMOTHY AND GINA
3324 RIVIERA DR
KEY WEST, FL 33040-4632

RUIZ MARIA CHRISTINA
1 W CYPRESS TER
KEY WEST, FL 33040-6234

SWEETING GERALDINE DEC TR 8/29/01
1 COCONUT DR
KEY WEST, FL 33040-6214

WALSH JOSEPH H
909 16TH TER
KEY WEST, FL 33040-4244

Verified GC 1 of 1

End of Additional File 2014-078

APPLICATION

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
JUN 10 2014
MONROE CO. PLANNING DEPT

Variance Application to the Monroe County Planning Commission

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

Planning Commission Variance Application Fee: $1,608.00

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: 06 / 06 / 2014
Month Day Year

Property Owner:
JOSEPH V & LORRAINE D GROBAREK
Name
2 CYPRESS TERRACE
KEY WEST, FL 33040
Mailing Address (Street, City, State, Zip Code)
847-710-7311
Daytime Phone
JGROBAREK@AOL.COM
Email Address

Agent (if applicable):
Name
Mailing Address (Street, City, State, Zip Code)
Daytime Phone
Email Address

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

Block	Lot	Subdivision	Key
3	21	KEY HAVEN - EIGHTH ADDITION	RACCOON KEY

Real Estate (RE) Number	Alternate Key Number
OR291-272/80 OR321-1/8 OR549-799 OR1698-905	1173142

2 CYPRESS TERRACE, KEY WEST, FL 33040
Street Address (Street, City, State, Zip Code) Approximate Mile Marker

APPLICATION

Land Use District Designation(s): Residential

Present Land Use of the Property: Residential

Total Land Area: 9965 Square Ft.

Please provide the standard required by the land development regulations: Tiki hut 5' from property line
(i.e. front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Please provide that requested: Tiki hut 5' from property line is ok
(i.e. front yard setback of 10 feet, 70 off-street parking spaces, etc.)

<u>All of the following standards</u> must be met in order to receive variance approval. Please describe how each standard shall be met.

1) The applicant shall demonstrate a showing of good and sufficient cause:
This is an "L" shaped corner lot with a long narrow strip of land. The constraints of the shape give us this only location for the Tiki hut.

2) Failure to grant the variance would result in exceptional hardship to the applicant:
Failure to grant a variance would leave a corner of our lot unuseable and hurt the resale value

3) Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public:
The purposed Tiki Hut is within all setbacks and inside the existing fence. on our lot. The public will not be visible to the public

4) Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district:
This is a corner lot with a long narrow strip of land 60'x20' at the end of a canal. Very unique to the area.

5) Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of this chapter or established development patterns:
This variance is just for a simple Tiki Hut like many in Key West and Hey Haven.

6) Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:

NO, THE VARIANCE HAS NOTHING TO DO WITH THE HEALTH OF MYSELF OR MY FAMILY

7) Granting the variance is not based on the domestic difficulties of the applicant or his family:

NO, THE VARIANCE IS NOT BASED ON THE DOMESTIC DIFFICULTIES OF MYSELF OR MY FAMILY

8) The variance is the minimum necessary to provide relief to the applicant:

YES, THE VARIANCE IS THE MINIMUM NECESSARY TO PROVIDE RELIEF.

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 variance application** (unaltered and unbound);
- ☑ **Correct fee** (check or money order to Monroe County Planning & Environmental Resources);
- ☑ **Proof of ownership (i.e. Warranty Deed);**
- ☑ **Current Property Record Card(s) from the Monroe County Property Appraiser;**
- ☑ **Location map;**
- ☑ **Photograph(s) of site from adjacent roadway(s);**
- ☑ **Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 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);
- ☑ **Signed and Sealed Site Plans, 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). At a minimum, the site plan should include the following:
  - ☐ Date, north point and graphic scale;
  - ☐ Boundary lines of site, including all property lines and mean high-water lines;
  - ☐ Land use district of site and any adjacent land use districts;
  - ☐ Locations and dimensions of all existing and proposed structures and drives;
  - ☐ Type of ground cover (i.e. concrete, asphalt, grass, rock);
  - ☐ Adjacent roadways;
  - ☐ Setbacks as required by the land development regulations;
  - ☐ Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;
- ☑ **Typed name and address mailing labels of all property owners within a 300 foot radius of the property.** This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included;

APPLICATION

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)

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

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

Signature of Applicant: _____ **Date:** 6-9-14

Sworn before me this 9 day of June, 2014

YELEINI VALLE CONDE
Notary Public - State of Florida
My Comm. Expires Feb 10, 2015
Commission # EE 63457
Bonded Through National Notary Assn.

_____
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.

Monroe County Property Record Card (021)

Alternate Key: 1173142
Effective Date: 6/5/2014 1:29:11 PM

Roll Year 2014
Run: 06/05/2014 01:29 PM

GROBAREK,JOSEPH AND LORRAINE

2 CYPRESS TER
KEY WEST FL 33040-6215

Parcel 00138970-000000-26-67-25
Alt Key 1173142
Affordable Housing No
FEMA Injunction
Inspect Date May 23, 2011
Business Name
Physical Addr 2 CYPRESS TER, KEY HAVEN

Nbhd 127
Mill Group 100A
PC 0100
Next Review

Associated Names

Name	DBA	Role
GROBAREK, JOSEPH AND LORRAINE		Owner

Legal Description

BK 3 LT 21 KEY HAVEN-EIGHTH ADDITION PB5-61 RACCOON KEY OR291-272/80 OR321-1/8 OR549-799 OR1698-905

Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
19531	010C	0	0	Yes	9,965.00	SF	0.00		1.00	1.00	1.00	0.94		N		

Total Just Value

Building Sketch 4908

Building Characteristics

Building Nbr	1	**Building Type**	R1	**Perimeter**	412	**Functional Obs**	0.00
Effective Age	4	**Condition**	G	**Depreciation %**	0.02	**Economic Obs**	0.00
Grnd Floor Area	3,331	**Quality Grade**	600	**Year Built**	2009	**Special Arch**	0

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type	2	**Roof Cover**	2	**Heat 1**	6	**Heat 2**	0	**Heat Src 1**	0	**Heat Src 2**	0	**Foundation**	6	**Bedrooms**	3
Extra Features:		**2 Fix Bath**	0	**4 Fix Bath**	0	**6 Fix Bath**	0	**Extra Fix**	0	**Vacuum**	0	**Security**	0	**Garbage Disposal**	0
		3 Fix Bath	2	**5 Fix Bath**	0	**7 Fix Bath**	0	**Dishwasher**	0	**Intercom**	0	**Fireplaces**	0	**Compactor**	0

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID	SOH %
SBU	1	3:WD FR STUCCO	1	2009					1,189	000	0.00
FLA	10	1:WD FRAME/COMPOSITE	1	2009					1,589	009	0.00
OUU	11	:	1	2009					116	010	0.00
OUU	12	:	1	2009					258	011	0.00

OUF	13	:	1	2009		65	012	0.00
GAU	2	3:WD FR STUCCO	1	2009		221	001	0.00
GAU	3	3:WD FR STUCCO	1	2009		352	002	0.00
FLA	4	1:WD FRAME/COMPOSITE	1	2009	Y	1,742	003	0.00
OUU	5	:	1	2009		368	004	0.00
OUF	6	:	1	2009		116	005	0.00
OUF	7	:	1	2009		305	006	0.00
OUU	8	:	1	2009		87	007	0.00
OUF	9	:	1	2009		60	008	0.00

Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
4	PT2:BRICK PATIO	1,500	SF	0.00	50	30	2009	2011	2	50		
3	PT2:BRICK PATIO	240	SF	0.00	16	15	2009	2011	2	50		
2	PT2:BRICK PATIO	234	SF	0.00	13	18	2009	2011	2	50		
1	SW2:SEAWALL	136	SF	0.00	85	2	2007	2011	2	60		
										Total Depreciated Value		

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	09102765	Aug 6 2009 12:00AM	Dec 20 2009 12:00AM	13,000	Residential	PAVING
	11102698	Jun 2 2011 12:00AM		8,000	Residential	FENCE
	12103653	Apr 8 2013 12:00AM		32,500	Residential	POOL & SPA
	02101114	Apr 26 2005 12:00AM	Oct 7 2009 12:00AM	400,000	Residential	SFR CONVENTIONAL 6118 SF & 45 CY
	06106494	Dec 20 2006 12:00AM	Feb 10 2007 12:00AM	37,000	Residential	ADD SEAWALL (85) LF.

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2013F	C	366,910	0	465,213	17,420	849,543	265,502	0	N	849,543
2012F	C	409,029	0	465,213	17,754	891,996	241,366	0	N	891,996
2011F	C	354,626	0	469,913	18,127	842,666	219,424	0	N	842,666
2010F	C	199,477	0	0	0	199,477	199,477	0	N	199,477
2009F	C	295,522	0	0	0	295,522	295,522	0	N	295,522
2008F	C	762,323	0	0	0	762,323	762,323	0	N	762,323
2007F	C	762,323	0	0	0	762,323	762,323	0	N	762,323
2006F	C	647,725	0	0	0	647,725	647,725	0	N	647,725
2005F	C	398,600	0	0	0	398,600	398,600	0	N	398,600
2004F	C	199,300		0	0	199,300	199,300	0	N	199,300
2003F	C	139,510		0	0	139,510	139,510	0		139,510
2002F	C	139,510		0	0	139,510	139,510	0		139,510
2001F	C	75,734		0	0	75,734	75,734	0		75,734
2000F	C	75,734		0	0	75,734	75,734	0		75,734
1999F	C	75,734		0	0	75,734	75,734	0		75,734
1998F	C	75,734		0	0	75,734	75,734	0		75,734
1997F	C	75,734		0	0	75,734	75,734	0		75,734
1996F	C	75,734		0	0	75,734	75,734	0		75,734
1995F	C	75,734		0	0	75,734	75,734	0		75,734
1994F	C	75,734		0	0	75,734	75,734	0		75,734
1993F	C	75,734		0	0	75,734	75,734	0		75,734
1992F	C	65,769		0	0	65,769	65,769	0		65,769
1991F	C	65,769		0	0	65,769	65,769	0		65,769
1990F	C	63,776		0	0	63,776	63,776	0		63,776
1989F	C	63,377		0	0	63,377	63,377	0		63,377
1988F	C	47,832		0	0	47,832	47,832	0		47,832
1987F	C	55,759		0	0	55,759	55,759	0		55,759
1986F	C	53,392		0	0	53,392	53,392	0		53,392
1985F	C	52,117		0	0	52,117	52,117	0		52,117
1984F	C	52,117		0	0	52,117	52,117	0		52,117
1983F	C	52,117		0	0	52,117	52,117	0		52,117

1982F	C	28,284	0	0	28,284	28,284	0	28,284

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
549	799	2/1/1973	Conversion Code	0	Q	V	14,800
1698	905	5/14/2001	Warranty Deed	0	Q	V	189,000

mapquest

Notes

Map of:

2 Cypress Ter

Key West, FL 33040-6215

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Monroe County Property Appraiser - Radius Report

AK: 8648871 **Parcel ID:** 00139261-000000 **Physical Location** VACANT LAND KEY HAVEN
Legal Description: KEY HAVEN EIGHTH ADDITION RACCOON KEY PB5-61 SS LAKE II DEED 24044 AND II DEED 23844 (14.4
Owners Name: KEY HAVEN ESTATES LTD C/O SOUTHERNMOST INSURANCE
Address: 1010 KENNEDY DR STE 300 KEY WEST FL 33040-4133

AK: 1173096 **Parcel ID:** 00138920-000000 **Physical Location** 41 CYPRESS DR KEY HAVEN
Legal Description: BK 3 LT 16 KEY HAVEN-EIGHTH ADDITION RACCOON KEY B5-61 OR291-272/80 OR321-1/8 OR642-806/807 OR6
Owners Name: BARRETT JAMES H
Address: 26 ASTER TER KEY WEST FL 33040-6205

AK: 1173291 **Parcel ID:** 00139120-000000 **Physical Location** 6 W CYPRESS TER KEY HAVEN
Legal Description: BK 4 LT 15 KEY HAVEN-EIGHTH ADDITION RACCOON KEY B5-61 OR291-272/80 OR321-1/8 OR582-472 OR1231-
Owners Name: RICE MICHAEL DAVID
Address: 6 W CYPRESS TER KEY WEST FL 33040-6235

AK: 1173282 **Parcel ID:** 00139110-000000 **Physical Location** 8 W CYPRESS TER KEY HAVEN
Legal Description: BK 4 LT 14 KEY HAVEN-EIGHTH ADDITION RACCOON KEY B5-61 OR291-272/80 OR321-1/8 OR546-616 OR883-8
Owners Name: OROPEZA STEVEN P AND PAMELA
Address: 3540 EAGLE AVE KEY WEST FL 33040-4654

AK: 1173312 **Parcel ID:** 00139140-000000 **Physical Location** 11 CYPRESS TER KEY HAVEN
Legal Description: BK 4 LT 17 KEY HAVEN-EIGHTH ADDITION RACCOON KEY B-5-61 OR291-272/80 OR321-1/8 OR558-636 OR687-
Owners Name: H AND C CYPRESS TERRACE LLC
Address: 4119 MASSARD RD FORT SMITH AR 72903-6223

AK: 1173169 **Parcel ID:** 00138990-000000 **Physical Location** 3 W CYPRESS TER KEY HAVEN
Legal Description: BK 4 LT 2 KEY HAVEN-EIGHTH ADDITION RACCOON KEY 5-61 OR291-272/80 OR321-1/8 OR535-852 OR698-81
Owners Name: DOAN VINH DANG
Address: 3 W CYPRESS TER KEY WEST FL 33040-6234

AK: 1173177 **Parcel ID:** 00139000-000000 **Physical Location** 5 W CYPRESS TER KEY HAVEN
Legal Description: BK 4 LT 3 KEY HAVEN-EIGHTH ADDITION RACCOON KEY -5-61 OR291-272/80 OR321-1/8 OR645-197 OR2108-2
Owners Name: BLANCO EDWARDO GONZALEZ
Address: 5 W CYPRESS TER KEY WEST FL 33040-6234

AK: 1173100 **Parcel ID:** 00138930-000000 **Physical Location** 45 CYPRESS AVE KEY HAVEN
Legal Description: BK 3 LTS 17 - 18 KEY HAVEN-EIGHTH ADDITION PB5-61 RACCOON KEY OR291-272/80 OR321-1/8 OR549-7
Owners Name: BRASOVAN LOUIS III
Address: 35934 HWY 27 HAINES CITY FL 33844-3737

AK: 1173347 **Parcel ID:** 00139180-000000 **Physical Location** 5 CYPRESS TER KEY HAVEN
Legal Description: KEY HAVEN-EIGHTH ADDITION PB5-61 RACCOON KEY 20' LOT 3 ALL LOT 4 & SE'LY 8' LOT 5 BLK 5 OR2
Owners Name: KRUMMEL MARILYN PAPY AND RALPH R JR
Address: 5 CYPRESS TER KEY WEST FL 33040-6215

AK: 1173355 **Parcel ID:** 00139190-000000 **Physical Location** 7 CYPRESS TER KEY HAVEN
Legal Description: KEY HAVEN-EIGHTH ADDITION PB5-61 RACCOON KEY 70' LOT 5 & S 36' LOT 6 BLK 5 OR291-272/80 OR32
Owners Name: WALSH JOSEPH H
Address: 909 16TH TER KEY WEST FL 33040-4244

AK: 1173142 **Parcel ID:** 00138970-000000 **Physical Location** 2 CYPRESS TER KEY HAVEN
Legal Description: BK 3 LT 21 KEY HAVEN-EIGHTH ADDITION PB5-61 RACCOO N KEY OR291-272/80 OR321-1/8 OR549-799 OR1698
Owners Name: GROBAREK JOSEPH AND LORRAINE
Address: 2 CYPRESS TER KEY WEST FL 33040-6215

AK: 8749830 **Parcel ID:** 00123110-000101 **Physical Location** 46 CYPRESS AVE KEY HAVEN
Legal Description: 26 67 25 LITTLE RACCOON KEY PT GOVT LOT 1 (1.63 AC) OR1077-283/284 OR1187-1088/1118PET/ORD/WILI
Owners Name: LUJAN BETTY QUAL PER RES TRUST I
Address: 46 CYPRESS AVE KEY WEST FL 33040

AK: 1173134 **Parcel ID:** 00138960-000000 **Physical Location** 49 CYPRESS AVE KEY HAVEN
Legal Description: BK 3 LT 20 KEY HAVEN EIGHTH ADDITION RACCOON KEY B5-61 OR291-272/80 OR321-1/8 OR612-788 OR739-6
Owners Name: BLESSING BETTY L L/E
Address: 4947 LAKESIDE DR ZEPHYRHILLS FL 33542-5599

AK: 1173428 **Parcel ID:** 00139260-000000 **Physical Location** VACANT LAND KEY HAVEN
Legal Description: KEY HAVEN-EIGHTH ADDITION RACCOON KEY PB5-61 TE PARK N0 2 OR291-272/280 OR321-1/8 OR854-13
Owners Name: KEY HAVEN ASSOCIATED ENTERPRISES INC C/O SOUTHERNMOST INSURANCE
Address: 1010 KENNEDY DR STE 300 KEY WEST FL 33040-4133

AK: 1173321 **Parcel ID:** 00139150-000000 **Physical Location** 1 CYPRESS TER KEY HAVEN
Legal Description: KEY HAVEN-EIGHTH ADDITION RACCOON KEY PB5-61 1, 2 AND SELY 58 LT 3 BLK 5 OR291-272/80 OR321
Owners Name: BOTWAY CLIFFORD REV TRUST
Address: PO BOX 1578 KEY WEST FL 33041-1578

AK: 1173126 **Parcel ID:** 00138950-000000 **Physical Location** 47 CYPRESS AVE KEY HAVEN
Legal Description: BK 3 LT 19 KEY HAVEN-EIGHTH ADDN PB5-61 RACCOON Y OR291-272/80 OR321-1/8 OR608-488 OR612-789 O
Owners Name: BRICKLEY-MEISTRELL FAMILY REV TR 3/3/1999 C/O BRICKLEY JOHN KEVIN
Address: PO BOX 729 KEY WEST FL 33041-0729

AK: 1173193 **Parcel ID:** 00139020-000000 **Physical Location** 9 W CYPRESS TER KEY HAVEN
Legal Description: BK 4 LT 5 KEY HAVEN EIGHTH ADDITION RACCOON KEY 5-61 OR291-272/80 OR321-1/8 OR728-163/64 OR728
Owners Name: MATTHEWS FRED SAWYER AND KARIN E
Address: 9 W CYPRESS TER KEY WEST FL 33040-6234

AK: 1173380 **Parcel ID:** 00139220-000000 **Physical Location** 8 CYPRESS TER KEY HAVEN
Legal Description: BLK 5 PT LT 6 AND ALL LOTS 7 AND 8 KEY HAVEN-EI GHT ADDITION PB5-61 RACCOON KEY OR291-27
Owners Name: RUFF TIMOTHY AND GINA
Address: 3324 RIVIERA DR KEY WEST FL 33040-4632

AK: 1173185 **Parcel ID:** 00139010-000000 **Physical Location** 7 W CYPRESS TER KEY HAVEN
Legal Description: BK 4 LT 4 KEY HAVEN EIGHTH ADDITION RACCOON KEY 5-61 OR291-272/80 OR321-1/8 OR527-869
Owners Name: ALVAREZ RAY AND ROSE G
Address: 7 W CYPRESS TER KEY WEST FL 33040-6234

AK: 1173207 **Parcel ID:** 00139030-000000 **Physical Location** 11 W CYPRESS TER KEY HAVEN
Legal Description: BK 4 LT 6 KEY HAVEN EIGHTH ADDITION RACCOON KEY 5-61 OR291-272/80 OR321-1/8 OR502-414 OR502-50
Owners Name: DROSSEL DIANA BERRY L/E
Address: 11 W CYPRESS TER KEY WEST FL 33040-6234

AK: 1173151 **Parcel ID:** 00138980-000000 **Physical Location** 1 W CYPRESS TER KEY HAVEN
Legal Description: BK 4 LT 1 KEY HAVEN-EIGHTH ADDN RACCOON KEY OR291-272/80 OR321-1/8 OR321-1/8 OR291-272/280
Owners Name: RUIZ MARIA CHRISTINA
Address: 1 W CYPRESS TER KEY WEST FL 33040-6234

AK: 1173304 **Parcel ID:** 00139130-000000 **Physical Location** 4 W CYPRESS TER KEY HAVEN
Legal Description: BK 4 LT 16 KEY HAVEN-EIGHTH ADDITION RACCOON KEY B-5-61 OR291-272/80 OR321-1/8 OR629-365 OR775-1
Owners Name: SWEETING GERALDINE DEC TR 8/29/01
Address: 1 COCONUT DR KEY WEST FL 33040-6214

KEY HAVEN ESTATES LTD
C/O SOUTHERNMOST INSURANCE
1010 KENNEDY DR STE 300
KEY WEST, FL 33040-4133

BARRETT JAMES H
26 ASTER TER
KEY WEST, FL 33040-6205

RICE MICHAEL DAVID
6 W CYPRESS TER
KEY WEST, FL 33040-6235

OROPEZA STEVEN P AND PAMELA
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KEY WEST, FL 33040-4654

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KEY WEST, FL 33040-4244

GROBAREK JOSEPH AND LORRAINE
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KEY WEST, FL 33040-6215

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KEY WEST, FL 33040

BLESSING BETTY L L/E
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ZEPHYRHILLS, FL 33542-5599

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BRICKLEY-MEISTRELL FAMILY REV TR
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C/O BRICKLEY JOHN KEVIN
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3324 RIVIERA DR
KEY WEST, FL 33040-4632

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DROSSEL DIANA BERRY L/E
11 W CYPRESS TER
KEY WEST, FL 33040-6234

RUIZ MARIA CHRISTINA
1 W CYPRESS TER
KEY WEST, FL 33040-6234

SWEETING GERALDINE DEC TR 8/29/01
1 COCONUT DR
KEY WEST, FL 33040-6214

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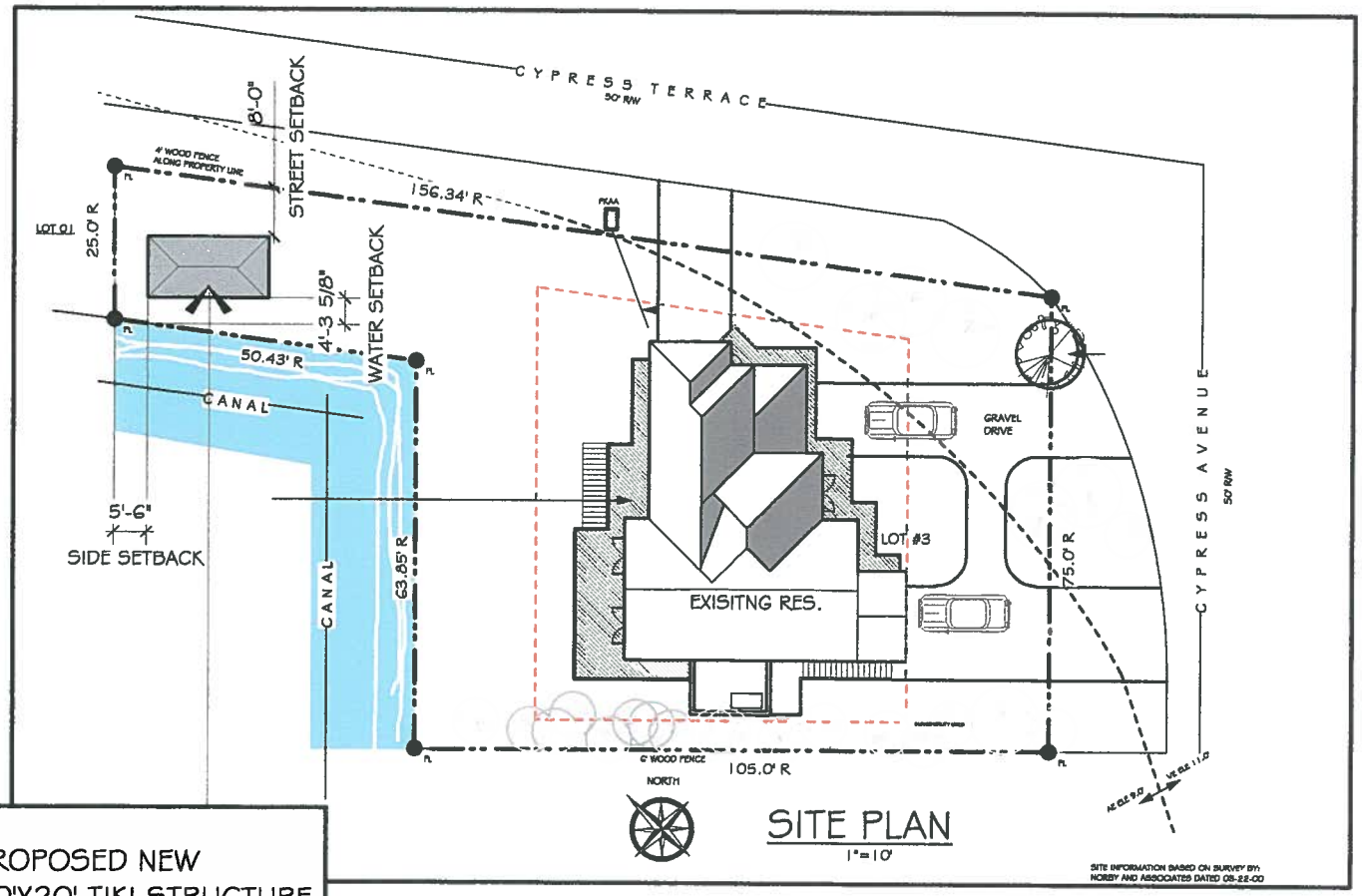


PROPOSED NEW
10'X20' TIKI STRUCTURE

APPLICANT INFORMATION

JOE & LORRAINE GROBAREK

LOT 21 - 60 CYPRESS TERR.
KEY WEST, FLA.

REVISIONS: DATE

PETER PIKE ARCHITECT
471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
3 3 0 4 0

PROJECT:
JOE & LORRAINE GROBAREK
LOT 21 - 60 CYPRESS TERR.
KEY WEST, FLA.

DRAWING TITLE:

PROJECT NUMBER:
DRAWN:
CHECKED: PMP
DATE: 6-6-14

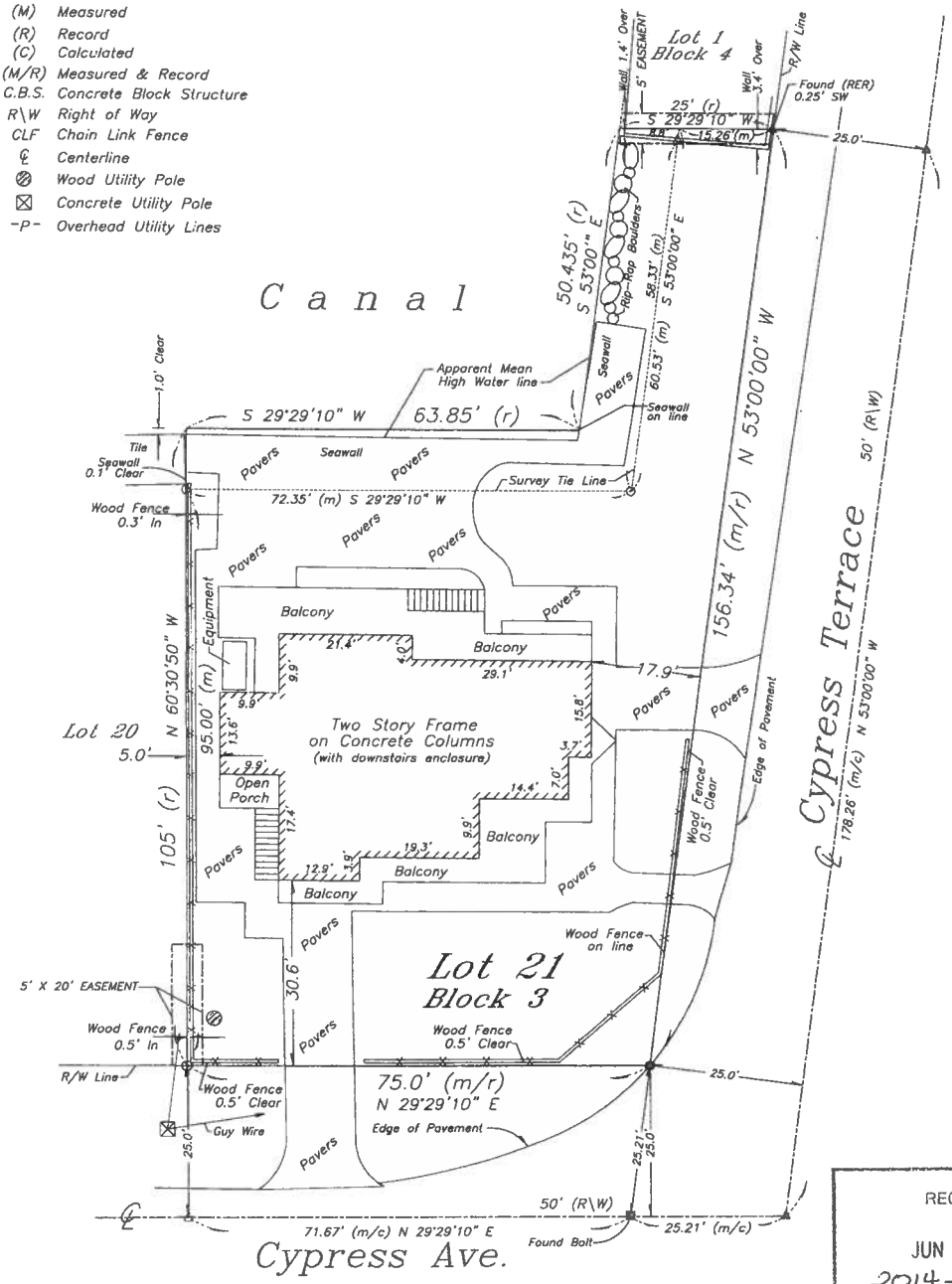
SHEET #

PETER M. PIKE
FLA. REGISTRATION # AR0015198

Boundary Survey Map of Lot 21, Block 3, KEY HAVEN EIGHTH ADDITION

LEGEND

- ○ Set 3/4" Iron Pipe w/cap (6298)
- ● Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (RER)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (C) Calculated
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ℄ Centerline
- Wood Utility Pole
- Concrete Utility Pole
- -P- Overhead Utility Lines



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2014-078
MONROE CO. PLANNING DEPT

Sheet One of Two Sheets

NOTE:
This Survey Map is not full and complete without the attached Survey Report.

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of Lot 21, Block 3, KEY HAVEN EIGHTH ADDITION

NOTES:

1. *The legal description shown hereon was furnished by the client or their agent.*
2. *Underground foundations and utilities were not located.*
3. *All angles are 90° (Measured & Record) unless otherwise noted.*
4. *Street address: 2 Cypress Terrace, Key Haven, FL.*
5. *This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.*
6. *Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.*
7. *Bearings are assumed and based on the NW'ly R/W line of Cypress Ave. as N 29°29'10" E.*
8. *Date of field work: September 4, 2012.*
9. *Ownership of fences is undeterminable, unless otherwise noted.*
10. *The Survey Report is not full and complete without the attached Survey Map.*
11. *The "Apparent Mean High Water Line" shown hereon does not purport to establish the actual Mean High Water Line for tidal boundary purposes.*

BOUNDARY SURVEY OF: Lot 21, Block 3, KEY HAVEN EIGHTH ADDITION according to the plat thereof as recorded in Plat Book 5, Page 61 of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Joseph & Lorraine Grobarek;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

THIS SURVEY IS NOT ASSIGNABLE

September 17, 2012

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Sheet Two of Two Sheets

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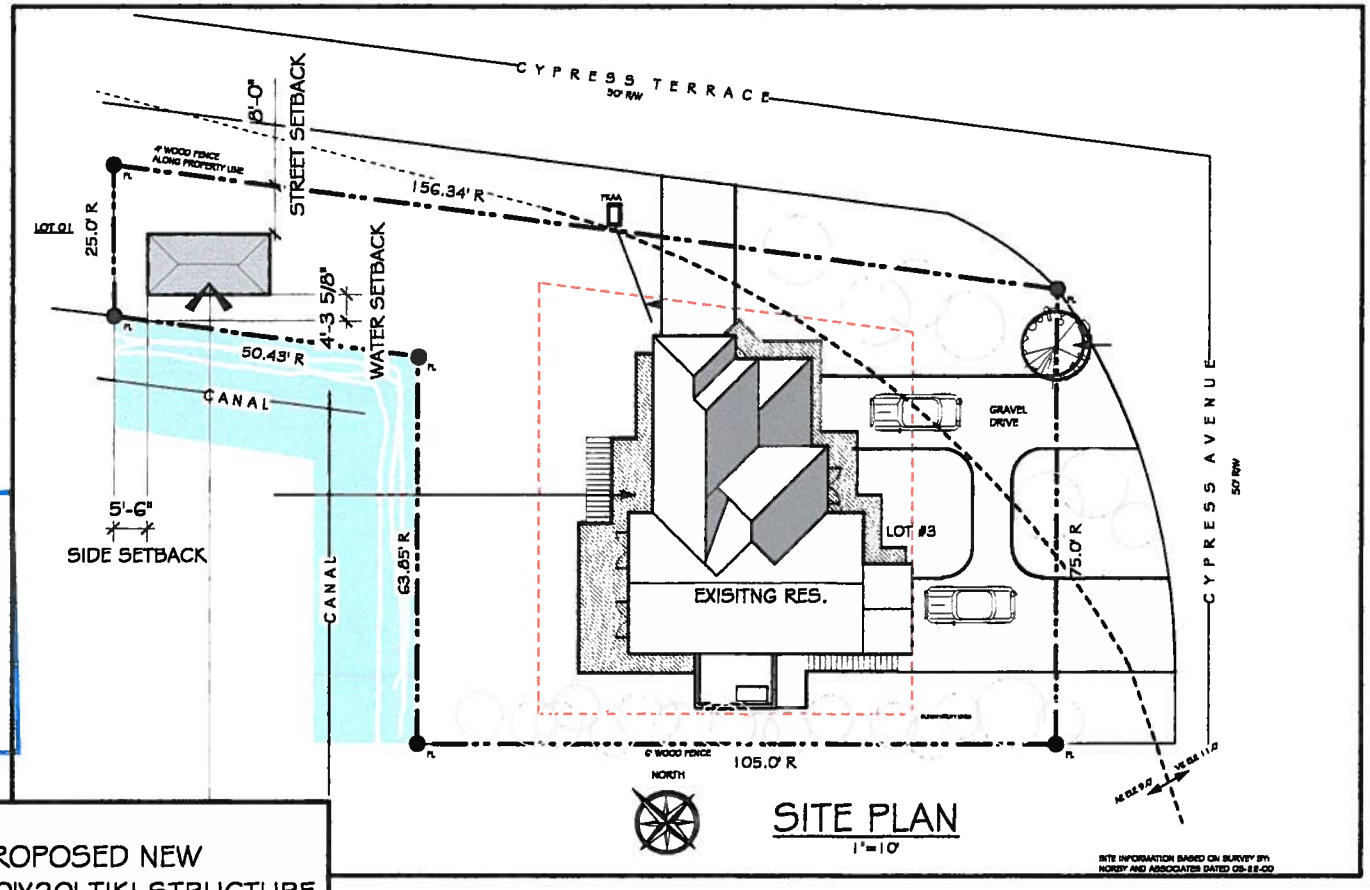

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MONROE CO. PLANNING DEPT

PROPOSED NEW
10'X20' TIKI STRUCTURE

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KEY WEST, FLA.

REVISIONS: DATE

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3 3 0 4 0

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KEY WEST, FLA.

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SHEET #

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- (M) Measured
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- R\W Right of Way
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- ℄ Centerline
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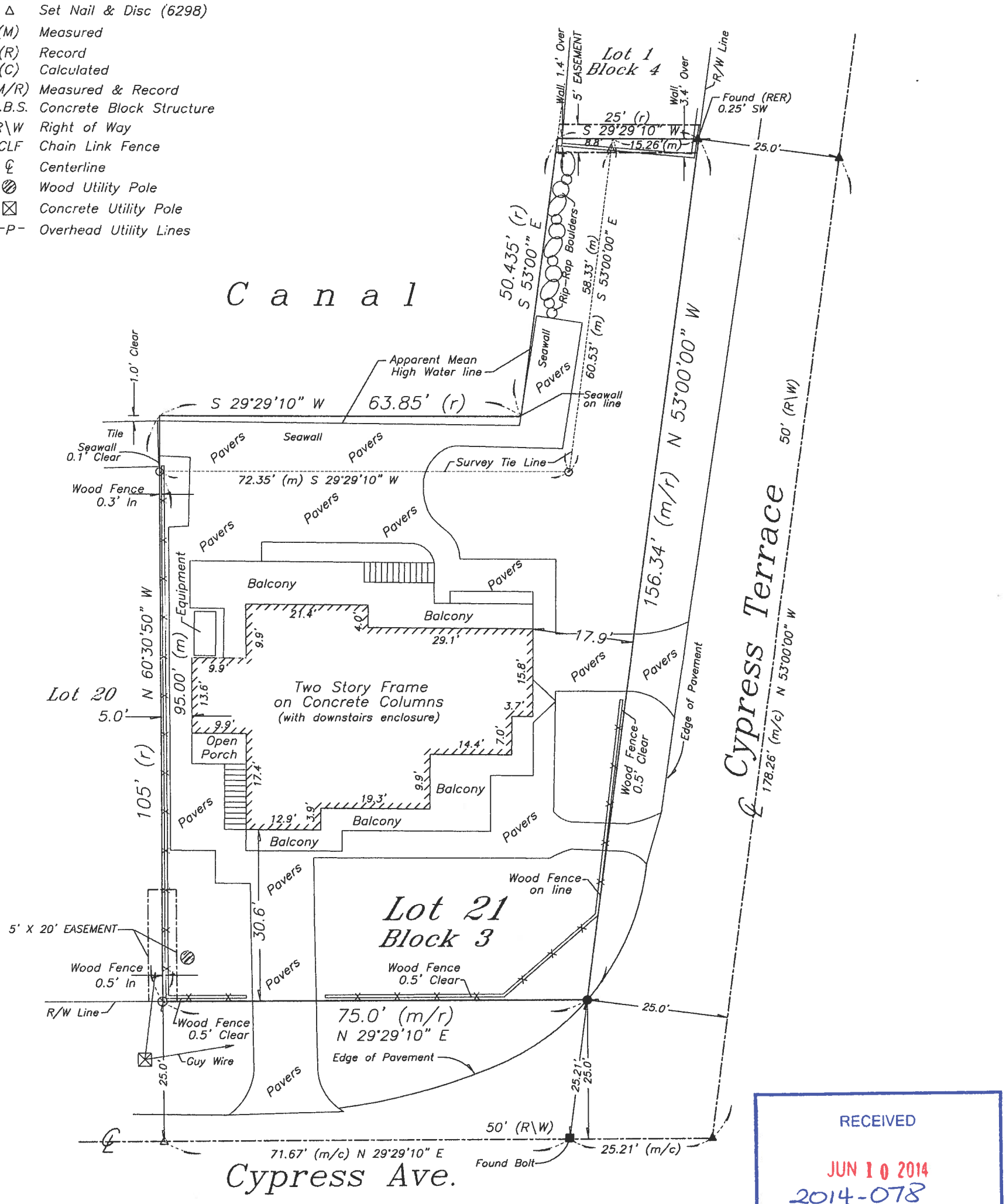
- -P- Overhead Utility Lines



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Sheet One of Two Sheets

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Boundary Survey Report of Lot 21, Block 3, KEY HAVEN EIGHTH ADDITION

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BOUNDARY SURVEY OF: Lot 21, Block 3, KEY HAVEN EIGHTH ADDITION according to the plat thereof as recorded in Plat Book 5, Page 61 of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Joseph & Lorraine Grobarek;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

THIS SURVEY IS NOT ASSIGNABLE

September 17, 2012

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Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: The Monroe County Planning Commission

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

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

Date: November 14, 2014

Subject: *Request for an Amendment to a Development Agreement between Monroe County, Florida; Summerland Palms Investors, LLC, Coco Palms Developers, LLC, Suncrest Investors, LLC, and Oceanside Investors, LLC concerning properties located at 5948, 5950 and 5970 Peninsular Avenue, Stock Island (legally described as Block 46, Lots 30, 31 and ½ Lot 32, Block 60, portions of Lots 1, 2 and 3, Block 61, portions of Lots 1, 2 and 3, the abandoned portion of Peninsular Avenue lying between Block 46 and Block 60, the abandoned portion of Maloney Avenue lying between Blocks 60 and 61, McDonald's Plat, also known as Maloney Subdivision, having real estate #'s 00126210.000000, 00126220.000000, 00126230.000000, 00127420.000000 and 00127420.000100), 24930 Overseas Highway, Summerland Key (legally described as Lot 55 and a portion of Lot 54, Summerland Yacht Harbor, having real estate #'s 00194741.000100, 00194741.000200, 00194741.000300, 00194741.000400, 00194741.000500, 00194741.000600, 00194741.000700, 00194741.000800, 00194741.000900, 00194741.001000, 00194741.001100, 00194741.001200, 00194741.001300, 00194741.001400, 00194741.001500, 00194741.001600, 00194741.001700, 00194741.001800, 00194741.001900, 00194741.002000, 00194741.002100 and 00194741.002200), 21585 Old State Road 4A, Cudjoe Key (legally described as Lot 30, Sacarma, having real estate #00174960.000000), and 5176 Suncrest Road, Stock Island (legally described as Lots 27 and 28, Sun Krest, having real estate # 00132680.000000) (File #2014-112)*

Meeting: November 19, 2014

I REQUEST:

Note: Staff requested several revisions to the agreement following the Development Review Committee meeting on August 26, 2014. The applicant provided revised drafts of the agreement to the Planning & Environmental Resources Department, most recently on November 14, 2014. The November 10, 2014 draft of the agreement is attached. Previous drafts of the agreement and staff reports may be disregarded.

The applicant is proposing an amendment to an existing development agreement between Monroe County, Florida; Summerland Palms Investors, LLC, Coco Palms Developers, LLC, Suncrest Landing, LLC, Singh Investors, LLC, and Oceanside Investors. The agreement was

recorded in the official records of Monroe County on December 19, 2013 (Planning Department File #2013-069).

The existing agreement allows the transfer of Residential Rate of Growth Ordinance (ROGO) exemptions – known as Transferable ROGO Exemptions (TREs) - from sender sites at 24930 Overseas Highway (22 market-rate permanent TREs), 21585 Old State Road 4A (17 market-rate permanent TREs) and 5176 Suncrest Road (7 market-rate permanent TREs) to a receiver site at 5950 and 5970 Peninsular Avenue, in accordance with MCC §130-161.1. On the sender sites, the residential dwelling units in which the transferred market-rate permanent TREs are derived shall be converted to, or replaced with, an equivalent amount of deed-restricted affordable housing.

The existing agreement also involves the redevelopment of 5950 and 5970 Peninsular Avenue, the receiver site, for the addition of up to 78 new, market-rate residential dwelling units, which may be used as vacation rentals, up to 5 new hotel rooms, a new restaurant with up to 150 seats, and other improvements related to the existing, partially-condominiumized marina and accessory development. A boat barn (under condominium ownership), 22 existing, market-rate permanent units (under condominium ownership), marina wet slips (under condominium ownership) and ancillary/accessory buildings would be maintained. An existing boat barn/light industrial building would be demolished. Not including accessory structures related to the residential uses, the nonresidential floor area would not exceed 40,000 square feet. Dockage owned by the developer would include 8 new slips, for a total of approximately 16 slips, of which at least 20% (3 slips) shall be reserved for commercial fishing vessels.

The following amendments are proposed to the existing agreement:

- Include an adjacent property to the premises associated with the Oceanside Marina property (Block 46, Lots 30, 31 and ½ Lot 32, Block 60, McDonald's Plat, having real estate #'s 00126210.000000, 00126220.000000 and 00126230.000000). The adjacent property is commonly known as the Hickory House property and Oceanside Investors, LLC has entered into a purchase and sale agreement with Monroe County.
- Include an abandoned portion of Peninsular Avenue right-of-way to the premises associated with the Oceanside Marina property (a portion lying between Block 46 and Block 60). The abandonment was approved by the BOCC on June 30, 2014, as memorialized in Resolution #116-2014.
- Amend the acreage of the Oceanside Marina property to reflect the aforementioned adjacent property and abandoned road.
- Amend the total number of hotel rooms allowed at the Oceanside Marina property from up to 5 hotel rooms to up to 17 hotel rooms.
- Amend the conceptual site plan approved by the existing agreement to a) include the aforementioned adjacent property, abandoned road and development thereon the added land area; b) to modify the hotel buildings to accommodate 17 hotel rooms and c) extend the approved 'boardwalk' along the western shoreline of the added adjacent property and abandoned road.

- Allow the transfer of up to 12 vested transient residential dwelling units from Hawk's Cay on Duck Key (to fulfill ROGO requirements associated with up to 12 of the proposed 17 hotel rooms).
- Replace Suncrest Landing, LLC, as a party to the agreement with its predecessor in interest, Suncrest Investors, LLC.
- Replace Singh Investors, LLC, as party to the agreement with its predecessor in interest, Suncrest Investors, LLC.

Applicant:

Agent: Barton W. Smith, Esq., Smith Oropeza, P.L.

II RELEVANT PRIOR COUNTY ACTIONS:

Oceanside Marina, 5948, 5950 and 5970 Peninsular Ave, Stock Island ("Oceanside Property"):

In 1996, the Oceanside Investors' predecessor in interest applied for a minor conditional use permit for part of the Oceanside Property, 5970 Peninsular Avenue (real estate #00127420.000100 only). The approval is memorialized by Development Order #12-96, approved by the Director of Planning on July 23, 1996 and recorded in the official records of Monroe County on September 6, 1996. The permit allowed for the construction of a 9,600 SF storage building and other associated accessory improvements. A copy of Development Order #12-96 is attached as Exhibit 4 to the agreement (File #96045).

In 1997, the Oceanside Investors' predecessor in interest applied for an amendment to the major conditional use permit for part of the current Oceanside Property, 5950 Peninsular Avenue (real estate #00127420.000000 only). The approval is memorialized by Planning Commission Resolution #P52-97, approved by the Planning Commission at a public hearing on July 10, 1997, signed by the Planning Commission Chair on August 18, 1999 and recorded in the official records of Monroe County on August 24, 1999. The amendment allowed for the construction of 22 attached, market rate residential dwelling units one boat storage building; an addition to an existing restaurant; and other associated accessory improvements. A copy of Planning Commission Resolution #P52-97 is attached as Exhibit 5 to the agreement (File #97021).

Following the issuance of Planning Commission Resolution #P52-97, Oceanside Investors' predecessor in interest acquired the adjacent property, 5970 Peninsular Avenue. Further, the 22 attached, market rate residential dwelling units approved by Planning Commission Resolution #P52-97 were constructed and sold under condominium ownership. As such they are not part of the Oceanside Property.

In 1999, the County, the State of Florida Department of Community Affairs, Paradise Island Park, Inc. and Key West Oceanside Marina entered into a development agreement allowing the transfer of 22 market-rate TREs from Paradise Island Park to Oceanside Marina. The development agreement was recorded in the official records of Monroe County on April 7, 2000 (Book #1627, Pages #444 through #468) (File #99039).

In 2007, the Oceanside Investors' predecessor in interest applied for an amendment to a major conditional use permit for the Oceanside Property, 5950 and 5970 Peninsular Avenue (real estate #00127420.000000 and real estate #00127420.000100, as well as other property associated with a condominium development). The approval is memorialized by Planning Commission Resolution #P21-07, approved by the Planning Commission at a public hearing on April 11, 2007, signed by the Planning Commission Chair on May 9, 2007 and recorded in the official records of Monroe County on July 13, 2007. The amendment allowed for the demolition of several buildings and construction of 32 attached, market-rate residential dwelling units; 2 boat barns; 8 wet slips; and other associated accessory improvements. A copy of Planning Commission Resolution #P21-97 is attached as Exhibit 6 to the agreement. Please note that this project was not fully completed, and among other approved development not carried out, the 32 dwelling units were never constructed (File #26028).

In 2013, Oceanside Investors applied for the existing development agreement. The agreement was approved by the BOCC at a public hearing on December 11, 2013, and recorded in the official records of Monroe County on December 19, 2013. The agreement allows the transfer of the 46 market-rate TREs from three sender sites to the property. The agreement also conceptually approved the scope of work of a concurrent major conditional use permit application and associated site plan (File #2013-069). [Please note that as of the date of this report, this project has not been completed. The applicant has 10 years from the effective date of the agreement to complete the project.]

In 2013, Oceanside Investors applied for an amendment to a major conditional use permit for the Oceanside Property, 5950 and 5970 Peninsular Avenue (real estate #00127420.000000 and real estate #00127420.000100). The approval is memorialized by Planning Commission Resolution #P04-14, approved by the Planning Commission at a public hearing on February 26, 2014, signed by the Planning Commission Chair on March 26, 2014 and recorded in the official records of Monroe County on June 13, 2014. The amendment allowed for the property owner to improve the marina's facilities, construct 78 new market rate residential dwelling units (which may be used as vacation rentals), construct 4 new hotel rooms, construct a new restaurant, and carry out associated site improvements (File #2013-068. [Please note that as of the date of this report, this project has not been completed. The applicant has 10 years from the effective date of the agreement to complete the project.]

In 2013, Oceanside Investors applied for a minor conditional use permit to transfer the 46 market-rate TREs to the property. The application is currently being reviewed and processed. It will be decided upon by the Director of Planning & Environmental Resources following a review by the Development Review Committee (File #2013-070).

In 2014, Oceanside Investors applied for minor conditional use permits to transfer a portion of the Transferable Development Rights (TDRs) required to facilitate the project approved by Resolution #P04-14 to the property. The applications are currently being reviewed and processed. Each will be decided upon by the Director of Planning & Environmental Resources following a review by the Development Review Committee (Files #2014-041 and #2014-139).

In 2014, Oceanside Investors applied for an abandonment of a segment of Peninsular Avenue located north of the property (lying between Block 46 and Block 60). The abandonment was approved by the BOCC on June 30, 2014, as memorialized in Resolution #116-2014 (File #2014-054).

In 2014, Oceanside Investors entered into a purchase and sales agreement with Monroe County to purchase the Hickory House property located north of the property.

In 2014, Oceanside Investors applied for an abandonment of a second segment of Peninsular Avenue located north of the property (lying between Block 46 and Block 60). The application is currently being reviewed and processed. It will be decided upon by the BOCC (at a public hearing tentatively scheduled on December 10, 2014) (File #2014-132).

In 2014, Oceanside Investors applied for a minor conditional use permit to transfer up to 5 of the transient TREs to the property. The application is currently being reviewed and processed. It will be decided upon by the Director of Planning & Environmental Resources following a review by the Development Review Committee (File #2014-141).

Summerland Palms Trailer Park, 24930 Overseas Hwy, Summerland Key ("Summerland Palms Property"):

The Planning & Environmental Resources Department issued a Letter of Development Rights determination for the Summerland Palms Property on November 7, 2013. The letter states that there are 22 ROGO exemptions, associated with lawful the existence of 22 mobile homes/RVs (as market-rate, permanent residential units) (File #2013-134).

Rainbow's End Trailer Park, 21585 Old State Rd 4A, Cudjoe Key ("Cudjoe Coco Palms Property"):

On May 13, 2008, a Letter of Development Rights Determination was issued for the Cudjoe Coco Palms. The letter provided a determination that there are 16 ROGO exemptions, associated with lawful the existence of 16 mobile homes (File #28019).

The Planning & Environmental Resources Department issued a first addendum to the letter on November 26, 2013 stating that there are 17 ROGO exemptions, associated with lawful the existence of 17 mobile homes (as market-rate, permanent residential units). The Department issued a second addendum on January 16, 2014 stating that there are 5 ROGO exemptions, associated with lawful the existence of 5 RVs (as transient residential units) (File #2013-132).

5176 Suncrest Rd, Stock Island ("Stock Island Suncrest Property"):

The Planning & Environmental Resources Department issued a Letter of Development Rights determination for the Stock Island Suncrest Property on November 14, 2013. The

letter states that there are 7 ROGO exemptions, associated with lawful the existence of 7 mobile homes (as market-rate, permanent residential units) (File #2013-133).

Development Review Committee (DRC) and Planning Commission:

On July 30, 2013, at a public meeting, the original agreement was reviewed by the DRC. Staff and the DRC recommended approval with amendments to the agreement.

On October 30, 2013, at a public meeting, the original agreement was reviewed and discussed by the Planning Commission in advance of the November 15, 2013 public hearing. On November 15, 2013, at a public hearing, the original agreement was reviewed by the Planning Commission. The Planning Commission recommended approval with amendments to the agreement. The recommendation is memorialized with Planning Commission Resolution #P29-13.

On August 26, 2014, at a public meeting, the amended agreement was reviewed by the DRC. Staff and the DRC recommended approval with amendments to the agreement.

III BACKGROUND INFORMATION:

Oceanside Property - Oceanside Marina, *5948*, 5950 and 5970 Peninsular Ave, Stock Island, mile marker 5 (*Changes from Existing Agreement in italics*):

Real Estate (RE) Numbers: *00126210.000000, 00126220.000000, 00126230.000000,* 00127420.000000 and 00127420.000100

Current Property Owner: Oceanside Investors, LLC

Total Size of Parcels: *Approximately 19.98 acres (approximately 11.32 acres of upland)*

Land Use District: Mixed Use (MU)

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

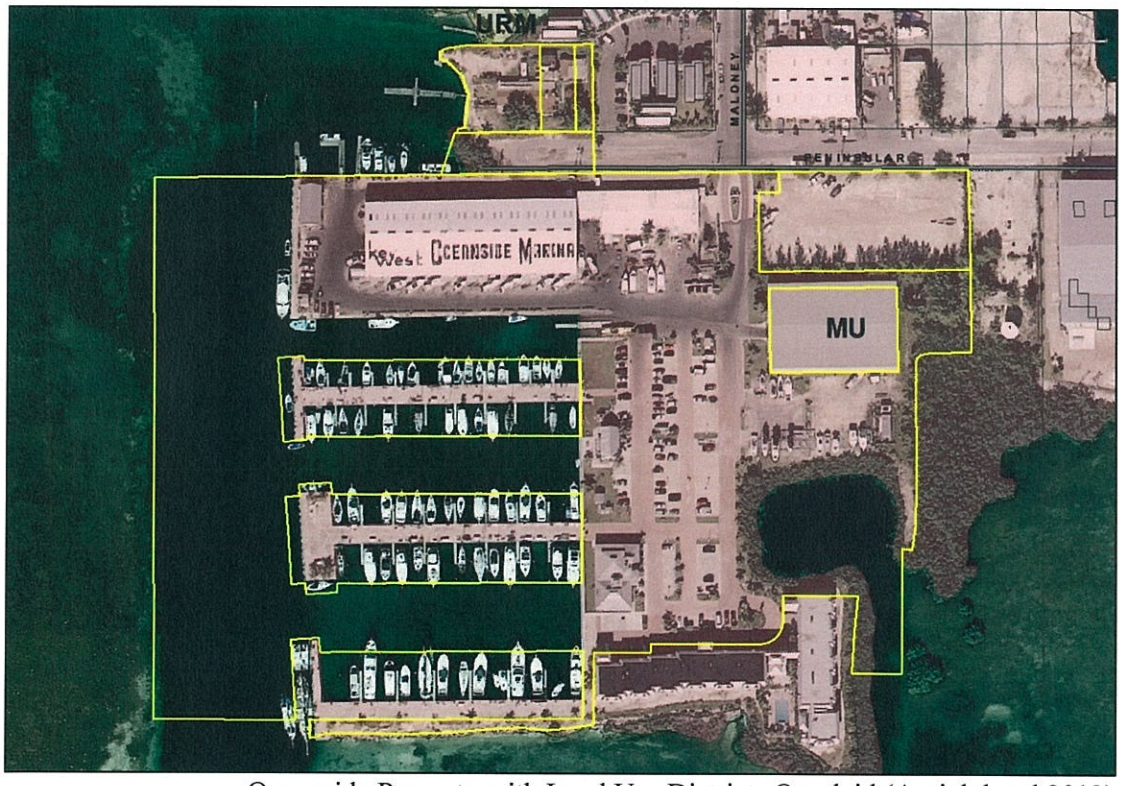
Tier Designation: Tier III

Flood Zones: AE-EL 9, AE-EL 10 and VE-EL 13

Existing Uses: Marina, Commercial Retail, Office, Residential

Existing Vegetation / Habitat: Predominately scarified, with mangroves along some segments of the shoreline and areas landscaping throughout the site

Community Character: Mixed Use



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

Summerland Palms Property - Summerland Palms Trailer Park, 24930 Overseas Hwy, Summerland Key, mile marker 25:

Real Estate (RE) Numbers: 00194741.000100, 00194741.000200, 00194741.000300, 00194741.000400, 00194741.000500, 00194741.000600, 00194741.000700, 00194741.000800, 00194741.000900, 00194741.001000, 00194741.001100, 00194741.001200, 00194741.001300, 00194741.001400, 00194741.001500, 00194741.001600, 00194741.001700, 00194741.001800, 00194741.001900, 00194741.002000, 00194741.002100 and 00194741.002200

Current Property Owner: Summerland Palms Investors, LLC

Total Size of Parcels: Approximately 0.93 acres (approximately 0.93 acres of upland)

Land Use District: Urban Residential Mobile Home (URM)

Future Land Use Map (FLUM) Designation: Residential High (RH)

Tier Designation: Tier III

Flood Zone: AE-EL 8

Existing Use: Mobile Home

Existing Vegetation / Habitat: Predominately scarified, with areas landscaping throughout the site

Community Character: Mixed Use

Summerland Palms Property with Land Use Districts Overlaid (Aerial dated 2012)

Cudjoe Coco Palms Property – Rainbow's End Trailer Park, 21585 Old State Rd 4A, Cudjoe Key, mile marker 22:

Real Estate (RE) Number: 00174960.000000

Current Property Owner: Coco Palms Developers, LLC

Total Size of Parcel: Approximately 3.42 acres (Unknown amount of upland)

Land Use Districts: Native Area (NA), Urban Residential Mobile Home (URM) and Suburban Commercial (SC)

Future Land Use Map (FLUM) Designations: Residential Conservation (RC), Residential High (RH) and Mixed Use / Commercial (MC)

Tier Designation: Tier III

Flood Zone: AE-EL 10

Existing Uses: Mobile Home, Commercial Retail, RV

Existing Vegetation / Habitat: Predominately scarified, with mangroves and buttonwood along some segments of the shoreline and areas landscaping throughout the site

Community Character: Mixed Use

Cudjoe Coco Palms Property with Land Use Districts Overlaid (Aerial dated 2012)

Stock Island Suncrest Property - 5176 Suncrest Rd, Stock Island, mile marker 5:

Real Estate (RE) Number: 00132680.000000

Current Property Owner: Suncrest Landing, LLC

Total Size of Parcels: Approximately 2.07 acres (Unknown amount of upland)

Land Use Districts: Mixed Use (MU) and Native Area (NA)

Future Land Use Map (FLUM) Designations: Mixed Use / Commercial (MC) and Residential Conservation (RC)

Tier Designations: Tier I and Tier III

Flood Zones: AE-EL 8 and AE-EL 9

Existing Uses: Mobile Home

Existing Vegetation / Habitat: Partially scarified, with significant areas of mangroves

Community Character: Mixed Use

Stock Island Suncrest Property with Land Use Districts Overlaid (Aerial dated 2012)

IV REVIEW OF APPLICATION:

The BOCC shall have authority to enter into a development agreement by resolution with any person having a legal or equitable interest in real property located within the unincorporated area of Monroe County if the development agreement meets all of the requirements of the Florida Local Government Development Agreement Act, Section 163.3220-163.3243, Florida Statutes; provided, however, that the duration of the development agreement shall not exceed 10 years, and any duration specified in a development agreement shall supersede any conflicting duration otherwise specified in the land development regulations.

Pursuant to Section 163.3227, Florida Statutes, a development agreement shall include the following:

[Note: As currently presented, the applicant has drafted a separate addendum to the existing agreement, referred to as the "First Amendment". Therefore, the following referenced page numbers found on the existing agreement will not be modified by revisions to the "First Amendment'.]

a) A legal description of the land subject to the agreement, and the names of its legal and equitable owners:

'Original' Oceanside Property: In the existing agreement, a property description is stated in section I and a full legal description is provided in Exhibit 2. Ownership is stated in section I and a special warranty deed is provided in existing Exhibit 1.

'Expanded' Oceanside Property: In the proposed First Amendment, a property description of the additional land associated with the Hickory House property and the Peninsular Avenue road abandonment is stated sections I (J) and I (L). Ownership is stated in section I and a warranty deed (for the Hickory House property) is provided in new Exhibit 26.

Summerland Palms Property: In the existing agreement, a property description is stated in section I and a full legal description is provided in Exhibit 9. Ownership is stated in section I and a special warranty deed is provided in existing Exhibit 8.

Cudjoe Coco Palms Property: In the existing agreement, a property description is stated in section I and a full legal description is provided in Exhibit 13. Ownership is stated in section I and a warranty deed is provided in existing Exhibit 12.

Stock Island Suncrest Property: In the existing agreement, a property description is stated in section I and a full legal description is provided in Exhibit 17. Ownership is stated in section I and a warranty deed is provided in existing Exhibit 16.

b) The duration of the agreement:

The agreement shall remain in effect for 10 years from the effective date, as stated in section III (C) of the existing agreement.

c) The development uses permitted on the land, including population densities, and building intensities and height:

Permitted uses on the land(s), population densities, and building intensities and height(s) are provided in section III (D) of the existing agreement.

d) A description of public facilities that will service the development, including who shall provide such facilities; the date any new facilities, if needed, will be constructed; and a schedule to assure public facilities are available concurrent with the impacts of the development:

A description of public facilities is stated in section III (E) of the existing agreement.

e) A description of any reservation or dedication of land for public purposes:

There will be no reservation or dedication of land for public purpose. This is stated in in section III (F) of the existing agreement.

f) A description of all local development permits approved or needed to be approved for the development of the land:

Required local development permits are not provided in a single section. The requirement for a major conditional use permit to redevelop the Oceanside Property is provided in section III (M) of the existing agreement. The requirement for a minor conditional use permit to finalize transfer the TREs is provided in section III (L) of the existing agreement. Permit requirements in general are provided in section III (U) of the existing agreement, which states "This Agreement is not and shall not be construed as a Development Permit, Development Approval or authorization to commence development, nor shall it relieve the Parties other than Monroe County of the obligations to obtain necessary Development Approvals that are required under applicable law and under and pursuant to the terms of this Agreement and Monroe County Code."

g) A finding that the development permitted or proposed is consistent with the local government's comprehensive plan and land development regulations:

A finding of consistency is stated in section III (O) of the existing agreement.

h) A description of any conditions, terms, restrictions, or other requirements determined to be necessary by the local government for the public health, safety, or welfare of its citizens:

A description of any conditions, terms, restrictions or other requirements is not provided in a single section. Such conditions, terms, restrictions and other requirements are provided throughout the existing agreement and proposed First Amendment.

i) A statement indicating that the failure of the agreement to address a particular permit, condition, term, or restriction shall not relieve the developer of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction:

Breach, amendment, enforcement and termination of the development provisions are provided in section III (P) of the existing agreement.

Pursuant to MCC § 130-161.1(2), a development agreement allowing the transfer of market-rate, permanent residential TREs associated with a mobile home park(s) of more than 10 mobile homes shall meet the following criteria:

a) Procedure - This transfer shall require an approved development agreement:

This agreement serves as a development agreement. Section 163.3220, Florida Statutes, authorizes Monroe County to enter into development agreements with landowners and/or governmental agencies to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development.

b) Procedure - Minor conditional use approval is required to complete the transfer:

The applicant is additionally required to receive a minor conditional use permit(s) to finalize the transfer of TREs from the sender sites to the Oceanside Property receiver site.

c) Requirement - ROGO exemptions transferred under this program may be transferred on a 1 for 1 basis where the ROGO exemptions are to be transferred to single-family residential lots or parcels within the same ROGO planning subarea. However, where transfers are to be made to commercial or recreational working waterfronts (as defined by Florida Statutes), or to multi-family projects in non-IS districts, the transfers shall result in no fewer than two deed-restricted affordable or workforce housing units remaining on an eligible sender site(s) for each market rate ROGO exemption transferred:

The existing agreement involves a transfer on a 1 for 1 basis. Although the receiver site is within the same ROGO planning subarea as all of the sender sites, it does not currently consist of single-family residential lots or parcels. As a plat not required or feasible, after any approval and construction of the residential dwelling units, the developer will establish individual parcels for each of the residential dwelling units via the Monroe County Property Appraiser (with a unique real estate number for each single-family unit).

Note: Although the proposed 78 residential dwelling units would be attached dwellings, the project is not defined as multi-family by the MCC. As defined in MCC §101-1, *dwelling, attached,* means a residential dwelling unit consisting of one or more of residential units that are developed without open yards on all sides of the dwelling unit. This definition does not state that attached dwellings are multi-family. *Dwelling, apartment,* means a multifamily building in which units share common entries or accesses to individual units. This definition does not state that attached dwelling units constitute apartments, and further, the proposal attached dwellings shall not share common entries.

d) Requirement - The eligible sender site property(ies) shall be donated or sold to Monroe County, or otherwise appropriately deed-restricted for long-term affordability. Prior to acceptance of a donated or purchased parcel, all units to be maintained on site shall pass a life safety inspection conducted in a manner prescribed by the Monroe County Building Department. Monroe County may then lease the sender site property to a party who will serve as lessee and sub-lessor of the eligible sender site(s):

The applicant hired a professional to carry out inspections of the mobile home parks. Report(s) have been provided to the County and are currently being reviewed.

e) Requirement - The number of transferred ROGO exemptions shall not exceed the number of restricted affordable dwelling units maintained at the eligible sender sites:

The existing agreement involves the transfer of 46 TREs to the receiver site and the deed-restrictions of 46 affordable housing units at the sender sites.

f) Requirement - The resulting development or redevelopment of affordable housing pursuant to the governing development agreement will be targeted to serve as closely as possible the following household income categories: 25% very low income households, 25% low income households, 25% median income households, and 25% moderate income households (or as otherwise approved by the BOCC):

The existing agreement includes an approximate combination of 50% moderate-income, 25% median-income and 25% low-income. The applicant requested that allocations associated with the very low-income be reserved for other projects that require very low-income allocations. Specifically:

- Suncrest shall be allocated 3 low income and 4 moderate income
- Summerland Palms shall be allocated 7 low income, 10 median income and 5 moderate income
- Coco Palms Developers shall be allocated 1 low income, 2 median income and 14 moderate income

g) Requirement - Lot rents and/or sales prices for resulting deed-restricted dwelling units shall be established in accordance with restrictions outlined in Florida Statutes and/or the Monroe County Code:

Compliance shall be monitored and an annual report shall be provided by the other Parties.

h) Requirement - All units designated by the applicable development agreement to remain as deed restricted affordable housing at the donated, purchased or appropriately deed-restricted site(s) shall comply with hurricane standards established by the Florida Building Code and habitability standards established under the Florida Landlord and Tenant Act. Compliance shall be accomplished in a manner and within a timeframe set forth in the development agreement or, if applicable, in the relevant minor conditional use:

The existing agreement includes language addressing that any units that do not meet the standards will be improved or replaced prior to receiving an affordable housing deed-restriction (and thus allowing the transfer of the associated market-rate TRE).

i) Requirement - A development agreement proposed under this program shall not utilize more than 50% of the existing affordable housing allocations then available to Monroe County, unless otherwise approved by the BOCC:

The existing agreement requires 46 affordable housing allocations: Summerland Palms Property (22), Cudjoe Coco Palms Property (17) and Stock Island Suncrest Property (7). Further, of the 46 affordable housing allocations, 23 would be moderate income, 12 would be median income and 11 would be low income.

The reservation required a separate resolution of the BOCC, pursuant to MCC §138-24(b). On December 11, 2013, the BOCC issued Resolution #403-2013 reserving 46 affordable ROGO allocations for 5 years, beginning on the effective date of the existing agreement.

j) Requirement - All of the redeveloped or preserved affordable housing units, whether redeveloped or retained at the original sender site(s), or at alternate or additional locations, shall remain in the same planning sub-district as the original sender site(s):

All of the sender sites and the receiver site subject to the agreement are located in the Lower Keys ROGO subarea.

Pursuant to MCC § 130-161.1(2), a receiver site of the transfer of market-rate, permanent TREs associated with mobile home parks shall meet the following criteria:

a) Approval of a minor conditional use permit:

The applicant is additionally required to receive a minor conditional use permit(s) to finalize the transfer of TREs from the sender sites to the Oceanside Property receiver site.

b) The receiver site shall be located in a Tier III designated area:

The Oceanside Property receiver site is designated Tier III.

c) The receiver site shall not be located in a velocity (V) zone:

A small portion along the southern shoreline of the Oceanside Property receiver site is located in a velocity (V) zone (VE-EL 13). The property is not located exclusively in a velocity (V) zone. It is predominately located in AE-EL 9 and AE-EL 10 flood zones. As shown on the conceptual site plan attached to the agreement, the site within the property for the proposed 78 new units would not be located in the in the velocity (V) zone.

d) A property owner cannot receive a certificate of occupancy for any unit constructed as a result of a transferred ROGO exemption until all corresponding eligible sender site units are completed and deed-restricted as affordable dwelling units:

This requirement is stated several times in the existing agreement.

e) All or any portion of the redeveloped or preserved affordable housing units may be redeveloped or retained at one or more alternate or additional locations donated or sold to Monroe County, identified in the Development Agreement and otherwise compliant with the remainder of this section, including but not limited to the requirements set forth in MCC §130-161.1 (2)(c)(i)(2):

Not applicable.

f) Transferred ROGO-exemptions shall remain in the same ROGO planning subarea:

All of the sender sites and the receiver site subject to the agreement are located in the Lower Keys ROGO subarea.

Other Issues related to this Amendment:

- *Conceptual Approval of Site Plan:*

This agreement includes a conceptual site plan for the redevelopment of the Oceanside Property. Staff suggested, and the applicant accepted, language so that the applicant may submit the conceptual site plan as part of this development agreement for review and consideration, but not for final approval.

A new conceptual site plan was provided showing the future redevelopment of the newly acquired Hickory House property and abandoned portion of Peninsular Avenue.

- *Residential Density and Maximum Floor Area Ratio (§130-157, §130-162 & §130-164) of expanded Oceanside Property:*

The existing agreement refers to 11.18 acres of total upland as associated with the property. The proposed First Amendment, which includes the additional land area, refers

to 12.20 acres of total upland as associated with the property (Note: The applicant recently applied for a second road abandonment. If the second segment of Peninsular Avenue is abandoned by the BOCC, the total amount of upland will increase to 12.20 acres).

The existing agreement allows for up to 5 hotel rooms (however density limitations resulted in the approval of only 4 by the major conditional use permit). The proposed First Amendment allows for up to 17 hotel rooms. The intensity of other uses would not be amended.

Proposed Land Use Intensity (Not Using TDRs for Hotel Rooms):

Land Use	FAR / Density	Size of Site	Max Allowed	Proposed	Potential Used
Oceanside Property					
Permanent Residential	12 units / buildable ac [1]	12.06 upland ac (9.65 buildable ac)	115.80 units	78 units	67.36%
Transient Residential	*10 rooms/ ac [2] (allocated)*	12.06 upland ac (9.65 buildable ac)	120.60 rooms	17 rooms	14.01%
Commercial Retail (low-intensity)	0.35 FAR	12.06 upland ac (525,489 SF)	183,921 SF	3,023 SF [3]	1.64%
Offices	0.40 FAR	12.06 upland ac (525,489 SF)	210,195 SF	225 SF	0.11%
Oceanside East Dry Storage Condominium					
Boat Storage (Light Industrial)	N/A [4]	12.06 upland ac (525,489 SF)	262,744 SF	21,924 SF	0.0 %*
Oceanside Residential Condominium					
Permanent Residential	12 units / buildable ac [1]	12.06 upland ac (9.65 buildable ac)	115.80 units	22 units	19.00%
				Cumulative Total	102.12%

1: This is maximum net density (12 dwelling units per buildable acre), not allocated density (1 dwelling unit per acre), as the applicant intends to utilize TDRs to allow a total of permanent residential units that is beyond that allowed by the allocated density allowance.

2: This is allocated density (10 rooms per acre), not maximum net density (15 rooms per buildable acre), as the applicant has not stated any intent to utilize TDRs to allow a total of transient residential units that is beyond that allowed by the allocated density allowance.

3: The low-intensity commercial retail total includes the 1,240 SF marina store / watersports management and 1,783 SF restaurant seating areas.

4: Pursuant to a recent text amendment to the Monroe County Code (adopted by Ordinance #019-2013), boat barns consist of nonresidential floor area and are thereby subject to a FAR. Prior to the text amendment, the floor area of a boat barn was not considered nonresidential floor area if its total floor area did not exceed 50% of the total land area on which it was situated. This application was submitted prior to the effective date of Ordinance #019-2013. Further, a condition of the last major conditional use permit approval, #2 of #P21-07, expressly referred to this prior provision. Therefore, as the applicant submitted the plans in reliance of this previous provision, and at a time in which the provision was in effect, the table does not reflect the current light industrial FAR

requirement of 0.30 as the floor area of the boat barn (21,924 SF) does not exceed 50% of the total land area (487,000 SF).

Proposed Land Use Intensity (Using TDRs for Hotel Rooms):

Land Use	FAR / Density	Size of Site	Max Allowed	Proposed	Potential Used
Oceanside Property:					
Permanent Residential	12 units / buildable ac [1]	12.06 upland ac (9.65 buildable ac)	115.80 units	78 units	67.36%
Transient Residential	*15 rooms/ buildable ac [2] (max net)*	12.06 upland ac (9.65 buildable ac)	144.75 rooms	17 rooms	11.74%
Commercial Retail (low-intensity)	0.35 FAR	12.06 upland ac (525,489 SF)	183,921 SF	3,023 SF [3]	1.64%
Offices	0.40 FAR	12.06 upland ac (525,489 SF)	210,195 SF	225 SF	0.11%
Oceanside East Dry Storage Condominium					
Boat Storage (Light Industrial)	N/A [4]	12.06 upland ac (525,489 SF)	262,744 SF	21,924 SF	0.0 %*
Oceanside Residential Condominium					
Permanent Residential	12 units / buildable ac [1]	12.06 upland ac (9.65 buildable ac)	115.80 units	22 units	19.00%
				Cumulative Total	99.85%

1: This is maximum net density (12 dwelling units per buildable acre), not allocated density (1 dwelling unit per acre), as the applicant intends to utilize TDRs to allow a total of permanent residential units that is beyond that allowed by the allocated density allowance.

2: This is maximum net density (15 rooms per buildable acre), not allocated density (10 rooms per acre). However, the applicant has not stated any intent to utilize TDRs to allow a total of transient residential units that is beyond that allowed by the allocated density allowance.

3: The low-intensity commercial retail total includes the 1,240 SF marina store / watersports management and 1,783 SF restaurant seating areas.

4: Pursuant to a recent text amendment to the Monroe County Code (adopted by Ordinance #019-2013), boat barns consist of nonresidential floor area and are thereby subject to a FAR. Prior to the text amendment, the floor area of a boat barn was not considered nonresidential floor area if its total floor area did not exceed 50% of the total land area on which it was situated. This application was submitted prior to the effective date of Ordinance #019-2013. Further, a condition of the last major conditional use permit approval, #2 of #P21-07, expressly referred to this prior provision. Therefore, as the applicant submitted the plans in reliance of this previous provision, and at a time in which the provision was in effect, the table does not reflect the current light industrial FAR requirement of 0.30 as the floor area of the boat barn (21,924 SF) does not exceed 50% of the total land area (487,000 SF).

V RECOMMENDATION:

The Planning & Environmental Resources Department recommends approval with the following revisions (staff reserves the right to request additional revisions as analysis continues):

- The reference to "Hawks Cay' in section I (G) (page 2) shall be removed or revised to clarify that Village at Hawks Cay, Inc. is not a formal party to the agreement.
- The reference to placing the boardwalk on the 'eastern edge' of the Hickory House and Abandoned Road in section I (M) (page 4) should be revised to western edge (the shoreline runs along the west of the property, not the east).
- The opening reference to "Hawks Cay' in section I (O) (page 4) shall be revised to Village at Hawks Cay, Inc.
- Staff has received documentation supporting only 11 of the 12 vested rights referred to in section I (O) (page 4). Additional documentation is required to support the 12th vested right.
- The reference to "Hawks Cay' in section III (B) (page 5) shall be removed or revised to clarify that Village at Hawks Cay, Inc. is not a formal party to the agreement.
- The references to '20.20 gross acres' and '12.20 acres of upland' in section III (B) (page 6) shall be revised to 20.06 gross acres and 12.06 acres of upland.
- The effective date language in section G of the First Amendment (page 8) should be revised to state the initial effective date of the existing agreement, which has already been established. The existing agreement is valid for 10 years from the already established effective date. Otherwise, it should be clearly stated that the intent is provide a new effective date, which would effectively extend the duration of the agreement by approximately one year.
- A new conceptual site plan of the Oceanside Property, showing the expanded property and additional hotel rooms, is required to replace the conceptual site plan approved as Exhibit 23 of the existing agreement.

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS FIRST AMDENDMENT TO DEVELOPMENT AGREEMENT ("First Amendment") is entered into by and between Monroe County, Florida, a Political Subdivision of the State of Florida ("Monroe County"), Summerland Palms Investors, LLC, a Florida limited liability company ("Summerland Palms"), Coco Palms Developers, LLC, a Florida limited liability company, ("Coco Palms Developers"), Suncrest Investors, LLC, a Florida limited liability company ("Suncrest") as successor in interest to Singh Investors, LLC and Suncrest Landings, LLC, Florida limited liability companies, and Oceanside Investors, LLC, a Florida limited liability company ("Oceanside Investors") (collectively, the "Parties") pursuant to Sections 110-132, 110-133, 130-161.1 of the Monroe County, Florida Code of Ordinances ("Monroe County Code") and the Florida Local Government Development Agreement Act, Florida Statutes Sections 163.3220-163.3243 (2013) and is binding on the "Effective Date" set forth herein:

WITNESSETH:

The Parties hereby agree as follows:

I. RECITALS

A. This First Amendment provides for the inclusion of real property located at 5948 Peninsular Avenue, Stock Island, Monroe County, Florida which is commonly referred to as the Hickory House ("Hickory House"), development of a boardwalk along the Hickory House, transfer of vested Transient Residential Dwelling Units correspondent to twelve (12) bedrooms and twelve (12) bathrooms from Hawk's Cay, and for an increase in total Transient Residential Dwelling Units permitted to be developed at property located at 5948, 5950 and 5970 Peninsular Avenue, Stock Island, Monroe County, Florida ("Oceanside Property").

B. All Parties have the authority to enter into this Agreement through Florida Statutes Chapter 163 and the sole and undivided ownership of the Properties.

C. Section 163.3220, Florida Statutes, authorizes Monroe County to enter into development agreements with landowners and/or governmental agencies to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development.

D. This Agreement, among other things, is intended to and shall constitute a development agreement among the Parties pursuant to the Florida Local Government Development Agreement Act, Section 163.3223, et seq., Florida Statutes ("Act").

E. The Parties recognize that the public noticing and hearing procedures shall follow the requirements of Section 163.3225, Florida Statutes, which requires the local government to conduct two public hearings, one of which may be before the Planning Commission.

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F. Monroe County finds that entering into this First Amendment furthers the purposes, goals, objectives and policies of the Monroe County Comprehensive Plan which contains goals and objectives that seek to encourage the provision of affordable housing through incentive programs and regulations (including but not limited to Goal 601, Objective 601.1, Objective 601.2 and Objective 601.6).

G. The Parties, with the exception of Suncrest and Hawk's Cay, but including Suncrest's predecessor in interest, Suncrest Landing, LLC and Singh Investors, LLC, entered into a Development Agreement with the County dated December 5, 2013 ("Development Agreement") providing for the redevelopment of the Oceanside Property.

H. After entering into the Development Agreement, Suncrest was assigned the purchase and sale agreement previously held by Singh Investors, LLC to purchase the real property owned by Suncrest Landing, LLC, and located at 5176 Suncrest Road, Stock Island, Monroe County, Florida ("Suncrest Property"), which property is subject to the Development Agreement.

I. On February 14, 2014 Suncrest Investors, LLC acquired the Suncrest Property from Suncrest Landings, LLC, and Suncrest Investors, LLC is now a necessary party to the Development Agreement. A copy of the Warranty Deed evidencing Suncrest's ownership is attached hereto as Exhibit 24.

J. On July 16, 2014, Monroe County, pursuant to Monroe County Resolution 116-2014, approved to be abandoned the right-of-way between the Hickory House and Oceanside Property ("Abandoned Road") more particularly described as:

Peninsular Avenue, lying between Block 46 and 60, South of Lots 30, 31 & the West ½ of Lot 32, in Square 46, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Lot 35 of said plat, thence West along the North Right-of-way line of Peninsular Ave. for a distance of 175.00 feet to the Southeast corner of the said West ½ of Lot 32, and the Point of Beginning; thence continue West along the said North Right-of-way line of Peninsular Ave. for a distance of 195.00 feet, more or less to the platted shoreline per Maloney's subdivision; thence S 18°26'06" W along the platted shoreline for a distance of 63.64 feet to the South Right-of-way line of Peninsular Ave.; thence East along the said South Right-of-way line of Peninsular Ave., for a distance of 215.00 feet more or less to the Southerly extension of the East line of the said West ½ of Lot 32; thence North for a distance of 60.00 feet to the said North Right-of-way line of Peninsular Ave. and the Point of Beginning.

A copy of Monroe County Resolution 116-2014 is attached as Exhibit 25.

K. Since the effective date of the Development Agreement, Oceanside Investors has entered into a purchase and sale agreement with Monroe County to purchase the Hickory House.

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L. The Hickory House is generally described as follows:

1. The Hickory House Property is legally described as Lots 30, 31 and the West ½ of Lot 32, in Square 46, according to Maloney's Subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida.

   and that certain County-owned abandoned right of way in accordance with Resolution No. 116-2014 comprising a part of Peninsular Avenue, Stock Island, Key West, Florida 33040 is more particularly described as:

   Peninsular Avenue, lying between Block 46 and 60, South of Lots 30, 31 and the West ½ of Lot 32, in Square 46, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida and being more particularly described as: Commence at the Southeast corner of Lot 35 of said plat, thence West along the North right-of-way line of Peninsular Avenue for a distance of 175.00 feet to the Southeast corner of the said West ½ of Lot 32, and the Point of Beginning; thence continue West along the said North right-of-way line of Peninsular Avenue for a distance of 195.0 feet, more or less to the platted shoreline per Maloney's subdivision; thence S 18°26'06" W along the platted shoreline for a distance of 63.64 feet to the South right-of-way line of Peninsular Avenue; thence East along the said South right-of-way line of Peninsular Avenue, for a distance of 215.0 feet more or less to the Southerly extension of the East line of the said West ½ of Lot 32; thence North for a distance of 60.00 feet to the said North right-of-way line of Peninsular Avenue and the Point of Beginning.

   A copy of the Warranty Deed evidencing Monroe County's ownership of the Hickory House is attached as Exhibit 26.

2. As of the date of this Agreement, the Hickory House is assessed by the Monroe County Property Appraiser as real estate numbers 00126210-000000, 00126220-000000, 00126230-000000.

3. Historically, the Hickory House was used as a restaurant and marina.

4. The Hickory House Property currently has a Mixed Use ("MU") Land Use (Zoning) District designation and a corresponding Mixed Use Commercial ("MC") Future Land Use Map designation. A copy of the Land Use District Map and Future Land Use Map for the Hickory House is attached as Exhibit 27.

5. The Hickory House currently has a Tier Overlay District Designation of Tier III.

6. The Hickory House consists of 29,447.55 square feet of upland.

M. As part of the purchase and sale agreement for the Hickory House, Oceanside Investors and Monroe County agreed that Oceanside Investors shall make an application to amend

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the Development Agreement to include the Hickory House and the Abandoned Road and provide for development of a boardwalk along the Eastern edge of the Hickory House and Abandoned Road.

N. Oceanside Investors desires to increase the total number of Transient Residential Dwelling Units permitted to be developed on the Oceanside Property.

O. Hawk's Cay owns vested Transient Residential Dwelling Units associated with twelve (12) bedrooms and twelve (12) bathrooms, which were legally vested in Hawk's Cay prior to July 13, 1992 by virtue of a Development of Regional Impact approval, as amended ("Hawk's Cay DRI"), and is still valid pursuant to the Agreement for the Built-Out Hawk's Cay DRI entered into by and between Monroe County, Hawk's Cay and DEO on January 8, 2004.

1. The Hawk's Cay DRI memorialized the existence of development rights correspondent to six hundred fourteen (614) transient bedrooms and six hundred twenty-six and one half (626.5) bathrooms on real property owned by Hawk's Cay.

2. Of the six hundred fourteen (614) transient bedroom development rights and six hundred twenty-six and a half (626.5) bathroom development rights established pursuant to the Hawk's Cay DRI, six hundred two (602) transient bedrooms and six hundred twelve and one half (612.5) bathrooms were built out or transferred to third parties.

3. As a result, Hawk's Cay possesses twelve (12) vested Transient Residential Dwelling Units, defined as rooms under Monroe County Code ("Hawk's Cay Vested Development Rights").

4. Pursuant to Monroe County Code Section 138-22(7), landowners with a valid, unexpired development of regional impact approval granted by Monroe County prior to July 13, 1992, shall be exempt from the residential ROGO system. As a result, the Hawk's Cay Vested Development Rights are eligible for transfer to the Oceanside Property.

P. Oceanside Investors and Hawk's Cay desire to transfer and develop the Hawk's Cay Vested Development Rights at the Oceanside Property.

II. PURPOSE

A. The overall purpose of this First Amendment is to include the Hickory House and Abandoned Road as part of the Oceanside Property receiver site, provide for development of a boardwalk along the Eastern edge of the Hickory House and Abandoned Road, to memorialize the eligibility of the Hawk's Cay vested development rights for development on the Oceanside Property, and to increase the amount of Transient Residential Dwelling Units permitted to be developed on the Oceanside Property.

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NOW, THEREFORE, the First Amendment is approved as follows:

III. TERMS OF AGREEMENT

A. **Recitals.** The recitals explaining the intent and purpose of the First Amendment as set forth in the preceding clauses are incorporated herein and form a material part of the Development Agreement and this First Amendment. The Parties recognize the binding effect of Fla. Stat. §§163.3220-163.3243, as to the form and content of the Development Agreement and First Amendment and in accordance therewith set forth and agree to the following.

B. **Amendments**. The Development Agreement is hereby amended as follows (additions are underlined and deletions are ~~struck through~~:

1. Section I.N.7 is hereby deleted in its entirety.

2. Section II.J is hereby amended as follows.

J. Summerland Palms, Coco Palms Developers, ~~Singh Investors,~~ Suncrest, Hawk's Cay and Oceanside Investors have authorized ~~Barton W. Smith, Esq.~~ Pritam Singh to execute this Agreement on their behalf. ~~A copy of Summerland Palms, Singh Investors, Suncrest, Hawk's Cay and Oceanside Investors' agency authorization is attached hereto at Exhibit 21.~~

3. Section III.D.1.e. is hereby amended as follows:

e. The redevelopment of the Oceanside Property includes the addition of up to 78 new, market rate residential dwelling units, which may be used as vacation rentals, up to ~~5~~ 17 new hotel rooms, a new restaurant, and other improvements related to the existing marina and accessory development. The residential density would not exceed 100 permanent residential units and ~~5~~ 17 transient units. Not including accessory structures related to the residential uses, the nonresidential intensity shall not exceed 40,000 square feet.

4. Section III.D.1.f. is hereby amended as follows:

f. the height of any new structure associated with the redevelopment of the Oceanside Property shall not exceed 35 feet, ~~according~~ except as provided by Monroe County Code, as amended. For purposes of determination of grade of the Oceanside Property, grade shall be 5.3 feet NGVD as identified on the survey attached as Exhibit 28.

5. Section III.G. is amended as follows:

Development Allowed. The following specific criteria are those which will guide development of the Properties, and are standards by which any further approvals shall be measured and shall be as follows:

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a. The Oceanside Property consists of ~~19.84~~ 20.20 gross acres consisting of ~~11.18~~ 12.20 acres of upland and 8.0 acres of submerged land. There currently exist twenty-two (22) market-rate residential dwelling units, in the form of condominium units on the property.

b. Oceanside Investors is permitted to transfer thirty-two (32) market-rate TRE's along with thirty-two (32) TDR's to the Oceanside Property pursuant to the Development Order #02-07.

c. After an equivalent number of deed restricted affordable housing units are established on the Summerland Palms Property, Summerland Investors is permitted to transfer market-rate TRE's associated with lawfully established mobile homes from the Summerland Palms Property sender site to the Oceanside Property receiver site pursuant to Monroe County Code Section 130-161.1.

d. After an equivalent number of deed restricted affordable housing units are established on the Cudjoe Coco Palms Property, ~~Singh Investors~~ Coco Palms Developers is permitted to transfer the market-rate TRE's associated with lawfully established mobile homes from the Cudjoe Coco Palms Property sender site to the Oceanside Property receiver site pursuant to Monroe County Code Section 130-161.1.

e. After an equivalent number of deed restricted affordable housing units are established on the Stock Island Suncrest Property, Suncrest is permitted to transfer the market-rate TRE's associated with lawfully established mobile homes from the Stock Island Suncrest Property sender site to the Oceanside Property receiver site pursuant to Monroe County Code Section 130-161.1.

f. Hawk's Cay has transferred to the Oceanside Property, and Oceanside Investors is permitted to develop on the Oceanside Property, the Hawk's Cay Vested Development Rights, consisting of twelve (12) bedrooms and twelve (12) bathrooms.

~~f.~~g. Provided such development can be designed and approved by all applicable codes, including but not limited to the Monroe County Code and Florida Building Code, Oceanside Investors is permitted to develop the following buildings, facilities and structures on the Oceanside Property pursuant to this Agreement:

i. In addition to the already existing twenty-two (22) attached, market-rate residential dwelling units, up to seventy-eight (78) new attached, market-rate residential dwelling units, each of which may be configured to include a separately rentable "lockout" consisting of no more than one (1) bedroom and one (1) bathroom, all of which may be used for vacation rental use, provided Oceanside Investors constructs and 1) installs and maintains a gated entrance and 2) establishes a homeowner's or property owner's association that expressly regulates or manages vacation rental uses.

ii. A hotel with up to ~~five (5)~~ seventeen (17) new hotel rooms.

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iii Eight (8) existing wet slips that have existed for over 40 years but have not been properly permitted. Twenty percent (20%) of Oceanside Investors' wet slips shall be restricted to use by commercial fishing vessels.

iv. A restaurant with up to 150 seats and up to 3,859 square feet of floor area.

v. Additional amenities ancillary and accessory to the vacation rental and hotel use, including a lobby, gatehouse, offices, fitness center, bath house, maintenance, housekeeping and watersports consisting of up to 9,352 square feet as depicted on plans submitted with this Agreement.

vi. A marina store, dock master, and watersport offices consisting of up to 1,973 square feet as depicted on plans submitted with this Agreement.

vii. Parking areas and landscaping

viii. Public access is permitted to the Oceanside Property and to the Hickory House and Abandoned Road boardwalk from 7:00 a.m. until dusk.

~~ix. A copy of the preliminary Design Data, Parking Calculations and Density/Intensity Table is attached as Exhibit 22~~

5. Section III.I is hereby amended as follows:

I. **Rental License.** Monroe County Code Section 23-85 requires each person engaged in the business of renting accommodations, including vacation rentals and other public lodgings licensed pursuant to Chapter 509, Florida Statutes, to pay a business tax and to obtain annually a business tax receipt for each place of business at which the rental occurs. Each of the new seventy-eight (78) residential dwelling units and each of the lockouts within such units engaged in Vacation Rental use shall be deemed a "place of business" subject to taxation under Monroe County Code Section 23-85. Oceanside Investors, its successors and assigns, so long as all or a portion of the property is used for vacation rentals, shall pay the business tax imposed pursuant to Monroe County Code Section 23-85 for each vacation rental unit and for each lockout utilized for or held out as public lodging, in addition to the ~~five (5)~~ seventeen (17) hotel rooms. Pursuant to this Agreement, Oceanside Investors will be required to obtain a total of ~~one hundred sixty-one (161)~~one hundred seventy-three (173) business tax receipts, consisting of one receipt for each dwelling unit, one receipt for each lockout, and one receipt for each hotel room and shall pay the business tax for each unit, lockout, and hotel room being utilized in the business of Vacation Rental annually. The tax collector may not accept the tax or issue receipts for the business tax unless the vacation rentals are licensed pursuant to Ch. 509, Florida Statutes.

6. Section III.M is hereby amended as follows:

M. **Site Plan Approval**: Monroe County does hereby accept the conceptual site plan of the Oceanside Property. The conceptual site plan is attached as Exhibit ~~23~~29, and supersedes the

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previously accepted conceptual site plan which was attached to the Development Agreement as Exhibit 23. The development shall be consistent with all applicable codes, including but not limited to the Monroe County Comprehensive Plan and Monroe County Code. Following a review of compliance with such codes, the final site plan must be approved by the Monroe County Planning Commission as an amendment to the Property's major conditional use permit. The Planning Commission has final authority over the development approval and the site plan which may be amended by the Planning Commission.

C. **Effect of First Amendment to Development Agreement.** Except as expressly modified in this First Amendment, all terms and provisions in the Development Agreement for the Parties remain unchanged and continue in full force and effect.

D. **Recording.** Monroe County shall record this Agreement with the Clerk of the Circuit Court of Monroe County within fourteen (14) days following signature by all Parties. Oceanside Investors agrees that it shall be responsible for all recording fees and other related fees and costs related to the recording and delivery of this Agreement as described in this section. The provisions hereof shall remain in full force and effect during the term provided herein and shall be binding upon all successors in interest to the Parties to this Agreement.

E. **Conflicting Resolutions.** All resolutions or parts thereof in conflict with the provisions of this Agreement and its resolution are hereby repealed to the extent of such conflict.

F. **Severability.** If any part of this Agreement is contrary to, prohibited by, or deemed invalid under any applicable law or regulation, such provisions shall be inapplicable and deemed omitted to the extent so contrary, prohibited, or invalid; however, the remainder of the Agreement shall not be invalidated thereby and shall be given full force and effect as if the contrary, prohibited, or invalid provision was never a part hereof.

G. **Effective Date.** The "Effective Date" of this Agreement is thirty (45) days after the duly signed and recorded Agreement is received by the Florida Department of Community Affairs pursuant to Chapter 380, Florida Statutes, and if appealed, until the appealed is resolved.

[REMAINDER OF PAGE INTENTIONALLY BLANK. SIGNATURE PAGES TO FOLLOW.]

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IN WITNESS WHEREOF, the Parties hereto have set their hands and seals on the day and year below written.

Summerland Palms Investors, LLC

By: _____

Title: _____

Date: _____

Suncrest Investors, LLC

By: _____

Title: _____

Date: _____

Oceanside Investors, LLC

By: _____

Title: _____

Date: _____

Coco Palms Developers, LLC

By: _____

Title: _____

Date: _____

State of _____

County of _____

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The foregoing instrument was acknowledged before me on this ____ day of _____, 2014, by PRITAM SINGH, the managing member of Summerland Palms Investors, LLC, Suncrest Investors, LLC, Oceanside Investors, LLC and Coco Palms Developers, LLC,. He is personally known to me did not take an oath.

_____

Monroe County

Monroe County Board of County Commissioners

_____

Date

_____

MAYOR SYLVIA MURPHY

ATTEST: AMY HEAVILIN, CLERK

_____

DEPUTY CLERK

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File #: **2014-112**

Owner's Name: Oceanside Investors, LLC

Applicant: Oceanside Investors, LLC

Agent: Barton W. Smith, Esq.

Type of Application: Development Agreement

Key: Stock Island

RE:

00127420-000000	00127420-004700
00127420-000100	00127420-004900
00127420-004200	00127420-005000
00127420-004400	

Additional Information added to File 2014-112

County of Monroe
Growth Management Division

Planning & Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536

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

Date: 8.07.14
Time:

Dear Applicant:

This is to acknowledge submittal of your application for Development Agreement
Type of application

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

Thank you.

Gail Creech

Planning Staff

Creech-Gail

From: Davisson-Bryan
Sent: Monday, August 11, 2014 4:03 PM
To: Creech-Gail
Subject: RE: Need 300' Spon List
Attachments: SPONs.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

Attached is the spreadsheet.

Bryan

Bryan Davisson
Monroe County – Growth Management – Geographic Information Systems
2798 Overseas Highway
Marathon, Fl 33050

Phone: 305-289-2533
Fax: 305-289-2536

Monroe County - GIS

Under Florida law, e-mail addresses are public records. If you do not want your
e-mail address released in response to a public records request, do not send electronic mail to this entity.
Instead, contact this office by phone or in writing. F.S. 668.6076

This message sent from the Monroe County Growth Management Office,
2798 Overseas Highway, Suite 410, Marathon, FL 33050. Telephone - (305) 289-2500

From: Creech-Gail
Sent: Monday, August 11, 2014 2:43 PM
To: Davisson-Bryan
Subject: Need 300' Spon List

Bryan,
I have another application with numerous RE numbers:
00127420-000000, 00127420-000100, 00127420-004200, 00127420-004400, 00127420-004700, 00127420-004900 and 00127420-005000

At your convenience, please provide excel sheet with 300' surrounding property owners. Thanks so much. No hurry.

Best Regards,
Gail Creech
Planning Commission Coordinator

Monroe County Planning & Environmental Resources
2798 Overseas Highway, Ste 400

Marathon, FL 33050
Main Phone: 305-289-2500
Office: 305-289-2522
Fax: 305-289-2536
creech-gail@monroecounty-fl.gov

Please note: Florida has a very broad public records law. Most written communications to or from the County regarding County business are public record, available to the public and media upon request. Your e-mail communication may be subject to public disclosure.
Fax: 305-289-2536

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

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

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

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

APPELLIS MICHEL
1414 NEWTON ST
KEY WEST, FL 33040

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

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

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

BACKWALL PARTNERS LLC
3605 SOUTH BEACH DR
TAMPA, FL 33629

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

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

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

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

BAMPARTNERS LP
PO BOX 287
SOUTHFIELD, MI 48037-0287

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

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

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

BEAN LINDA
21945 MINNETONKA BLVD
EXCELSIOR, MN 55331-8616

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

BENEDETTO GEORGE
4421 JEFFERSON HWY
JEFFERSON, LA 70121-1308

BENNETT GLENN
6 EMERSON DR
CINNAMINSON, NJ 08077-4050

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

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

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

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

BLUEWATER INVESTMENT LP
142 JFK DR
ATLANTIS, FL 33462

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

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

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

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

* = added to app labels

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

BREINES STEVEN
165 HORTON ST
BRONX, NY 10464-1620

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

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

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

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

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

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

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

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

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

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

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

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

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

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

COUNTY OF MONROE
1100 SIMONTON ST
KEY WEST, FL 33040

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

COX STANLEY A
1648 RICHMOND RD
LEXINGTON, KY 40502

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

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

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

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

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

DBGB REV LIV TR
26 HINA ST
HILO, HI 96720

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

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

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

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

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

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

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

ESTILL ROBERT I
2026 S QUEEN ST
YORK, PA 17403

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

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

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

FOLEY WALTER ALLEN
875 W LOOP 304
CROCKETT, TX 75835

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

HOWELL WALTER W REV TR DTD 6-97
106 KIMBALL POND RD
CANTERBURY, NH 03224

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

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

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

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

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

JACKSON RICHARD W
1301 FLAGLER AVE
KEY WEST, FL 33040

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

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

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

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

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

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

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

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

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

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

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

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

LANDIS OLIVER
2740 W FRANKLIN BLVD
GASTONIA, NC 28052

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

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

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

LEWIS MARK AND BETH
2075 WOOD ROAD
LEBANON, OH 45036

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

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

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

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

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

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

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

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

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

MCCARTHY CHRISTOPHER
P O BOX 406
SANDOWN, NH 03873

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

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

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

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

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

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

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

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

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

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

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

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

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

OCEANSIDE EAST DRY STORAGE
CONDOMINIUM

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

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

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

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

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

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

OYSTER POINT PROPERTIES LLC
105 E ST
HAMPTON, VA 23661

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

PFENT DAVID J
512 NOAH LANE
KEY WEST, FL 33040

PORTER POWELL DOUGLAS
95510 OVERSEAS HWY
KEY LARGO, FL 33037

PRITZ DALE
1832 SCHAWAN LN
YORK, PA 17402

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SIMONTON ROW LTD
1109 EATON ST
KEY WEST, FL 33040

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

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

SMITH KEITH A TRUSTEE
PO BOX 1267
SUMAS, WA 98295

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WEYMOUTH LISA A
P O BOX 791249
PAIA, HI 96779

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

WHITEHEAD BRIAN J
49 SUNSET KEY
KEY WEST, FL 33040

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

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

WOLZ ROBERT J
PO BOX 1411
KEY WEST, FL 33041

WSG KEY WEST HOLDINGS LLC
400 W 41ST ST STE 200
MIAMI BEACH, FL 33140-3523

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

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

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

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

Alternate Key: 1161624 Parcel ID: 00127420-000000

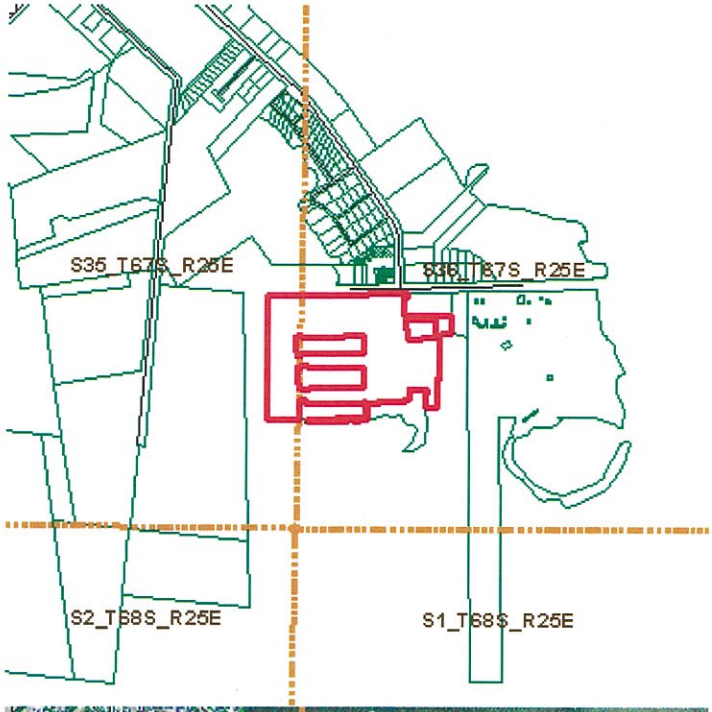
Ownership Details

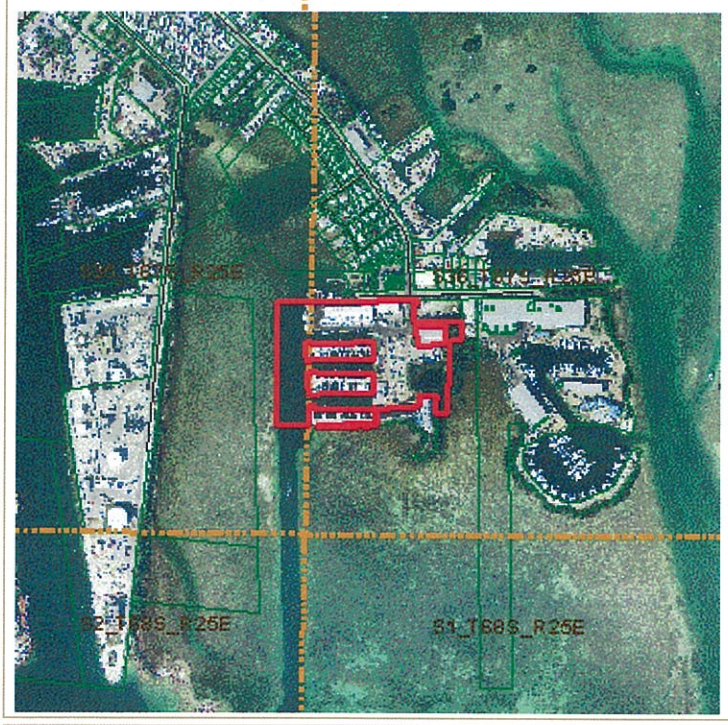
Mailing Address:
OCEANSIDE INVESTORS LLC
5640 LAUREL AVE
KEY WEST, FL 33040-5915

Property Details

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

Click Map Image to open interactive viewer





Land Details

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

Building Summary

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

Building 1 Details

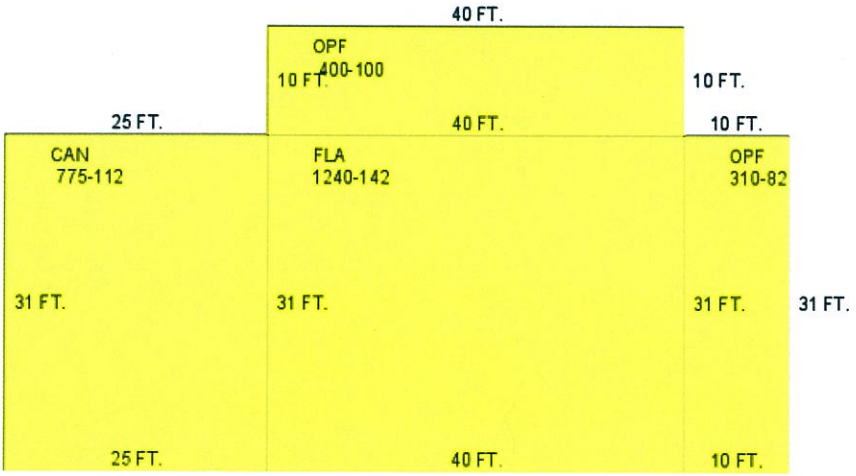
Building Type		**Condition**	A	**Quality Grade**	250
Effective Age	22	**Perimeter**	142	**Depreciation %**	27
Year Built	1969	**Special Arch**	0	**Grnd Floor Area**	1,240
Functional Obs	0	**Economic Obs**	0		

Inclusions:

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

Extra Features:

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



Sections:

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

Interior Finish:

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

Exterior Wall:

Interior Finish Nbr	Type	Area %
3284	AVE WOOD SIDING	100

Building 2 Details

Building Type
Effective Age 22
Year Built 1970
Functional Obs 0

Condition A
Perimeter 468
Special Arch 0
Economic Obs 0

Quality Grade 250
Depreciation % 27
Grnd Floor Area 9,704

Inclusions:

Roof Type
Heat 1
Heat Src 1

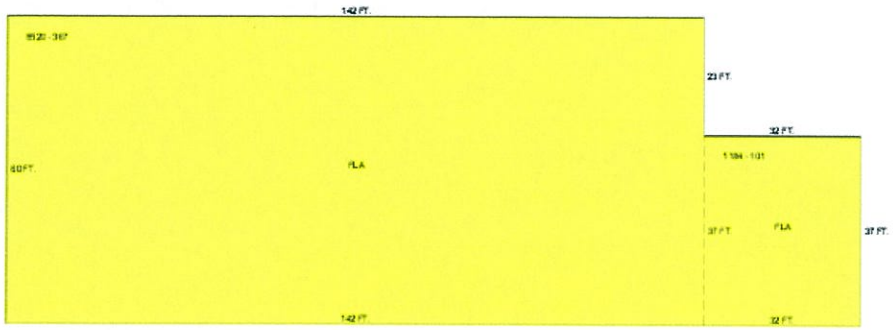
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 8

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



Sections:

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

Interior Finish:

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

Exterior Wall:

Interior Finish Nbr	Type	Area %
3285	METAL SIDING	100

Building 3 Details

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

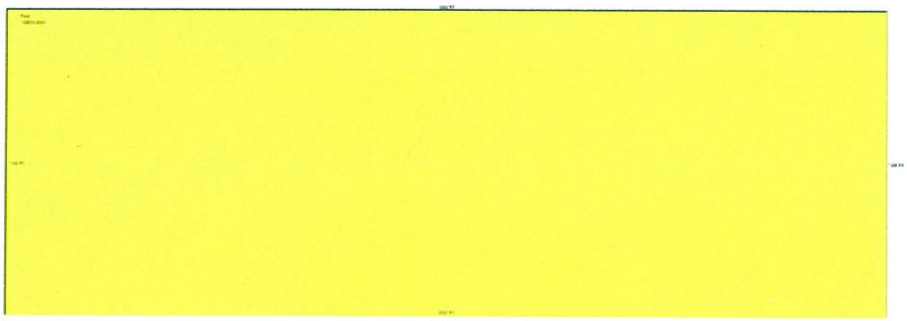
Inclusions:

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

Extra Features:

2 Fix Bath 0
Vacuum 0

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



Sections:

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

Interior Finish:

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

Exterior Wall:

Interior Finish Nbr	Type	Area %
3286	METAL SIDING	100

Building 4 Details

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

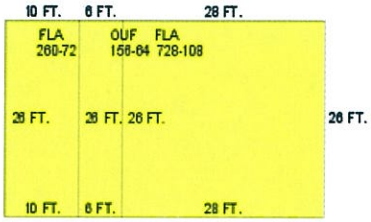
Inclusions:

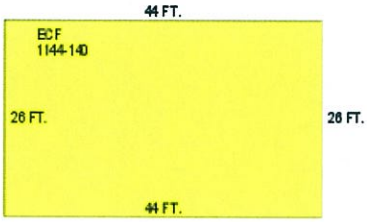
Roof Type		Roof Cover		Foundation	
Heat 1		Heat 2		Bedrooms	0

	Heat Src 1	Heat Src 2

Extra Features:

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





Sections:

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

Interior Finish:

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

Exterior Wall:

Interior Finish Nbr	Type	Area %
3287	METAL SIDING	100

Building 5 Details

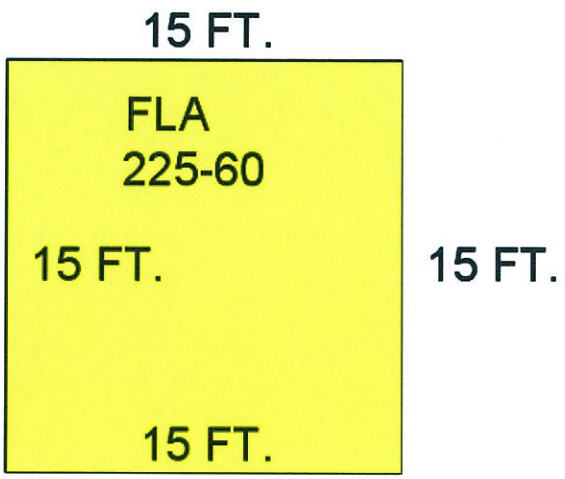
Building Type		Condition	A	Quality Grade	250
Effective Age	22	Perimeter	60	Depreciation %	27
Year Built	1975	Special Arch	0	Grnd Floor Area	225
Functional Obs	0	Economic Obs	0		

Inclusions:

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

Extra Features:

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



Sections:

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

Interior Finish:

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

Exterior Wall:

Interior Finish Nbr	Type	Area %

3288	AVE WOOD SIDING	100

Building 6 Details

Building Type		Condition	E	Quality Grade	400
Effective Age	12	Perimeter	304	Depreciation %	15
Year Built	1995	Special Arch	0	Grnd Floor Area	3,204
Functional Obs	0	Economic Obs	0		

Inclusions:

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

Extra Features:

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

Sections:

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

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

Interior Finish:

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

Exterior Wall:

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

Misc Improvement Details

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

23	FN2:FENCES	1,330 SF	7	190	1993	1994	5	30
24	CL2:CH LINK FENCE	3,120 SF	6	520	1993	1994	1	30
25	PT3:PATIO	1,240 SF	0	0	1994	1995	2	50
26	WD2:WOOD DECK	564 SF	0	0	1994	1995	4	40
27	AC2:WALL AIR COND	2 UT	0	0	1994	1995	1	20
28	WD2:WOOD DECK	60 SF	12	5	1994	1995	1	40
29	AP2:ASPHALT PAVING	2,008 SF	0	0	1994	1995	1	25
30	PT3:PATIO	400 SF	100	4	1993	1994	2	50
31	WD2:WOOD DECK	400 SF	100	4	1983	1984	4	40
32	CB2:DET CABANA	100 SF	10	10	1993	1994	3	60
33	UB2:UTILITY BLDG	72 SF	12	6	1989	1990	2	50
34	UB3:LC UTIL BLDG	40 SF	10	4	1989	1990	1	30
35	UB2:UTILITY BLDG	96 SF	12	8	1992	1993	3	50
36	UB2:UTILITY BLDG	96 SF	12	8	1992	1993	3	50
37	FN2:FENCES	600 SF	60	10	1995	1996	5	30
38	FN2:FENCES	600 SF	60	10	1995	1996	5	30
39	FN2:FENCES	192 SF	16	12	1998	1999	5	30
40	SW2:SEAWALL	1,720 SF	430	4	1998	1999	1	60

Appraiser Notes

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

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

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

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	06106750	03/15/2007		225,000	Commercial	New Marina entrance
	10105254	09/02/2010		0	Commercial	WIRE RANGE HOOD
	10104979	08/19/2010		0	Commercial	POOL, SPA, FENCE.
	13100536	02/28/2013		3,800	Commercial	TEMP OFFICE TRAILER

	13100535	02/28/2013		10,000	Commercial	DEMO INTERIOR
	13100536	02/28/2013		3,800	Commercial	PLACE TEMP OFFICE 8 X 40 FT
	13102543	06/27/2013		0		DEMO BATH HOUSE.
	13102737	07/22/2013		4,635	Commercial	PERMIT APPROVAL TO INSALL VIDEO CAMERA'S FOR SECURITY
1	94-0659	08/01/1994	03/01/1995	200,000	Commercial	COMM.RESTAURANT
	95-0276	08/01/1994	03/01/1995	500	Commercial	ENCLOSURE
	94-1251	10/01/1994	10/01/1995	3,025	Commercial	BUILDING MISC.
4	981173	08/21/1998	06/11/1999	25,000	Commercial	SEAWALL
5	991605	06/23/1999	01/20/2000	9,500	Commercial	COMMERCIAL ROOFING
6	00/2271	05/24/2000	01/01/2001	25,000	Commercial	SEAWALL-REPAIR
7	01-2637	08/24/2001	06/10/2002	3,000,000	Commercial	BOAT STORAGE BLDG
8	01-2635	08/24/2001	06/10/2002	3,000,000	Commercial	BOAT STORAGE BLDG
9	01-5372	08/24/2001	06/10/2002	3,000,000	Commercial	BOAT STORAGE BLDG
10	11/4681	12/26/2001	12/29/2006	16,025	Commercial	SIDEWALK-REPLACE
11	01/4666	12/21/2001	06/10/2002	6,000	Commercial	COMM. MISC.
12	01/2635	08/24/2001	12/28/2007	3,000,000	Commercial	site upgrades
13	02/1355	05/09/2002	12/29/2006	150,000	Commercial	EXPANSION OF REST.
14	02/1758	05/14/2002	06/10/2002	72,000	Commercial	DOCK
15	02-2525	07/12/2002	03/13/2003	150,000	Commercial	ADD TO RESTAURANT& C.O.
17	01-2634	12/19/2001	12/29/2006	30,000	Commercial	SLAB 1,466 SF
	04-1801	05/28/2004	02/16/2005	99,720	Commercial	ELECTRIC MISCELLANEOUS
	01102653		12/29/2006	0	Commercial	new SFR
	01102654		12/29/2006	0	Commercial	new SFR
	01102655		12/29/2006	0	Commercial	new SFR
	01102656		12/29/2006	0	Commercial	new SFR
	01102658		12/29/2006	0	Commercial	new SFR
	01102659		12/29/2006	0	Commercial	new SFF
	01102660		12/29/2006	0	Commercial	new SFR
	01102661		12/30/2003	0	Commercial	new SFR
	01102657		12/30/2003	0	Commercial	new SFR
	01102642		12/30/2003	0	Commercial	new SFR
	01102641		12/30/2003	0	Commercial	new SFR
	01102640		12/30/2003	0	Commercial	new SFR
	01102639		12/30/2003	0	Commercial	new SFR
	01102645		12/30/2003	0	Commercial	new SFR
	01102643		12/30/2003	0	Commercial	new SFR
	01102647		12/30/2003	0	Commercial	new SFRO
	01102646		12/30/2003	0	Commercial	new SFR
	01102648		12/30/2003	0	Commercial	new SFR
	01102649		12/30/2003	0	Commercial	new SFR
	01102650		12/30/2003	0	Commercial	new SFR
	01102651		12/30/2003	0	Commercial	new SFR

01102652		12/30/2003	0	Commercial	new SFR
05104135	08/05/2005	12/29/2006	5,000	Commercial	DEMO DRYWALL & TILE
05105320	04/28/2006	12/28/2007	500,000	Commercial	INTERIOR RENOVATIONS FOR 1ST FLOOR , CONCRETE SLAB, & ROOF
06104082	03/12/2007	12/28/2007	10,000	Commercial	Install New Buffer Tank
07101892	05/24/2007		100,000	Commercial	DEMO METAL BUILD
07101628	06/05/2007	12/28/2007	16,000	Commercial	Install Kitchen Hoods
07102762	08/13/2007		2,400	Commercial	Fire Suppression System
07102478	07/26/2007	01/16/2008	1,200	Commercial	Propane Tank & Lines
07103478	09/13/2007		57,000	Commercial	Dock Improvements & Repairs

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	2,360,681	1,344,509	3,393,103	3,452,645	3,452,645	0	3,452,645
2013	2,455,786	1,357,159	4,205,730	3,452,645	3,452,645	0	3,452,645
2012	2,488,395	1,392,190	4,205,730	3,452,645	3,452,645	0	3,452,645
2011	2,539,196	1,422,245	4,205,730	5,021,177	5,021,177	0	5,021,177
2010	2,539,196	1,447,289	7,743,188	5,579,085	5,579,085	0	5,579,085
2009	2,596,980	1,483,137	16,979,873	5,579,085	5,579,085	0	5,579,085
2008	2,621,437	1,513,593	9,096,673	6,950,384	6,950,384	0	6,950,384
2007	1,883,939	1,266,994	3,411,673	6,950,384	6,950,384	0	6,950,384
2006	1,895,088	1,059,408	3,032,673	1,820,647	1,820,647	0	1,820,647
2005	1,952,361	1,080,304	3,032,673	1,820,647	1,820,647	0	1,820,647
2004	1,952,327	1,099,609	1,349,150	1,820,647	1,820,647	0	1,820,647
2003	2,369,256	1,124,895	1,424,150	2,465,571	2,465,571	0	2,465,571
2002	1,799,332	1,145,824	1,459,650	2,465,571	2,465,571	0	2,465,571
2001	1,799,332	1,165,097	996,970	2,465,571	2,465,571	0	2,465,571
2000	1,799,332	349,157	977,395	2,465,571	2,465,571	0	2,465,571
1999	1,799,332	344,291	977,395	1,789,390	1,789,390	0	1,789,390
1998	1,202,121	352,526	977,395	1,356,546	1,356,546	0	1,356,546
1997	1,202,121	362,578	977,395	1,356,546	1,356,546	0	1,356,546
1996	1,084,467	359,012	977,395	1,356,546	1,356,546	0	1,356,546
1995	838,212	358,125	1,071,680	2,283,321	2,283,321	0	2,283,321
1994	842,465	357,609	1,071,680	2,283,321	2,283,321	0	2,283,321
1993	842,465	364,306	2,571,675	2,784,273	2,784,273	0	2,784,273
1992	842,465	373,619	1,550,161	2,766,245	2,766,245	0	2,766,245
1991	877,466	389,118	2,004,157	3,270,741	3,270,741	0	3,270,741
1990	877,466	401,995	1,634,815	3,635,223	3,635,223	0	3,635,223
1989	877,466	417,492	1,634,815	3,635,223	3,635,223	0	3,635,223

1988	800,600	334,434	1,634,815	3,548,483	3,548,483	0	3,548,483
1987	779,565	344,152	1,636,765	3,532,620	3,532,620	0	3,532,620
1986	752,031	349,316	1,486,910	3,167,805	3,167,805	0	3,167,805
1985	735,525	360,772	1,038,731	2,980,119	2,980,119	0	2,980,119
1984	732,449	370,406	1,038,731	2,100,000	2,100,000	0	2,100,000
1983	715,242	217,002	1,038,731	2,030,395	2,030,395	0	2,030,395
1982	693,530	195,738	912,721	1,801,989	1,801,989	0	1,801,989

Parcel Sales History

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

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

This page has been visited 235,994 times.

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

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

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

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

Alternate Key: 8884257 Parcel ID: 00127420-000100

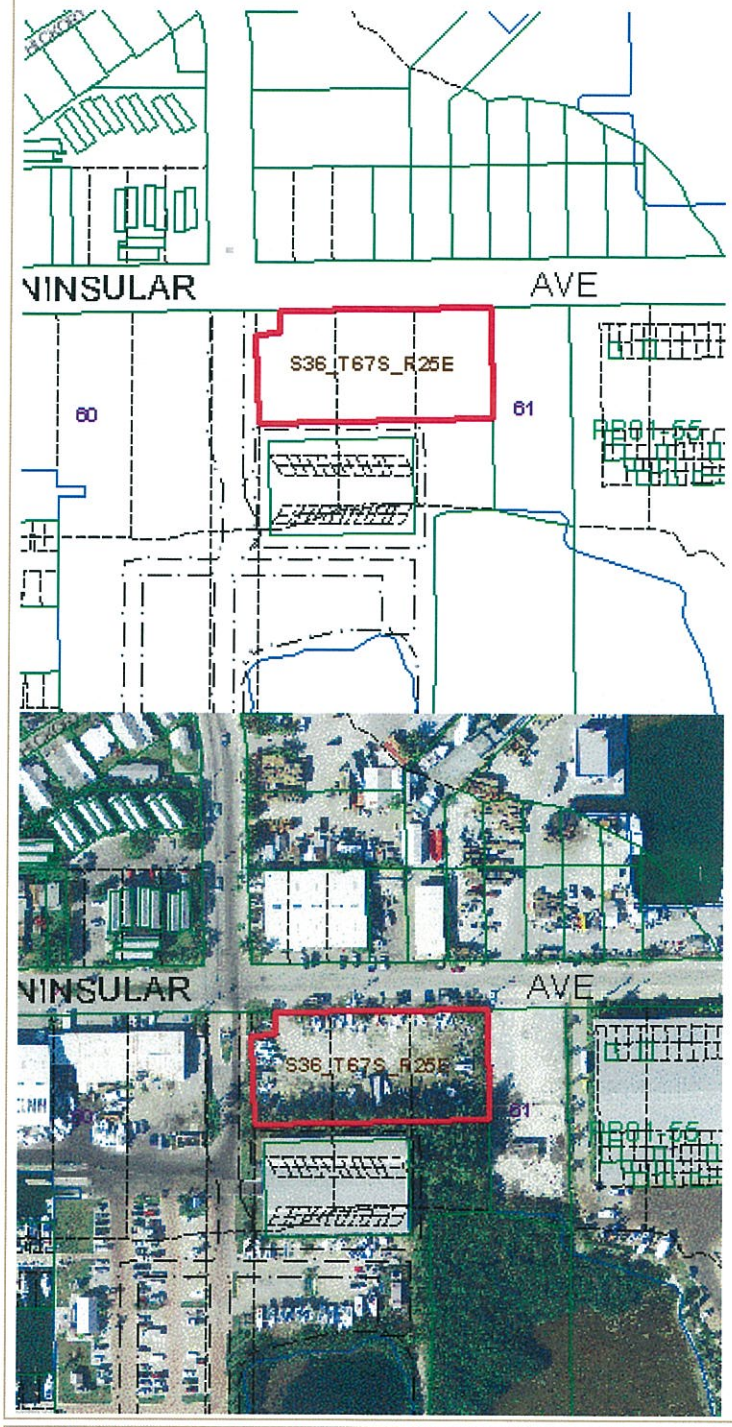
Ownership Details

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

Property Details

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

Click Map Image to open interactive viewer



Land Details

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

Appraiser Notes

THE BUILDING SETS ON ALL THREE LOTS. THE HIGH QUALITY GRADE IS FOR THE EXCEPTIONAL CONSTRUCTION.THE ET5-01 HAS BEEN DOUBLED TO GET HE CORRECT VALUE!!-O5 "SKT BUILDING" BAY 1 & 2 ANDREW ALUMINUM 294-8848 BAY 3 TPE STRUCTURES INC. 305-293-41111 BAY 4 WILLET MARINE 293-0110 BAY 5 KEY FABRICATION 294-7509 BAY 6 MONTAGE BAY 7 & 8,9 &10 CHEMICAL 296-4028 BAY 11 & 12 FLA KEYS ELECTRIC 296-4028 TPP 8928330 - INTERIOR TRIM BY KEVIN CHANEY (#5)

PARCEL REMOVED FROM STUDY DUE TO THE FACT PARCEL DOES NOT MEET MARKET STANDARDS.

Building Permits

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

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	0	0	615,373	615,373	615,373	0	615,373
2013	0	0	638,164	638,164	638,164	0	638,164
2012	0	0	638,164	638,164	638,164	0	638,164
2011	0	0	638,164	638,164	638,164	0	638,164
2010	717,853	34,077	272,333	1,024,263	1,024,263	0	1,024,263
2009	733,806	35,433	384,000	1,152,885	1,152,885	0	1,152,885
2008	733,806	37,223	1,257,120	2,028,149	2,028,149	0	2,028,149
2007	524,548	38,642	1,676,160	2,239,350	2,239,350	0	2,239,350
2006	524,548	40,354	1,539,972	2,104,874	2,104,874	0	2,104,874
2005	382,465	42,122	502,848	927,435	927,435	0	927,435
2004	390,426	43,941	377,136	811,503	811,503	0	811,503
2003	390,426	45,653	377,136	813,215	813,215	0	813,215
2002	390,426	47,421	419,040	856,887	856,887	0	856,887
2001	390,426	49,241	171,597	611,264	611,264	0	611,264
2000	354,120	30,126	171,597	555,843	555,843	0	555,843
1999	0	7,642	144,359	152,001	152,001	0	152,001
1998	0	7,907	144,359	152,266	152,266	0	152,266
1997	0	8,142	144,359	152,501	152,501	0	152,501
1996	0	0	144,359	144,359	144,359	0	144,359

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/13/2013	2634 / 572	4,750,000	WD	12
1/26/2011	2503 / 2018	15,932,400	WD	12
8/23/2005	2146 / 1633	2,800,000	WD	O
1/1/1996	1402 / 1644	58,400	WD	P
12/1/1995	1380 / 0841	175,000	WD	Q

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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 Record Card (149)

Alternate Key: 9054750
Effective Date: 8/11/2014 2:08:16 PM

Roll Year 2014
Run: 08/11/2014 02:08 PM

OCEANSIDE INVESTORS LLC

5640 LAUREL AVE
KEY WEST FL 33040-5915

Parcel 00127440-004200-35-67-25
Alt Key 9054750
Affordable Housing No
FEMA Injunction ALL
Inspect Date Oct 05, 2011
Business Name
Physical Addr 5950 PENINSULAR AVE, SLIP J-4, SOUTH STOCK ISLAND

Nbhd 8099
Mill Group 110A
PC 2000
Next Review

Associated Names

Name	DBA	Role
OCEANSIDE INVESTORS LLC,		Owner

Legal Description

UNIT J-4 OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR2019-1476/83 OR2503-2018/32 OR2634-572/83

Condominium Details

Year Built 2003 **Footage** 33

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2013F	N	0		23,793	0	23,793	23,195	0	N	23,793
2012F	N	0		21,087	0	21,087	21,087	0	N	21,087
2011F	N	0		32,550	0	32,550	32,550	0	N	32,550
2010F	N	0		34,875	0	34,875	34,875	0	N	34,875
2009F	N	0		42,496	0	42,496	42,496	0	N	42,496
2008F	N	0		87,249	0	87,249	87,249	0	N	87,249
2007F	N	0		106,020	0	106,020	106,020	0	N	106,020
2006F	C	0		115,000	0	115,000	115,000	0	N	115,000
2005F	C	550		54,450	0	55,000	55,000	0	N	55,000
2004F	C	1		0	46,785	46,786	46,786	0	N	46,786

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
2019	1476	6/23/2004	Warranty Deed	0	M	I	1
2503	2018	1/26/2011	Warranty Deed	0	12	I	15,932,400
2634	572	6/13/2013	Warranty Deed	0	12	I	4,750,000

Monroe County Property Record Card (149)

Alternate Key: 9054783
Effective Date: 8/11/2014 2:08:36 PM

Roll Year 2014
Run: 08/11/2014 02:09 PM

OCEANSIDE INVESTORS LLC

5640 LAUREL AVE
KEY WEST FL 33040-5915

Parcel 00127440-004400-35-67-25
Alt Key 9054783
Affordable Housing No
FEMA Injunction ALL
Inspect Date Oct 05, 2011
Business Name
Physical Addr 5950 PENINSULAR AVE, SLIP J-6, SOUTH STOCK ISLAND

Nbhd 8099
Mill Group 110A
PC 2000
Next Review

Associated Names

Name	DBA	Role
OCEANSIDE INVESTORS LLC,		Owner

Legal Description

UNIT J-6 OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR2019-1476/83 OR2503-2018/32 OR2634-572/83

Condominium Details

Year Built 2003 **Footage** 33

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2013F	N	0		23,793	0	23,793	23,195	0	N	23,793
2012F	N	0		21,087	0	21,087	21,087	0	N	21,087
2011F	N	0		32,550	0	32,550	32,550	0	N	32,550
2010F	N	0		34,875	0	34,875	34,875	0	N	34,875
2009F	N	0		42,496	0	42,496	42,496	0	N	42,496
2008F	N	0		87,249	0	87,249	87,249	0	N	87,249
2007F	N	0		106,020	0	106,020	106,020	0	N	106,020
2006F	C	0		115,000	0	115,000	115,000	0	N	115,000
2005F	C	550		54,450	0	55,000	55,000	0	N	55,000
2004F	C	1		0	46,785	46,786	46,786	0	N	46,786

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
2019	1476	6/23/2004	Warranty Deed	0	M	I	1
2503	2018	1/26/2011	Warranty Deed	0	12	I	15,932,400
2634	572	6/13/2013	Warranty Deed	0	12	I	4,750,000

Monroe County Property Record Card (149)

Alternate Key: 9054816
Effective Date: 8/11/2014 2:09:10 PM

Roll Year 2014
Run: 08/11/2014 02:09 PM

OCEANSIDE INVESTORS LLC

5640 LAUREL AVE
KEY WEST FL 33040-5915

Parcel 00127440-004700-35-67-25
Alt Key 9054816
Affordable Housing No
FEMA Injunction ALL
Inspect Date Oct 05, 2011
Business Name
Physical Addr 5950 PENINSULAR AVE, SLIP J-9, SOUTH STOCK ISLAND

Nbhd 8099
Mill Group 110A
PC 2000
Next Review

Associated Names

Name	DBA	Role
OCEANSIDE INVESTORS LLC,		Owner

Legal Description

UNIT J-9 OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR2019-1476/83 OR2503-2018/32 OR2634-572/83

Condominium Details

Year Built 2003 **Footage** 33

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2013F	N	0		23,793	0	23,793	23,195	0	N	23,793
2012F	N	0		21,087	0	21,087	21,087	0	N	21,087
2011F	N	0		32,550	0	32,550	32,550	0	N	32,550
2010F	N	0		34,875	0	34,875	34,875	0	N	34,875
2009F	N	0		42,496	0	42,496	42,496	0	N	42,496
2008F	N	0		87,249	0	87,249	87,249	0	N	87,249
2007F	N	0		106,020	0	106,020	106,020	0	N	106,020
2006F	C	0		115,000	0	115,000	115,000	0	N	115,000
2005F	C	550		54,450	0	55,000	55,000	0	N	55,000
2004F	C	1		0	46,785	46,786	46,786	0	N	46,786

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
2019	1476	6/23/2004	Warranty Deed	0	M	I	1
2503	2018	1/26/2011	Warranty Deed	0	12	I	15,932,400
2634	572	6/13/2013	Warranty Deed	0	12	I	4,750,000

Monroe County Property Record Card (149)

Alternate Key: 9054849
Effective Date: 8/11/2014 2:09:26 PM

Roll Year 2014
Run: 08/11/2014 02:09 PM

OCEANSIDE INVESTORS LLC

5640 LAUREL AVE
KEY WEST FL 33040-5915

Parcel 00127440-004900-35-67-25
Alt Key 9054849
Affordable Housing No
FEMA Injunction ALL
Inspect Date Oct 05, 2011
Business Name
Physical Addr 5950 PENINSULAR AVE, SLIP J-11, SOUTH STOCK ISLAND

Nbhd 8099
Mill Group 110A
PC 2000
Next Review

Associated Names

Name	DBA	Role
OCEANSIDE INVESTORS LLC,		Owner

Legal Description

UNIT J-11 OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR2019-1476/83 OR2503-2018/32 OR2634-572/83

Condominium Details

Year Built 2003 **Footage** 33

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	10106225	Oct 18 2010 12:00AM		0	Commercial	SECURITY ALARM

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2013F	N	0		23,793	0	23,793	23,195	0	N	23,793
2012F	N	0		21,087	0	21,087	21,087	0	N	21,087
2011F	N	0		32,550	0	32,550	32,550	0	N	32,550
2010F	N	0		34,875	0	34,875	34,875	0	N	34,875
2009F	N	0		42,496	0	42,496	42,496	0	N	42,496
2008F	N	0		87,249	0	87,249	87,249	0	N	87,249
2007F	N	0		106,020	0	106,020	106,020	0	N	106,020
2006F	C	0		115,000	0	115,000	115,000	0	N	115,000
2005F	C	550		54,450	0	55,000	55,000	0	N	55,000
2004F	C	1		0	46,785	46,786	46,786	0	N	46,786

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
2019	1476	6/23/2004	Warranty Deed	0	M	I	1
2503	2018	1/26/2011	Warranty Deed	0	12	I	15,932,400
2634	572	6/13/2013	Warranty Deed	0	12	I	4,750,000

Monroe County Property Record Card (149)

Alternate Key: 9054860
Effective Date: 8/11/2014 2:09:41 PM

Roll Year 2014
Run: 08/11/2014 02:09 PM

OCEANSIDE INVESTORS LLC

5640 LAUREL AVE
KEY WEST FL 33040-5915

Parcel 00127440-005000-35-67-25
Alt Key 9054860
Affordable Housing No
FEMA Injunction ALL
Inspect Date Oct 05, 2011
Business Name
Physical Addr 5950 PENINSULAR AVE, SLIP J-12, SOUTH STOCK ISLAND

Nbhd 8099
Mill Group 110A
PC 2000
Next Review

Associated Names

Name	DBA	Role
OCEANSIDE INVESTORS LLC,		Owner

Legal Description

UNIT J-12 OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR2019-1476/83 OR2503-2018/32 OR2634-572/83

Condominium Details

Year Built 2003 **Footage** 33

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2013F	N	0		23,793	0	23,793	23,195	0	N	23,793
2012F	N	0		21,087	0	21,087	21,087	0	N	21,087
2011F	N	0		32,550	0	32,550	32,550	0	N	32,550
2010F	N	0		34,875	0	34,875	34,875	0	N	34,875
2009F	N	0		42,496	0	42,496	42,496	0	N	42,496
2008F	N	0		87,249	0	87,249	87,249	0	N	87,249
2007F	N	0		106,020	0	106,020	106,020	0	N	106,020
2006F	C	0		115,000	0	115,000	115,000	0	N	115,000
2005F	C	550		54,450	0	55,000	55,000	0	N	55,000
2004F	C	1		0	46,785	46,786	46,786	0	N	46,786

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
2019	1476	6/23/2004	Warranty Deed	0	M	I	1
2503	2018	1/26/2011	Warranty Deed	0	12	I	15,932,400
2634	572	6/13/2013	Warranty Deed	0	12	I	4,750,000

End of Additional File 2014-112

APPLICATION

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
AUG 07 2014
MONROE CO. PLANNING DEPT

Request for a Development Agreement

An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review

Development Agreement Application Fee: $12,900.00

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

Date of Submittal: 08 / 7 / 2014
Month Day Year

Property Owner:

Oceanside Investors, LLC
Name

1010 Kennedy Drive, Suite 303, Key West, Florida 33040
Mailing Address (Street, City, State, Zip Code)

(305) 395-1610
Daytime Phone

jallison@theallisonfirm.net
Email Address

Agent (if applicable):

Barton W. Smith, Esq.
Name

138 – 142 Simonton Street, Key West, Florida 33040
Mailing Address (Street, City, State, Zip Code)

(305) 296-7227
Daytime Phone

bart@smithoropeza.com
Email Address

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

See Development Agreement already on file with County Planning Staff

Block Lot Subdivision Key

Real Estate (RE) Number Alternate Key Number

Street Address (Street, City, State, Zip Code) Approximate Mile Marker

If more than one property is to be affected by the development agreement, please attach additional sheets providing all property owners and legal descriptions of properties (with real estate numbers) involved.

Land Use District Designation(s) of Property(s): See Development Agreement and attached First Amendment

Present Land Use(s) of Property(s): See Development Agreement and attached First Amendment

Land Area of Property(s): See Development Agreement and attached First Amendment

Provide all parties which would be involved in the development agreement:

See Development Agreement

Provide a clear description of the use(s) proposed on the property(s):

See Development Agreement

Provide a clear description of public facilities that will service the development, including who shall provide such facilities; the date any new facilities, if needed, will be constructed; and a schedule to assure public facilities are available concurrent with the impacts of the development:

See Development Agreement

Provide a clear description of any reservation or dedication of land for public purposes:

See Development Agreement

Proposed duration of development agreement (note: duration may not exceed 10 years): 10 years

Has a previous application been submitted for this site(s) within the past two years? Yes X No __

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

- [x] **Complete development agreement application** (unaltered and unbound);
- [x] **Correct fee** (check or money order to Monroe County Planning & Environmental Resources); **included**
- [x] **Proof of ownership (i.e. Warranty Deed)**;
- [x] **Current Property Record Card(s) from the Monroe County Property Appraiser**;
- [x] **Location map**;
- [x] **Photograph(s) of site(s) from adjacent roadway(s)**; -
- [ ] **Signed and Sealed Boundary Survey(s), prepared by a Florida registered surveyor – sixteen (16) sets** (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat);
- [ ] **Written description of project**; -
- [ ] **Typed name and address mailing labels of all property owners within a 300 foot radius of the property(s) – (three sets).** This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included

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

- [x] **Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)
- [ ] **Signed and Sealed Site Plan(s), prepared by a Florida registered architect, engineer or landscape architect– 16 sets** (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale)
- [ ] **Floor Plans for all proposed structures and for any existing structures to be redeveloped – sixteen (16) sets** (drawn at an appropriate standard architectural scale and including handicap accessibility features) **– to be provided**
- [ ] **Elevations for all proposed structures and for any existing structures to be modified – 16 sets** (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure) – **to be provided**
- [ ] **Landscape Plan(s) by a Florida registered landscape architect – 16 sets** (may be shown on the site plan; however, if a separate plan, drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale) – **to be provided**
- [ ] **Traffic Study(s), prepared by a licensed traffic engineer**
- [ ] **Relevant Letters of Coordination**

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

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

Signature of Applicant: _____ **Date:** 8-7-2014

Sworn before me this 7th day of August 2014

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

_____
Notary Public
My Commission Expires

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

July 11, 2014

I hereby authorize Barton W. Smith, Esq. be listed as authorized agents
(Name of Agent)

for Oceanside Investors, LLC for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: __, Section 35 Township 67 South, Range 25 East

Key (island): Stock Island

and Real Estate number:
00127420-000000
00127420-000100
00127420-004200
00127420-004400
00127420-004700
00127420-004900
00127420-005000.

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated.

The undersigned understands the liabilities involved in the granting of this agency and accepts full responsibility (thus holding Monroe County harmless) for any and all of the actions of the agent named, related to the acquisition of approvals/permits for the aforementioned applicant.

Note: Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

Jiwan Noah Singh, Vice President
Oceanside Investors, LLC

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 11 **day of** July, **20**14.

Jiwan Noah Singh **is** _____ **personally known** _____ **produced identification**

(_____ **Type of Identification), did / did not take an oath.**

Madelene M Lembo
Notary

MADELENE M LEMBO
Notary Public - State of Florida
My Comm. Expires Jul 27, 2018
Commission # FF 126287
Bonded Through National Notary Assn.

This document was prepared by and should be returned to:

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

SPECIAL WARRANTY DEED

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

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

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

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

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

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

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

Print Name: Max Labruda

Print Name: DARE BITTNER

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

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

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

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

BRIAN M. BENNETT
Notary Public - State of Florida
My Comm. Expires May 9, 2014
Commission # DD 989748

Notary Public

Brian Bennett
Printed/Typed Name of Notary

My Commission Expires: 5/9/2014

EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

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

PART A:

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

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

TOGETHER WITH

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

UPLAND TERMINUS BOUNDARY LINE:

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

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

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

PARCEL A:

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

AND ALSO

PARCEL B:

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

ALSO

PARCEL C:

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

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

ALSO

PARCEL D:

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

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

ALSO

PARCEL E:

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

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

ALSO

PARCEL F:

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

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

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

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

PARCEL G:

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

ALSO

PARCEL H:

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

PARCEL I:

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

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

ALSO

PARCEL J:

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

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

MISSING CALL OF EAST 376.50')

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

LESS (CONDOMINIUM):

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

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

LESS THE FOLLOWING PIERS:

NORTH PIER:

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

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

MIDDLE PIER:

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

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

LESS THE FOLLOWING PIER:

SOUTH PIER:

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

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

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

LESS THE FOLLOWING PARCEL:

DRY STORAGE:

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

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

EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS FIRST AMDENDMENT TO DEVELOPMENT AGREEMENT ("First Amendment") is entered into by and between Monroe County, Florida, a Political Subdivision of the State of Florida ("Monroe County"), Summerland Palms Investors, LLC, a Florida limited liability company ("Summerland Palms"), Coco Palms Developers, LLC, a Florida limited liability company, ("Coco Palms Developers"), Suncrest Investors, LLC, a Florida limited liability company ("Suncrest"), (collectively, the "Parties") pursuant to Sections 110-132, 110-133, 130-161.1 of the Monroe County, Florida Code of Ordinances ("Monroe County Code") and the Florida Local Government Development Agreement Act, Florida Statutes Sections 163.3220-163.3243 (2013) and is binding on the "Effective Date" set forth herein:

WITNESSETH:

The Parties hereby agree as follows:

I. RECITALS

A. This First Amendment provides for the inclusion of real property located at 5948 Maloney Avenue, Stock Island, Monroe County, Florida which is commonly referred to as the Hickory House ("Hickory House") and provides for increase in total Transient Residential Dwelling Units permitted to be developed at property located at 5950 and 5970 Peninsular Avenue, Stock Island, Monroe County, Florida ("Oceanside Property").

B. All Parties have the authority to enter into this Agreement through Florida Statutes Chapter 163 and the sole and undivided ownership of the Properties.

C. Section 163.3220, Florida Statutes, authorizes Monroe County to enter into development agreements with landowners and/or governmental agencies to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development.

D. This Agreement, among other things, is intended to and shall constitute a development agreement among the Parties pursuant to the Florida Local Government Development Agreement Act, Section 163.3223, et seq., Florida Statutes ("Act").

E. The Parties recognize that the public noticing and hearing procedures shall follow the requirements of Section 163.3225, Florida Statutes, which requires the local government to conduct two public hearings, one of which may be before the Planning Commission.

F. Monroe County finds that entering into this First Amendment furthers the purposes, goals, objectives and policies of the Monroe County Comprehensive Plan which contains goals and objectives that seek to encourage the provision of affordable housing through incentive programs and regulations (including but not limited to Goal 601, Objective 601.1, Objective 601.2 and Objective 601.6).

G. The Parties, with the exception of Suncrest, but including Suncrest's predecessor in interest, Suncrest Landing, LLC and Singh Investors, LLC, entered into a Development Agreement with the County dated December 5, 2013 ("Development Agreement") providing for the redevelopment of the Oceanside Property.

H. After entering into the Development Agreement, Suncrest was assigned the purchase and sale agreement previously held by Singh Investors, LLC to purchase the real property owned by Suncrest Landing, LLC, and located at 5176 Suncrest Road, Stock Island, Monroe County, Florida ("Suncrest Property"), which property is subject to the Development Agreement.

I. On February 14, 2014 Suncrest Investors, LLC acquired the Suncrest Property from Suncrest Landings, LLC, and Suncrest Investors, LLC is now a necessary party to the Development Agreement.

J. The Development Agreement provided for the transfer of Transferrable Market Rate, Permanent Residential Rate of Growth Ordinance Exemptions ("TREs") to the Oceanside Property from Sender Sites including property owned by Summerland Palms (transfer of rights correspondent to twenty two (22) lawfully-established market-rate, permanent residential dwelling units), Coco Palms (transfer of rights correspondent to seventeen (17) lawfully-established and recognized market-rate, permanent residential dwelling units), and Suncrest (transfer of rights correspondent to seven (7) lawfully-established and recognized market-rate, permanent residential dwelling units).

K. Since the effective date of the Development Agreement, Oceanside Investors has entered into a purchase and sale agreement with Monroe County to purchase the Hickory House.

L. On July 16, 2014, Monroe County, pursuant to Monroe County Resolution 116-2014, approved to be abandoned the right-of-way between the Hickory House and Oceanside Investors Property ("Abandoned Road") more particularly described as:

Peninsular Avenue, lying between Block 46 and 60, South of Lots 30, 31 & the West ½ of Lot 32, in Square 46, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Lot 35 of said plat, thence West along the North Right-of-way line of Peninsular Ave. for a distance of 175.00 feet to the Southeast corner of the said West ½ of Lot 32, and the Point of Beginning; thence continue West along the said North Right-of-way line of Peninsular Ave. for a distance of 195.00 feet, more or less to the platted shoreline per Maloney's subdivision; thence S 18*26'06" W along the platted shoreline for a distance of 63.64 feet to the South Right-of-way line of Peninsular Ave.; thence East along the said South Right-of-way line of Peninsular Ave., for a distance of 215.00 feet more or less to the Southerly extension of the East line of the said West ½ of Lot 32; thence North for a distance of 60.00 feet to the said North Right-of-way line of Peninsular Ave. and the Point of Beginning.

A copy of Monroe County Resolution 116-2014 is attached as Exhibit 21.

M. Hickory House is generally described as follows:

1. Monroe County owns that certain real property located at 5948 Maloney Avenue, Stock Island, Monroe County, Florida. A copy of the Warranty Deed evidencing Monroe County's ownership is attached as Exhibit 22.

2. The Hickory House Property is legally described as Lots 30, 31 and the West ½ of Lot 32, in Square 46, according to Maloney's Subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida.

   and that certain County-owned abandoned right of way in accordance with Resolution No. 116-2014 comprising a part of Peninsular Avenue, Stock Island, Key West, Florida 33040, which is more particularly described as:

   Peninsular Avenue, lying between Block 46 and 60, South of Lots 30, 31 and the West ½ of Lot 32, in Square 46, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida and being more particularly described as: Commence at the Southeast corner of Lot 35 of said plat, thence West along the North right-of-way line of Peninsular Avenue for a distance of 175.00 feet to the Southeast corner of the said West ½ of Lot 32, and the Point of Beginning; thence continue West along the said North right-of-way line of Peninsular Avenue for a distance of 195.0 feet, more or less to the platted shoreline per Maloney's subdivision; thence S 18*26'06" W along the platted shoreline for a distance of 63.64 feet to the South right-of-way line of Peninsular Avenue; thence East along the said South right-of-way line of Peninsular Avenue, for a distance of 215.0 feet more or less to the Southerly extension of the East line of the said West ½ of Lot 32; thence North for a distance of 60.00 feet to the said North right-of-way line of Peninsular Avenue and the Point of Beginning.

3. As of the date of this Agreement, the Hickory House is assessed by the Monroe County Property Appraiser as real estate numbers 00126210-000000, 00126220-000000, 00126230-000000.

4. Historically, the Hickory House was used as a restaurant.

5. The Hickory House Property currently has a Mixed Use ("MU") Land Use (Zoning) District designation and a corresponding Mixed Use Commercial ("MC") Future Land Use Map designation. A copy of the Land Use District Map and Future Land Use Map for the Hickory House is attached as Exhibit 23.

6. The Hickory House currently has a Tier Overlay District Designation of Tier III.

7. The Hickory House consists of 29,447.55 square feet of upland.

N. As part of the purchase and sale agreement, Oceanside Investors and Monroe County agreed that Oceanside Investors shall make an application to amend the Development Agreement to include the Hickory House and the Abandoned Road.

O. Oceanside Investors desires to increase the total number of transient dwelling units permitted to be developed on the Oceanside Property.

II. PURPOSE

A. The overall purpose of this First Amendment is to include the Hickory House and Abandoned Road and increase the amount of Transient Residential Dwelling Units permitted to be developed on the Oceanside Property.

NOW, THEREFORE, the First Amendment is approved as follows:

III. TERMS OF AGREEMENT

A. **Recitals**. The recitals explaining the intent and purpose of the First Amendment as set forth in the preceding clauses are incorporated herein and form a material part of this Development Agreement and this First Amendment. The Parties recognize the binding effect of Fla. Stat. §§163.3220-163.3243, as to the form and content of the Development Agreement and First Amendment and in accordance therewith set forth and agree to the following.

B. **Amendments**. The Development Agreement is hereby amended as follows:

1. Section I.N.7 is hereby deleted in its entirety.

2. Section III.D.e. is hereby amended as follows:

e. The redevelopment of the Oceanside Property includes the addition of up to 78 new, market rate residential dwelling units, which may be used as vacation rentals, up to ~~5~~ 17 new hotel rooms, a new restaurant, and other improvements related to the existing marina and accessory development. The residential density would not exceed 100 permanent residential units and ~~5~~ 17 transient units. Not including accessory structures related to the residential uses, the nonresidential intensity shall not exceed 40,000 square feet.

3. Section III.G. is amended as follows:

Development Allowed. The following specific criteria are those which will guide development of the Properties, and are standards by which any further approvals shall be measured and shall be as follows:

a. The Oceanside Property consists of ~~19.84~~ 19.98 gross acres consisting of ~~11.18~~ 11.32 acres of upland and 7.66 acres of submerged land. There currently exist twenty-two (22) market-rate residential dwelling units, in the form of condominium units on the property.

b. Oceanside Investors is permitted to transfer thirty-two (32) market-rate TRE's along with thirty-two (32) TDR's to the Oceanside Property pursuant to the Development Order #02-07.

c. After an equivalent number of deed restricted affordable housing units are established on the Summerland Palms Property, Summerland Investors is permitted to transfer market-rate TRE's associated with lawfully established mobile homes from the Summerland Palms Property sender site to the Oceanside Property receiver site pursuant to Monroe County Code Section 130-161.1.

d. After an equivalent number of deed restricted affordable housing units are established on the Cudjoe Coco Palms Property, ~~Singh Investors~~ Coco Palms Developers is permitted to transfer the market-rate TRE's associated with lawfully established mobile homes from the Cudjoe Coco Palms Property sender site to the Oceanside Property receiver site pursuant to Monroe County Code Section 130-161.1.

e. After an equivalent number of deed restricted affordable housing units are established on the Stock Island Suncrest Property, Suncrest is permitted to transfer the market-rate TRE's associated with lawfully established mobile homes from the Stock Island Suncrest Property sender site to the Oceanside Property receiver site pursuant to Monroe County Code Section 130-161.1.

f. Provided such development can be designed and approved by all applicable codes, including but not limited to the Monroe County Code and Florida Building Code, Oceanside Investors is permitted to develop the following buildings, facilities and structures on the Oceanside Property pursuant to this Agreement:

   i. In addition to the already existing twenty-two (22) attached, market-rate residential dwelling units, up to seventy-eight (78) new attached, market-rate residential dwelling units, each of which may be configured to include a separately rentable "lockout" consisting of no more than one (1) bedroom and one (1) bathroom, all of which may be used for vacation rental use, provided Oceanside Investors constructs and 1) installs and maintains a gated entrance and 2) establishes a homeowner's or property owner's association that expressly regulates or manages vacation rental uses.

   ii. A hotel with up to ~~five (5)~~ seventeen (17) new hotel rooms.

   iii Eight (8) existing wet slips that have existed for over 40 years but have not been properly permitted. Twenty percent (20%) of Oceanside Investors' wet slips shall be restricted to use by commercial fishing vessels.

   iv. A restaurant with up to 150 seats and up to 3,859 square feet of floor area.

v. Additional amenities ancillary and accessory to the vacation rental and hotel use, including a lobby, gatehouse, offices, fitness center, bath house, maintenance, housekeeping and watersports consisting of up to 9,352 square feet as depicted on plans submitted with this Agreement.

vi. A marina store, dock master, and watersport offices consisting of up to 1,973 square feet as depicted on plans submitted with this Agreement.

vii. Parking areas and landscaping

viii. Public access is permitted to the Oceanside Property and to the Hickory House and Abandoned Road boardwalk from 7:00 a.m. until dusk.

5. Section III.I is hereby amended as follows:

I. **Rental License.** Monroe County Code Section 23-85 requires each person engaged in the business of renting accommodations, including vacation rentals and other public lodgings licensed pursuant to Chapter 509, Florida Statutes, to pay a business tax and to obtain annually a business tax receipt for each place of business at which the rental occurs. Each of the new seventy-eight (78) residential dwelling units and each of the lockouts within such units engaged in Vacation Rental use shall be deemed a "place of business" subject to taxation under Monroe County Code Section 23-85. Oceanside Investors, its successors and assigns, so long as all or a portion of the property is used for vacation rentals, shall pay the business tax imposed pursuant to Monroe County Code Section 23-85 for each vacation rental unit and for each lockout utilized for or held out as public lodging, in addition to the ~~five (5)~~seventeen (17) hotel rooms. Pursuant to this Agreement, Oceanside Investors will be required to obtain a total of ~~one hundred sixty-one (161)~~one hundred sixty-eight (168) business tax receipts, consisting of one receipt for each dwelling unit, one receipt for each lockout, and one receipt for each hotel room and shall pay the business tax for each unit, lockout, and hotel room being utilized in the business of Vacation Rental annually. The tax collector may not accept the tax or issue receipts for the business tax unless the vacation rentals are licensed pursuant to Ch. 509, Florida Statutes.

4. Section III.M is hereby amended as follows:

M. **Site Plan Approval**: Monroe County does hereby accept the conceptual site plan of the Oceanside Property. The conceptual site plan is attached as ~~Exhibit 23~~25. The development shall be consistent with all applicable codes, including but not limited to the Monroe County Comprehensive Plan and Monroe County Code. Following a review of compliance with such codes, the final site plan must be approved by the Monroe County Planning Commission as an amendment to the Property's major conditional use permit. The Planning Commission has final authority over the development approval and the site plan which may be amended by the Planning Commission.

C. **Effect of First Amendment to Development Agreement**. Except as expressly modified in this First Amendment, all terms and provisions in the Development Agreement for the

Parties remain unchanged and continue in full force and effect.

D. **Recording**. Monroe County shall record this Agreement with the Clerk of the Circuit Court of Monroe County within fourteen (14) days following signature by all Parties. Oceanside Investors agrees that it shall be responsible for all recording fees and other related fees and costs related to the recording and delivery of this Agreement as described in this section. The provisions hereof shall remain in full force and effect during the term provided herein and shall be binding upon all successors in interest to the Parties to this Agreement.

E. **Conflicting Resolutions**. All resolutions or parts thereof in conflict with the provisions of this Agreement and its resolution are hereby repealed to the extent of such conflict.

F. **Severability**. If any part of this Agreement is contrary to, prohibited by, or deemed invalid under any applicable law or regulation, such provisions shall be inapplicable and deemed omitted to the extent so contrary, prohibited, or invalid; however, the remainder of the Agreement shall not be invalidated thereby and shall be given full force and effect as if the contrary, prohibited, or invalid provision was never a part hereof.

G. **Effective Date**. The "Effective Date" of this Agreement is thirty (45) days after the duly signed and recorded Agreement is received by the Florida Department of Community Affairs pursuant to Chapter 380, Florida Statutes, and if appealed, until the appealed is resolved.

[REMAINDER OF PAGE INTENTIONALLY BLANK. SIGNATURE PAGES TO FOLLOW.]

IN WITNESS WHEREOF, the Parties hereto have set their hands and seals on the day and year below written.

Summerland Palms Investors, LLC

By: _____

Title: _____

Date: _____

Suncrest Investors, LLC

By: _____

Title: _____

Date: _____

Oceanside Investors, LLC

By: _____

Title: _____

Date: _____

Coco Palms Developers, LLC

By: _____

Title: _____

Date: _____

State of _____

County of _____

The foregoing instrument was acknowledged before me on this ____ day of _____, 2014, by PRITAM SINGH, the managing member of Summerland Palms Investors, LLC, Suncrest Investors, LLC, Oceanside Investors, LLC, and Coco Palms Developers, LLC. He is personally known to me did not take an oath.

_____

Monroe County

Monroe County Board of County Commissioners

_____

Date

_____

MAYOR SYLVIA MURPHY

ATTEST: AMY HEAVILIN, CLERK

_____

DEPUTY CLERK

DocN 1992171 07/29/2014 3:53PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Petitioner: Oceanside Investors, LLC

DocN 1992171
BkN 2696 PgN 895

MONROE COUNTY, FLORIDA
RESOLUTION NO. 116 -2014

A RESOLUTION OF THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS RENOUNCING AND DISCLAIMING ANY RIGHT OF THE COUNTY AND PUBLIC IN AND TO THAT PORTION OF THE RIGHT-OF-WAY OF THE WESTERN PORTION OF PENINSULAR AVENUE ON STOCK ISLAND THAT IS BOUNDED ON THE NORTH BY LOTS 30, 31 & THE WEST ½ OF LOT 32 IN BLOCK (SQUARE) 46 OF MALONEY SUBDIVISION, BOUNDED ON THE WEST BY A PLATTED SHORELINE OF MALONEY SUBDIVISION, AND BOUNDED ON THE SOUTH BY LOTS 1 AND 2 IN BLOCK (SQUARE) 60 OF MALONEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA

WHEREAS, an application was filed by Oceanside Investors, LLC to abandon a portion of Peninsular Avenue on Stock Island that is located between Blocks 46 and 60 (west of the west ½ of Lot 32 in Block 46) in Maloney Subdivision, as recorded in Plat Book 1, page 55 of the Public Records of Monroe County, Florida; and

WHEREAS, the Board of County Commissioners of Monroe County, Florida, desires to renounce and disclaim any right of the County and the public in and to the hereinafter right-of-way; and

WHEREAS, due notice has been published and a public hearing has been held in accordance with Chapter 336, Florida Statutes; and

WHEREAS, at said public hearing, the Board considered the argument of all parties present wishing to speak on the matter, and considered the renouncing and disclaiming of any

EXHIBIT 24

right of the County and the public in and to the hereinafter described right-of-way as delineated on the hereafter described map or plat; and

WHEREAS, the Board has determined that vacation of the said right-of-way is for the general public welfare, and conforms to the requirement of Sections 336.09 and 336.10, Florida Statutes; and

WHEREAS, the Board makes the following Findings of Fact and Conclusions of Law:

1. For purposes of Monroe County Code Sections 19-1(a)(1)and (2) the water at the end of Peninsular Avenue is not "open water."

2. For purposes of Monroe County Code Sec. 19-1(a)(3) abandonment of the right-of-way does not preclude a way for the public to maintain access to the water.

3. By approving this resolution, Monroe County agrees to the abandonment as an affected property owner under Monroe County Sec. 19-1(b).

4. The applicant has agreed to pay any expenses associated with the road abandonment including but not limited to relocation of utilities and any required road improvements.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, that it hereby renounces and disclaims any right of the County and public in and to the following described streets, alleyways, roads, or highways as delineated on the hereafter described map or plat, to-wit:

"Peninsular Avenue, lying between Block 46 and 60, South of Lots 30, 31 & the West ½ of Lot 32, in Square 46, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Lot 35 of said plat, thence West along the North Right-of-way line of Peninsular Ave. for a distance of 175.00 feet to the Southeast corner of the said West ½ of Lot 32, and the Point of Beginning; thence continue West along the said North Right-of-way line of Peninsular Ave. for a distance of 195.00 feet, more or less to the platted shoreline per Maloney's subdivision; thence S 18'26'06" W along the platted shoreline for a distance of 63.64 feet to the South Right-of-way line of Peninsular Ave.; thence East along the said South Right-of-way line of Peninsular Ave., for a distance of 215.00 feet more or less to the Southerly extension of the East line of the said West ½ of Lot 32; thence North for a distance of 60.00 feet to the said North Right-of-way line of Peninsular Ave. and the Point of Beginning. Containing 12,300.00 square feet, more or less."

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS of Monroe County, Florida, at a regular meeting held on the 30th of June, 2014.

Mayor Sylvia Murphy	Yes
Mayor *pro tem* Danny L. Kohlage	No
Commissioner Heather Carruthers	Yes
Commissioner George Neugent	Yes
Commissioner David Rice	Abstained

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

BY: Sylvia J. Murphy
Mayor Sylvia Murphy

ATTEST: AMY HEAVILIN, CLERK

Deputy Clerk

Approved as to Form and Legal Sufficiency

Susan M Grimsley
Assistant County Attorney
June 19, 2014

FILED FOR RECORD
2014 JUL -1 PM 1:25
CLK. CIR. CT.
MONROE COUNTY, FLA

FILED FOR RECORD
2014 JUN 31 PM 1:25
CLK. CIR. CT.
MONROE COUNTY, FLA

STATE OF FLORIDA
COUNTY OF MONROE
This Copy is a True Copy of the Original on File in this Office. Witness my hand and Official Seal.
This 1ST **day of** July
A.D., 20 14
AMY HEAVILIN
Clerk Circuit Court
By _____ **D.C.**

BOCC June 30, 2013
061914

EXHIBIT 24

Doc# 1992171
Bk# 2696 Pg# 898

THE CITIZEN KEY WEST
The Florida Keys Only Daily Newspaper, Est. 1876
Cooke Communications, LLC
Florida Keys

PO Box 1800
Key West Fl 33041
Office....305-292-7777
Extension...x219
Fax.....305-295-8025
legals@keysnews.com

INTERNET PUBLISHING
keywest.com
keysnews.com
floridakeys.com
key-west.com
Web Design Services

NEWSPAPERS
The Citizen
Southernmost Flyer
Florida Keys Free Press

MARKETING SERVICES
Commercial Printing
Direct Mail

FLORIDA KEYS OFFICES
Printing / Main Facility
3420 Northside Drive
Key West, FL
33040-1800
Tel 305-292-7777
Fax 305-294-0768
citizen@keywest.com

Internet Division
Tel 305-292-1880
Fax 305-294-1699
sales@keywest.com

Upper Keys Office
91731 Overseas Hwy
Tavernier, FL 33070
Tel 305-853-7277
Fax 305-853-0556
freepress@floridakeys.com

STATE OF FLORIDA
COUNTY OF MONROE

Before the undersigned authority personally appeared Tommy Todd, who on oath says that he is Advertising Director of the Key West Citizen, a daily newspaper published in Key West, in Monroe County, Florida; that the attached copy of advertisement, being a legal notice in the matter of

Notice of Adoption of Resolution Renouncing Right - Peninsular Ave.

was published in said newspaper in the issue(s) of

July 7, 2014.

Affiant further says that the Key West Citizen is a newspaper published in Key West, in said Monroe County, Florida and that the said newspaper has heretofore been continuously published in said Monroe County, Florida every day, and has been entered as second-class mail matter at the post office in Key West, in said Monroe County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Sworn and subscribed before me this 7 day of July, 2014

Notary Public:

Dawn Kawzinsky

DAWN KAWZINSKY
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE157233
Expires 1/4/2016

Dawn Kawzinsky
Expires: 1/4/16

Notary Seal

Personally Known x Produced Identification _____
Type of Identification Produced _____

EXHIBIT 24

AND DISCLAIMING ANY RIGHT OF THE COUNTY OF MONROE AND THE PUBLIC IN AND TO A CERTAIN STREET AS DELINEATED ON A CERTAIN RECORDED PLAT.

NOTICE IS HEREBY GIVEN, pursuant to Chapter 336, Florida Statutes, that the Board of County Commissioners of Monroe County, Florida, at a meeting held on June 30, 2014 duly adopted Resolution No. 116-2014, renouncing and disclaiming any right of the County of Monroe and the public in and to the following described streets, alley-ways, roads or highways as delineated on the hereinafter described map or plat, to wit:

"Peninsular Avenue, lying between Block 46 and 60, South of Lots 30, 31 & the West 1/2 of Lot 32, in Square 46, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Lot 35 of said plat, thence West along the North Right-of-way line of Peninsular Ave. for a distance of 175.00 feet to the Southeast corner of the said West 1/2 of Lot 32, and the Point of Beginning; thence continue West along the said North Right-of-way line of Peninsular Ave. for a distance of 195.00 feet, more or less to the platted shoreline per Maloney's subdivision; thence S 18°28'06" W along the platted shoreline for a distance of 63.64 feet to the South Right-of-way line of Peninsular Ave.; thence East along the said South Right-of-way line of Peninsular Ave., for a distance of 215.00 feet more or less to the Southerly extension of the East line of the said West 1/2 of Lot 32; thence North for a distance of 60.00 feet to the said North Right-of-way line of Peninsular Ave. and the Point of Beginning. Containing 12,300.00 square feet, more or less."

Dated at Marathon, Florida, this 2nd Day of July, 2014.

AMY HEAVILIN, Clerk of the Circuit Court and ex officio Clerk of the Board of County Commissioners of Monroe County, Florida

EXHIBIT 24

July 7, 2014
Key West Citizen

DocN 1615450 11/30/2006 4:13PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared by and return to:
Erica N. Hughes-Sterling
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 06-335-JB

11/30/2006 4:13PM
DEED DOC STAMP CL: PW $21,875.00

DocN 1615450
BkN 2255 PgN 1923

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28th day of November, 2006 between **Melodye Reger a/k/a Melody Reger, a single woman** whose post office address is **100 Bay Drive, Key West, FL 33040**, grantor, and **Monroe County, a political subdivision of the State of Florida** whose post office address is **1100 Simonton Street, Key West, FL 33040**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

> **Lots 30, 31 and the West 1/2 of Lot 32, in Square 46, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida.**
>
> **Parcel Identification Number:** 00126230-000000; 00126220-000000; 00126210-000000

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2005**.

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

Signed, sealed and delivered in our presence:

Witness Name: ERICA N. HUGHES

Witness Name: MARY E. TURSO

Melodye Reger (Seal)

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 28th day of November, 2006 by Melodye Reger, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Mary E. Turso
Commission # DD398273
Expires March 30, 2009
Bonded Troy Fain - Insurance, Inc. 800-385-7019

Notary Public

Printed Name: MARY E. TURSO

My Commission Expires:

MONROE COUNTY
OFFICIAL RECORDS

EXHIBIT 25

DoubleTime®

Map

Parcels

Parcels

Parcels

Parcels

Roads

Parcels

Zoning (continued)

Commercial Fishing Special District

Commercial Fishing Village

Conservation District

Destination Resort

Incorporated

Industrial

Impr[illegible]

Zoning (continued)

Park and Refuge

Resolution 277-1986

Research Park

Recreational Vehicle

Sparsely Settled

Suburban Commercial

Suburban Residential -/Limited

Urban Commercial

EXHIBIT 26

Zoning

Airport

Area of County Critical Concern

Commercial Fish Areas

/Duplex/Masonry

Maritime Industries

Military Facilities

Mainland Native

Mixed Use

Native Area

Offshore Island

Urban Residential

Urban Residential Mobile Home

Urban Residential Mobile Home Limited

EXHIBIT 26

Map

Parcels

Parcels

Parcels

Parcels

Roads

Parcels

Future Land Use Map (FLUM)

- A - Agriculture
- AD - Airport District
- C - Conservation
- E - Education
- I - Industrial
- INS - Institutional
- M - Military
- MC - Mixed Use/Commercial

Future Land Use Map (FLUM) (continued)

- PB - Public Buildings/Grounds
- PF - Public Facilities
- R - Recreation
- RC - Residential Conservation
- RH - Residential High
- RL - Residential Low
- RM - Residential Medium

EXHIBIT 26

MCF - Mixed Use/Commercial Fishing

MN - Mainland Native

UNDS -Undesginated

EXHIBIT 26

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

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

AKTABOWSKI FRANK AND ANN M
989 OLD GREENVILLE RD
FAYETTEVILLE,GA 30215-7042

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

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

APPELLIS MICHEL
1414 NEWTON ST
KEY WEST,FL 33040

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

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

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

BACKWALL PARTNERS LLC
3605 SOUTH BEACH DR
TAMPA,FL 33629

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

BACLE PETER L
15 AMARYLLIS DR
KEY WEST,FL 33040

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

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

BAMPARTNERS LP
PO BOX 287
SOUTHFIELD,MI 48037-0287

BARBER BERENICE
6900 MALONEY AVE
KEY WEST,FL 33040

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

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

BEAM DAVID J AND RACHEL S
1692 PINE CHANNEL DR
SUMMERLAND KEY,FL 33042-5718

BEAN LINDA
21945 MINNETONKA BLVD
EXCELSIOR,MN 55331-8616

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

BENEDETTO GEORGE
4421 JEFFERSON HWY
JEFFERSON,LA 70121-1308

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

BENNETT GLENN
6 EMERSON DR
CINNAMINSON,NJ 08077-4050

BERMAN BENJAMIN REV TRUST
12/21/2006
6800 MALONEY AVE LOT 55
KEY WEST,FL 33040-6073

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

BITTNER BEVERLY A
6800 MALONEY AVE LOT 39
KEY WEST,FL 33040-8112

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

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

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

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142 JFK DR
ATLANTIS, FL 33462

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

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

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

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

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

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

BREINES STEVEN
165 HORTON ST
BRONX, NY 10464-1620

BRUMBAUGH JOHN R
3310 N 4TH ST
HARRISBURG, PA 17110-1413

BUBBUS DAVID AND ELIZABETH DIANE JT REV TR 9/16/11
216 N SHORE DR
RUSSELLVILLE, AR 72802-8827

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

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

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

C SERVICE LLC
61 SPOONBILL WAY
KEY WEST, FL 33040-7916

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

CAMPBELL EDWARD L AND PAMELA JO
611 SYCAMORE ST
RAVENSWOOD, WV 26164-1527

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

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

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

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

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

~~CONFIDENTIAL DATA F.S. 119.07~~

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

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

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

COUNTY OF MONROEC/O BOCC
1100 SIMONTON ST
KEY WEST, FL 33040

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

COX STANLEY A
1648 RICHMOND RD
LEXINGTON, KY 40502

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

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

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

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

DBGB REV TR DTD 7/10/2000C/O
BERRYHILL DONALD J AND GLENNA
TRUSTEES
26 HINA ST
HILO, HI 96720

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

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

DEPIERRO RICHARD
PO BOX 35
SAG HARBOR, NY 11963-0001

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

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

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

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

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

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

ESTILL ROBERT I
2026 S QUEEN ST
YORK, PA 17403

~~ESTILL ROBERT I~~
~~2026 S QUEEN ST~~
~~YORK, PA 17403~~

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

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

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

FLENARD DIANA L
6800 MALONEY AVE LOT 44
KEY WEST, FL 33040-8112

FOLEY WALTER ALLEN
875 W LOOP 304
CROCKETT, TX 75835

~~FOLEY WALTER AND KAY TRUST~~
~~4/16/07C/O FOLEY WALTER A AND~~
~~MURLYN KAY TRUSTEES~~
~~875 WEST LOOP 304~~
~~CROCKETT, TX 75835~~

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

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

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

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

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

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

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

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

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

GORDON LYNN J
P O BOX 131
CAPTAIN COOK, HI 96704

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

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

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

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

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

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

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

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

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

HOYT R ASHLEY
3420 DUCK AVE
KEY WEST, FL 33040

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

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

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

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

JACKSON RICHARD W
1301 FLAGLER AVE
KEY WEST, FL 33040

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

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

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

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

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

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

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

KEY WEST HARBOUR
CONDOMINIUM

KEY WEST HARBOUR YACHT CLUB TR
6/28/2010C/O CRUZ FERMIN P
TRUSTEE
6818 SEAVIEW BLVD
HUDSON, FL 34667-1032

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

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

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

LANDIS OLIVER
2740 W FRANKLIN BLVD
GASTONIA, NC 28052

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

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

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

LEWIS MARK AND BETH
2075 WOOD ROAD
LEBANON, OH 45036

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

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

LOW KEY CHARTER SERVICES INC
6800 MALONEY AVE LOT 47
KEY WEST, FL 33040-8112

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

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

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

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

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

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

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

MCCARTHY CHRISTOPHER
P O BOX 406
SANDOWN, NH 3873

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

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

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

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

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

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

MOREAN WILLIAM D LV TR DTD 4-7-81 AND REST 11-3-93
2201 4TH ST N STE 201
SAINT PETERSBURG, FL 33704-4300

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

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

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

NGUYEN VINCENT H
6900 MALONEY AVE UNIT 11
KEY WEST, FL 33040-6060

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

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

OCEANSIDE ~~EAST DRY STORAGE CONDOMINIUM~~

OCEANSIDE ~~MARINA CONDOMINIUM~~

OCEANSIDE ~~RESIDENTIAL CONDOMINIUM~~

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

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

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

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

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

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

OYSTER POINT PROPERTIES LLC
105 E ST
HAMPTON, VA 23661

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

PFENT DAVID J AND EVELYN C
512 NOAH LANE
KEY WEST, FL 33040

PINA DELORES
6800 MALONEY AVE LOT 59
KEY WEST, FL 33040-8111

PORTER POWELL DOUGLAS
95510 OVERSEAS HWY
KEY LARGO, FL 33037

PRITZ DALE
1832 SCHAWAN LN
YORK, PA 17402

RCM OF KEY WEST LLC
1025 SANDYS WAY
KEY WEST, FL 33040

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

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

RICHARDS LIVING TRUST
7/20/07C/O RICHARDS DEAN ALLEN
JR TRUSTEE
1214 VON PHISTER ST
KEY WEST, FL 33040

RICHARDS LIVING TRUST
7/20/2007C/O RICHARDS DEAN
ALLEN JR TRUSTEE
1214 VON PHISTER ST
KEY WEST, FL 33040

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

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

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

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

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

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

SAWYER GREGORY M
6800 MALONEY AVE LOT 37
KEY WEST, FL 33040-8109

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

SESSLER WANDA
6800 MALONEY AVE LOT 42
KEY WEST, FL 33040-8112

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

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

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

SICINSKI WALTER AND BENNETT
MONICA
142 TYRREL AVE
TORONTO, ONTARIO M6G 2G7

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

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23550 CENTER RIDGE RD
WESTLAKE, OH 44145-3655

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

SIMONTON ROW LTD
1109 EATON ST
KEY WEST, FL 33040

SIMPSON DANIEL J
6800 MALONEY AVE LOT 35
KEY WEST, FL 33040-8109

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

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

SMITH KEITH A TRUSTEE(K S SMITH
MD PROFITSHARING PLAN)
PO BOX 1267
SUMAS, WA 98295

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

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

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

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

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

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

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

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

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

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

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

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

TORTUGA WEST HOUSING LLC
210 FRONT ST
KEY WEST, FL 33040

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

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

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

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

~~UNITED STATES OF AMERICA~~
ATLANTA, GA 30345

UP DEVELOPMENT KEY WEST
HOLDINGS LLC C/O OFSM MGT
OFFICE
3201 E COLONIAL DR OFC
ORLANDO, FL 32803-5198

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

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

WEYMOUTH LISA A
P O BOX 791249
PAIA, HI 96779

WHITEHEAD BRIAN J
49 SUNSET KEY
KEY WEST, FL 33040

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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

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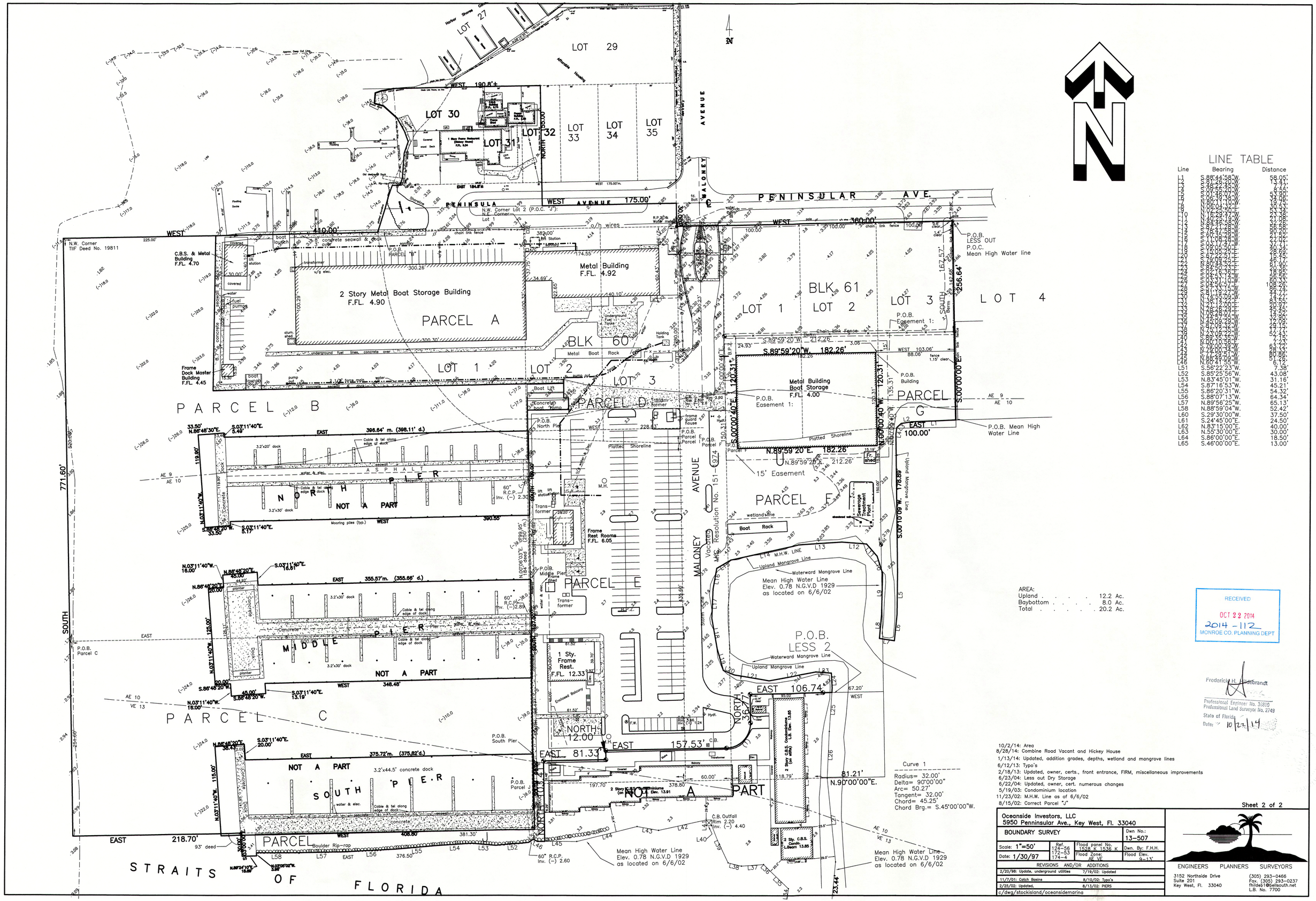

LINE TABLE

Line	Bearing	Distance
L1	S.88°44'58"W.	58.05'
L2	S.53°26'29"W.	13.41'
L3	S.09°55'29"W.	6.55'
L4	S.09°55'29"W.	5.00'
L5	S.36°39'18"W.	33.06'
L6	N.86°04'13"W.	17.41'
L7	N.86°04'13"W.	30.53'
L8	N.86°04'13"W.	23.38'
L9	N.76°53'17"W.	53.38'
L10	N.80°28'15"W.	21.06'
L11	N.80°28'15"W.	32.26'
L12	S.52°21'28"W.	56.58'
L13	S.52°21'28"W.	56.58'
L14	S.60°35'28"W.	23.52'
L15	S.31°08'27"W.	27.00'
L16	S.31°08'27"W.	27.00'
L17	S.09°04'52"W.	37.41'
L18	S.79°05'29"E.	28.69'
L19	S.79°05'29"E.	29.09'
L20	S.52°06'51"E.	18.45'
L21	N.80°43'52"E.	61.90'
L22	N.80°50'23"E.	20.16'
L23	S.02°15'38"E.	18.95'
L24	S.53°13'13"W.	19.95'
L25	S.53°31'10"W.	50.33'
L26	S.24°39'15"W.	100.26'
L27	S.24°39'15"W.	98.29'
L28	S.21°55'09"W.	14.27'
L29	N.36°14'00"E.	14.42'
L30	N.36°14'00"E.	80.97'
L31	N.28°26'23"E.	25.45'
L32	N.08°28'28"E.	19.25'
L33	N.14°57'25"W.	32.90'
L34	N.45°09'22"W.	17.09'
L35	N.87°09'22"W.	29.15'
L36	S.72°17'35"W.	17.14'
L37	N.72°09'22"W.	52.41'
L38	S.72°09'22"E.	7.15'
L39	N.86°35'58"W.	7.15'
L40	N.79°00'39"W.	63.42'
L41	N.79°00'39"W.	63.42'
L42	N.77°29'51"W.	80.86'
L43	N.86°49'04"W.	51.72'
L44	N.80°41'55"W.	6.12'
L45	S.56°22'23"W.	7.38'
L46	S.85°25'56"W.	43.08'
L51	N.83°45'01"W.	31.16'
L52	S.87°16'53"W.	45.21'
L53	S.86°20'31"W.	54.32'
L54	S.88°07'13"W.	64.34'
L55	N.89°58'25"W.	65.13'
L56	N.88°59'04"W.	52.42'
L57	S.29°30'00"W.	37.50'
L58	S.24°45'00"E.	24.50'
L60	N.83°15'00"E.	40.00'
L61	N.55°30'00"E.	30.00'
L62	S.86°00'00"E.	18.50'
L63	S.46°00'00"E.	13.00'
L64		
L65		

AREA:

Upland	12.2 Ac.
Baybottom	8.0 Ac.
Total	20.2 Ac.

RECEIVED
OCT 22 2014
2014-112
MONROE CO. PLANNING DEPT

Frederick H. Hildebrandt
Professional Engineer No. 33810
Professional Land Surveyor No. 2749
State of Florida
Date: 10/22/14

10/2/14: Area
8/28/14: Combine Road Vacant and Hickey House
1/13/14: Updated, addition grades, depths, wetland and mangrove lines
6/12/13: Typo's
2/18/13: Updated, owner, certs., front entrance, FIRM, miscellaneous improvements
6/23/04: Less out Dry Storage
6/22/04: Updated, owner, cert. numerous changes
5/19/03: Condominium location
11/23/02: M.H.W. Line as of 6/6/02
8/15/02: Correct Parcel "J"

Sheet 2 of 2

Oceanside Investors, LLC
5950 Penninsular Ave., Key West, Fl. 33040

BOUNDARY SURVEY

Dwn No.: 13-507

Scale: 1"=50'	Ref. 124-56 172-33 174-4	Flood panel No. 1528 K 1536 K	Dwn. By: F.H.H.
Date: 1/30/97		Flood Zone: AE VE	Flood Elev. 9-13'

REVISIONS AND/OR ADDITIONS

2/20/98: Update, underground utilities	7/19/02: Updated
11/7/01: Catch Basins	8/10/02: Typo's
2/25/02: Updated.	8/13/02: PIERS

c/dwg/stockisland/oceansidemarina

ENGINEERS PLANNERS SURVEYORS
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Item #3 ROGO Q1 Yr23 Allocations
Staff Report

MEMORANDUM

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

To: Planning Commission

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

From: Tiffany Stankiewicz, Development Administrator

Date: November 4, 2014

Subject: Residential Dwelling Unit Evaluation Report for Quarter 1, Year 23

Meeting Date: November 19, 2014

This report has been prepared pursuant to Section 138-26 of the Land Development Regulations (LDRs). The proposed residential dwelling unit rankings attached to this report are for the first quarter of year twenty-three which covers the period July 15, 2014, through October 14, 2014.

I) BACKGROUND INFORMATION:

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

On March 15, 2006, the BOCC adopted Ordinance 009-2006 to implement the Tier System, and subsequently, it was challenged by Florida Keys Citizens Coalition, Inc. and Protect Key West and the Florida Keys, Inc., d/b/a Last Stand. Thomas G. Pelham, Secretary, Department of Community Affairs signed the final order deciding the challenge on September 26, 2007 (amended Final Order issued January 2, 2008). The Tier System, still a Rate of Growth Ordinance (ROGO), made changes such as sub-area boundary districts for allocation distribution, basis of scoring applications, and administrative relief.

On September 21, 2012, the BOCC adopted Ordinance #021-2012, revising the ROGO allocation scoring system regarding land dedications and Tier III properties containing wetlands adjacent to Tier 1 properties. The ordinance became effective on December 31, 2012.

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

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

	Market Rate	Affordable Housing
*Lower Keys	18	0
** Lower Keys (Adm. Relief)	0	0
***Upper Keys	13	0
****Upper Keys (Adm. Relief)	0	0
TOTAL	**31**	**0**

* 04 applications are rollovers or reapplications from previous quarters.
** 0 applications are rollovers or reapplications from previous quarters.
*** 05 applications are rollovers or reapplications from previous quarters.
**** 0 applications are rollovers or reapplications from previous quarters.

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

1) On June 23, 1992, the Monroe County Board of Commissioners adopted Ordinance 016-1992, implementing the Residential Dwelling Unit Allocation System. The ordinance became effective on July 13, 1992 and has been amended from time to time.

2) In 1998, the Florida Department of Transportation, Monroe County, the Florida Department of Community Affairs, the U.S. Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission signed a Memorandum of Agreement to develop a Habitat Conservation Plan (HCP) for the Key Deer and other protected species in the project area.

3) The Livable Communikeys Program (LCP), Master Plan for Future Development of Big Pine Key and No Name Key was adopted on August 18, 2004 under Ordinance 029-2004. The LCP envisioned the issuance of 200 residential dwelling units over 20 year horizon at a rate of roughly 10 per year. A minimum of twenty percent of the 10 units per year are to be set aside for affordable housing development. Below is a table tracking LCP allocations remaining at the conclusion of Quarter 4 Year 22 (October 13, 2013- July 14, 2014).

Liveable Communikeys Master Plan (LCP) 2003-2023					
	Beginning Balance	Allocated thru Quarter 4 Year 22	Balance of Allocations remaining to LCP*	Deferred Allocation	Balance including Deferred Allocation(s)
Market Rate Allocations	160	94	67	6	61
Affordable Housing Allocations	40	10	30	0	30
Totals	200	104	97	6	91

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

4) On September 22, 2005, the Monroe County Board of Commissioners adopted Ordinance 025-2005 which revised the ROGO to utilize the Tier overlay as the

basis for the competitive point system. The ordinance became effective on February 5, 2006.

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

6) Livable CommuniKeys Master Plan *Action Item 3.2.6*: Limit allocation awards in Tier I to no more than five percent of all residential units permitted over the twenty year planning period (i.e. a maximum of 10 units) or a total of H = 0.022 (two percent of the total H), whichever results in the lower H. Development in Tier 1 is tracked from December 27, 2004, the effective date of the Livable CommuniKeys Plan, which established the Tier System for Big Pine, and No Name Key. (Ordinance 020-2009)

7) The ITP (Federal ITP #TE083411-0) requires the Permittees [1. Monroe County, Growth Management Division, 2. Florida Department of Transportation, and 3. Florida Department of Community Affairs] to ensure that the take of the covered species is minimized and mitigated. The Permittees are responsible for meeting the terms and conditions of the ITP and implementing the HCP.

8) The ITP specifies in G5, "New residential development in Tier 1 (Tiers defined in HCP, Table 2.7) areas will be limited to no more than five percent of all residential units permitted over the 20-year life of the HCP (i.e., a maximum of 10 units) or a total H of 0.022), whichever results in a lower H."

9) The Incidental Take Permit (ITP) provides specific development limitations on Big Pine/No Name Keys, including, but not limited to:
   - The total impact of commercial, institutional (including public projects such as wastewater and roads), and residential development over the 20 year life of the HCP shall not exceed H=1.1.
   - For each H value unit of development, 3 H units of conservation lands shall be acquired, restored, and protected in perpetuity. Over the term of this permit, lands with a cumulative H value of 3.3 shall be acquired.
   - New residential development will be limited to a maximum of 200 dwelling units over the 20 year life of the HCP.
   - New residential development in Tier 1 areas will be limited to no more than 5% of all residential units permitted over the 20 year life of the HCP (no more than 10 units) or H=0.022 whichever results in a lower H.
   - No new development other than single-family residential and accessory uses will be permitted in Tier I areas.

As of December 2013 (10 years into the 20 year permit), the County has issued 96 of the 200 building permits allowed to be issued totaling 33.5% (0.3688 H) of the

total 1.1 'H' allowed, while having acquired 83% (2.7573 'H') of the total 3.3 'H' mitigation required by the HCP and ITP.

As noted above, the ITP allows development of 10 dwelling units or 0.022 H impact, whichever results in a lower H in Tier I areas on Big Pine/No Name Keys. ROGO allocations for 9 dwelling units totaling 0.0201 H have been issued to date, with 4 of these allocations resulting in building permits totaling 0.0074 'H'.

10) **Tier 1 applications previously deferred on Big Pine/No Name Key Sub-area:**

Key (Island)	Permit Number	Deferred Allocation type	Quarter, Year Deferred	Real Estate Number	H-value
No Name	96101462	Market Rate	Q4Y21 (2013)	00319494.000300	0.0026
No Name	96101461	Market Rate	Q2Y22 (2014)	00319494.000200	0.0022
No Name	96101460	Market Rate	Q2Y22 (2014)	00319494.000100	0.0043
No Name	96101465	Market Rate	Q3Y22 (2014)	00319494.000600	0.0026
No Name	96101467	Market Rate	Q3Y22 (2014)	00319494.000700	0.0034
No Name	96101468	Market Rate	Q4Y22 (2014)	00319494.000800	0.0025

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

	Market Rate	Affordable Housing
*Big Pine Key/No Name Key	29	0

* 28 applications are rollovers or reapplications from previous quarters.

II) ALLOCATION FACTORS:

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

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

C. Section 138-24(a)(4) allows the Planning Commission to amend the affordable housing proportions during any ROGO quarter.

D. Section 138-27(g) limits administrative relief allocations per quarter. The number of allocations that may be awarded under administrative relief in any subarea quarter shall be no more than fifty percent (50%) of the total available market rate allocations.

E. Section 138-24(a)(6) limits the number of allocation awards in Tier I. The annual number of allocation awards in Tier I shall be limited to no more than three (3) in the Upper Keys and no more than three (3) in the Lower Keys. The ITP limits Big Pine/No Name Key to ten (10) allocations over a twenty year period or H =0.022 whichever is lower. Below is a table tracking the Tier 1 allocations by Quarter/Year.

Tier 1 Award limits	Key (Island)	Permit Number	Allocation type	Quarter, Year	Real Estate Number	H-value	Tier 1 Allocations Update
Limited to a maximum 10 or H= .022 whichever is lower over the life of the ITP.	Big Pine	95101613	Market Rate	Q3Y4 (1996)	00285550.000000	0.0028	Big Pine/No Name Keys Subarea: Used 9 (since 1996) out of a maximum potential of 10 or less depending on H allowance whichever comes first. Based on permits issued to properties in Tier 1 and pending permits with allocation awards the H total is .0201 (since Dec. 27, 2004).
	Big Pine	96101622	Market Rate	Q2Y6 (1998)	00289510.000000	0.0022	
	Big Pine	03102303	Adm. Relief	Q2Y16 (2008)	00289710.000000	0.0013	
	Big Pine	97101361	Market Rate	Q1Y17 (2008)	00296820.000000	0.0011	
	No Name	96101472 (Not used)	Market Rate	Q2Y19 (2011)	00319494.001300		
	No Name	96101470	Market Rate	Q2Y20 (2012)	00319494.001000	0.0029	
	No Name	96101469	Market Rate	Q2Y20 (2012)	00319494.000900	0.0032	
	No Name	96101464	Market Rate	Q3Y20 (2012)	00319494.000500	0.0024	
	No Name	96101463	Market Rate	Q4Y20 (2012)	00319494.000400	0.0019	
	No Name	96101473	Market Rate	Q4Y20 (2012)	00319494.001400	0.0023	
						0.0201	
Subarea Lower: Begin July 15, 2014-October 14, 2014 (Year 23)							
Lower Keys maximum annual allocations in Tier 1 is lmited to 3.							Lower Keys: Used 0 out of the 3 allowed in Year 23.
Subarea Upper: Begin July 15, 2014-October 14, 2014 (Year 23)							
Upper Keys maximum annual allocations in Tier 1 is lmited to 3.							Upper Keys: Used 0 out of the 3 allowed in Year 23.

Based on the Code, Comprehensive Plan, Livable CommuniKeys, Habitat Conservation Plan, and Incidental Take Permit: 1) Within the Big Pine/No Name Key Subarea, new residential development in Tier 1 is limited to no more than five percent of all residential units permitted over the twenty year planning period (i.e. a maximum of 10 units) or H=0.022, whichever results in a lower H over the life of the ITP (2003-2023). A review of the H-impacts used (0.0201) to date, shows 0.0019 remains available for Tier 1 (H limit is 0.022 - 0.0201 used = 0.0019); therefore, the current applicant ranked number 2 if granted an allocation would exceed the H limit of 0.022; 2) Lower Keys Subarea has three Tier 1 allocations available in Year 23 and 3) Upper Keys Subarea has three Tier 1 allocations available in Year 23.

F. G5 in the ITP specifies, "New residential development in Tier 1 (Tiers defined in HCP, Table 2.7) areas is limited to no more than five percent of all residential units permitted over the 20-year life of the HCP (i.e., a maximum of 10 units) or a total H- 0.022), whichever results in a lower H."

G. LCP, Action Item 3.2.6: Limits allocation awards in Tier I to no more than five percent of all residential units permitted over the twenty year planning period (i.e., a maximum of 10 units) or a total H-0.022 (two percent of the total H), whichever results in a lower H.

H. Monroe County Code Section 138-24(a)(5) Big Pine Key and No Name Key.
All allocation awards on Big Pine Key and No Name Key are subject to the provisions of the Incidental Take Permit and the Habitat Conservation Plan for the Florida Key Deer and other covered species, which may affect ROGO allocations under this article.

I. Monroe County Code Section 138-25(f) Expiration of allocation award: Except as provided for in this division, an allocation award shall expire when its corresponding building permit is not picked up after sixty (60) days of notification by certified mail of the award or, after issuance of the building permit.

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

Year 23 Allocation Allotment Breakdown by Quarter (July 15, 2014 –July 13, 2015)

Area	MCC allotment by subarea	Qtr 1	Qtr 2	Qtr 3	Qtr 4
Market Rate:					
Lower Keys (Lower/Middle) Keys	**57**	**14**	**14**	**14**	**15**
Big Pine/No Name Keys	**8**	**2**	**2**	**2**	**2**
Upper Keys	**61**	**15**	**15**	**15**	**16**
Total:	**126**	**31**	**31**	**31**	**33**
Affordable Housing:					
Big Pine/No Name Keys	**16***				
Lower/Upper Keys	**226****				

Beginning balances:
a) *Big Pine/No Name Key Subarea affordable housing allocation breakdown into the two income categories are as follows: 1) very low, low, & median income (7 allocations rollover from Year 22 +1 new allocation for Year 23 = 8 allocations) and 2) moderate income (7 allocations rollover from Year 22 +1 new allocation for Year 23 = 8 allocations); and
b) **unincorporated Monroe County excluding the Big Pine/No Name Key Subarea affordable housing allocation breakdown into the two income categories are as follows: 1) very low income, low income and median income (79.5 allocations rollover from Year 22 +34.5 new allocation for Year 23 = 114 allocations and 2) moderate 112 allocations.

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

L. Florida Administrative Rule 28-20.140 Comprehensive Plan (2)(b) "The number of permits issued annually for residential development under the Rate of Growth Ordinance shall not exceed a total annual unit cap of 197, plus any available unused ROGO allocations from a previous ROGO year. Each year's ROGO allocation of 197 units shall be split with a minimum of 71 units allocated for affordable housing in perpetuity and market rate allocations not to exceed 126 residential units per year. Unused ROGO allocations may be retained and made available only for affordable housing and Administrative Relief from ROGO year to ROGO year. Unused allocations for market rate shall be available for Administrative Relief. Any unused affordable allocations will

roll over to affordable housing. A ROGO year means the twelve-month period beginning on July 13.

	Unused Market Rate Allocations from Year 19	Unused Market Rate Allocations from Year 20	Unused Market Rate Allocations from Year 21	Unused Market Rate Allocations from Year 22	Total Unused Market Rate Allocations
Lower Keys Subarea	11	44	14	22	91
Big Pine/No Name Key Subarea	0	0	0	0	0
Upper Keys Subarea	0	0	0	14	14
Total Allocations	11	44	14	36	105

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

III) EVALUATION AND RANKING:

The evaluation of the allocation applications was performed by the Planning & Environmental Resources Department pursuant to Monroe County Code and Comprehensive Plan. Positive and negative points were granted in compliance with the evaluation criteria contained in Section 138-28 of the LDRs for the Lower, Upper Keys, and Big Pine/ No Name Key Sub-areas. An evaluation report has been provided in accordance with Monroe County Code Section 138.26.

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

IV) RECOMMENDATIONS:

A. Market Rate Allocations Quarter 1 Year 23:

The number of applications in the Lower Keys, Big Pine/No Name Keys, and Upper Keys sub-areas was greater than the quarterly allocation awards available. Per Section 138-26(b)(7) of the code, the rankings indicate which applications are within the quarterly allocation, and those applications whose rankings puts them outside the quarterly allocation. An additional page is attached which identifies the location of each proposed allocation by island and subdivision.

The Market Rate applications that are within the quarterly allocations recommended for Quarter 1 Year 23 approval are as follows:

Lower Keys: Applicants ranked 1 through 14.

Lower Keys Administrative Relief: No Applicants.

Big Pine/No Name Keys: Applicant ranked 1 is recommended for allocation award subject to mitigation availability at the time of permitting. A recommendation for the applicant ranked 2 is deferred due to pending ongoing litigation with the County (see Galleon Bay v. Monroe County and State of Florida, Circuit Court **Case NO. CA-K-02-595**) and until ownership issues are resolved.

Upper Keys: Applicants ranked 1 through 11.

Upper Keys Administrative Relief: No Applicants.

B. Affordable Housing Allocations for the Lower & Upper Keys Quarter 1 Year 23:

There are two affordable housing allocation categories: 1) very low, low, & median income and 2) moderate income. A total of 226 affordable housing allocations are available in the two categories 1) very low income, low income and median income (114 allocations) and 2) moderate income (112 allocations). The Planning Commission may amend the ratio proportions for affordable housing during any ROGO quarter pursuant to MCC §138-24(a)(4).

There were zero (0) affordable housing applications submitted this quarter in the moderate income category and there were zero (0) affordable housing applications submitted this quarter in the very low, low & median income category.

C. Affordable Housing Allocations for the Big Pine/No Name Keys Quarter 1 Year 23:

There are two affordable housing allocation categories: 1) very low, low, & median income and 2) moderate income. A total of 16 affordable housing allocations are available in the two categories 1) very low income, low income and median income (8 allocations) and 2) moderate income (8 allocations). The Planning Commission may amend the ratio proportions for affordable housing during any ROGO quarter pursuant to MCC §138-24(a)(4).

There were zero (0) affordable housing applications submitted this quarter in the moderate income category and there were zero (0) affordable housing applications submitted this quarter in the very low, low & median income category.

RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
LOWER KEYS -YEAR 23, QUARTER 1 (JULY 15, 2014 TO OCTOBER 14, 2014)

Tier Rank		Permit #	Name	Date and Time of Application Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50% -3	Wetlands: Tier III adj to Tier I with < 50% -5	Lot Agg Pts. Sec. 138-23(4) 4	Land Ded Sec. 138-23(5)	Mkt in Emp./AFH project Sec. 138-23(6) 6	Flood Zone 'V' -4	BAT/ AWT 4	First Four Years 1	Each Add. Years Sec. 138-23(12) 2	Payment to Acq. Fund up to 2	Total
MARKET RATE DWELLING UNITS																							
1	*	14102356	DC Miller Consulting Inc.	17-Jul-14	1:42 PM	Big Coppitt	Coppitt Subd. Amd.	9	7	00150480.000100	3	30	0	0	0	0	0	0	4	0	N/A	0	34
2	*	14202609	Pevey, Norma	4-Aug-14	9:30 AM	Duck	Center Island Sec 2 Pt 2 Toms Harbor	9	7	00380610.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
3	*	14103459	Hamilton, Daniel	3-Sep-14	10:42 AM	Raccoon	Key Haven 5th Add.	6	5	00136480.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
4	*	14102736	DC Miller Consulting Inc.	18-Sep-14	3:38 PM	Saddlebunch	Saddlebunch Shores	22		00159490.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
5	*	14102564	Adams, Tracy	2-Oct-14	1:30 PM	Raccoon	Key Haven 10th Add.	Pt12/Pt11	1	00139730.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
6	*	14103647	Southernmost Homes Inc.	6-Oct-14	9:55 AM	Big Coppitt	Johnsonville	10	13	00152700.000200	3	30	0	0	0	0	0	0	4	0	N/A	0	34
7	*	14103644	Southernmost Homes Inc.	6-Oct-14	10:00 AM	Big Coppitt	Johnsonville	12	13	00152700.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
8	*	14104156	Lonmills LLC	10-Oct-14	12:10 PM	Saddlebunch	Saddlebunch Shores	4		00159310.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
9	*	14103829	Almquist, Mark	16-Sep-14	11:15 AM	Little Torch	Mates Beach Plat 3	88		00219860.000000	3	30	0	0	0	0	0	0	0	0	N/A	0	30
10	*	14104095	Merrill, Karl	29-Sep-14	10:10 AM	Summerland	Summerland Key Cove Amd.	27	3	00189770.000000	3	30	0	0	0	0	0	0	0	0	N/A	0	30
11	*	14104096	Bohy, Andre	29-Sep-14	10:15 AM	Summerland	Summerland Key Cove Amd	28	3	00189780.000000	3	30	0	0	0	0	0	0	0	0	N/A	0	30
12	*	14104057	Lawrence, Larry	29-Sep-14	10:20 AM	Cudjoe	Cudjoe Gardens 6th Add.	16	18	00174633.003000	3	30	0	0	0	0	0	0	0	0	N/A	0	30
13	*	14104103	Peele, Joshua	1-Oct-14	2:00 PM	Sugarloaf	Sugarloaf Shores Sec. B	16		00163350.000000	3	30	0	0	0	0	0	0	0	0	N/A	0	30
14	*	14104157	Chesley, Karen	10-Oct-14	12:10 PM	Little Torch	Mates Beach Plat 3	74		00219720.000000	3	30	0	0	0	0	0	0	0	0	N/A	0	30
15		06100873	O'Brien, Christopher	10-Jul-07	3:19 PM	Sugarloaf		Pt Govt 3		00119450.000000	1	10	N/A	N/A	0	0	0	-4	0	4	6	0	16
16		06104954	Escorcia, Jorge	26-Aug-09	12:33 PM	Summerland	Summerland Est. Re-sub #2	11 & 12	5	00200140.000000	1	10	N/A	N/A	0	0	0	0	0	4	N/A	0	14
17		11102428	Stebbins, Consuelo	18-Sep-12	11:09 AM	Big Torch		PtGovtLt 2		00112920.000100	1	10	N/A	N/A	0	0	0	0	0	2	N/A	0	12
18		13103520	Sampson, Nathanel	24-Feb-14	11:30 AM	Sugarloaf	N Sugarloaf Acres Sec 2	27	13	00117510.005601	1	10	0	0	0	0	0	0	0	0	N/A	0	10

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

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

PROPOSED

RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
LOWER KEYS (ADMINISTRATIVE RELIEF) - YEAR 23, QUARTER 1 (JULY 15, 2014 TO OCTOBER 14, 2014)

Tier Rank	Permit #	BOCC Resolution	Name	Date and Time of Application: Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Mkt in Emp./AFH project Sec. 138-23(6)	Flood Zone 'V'	BAT/A WT	First Four Years	Each Add. Years Sec. 138-2	Payment to Acq. Fund up to 2	Total
													-3	-5	4		6	-4	4	1			
MARKET RATE DWELLING UNITS																							

* Indicates a ranking sufficient to receive an allocation award.
@ Indicates a ranking subject to additional reviews and approvals.
Point evaluation criteria pursuant to Monroe County Code Section 138.28.
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Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.

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RESIDENTIAL DWELLING UNIT ALLOCATION RANKINGS,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
UPPER KEYS - YEAR 23, QUARTER 1 (JULY 15, 2014 TO OCTOBER 14, 2014)

Tier Rank		Permit #	Name	Date and Time of Application: Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Mkt in Emp./AFH project Sec. 138-23(6)	Flood Zone 'V'	BAT/ AWT	First Four Years	Each Add. Years Sec. 138-23(12)	Payment to Acq. Fund	Total
													-3	-5			6	-4	4	1	2	up to 2	
MARKET RATE DWELLING UNITS																							
1	*	14300634	Marlin Inv. LLC	14-Aug-14	10:10 AM	Largo	Largo Sound Park	12	17	00473730.000200	3	30	0	0	0	0	0	0	4	0	N/A	0	34
2	*	14300635	Marlin Inv. LLC	14-Aug-14	10:12 AM	Largo	Largo Sound Park	13	17	00473730.000201	3	30	0	0	0	0	0	0	4	0	N/A	0	34
3	*	14303129	Kendall, Jason	15-Aug-14	11:10 AM	Largo	Sexton Cove Estates	3	14	00532701.039200	3	30	0	0	0	0	0	0	4	0	N/A	0	34
4	*	14302037	Wrenn Ekblom Dev. LLC	1-Aug-14	11:44 AM	Largo	Anglers Park	31 & 32	7	00552330.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
5	*	14302038	Wrenn Ekblom Dev. LLC	1-Aug-14	11:45 AM	Largo	Anglers Park	1 & 2	7	00552040.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
6	*	14303323	Gonzalez, Juan	7-Oct-14	02:45 PM	Largo	Lake Surprise	21	2	00534030.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
7	*	14303023	Knapp, Paul	3-Oct-14	03:00 PM	Largo	Winston Park	9	1	00545440.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
8	*	14303550	Gonzalez, Rafael	30-Sep-14	02:30 PM	Cross	Monroe Park	13		00572960.000000	3	30	0	0	0	0	0	-4	0	0	N/A	0	26
9	*	05305610	Nannini, Steven	13-Feb-06	11:25 AM	Largo	Gulfstream Shores	7	5	00565390.000000	1	10	N/A	N/A	0	0	0	0	0	4	8	0	22
10	*	11306042	Capobianco, Blaine	12-Oct-12	11:05 AM	Largo	Largo Gardens	2	17	00458730.000000	1	10	N/A	N/A	0	0	0	0	4	2	N/A	0	16
11	*	13300305	Ginjauma, Jesus	28-Mar-13	10:30 AM	Largo	Harris Ocean Park Est. 1st Add.	11	9	00450180.000000	1	10	0	0	0	0	0	0	4	1	N/A	0	15
12		13304409	Rook, Brian	14-Apr-14	12:00 PM	Largo	Harris Ocean Park Estates	20	7	00449600.000000	1	10	0	0	0	0	0	0	4	0	N/A	0	14
13		10303865	Dietrich, Susanne	13-Apr-12	03:05 PM	Largo	Ocean Reef Shores	113		00569041.010000	1	10	N/A	N/A	0	0	0	0	0	2	N/A	0	12

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

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

PROPOSED

RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
UPPER KEYS (ADMINISTRATIVE RELIEF) - YEAR 23, QUARTER 1 (JULY 15, 2014 TO OCTOBER 14, 2014)

Tier Rank	Permit #	BOCC Resolution	Name	Date and Time of Application: Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Mkt in Emp./AFH project Sec. 138-23(6)	Flood Zone 'V'	BAT/A WT	First Four Years	Each Add. Years Sec. 138-23(12)	Payment to Acq. Fund	Total
													-3	-5	4		6	-4	4	1	2	up to 2	
MARKET RATE DWELLING UNITS																							

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

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

PROPOSED

RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
AFFORDABLE HOUSING - YEAR 23, QUARTER 1 (JULY 15, 2014 TO OCTOBER 14, 2014)

Rank	Permit #	Name	Date and Time of Application: Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Mkt in Emp./AFH project Sec. 138-23(6)	Flood Zone 'V'	BAT/AWT	First Four Years	Each Add. Years Sec.	Payment to Acq. Fund	Total
												-3	-5	4		6	-4	4	1	2	up to 2	
AFFORDABLE DWELLING UNITS																						
Very Low, Low, Median Income																						
No applicants under Very Low, Low, Median Income																						
AFFORDABLE DWELLING UNITS																						
Moderate Income																						

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

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

PROPOSED

RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
BIG PINE KEY and NO NAME KEY - YEAR 23, QUARTER 1 (APRIL 15, 2014 TO JULY 14, 2014)

Rank		Permit #	Name	Date and Time of Application: Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Located on No Name	Marsch Rabbit/ Buffer	Key Deer Corridor	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-2	Payment to Acq. Fund	Mkt in Emp./ AFH projec	BAT/ AWT	Flood Zone 'V'	First Four Years	Each Add. Years Sec.	Total
													-3	-5	-10	-10	-10	3	2	up to 2	6	4	-4	1	2	
MARKET RATE DWELLING UNITS																										
1	*	06104544	Cabassa, Edward	13-Oct-06	9:00 AM	Big Pine	Eden Pines Colony	12	19	00269070.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	8	22
2	*D	96101471	Schleu, Vivienne	8-Jan-97	9:24 AM	No Name	Galleon Bay, Rev. Plat	11	N/A	00319494.001100	1	0	N/A	N/A	-10	0	0	0	0	0	0	0	0	4	26	20
3		06101005	Vasseur, Jorge	3-Nov-06	12:06 PM	Big Pine	Doctors Arm 3rd Add Sec B	20		00312572.002100	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	6	20
4		06106156	Hahn, David	11-Jan-07	3:30 PM	Big Pine	JR Matthew Properties Pt 2	pt 5 & 6		00109350.000500	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	6	20
5		03105296	Hochstim, Jan	29-Mar-07	8:38 AM	Big Pine	Eden Pines Colony 1st Add.	4	7	00269910.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	6	20
6		06101001	Ojeda, Alex	31-May-07	11:38 AM	Big Pine	Doctors Arm 3rd Add. Sec. B	2		00312572.000300	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	6	20
7	c	07100485	Akins, John	12-Jun-07	10:00 AM	Big Pine	Doctors Arm	27&PtLt26	1	00310280.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	6	20
8	c	07100483	Akins, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	25&Pt24&26	1	00310260.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	6	20
9	c	07100479	Akins, John	12-Jun-07	10:04 AM	Big Pine	Doctors Arm	23&Pt24	1	00310240.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	6	20
10	c	07100486	Akins, John	12-Jun-07	10:06 AM	Big Pine	Doctors Arm	21 & 22	1	00310220.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	6	20
11		07102535	Wheeler, Scott	24-Aug-07	8:45 AM	Big Pine	Eden Pines Colony 1st Add.	9	1	00269190.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	6	20
12		07102237	Akins, Candace	10-Sep-07	2:40 AM	Big Pine	Eden Pines Colony	13	6	00266360.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	6	20
13		07102238	Akins, Candace	10-Sep-07	2:45 AM	Big Pine	Eden Pines Colony 3rd Add.	3	23	00271270.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	6	20
14		13103839	Garcia, Pedro	30-Oct-13	3:25 PM	Big Pine	Pine Channel Estates Sec. 2	12	3	00248140.000000	3	20	0	0	0	0	0	0	0	0	0	0	0	0	N/A	20
15		14101264	Anderson, Terry	10-Apr-14	9:15 AM	Big Pine	Pine Channel Estates Sec. 2	43	4	00248820.000000	3	20	0	0	0	0	0	0	0	0	0	0	0	0	N/A	20
16		14102226	Anchor CNGO Corp.	13-Jun-14	10:47 AM	Big Pine	Hollerich	32		00285380.000000	3	20	0	0	0	0	0	0	0	0	0	0	0	0	N/A	20
17		14103524	Severson, Joshua	29-Aug-14	11:04 AM	Big Pine	Atlantis Estates	26		00285491.002600	3	20	0	0	0	0	0	0	0	0	0	0	0	0	N/A	20
18		06100507	Sampson, James	31-Jul-06	11:15 AM	Big Pine	Doctors Arm 3rd Add.	4		00312571.000500	2	10	N/A	N/A	0	0	0	0	0	0	0	0	-4	4	8	18
19		07103911	Shearin, Jerry	24-Oct-07	8:50 AM	Big Pine	Doctors Arm	48	1	00310490.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	4	18
20		14101545	Wise, Alan	14-Jul-14	1:45 PM	Big Pine	Pine Channel Estates Sec. 2	27	6	00249560.000000	3	20	0	0	0	0	0	0	0	0	0	0	-4	0	N/A	16
21		08101995	Perez, Orlando	24-Jul-08	9:47 AM	Big Pine	Tropical Bay	31		00312890.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	N/A	14
22		08102801	Bahn (Rev. Trust)	14-Oct-08	2:27 PM	Big Pine	Doctors Arm 1st Add.	3	5	00311610.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	N/A	14
23		05100259	Vasquez, Jovan	10-Aug-09	8:55 AM	Big Pine	Doctors Arm 3rd Add. Sec. B	5		00312572.000600	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	N/A	14
24		09102047	Eline, William	9-Nov-09	1:34 PM	Big Pine	Eden Pines Colony 3rd Add.	2	23	00271260.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	N/A	14
25		10103101	Mackenzie, William	17-Sep-10	10:40 AM	Big Pine	metes and bounds			00111880.000205	3	20	N/A	N/A	0	-10	0	0	0	0	0	0	0	4	N/A	14
26		05105438	Derovanesian, Jack	13-Jan-06	10:14 AM	Big Pine	Whispering Pines	15	N/A	00285660.000000	1	0	N/A	N/A	0	0	0	0	0	0	0	0	0	4	8	12
27		05104831	Menge, Robert	20-Jan-06	11:00 AM	Big Pine	Port Pine Heights 2nd Add.	7	59	00295360.000000	1	0	N/A	N/A	0	0	0	0	0	0	0	0	0	4	8	12
28		12100011	Peterson, Mark	9-Apr-12	12:37 PM	Big Pine	Doctors Arm Subd 3rd Add. Sec A	14		00312571.001500	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	2	N/A	12
29		09102784	Pereira, Carlos	22-Oct-09	10:44 AM	Big Pine	Port Pine Heights	9	8	00290190.000000	1	0	N/A	N/A	0	0	0	0	0	0	0	0	0	4	N/A	4

* Indicates a ranking sufficient to receive an allocation award which is subject to mitigation availability at the time of permitting.
***D** Indicates a ranking deferred due to pending ongoing litigation with the County (see Galleon Bay v. Monroe County and State of Florida, Circuit Court Case NO. CA-K-02-595) and until ownership issues are resolved.
@ Indicates a ranking subject to Growth Management Division Director approval.
Point evaluation criteria pursuant to Monroe County Code Section 138.28.
Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009.2007.
Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.
c Indicates application received a scoring change pursuant to Board of County Commissioners Adm. Relief determination.

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

PROPOSED

RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
AFFORDABLE HOUSING - BIG PINE KEY AND NO NAME KEY YEAR 23, QUARTER 1
(JULY 14, 2014 TO OCTOBER 14, 2014)

Rank	Permit #	Name	Date and Time of Application: Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50% -3	Wetlands: Tier III adj to Tier I with < 50% -5	Located on No Name -10	Marsch Rabbit/ Buffer -10	Key Deer Corridor -10	Lot Agg Pts. Sec. 138-23(4) 3	Land Ded Sec. 138-23(5) 2	Payment to Acq. Fund up to 2	Mkt in Emp./AFH project Sec. 138-6	BAT/AWT 4	Flood Zone 'V' -4	First Four Years 1	Each Add. Years Sec. 138-2	Total

AFFORDABLE DWELLING UNITS
Very Low, Low, Median Income

No applicants under Very Low, Low, Median Income

AFFORDABLE DWELLING UNITS
Moderate Income

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

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

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: Monroe County Planning Commission

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

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

Date: November 10, 2014

Subject: *AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY CODE SECTION 101-1, DEFINITIONS; AMENDING MONROE COUNTY CODE SECTION 130-186, MINIMUM YARDS; AMENDING MONROE COUNTY CODE SECTION 130-189, APPLICABILITY OF REQUIRED YARDS; ESTABLISHING SETBACK REQUIREMENTS FOR THE CONSERVATION (C) AND RECREATIONAL VEHICLE (RV) LAND USE DISTRICTS; MODIFYING THE SETBACK REQUIREMENTS FOR THE AIRPORT (AD) AND PARK AND REFUGE (PR) LAND USE DISTRICTS; MODIFYING THE SETBACK REQUIREMENTS FOR CORNER LOTS; MODIFYING THE APPLICABILITY OF REQUIRED YARDS FOR ACCESSORY WALKWAYS AND DRIVEWAYS; CLARIFYING THE SETBACK REQUIREMENTS FOR SIDE YARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.*

Meeting: November 19, 2014

I REQUEST

The Planning & Environmental Resources Department is proposing amendments to the text of §101-1, §130-186 and §130-189 of the Monroe County Code (MCC). The purposes of the proposed amendments are to 1) establish setback requirements for the Conservation (C) and Recreational Vehicle (RV) districts, 2) modify the setback requirements for the Airport (AD) and Park and Refuge (PR) district, 3) modify the setback requirements for corner lots, 4) modify the applicability of required yards for accessory walkways and driveways, and 5) clarify the setback requirements for side yards.

II RELEVANT PRIOR COUNTY ACTIONS:

MCC §101-1 (formerly numbered §9.5-4) was established in 1986 following the adoption of Ordinance #033-1986. Several substantive amendments have been subsequently carried out to this section to revise, add and delete definitions. Concerning several of the definitions that are subject of this amendment, a substantive amendment was carried out by Ordinance #035-

2005 (Planning Department File #25077). Ordinance #035-2005, which was adopted in 2005, created the definitions of double frontage; lot lines, front; lot lines, rear; lot lines, side, yard; yard, front; yard, rear; and yard, side.

MCC §130-186 (formerly numbered §9.5-281) was established in 1986 following the adoption of Ordinance #033-1986, as later amended with the adoption of Ordinance #040-1987. Substantive amendments were later carried out by Ordinances #025-2001 and #023-2013. The purpose of Ordinance #025-2001, adopted in 2001, was to reduce the side yard non-shoreline setback requirements for properties zoned Urban Residential Mobile Home (URM) (a Planning Department File # was not assigned). A purpose of Ordinance #023-2013, adopted in 2013, was to establish non-shoreline setback requirements for properties zoned Commercial 1 (C1) and Commercial 2 (C2) (Planning Department File #2012-161).

MCC §130-189 (formerly numbered §9.5-285) was established in 1986 following the adoption of Ordinance #033-1986. A substantive amendment was later carried out by Ordinance #024-2002 (Planning Department File #22031). The purpose of Ordinance #024-2002, adopted in 2002, was to allow a percentage of a required non-shoreline, rear yard setback to be developed with limited accessory uses/structures.

III REVIEW

MCC §101-1:

MCC §101-1 provides most of the definitions for terms used in the Land Development Code. To clarify the requirements, staff is proposing amendments to the following existing definitions that are used in the application of the setback regulations:

- *Double frontage*: Revision – This definition should be revised to clarify that the term *double frontage* applies to all parcels of land, not only lots. This amendment is necessary in application of associated regulations that use the term.

- *Lot*: Revision – This definition should be revised to clarify that the specific usage of the term *lot* in the Land Development Code applies to platted lots, not unplatted parcels of land inaccurately referred to as lots. This amendment is necessary in application of associated regulations that use the term.

- *Lot lines, front:* Deletion – This definition is not necessary to administer any regulations.

- *Lot lines, rear:* Deletion – This definition is not necessary to administer any regulations.

- *Lot lines, side:* Deletion – This definition is not necessary to administer any regulations.

- *Setback*: Revision – This definition should be revised to clarify that a *setback* is not always comprised exclusively of open space, that the associated regulations apply to all structures and not only buildings, and that the associated regulations apply to all parcels of land and not only lots.

- *Yard*: Deletion – This definition is not necessary to administer any regulations.

- *Yard, front:* Revision – This definition should be revised to clarify the characteristics of a front yard.

- *Yard, rear* Revision – This definition should be revised to clarify the characteristics of a rear yard.

- *Yard, side* Revision – This definition should be revised to clarify the characteristics of a side yard.

<u>MCC §130-186:</u>

- Currently, there are not any setback requirements for the Conservation (C) and Recreational Vehicle (RV) districts. It is presumed that requirements were inadvertently never established.

  Staff is proposing to establish the following setback requirements for the C district: Primary Front Yard (25'), Secondary Front Yard (15'); Primary Side Yard (10'); Secondary Side Yard (5'); and Rear Yard (20'). These proposed setback requirements are consistent with existing requirements applied the Native Area (NA) district, which is similar in nature to the C district.

  Staff is proposing to establish the following setback requirements for the RV district: Primary Front Yard (25'), Secondary Front Yard (15'); Primary Side Yard (10'); Secondary Side Yard (5'); and Rear Yard (10'). These proposed setback requirements are consistent with existing requirements applied the Commercial 1 (C1) and Suburban Commercial (SC) districts, which are similar in nature to the RV district.

- The existing setback requirements for the Airport (AD) district do not reflect current development conditions and usage of those properties zoned AD. The current setback requirement for all setbacks (front, side and rear) on a property zoned AD is 200'.

  Currently, there are 5 areas zoned AD in the unincorporated county. These areas include the following: Ocean Reef Airport (Key Largo), Florida Keys Marathon Airport (Marathon), Summerland Key Cove Airport (Summerland Key), Sugar Loaf Shores Airport (Sugarloaf Key) and Key West International Airport (Key West).

  At each of the properties zoned AD, there is development is situated within the required 200' setback. Maintaining the 200' setback requirement restricts future improvement and replacement of this development (including some runways). Further, designing new development is often prohibitive due to the existing 200' setback requirement, the respective airport property boundaries and the location of existing facilities. As a result variances and waivers have regularly been granted on properties designated AD.

Staff is proposing to establish the following new setback requirements for the AD district: Primary Front Yard (25'), Secondary Front Yard (25'); Primary Side Yard (10'); Secondary Side Yard (10'); and Rear Yard (25'). These proposed setback requirements are more flexible and consistent with existing development at several of the airports.

- The existing setback requirements for the Park and Refuge (PR) district do not reflect current development conditions and usage of those properties zoned PR. The current setback requirement for all setbacks (front, side and rear) on a property zoned PR is 50'.

  Currently, there are 24 areas zoned PR in the unincorporated county. These areas include the following: Ocean Reef Club's Dolphin Course and Hammock Course (Key Largo), Key Largo Community Park (Key Largo), the Upper Keys Sailing Club (Key Largo), Friendship Park (Key Largo), Settlers Park (Key Largo), Harry Harris Park (Key Largo), Long Key State Park (Long Key), Veterans Memorial Park (Little Duck Key), Bahia Honda State Park (Bahia Honda Key), Big Pine Park (Big Pine Key), Blue Heron Leisure Club (Big Pine Key), Watson Field (Big Pine Key), Ramrod Park (Ramrod Key), Bay Point Park (Saddlebunch Key), Wilhelmina Harvey Park (Big Coppitt Key), Key Haven Park (Raccoon Key) and Bernstein Park (Stock Island).

  While the existing 50' requirement may be appropriate for many of the larger state parks, it is not appropriate for many of the smaller neighborhood and community parks. At many of the properties zoned PR, there is development is situated within the required 50' setback. Maintaining the 50' setback requirement restricts future improvement and replacement of development at many of the neighborhood and community parks that are often situated on small parcels of land. As a result variances and waivers have regularly been granted on properties designated PR.

  Staff is proposing to establish the following setback requirements for the PR district: Primary Front Yard (25'), Secondary Front Yard (15'); Primary Side Yard (10'); Secondary Side Yard (10'); and Rear Yard (10'). These proposed setback requirements are more flexible and consistent with existing development at several of the parks.

- Some of the existing front yard setback requirements were established without a full analysis of impact.

  Ordinance #035-2005 created the definitions of double frontage, front lot lines and front yard. These setback-related definitions were established as part of ordinance addressing off-street parking issues, not setbacks. As a result, there is not any analysis in the supporting documentation as to how the implementation of these definitions would affect development other than parking areas. Further, there is not any statement in the supporting documentation as to the purpose of establishing the definitions.

  The front yard definition established that on "corner lots or double frontage lots, each yard frontage on a street shall be a front yard". As result of this new definition, all development along a road was required to meet the front yard setback requirement-which is the most restrictive setback requirement. Prior to the definition's establishment,

only a single front yard setback requirement was applied, based on the orientation of the building. A lesser side yard setback was applied to remaining yard frontage adjacent to street.

Note: Although MCC §102-186 (formerly numbered §9.5-523) is not subject to this amendment, a previous amendment to MCC §102-186, as adopted by Ordinance #040-2007, severely affected the use of administrative waivers to the front yard setback requirements. Waivers are used to adjust the front yard requirements where community character and existing lines of sight would not be affected.

As a result of Ordinances #035-2005 and #040-2007, development on the county's typical 40' wide and 50' wide residential corner lots became severely restricted. For example, with the application of the 25' front yard requirement and the 5' side yard requirement in the IS district, new residences are limited to widths of 10' to 20'. This affects community character, in that non-corner lots are limited to widths of 25' to 35' (with the application of the 5' and 10' side yard requirements). In addition, accessory development, such as swimming pools and decks, cannot be sited to the side of the residence.

Consequently, numerous variances have been granted for front yard setbacks on residential lots since 2006 (Ordinance #035-2005 was adopted in 2005). The following applications were submitted for administrative variances (of 10' or less) to front yard setback requirements on residential properties:

- 2014: 23 applications (15 approved, 0 denied, 2 withdrawn, 6 pending)
- 2013: 6 applications (6 approved, 0 denied)
- 2012: 6 applications (6 approved, 0 denied)
- 2011: 5 applications (3 approved, 0 denied, 2 withdrawn)
- 2010: 5 applications (5 approved, 0 denied)
- 2009: 4 applications (3 approved, 0 denied, 1 withdrawn)
- 2008: 6 applications (6 approved, 0 denied)
- 2007: 16 applications (15 approved, 0 denied, 1 withdrawn)
- 2006: 15 applications (13 approved, 0 denied, 2 withdrawn)

While the application of a full front yard setback (most often 25') along a secondary road is often not appropriate, it is also not appropriate to allow the application of a side yard setback along a road as was often allowed before 2005. Therefore, staff is proposing to establish a primary front yard requirement and a secondary front yard requirement to address recurring issues related to double frontage properties, including corner lots. In most cases, the new secondary front yard requirement is 10' less than the existing front yard requirement. Having the secondary front yard requirement be 10' less than the existing front yard requirement would be consistent with 72 administrative variance approvals since 2006.

- The current provisions related to the application of side yard setbacks are confusing, and as such, open to interpretation. Currently, the table providing the setback requirements

includes a single column for the side yard requirements. However, the cell for each land use district includes two numbers (i.e. 10/15). The preamble to the table provides the following explanation: "Side yards indicated set forth the minimum single yard and the total side yards required. The first number is the minimum for any single side yard where only one side yard exists; where there are two side yards, the first number is the required side yard for one of the two side yards. The second number is the minimum combined total of both side yards (where there are two side yards)."

Staff is proposing to simplify the provisions by adding a new column to the table providing the setbacks. The existing column concerning side yard setbacks would provide the primary side yard requirement. The new column concerning side yard setbacks would provide the secondary side yard requirement. With the exception of four-sided corner lots, the primary side yard requirement shall be applied to one side yard. The secondary side yard requirement set shall be applied to any remaining side yards. This amendment will clarify that that there is always a minimum 5' setback.

MCC §130-189:

Staff is proposing to modify the applicability of required yards for accessory structures such as walkways and driveways. In addition, staff is proposing to clarify the applicability of the newly identified primary front/side yard requirements and secondary front/side yard requirements.

- There are numerous properties on which there are existing impervious surfaces, such as pavers, concrete and asphalt, that are nonconforming to the non-shoreline setback requirements. If the surfaces were lawfully-established but do not have a setback variance on file (approved prior to the current setback requirements), the nonconforming structures are only allowed to continue and be improved in accordance with the nonconformity regulations of the land development code unless a setback variance is granted. If the surfaces were unlawfully installed or constructed without the benefit of building permits, the nonconforming structures are required to be removed unless the property owner is granted an after-the-fact variance to the setback requirements.

  In addition, several property owners have applied for building permits to have new impervious surfaces installed within the required non-shoreline setbacks. These building permits were denied unless the property owner modified their plans, with the exception of those who applied for and were granted variances.

  Following the issuance of several variances regarding this specific type of development, staff reviewed the necessity of regulations limiting impervious surfaces in the required setbacks. Upon review, staff found that many of these requests concerned the establishment of impervious walkways to access the rear of the yard.

  The land development code's existing regulations allow pervious walkways (grass, gravel, etc.) in required setbacks. Since these walkways already exist and are often needed for access, staff has determined that allowing impervious walkways would not adversely

impact community character or create a nuisance to adjacent property owners if surface water management issues can be addressed.

It should also be noted that although walkways have a minor impact, it often is difficult for staff and the planning commission to support variance requests. Regardless of the scale of the development (from walkway to building), to be approved, all variances have to meet the following standards: 1) the applicant shall demonstrate a showing of good and sufficient cause; 2) failure to grant the variance would result in exceptional hardship to the applicant; 3) granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance, or cause fraud or victimization of the public; 4) property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district; 5) granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of this chapter or established development patterns; 6) granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family; 7) granting the variance is not based on the domestic difficulties of the applicant or his family; and 8) the variance is the minimum necessary to provide relief to the applicant. These standards, specifically those relating to exceptional hardship and unique or peculiar circumstances, are problematical to property owners to sufficiently exhibit in most variance applications, particularly those relating to walkways.

Therefore, staff is recommending amendments to MCC §130-189 to allow walkways in side and front yards (note: impervious areas are already permitted in the required rear yard and shoreline setback if all open space and surface water management regulations are met).

- Following a review of the land development code, staff found that the existing language does not specifically allow driveways in the front yard. In most cases, driveways have to be located in the required front yard setback. Therefore, staff is recommending amendments to MCC §130-189 to expressly allow driveways in front yards.

- Following a review of administrative interpretations, staff found that there has been a long standing administrative interpretation that allows required off-street parking to be located in the required front yard of a "small residential lot" [Administrative Interpretation #01-121, first approved by Marlene Conaway, former Director of Planning, on November 2, 2001 and later re-approved by Aref Joulani, former Director of Planning, in 2006). This interpretation is relied upon by many property owners and builders; however it does not define "small" and therefore is subjective. In addition, there is some concern that this interpretation does not interpret ambiguous language in the land development code and that it in fact amends the language of the code to permit something otherwise prohibited. Therefore, in order to provide relief to owners of residential lots and eliminate a controversial interpretation, staff is recommending amendments to §130-189 to allow the parking of licensed vehicles in the front yard of a residential parcel.

* * * * * * *

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

Sec. 101-1. Definitions.

The following words, terms and phrases, when used in this ~~chapter~~ Land Development Code, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

* * * * * * *

Double frontage means a ~~lot~~ parcel of land having frontage on two or more roads ~~nonintersecting streets, sometimes called a~~, including through lots and corner lots.

* * * * * * *

Lot means a ~~parcel of land occupied or intended for occupancy by an individual use including one main structure together with accessory structures, yards, open spaces, buffer areas and parking spaces~~ duly recorded lot as shown on a plat approved by the county.

~~*Lot lines, front,* means in the case of a lot abutting only one street, the street right-of-way line separating such lot from such street; in the case of a double frontage lot or corner lot, each street right-of-way line separating such lot from a street shall be considered to be the front lot line.~~

~~*Lot lines, rear,* means a lot line that is most nearly parallel to and most distant from the front lot line of the lot. In the case of a lot where the side lot lines intersect there shall be no rear lot line and in the case of lots that have frontage on more than one road or street, nonfrontage lot lines shall be considered side yards.~~

~~*Lot lines, side,* means a lot line that is neither a front or rear lot line running perpendicular or radial from the front lot line and corresponding street right-of-way.~~

* * * * * * *

Setback means ~~an open space at grade~~ the area between a building or structure and the property line of the ~~lot~~ parcel of land on which the building or structure is located, unoccupied and unobstructed from the ground upward, except for fences or ~~as otherwise provided in these regulations~~ other development permitted in the area as provided for in this Land Development Code. In measuring a setback, the horizontal distance between the ~~lot~~ property line and the furthermost projection of the ~~main~~ building or structure shall be used. ~~Every required front setback from a street~~ Further, the setback shall be measured at a right angle~~s~~ (90 degrees) from the property line.

* * * * * * *

~~*Yard* means an open space at grade that is the minimum required setback between a structure or other manmade obstruction and the adjoining lot lines unoccupied and unobstructed from the ground upward, except as may be specifically permitted.~~

Yard, front, means a required ~~open space~~ setback on a ~~lot~~ parcel of land that ~~extends across~~ is located along the full length of the front property line of ~~a lot~~ the parcel and is generally adjacent a road ~~the public right-of-way, the depth of which is measured perpendicularly to the front lot line~~. On ~~corner lots or~~ parcels fronting more than one road, such as corner lots and double frontage ~~lots~~ parcels, each yard ~~frontage on~~ along a ~~street~~ road shall be a front yard.

Yard, rear, means a required ~~open space~~ setback on a ~~lot~~ parcel of land that ~~extends~~ is located along the full length of the rear ~~lot~~ property line and is generally on the opposite side of the primary front yard~~, the depth of which is measured perpendicularly to the rear lot line~~.

Yard, side, means a required ~~open space~~ setback on ~~lot~~ a parcel of land that ~~extends~~ is located along the full length of the side ~~lot~~ property line and is generally between the ~~required~~ front ~~yard~~ and ~~required~~ rear property lines ~~yard, the depth of which is measured perpendicularly to the side lot line. In the case of double frontage lots, side yards shall extend from the rear lines of the required front yards. In the case of corner lots, yards remaining after front yards have been established on both frontages shall be considered side yards~~.

* * * * * * *

Sec. 130-186. Required non-shoreline setbacks. ~~Minimum yards.~~

Unless otherwise allowed for in this Land Development Code, ~~Except as provided in sections 114-20 and 130-187,~~ no structure or land shall be developed, used or occupied except in accordance with the bulk regulations set out in the following table. ~~Side yards indicated set forth the minimum single yard and the total side yards required. The first number is the minimum for any single side yard where only one side yard exists; where there are two side yards, the first number is the required side yard for one of the two side yards. The second number is the minimum combined total of both side yards (where there are two side yards).~~

Land Use District Land Use	Primary Front Yard (ft.)	Secondary Front Yard (ft.)	Primary Side Yard (ft.)	Secondary Side Yard (ft.)	Rear Yard (ft.)
Airport (AD)	25	25	10	10	25
Commercial 1 (C1)	25	15	10	5	10
Commercial 2 (C2)	15	15	10	5	10
Commercial Fishing Area (CFA), Commercial Fishing Special District (CFSD), and Commercial Fishing	25	15	10	5	20

Village (CFV)					
Conservation (C)	25	15	10	5	20
Destination Resort (DR)	50	25	20	15	30
Improved Subdivision (IS)	25	15	10	5	20
Industrial	25	15	10	5	20
Mainland Native (MN)	25	25	10	5	25
Maritime Industries (MI)	25	25	10	5	25
Military Facilities (MF)	25	15	10	5	20
Mixed Use					
Residential	25	15	10	5	20
Nonresidential and Mixed Use	15	15	10	5	20
Native Area (NA)	25	15	10	5	20
Offshore Island (OS)	25	15	10	5	20
Park and Refuge (PR)	25	15	10	10	10
Recreational Vehicle (RV)	25	15	10	5	10
Sparsely Settled (SS)	25	15	10	5	15
Suburban Commercial (SC)	25	15	10	5	10
Suburban Residential (SR)	25	15	10	5	10
Suburban Residential Limited (SR-L)	25	15	10	5	10
Urban ~~c~~ Commercial (UC)	15	15	~~10/15~~ 10	5	10
Urban ~~r~~ Residential (UR):	15	15	10	5	10
~~Attached~~	~~15~~	--	~~10/15~~	--	~~10~~
~~Detached~~	~~15~~	--	~~10/15~~	--	--
Urban ~~r~~ Residential ~~m~~ Mobile ~~h~~ Home (URM)					
Lots less than 50 feet wide	10	10	5	5	10
~~Detached residential~~	~~10~~	--	~~5/10~~	--	~~10~~
~~Mobile homes~~	~~10~~	--	~~5/10~~	--	~~10~~
Lots 50 feet wide or greater	10	10	10	5	10
~~Detached residential~~	~~10~~	--	~~10/15~~	--	~~10~~
~~Mobile homes~~	~~10~~	--	~~10/15~~	--	~~10~~
Urban ~~r~~ Residential ~~m~~ Mobile ~~h~~ Home ~~l~~	~~10*~~ 10	10	~~10/20*~~ 10	10	~~10*~~ 10

Limited (URM-L)						
~~Commercial 1~~		~~25~~	~~--~~	~~10/15~~	~~--~~	~~10~~
~~Commercial 2~~		~~15~~	~~--~~	~~10/15~~	~~--~~	~~10~~
~~Suburban commercial~~						
	~~Hotel~~	~~25~~	~~--~~	~~10/15~~	~~--~~	~~10~~
	~~Other~~	~~25~~	~~--~~	~~10/15~~	~~--~~	~~10~~
~~Suburban residential and suburban residential limited:~~						
	~~Detached residential~~	~~25~~	~~--~~	~~10/15~~	~~--~~	~~10~~
	~~Attached residential~~	~~—~~	~~--~~	~~—~~	~~--~~	~~—~~
	~~Other~~	~~25~~	~~--~~	~~10/15~~	~~--~~	~~10~~
~~Sparsely settled:~~						
	~~Detached residential~~	~~25~~	~~--~~	~~10/15~~	~~--~~	~~15~~
	~~Attached residential~~	~~25~~	~~--~~	~~N/A~~	~~--~~	~~15~~
	~~Other~~	~~25~~	~~--~~	~~10/15~~	~~--~~	~~10~~
~~Offshore~~		~~25~~	~~--~~	~~10/15~~	~~--~~	~~20~~
~~Native~~		~~25~~	~~--~~	~~10/15~~	~~--~~	~~20~~
~~Mainland native~~		~~25~~	~~--~~	~~10/15~~	~~--~~	~~20~~
~~Improved subdivisions~~		~~25~~	~~--~~	~~10/15~~	~~--~~	~~20~~
~~Destination resort~~		~~50~~	~~--~~	~~20/35~~	~~--~~	~~30~~
~~Commercial fishing (all districts)~~						
	~~Detached residential~~	~~25~~	~~--~~	~~10/15~~	~~--~~	~~20~~
	~~Attached residential~~	~~25~~	~~--~~	~~—~~	~~--~~	~~20~~
	~~Other~~	~~25~~	~~--~~	~~10/15~~	~~--~~	~~20~~
~~Mixed Use:~~						
	~~Detached residential~~	~~25~~	~~--~~	~~10/15~~	~~--~~	~~20~~
	~~Attached residential~~	~~25~~	~~--~~	~~N/A~~	~~--~~	~~20~~
	~~Other~~	~~15~~	~~--~~	~~10/15~~	~~--~~	~~10~~
~~Light industry:~~		~~25~~	~~--~~	~~10/15~~	~~--~~	~~25~~
~~Maritime Industry~~		~~25~~	~~--~~	~~10/15~~	~~--~~	~~25~~
~~Military Area~~		~~25~~	~~--~~	~~5/20~~	~~--~~	~~20~~
~~Airport~~		~~200~~	~~--~~	~~200~~	~~--~~	~~200~~
~~Park and refuge~~		~~50~~	~~--~~	~~50~~	~~--~~	~~50~~
~~*Applies to new construction only.~~						

* * * * * * *

Sec. 130-189. Applicability of required ~~yards~~ non-shoreline setbacks.

(a) *Bufferyards.* When a bufferyard is required under the provisions of chapter 114, article V, compliance with the bufferyard~~s standards~~ provisions along a property line shall relieve the necessity of complying with the ~~yard~~ setback provisions ~~set forth in section 130-186~~ along the same property line if ~~such~~ the width of the bufferyard is greater than the applicable ~~yard~~ setback requirement~~s~~ set forth in section 130-186.

(b) *Shoreline setbacks.* All development shall be setback from shorelines as required in section 118-12. ~~Compliance with the shoreline setback shall relieve the necessity of complying with the yard provisions set forth in section 130-186.~~

(c) *Front yard non-shoreline setbacks*. A front yard is a required setback on a parcel of land that is located along the full length of the front property line of the parcel, is generally the property frontage in which development on the parcel is orientated and is generally adjacent a road. On parcels fronting more than one road, such as corner lots and double frontage parcels, each yard along a road shall be a front yard.

(1) *Single frontage parcels*. For a parcel that has only a single road frontage, the primary front yard requirement set forth in section 130-186 shall be applied.

(2) *Double frontage parcels*. For a parcel that has road frontage along two or more roads, the primary front yard requirement set forth in section 130-186 shall be applied to the front yard in which development on the parcel is orientated. The secondary front yard requirement set forth in section 130-186 shall be applied to the remaining front yard(s) in which development on the parcel is not orientated. For parcels located within the median of U.S. Highway 1, the primary front yard requirements shall be applied to both front yards situated along the highway right-of-ways.

(3) *Accessory driveways and walkways.* Accessory structures, limited to driveways and walkways, may be permitted within a required front yard setback. In no event shall the total combined area of all accessory structures occupy more than 60 percent of the required front yard setback area.

(4) *Off-street parking on residentially developed parcels*. Any required off-street parking spaces may be located on an accessory driveway within the front yard setback on a parcel developed exclusively with a residential use. Any vehicle utilizing such an off-street parking space shall be properly licensed and operable.

(5) *Signs, fences and landscaping*. Signs as permitted in chapter 142, fences as permitted in chapter 114 and landscaping may be permitted in a required front yard setback.

(d) *Side yard non-shoreline setbacks*. A side yard is a required setback on a parcel of land that is located along the full length of the side property line and is generally between the front and rear property lines.

(1) *Primary side yard requirement (excluding four-sided corner lots)*. With the exception of four-sided corner lots, the primary side yard requirement set forth in section 130-

186 shall be applied to one side yard. The secondary side yard requirement set forth in section 130-186 shall be applied to any remaining side yards.

(2) *Primary side yard requirement (four-sided corner lots)*. On a platted corner lot with only four sides, the primary side yard requirement set forth in section 130-186 shall not be applied to the single side yard. The secondary side yard setback requirement set forth in section 130-186 shall be applied to the single side yard in addition to the primary front yard, secondary front yard, and rear yard requirements being applied to the other yards.

(3) *Accessory driveways, walkways, patios and decking on residentially developed parcels.* Accessory structures, limited to driveways, walkways, patios, decks and docking facilities, may be permitted within a required side yard setback on a parcel developed exclusively with a residential use if the structure meets the provisions of this subsection. Such an accessory structure shall a) not exceed six (6) inches in height as measured from grade; b) be situated at least one (1) foot from the side yard property line; and c) be constructed to avoid any off-site discharge of stormwater from the subject parcel in accordance with section 114-3. In no event shall the total combined area of all accessory structures occupy more than 60 percent of the required side yard setback area.

(e) *Rear yard non-shoreline setbacks*. ~~Rear yard requirements for residential dwellings that are not on the shoreline (dry lots) shall be as follows:~~ A rear yard is a required setback on a parcel of land that is located along the full length of the rear property line and is generally on the opposite side of the primary front yard.

(1) *Accessory structures on residentially developed parcels.* An accessory structure~~s, as defined in section 101-1, not exceeding 18 inches in height, are~~ may be permitted within ~~the~~ a required rear yard setback on parcel developed exclusively with a residential use if the structure meets the provisions of this subsection. An accessory structure not exceeding eighteen (18) inches in height as measured from grade may be permitted if the structure is a) situated at least one (1) foot from the rear yard property line and b) constructed to avoid any off-site discharge of stormwater from the subject parcel in accordance with section 114-3. An accessory structure not exceeding twelve feet (12) feet in height as measured from grade may be permitted if the structure is a) situated at least ten (10) feet from the rear property line. In no event shall the total combined area of all accessory structures occupy more than 60 percent of the required rear yard setback area.

~~(2) Accessory structures to a maximum of 12 feet in height shall be setback a minimum of ten feet from the rear property line.~~

~~(3) No use within the rear yard shall extend into the required side yard setbacks.~~

~~(4) In no event shall the total combined area of all accessory structures occupy more than 60 percent of the required rear yard setbacks.~~

IV RECOMMENDATION

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

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

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: The Monroe County Planning Commission

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

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

Date: November 17, 2014

Subject: *Request for an Amendment to a Major Conditional Use Permit, Oceanside Marina, 5948, 5950 and 5970 Peninsular Avenue, Stock Island, Real Estate #00126210.000000, #00126220.000000, #00126230.000000, #00127420.000000 and #00127420.000100 (File #2014-133)*

Meeting: November 19, 2014

I REQUEST:

The applicant submitted a revised site plan on November 17, 2014. The site plan included revisions that addressed issues associated with the following proposed conditions of approval in the staff report dated November 14, 2014 (in **bold**):

1. **The dwelling unit totals for Buildings 1-4 in the table provided on the proposed site plan result in only 72 attached dwelling units and 16 hotels rooms. Based on other information in the application and on the same site plan, the applicant has proposed 78 attached dwelling units and 17 hotel rooms. Prior to any approval of an amendment to the major conditional use permit, the applicant must clarify the proposed total and revise the site plan to eliminate the provision of any contradictory information.**

   The proposed site plan shows 79 attached dwelling units and 17 hotel rooms. This is a modification of +1 attached dwelling unit and +13 hotel rooms. This clarification eliminates the requirement for proposed Condition #1 in the November 14, 2014 staff report. However, it should be noted the additional attached dwelling unit (79) is not contemplated by the 2013 development (allows for up to 78) and the site currently does not have an adequate amount of land area (12.06 acres) to meet the maximum land use intensity requirement for the additional attached unit. Therefore, staff is proposing the following new condition:

   Prior to any approval of an amendment to the major conditional use permit including a 79th attached residential dwelling unit, 1) the development agreement must be amended to allow for up to 79 attached residential dwelling units and 2) the land area must be increased to allow for its inclusion (the applicant has applied for a road abandonment, that, if approved, would provide such an adequate amount of land area).

2. **The proposed site plan includes a portion of Peninsular Avenue within its boundary that has not been abandoned as of the date of this report. As such, not only does development (parking area) encroach upon the required setback, it encroaches beyond the property line. Prior to any approval of an amendment to the major conditional use permit, the site plan must be revised or the road abandonment must be approved by the BOCC.**

   The proposed site plan does not include subject portion of Peninsular Avenue with the subject property's boundaries. This clarification eliminates the requirement for proposed Condition #2 in the November 14, 2014 staff report.

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: The Monroe County Planning Commission

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

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

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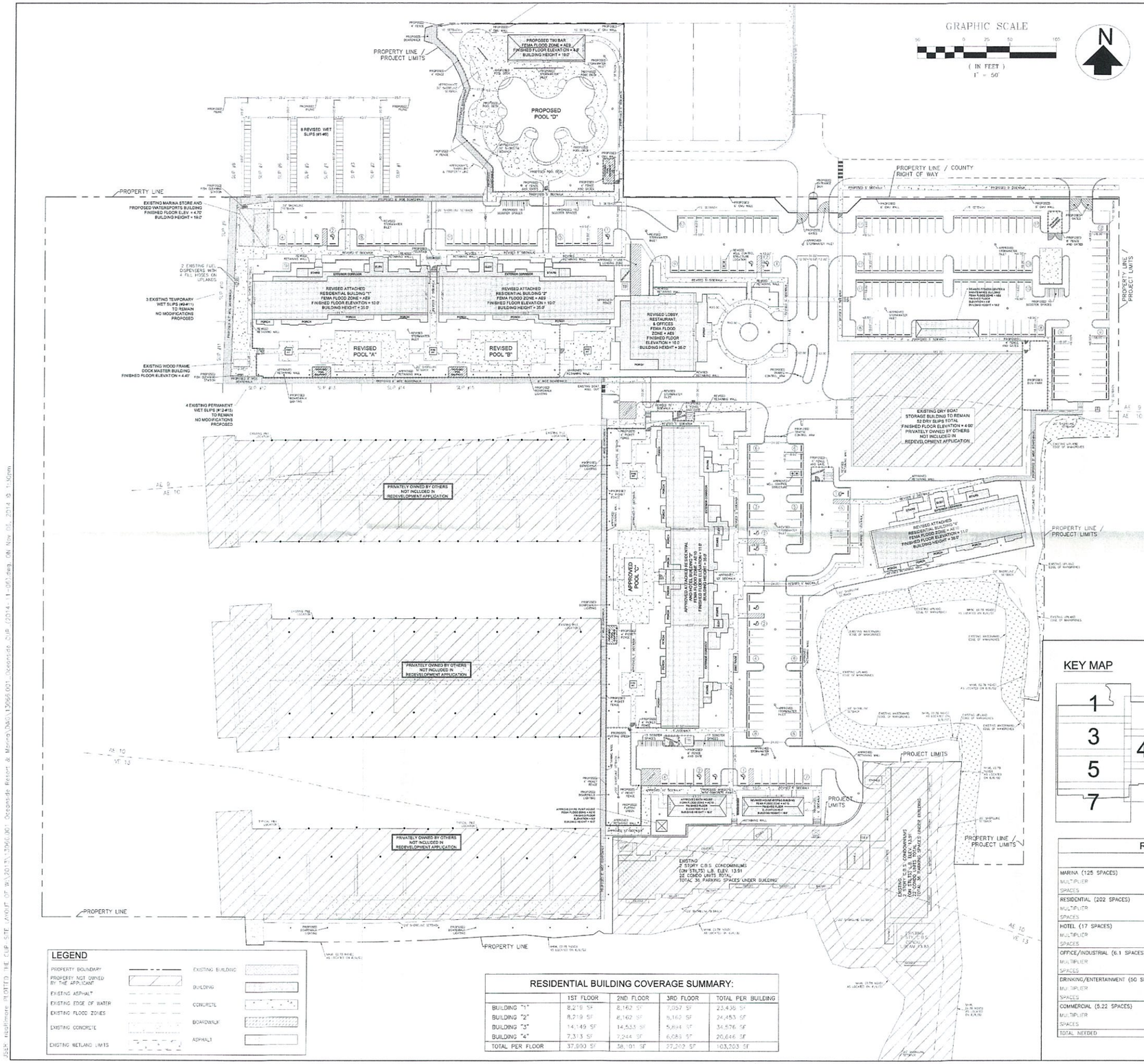
2. **The proposed site plan includes a portion of Peninsular Avenue within its boundary that has not been abandoned as of the date of this report. As such, not only does development (parking area) encroach upon the required setback, it encroaches beyond the property line. Prior to any approval of an amendment to the major conditional use permit, the site plan must be revised or the road abandonment must be approved by the BOCC.**

   The proposed site plan does not include subject portion of Peninsular Avenue with the subject property's boundaries. This clarification eliminates the requirement for proposed Condition #2 in the November 14, 2014 staff report.



PROJECT DATA:

PROJECT:	OCEANSIDE RESORT AND MARINA 5950 PENINSULA AVENUE KEY WEST, FLORIDA 33040
OWNER/DEVELOPER:	OCEANSIDE INVESTORS, LLC PO BOX 2009 KEY WEST, FLORIDA 33045
SEWER:	KW RESORT UTILITIES
WATER:	FLORIDA KEYS AQUEDUCT AUTHORITY
GARBAGE:	WASTE MANAGEMENT
ENGINEER:	THE WEILER ENGINEERING CORPORATION, INC MICHAEL J. GIARDULLO, P.E. NO. 70676 201 W. MARION AVE, SUITE 1306 PUNTA GORDA, FLORIDA 33950 941.505.1700
SURVEYOR:	ISLAND SURVEYING, INC. FREDERICK H. HILDEBRANDT, PLS NO. 2749 3152 NORTHSIDE DRIVE, SUITE 201 KEY WEST, FLORIDA 33040 305.293.0466 JOB# 13-140

GENERAL INFORMATION:

DATUM:	N.G.V.D. 1929
ZONING:	MIXED USE (MU)
FLUM DESIGNATION:	MIXED USE / COMMERCIAL (MC)
TIER OVERLAY DIST:	TIER III
EXISTING ZONING:	MIXED USE (MU)
FLOOD ZONE:	MULTIPLE ZONES ON SITE: "AE9", "AE10", "AE11" & "VE13" AS TAKEN FROM: F.E.M.A. FLOOD INSURANCE RATE MAP: #12087C1028K & 12087C1036K COMMUNITY # "125129" / PANEL NUMBER: 1528 K & 1536 K EFFECTIVE DATE: "15 FEBRUARY 2006"
PROPOSED DWELLING UNITS:	79
EXISTING DWELLING UNITS:	22
TOTAL DWELLING UNITS:	101
PROPOSED HOTEL ROOMS:	17
RESTAURANT SEATING AREA:	1,310 SF
KITCHEN AREA:	1,721 SF
MISCELLANEOUS OTHER:	HOTEL & RESIDENT'S LOBBY, OFFICES, FITNESS CENTER, BATH HOUSE, MAINTENANCE, FIRE PUMP HOUSE, TIKI BAR & HOUSEKEEPING ... 17,643 SF
EXISTING WET SLIPS:	11
PARKING REQUIRED:	346
PARKING PROVIDED:	346 – 227 NEW STANDARD, 36 EXISTING CONDO, 13 NEW ACCESSIBLE, & 70 NEW SCOOTER

PROJECT AREA:

GROSS AREA	911,270.8 SF	20.92 AC
SUBMERGED AREA	377,230.0 SF	8.66 AC
TOTAL UPLAND AREA	534,040.8 SF	12.26 AC

LOT COVERAGE BY STRUCTURES:

EXISTING STRUCTURES TO REMAIN:		
DOCKMASTER	233.0 SF	
RETAIL	1293.0 SF	
EXISTING DRY STORAGE BACKDOMINIUM	21,925.0 SF	
EXISTING SOUTHERN CONDOS	23,732.7 SF	
TOTAL LOT COVERAGE BY EXISTING STRUCTURES	47,093.7 SF	1.08 AC
PROPOSED STRUCTURES:		
HOTEL/RESIDENTIAL	37,167.7 SF	
RESTAURANT/LOBBY/OFFICES	5,527.0 SF	
BATH HOUSE	1,470.0 SF	
FITNESS CENTER & MAINTENANCE	1,224.0 SF	
HOUSEKEEPING	1,340.0 SF	
TIKI BAR	2240.0 SF	
FIRE PUMP HOUSE	144.0 SF	
TOTAL LOT COVERAGE BY PROPOSED STRUCTURES	49,112.7 SF	1.13 AC
TOTAL LOT COVERAGE BY STRUCTURES	96,206.4 SF	2.21 AC

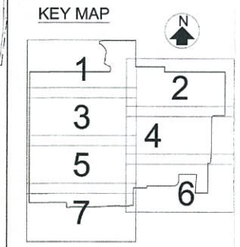
LOT COVERAGE BY ROADS, WALKWAYS, & POOLS

ROADS/PARKING	106,921.97 SF	
POOLS/PLAZA	33,048.74 SF	
SIDEWALKS	35,613.2 SF	
MISCELLANEOUS CONCRETE (DUMPSTER, CURBING, WALLS)	7,483.07 SF	
LANDTIERS (EXISTING)	38,002.7 SF	
TOTAL LOT COVERAGE BY ROADS, WALKWAYS, & POOLS	219,066.68 SF	5.03 AC

IMPERVIOUS / PERVIOUS PERCENTAGE

TOTAL UPLAND AREA	534,040.8 SF	12.26 AC
TOTAL IMPERVIOUS AREA	315,273.0 SF	7.24 AC
IMPERVIOUS PERCENTAGE OF SITE	59.03 %	
TOTAL OPEN SPACE AREA	218,768.0 SF	5.02 AC
OPEN SPACE PERCENTAGE OF SITE	40.965 %	
OPEN SPACE PERCENTAGE REQUIRED	20 %	
TOTAL SHORELINE SETBACK AREA	117,622.77 SF	2.70 AC
EXISTING IMPERVIOUS AREA IN SHORELINE SETBACK	64,004.00 SF	54.41%
EXISTING PERVIOUS AREA IN SHORELINE SETBACK	53,618.77 SF	45.59%
PROPOSED IMPERVIOUS AREA IN SHORELINE SETBACK	58,973.76 SF	50.14%
PROPOSED PERVIOUS AREA IN SHORELINE SETBACK	58,649.01 SF	49.86%
PROPOSED DEVELOPMENT REDUCES SHORELINE IMPERVIOUS BY 5,030.24 SF (4.28%)		

KEY MAP



REQUIRED PARKING CALCULATIONS

	NIGHT (12–6 AM)	WEEKDAY (9 AM–4 PM)	WEEKDAY (6 PM–12 AM)	WEEKEND (9 AM–4 PM)	WEEKEND (6 PM–12 AM)
MARINA (125 SPACES)					
MULTIPLIER	0.05	0.7	0.1	1.0	0.2
SPACES	6.25	87.5	12.5	125.0	25.0
RESIDENTIAL (202 SPACES)					
MULTIPLIER	1.0	0.6	0.9	0.8	0.9
SPACES	202.0	121.2	181.8	161.6	181.8
HOTEL (17 SPACES)					
MULTIPLIER	0.75	0.75	1.0	0.75	1.0
SPACES	12.75	12.75	17.0	12.75	17.0
OFFICE/INDUSTRIAL (6.1 SPACES)					
MULTIPLIER	0.05	1.0	0.1	0.1	0.05
SPACES	0.31	6.1	0.61	0.61	0.31
DRINKING/ENTERTAINMENT (50 SPACES)					
MULTIPLIER	0.1	0.4	1.0	0.8	1.0
SPACES	5.0	20.4	50.0	40.0	50.0
COMMERCIAL (5.22 SPACES)					
MULTIPLIER	0.05	0.6	0.9	1.0	0.7
SPACES	0.26	3.13	4.70	5.22	3.65
TOTAL NEEDED	226.57	253.08	272.61	345.18	277.76

RESIDENTIAL BUILDING COVERAGE SUMMARY:

	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL PER BUILDING
BUILDING "1"	8,219 SF	8,162 SF	7,057 SF	23,438 SF
BUILDING "2"	8,219 SF	8,162 SF	8,162 SF	24,453 SF
BUILDING "3"	14,149 SF	14,533 SF	5,894 SF	34,576 SF
BUILDING "4"	7,313 SF	7,244 SF	6,089 SF	20,646 SF
TOTAL PER FLOOR	37,900 SF	38,101 SF	27,202 SF	103,203 SF

LEGEND

PROPERTY BOUNDARY		EXISTING BUILDING	
PROPERTY NOT OWNED BY THE APPLICANT		BUILDING	
EXISTING ASPHALT		CONCRETE	
EXISTING EDGE OF WATER		BOARDWALK	
EXISTING FLOOD ZONES		ASPHALT	
EXISTING CONCRETE			
EXISTING WETLAND LIMITS			

RECEIVED
NOV 17 2014
2014-133
MONROE CO. PLANNING DEPT

Approved By:	MJG
Scale:	1" = 50'
Job No:	13066.001
Date Issued:	11/06/2014
Design:	JNB
Drawn:	JNB
Checked:	JNB

WEILER ENGINEERING CORPORATION
Alliance in engineering
201 W. MARION AVE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700 EB #6656

REVISED SITE PLAN for OCEANSIDE RESORT AND MARINA

Revisions

Description

MICHAEL J. GIARDULLO
LICENSE
No. 70676
STATE OF FLORIDA
PROFESSIONAL ENGINEER
NOV 06 2014
Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

Sheet No: C-4.00

Item #5 Oceanside Investors Major CU
File

File #: **2014-133**

Owner's Name: Oceanside Investors LLC

Applicant: Oceanside Investors LLC

Agent: Barton W. Smith, Esq.

Type of Application: Major - Amend

Key: Stock Island

RE: 00127420.000000
00127420.000100

Additional Information added to File 2014-133

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

Date: 9.09.14
Time: _____

Dear Applicant:

This is to acknowledge submittal of your application for Major - Amend
Type of application

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

Thank you.

Gail Creech

Planning Staff

MCPA GIS Public Portal
Scott P. Russell, CFA

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

- Legend
- Layers

MCPA GIS Public Portal
Major Road

Monroe Outline

Subdivisions

Section Lines

SECTION TEXT

Parcels

Shoreline

Lot Lines

Hooks Leads

Help

Check out our Getting Started tutorial!

Easements

2014 Condo

Expand All

2013 Condo

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

2012 Condo

2011 Condo

2010 Condo

2009 Condo

2008 Condo

2014 Sales

2013 Sales

2012 Sales

2011 Sales

2010 Sales

2009 Sales

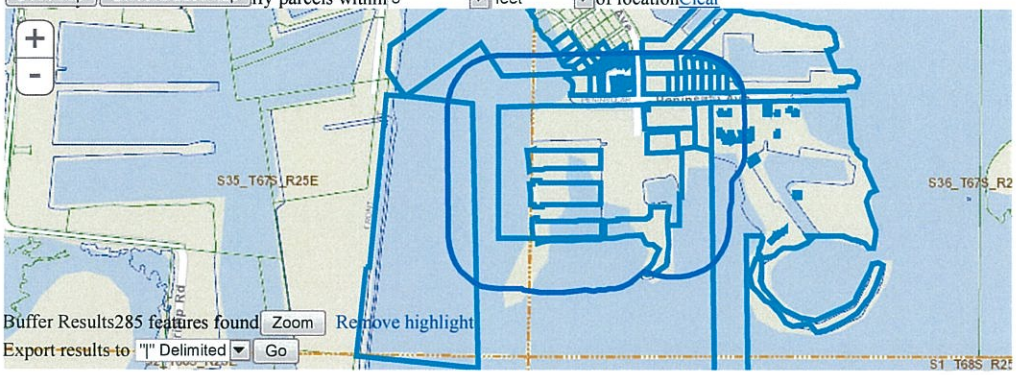
2008 Sales

Road Centerline

Road Block Name

Right of Way

Zoom-inZoom-in to a defined extent...
Zoom-outZoom-out to a defined extent...
Full ExtentZoom to the full extent tool was clicked!
Scale: 1:9027
Address: 34 564506 Longitude: -81.739135 Clear
Basemap Select a basemap ify parcels within 5 feet of locationClear



Buffer Results285 features found Zoom Remove highlight
Export results to "|" Delimited Go

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44168	127471.00013	00127471-000130	122751	3667 25 00

Verified GC

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

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

BEAM DAVID J AND RACHEL S
1692 PINE CHANNEL DR
SUMMERLAND KEY, FL 33042-5718

BEAN LINDA
21945 MINNETONKA BLVD
EXCELSIOR, MN 55331-8616

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

BENEDETTO GEORGE
4421 JEFFERSON HWY
JEFFERSON, LA 70121-1308

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

Verified GC 1 of 7

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
61 SPOONBILL WAY
KEY WEST, FL 33040-7916

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

CUMALO PETR AND MARKETA
6900 MALONEY AVE UNIT 9
KEY WEST, FL 33040-6060

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

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

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

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

DBGB REV LIV TR
26 HINA ST
HILO, HI 96720

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

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

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

Verified GC 2 of 7

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

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

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

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

ESTILL ROBERT I
2026 S QUEEN ST
YORK, PA 17403

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

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

Verified GC 3 of 7

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

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

JACKSON RICHARD W
1301 FLAGLER AVE
KEY WEST, FL 33040

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

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

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

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

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

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

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

KEY ~~WEST HARBOUR CONDOMINIUM~~

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
3949 EVANS AVE STE 102
FORT MYERS, FL 33901-9386

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

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

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

LANDIS OLIVER
2740 W FRANKLIN BLVD
GASTONIA, NC 28052

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

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

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

Verified GC 4 of 7

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 210
SOUTH BERWICK, ME 03908-0210

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

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

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

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

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

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

NGUYEN VINCENT H
6900 MALONEY AVE UNIT 11
KEY WEST, FL 33040-6060

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

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

OCEANSIDE 104 LLC
613 FLEMING ST APT 2
KEY WEST, FL 33040-6864

~~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 SLIPS LLC
6810 FRONT ST
KEY WEST, FL 33040-6040

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

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

OYSTER POINT PROPERTIES LLC
105 E ST
HAMPTON, VA 23661

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

PFENT DAVID J
512 NOAH LANE
KEY WEST, FL 33040

PORTER POWELL DOUGLAS
95510 OVERSEAS HWY
KEY LARGO, FL 33037

PRITZ DALE
1832 SCHAWAN LN
YORK, PA 17402

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

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

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

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

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

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

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

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

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 33040-8304~~

Verified GC 6 of 7

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

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

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

Verified GC 7 of 7

End of Additional File 2014-133

Barton W. Smith, Esq.
Managing Partner

Gregory S. Oropeza, Esq.
Partner

SMITH | OROPEZA, P.L.

138-142 Simonton Street
Key West, Florida 33040
Telephone : (305) 296-7227
Facsimile : (305) 296-8448

Patrick Flanigan, Esq.

Richard McChesney, Esq.

Nick Batty, Esq.

VIA HAND DELIVERY

RECEIVED
September 9, 2014
SEP - 9 2014
MONROE CO. PLANNING DEPT

Mr. Townsley Schwab
Monroe County Planning Department
2798 Overseas Highway, Suite 400
Marathon, Florida 33050

Re: Oceanside Investors, LLC
Amendment to Major Conditional Use Application
5948, 5950 – 5970 Penninsular Avenue, Stock Island, Florida

Dear Townsley,

As you are aware, my firm represents Oceanside Investors, LLC, a Florida limited liability company ("Applicant"). Please find enclosed the Applicant's Amendment to Major Conditional Use Application for development of property situated at 5948 and 5950 – 5970 Penninsular Avenue, Stock Island, Florida (the "Property").

The Property consists of five parcels of record, including Monroe County Property Appraiser RE Numbers 00127420-000100, 00127420-000000, which are currently owned by the applicant, and RE Numbers 00126210-000000, 00126220-000000, and 00126230-000000, which are currently owned by the Board of County Commissioners, but which the Applicant is under contract to purchase. Additionally, the Property includes the entirety of the West end of Peninsular Avenue abandoned pursuant to Board of County Commissioners Resolution No. 116-2014, and the Southern half of the remainder of Peninsular Avenue West of Maloney Avenue. In concert with this application and related development applications, Applicant is pursuing a road abandonment from the County for this portion of Peninsular Avenue.

The Applicant intends to develop the Property with 78 permanent, market rate dwelling units and 16 transient hotel rooms using max net density. Previously, the Major Conditional Use for the Property provided for 4 transient hotel rooms. In addition, the Property will include 12,449 square feet of non-residential floor area including a 150-seat restaurant, open-air tiki bar for resort guests only, marina facilities, and uses ancillary to the residential, hotel, and marina uses.

It is my intent that the Amendment to Major Conditional Use be considered by the Development Review Committee at its September 23, 2014 meeting, and by the Planning Commission at its October 29, 2014 meeting.

Enclosed herewith, the Applicant includes a check in the amount of $16,149.00, consisting of the following amounts:

Major Conditional Use	
Major Conditional Use Application	$10,014.00
Advertising Costs	$245.00
Property Owner Notifications	$890.00
Traffic Study Review	$5,000.00
Total	$16,149.00

If you, or staff, should have any questions, comments or concerns, please do not hesitate to contact me.

Sincerely,

Barton W. Smith, Esq.

BWS
Electronic Cc: Client

APPLICATION

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
SEP - 9 2014
MONROE CO. PLANNING DEPT

Request for an Amendment to a Major Conditional Use Permit

An application must be deemed complete and in compliance with the Monroe County Code by the staff prior to the item being scheduled for review

Major Conditional Use Permit Application Fee: $10,014.00

In addition to the application fee, the following fees also apply:
Advertising Costs: $245.00
Surrounding Property Owner Notification: $3.00 for each property owner required to be noticed
Traffic Study Review: $5,000.00

Date of Submittal: 9 / 9 / 2014
Month Day Year

Applicant/Agent Authorized to Act for the Property Owner:

Oceanside Investors, LLC C/O Smith Oropeza, P.L. — Barton W. Smith, Esq.
Applicant (Name of Person, Business or Organization) — Name of Person Submitting this Application

138-142 Simonton Street, Key West, FL 33040
Mailing Address (Street, City, State and Zip Code)

(305) 296-7227 — bart@smithoropeza.com
Daytime Phone — Email Address

Property Owner:

Oceanside Investors, LLC — John Allison
(Name/Entity) — Contact Person

1010 Kennedy Drive, Suite 303, Key West, FL 33040
Mailing Address (Street, City, State and Zip Code)

(305) 395-1610 — jallison@theallisonfirm.net
Daytime Phone — Email Address

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

Please see Legal Descriptions attached at Tab 1
Block — Lot — Subdivision — Key

00127420-000000, 00127420-00100, 00126210-000000, 00126220-000000, 0012126230-000000 — 1161624, 8884257, 1160407, 1160415, 1160423
Real Estate (RE) Number — Alternate Key Number

5950 - 5970 Peninsular Ave., and 5948 Peninsular Ave., Stock Island, FL 33040 — MM5
Street Address (Street, City, State, Zip Code) — Approximate Mile Marker

APPLICATION

Approval (Development Order / Resolution) #: Resolution No: P 04-14

Land Use District Designation of Property: Mixed Use (MU)

Present Land Use of Property: Mixed Use Commercial (MC)

Proposed Land Use of Property: Mixed Use Commercial (MC)

Total Area of Property: **20.78 acres**

Total Upland Area within Property: 12.12 acres

If non-residential or commercial floor area is proposed, please provide:

6 Total number of non-residential buildings

12,449 Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

4 Total number of residential buildings

78 Total number of permanent, market-rate units

0 Total number of permanent, affordable units

16 Total number of transient units (hotel, recreational vehicle and/or campground)

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

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

- [x] Completed application form
- [x] Correct fee (check or money order to Monroe County Planning & Environmental Resources) Included
- [x] Proof of ownership (i.e. Warranty Deed) Tab 2
- [x] Current property record card(s) from the Monroe County Property Appraiser Tab 3
- [x] Photograph(s) of site from adjacent roadway Tab 4
- [x] Copy of the recorded conditional use permit and any previous modification approvals Tab 5
- [x] Copy of the most recently approved site plan Tab 6
- [ ] Written description of project Tab 7
- [x] Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 8 sets (at a minimum, survey should include elevations; all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage; and total acreage by habitat) Tab 8
- [x] Environmental Designation Survey (prepared in accordance with Monroe County Code §110-70 a.) Tab 9
- [ ] Community Impact Statement (prepared in accordance with Monroe County Code §110-70 b.) Tab 10

APPLICATION

☒ Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 8 sets (drawn to a scale of 1:10 or 1:20). At a minimum, the site plan should include the following: Tab 11

- ☐ Date, north point and graphic scale
- ☐ Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
- ☐ All attributes from the boundary survey
- ☐ Future Land Use Map (FLUM) designation(s) of the site
- ☐ Land Use (Zoning) District designation(s) of site
- ☐ Tier designation(s) of the site
- ☐ Flood zones pursuant to the Flood Insurance Rate Map
- ☐ Setback lines as required by the Land Development Code
- ☐ Locations and dimensions of all existing and proposed structures, including all paved areas and clear site triangles
- ☐ Size and type of buffer yards and parking lot landscaping areas, including the species and number of plants (*unless a separate landscape plan showing such is submitted*)
- ☐ Extent and area of wetlands, open space preservation areas and conservation easements
- ☐ Delineation of habitat types to demonstrate buildable area on the site, including any heritage trees identified and any potential species that may use the site (certified by an approved biologist and based on the most current professionally-recognized mapping by the U.S. Fish and Wildlife Service) (unless a separate landscape plan showing such is submitted)
- ☐ Location of fire hydrants or fire wells
- ☐ The location of public utilities, including location of the closest available water supply system or collection lines and the closest available wastewater collection system or collection lines (with wastewater system provider) or on-site system proposed to meet required County and State of Florida wastewater treatment standards
- ☐ A table providing the total land area of the site, the total buildable area of the site, the type and square footage of all nonresidential land uses, the type and number of all residential dwelling units, the amounts of impervious and pervious areas, and calculations for land use intensity, open space ratio, and off-street parking

☒ Landscape Plan by a Florida registered landscape architect – 8 sets (may be shown on the site plan; however, if a separate plan, drawn to a scale of 1:10 or 1:20). At a minimum, the landscaping plan should include the following: Tab 12

- ☐ Date, north point and graphic scale
- ☐ Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
- ☐ Locations and dimensions of all existing and proposed structures, including all paved areas
- ☐ Open space preservation areas
- ☐ Existing natural features
- ☐ Size and type of buffer yards including the species, size and number of plants
- ☐ Parking lot landscaping including the species, size and number of plants
- ☐ Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced
- ☐ Transplantation plan (if required)

☒ Stormwater/ Surface Water Management Plan – 8 sets (including existing and proposed topography, all drainage structures, retention areas, drainage swales and existing and proposed permeable and impermeable areas) Tab 13

☒ Building Floor Plans for all proposed structures and for any existing structures to be redeveloped – 8 sets (drawn at an appropriate standard architectural scale) Tab 14

- [x] Building Elevations for all proposed structures and for any existing structures to be modified – 8 sets (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure) Tab 15
- [ ] Traffic Study, prepared by a licensed traffic engineer Tab 16
- [x] Transportation fee of $5,000 to cover the cost of experts hired by the Growth Management Division to review the traffic study (any unused funds deposited will be returned upon permit approval) Included
- [x] Construction Management Plan, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging) Tab 17
- [x] Typed name and address mailing labels of all property owners within a 300 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included Tab 18
- [x] Radius report from Monroe County Property Appraiser supporting the required labels Tab 19
- [x] Proof of Coordination are required from the following: Tab 20
  - [ ] Florida Keys Aqueduct Authority (FKAA)
  - [ ] Florida Keys Electric Cooperative (FKEC) or Keys Energy Services
  - [ ] Monroe County Office of the Fire Marshal
  - [ ] Monroe County Solid Waste Management
  - [ ] Florida Department of Health if wastewater flows are less than or equal to 5,000 gallons per day or Florida Department of Environmental Protection if wastewater flows exceed 5,000 gallons per day

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

- [x] Notarized Agent Authorization
- [ ] Vegetation Survey or Habitat Evaluation Index
- [ ] Construction Phasing Plan
- [ ] Additional Proof of Coordination may be required for your project, please contact with the Planning & Environmental Resources Department to identify other agencies expected to review the project. Other agencies may include, but are not limited to:
  - [ ] Key West Resort Utilities
  - [ ] Key Largo Wastewater Treatment District (KLWTD)
  - [ ] South Florida Water Management District (SFWMD)
  - [ ] Florida Department of Transportation (FDOT)
  - [ ] Florida Department of Environmental Protection (FDEP)
  - [ ] Florida Department of State, Division of Historic Resources
  - [ ] Florida Game and Freshwater Fish Commission (FGFFC)
  - [ ] U.S. Army Corps of Engineers (ACOE)
  - [ ] U.S. Fish and Wildlife Service (USFW)

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

* * * * * * *

APPLICATION

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

Signature of Applicant: _____ **Date:** 9-9-14

Sworn before me this 9 day of September 2014

TIFFANY NICOLE GARCIA
MY COMMISSION # FF 038623
EXPIRES: July 7, 2017
Bonded Thru Notary Public Underwriters

Notary Public
My Commission Expires

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

July 11, 2014

I hereby authorize Barton W. Smith, Esq. be listed as authorized agents
(Name of Agent)

for Oceanside Investors, LLC for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: __, Section 35 Township 67 South, Range 25 East

Key (island): Stock Island

and Real Estate number:
00127420-000000
00127420-000100
00127420-004200
00127420-004400
00127420-004700
00127420-004900
00127420-005000.

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated.

The undersigned understands the liabilities involved in the granting of this agency and accepts full responsibility (thus holding Monroe County harmless) for any and all of the actions of the agent named, related to the acquisition of approvals/permits for the aforementioned applicant.

Note: Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

Jiwan Noah Singh, Vice President
Oceanside Investors, LLC

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 11 **day of** July, **20**14.

Jiwan Noah Singh **is** _____ **personally known** _____ **produced identification**

(_____ **Type of Identification), did / did not take an oath.**

Madelene M Lembo
Notary

MADELENE M LEMBO
Notary Public - State of Florida
My Comm. Expires Jul 27, 2018
Commission # FF 126287
Bonded Through National Notary Assn.

Tab 1 – Legal Description of Property

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

LEGAL DESCRIPTION

That parcel of land as more particularly described as follows:

UPLAND TERMINUS BOUNDARY LINE:

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

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

PARCEL A:

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

AND ALSO

PARCEL B:

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

ALSO

PARCEL C:

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

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

ALSO

PARCEL D:

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

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

ALSO

PARCEL E:

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

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

ALSO

PARCEL F:

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

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

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

PARCEL G:

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

ALSO

PARCEL H:

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

PARCEL I:

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

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

ALSO

PARCEL J:

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

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

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

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

LESS (CONDOMINIUM):

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

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

LESS THE FOLLOWING PIERS:

NORTH PIER:

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

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

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

MIDDLE PIER:

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

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

LESS THE FOLLOWING PIER:

SOUTH PIER:

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

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

LESS THE FOLLOWING PARCEL:

DRY STORAGE:

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

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

And

The Southerly ½ Peninsular Avenue, lying between Block 46 and 60, South of Lots 30, 31 & the West ½ of Lot 32, in Square 46, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Lot 35 of said plat, thence West along the North Right-of-way line of Peninsular Ave. for a distance of 175.00 feet to the Southeast corner of the said West ½ of Lot 32, thence South along the Southerly extension of the East Line of the West ½ of Lot 32 for a distance of 30.00 feet to the Point of Beginning; thence continue South along the said Southerly extension of the East Line of the West ½ Line of said Lot 32 for a distance of 30.00 feet to the Southerly Right-of-way line of Peninsular Avenue; thence West along the said Southerly right-of-way line of Peninsular Avenue for a distance of 215.0 feet, more or less to the platted shoreline of Peninsular Avenue; thence N 17*19'01" E along the platted shoreline for a distance of 31.62 feet to the said centerline of Peninsular Avenue for a distance of 205.0 feet, more or less to the Point of Beginning.

And

The Southerly ½ of Peninsular Avenue, lying between Block 46 and 60, South of Lots 30, 31 & the West ½ of Lot 32, in Square 46, and North of a portion of Lot 2 and Lot 3, Block 60, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Lot 35 of said plat; thence South along the Westerly line of Maloney Ave. for a distance of 30.00 feet to the Point of Beginning; thence continue South along the West line of Maloney Ave. for 30.00 feet to the Southerly line of Peninsular Avenue; thence West along the said Southerly line of Peninsular Avenue (Also being the Northerly line of said Lots 2 and 3, Block 60) for a distance of 175.00 feet to the Southerly extension of the West line of the East ½ of said Lot 32, Block 46; thence North along the said Westerly line of the East ½ of Lot 32 for 30.00 feet to the Centerline line of Peninsular Avenue for 175.00 feet to the Point of Beginning.

Legal Description for RE No: 00126210-000000, 00126220-000000, and 00126230-000000 (Proof of Ownership To Be Submitted)

Lots 30, 31 and the West ½ of Lot 32, in Square 46, according to Maloney's Subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida;

And

The Northerly ½ Peninsular Avenue, lying between Block 46 and 60, South of Lots 30, 31 & the West ½ of Lot 32, in Square 46, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Lot 35 of said plat, thence West along the North Right-of-way line of Peninsular Ave. for a distance of 175.00 feet to the Southeast corner of the said West ½ of Lot 32, and the Point of Beginning; thence continue West along the said North Right-of-way line of Peninsular Ave. for a distance of 195.0 feet, more or less to the platted shoreline of Peninsular Avenue; thence S 17*19'01" W along the platted shoreline for a distance of 31.62 feet to the centerline of Peninsular Ave; thence East along the said center line of Peninsular Ave., for a distance of 205.0 feet more or less to the Southerly extension of the East line of the said West ½ of Lot 32; thence North for a distance of 30.00 feet to the said North Right-of-way line of Peninsular Ave. and the Point of Beginning.

Tab 2 – Proof of Ownership

This document was prepared by and should be returned to:

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

SPECIAL WARRANTY DEED

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

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

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

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

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

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

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

Print Name: Max Labruda

Print Name: DALE BITTNER

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

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

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

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

BRIAN M. BENNETT
Notary Public - State of Florida
My Comm. Expires May 9, 2014
Commission # DD 989748

Notary Public

Brian Bennett
Printed/Typed Name of Notary

My Commission Expires: 5/9/2014

EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

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

PART A:

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

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

TOGETHER WITH

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

UPLAND TERMINUS BOUNDARY LINE:

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

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

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

PARCEL A:

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

AND ALSO

PARCEL B:

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

ALSO

PARCEL C:

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

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

ALSO

PARCEL D:

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

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

ALSO

PARCEL E:

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

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

ALSO

PARCEL F:

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

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

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

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

PARCEL G:

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

ALSO

PARCEL H:

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

PARCEL I:

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

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

ALSO

PARCEL J:

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

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

MISSING CALL OF EAST 376.50')

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

LESS (CONDOMINIUM):

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

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

LESS THE FOLLOWING PIERS:

NORTH PIER:

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

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

MIDDLE PIER:

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

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

LESS THE FOLLOWING PIER:

SOUTH PIER:

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

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

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

LESS THE FOLLOWING PARCEL:

DRY STORAGE:

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

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

EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Additional Legal Description for RE No: 00127420-00000 (Roadway to be abandoned; Resolution to be Submitted)

The Southerly ½ of Peninsular Avenue, lying between Block 46 and 60, South of Lots 30, 31 & the West ½ of Lot 32, in Square 46, and North of a portion of Lot 2 and Lot 3, Block 60, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Lot 35 of said plat; thence South along the Westerly line of Maloney Ave. for a distance of 30.00 feet to the Point of Beginning; thence continue South along the West line of Maloney Ave. for 30.00 feet to the Southerly line of Peninsular Avenue; thence West along the said Southerly line of Peninsular Avenue (Also being the Northerly line of said Lots 2 and 3, Block 60) for a distance of 175.00 feet to the Southerly extension of the West line of the East ½ of said Lot 32, Block 46; thence North along the said Westerly line of the East ½ of Lot 32 for 30.00 feet to the Centerline line of Peninsular Avenue for 175.00 feet to the Point of Beginning.

Additional Legal Description for RE No: 00127420-000000

(Legal Description of Adjacent Road (Peninsular Avenue) Abandoned Pursuant to Monroe County Board of County Commissioners Resolution No. 116-2014, July 16, 2014)

The Southerly ½ Peninsular Avenue, lying between Block 46 and 60, South of Lot 30, 31 & the West ½ of Lot 32, in Square 46, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida and being more particularly described as follows:

Commence at the Southeast corner of Lot 35 of said plat, thence West along the North Right-of-way line of Peninsular Ave. for a distance of 175.00 feet to the Southeast corner of the said West ½ of Lot 32, thence South along the Southerly extension of the East line of the West ½ of Lot 32 for a distance of 30.00 feet to the Point of Beginning; thence continue South along the said Southerly extension of the East line of the West ½ Line of said Lot 32 for a distance of 30.00 feet to the Southerly Right-of-way line of Peninsular Avenue; thence West along the said Southerly right-of-way line of Peninsular Avenue for a distance of 215.0 feet, more or less to the platted shoreline of Peninsular Avenue; thence N 17*19'01" E along the platted shoreline for a distance of 31.62 feet to the said centerline of Peninsular Avenue; thence East along the centerline of Peninsular Avenue for a distance of 205.0 feet, more or less to the Point of Beginning.

DocN 1992171 07/29/2014 3:53PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Petitioner: Oceanside Investors, LLC

DocN 1992171
BkN 2695 PgN 885

MONROE COUNTY, FLORIDA
RESOLUTION NO. 116 -2014

A RESOLUTION OF THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS RENOUNCING AND DISCLAIMING ANY RIGHT OF THE COUNTY AND PUBLIC IN AND TO THAT PORTION OF THE RIGHT-OF-WAY OF THE WESTERN PORTION OF PENINSULAR AVENUE ON STOCK ISLAND THAT IS BOUNDED ON THE NORTH BY LOTS 30, 31 & THE WEST ½ OF LOT 32 IN BLOCK (SQUARE) 46 OF MALONEY SUBDIVISION, BOUNDED ON THE WEST BY A PLATTED SHORELINE OF MALONEY SUBDIVISION, AND BOUNDED ON THE SOUTH BY LOTS 1 AND 2 IN BLOCK (SQUARE) 60 OF MALONEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA

WHEREAS, an application was filed by Oceanside Investors, LLC to abandon a portion of Peninsular Avenue on Stock Island that is located between Blocks 46 and 60 (west of the west ½ of Lot 32 in Block 46) in Maloney Subdivision, as recorded in Plat Book 1, page 55 of the Public Records of Monroe County, Florida; and

WHEREAS, the Board of County Commissioners of Monroe County, Florida, desires to renounce and disclaim any right of the County and the public in and to the hereinafter right-of-way; and

WHEREAS, due notice has been published and a public hearing has been held in accordance with Chapter 336, Florida Statutes; and

WHEREAS, at said public hearing, the Board considered the argument of all parties present wishing to speak on the matter, and considered the renouncing and disclaiming of any

right of the County and the public in and to the hereinafter described right-of-way as delineated on the hereafter described map or plat; and

WHEREAS, the Board has determined that vacation of the said right-of-way is for the general public welfare, and conforms to the requirement of Sections 336.09 and 336.10, Florida Statutes; and

WHEREAS, the Board makes the following Findings of Fact and Conclusions of Law:

1. For purposes of Monroe County Code Sections 19-1(a)(1)and (2) the water at the end of Peninsular Avenue is not "open water."

2. For purposes of Monroe County Code Sec. 19-1(a)(3) abandonment of the right-of-way does not preclude a way for the public to maintain access to the water.

3. By approving this resolution, Monroe County agrees to the abandonment as an affected property owner under Monroe County Sec. 19-1(b).

4. The applicant has agreed to pay any expenses associated with the road abandonment including but not limited to relocation of utilities and any required road improvements.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, that it hereby renounces and disclaims any right of the County and public in and to the following described streets, alley-ways, roads, or highways as delineated on the hereafter described map or plat, to-wit:

"Peninsular Avenue, lying between Block 46 and 60, South of Lots 30, 31 & the West ½ of Lot 32, in Square 46, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Lot 35 of said plat, thence West along the North Right-of-way line of Peninsular Ave. for a distance of 175.00 feet to the Southeast corner of the said West ½ of Lot 32, and the Point of Beginning; thence continue West along the said North Right-of-way line of Peninsular Ave. for a distance of 195.00 feet, more or less to the platted shoreline per Maloney's subdivision; thence S 18°26'06" W along the platted shoreline for a distance of 63.64 feet to the South Right-of-way line of Peninsular Ave.; thence East along the said South Right-of-way line of Peninsular Ave., for a distance of 215.00 feet more or less to the Southerly extension of the East line of the said West ½ of Lot 32; thence North for a distance of 60.00 feet to the said North Right-of-way line of Peninsular Ave. and the Point of Beginning. Containing 12,300.00 square feet, more or less."

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS of Monroe County, Florida, at a regular meeting held on the 30th of June, 2014.

Mayor Sylvia Murphy	Yes
Mayor *pro tem* Danny L. Kohlage	No
Commissioner Heather Carruthers	Yes
Commissioner George Neugent	Yes
Commissioner David Rice	Abstained

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

BY: Sylvia J. Murphy
Mayor Sylvia Murphy

ATTEST: AMY HEAVILIN, CLERK

Deputy Clerk

Approved as to Form and Legal Sufficiency

Susan M Grimaldi
Assistant County Attorney
June 19, 2014

FILED FOR RECORD
2014 JUL -1 PM 1:25
CLK. CIR. C.
MONROE COUNTY, FLA

FILED FOR RECORD
2014 JUN 21 PM 1:25
CLK. CIR. C.
MONROE COUNTY, FLA

STATE OF FLORIDA
COUNTY OF MONROE
This Copy is a True Copy of the Original on File in this Office. Witness my hand and Official Seal.
This 1ST **day of** July
A.D., 20 14
AMY HEAVILIN
Clerk Circuit Court

Doc# 1992171
Bk# 2696 Pg# 996

KEY WEST CITIZEN
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Cooke Communications, LLC
Florida Keys

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Fax 305-853-0556
freepress@floridakeys.com

STATE OF FLORIDA
COUNTY OF MONROE

Before the undersigned authority personally appeared Tommy Todd, who on oath says that he is Advertising Director of the Key West Citizen, a daily newspaper published in Key West, in Monroe County, Florida; that the attached copy of advertisement, being a legal notice in the matter of

Notice of Adoption of Resolution Renouncing Right - Peninsular Ave.

was published in said newspaper in the issue(s) of

July 7, 2014.

Affiant further says that the Key West Citizen is a newspaper published in Key West, in said Monroe County, Florida and that the said newspaper has heretofore been continuously published in said Monroe County, Florida every day, and has been entered as second-class mail matter at the post office in Key West, in said Monroe County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Sworn and subscribed before me this 7 day of July, 2014

Notary Public:

Dawn Kawzinsky

DAWN KAWZINSKY
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE157233
Expires 1/4/2016

Dawn Kawzinsky
Expires: 1/4/16

Notary Seal

Personally Known x Produced Identification _____
Type of Identification Produced _____

AND DISCLAIMING ANY RIGHT OF THE COUNTY OF MONROE AND THE PUBLIC IN AND TO A CERTAIN STREET AS DELINEATED ON A CERTAIN RECORDED PLAT.

NOTICE IS HEREBY GIVEN, pursuant to Chapter 336, Florida Statutes, that the Board of County Commissioners of Monroe County, Florida, at a meeting held on June 30, 2014 duly adopted Resolution No. 116-2014, renouncing and disclaiming any right of the County of Monroe and the public in and to the following described streets, alley-ways, roads or highways as delineated on the hereinafter described map or plat, to wit:

"Peninsular Avenue, lying between Block 46 and 60, South of Lots 30, 31 & the West 1/2 of Lot 32, in Square 46, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Lot 35 of said plat, thence West along the North Right-of-way line of Peninsular Ave. for a distance of 175.00 feet to the Southeast corner of the said West 1/2 of Lot 32, and the Point of Beginning; thence continue West along the said North Right-of-way line of Peninsular Ave. for a distance of 195.00 feet, more or less to the platted shoreline per Maloney's subdivision; thence S 18°26'06" W along the platted shoreline for a distance of 63.54 feet to the South Right-of-way line of Peninsular Ave.; thence East along the said South Right-of-way line of Peninsular Ave., for a distance of 215.00 feet more or less to the Southerly extension of the East line of the said West 1/2 of Lot 32; thence North for a distance of 60.00 feet to the said North Right-of-way line of Peninsular Ave. and the Point of Beginning. Containing 12,300.00 square feet, more or less."

Dated at Marathon, Florida, this 2nd Day of July, 2014.

AMY HEAVILIN, Clerk of the Circuit Court and ex officio Clerk of the Board of County Commissioners of Monroe

Doc# 1615450 11/30/2006 4:13PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared by and return to:
Erica N. Hughes-Sterling
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: **06-335-JB**

11/30/2006 4:13PM
DEED DOC STAMP CL: PW $21,875.00

Doc# 1615450
Bk# 2255 Pg# 1923

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **28th** day of **November, 2006** between **Melodye Reger a/k/a Melody Reger, a single woman** whose post office address is **100 Bay Drive, Key West, FL 33040**, grantor, and **Monroe County, a political subdivision of the State of Florida** whose post office address is **1100 Simonton Street, Key West, FL 33040**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

Lots 30, 31 and the West 1/2 of Lot 32, in Square 46, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida.

Parcel Identification Number: 00126230-000000; 00126220-000000; 00126210-000000

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2005**.

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

Signed, sealed and delivered in our presence:

Witness Name: ERICA N. HUGHES

Witness Name: MARY E. TURSO

Melodye Reger (Seal)

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 28th day of November, 2006 by Melodye Reger, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Mary E. Turso
Commission # DD398273
Expires March 30, 2009
Bonded Troy Fain - Insurance, Inc. 800-385-7019

Notary Public

Printed Name: MARY E. TURSO

My Commission Expires:

MONROE COUNTY
OFFICIAL RECORDS

DoubleTime®

Legal Description for RE No: 00126210-000000, 00126220-000000, and 00126230-000000 (Proof of Ownership To Be Submitted)

Lots 30, 31 and the West ½ of Lot 32, in Square 46, according to Maloney's Subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida;

Additional Legal Description for RE No: 00126210-000000, 00126220-000000, and 00126230-000000

(Legal Description of Adjacent Road (Peninsular Avenue) Abandoned Pursuant to Monroe County Board of County Commissioners Resolution No. 116-2014, July 16, 2014)

The Northerly ½ Peninsular Avenue, lying between Block 46 and 60, South of Lots 30, 31 & the West ½ of Lot 32, in Square 46, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Lot 35 of said plat, thence West along the North Right-of-way line of Peninsular Ave. for a distance of 175.00 feet to the Southeast corner of the said West ½ of Lot 32, and the Point of Beginning; thence continue West along the said North Right-of-way line of Peninsular Ave. for a distance of 195.0 feet, more or less to the platted shoreline of Peninsular Avenue; thence S 17*19'01" W along the platted shoreline for a distance of 31.62 feet to the centerline of Peninsular Ave; thence East along the said center line of Peninsular Ave., for a distance of 205.0 feet more or less to the Southerly extension of the East line of the said West ½ of Lot 32; thence North for a distance of 30.00 feet to the said North Right-of-way line of Peninsular Ave. and the Point of Beginning.

Tab 3 – Current Property Record Cards

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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 8884257 Parcel ID: 00127420-000100

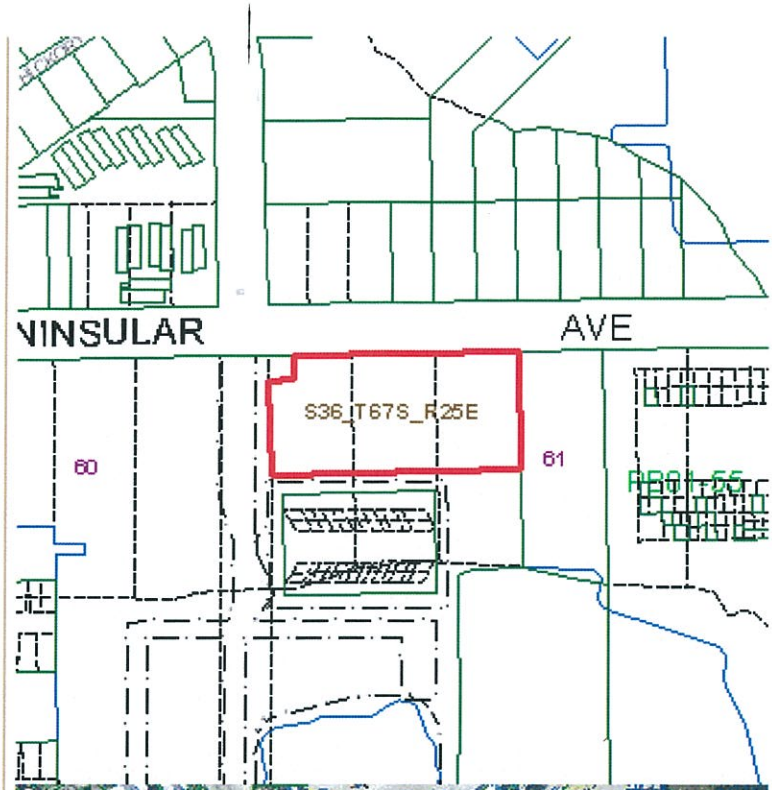
Ownership Details

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

Property Details

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

Click Map Image to open interactive viewer



Land Details

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

Appraiser Notes

THE BUILDING SETS ON ALL THREE LOTS. THE HIGH QUALITY GRADE IS FOR THE EXCEPTIONAL CONSTRUCTION.THE ET5-01 HAS BEEN DOUBLED TO GET HE CORRECT VALUE!!-O5 "SKT BUILDING" BAY 1 & 2 ANDREW ALUMINUM 294-8848 BAY 3 TPE STRUCTURES INC. 305-293-41111 BAY 4 WILLET MARINE 293-0110 BAY 5 KEY FABRICATION 294-7509 BAY 6 MONTAGE BAY 7 & 8,9 &10 CHEMICAL 296-4028 BAY 11 & 12 FLA KEYS ELECTRIC 296-4028 TPP 8928330 - INTERIOR TRIM BY KEVIN CHANEY (#5)

PARCEL REMOVED FROM STUDY DUE TO THE FACT PARCEL DOES NOT MEET MARKET STANDARDS.

Building Permits

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

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

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

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/13/2013	2634 / 572	4,750,000	WD	12
1/26/2011	2503 / 2018	15,932,400	WD	12
8/23/2005	2146 / 1633	2,800,000	WD	O
1/1/1996	1402 / 1644	58,400	WD	P
12/1/1995	1380 / 0841	175,000	WD	Q

This page has been visited 120,529 times.

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

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

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

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

Alternate Key: 1161624 Parcel ID: 00127420-000000

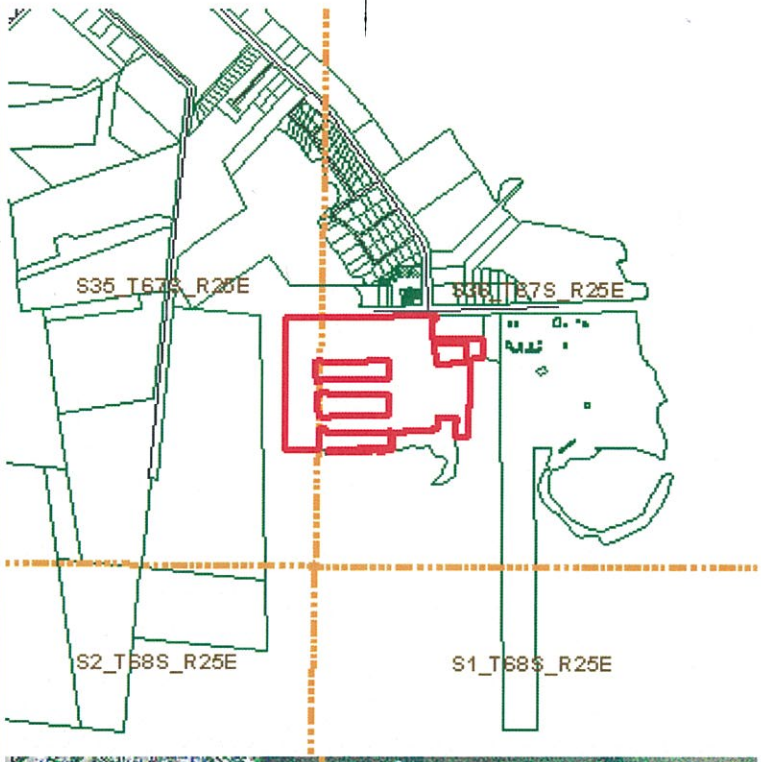
Ownership Details

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

Property Details

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

Click Map Image to open interactive viewer



Land Details

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

Building Summary

Number of Buildings: 6
Number of Commercial Buildings: 6

Total Living Area: 45361
Year Built: 1969

Building 1 Details

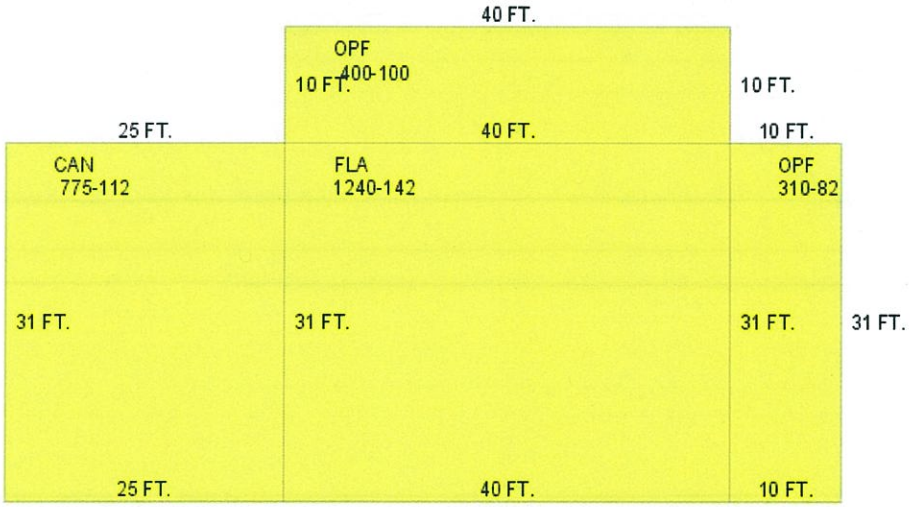
Building Type		Condition	A	Quality Grade	250
Effective Age	22	Perimeter	142	Depreciation %	27
Year Built	1969	Special Arch	0	Grnd Floor Area	1,240
Functional Obs	0	Economic Obs	0		

Inclusions:

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

Extra Features:

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



Sections:

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

4	CAN	1	1982	775

Interior Finish:

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

Exterior Wall:

Interior Finish Nbr	Type	Area %
3284	AVE WOOD SIDING	100

Building 2 Details

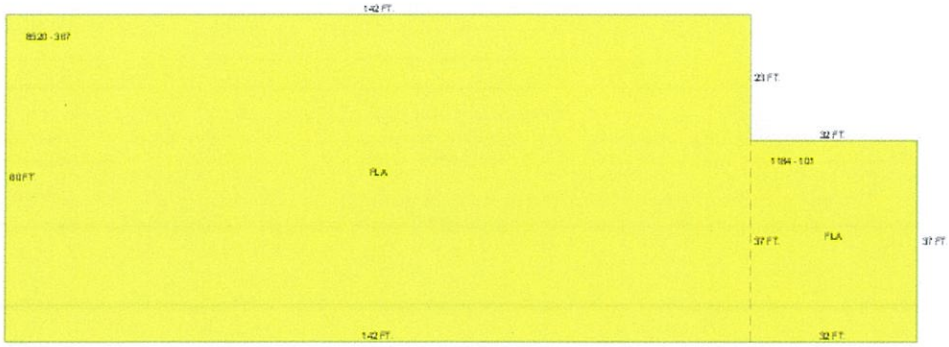
Building Type		**Condition**	A	**Quality Grade**	250
Effective Age	22	**Perimeter**	468	**Depreciation %**	27
Year Built	1970	**Special Arch**	0	**Grnd Floor Area**	9,704
Functional Obs	0	**Economic Obs**	0		

Inclusions:

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

Extra Features:

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



Sections:

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

Interior Finish:

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

Exterior Wall:

Interior Finish Nbr	Type	Area %
3285	METAL SIDING	100

Building 3 Details

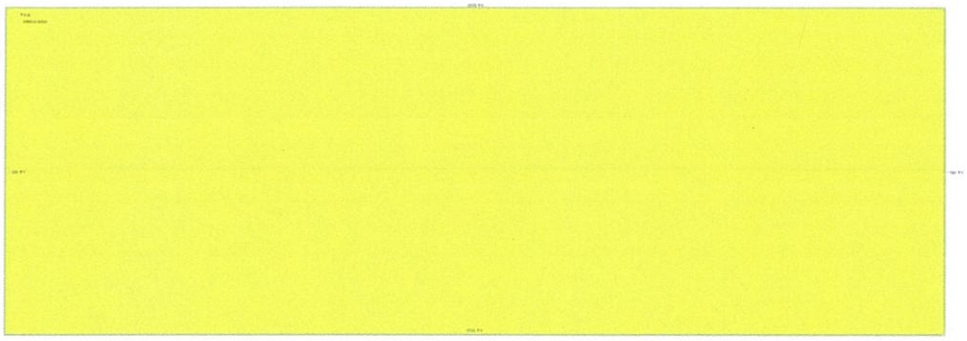
Building Type		**Condition**	A	**Quality Grade**	250
Effective Age	14	**Perimeter**	800	**Depreciation %**	18
Year Built	1969	**Special Arch**	0	**Grnd Floor Area**	30,000
Functional Obs	0	**Economic Obs**	0		

Inclusions:

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

Extra Features:

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



Sections:

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

Interior Finish:

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

Exterior Wall:

Interior Finish Nbr	Type	Area %
3286	METAL SIDING	100

Building 4 Details

Building Type	Condition A	Quality Grade 250
Effective Age 14	Perimeter 180	Depreciation % 18

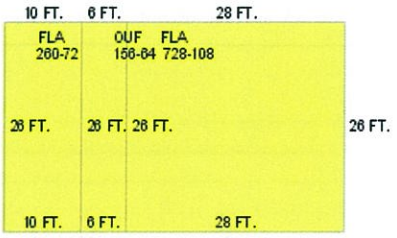
Year Built 1983	Special Arch 0	Grnd Floor Area 988
Functional Obs 0	Economic Obs 0	

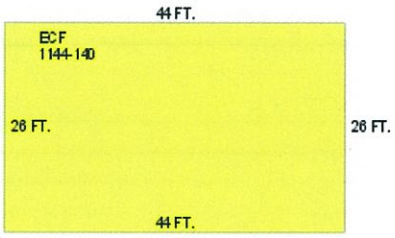
Inclusions:

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

Extra Features:

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





Sections:

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

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10044	CAMP BLDG	100	N	N

10045	OUF	100	N	N
10046	CAMP BLDG-A-	100	N	N
10047	ECF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3287	METAL SIDING	100

Building 5 Details

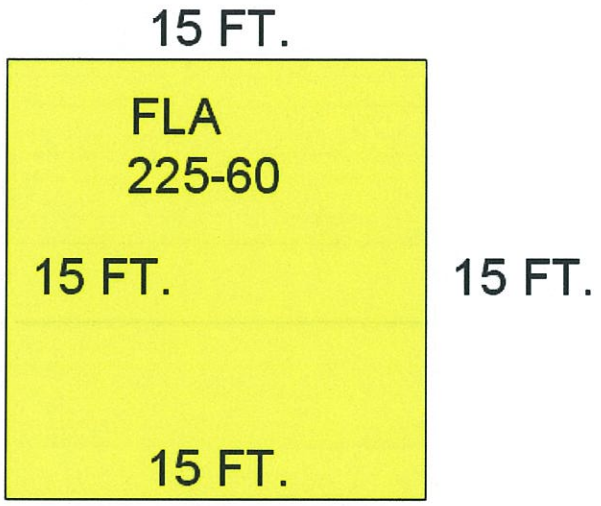
Building Type		**Condition**	A	**Quality Grade**	250
Effective Age	22	**Perimeter**	60	**Depreciation %**	27
Year Built	1975	**Special Arch**	0	**Grnd Floor Area**	225
Functional Obs	0	**Economic Obs**	0		

Inclusions:

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

Extra Features:

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



Sections:

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

Interior Finish:

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

Exterior Wall:

Interior Finish Nbr	Type	Area %
3288	AVE WOOD SIDING	100

Building 6 Details

Building Type		Condition	E	Quality Grade	400
Effective Age	12	Perimeter	304	Depreciation %	15
Year Built	1995	Special Arch	0	Grnd Floor Area	3,204
Functional Obs	0	Economic Obs	0		

Inclusions:

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

Extra Features:

2 Fix Bath	2	Vacuum	0

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

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	FLA		1	2003					480
0	FLA		1	2003					180
1	EUF		1	2003					4,996
2	FLA		1	2003					144
4	FLA		1	1995					2,400
6	OPX		1	2003					2,010
7	OUU		1	2003					54
8	OPX		1	1995					100
9	OUU		1	2003					50

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		RESTRNT/CAFETR-B-	100	Y	Y
		RESTRNT/CAFETR-B-	100	Y	Y
	10049	EUF	100	N	N

10050	RESTRNT/CAFETR-B-	100	Y	Y
10052	REST/CAFET-A-	100	Y	Y
10054	OPX	100	N	N

Exterior Wall:

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

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	225 SF	15	15	1979	1980	3	50
2	RK2:BOAT RACKS	175 UT	0	0	1979	1980	1	30
3	PT3:PATIO	5,060 SF	0	0	1976	1977	1	50
4	CL2:CH LINK FENCE	2,892 SF	482	6	1976	1977	2	30
5	PT3:PATIO	1,276 SF	0	0	1976	1977	1	50
6	SW2:SEAWALL	4,995 SF	999	5	1999	2000	5	60
7	SW2:SEAWALL	1,855 SF	371	5	1999	2000	5	60
8	DK3:CONCRETE DOCK	8,418 SF	0	0	1976	1977	5	60
9	AP2:ASPHALT PAVING	70,250 SF	0	0	1976	1977	2	25
10	UB2:UTILITY BLDG	225 SF	15	15	1979	1980	3	50
11	RK2:BOAT RACKS	175 UT	0	0	1979	1980	1	30
12	PT3:PATIO	5,060 SF	0	0	1976	1977	1	50
13	CL2:CH LINK FENCE	2,892 SF	482	6	1976	1977	2	30
14	PT3:PATIO	1,276 SF	0	0	1976	1977	1	50
15	SW2:SEAWALL	4,995 SF	999	5	1999	2000	5	60
16	SW2:SEAWALL	1,855 SF	371	5	1999	2000	5	60
17	DK3:CONCRETE DOCK	8,418 SF	0	0	1976	1977	5	60
18	AP2:ASPHALT PAVING	70,250 SF	0	0	1976	1977	2	25
19	UB2:UTILITY BLDG	96 SF	12	8	1982	1983	3	50
20	FN2:FENCES	360 SF	6	60	1993	1994	2	30
21	UB2:UTILITY BLDG	200 SF	10	20	1982	1983	3	50
22	RK2:BOAT RACKS	10 UT	0	0	1989	1990	1	30
23	FN2:FENCES	1,330 SF	7	190	1993	1994	5	30
24	CL2:CH LINK FENCE	3,120 SF	6	520	1993	1994	1	30
25	PT3:PATIO	1,240 SF	0	0	1994	1995	2	50
26	WD2:WOOD DECK	564 SF	0	0	1994	1995	4	40
27	AC2:WALL AIR COND	2 UT	0	0	1994	1995	1	20
28	WD2:WOOD DECK	60 SF	12	5	1994	1995	1	40
29	AP2:ASPHALT PAVING	2,008 SF	0	0	1994	1995	1	25

30	PT3:PATIO	400 SF	100	4	1993	1994	2	50
31	WD2:WOOD DECK	400 SF	100	4	1983	1984	4	40
32	CB2:DET CABANA	100 SF	10	10	1993	1994	3	60
33	UB2:UTILITY BLDG	72 SF	12	6	1989	1990	2	50
34	UB3:LC UTIL BLDG	40 SF	10	4	1989	1990	1	30
35	UB2:UTILITY BLDG	96 SF	12	8	1992	1993	3	50
36	UB2:UTILITY BLDG	96 SF	12	8	1992	1993	3	50
37	FN2:FENCES	600 SF	60	10	1995	1996	5	30
38	FN2:FENCES	600 SF	60	10	1995	1996	5	30
39	FN2:FENCES	192 SF	16	12	1998	1999	5	30
40	SW2:SEAWALL	1,720 SF	430	4	1998	1999	1	60

Appraiser Notes

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

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

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

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	06106750	03/15/2007		225,000	Commercial	New Marina entrance
	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
	10105254	09/02/2010		0	Commercial	WIRE RANGE HOOD

	10104979	08/19/2010		0	Commercial	POOL, SPA, FENCE
	13100536	02/28/2013		3,800	Commercial	TEMP OFFICE TRAILER
	13100535	02/28/2013		10,000	Commercial	DEMO INTERIOR
	13100536	02/28/2013		3,800	Commercial	PLACE TEMP OFFICE 8 X 40 FT
	13102543	06/27/2013		0		DEMO BATH HOUSE
	13102737	07/22/2013		4,635	Commercial	PERMIT APPROVAL TO INSALL VIDEO CAMERA'S FOR SECURITY
1	94-0659	08/01/1994	03/01/1995	200,000	Commercial	COMM.RESTAURANT
	95-0276	08/01/1994	03/01/1995	500	Commercial	ENCLOSURE
	94-1251	10/01/1994	10/01/1995	3,025	Commercial	BUILDING MISC.
4	981173	08/21/1998	06/11/1999	25,000	Commercial	SEAWALL
5	991605	06/23/1999	01/20/2000	9,500	Commercial	COMMERCIAL ROOFING
6	00/2271	05/24/2000	01/01/2001	25,000	Commercial	SEAWALL-REPAIR
7	01-2637	08/24/2001	06/10/2002	3,000,000	Commercial	BOAT STORAGE BLDG
8	01-2635	08/24/2001	06/10/2002	3,000,000	Commercial	BOAT STORAGE BLDG
9	01-5372	08/24/2001	06/10/2002	3,000,000	Commercial	BOAT STORAGE BLDG
10	11/4681	12/26/2001	12/29/2006	16,025	Commercial	SIDEWALK-REPLACE
11	01/4666	12/21/2001	06/10/2002	6,000	Commercial	COMM. MISC.
12	01/2635	08/24/2001	12/28/2007	3,000,000	Commercial	site upgrades
13	02/1355	05/09/2002	12/29/2006	150,000	Commercial	EXPANSION OF REST.
14	02/1758	05/14/2002	06/10/2002	72,000	Commercial	DOCK
15	02-2525	07/12/2002	03/13/2003	150,000	Commercial	ADD TO RESTAURANT& C.O.
17	01-2634	12/19/2001	12/29/2006	30,000	Commercial	SLAB 1,466 SF
	04-1801	05/28/2004	02/16/2005	99,720	Commercial	ELECTRIC MISCELLANEOUS
	01102653		12/29/2006	0	Commercial	new SFR
	01102654		12/29/2006	0	Commercial	new SFR
	01102655		12/29/2006	0	Commercial	new SFR
	01102656		12/29/2006	0	Commercial	new SFR
	01102658		12/29/2006	0	Commercial	new SFR
	01102659		12/29/2006	0	Commercial	new SFF
	01102660		12/29/2006	0	Commercial	new SFR
	01102661		12/30/2003	0	Commercial	new SFR
	01102657		12/30/2003	0	Commercial	new SFR
	01102642		12/30/2003	0	Commercial	new SFR
	01102641		12/30/2003	0	Commercial	new SFR
	01102640		12/30/2003	0	Commercial	new SFR
	01102639		12/30/2003	0	Commercial	new SFR
	01102645		12/30/2003	0	Commercial	new SFR
	01102643		12/30/2003	0	Commercial	new SFR
	01102647		12/30/2003	0	Commercial	new SFRO

01102646		12/30/2003	0	Commercial	new SFR
01102648		12/30/2003	0	Commercial	new SFR
01102649		12/30/2003	0	Commercial	new SFR
01102650		12/30/2003	0	Commercial	new SFR
01102651		12/30/2003	0	Commercial	new SFR
01102652		12/30/2003	0	Commercial	new SFR
05104135	08/05/2005	12/29/2006	5,000	Commercial	DEMO DRYWALL & TILE
05105320	04/28/2006	12/28/2007	500,000	Commercial	INTERIOR RENOVATIONS FOR 1ST FLOOR , CONCRETE SLAB, & ROOF

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	2,455,786	1,357,159	4,205,730	3,452,645	3,452,645	0	3,452,645
2012	2,488,395	1,392,190	4,205,730	3,452,645	3,452,645	0	3,452,645
2011	2,539,196	1,422,245	4,205,730	5,021,177	5,021,177	0	5,021,177
2010	2,539,196	1,447,289	7,743,188	5,579,085	5,579,085	0	5,579,085
2009	2,596,980	1,483,137	16,979,873	5,579,085	5,579,085	0	5,579,085
2008	2,621,437	1,513,593	9,096,673	6,950,384	6,950,384	0	6,950,384
2007	1,883,939	1,266,994	3,411,673	6,950,384	6,950,384	0	6,950,384
2006	1,895,088	1,059,408	3,032,673	1,820,647	1,820,647	0	1,820,647
2005	1,952,361	1,080,304	3,032,673	1,820,647	1,820,647	0	1,820,647
2004	1,952,327	1,099,609	1,349,150	1,820,647	1,820,647	0	1,820,647
2003	2,369,256	1,124,895	1,424,150	2,465,571	2,465,571	0	2,465,571
2002	1,799,332	1,145,824	1,459,650	2,465,571	2,465,571	0	2,465,571
2001	1,799,332	1,165,097	996,970	2,465,571	2,465,571	0	2,465,571
2000	1,799,332	349,157	977,395	2,465,571	2,465,571	0	2,465,571
1999	1,799,332	344,291	977,395	1,789,390	1,789,390	0	1,789,390
1998	1,202,121	352,526	977,395	1,356,546	1,356,546	0	1,356,546
1997	1,202,121	362,578	977,395	1,356,546	1,356,546	0	1,356,546
1996	1,084,467	359,012	977,395	1,356,546	1,356,546	0	1,356,546
1995	838,212	358,125	1,071,680	2,283,321	2,283,321	0	2,283,321
1994	842,465	357,609	1,071,680	2,283,321	2,283,321	0	2,283,321
1993	842,465	364,306	2,571,675	2,784,273	2,784,273	0	2,784,273
1992	842,465	373,619	1,550,161	2,766,245	2,766,245	0	2,766,245
1991	877,466	389,118	2,004,157	3,270,741	3,270,741	0	3,270,741
1990	877,466	401,995	1,634,815	3,635,223	3,635,223	0	3,635,223

1989	877,466	417,492	1,634,815	3,635,223	3,635,223	0	3,635,223
1988	800,600	334,434	1,634,815	3,548,483	3,548,483	0	3,548,483
1987	779,565	344,152	1,636,765	3,532,620	3,532,620	0	3,532,620
1986	752,031	349,316	1,486,910	3,167,805	3,167,805	0	3,167,805
1985	735,525	360,772	1,038,731	2,980,119	2,980,119	0	2,980,119
1984	732,449	370,406	1,038,731	2,100,000	2,100,000	0	2,100,000
1983	715,242	217,002	1,038,731	2,030,395	2,030,395	0	2,030,395
1982	693,530	195,738	912,721	1,801,989	1,801,989	0	1,801,989

Parcel Sales History

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

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

This page has been visited 121,027 times.

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

Tab 4 – Photographs of Site from Adjacent Roadway

YAMAHA
Outboards
Florida Keys
BOAT CENTER
BOAT CENTER
CONTINENTAL
CONTINENTAL
CONTINENTAL

PENINSULAR AVE
STOP
MINI-STORAGE
RENTAL UNITS
AVAILABLE
"A Secure Place for
Your Gear"
See Dockmaster
Sailfish
CONTINENTAL

Tab 5 – Copy of Recorded Conditional Use Permit

DocH 1985962 06/13/2014 10:23AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

DocH 1985962
BkH 2689 PgH 1053

MONROE COUNTY, FLORIDA
PLANNING COMMISSION RESOLUTION NO. P04-14

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION APPROVING THE REQUEST BY OCEANSIDE INVESTORS, LLC FOR AN AMENDMENT TO A MAJOR CONDITIONAL USE PERMIT IN ORDER TO REDEVELOP THE EXISTING MARINA BY IMPROVING THE MARINA'S FACILITIES, CONSTRUCTING 78 NEW MARKET RATE RESIDENTIAL DWELLING UNITS (WHICH MAY BE USED AS VACATION RENTALS), CONSTRUCTING 4 NEW HOTEL ROOMS, CONSTRUCTING A NEW RESTAURANT, AND CARRYING OUT ASSOCIATED SITE IMPROVEMENTS, AT PROPERTY LEGALLY DESCRIBED AS BLOCK 60, PORTIONS OF 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 DESCRIBED AS PARCEL OF LAND IN SECTIONS 26, 34, 35 AND 36, TOWNSHIP 37 SOUTH AND RANGE 25 EAST, MONROE COUNTY, FLORIDA AND HAVING REAL ESTATE NUMBERS 00127420.000000 AND 00127420.000100.

WHEREAS, during a regularly scheduled public meeting held on February 26, 2014, the Monroe County Planning Commission conducted a review and consideration of a request filed by Barton W. Smith, on behalf of Oceanside Investors, LLC, for an amendment to a major conditional use permit in accordance with §110-70, §110-74 and §130-88 of the Monroe County Code; and

WHEREAS, the subject property is located at 5950 and 5970 Peninsular Avenue, Stock Island, approximate mile marker 5, and is legally described as Block 60, portions of 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 described as parcel of land in Sections 26, 34, 35 and 36, Township 37 South and Range 25 East, Stock Island, Monroe County, Florida, having real estate numbers 00127420.000000 and 00127420.000100; and

WHEREAS, the major conditional use permit amendment is necessary for the property owner to improve the marina's facilities, construct 78 new market rate residential dwelling units (which may be used as vacation rentals), construct four new hotel rooms, construct a new restaurant, and carry out associated site improvements; and

WHEREAS, on May 31, 2013, the applicant submitted an application for a development agreement (Planning Department File #2013-069). The agreement was approved by the Board of County Commissioners at a public hearing on December 11, 2013, and recorded in the official records of Monroe County on December 19, 2013. The agreement allows the transfer of the 46 market-rate Transferable ROGO Exemptions (TREs) from three sender sites to the subject property in accordance with §130-161.1 of the Monroe County Code. On the sender sites, the residential dwelling units in which the transferred market-rate permanent TREs are derived shall be converted to, or replaced with, an equivalent amount of 99-year deed-restricted affordable housing, prior to a CO being issued for market-rate permanent units at the subject property. The agreement also conceptually approved the scope of work of this major conditional use permit application and associated site plan; and

WHEREAS, the Planning Commission was presented with the following documents and other information relevant to the request, which by reference is hereby incorporated as part of the record of said hearing:

1. Major conditional use permit application (File #2013-068), received by the Monroe County Planning & Environmental Resources Department on May 31, 2013; and
2. Site Plan, entitled Overall Site Plan for Oceanside Resort & Marina, by Weiler Engineering Corporation (WEC) and dated February 12, 2014; and
3. Landscape Plan by Elizabeth Newland Landscape Architecture and dated February 12, 2014; and
4. Boundary Survey, by Frederick H. Hildebrandt, initially dated January 30, 1997 and last revised February 18, 2013; and
5. Level III Traffic Study by KBP Consulting, Inc. and dated May 2013 and updated February 28, 2014; and
6. Development Review Committee Resolution #04-14; and
7. Staff report prepared by Joseph Haberman, AICP, Planning & Development Review Manager, dated February 14, 2014; and
8. Sworn testimony of Monroe County Planning & Environmental Resources Department staff; and
9. Sworn testimony of the applicant and general public; and
10. Advice and counsel of Susan Grimsley, Assistant County Attorney, Steve Williams, Assistant County Attorney, and John Wolfe, Planning Commission Counsel; and

WHEREAS, based upon the information and documentation submitted, the Planning Commission makes the following Findings of Fact:

1. The subject property is located in a Mixed Use (MU) Land Use (Zoning) District; and

2. The subject property has a Future Land Use Map (FLUM) designation of Mixed Use / Commercial (MC); and

3. The subject property has a tier designation of tier III; and

4. In 1996, a minor conditional use permit was approved for part of the subject property, 5970 Peninsular Avenue (RE #00127420.000100 only). The approval is memorialized by Development Order #12-96, approved by the Director of Planning on July 23, 1996, and recorded in the official records of Monroe County on September 6, 1996. The permit allowed for the construction of a 9,600 square foot storage building and other associated accessory improvements (Planning Department File #96045). The storage building received final approval by Building Permit #971-1325 in 1997 (with construction completed in 1999) and was later demolished under Permit #071-1892 in 2007; and

5. In 1997, an amendment to a major conditional use permit was approved for part of the subject property, 5950 Peninsular Avenue (RE #00127420.000000 only). The approval is memorialized by Planning Commission Resolution #P52-97, approved by the Planning Commission at a public hearing on July 10, 1997, signed by the Planning Commission Chair on August 18, 1999 and recorded in the official records of Monroe County on August 24, 1999. The amendment allowed for the construction of 22 attached residential dwelling units (market-rate), a 22,000 square foot boat storage building, an addition to an existing restaurant, and other associated accessory improvements (Planning Department File #97021). The boat storage building received final approval by Building Permit #011-2637 in 2001 (completed in 2002 as a 21,924 square foot building), the 22 attached residential dwelling units received final approval by Building Permits #011-2639 through #011-2661 (excluding #011-2644) in 2001 (completed in 2003), and the addition to the restaurant received final approval by Building Permit #021-2525 in 2002 (completed in 2003); and

6. In 1999, the County, the State of Florida Department of Community Affairs, Paradise Island Park, Inc. and Oceanside Investors' predecessor in interest (Key West Oceanside Marina) entered into a development agreement allowing the transfer of 22 market-rate Transferable ROGO Exemptions (TREs) from Paradise Island Park to the subject property. The development agreement was recorded in the official records of Monroe County on April 7, 2000 (Planning Department File #99039); and

7. In 2007, an amendment to a major conditional use permit was approved for the subject property, 5950 and 5970 Peninsular Avenue (RE #00127420.000000 and RE #00127420.000100, as well as other property associated with adjacent condominium developments). The approval is memorialized by Planning Commission Resolution #P21-07, approved by the Planning Commission at a public hearing on April 11, 2007, signed by the Planning Commission Chair on May 9, 2007, and recorded in the official records of Monroe County on July 13, 2007. The amendment allowed for the demolition of several buildings and construction of 32 attached residential dwelling units (market-rate); two boat barns; eight wet slips; and other associated accessory improvements (Planning Department File #26028). This project was not completed prior to the expiration of the major conditional use permit approval. Only minor improvements to the property associated with the approval were carried out; and

8. On May 31, 2013, the applicant submitted an application for a development agreement concerning the redevelopment of the property and the transfer of 46 market-rate Transferable ROGO Exemptions (TREs) from mobile home parks to the subject property (Planning Department File #2013-069). The agreement was approved by the Board of County Commissioners at a public hearing on December 11, 2013, and recorded in the official records of Monroe County on December 19, 2013. The agreement allows the transfer of the 46 market-rate TREs from three sender sites to the subject property in accordance with Monroe County Code §130-161.1. On the sender sites, the residential dwelling units in which the transferred market-rate permanent TREs are derived shall be converted to, or replaced with, an equivalent amount of 99-year deed-restricted affordable housing, prior to a CO being issued for market-rate permanent units at the subject property. The agreement also conceptually approved the scope of work of this major conditional use permit application and associated site plan; and

9. Some accessory development, such as the parking areas, is required to accommodate three condominiumized developments on or adjacent to the subject property; and

10. There are 22 existing attached residential dwelling units within three buildings on a property to the south of the subject property. This residential development was initially approved and permitted on the parcel of land identified by real estate #00127420.000000. After their completion in 2003, the 22 dwelling units were condominiumized and have been assessed individually by separate real estate numbers since 2004 (#00127430.000101 through #00127430.000211). As result of its past joint development with the subject property, aspects of this prior residential development affect the redevelopment of the subject property; however, the 22 dwelling units, facilities and areas owned by the condominium, Oceanside Residential Condominium Association, Inc., are not subject of this application; and

11. There is a boat storage building, providing 52 dry slips, on a separate property located within the boundary of the subject property in the northeast area. This development was initially approved and permitted on the parcel of land identified by real estate #00127420.000000. After its completion in 2002, the building was condominiumized and the 52 dry slips within have been assessed individually by separate real estate numbers since 2004 (#00127440.000100 through #00127440.005200). As result of its past joint development with the subject property, aspects of this prior development affect the redevelopment of the subject property; however, facilities and areas owned by the condominium, Oceanside East Dry Storage Condominium Association, Inc., are not subject of this application; and

12. There are 98 wet slips within the marina to the west of the subject property. This development was initially approved and permitted on the parcel of land identified by real estate #00127420.000000. These wet slips have been assessed under 98 separate real estate numbers since 1996 (#00127420.000601 through #00127420.000708). As result of its past joint development with the subject property, aspects of this prior development affect the redevelopment of the subject property; however, docking

facilities and areas owned by the condominium, Oceanside Marina Condominium Association, Inc., are not subject of this application; and

13. On January 28, 2014, the application was reviewed by the Development Review Committee. At the meeting, staff requested that applicant revise the site and landscape plans and provide additional supporting information. In addition, staff requested that certain conditions be applied to any approval; and

14. Pursuant to §130-88 of the Monroe County Code, in the Mixed Use (MU) district, marinas may be permitted with a major conditional use permit provided that a) the parcel proposed for development has access to water at least four feet below mean sea level at mean low tide; b) the sale of goods and services is limited to fuel, food, boating, diving and sport fishing products; c) all outside storage areas are screened from adjacent uses by a solid fence, wall or hedge at least six feet in height; and d) each non-waterside perimeter setback of the parcel proposed for development must have a class "C" bufferyard within a side yard setback of 10 feet; and

15. Pursuant to §130-88 of the Monroe County Code, in the Mixed Use (MU) district, attached residential dwelling units, where the total number is greater than four units, may be permitted with a minor conditional use permit provided that a) the structures are designed and located so that they are visually compatible with established residential development within 250 feet of the parcel proposed for development and b) the parcel proposed for development is separated from any established residential use by a class "C" bufferyard; and

16. Pursuant to §130-88 of the Monroe County Code, in the Mixed Use (MU) district, hotels of fewer than 50 rooms may be permitted with a minor conditional use permit provided that a) the use is compatible with established land uses in the immediate vicinity and b) one or more of the following amenities is available to guests: 1. swimming pool; 2. marina; and 3. tennis courts; and

17. Pursuant to §130-88 of the Monroe County Code, in the Mixed Use (MU) district, commercial retail, low and medium-intensity and office uses or any combination thereof of greater than 2,500 square feet but less than 10,000 square feet of floor area, may be permitted with a minor conditional use permit provided that provided that access to US 1 by way of a) an existing curb cut; b) signalized intersection; or c) a curb cut that is separated from any other curb cut on the same side of US 1 by at least 400 feet; and

18. Pursuant to §130-88 of the Monroe County Code, in the Mixed Use (MU) district, commercial fishing and accessory uses may be permitted as-of-right with a building permit; and

19. §110-67 of the Monroe County Code provides the standards which are applicable to all conditional uses. When considering applications for a conditional use permit, the Planning Commission shall consider the extent to which:

(a) The conditional use is consistent with the purposes, goals, objectives and standards of the Monroe County Year 2010 Comprehensive Plan and Monroe County Code; and
(b) The conditional use is consistent with the community character of the immediate vicinity of the parcel proposed for development; and
(c) The design of the proposed development minimizes adverse effects, including visual impacts, or the proposed use on adjacent properties; and
(d) The proposed use will have an adverse effect on the value of surrounding properties; and
(e) The adequacy of public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and Medicare services, disaster preparedness program, drainage systems, refuse disposal, water and sewers, judged according to standards from and specifically modified by the public facilities capital improvements adopted in the annual report required by the Monroe County Code; and
(f) The applicant for conditional use approval has the financial and technical capacity to complete the development as proposed and has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development; and
(g) The development will adversely affect a known archaeological, historical or cultural resource; and
(h) Public access to public beaches and other waterfront areas is preserved as a part of the proposed development; and
(i) The proposed use complies with all additional standards imposed on it by the particular provision of this chapter authorizing such use and by all other applicable requirements of the Monroe County Code; and

20. Development shall not be inconsistent with the Monroe County Code; and

21. Development shall not be inconsistent with the Monroe County Comprehensive Plan; and

22. Development on Stock Island shall not be inconsistent with the Master Plan for the Future Development of Stock Island and Key Haven, also known as the Stock Island/Key Haven CommuniKeys Plan; and

23. Development shall not be inconsistent with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

WHEREAS, based upon the information and documentation submitted, the Planning Commission makes the following Conclusions of Law:

1. The application is consistent with the provisions and intent of the Monroe County Code; specifically:

a. With execution of attached conditions, the development is consistent with the purpose of the Mixed Use (MU) district ; as set forth in §130-38; and
b. With execution of attached conditions, the land uses of the development are permitted uses in the Mixed Use (MU) district, as set forth in §130-88; and
c. With execution of attached conditions, the redevelopment shall meet all of the standards for a conditional use permit as set forth in §110-67; and

2. The application is consistent with the provisions and intent of the Monroe County Year 2010 Comprehensive Plan; specifically:

   a. The development is consistent with the purpose of the Mixed Use / Commercial (MC) future land use category, as set forth in Policy 101.4.5; and

3. The application is not inconsistent with the provisions and intent of the Master Plan for the Future Development of Stock Island and Key Haven; and

4. The application is not inconsistent with any of the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

WHEREAS, at the February 26, 2014 public meeting, the Planning Commission considered the recommendations of staff and applied the following condition to be met prior to the issuance of a resolution for approval by the Planning Commission:

1. Prior to the issuance of a resolution approving the application, the applicant shall provide a revised traffic study indicating that the commercial retail use is low intensity (to be approved by the County's traffic consultant) or provide a revised site plan resulting in a 1.06 percentage drop to the cumulative land use intensity; and

WHEREAS, concerning the condition required to be met prior to the issuance of a resolution, the applicant provided a revised traffic study, which supports that the proposed commercial retail use is low intensity. The revised traffic study was approved by the County' traffic consultant, URS, on March 4, 2014; and

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA, that the preceding Findings of Fact and Conclusions of Law support its decision to **APPROVE** the request for an amendment to a major conditional use permit, subject to the following conditions:

1. Prior to the issuance of a building permit any building containing attached residential dwelling units, all required TDRs (70.51) shall be successfully transferred to the subject property via the process provided in MCC §130-160.

2. Prior to the issuance of a building permit any building containing attached residential dwelling units, required TREs shall be successfully transferred to the subject property via the process provided in MCC §138-22(2).

3. Prior to the issuance of a certificate of occupancy for any new building, all required landscaping shall be formally approved by a Building Permit, planted and pass a final inspection by the County Biologist or his or her designee.

4. This major conditional use permit approval shall not relieve the property owner of any additional requirement of the development agreement between Monroe County, the current property owner, and other parties. The development agreement, approved by the BOCC at a public hearing on December 11, 2013 and recorded in the official records of Monroe County on December 19, 2013, may only be amended as allowed by the terms of the agreement, Monroe County Code and Florida Statutes.

5. A major conditional use permit is not a final approval for certain development. The applicant shall obtain a building permit(s) for any improvement requiring such an approval.

6. The scope of work has not been reviewed for compliance with Florida Building Code. Prior to the issuance of Building Permits, new development and structures shall be found in compliance by the Monroe County Building Department, Floodplain Administrator, and the Office of the Fire Marshal.

7. The Public Works Division shall review any proposed work within County public rights-of-way and the Division maintains the right to request revisions as it carries out its review of any application for an access permit. It is the responsibility of the applicant to obtain all required permits before starting work.

8. The boardwalk or walkway along the western shoreline is intended to enhance public access to the waterfront area shall be open to the public from dawn to dusk. Rules related to use and conduct may be established and enforced by the property owner.

9. The proposed architectural style and design of the buildings - as illustrated in the proposed floor plans, building elevations and renderings included in the application - has been reviewed and conceptually approved by this minor conditional use permit. Any modifications shall be reviewed by the Planning & Environmental Resources for consistency with this approval. Any minor modification of consistent design shall be approved administratively as a minor deviation by the Senior Director of Planning & Environmental Resources. Any substantial modification or any modification that does not utilize consistent design, as determined by the Senior Director of Planning & Environmental Resources, shall be approved as a major deviation following a review by the Planning Commission.

10. Areas approved as accessory to the hotel and attached residential dwelling units may only be utilized by occupants of the hotel and attached residential dwelling units. Conversion of such an area to another use shall require additional approvals if allowed.

11. If the development is gated, in order to provide public access, the gate(s) shall be open, at a minimum, from 7:00 am until dusk.

12. At least 20% of the total number of wet slips shall be reserved for and only utilized by licensed commercial fishing vessels.

PASSED AND ADOPTED BY THE PLANNING COMMISSION of Monroe County, Florida, at a regular meeting held on the 26th of February, 2014.

Chair Wiatt	YES
Commissioner Hale	YES
Commissioner Lustberg	YES
Commissioner Miller	YES
Commissioner Werling	YES

PLANNING COMMISSION OF MONROE COUNTY, FLORIDA

BY _____
William Wiatt, Chair

Signed this 26th day of March, 2014.

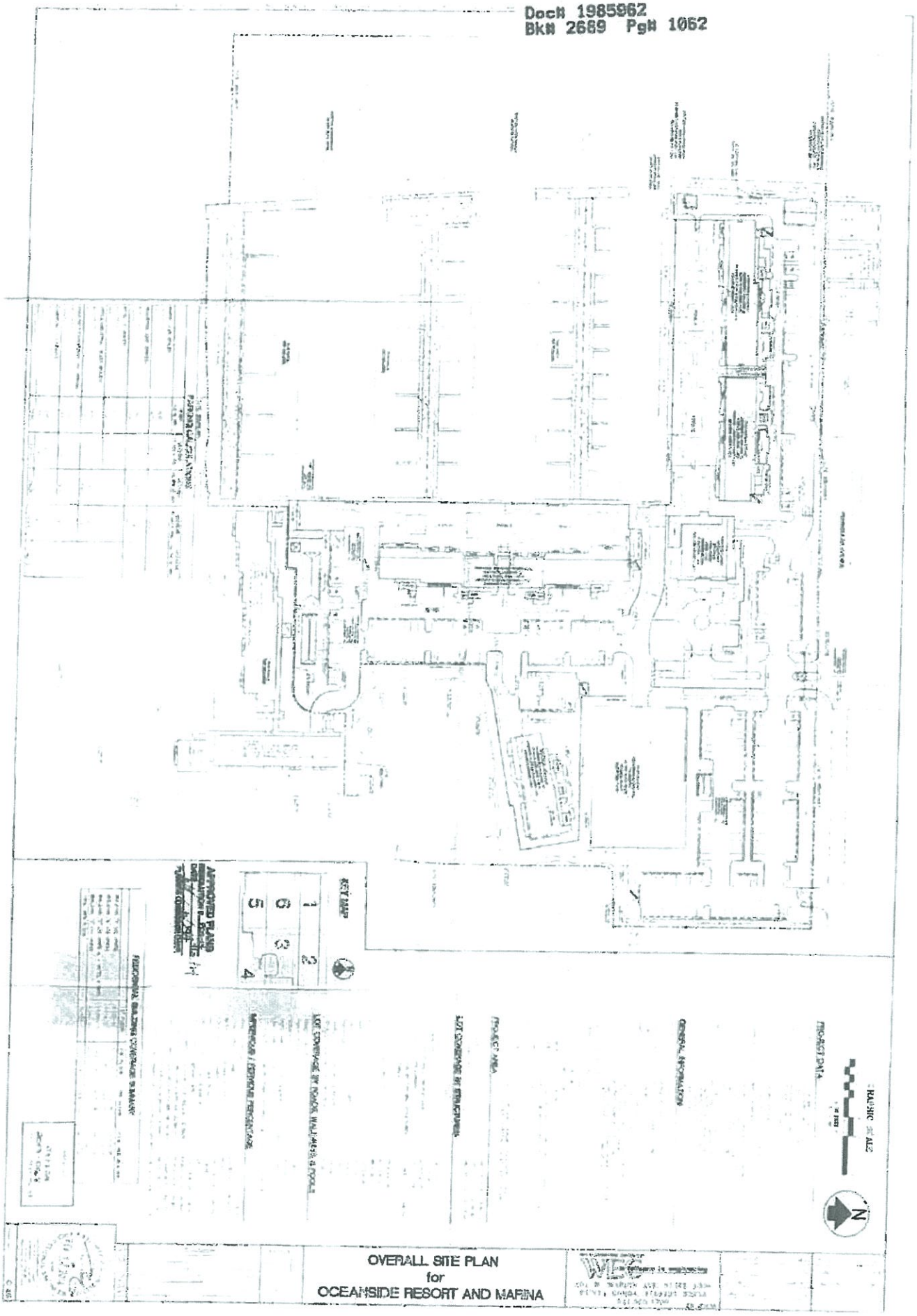
MONROE COUNTY ATTORNEY
APPROVED AS TO FORM
Date: 3/26/14

FILED WITH THE

MAR 26 2014

AGENCY CLERK

Doc# 1985962
Bk# 2669 Pg# 1062



OVERALL SITE PLAN
for
OCEANSIDE RESORT AND MARINA

MONROE COUNTY
OFFICIAL RECORDS

Tab 6 – Copy of Most Recently Approved Site Plan

Please See Attached Item

Tab 7 – Written Description of Project

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

Request for an Amendment to a Major Conditional Use Permit

Description of the Project

Oceanside Investors, LLC proposes to develop the following buildings, facilities and structures on the Oceanside Property pursuant to this Amendment to a Major Conditional Use Application, as depicted in the drawings submitted for this project:

1. Seventy-eight (78) attached market rate dwelling units, each of which may be configured to include a separately-rentable "lockout" consisting of no more than one bedroom and bath, for vacation rental use, provided Oceanside Investors, LLC constructs and installs a gated entrance. The seventy-eight (78) attached market rate dwelling units are in addition to the already existing twenty-two (22) attached market rate dwelling units currently located at the Oceanside property;

2. Sixteen (16) hotel rooms;

3. Permit Eight (8) existing wet slips that have existed for over 40 plus years but have not been properly permitted;

4. A 150 seat restaurant consisting of 1,510 square feet of seating area;

5. Additional amenities ancillary to the vacation rental use, including a lobby, gatehouse, offices, fitness center, tiki pool bar, kitchen for room service, bath house, maintenance, and housekeeping consisting of 9,095 NROGO exempt square feet as depicted on the drawings submitted for this Amendment to Major Conditional Use Application;

6. A marina store, dockmaster, and watersport offices consisting of 1,436 square feet as depicted on the drawings submitted for this Amendment to Major Conditional Use Application; and

7. Parking for 348 vehicles consisting of 264 parking spaces, 13 handicap parking spaces and 71 scooter parking spaces as depicted on the drawings submitted for this Amendment to Major Conditional Use Application.

Tab 8 – Signed and Sealed Boundary Survey

Please See Attached Item

Tab 9 – Environmental Designation Survey

BENTHIC RESOURCES SURVEY

of

North Marina Area, Sea Wall & Adjacent Bottom Zone
Oceanside Marina & Condominium – Stock Island
Monroe County
RE# 00127420-000000 - Sec35-Twn67-Rge25

for

Oceanside Investors LLC – Property Owners
5640 Laurel Ave.
Key West, FL 33040-5915

January 15, 2014

Conducted by: Harry A. DeLashmutt, Consultant
Biosurveys, Inc.
794 26th Street
Marathon, Florida 33050
Phone – (305) 942-9221
hdelashmutt@comcast.net

Survey of Benthic Resources

North Marina Area and Sea Walls of the Marina

The following underwater survey was conducted by the undersigned on December 26, 2013. The Survey is divided into two sections – the north marina area and the sea walls of the marina. A 40' bottom construction zone is included along all sea wall surveys. Separate maps are included for the detail needed due to the large scale of the project. This report includes a site description, methodology, observed species list, conclusions, a coral assessment with NOAA reports, mapping, and photos.

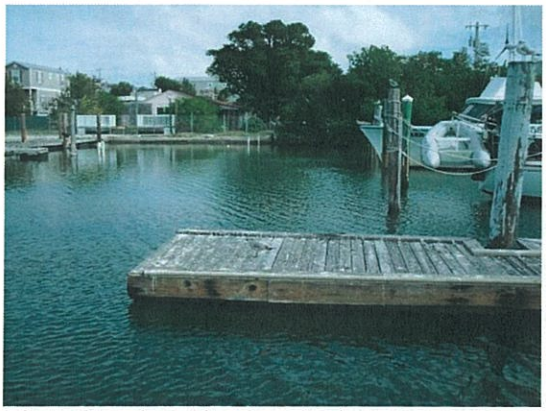
Site Description:

The subject location is a dredged basin bottom area and seawalls surrounding the basin on the Atlantic Ocean side of Stock Island in the Florida Keys – Monroe County. The shoreline is armored with concrete king pile and panel sea wall construction. Plans are to replace and upgrade the walls. There are approximately 1,241 linear feet of sea wall existing on the property. The upland shore is barren of significant vegetation except for a cluster of Red Mangroves in the SE corner of the north marina basin. The upland area of the property is developed with a multi-family residential condominium.

The water depth along the sea wall range from 8 feet to 23 feet and the bottom of the basin is barren mud with sparse and occasional macro algae vegetation at a maximum density of 5%. The 40' bottom zone waterward of the walls is predominantly barren of any aquatic vegetation and is soft silt and mud.

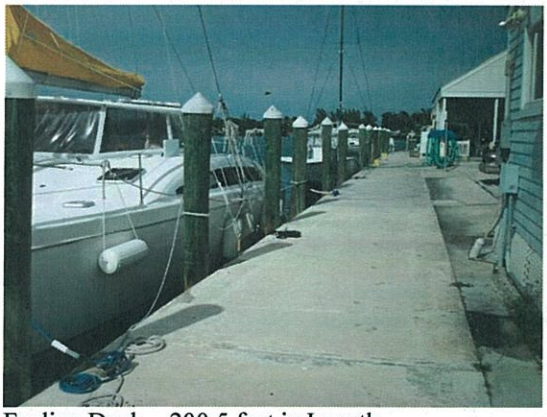
North Marina Area of Oceanside – View Photographed on March 6, 2013 – Google Photo

The north marina area is a small commercial oriented mooring facility with four floating docks connected to the concrete sea walls. The southeast corner has Red Mangroves growing in the shallower water depth near shore. A shallow area is present just off-shore but it is generally deep water with 10 to 12 feet near the sea wall and deeper going waterward to the north and west. There is a deep dredged channel providing boat access to the marina from the Ocean to the south.

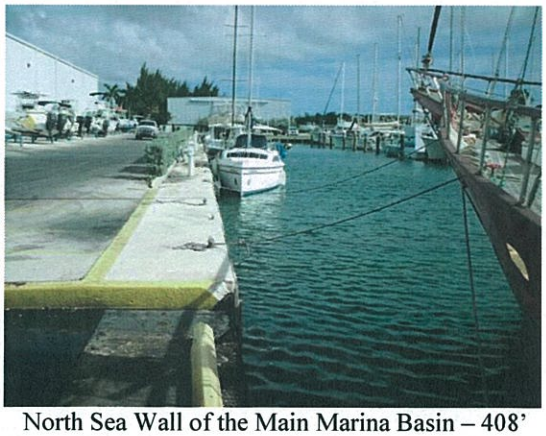


View of North Marina frm Floating Dock – East

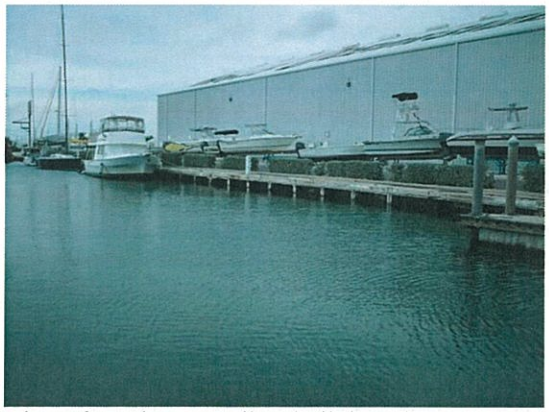
North Marina Boat Mooring Facility



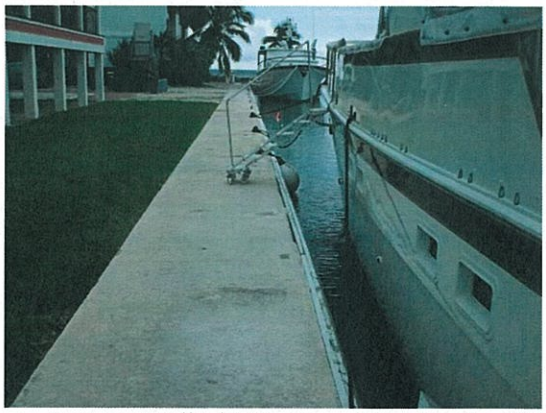
Fueling Dock – 200.5 feet in Length



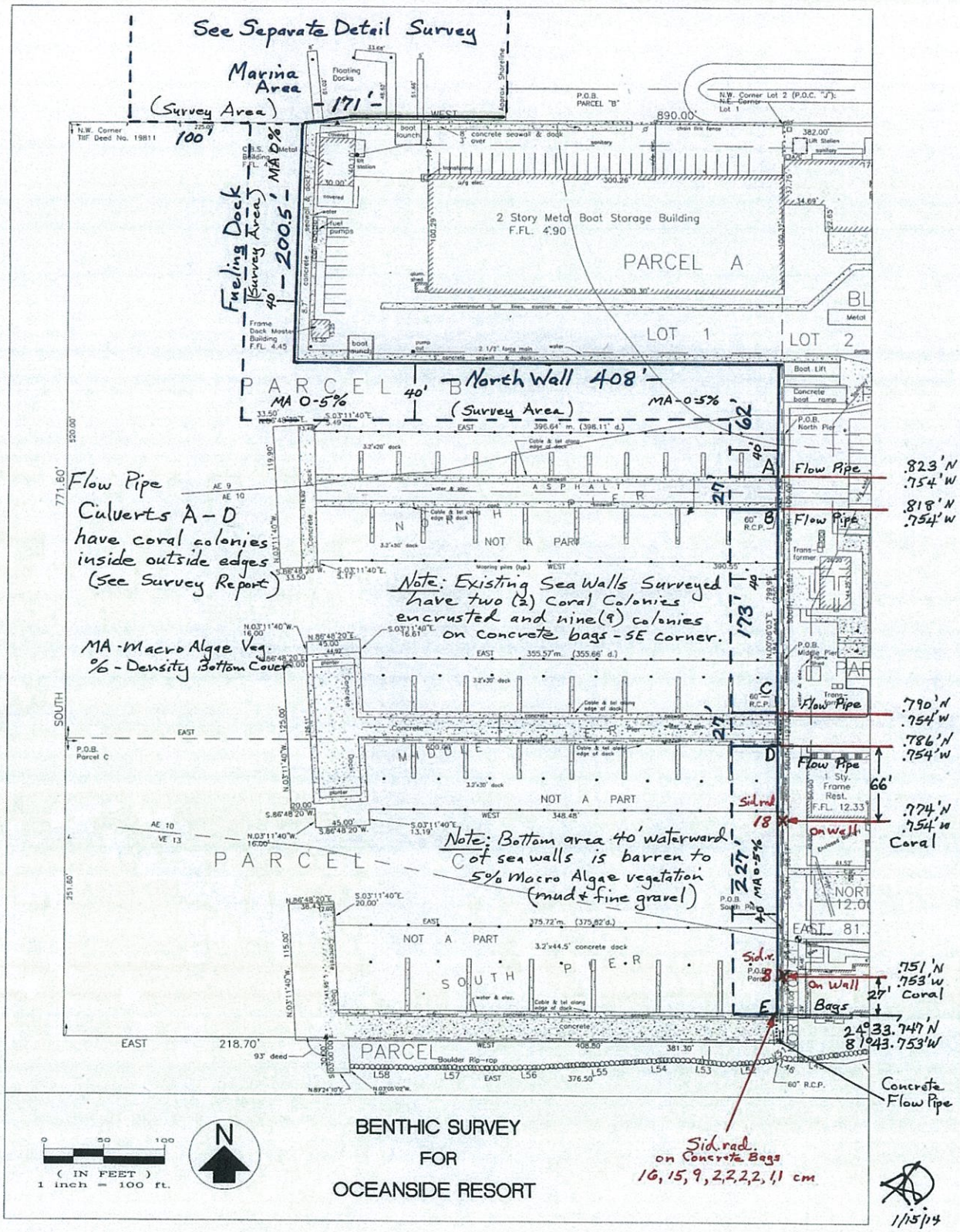
North Sea Wall of the Main Marina Basin – 408'

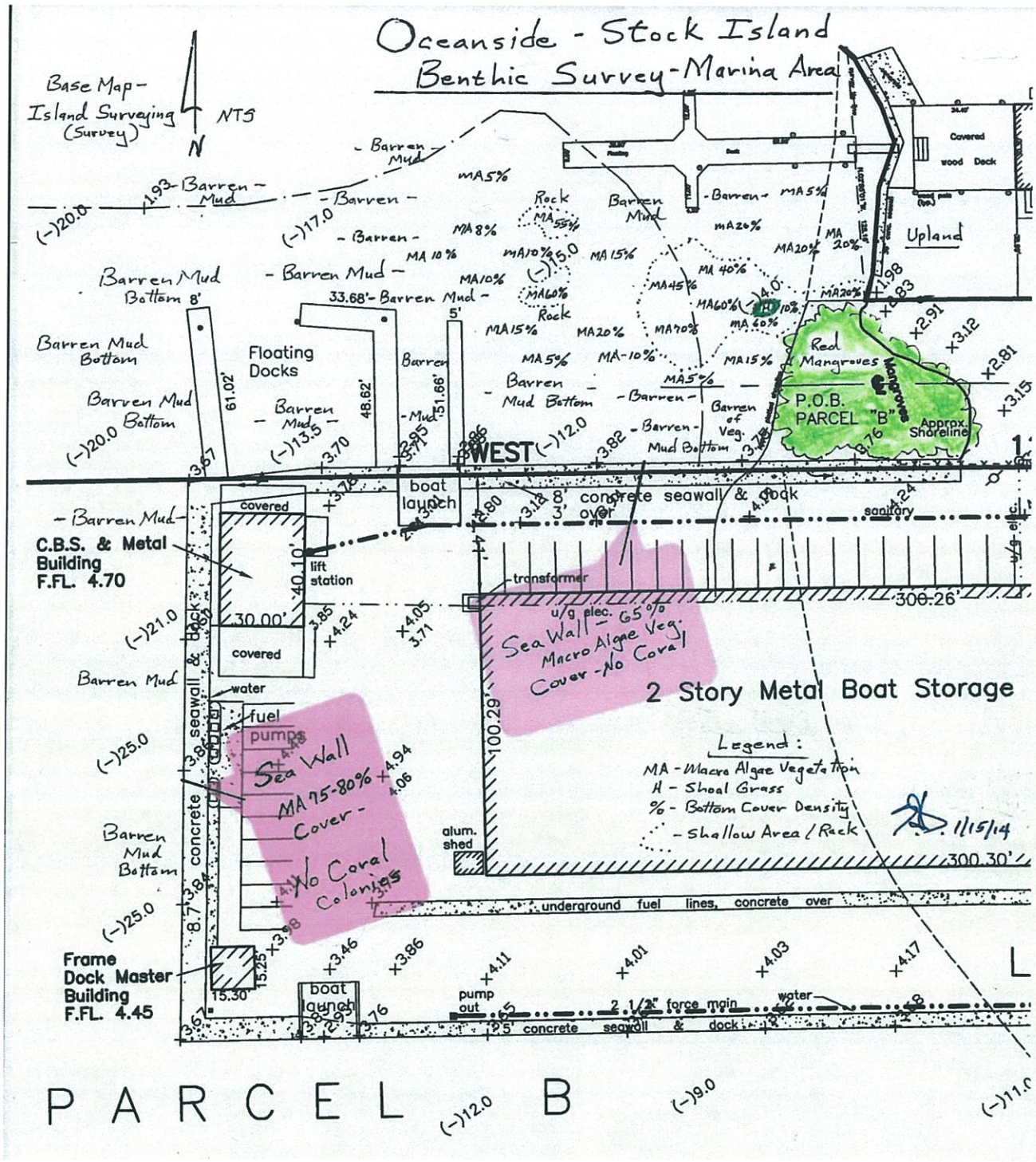


View of North Sea Wall and Pile/Panel Construction



East Sea Wall with Condos - View South - 462'


See Separate Detail Survey
Marina Area
(Survey Area)
171'
100'
Fueling Dock (Survey Area)
MA 0%
200.5'
40'
2 Story Metal Boat Storage Building
F.FL. 4.90
PARCEL A
LOT 1
LOT 2
PARCEL B
North Wall 408'
(Survey Area)
MA 0-5%
MA-0-5%
62'
Flow Pipe
.823'N
.754'W
.818'N
.754'W
Flow Pipe
Culverts A-D
have coral colonies
inside outside edges
(See Survey Report)
Note: Existing Sea Walls Surveyed
have two (2) Coral Colonies
encrusted and nine (9) colonies
on concrete bags - SE corner.
173'
MA - Macro Algae Veg.
% - Density Bottom Cover
.790'N
.754'W
.786'N
.754'W
Flow Pipe
66'
Sid.rad
18
on Wall
.774'N
.754'W
Coral
Note: Bottom area 40' waterward
of sea walls is barren to
5% Macro Algae vegetation
(mud + fine gravel)
227'
MA 0-5%
NOT A PART
PARCEL
.751'N
.753'W
Coral
on Wall
Bags
27'
24°33.747'N
81°43.753'W
Concrete
Flow Pipe
Sid.rad.
on Concrete Bags
16, 15, 9, 2, 2, 2, 2, 1, 1 cm
BENTHIC SURVEY
FOR
OCEANSIDE RESORT
(IN FEET)
1 inch = 100 ft.
1/15/14


Oceanside - Stock Island
Benthic Survey - Marina Area
Base Map - Island Surveying (Survey)
NTS
N
Covered wood Deck
Upland
Floating Docks
Red Mangroves
P.O.B. PARCEL "B"
Approx. Shoreline
WEST
boat launch
8' concrete seawall & dock
C.B.S. & Metal Building F.F.L. 4.70
lift station
transformer
Sea Wall - 65% Macro Algae Veg. Cover - No Coral
2 Story Metal Boat Storage
Legend:
MA - Macro Algae Vegetation
H - Shoal Grass
% - Bottom Cover Density
- Shallow Area / Rack
1/15/14
Sea Wall MA 75-80% Cover - No Coral Colonies
alum. shed
underground fuel lines, concrete over
Frame Dock Master Building F.F.L. 4.45
pump out
2 1/2" force main
water
concrete seawall & dock
PARCEL B

Survey Methodology:

The underwater assessment and benthic resource survey was conducted on a calm and sunny day to extend visibility to the maximum. The tide was ebbing at near low tide. A linear crossing grid was swum in two directions covering the basin bottom 100 feet from shore (sea wall) at the north marina and 40 feet waterward from the sea walls in the main basin area – fuel dock. The sea wall was carefully inspected from the water line to the bottom interface for density and type of benthos cover. Emphasis was given to any coral colonies that may have encrusted on the walls. Vegetation and benthos were identified, measured and mapped. The mooring area for the vessel using the lift and dock terminus was also swum and mapped. Snorkel gear was used for the survey. The area affected by the walkway was swum in one line centered where it is proposed. The bottom benthos in the 40 foot wide zone was identified by species and density noted in percentage of cover. Any notable or remarkable resources outside of the footprint were noted on the Benthic Map. The visibility underwater during the survey was 13 feet in all directions. GPS coordinates were taken of any coral colonies encountered, photographed and the wall marked in blue paint as to the location. Coordinates were taken in decimal minutes using NAD 83 datum. All density or cover classification estimates of bottom or wall vegetation reference the ocular estimation techniques established in (Fonseca et. al. 1998, Nudds, 1977). Benthic community classifications and definitions used in this Survey are based on Florida Administrative Code 62-312.410(1)(a) and also "*Benthic Habitats of the Florida Keys Atlas*" by the FWCC & FKNMS. Coral assessments of all hard surfaces at the site were conducted. The coral colonies present were measured in centimeters and located on the Benthic Survey Map attached. Coral colony data is reported using NOAA protocol and included in this Survey (See Attached).

Species of Special Attention:

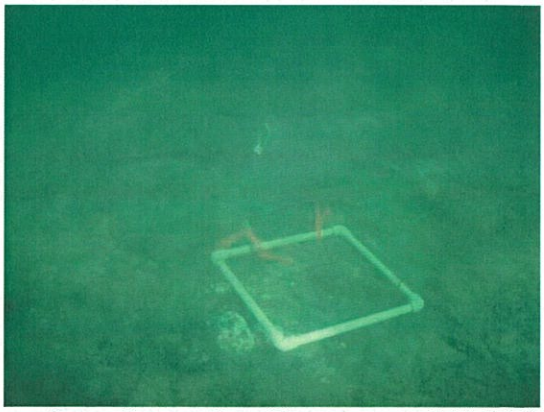
There are no threatened or endangered species of sea grass or other benthos observed in this survey. Sea grass species are protected by the State of Florida and there is only one such species found growing on the basin bottom of the north marina site. Shoal Grass is located in a shallow rocky area of the north marina basin in a patch 4' by 6' in size and at a density of 10% bottom cover. There are no other species of sea grass found. Stony coral is present in two locations on the sea wall and on concrete bags found stacked in the southeast corner of the main marina basin (see map above). At the mouth of two concrete flow pipes along the wall, there are stony coral colonies encrusted on the pipes. These pipes are near but out of any re-construction planning. All coral species found in the Survey are the Lesser Starlet Coral (*Siderastrea radians).* There is no evidence of the threatened species - *Acropora spp.* of stony coral.

Description of Bottom Substrate:

The substrate of the basin bottom is hard base limestone rock covered with a deep layer of mud, organic silt, and fill gravel that has migrated into the water from erosion. Where the bed rock has remained or been exposed in shallower water, the macro algae and in one area – light sea grass is present. The mud bottom 40 feet waterward from the sea walls is predominantly barren of aquatic vegetation.

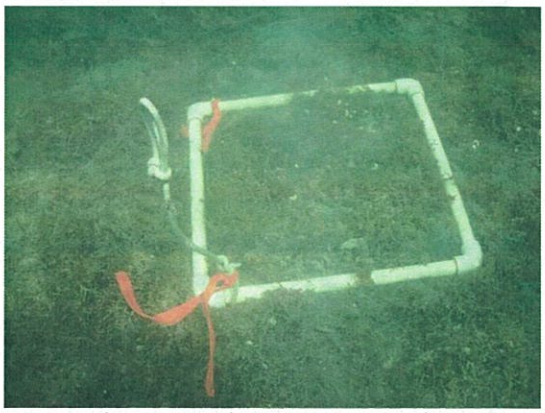
Dominant Benthos at the Sites:

The basin bottom areas 40' out from the sea wall are generally barren but in some areas there is up to 5% macro algae with a lack of species diversity. The water is deep and light is minimal to sustain the vegetation. The principal vegetation is the algae species of *Penicillus spp.,* and *Halimeda incrasata/tuna.* *Bataphora oersteadii* is the dominant alga on the face of the sea walls. The north marina facility basin has predominantly alga species of *Bataphora oersteadii*, *Penicillus spp.,* and *Halimeda incrasata/tuna.* *Chondria littoralis* and *Laurencia poitei* are intermingled. There is a small 4' by 6' patch of the sea grass Shoal Grass (*Halodule wrightii)* at 10% density cover in three to four feet of water. This is the only area of noted sea grass in the entire basin survey area. See the Benthic Map for density of the bottom vegetation and grass. There are no species of stony or soft coral present in the marina area or on the sea walls north of the east basin wall of the main marina area (Fueling Dock, North Wall.



Typical Shoal Grass Density in Patch – N. Marina Area Sparse Bottom Veg. -Deeper water – MA 5-10%
(The White Hand Tansect seen in photos is 1' sq. and used for Density % estimates.)

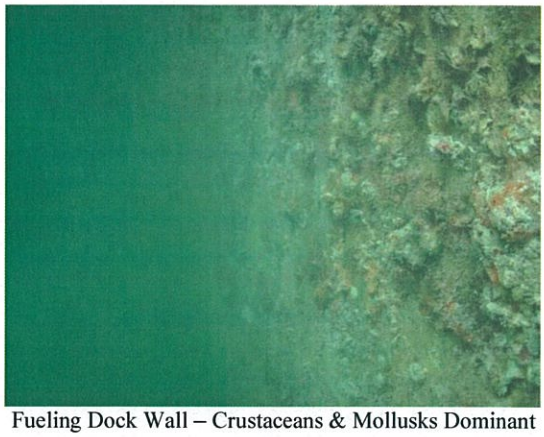
Barren Bottom around the Mangrove Area



Macro Algae on Marina Bottom – 60% in 5' depth

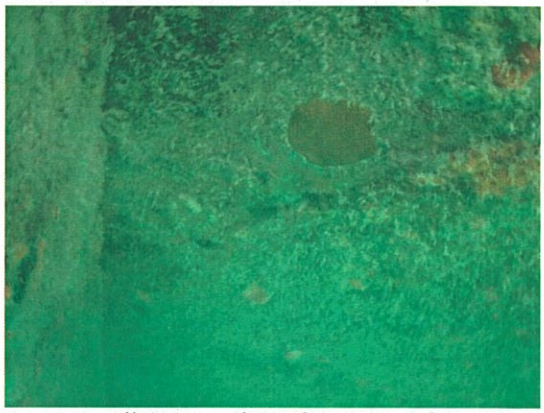
Sea Wall Assessment and Flow Pipe Inspection

Typical Wall Benthos – N Marina – *Bataphora sp 65%*



Fueling Dock Wall – Crustaceans & Mollusks Dominant

North Wall of Main Basin – MA75% *Bataphora sp.*



East Wall & 8cm Dia. *Siderastrea radians* – Typ.
Macro Algae 70% on East Wall – Typical (*Bataphora*)

Concrete Flow Pipe Adjacent to Sea Wall

Typical *Sid.rad.* Colonies at Bottom of Pipes (4 Loc.)

Flow Pipe Coral Colony Summary :

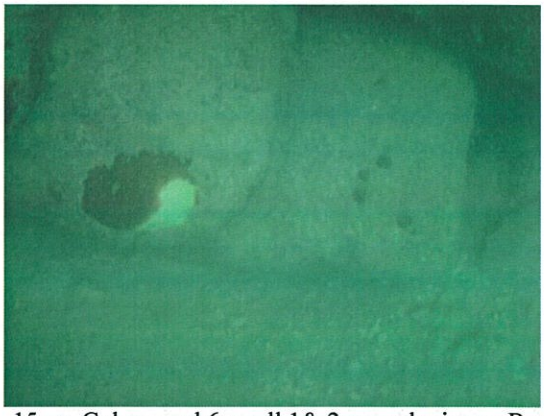
Basin flow culverts or pipes are placed at the entrance to two of the boat docks in the main marina area. These concrete structures are approximately four feet in diameter and they are encrusted with coral colonies at the mouth of two of the pipes (see map). The

colonies are all *Siderastrea radians* or the Lesser Starlet Coral and are only found a few feet into the pipes on the ends. They are waterward of the sea walls approximately three feet and would be out of any sea wall re-construction activity. It is recommended that plans be developed to protect the coral during any construction work in the future. The reporting for these is separate from the coral found on the walls and represent the numbers and surface area measured for colony protection only.

Sea Wall Coral Colony Summary:

Two *Siderastrea radians* colonies are found on the east sea wall in 3 feet of water below MLW line. These measure 18cm and 8cm respectively and are mapped above. The colonies are unable to be relocated due to their thin and brittle morphology. Reconstruction permitting of the sea wall would require mitigation for the impact. In addition to these encrusted colonies on sea wall panels, there are concrete bags stacked at the sea wall side of the out-flow culvert in the southeast corner of the main marina basin. The flow pipe or culvert has no corals on it but the bags have nine (9) colonies scattered on them that will need to be mitigated during re-construction activity. Since each bag is capable of being removed from the site, it is recommended that these bags (4) be removed and relocated by a trained coral handler to a similar location and orientation in the water complex to rescue the corals. Refer to the reports attached to this Survey for the size and surface area of the colonies. They are all of the species *Siderastrea radians.*

16cm Dia. *Sid. Rad.* Colony on Bag Near Flow Pipe



15cm Colony and 6 small 1& 2 cm colonies on Bag

A total of 11 coral colonies are found within the footprint of a future sea wall repair or re-construction project. Nine of these could be relocated as a mitigation measure. There are no soft corals located in the project footprint or the 40 foot waterward bottom zone.

TABLE A

Species List of Marine Plants Observed at the North Marina Site and Sea Wall Survey

Common Name	Scientific Name	Status	Notes
Sea Grasses			
Shoal Grass	*Halodule wrightii*	P	
Green Algae			
	Acetbularia calyculus		
	Arrainvillea elliotii		
	Batophora oerstedii		
	Caulerpa sertularioides/racemosa		
	Halimeda incrassata/tuna		
	Penicillus capitatus		
	Rhipocephalus phoenix		
	Udotea flabellum		
Brown Algae			
	Dictyota divaricata		
	Padina sanctae-crucis		
Red Algae			
	Chondria littoralis		
	Laurencia poitei		
	Spyridia hypnoides		
	Eucheuma isiforme		

TABLE B

Species List of Invertebrates, Fin Fish, and Coelenterates Observed

Common Name	Scientific Name	Status	Notes
Octocorallia:			
Soft Corals			
None –			
Hexacorallia:			
Stony Corals			
Lesser Starlet Coral	*Siderastrea radians*	P	Sea Wall Only
Tunicates:			
Encrusting Social Tunicates	*Symplegma virida*	On sea wall	

Overgrowing Tunicates	*Diplosoma spp.*	Sea Wall Only

Annelida:

Variegated Feather Duster	*Bispira variegata*	Sea Wall & Piles
Social Feather Duster	*Bispira brunnea*	

Cnidarians:

Pale Anemone	*Aiptasia tagetes*	Marina Piles
Upsidedown Jellyfish	*Cassiopea frondosa*	N Marina

Mollusks:

Lister Purse Oyster	*Isognomon radiates*	Intertidal Zone – Sea Walls
Atlantic Wing Oyster	*Pteria colymbus*	"
Flat Tree Oyster	*Isognomon alatus*	"

Bryozoans:

Peach Encrusting Bryo.	*Hippoporina verrilli*	Sea Walls
White Tangled Bryo.	*Bracebridgia subsuleata*	"

Porifera (Sponges):

Brown Tube Sponge	*Agelas conifera*	Sea Walls Surface
Red Encrusting Sponge	*Spirastrella coccinea*	"
Red Boring Sponge	*Cliona delitrix*	"
Brown Variable Sponge	*Anthosigmella varians*	"

Crustaceans:

Sessile Barnacles	*Balanus trigonus*	Intertidal Zone – Walls/Piles
Smooth Gooseneck Barnacle	*Lepas anatifera*	N. Marina Piles
Red-ridged Clinging Crab	*Mithrax forceps*	N. Marina
Florida Spiny Lobster	*Panulirus argus*	At base of Sea Walls

Fin Fish and Invertibrates:

Inland Silverside	*Menidia beryllina*
Mangrove Snapper	*Lutjanus griseus*

This biological evaluation and report conducted by _____

Harry DeLashmutt, January 15, 2014
Biosurveys, Inc.

Coral NOAA Reports & Inventory Tables and Land Data are Attached on next pages -

Coral Reporting - TABLE I

Coral Inventory: Abundance and Size Class Observed at Site
In Sea Wall Footprint

Size Class (cm) dia:	0-<10	10-<15	15-<20	20-<40	40-<50	50+	Total
Coral Species							
Siderastrea radians	1		1				2
Totals by size class:	1		1				2

TABLE II

Coral Inventory: Encrusting Coral Surface Area Measured
Sea Wall Footprint

Size Class (cm):	# Corals <15 (Not Relocating)	Total Area	#Corals >15 (Poss. Relocating)	Total Area	Total (s/cm)
Coral Species					
Siderastrea radians	1	62.75 s/cm	1	294.41 s/cm	357.16 s/cm
Totals by size/area (s/cm)	1	62.75 s/cm	1	294.41 s/cm	357.16 s/cm

Total of 2 Coral Colonies in Sea Wall Footprint are encrusted on concrete and are not recommended for relocation due to their sizes and fragility.

Note:
Calculations of square centimeters based on formula of oblate domes from www.m*onolithic.com by David South Jr., Italy, TX*

Coral Inventory by Harry A. DeLashmutt, Biosurveys, Inc. 5/9/13

TABLE I

Coral Inventory: Abundance and Size Class Observed at Site
On Concrete Bags at South End of East Sea Wall

Size Class (cm):	0-<10	10-<15	15-<20	20-<40	40-<50	50+	Total
Coral Species							
Siderastrea radians	7		2				9
Totals by size class:	7		2				9

Note: Total of 9 coral colonies are found within the Sea Wall footprint on Concrete Bags stacked one on the other and all are the Lesser Starlet Coral. All are encrusted to the bags and are recommended for relocation on the bags.

TABLE II

Coral Inventory: Encrusting Coral Surface Area Measured
On Concrete Bags at South End of East Sea Wall

Size Class (cm):	# Corals <15 (Not Relocating)	Total Area	#Corals >15 (Poss. Relocating)	Total Area	Total (s/cm)
Coral Species					
Siderastrea radians	7	97.33 s/cm	2	452.34	549.67 s/cm
Totals by size/area (s/cm)	7	97.33 s/cm	2	452.34	549.67 s/cm

Coral Inventory & Report by Harry A. DeLashmutt, Biosurveys, Inc. – 1/15/14

Coral Reporting - TABLE I

Coral Inventory: Abundance and Size Class Observed at Site
Of Flow Pipe Openings (4) Adjacent to East Sea Wall

Size Class (cm) dia:	0-<10	10-<15	15-<20	20-<40	40-<50	50+	Total
Coral Species							
Siderastrea radians	31	7	6	5		1	50
Totals by size class:	31	7	6	5		1	50

TABLE II

Coral Inventory: Encrusting Coral Surface Area Measured
Of Flow Pipe Openings (4) Adjacent to East Sea Wall

Size Class (cm):	# Corals <15 (Not Relocating)	Total Area	#Corals >15 (Poss. Relocating)	Total Area	Total (s/cm)
Coral Species					
Siderastrea radians	38	1,739.11 s/cm	12	4,252.53 s/cm	5,991.64 s/cm
Totals by size/area	38	6,466.11 s/cm	12	4,252.53 s/cm	5,991.64 s/cm

Total of 50 Coral Colonies are encrusted on the surface opening of concrete flow pipes adjacent to a sea wall needing repair or re-construction. The openings are out of the way of the wall but will need to be protected from construction activity. The coral are not recommended for relocation due to their fragility and attachment to the concrete.

Note:
Calculations of square centimeters based on formula of oblate domes from www.m*onolithic.com by David South Jr., Italy, TX*

Coral Inventory by Harry A. DeLashmutt, Biosurveys, Inc. 1/15/14

Coral Tables Summary of Flow Pipes

Pipe A – 11 Coral Colonies & 993.88 s/cm of surface area
Pipe B – 8 Colonies & 872.71 s/cm of surface area
Pipe C – 20 Colonies & 973.25 s/cm of surface area
Pipe D – 11 Colonies & 3,151.80 s/cm of surface area
Total of 50 Coral Colonies and 5991.64 s/cm surface area

Coral Field Data Sheet — Proposed Project - Oceanside Resort - East Sea Wall

Table III - Raw Data

Size Class (cm)	1x1	2x2	3x3	4x4	5x5	6x6	7x7	8x8	9x9	10x10	11x11	18x18	Total
Species Name													
Dichocoenia Stokesi													
Colpophyllia natans													
Diploria strigosa													
Favia fragum													
Isophyllia sinousa													
Mussa angulosa													
Montastraea cavern.													
Montastraea faveol.													
Mycetophyllia aliciae													
Porites porites													
Siderastrea sidera													
Siderastrea radians								1				1	2
Total by Size Class								1				1	2

Data Collection of Field Assessment by: Harry DeLashmutt
Oceanside Resort Benthic
Date: 1/15/14
Biosurveys, Inc

Coral Field Data Sheet — Proposed Project - Oceanside Resort - Conc. Bags on Sea Wall

Table III - Raw Data

Size Class (cm)	1x1	2x2	3x3	4x4	5x5	6x6	7x7	8x8	9x9	10x10	11x11	15x15	16x16	Total
Species Name														
Dichocoenia Stokesi														
Colpophyllia natans														
Diploria strigosa														
Favia fragum														
Isophyllia sinousa														
Mussa angulosa														
Montastraea cavern.														
Montastraea faveol.														
Mycetophyllia aliciae														
Porites porites														
Siderastrea sidera														
Siderastrea radians	2	4							1			1	1	9
Total by Size Class	2	4							1			1	1	9

Data Collection of Field Assessment by: Harry DeLashmutt
Oceanside Resort Benthic
Date: 1/15/14
Biosurveys, Inc

Table III - Raw Data

Coral Field Data Sheet — Proposed Project - Oceanside Resort - Flow Pipe A

Size Class (cm)	1x1	2x2	3x3	4x4	5x5	6x6	7x7	8x8	9x9	10x10	18x18	26x11	23x10		Total		
Species Name																	
Dichocoenia Stokesi																	
Colpophyllia natans																	
Diploria strigosa																	
Favia fragum																	
Isophyllia sinousa																	
Mussa angulosa																	
Montastraea cavern.																	
Montastraea faveol.																	
Mycetophyllia aliciae																	
Porites porites																	
Siderastrea sidera																	
Siderastrea radians		1	3	2	1					1	1	1	1		11		
Total by Size Class		1	3	2	1					1	1	1	1		11		

Data Collection of Field Assessment by: Harry DeLashmutt
Oceanside Resort Benthic
Date: 1/15/14
Biosurveys, Inc

Table III - Raw Data

Coral Field Data Sheet — Proposed Project - Oceanside Resort - Flow Pipe B

Size Class (cm)	1x1	2x2	3x3	4x4	5x5	6x6	7x7	8x8	9x9	10x10	12x12	13x13	50x8		Total		
Species Name																	
Dichocoenia Stokesi																	
Colpophyllia natans																	
Diploria strigosa																	
Favia fragum																	
Isophyllia sinousa																	
Mussa angulosa																	
Montastraea cavern.																	
Montastraea faveol.																	
Mycetophyllia aliciae																	
Porites porites																	
Siderastrea sidera																	
Siderastrea radians				2	1			2			1	1	1		8		
Total by Size Class				2	1			2			1	1	1		8		

Data Collection of Field Assessment by: Harry DeLashmutt
Oceanside Resort Benthic
Date: 1/15/14
Biosurveys, Inc

Table III - Raw Data

Coral Field Data Sheet — Proposed Project - Oceanside Resort - Flow Pipe C

Size Class (cm)	1x1	2x2	3x3	4x4	5x5	6x6	7x7	8x8	9x9	11x11	12x12	13x13	22x9		Total		
Species Name																	
Dichocoenia Stokesi																	
Colpophyllia natans																	
Diploria strigosa																	
Favia fragum																	
Isophyllia sinousa																	
Mussa angulosa																	
Montastraea cavern.																	
Montastraea faveol.																	
Mycetophyllia aliciae																	
Porites porites																	
Siderastrea sidera																	
Siderastrea radians		5	5	1	1	1	2			1	2	1	1		20		
Total by Size Class		5	5	1	1	1	2			1	2	1	1		20		

Data Collection of Field Assessment by: Harry DeLashmutt
Oceanside Resort Benthic
Date: 1/15/14
Biosurveys, Inc

Table III - Raw Data

Coral Field Data Sheet — Proposed Project - Oceanside Resort - Flow Pipe D

Size Class (cm)	1x1	2x2	3x3	4x4	5x5	6x6	7x7	10x10	14x14	16x16	17x17	18x18	20x20	21X21	34x30		Total
Species Name																	
Dichocoenia Stokesi																	
Colpophyllia natans																	
Diploria strigosa																	
Favia fragum																	
Isophyllia sinousa																	
Mussa angulosa																	
Montastraea cavern.																	
Montastraea faveol.																	
Mycetophyllia aliciae																	
Porites porites																	
Siderastrea sidera																	
Siderastrea radians				2				1	1	1	2	1	1	1	1		11
Total by Size Class				2				1	1	1	2	1	1	1	1		11

Data Collection of Field Assessment by: Harry DeLashmutt
Oceanside Resort Benthic
Date: 1/15/14
Biosurveys, Inc

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

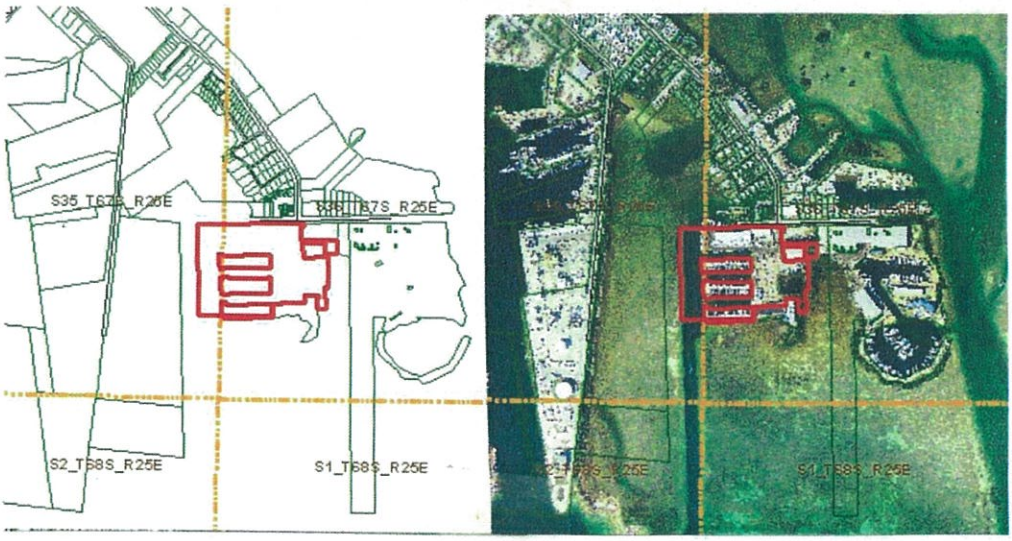
Alternate Key: 1161624 Parcel ID: 00127420-000000

Ownership Details

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

Property Details

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



Wetland Delineation

of

Oceanside Marina & Condominium East Parcel – Stock Island - Monroe County
RE# 00127420-000000 - Sec35-Twn67-Rge25

for

Oceanside Investors LLC – Property Owners
5640 Laurel Ave.
Key West, FL 33040-5915

January 15, 2014

Conducted by: Harry A. DeLashmutt, Consultant

Biosurveys, Inc.
794 26th Street
Marathon, Florida 33050
Phone – (305) 942-9221
hdelashmutt@comcast.net

Delineation

Introduction:
The site visit and assessment of a portion (Parcel) of the property was conducted on December 26, 2013 by the undersigned. The parcel is a commercial boat yard and marina complex area with boat storage currently the primary use of the land. The subject land has been developed in the past - Monroe County Tax Appraiser's website shows the development in 2002. An assessment of the land indicates a past mitigation of stormwater at the site using fill berms along the shoreline and storage swales constructed in the upland areas. Water flow appears to be moving into a parking area and boat storage lot rather than the swales. Construction of a large boat storage building is shedding the roof water to the boat storage lot. In addition, the lot is low in elevation and subterranean moisture is wicking into the soils. This wicking action is helping to maintain the low quality wetland in a portion of the Parcel. This delineation identifies the wetland and marks it for re-development planning. The property lines were identified with surveyor's pins and a recent survey. The base for the delineation is a recent land survey with elevations and the delineation.

The parcel was inspected for vegetation listed as threatened, of special concern, protected, regionally important, commercially exploited, or any endangered species. Any wetlands located on the parcel were to be delineated and documented by mapping. The size was measured and marked for any wetland area noted.

Vegetative Analysis of Property
The functionality of a wetland depends on the type and number of plants that only grow in wet environments (wetland indicators), the soil indicators of being wet the majority of the time, and periodic flooding or standing of water on a particular site. These three indicators are usually present if there is a wetland. The subject parcel that is being evaluated was inspected and a portion of it was found to have a wetland based on the three wetland indicators. The wetland does not score very high in quality due to the lack of diversity of wetland plants, poor soil horizons, and seasonal dryness. The plants and soil characteristics do indicate seasonal flooding and standing water on the storage lot of the parcel. The soils around the eastern end of the parcel have a darker surface layer on an average of 3 inches deep. There is algal mat also indicating water standing for long periods of time. In addition, the subject lot elevation is low and there is wicking action to the surface from subterranean tidal water. A test well shows water at 9" below the surface in the center of the lot (see location on Delineation Map below). This maintains a constant dampness that supports specialized wetland indicators. These plants are listed and mapped following this narrative.

The only native woody trees or bushes on the property are small Buttonwoods in a transition zone with the shoreline mangroves. The sparse ground cover is the dominant vegetation making up 76% of the parcel. Invasive exotics are dominant in the man-made swale to the east of the boat storage building. The two key exotic species are Australian Pine and Brazilian Pepper.

Wetland Issues of the Property:

This Parcel has a section of wetland that can be identified using the protocol of the State. The extent of what is called the wetlands jurisdiction is determined by analysis of the soils, the lot hydrology, and the specialized plants growing in the wet or flooded state. The delineation involves the agreement of the presence of a wetland by the US Army Corps of Engineers, the State of Florida Department of Environmental Protection or the South Florida Water Management District, and the Monroe County Department of Growth Management. It is an imaginary line that separates upland from wetlands. In the case of this parcel, there is strong evidence that there is a wetland involved. A joint application for a development permit needs to precede any development planning on this lot. The development plans for this lot will ultimately need to be reviewed by the above agencies and a final determination made for permits and any possible mitigation. The mapping of the wetland delineation on this lot depicts the wetland characteristics identified by a private biologist and may not the final determinant for any mitigation for development.

Protected or Endangered Species:
There are no listed or endangered species found on this Parcel. The mangroves along the shoreline of the parcel are protected by the State of Florida. A review of the Monroe County Protected or Endangered Species Maps revealed no wildlife habitat issues or zones of probable occurrence for the subject parcel. There is no Stock Island Tree Snail habitat on the Parcel.

Plant Codes for The Vegetative Species List Below are:
Protected (P); Threatened (T); Endangered (E); Invasive Exotic (IEX); Exotic (EX); Native plant codes are (N) followed by their status or value as a wetland indicator. FAC – Facultative; FACW – Facultative Wet; and OBL – Obligate. These three types of vegetation status form the basis of a unified Statewide or Federal methodology for the delineation of wetlands to satisfy the mandate of section 373.421 Florida Statutes and codified in 62.340, Florida Administrative Code – "Delineation of the Landward Extent of Wetlands and Surface Waters".

Oceanside Resort – East Parcel

Wetland Plant Indicator Species List of Parcel

Common Name	Scientific Name	Status	Notes
Beach Carpet	*Philoxerus vermicularis*	FACW	9%
Blue Stem	*Schizachyrium rhizomatum*	FACW	4%
Buttonwood	*Conocarpus erectus*	FACW	4%
Cord Grass	*Spartina alterniflora*	OBL	3%
Hurricane Grass	*Fimbristylis spathacea*	FACW	26%
Salt Grass	*Distichlis spicata*	FACW	19%
Saltwort	*Batis maritima*	OBL	2%
Sea Daisy	*Borrichia frutescens*	OBL	5%
Sea Purslane	*Sesuvium maritimum*	FACW	12%
	Sesuvium protulacastrum	FACW	2%

Seashore Dropseed	*Sporobolus virginicus*	OBL	10%
Suaeda	*Suaeda linearis*	OBL	4%

Invasive Exotic Plants:

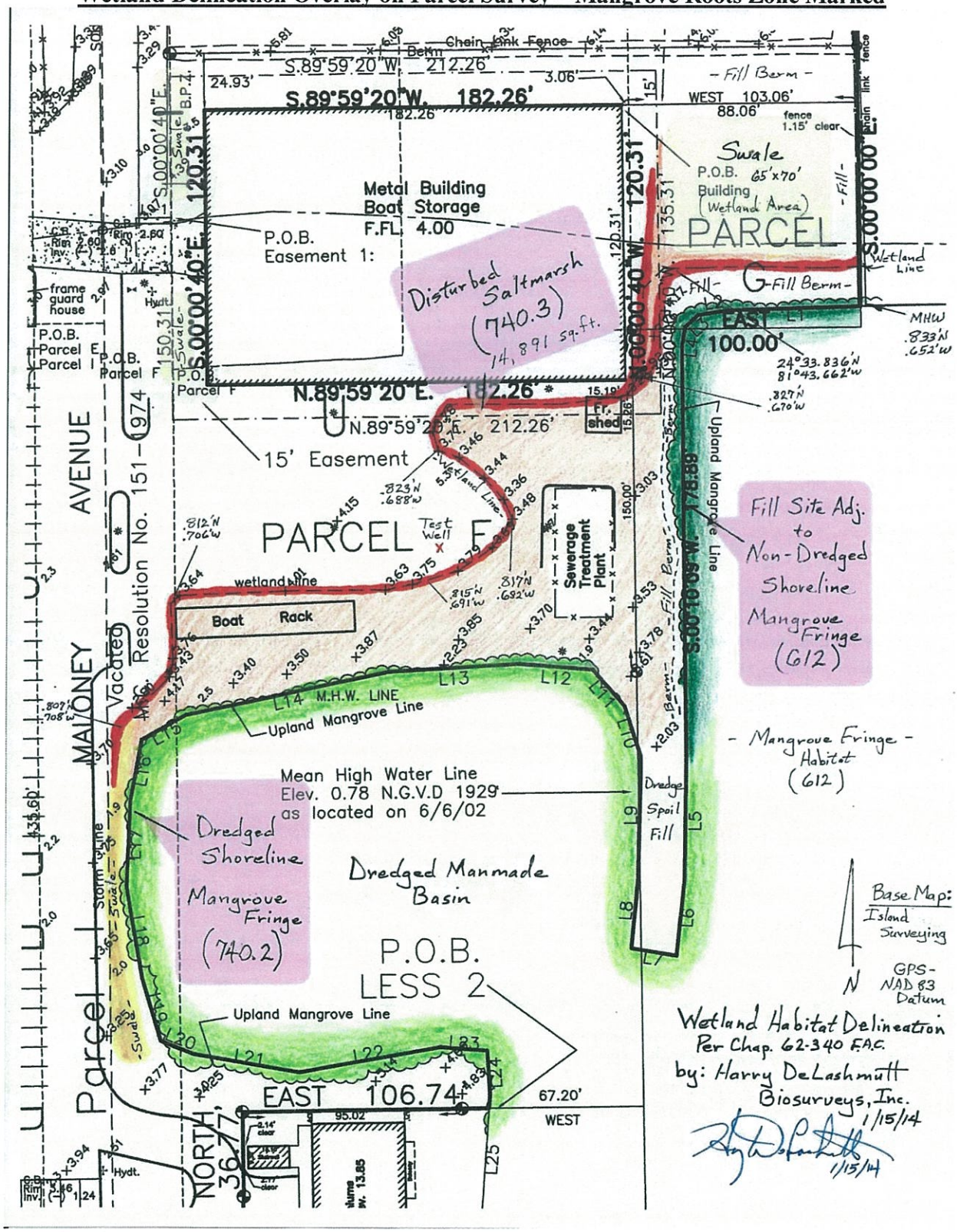
Australian Pine	*Casuarina spp.*	IEX I
Brazilian Pepper	*Shinus terebinthifolius*	IEX I

Contacts:

Please contact Harry DeLashmutt at (305) 942-9221 for any further analysis, recommendations or questions concerning this vegetative survey. Contact the County biologist (305) 289-2500 for specific requirements or permits necessary for any action dealing with the removal or disturbance of vegetation on this site.

Aerial Photo of Parcel for Wetland Assessment – Google Photo taken 3/6/13

Wetland Delineation Overlay on Parcel Survey – Mangrove Roots Zone Marked

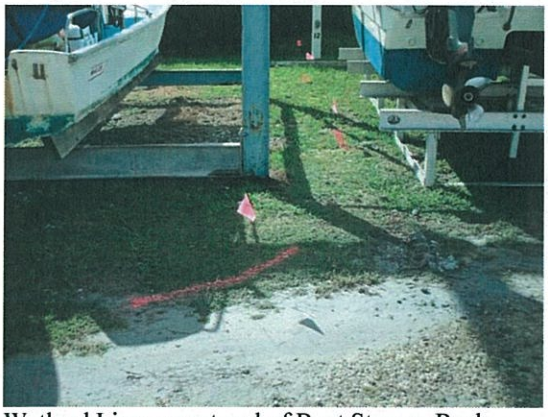


Harry DeLashmutt

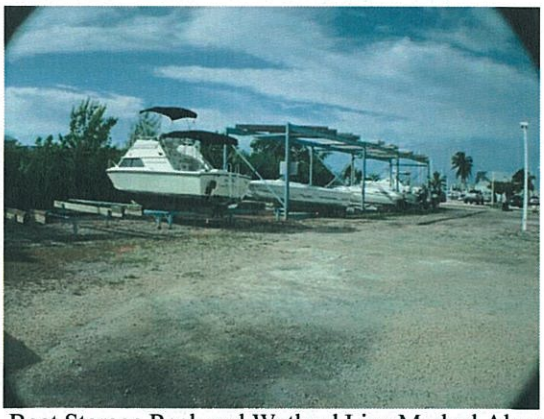
Delineation & Report conducted by Harry DeLashmutt, Consulting Biologist - January 15, 2014

Area East of Storage Lot Behind Treatment Plant

Storage Shed near Boat House – Hurricane Grass

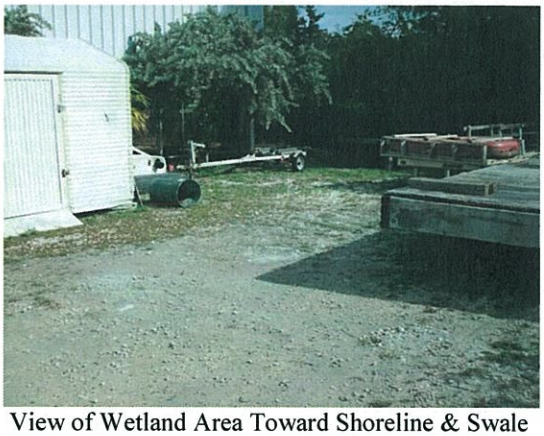


Wetland Line – west end of Boat Storage Rack



Boat Storage Rack and Wetland Line Marked Along Front

Test Well – In Center of Storage Lot - 9" to Water



View of Wetland Area Toward Shoreline & Swale

Monroe County, Florida

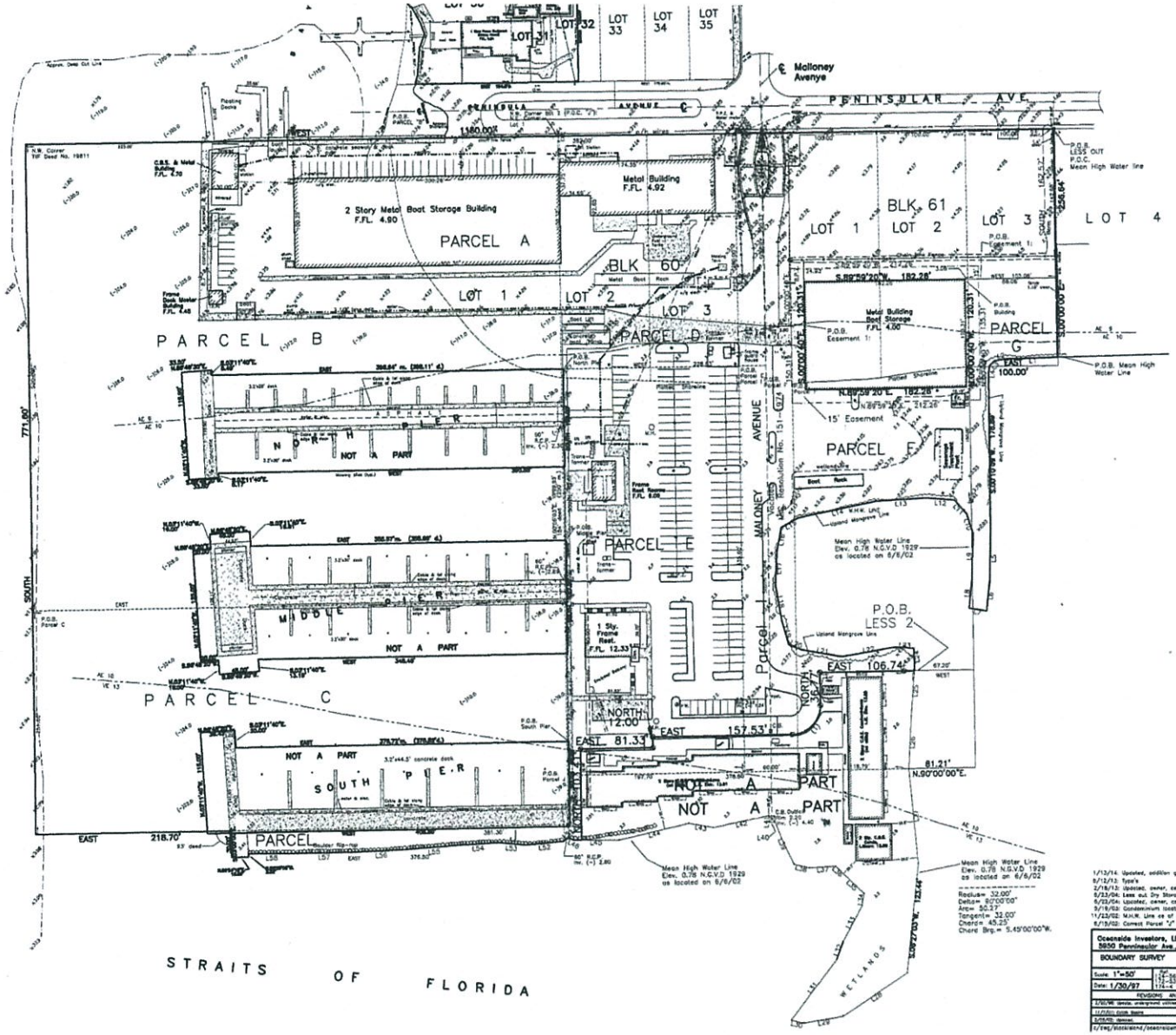
MCPA GIS Public Portal

MONROE COUNTY PROPERTY
APPRAISER OFFICE

THIS PROPERTY LOCATION MAP HAS BEEN COMPILED FOR INTERNAL OFFICE USE AS AN AID IN THE PREPARATION OF THE MONROE COUNTY TAX ROLL. IT IS NOT A SURVEY AND THE OWNERSHIP INFORMATION DEPICTED THEREON SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES. NEITHER MONROE COUNTY NOR THE OFFICE OF THE PROPERTY APPRAISER ASSUMES RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.

1:2,378

Date: 12/21/2013



LINE TABLE

Line	Bearing	Distance
L1	S.89°44'38"W.	16.00'
L2	S.89°44'38"W.	7.65'
L3	S.89°44'38"W.	7.65'
L4	S.89°44'38"W.	9.08'
L5	S.89°44'38"W.	12.06'
L6	S.89°44'38"W.	33.31'
L7	S.89°44'38"W.	33.31'
L8	S.89°44'38"W.	33.31'
L9	N.00°15'22"W.	32.00'
L10	N.00°15'22"W.	32.00'
L11	N.00°15'22"W.	32.00'
L12	N.00°15'22"W.	32.00'
L13	N.00°15'22"W.	32.00'
L14	N.00°15'22"W.	32.00'
L15	N.00°15'22"W.	32.00'
L16	N.00°15'22"W.	32.00'
L17	N.00°15'22"W.	32.00'
L18	N.00°15'22"W.	32.00'
L19	N.00°15'22"W.	32.00'
L20	N.00°15'22"W.	32.00'
L21	N.00°15'22"W.	32.00'
L22	N.00°15'22"W.	32.00'
L23	N.00°15'22"W.	32.00'
L24	N.00°15'22"W.	32.00'
L25	N.00°15'22"W.	32.00'
L26	N.00°15'22"W.	32.00'
L27	N.00°15'22"W.	32.00'
L28	N.00°15'22"W.	32.00'
L29	N.00°15'22"W.	32.00'
L30	N.00°15'22"W.	32.00'
L31	N.00°15'22"W.	32.00'
L32	N.00°15'22"W.	32.00'
L33	N.00°15'22"W.	32.00'
L34	N.00°15'22"W.	32.00'
L35	N.00°15'22"W.	32.00'
L36	N.00°15'22"W.	32.00'
L37	N.00°15'22"W.	32.00'
L38	N.00°15'22"W.	32.00'
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L41	N.00°15'22"W.	32.00'
L42	N.00°15'22"W.	32.00'
L43	N.00°15'22"W.	32.00'
L44	N.00°15'22"W.	32.00'
L45	N.00°15'22"W.	32.00'
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L47	N.00°15'22"W.	32.00'
L48	N.00°15'22"W.	32.00'
L49	N.00°15'22"W.	32.00'
L50	N.00°15'22"W.	32.00'
L51	N.00°15'22"W.	32.00'
L52	N.00°15'22"W.	32.00'
L53	N.00°15'22"W.	32.00'
L54	N.00°15'22"W.	32.00'
L55	N.00°15'22"W.	32.00'
L56	N.00°15'22"W.	32.00'
L57	N.00°15'22"W.	32.00'
L58	N.00°15'22"W.	32.00'
L59	N.00°15'22"W.	32.00'
L60	N.00°15'22"W.	32.00'
L61	N.00°15'22"W.	32.00'
L62	N.00°15'22"W.	32.00'
L63	N.00°15'22"W.	32.00'
L64	N.00°15'22"W.	32.00'
L65	N.00°15'22"W.	32.00'
L66	N.00°15'22"W.	32.00'
L67	N.00°15'22"W.	32.00'
L68	N.00°15'22"W.	32.00'
L69	N.00°15'22"W.	32.00'
L70	N.00°15'22"W.	32.00'
L71	N.00°15'22"W.	32.00'
L72	N.00°15'22"W.	32.00'
L73	N.00°15'22"W.	32.00'
L74	N.00°15'22"W.	32.00'
L75	N.00°15'22"W.	32.00'
L76	N.00°15'22"W.	32.00'
L77	N.00°15'22"W.	32.00'
L78	N.00°15'22"W.	32.00'
L79	N.00°15'22"W.	32.00'
L80	N.00°15'22"W.	32.00'
L81	N.00°15'22"W.	32.00'
L82	N.00°15'22"W.	32.00'
L83	N.00°15'22"W.	32.00'
L84	N.00°15'22"W.	32.00'
L85	N.00°15'22"W.	32.00'
L86	N.00°15'22"W.	32.00'
L87	N.00°15'22"W.	32.00'
L88	N.00°15'22"W.	32.00'
L89	N.00°15'22"W.	32.00'
L90	N.00°15'22"W.	32.00'
L91	N.00°15'22"W.	32.00'
L92	N.00°15'22"W.	32.00'
L93	N.00°15'22"W.	32.00'
L94	N.00°15'22"W.	32.00'
L95	N.00°15'22"W.	32.00'
L96	N.00°15'22"W.	32.00'
L97	N.00°15'22"W.	32.00'
L98	N.00°15'22"W.	32.00'
L99	N.00°15'22"W.	32.00'
L100	N.00°15'22"W.	32.00'
L101	N.00°15'22"W.	32.00'
L102	N.00°15'22"W.	32.00'
L103	N.00°15'22"W.	32.00'
L104	N.00°15'22"W.	32.00'
L105	N.00°15'22"W.	32.00'
L106	N.00°15'22"W.	32.00'
L107	N.00°15'22"W.	32.00'
L108	N.00°15'22"W.	32.00'
L109	N.00°15'22"W.	32.00'
L110	N.00°15'22"W.	32.00'
L111	N.00°15'22"W.	32.00'
L112	N.00°15'22"W.	32.00'
L113	N.00°15'22"W.	32.00'
L114	N.00°15'22"W.	32.00'
L115	N.00°15'22"W.	32.00'
L116	N.00°15'22"W.	32.00'
L117	N.00°15'22"W.	32.00'
L118	N.00°15'22"W.	32.00'
L119	N.00°15'22"W.	32.00'
L120	N.00°15'22"W.	32.00'
L121	N.00°15'22"W.	32.00'
L122	N.00°15'22"W.	32.00'
L123	N.00°15'22"W.	32.00'
L124	N.00°15'22"W.	32.00'
L125	N.00°15'22"W.	32.00'
L126	N.00°15'22"W.	32.00'
L127	N.00°15'22"W.	32.00'
L128	N.00°15'22"W.	32.00'
L129	N.00°15'22"W.	32.00'
L130	N.00°15'22"W.	32.00'
L131	N.00°15'22"W.	32.00'
L132	N.00°15'22"W.	32.00'
L133	N.00°15'22"W.	32.00'
L134	N.00°15'22"W.	32.00'
L135	N.00°15'22"W.	32.00'
L136	N.00°15'22"W.	32.00'
L137	N.00°15'22"W.	32.00'
L138	N.00°15'22"W.	32.00'
L139	N.00°15'22"W.	32.00'
L140	N.00°15'22"W.	32.00'
L141	N.00°15'22"W.	32.00'
L142	N.00°15'22"W.	32.00'
L143	N.00°15'22"W.	32.00'
L144	N.00°15'22"W.	32.00'
L145	N.00°15'22"W.	32.00'
L146	N.00°15'22"W.	32.00'
L147	N.00°15'22"W.	32.00'
L148	N.00°15'22"W.	32.00'
L149	N.00°15'22"W.	32.00'
L150	N.00°15'22"W.	32.00'
L151	N.00°15'22"W.	32.00'
L152	N.00°15'22"W.	32.00'
L153	N.00°15'22"W.	32.00'
L154	N.00°15'22"W.	32.00'
L155	N.00°15'22"W.	32.00'
L156	N.00°15'22"W.	32.00'
L157	N.00°15'22"W.	32.00'
L158	N.00°15'22"W.	32.00'
L159	N.00°15'22"W.	32.00'
L160	N.00°15'22"W.	32.00'
L161	N.00°15'22"W.	32.00'
L162	N.00°15'22"W.	32.00'
L163	N.00°15'22"W.	32.00'
L164	N.00°15'22"W.	32.00'
L165	N.00°15'22"W.	32.00'

1/13/14: Updated, addition grades, depths, wetland and mangrove lines
5/12/13: Type's
2/18/13: Updated, owner, certs., front entrance, FIRM, miscellaneous improvements
5/23/04: Less out Dry Storage
5/23/04: Updated, owner, cert. numerous changes
3/15/03: Condominium location
11/23/02: M.H.W. Line as of 6/6/02
6/13/02: Correct Parcel "J"

Sheet 2 of 2

Oceanside Investors, LLC
3950 Peninsular Ave., Key West, FL 33040

BOUNDARY SURVEY

Dwn No.: 13-307

Scale: 1"=50'
Date: 1/30/97
Field Book: 13-36 / 13-53
Page: 174-4
Field Date: 1/29 & 1/30 '97
Field Crew: 2 Man
Dwn. By: F.H.N.
Flood Zone: X
Flood Elev.: N/A

REVISIONS AND/OR ADDITIONS

2/20/98: Denote underground utilities	2/16/98: Updated
11/17/01: Update Deeds	6/13/02: Tech.
5/23/02: Denote	6/13/02: PEN

F:\eng\dosboard\oceansideinc\inc

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, FL 33040

(305) 293-0466
Fax. (305) 293-0337
nicole@keysouth.net
L.B. No. 7700

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

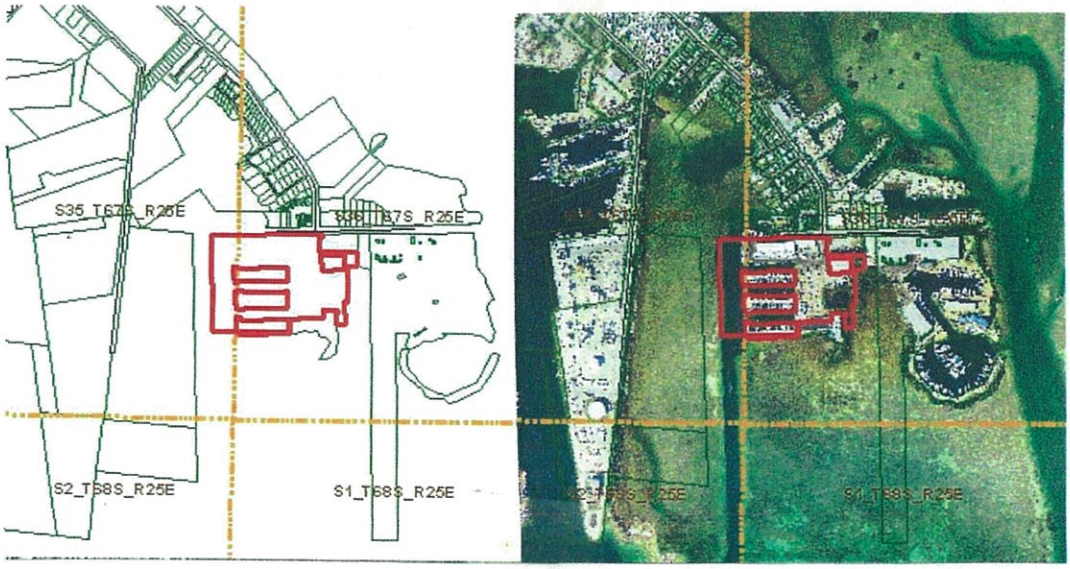
Alternate Key: 1161624 Parcel ID: 00127420-000000

Ownership Details

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

Property Details

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



Tab 10 – Community Impact Statement

Item Not Submitted. Applicant will Supplement Application upon Receipt of Item.

Tab 11 – Signed and Sealed Site Plan

Please See Attached Item

Tab 12 – Landscape Plan

Please See Attached Item

Tab 13 – Stormwater/Surface Water Management Plan

Please See Attached Item

Tab 14 – Building Floor Plan

Please See Attached Item

Tab 15 – Building Elevations

Please See Attached Item

Tab 16 – Traffic Study

Item Not Submitted. Applicant will Supplement Application upon Receipt of Item.

Tab 17 – Construction Management Plan

Please See Attached Item

Tab 18 – Mailing Labels (300' Radius)

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

UP DEVELOPMENT KEY WEST HOLDINGS LLC
C/O OFSM MGT OFFICE
3201 E COLONIAL DR OFC
ORLANDO, FL 32803-5198

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

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

BACLE PETER L
15 AMARYLLIS DR
KEY WEST, FL 33040

BRUMBAUGH JOHN R
3310 N 4TH ST
HARRISBURG, PA 17110-1413

HOYT R ASHLEY
3420 DUCK AVE
KEY WEST, FL 33040

AKTABOWSKI FRANK AND ANN M
989 OLD GREENVILLE RD
FAYETTEVILLE, GA 30215-7042

UP DEVELOPMENT KEY WEST HOLDINGS LLC
C/O OFSM MGT OFFICE
3201 E COLONIAL DR OFC
ORLANDO, FL 32803-5198

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

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

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

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

PINA DELORES
6800 MALONEY AVE LOT 59
KEY WEST, FL 33040-8111

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

BEAM DAVID J AND RACHEL S
1692 PINE CHANNEL DR
SUMMERLAND KEY, FL 33042-5718

CAMPBELL EDWARD L AND PAMELA JO
611 SYCAMORE ST
RAVENSWOOD, WV 26164-1527

BITTNER BEVERLY A
6800 MALONEY AVE LOT 39
KEY WEST, FL 33040-8112

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

FLENARD DIANA L
6800 MALONEY AVE LOT 44
KEY WEST, FL 33040-8112

LEWIS MARK AND BETH
2075 WOOD ROAD
LEBANON, OH 45036

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

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

SAWYER GREGORY M
6800 MALONEY AVE LOT 37
KEY WEST, FL 33040-8109

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

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

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

WOLZ ROBERT J
PO BOX 1411
KEY WEST, FL 33041

DEPIERRO RICHARD
PO BOX 35
SAG HARBOR, NY 11963-0001

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

Easy Peel® Labels
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SESSLER WANDA
6800 MALONEY AVE LOT 42
KEY WEST, FL 33040-8112

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

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

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

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

UP DEVELOPMENT KEY WEST HOLDINGS LLC
C/O OFSM MGT OFFICE
3201 E COLONIAL DR OFC
ORLANDO, FL 32803-5198

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

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

SICINSKI WALTER AND BENNETT MONICA
142 TYRREL AVE
TORONTO, ONTARIO M6G 2G7

UP DEVELOPMENT KEY WEST HOLDINGS LLC
C/O OFSM MGT OFFICE
3201 E COLONIAL DR OFC
ORLANDO, FL 32803-5198

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

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

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

GORDON LYNN J
P O BOX 131
CAPTAIN COOK, HI 96704

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

SIMPSON DANIEL J
6800 MALONEY AVE LOT 35
KEY WEST, FL 33040-8109

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

NGUYEN VINCENT H
6900 MALONEY AVE UNIT 11
KEY WEST, FL 33040-6060

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

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

RCM OF KEY WEST LLC
1025 SANDYS WAY
KEY WEST, FL 33040

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

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

BUBBUS DAVID AND ELIZABETH DIANE JT REV TR
9/16/11
216 N SHORE DR
RUSSELLVILLE, AR 72802-8827

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

BEAN LINDA
21945 MINNETONKA BLVD
EXCELSIOR, MN 55331-8616

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

SIMONTON ROW LTD
1109 EATON ST
KEY WEST, FL 33040

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

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PRITZ DALE
1832 SCHAWAN LN
YORK, PA 17402

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

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

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

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

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

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

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

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

SIMON CHARLES T
STE 206
23550 CENTER RIDGE RD
WESTLAKE, OH 44145-3655

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

LANDIS OLIVER
2740 W FRANKLIN BLVD
GASTONIA, NC 28052

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

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

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

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

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

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

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

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

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

ESTILL ROBERT I
2026 S QUEEN ST
YORK, PA 17403

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

BLUEWATER INVESTMENT LP
142 JFK DR
ATLANTIS, FL 33462

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

MARLIN INTEGRATED CAPITAL III LLC
C/O MCCANN MICHELLE CPA
180 SUGARLOAF DR
SUMMERLAND KEY, FL 33042-3673

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

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

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

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

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

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

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

WHITEHEAD BRIAN J
49 SUNSET KEY
KEY WEST, FL 33040

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

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

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

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

HOWELL WALTER W REV TR DTD 6-97
106 KIMBALL POND RD
CANTERBURY, NH 03224

BERMAN BENJAMIN REV TRUST 12/21/2006
6800 MALONEY AVE LOT 55
KEY WEST, FL 33040-6073

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

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

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

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

MOREAN WILLIAM D LV TR DTD 4-7-81 AND
REST 11-3-93
2201 4TH ST N STE 201
SAINT PETERSBURG, FL 33704-4300

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

DBGB REV LIV TR
26 HINA ST
HILO, HI 96720

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

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

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

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

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

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

BLUEWATER INVESTMENT LP
142 JFK DR
ATLANTIS, FL 33462

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

ESTILL ROBERT I
2026 S QUEEN ST
YORK, PA 17403

SIMONTON ROW LTD
1109 EATON ST
KEY WEST, FL 33040

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

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

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

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

FOLEY WALTER ALLEN
875 W LOOP 304
CROCKETT, TX 75835

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

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

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

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

UP DEVELOPMENT KEY WEST HOLDINGS LLC
C/O OFSM MGT OFFICE
3201 E COLONIAL DR OFC
ORLANDO, FL 32803-5198

BREINES STEVEN
165 HORTON ST
BRONX, NY 10464-1620

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

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

BLUEWATER INVESTMENT LP
142 JFK DR
ATLANTIS, FL 33462

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

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

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

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

ARMOUR JAMES
4449 BAY SHORE RD
SARASOTA, FL 34234-3712

KEY WEST MARINA INVESTMENTS LLC
6000 PENINSULAR AVE
KEY WEST, FL 33040-6082

KEY WEST MARINA INVESTMENTS LLC
6000 PENINSULAR AVE
KEY WEST, FL 33040-6082

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

EL PESCADOR ENTERPRISES INC
917 EATON ST
KEY WEST, FL 33040-6922

KEY WEST 80 LLC
26640 EDGEWOOD RD
EXCELSIOR, MN 55331-8339

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

HAYMAKER JAMES
326 WHITEHEAD ST
KEY WEST, FL 33040-6543

KEY WEST MARINA INVESTMENTS LLC
6000 PENINSULAR AVE
KEY WEST, FL 33040-6082

KEY WEST MARINA INVESTMENTS LLC
6000 PENINSULAR AVE
KEY WEST, FL 33040-6082

COOPER PETE AND DIANE
1108 TRUMAN AVE
KEY WEST, FL 33040-3352

KEY WEST MARINA INVESTMENTS LLC
3949 EVANS AVE STE 102
FORT MYERS, FL 33901-9386

HILDEBRANDT FREDERICK AND SUSAN
1901 S ROOSEVELT BLVD APT 401E
KEY WEST, FL 33040-5249

BACLE PETER M AND MONICA
15 AMARYLLIS DR
KEY WEST, FL 33040

BAMPARTNERS LP
PO BOX 287
SOUTHFIELD, MI 48037-0287

ROGGERO HARRY J JR LIVING TRUST 10/1/2012
21 PARKER AVE
NEWPORT, RI 02840-6940

KEY WEST MARINA INVESTMENTS LLC
6000 PENINSULAR AVE
KEY WEST, FL 33040-6082

BEHMKE JOHN J AND KAY D
PO BOX 344
KEY WEST, FL 33041-0344

PORTER POWELL DOUGLAS
95510 OVERSEAS HWY
KEY LARGO, FL 33037

HARLOW JAMES MYRON DECLARATION TRUST
12/7/2001
16657 HOLLY LN
SUMMERLAND KEY, FL 33042-3508

SHIELD LINDA DEC TR 7/7/97
920 VIRGINIA ST
KEY WEST, FL 33040

COLLINS J FRED
63 DOLPHIN COVE QUAY
STAMFORD, CT 06902-7715

BENEDETTO GEORGE
4421 JEFFERSON HWY
JEFFERSON, LA 70121-1308

PFENT DAVID J
512 NOAH LANE
KEY WEST, FL 33040

OSM SLIPS LLC
6810 FRONT ST
KEY WEST, FL 33040-6040

MAUN FAMILY TRUST 9/4/2013
225 CHEROKEE LN
CARBONDALE, CO 81623-9410

COX STANLEY A
1648 RICHMOND RD
LEXINGTON, KY 40502

CALYPSO WATER SPORTS AND CHARTERS
257 ATLANTIC BLVD
KEY LARGO, FL 33037

GAP PROPERTIES OF SW FLORIDA 1 INC
4737 OAK RUN DR
SARASOTA, FL 34243

SCHOEPKE CRAIG A AND NANCY C
29550 WEST CAHILL CT
BIG PINE KEY, FL 33043

OYSTER POINT PROPERTIES LLC
105 E ST
HAMPTON, VA 23661

RICE DAVID P AND MARY L
133 MOCKINGBIRD LN
MARATHON, FL 33050-2482

MOREAN WILLIAM D LV TR DTD 4-7-81 AND
REST 11-3-93
2201 4TH ST N STE 201
SAINT PETERSBURG, FL 33704-4300

MARY B REAL ESTATE LLC
2718 HARRIS AVE
KEY WEST, FL 33040-3955

CROWE TIMOTHY J AND DEBORAH R
1707 PATRICIA ST
KEY WEST, FL 33040

LAMILA LIMITED LIABILITY PARTNERSHIP
20 HIDDEN HILLS WAY
ARDEN, NC 28704-6110

FOLEY WALTER AND KAY TRUST 4/16/07
C/O FOLEY WALTER A AND MURLYN KAY
TRUSTEES
875 WEST LOOP 304
CROCKETT, TX 75835

RICHARDS LIVING TRUST 7/20/2007
C/O RICHARDS DEAN ALLEN JR TRUSTEE
1214 VON PHISTER ST
KEY WEST, FL 33040

WEYMOUTH LISA A
P O BOX 791249
PAIA, HI 96779

SHEFFLER BARBARA K
2510 CHAGRIN RIVER RD
CHAGRIN FALLS, OH 44022-6600

CONKLIN EDWARD G
PO BOX 2468
KEY WEST, FL 33045-2468

LONG G GREG AND KRISTINE A
102 ALGONQUIN
LAKE WINNEBAGO, MO 64034

OLIVER LAWRENCE J TR DTD 05/02/95
18420 DEEP PASSAGE LN
FT MYERS BEACH, FL 33931

LEE JAMES A
PO BOX 1022
ANOKA, MN 55303-0599

BARRETT PAUL L/E
PO BOX 5888
KEY WEST, FL 33045-5888

FOLEY WALTER AND KAY TRUST 4/16/07
C/O FOLEY WALTER A AND MURLYN KAY
TRUSTEES
875 WEST LOOP 304
CROCKETT, TX 75835

HARLOW JAMES MYRON DECLARATION TRUST
12/7/2001
16657 HOLLY LN
SUMMERLAND KEY, FL 33042-3508

FREE SALLY A
115 SW 58TH ST
CAPE CORAL, FL 33914

MORGAN HUGH J
404 SOUTH ST
KEY WEST, FL 33040-3138

JACKSON RICHARD W
1301 FLAGLER AVE
KEY WEST, FL 33040

SHATT J MURRAY & MARY H
PO BOX 420488
SUMMERLAND KEY, FL 33042-0488

HARLOW JAMES MYRON DEC TR 12/7/2001
16657 HOLLY LN
SUMMERLAND KEY, FL 33042-3508

MICK CAROL L
PO BOX 210
SOUTH BERWICK, ME 03908-0210

ROWLEY RICHARD D & PATRICIA M
P O BOX 125
AUSTINBURG, OH 44010

SUNSET INVESTORS LLC
4400 PAPA JOE HENDRICK BLVD
CHARLOTTE, NC 28262

MCCARTHY CHRISTOPHER
P O BOX 406
SANDOWN, NH 03873

NASET WALLACE J
20717 6TH AVE W
SUMMERLAND KEY, FL 33042-4010

BIRMINGHAM IRONWORKS INC
9107 CHERRY RD
VERMILION, OH 44089-9311

SIMONDS ROBERT BRADLEY
17131 SEA GRAPE LN
SUGARLOAF KEY, FL 33042

BENNETT GLENN
6 EMERSON DR
CINNAMINSON, NJ 08077-4050

NASET WALLACE J AND RUTH S
20717 6TH AVE W
SUMMERLAND KEY, FL 33042-4010

DUKE JOHN O REVOCABLE TRUST 10/11/2013
28555 JOLLY ROGER DR
SUMMERLAND KEY, FL 33042-5501

THOMAS TOM AND LUCILLE G
2864 COCO LAKES DR
NAPLES, FL 34105-4511

WHITEHEAD BRIAN
49 SUNSET KEY DR
KEY WEST, FL 33040-8383

PFENT DAVID J AND EVELYN C
512 NOAH LANE
KEY WEST, FL 33040

DOLPHIN WATCH I LLC
3618 EL CENTRO ST
ST PETE BEACH, FL 33706

SMITH KEITH A TRUSTEE
(K S SMITH MD PROFITSHARING PLAN)
PO BOX 1267
SUMAS, WA 98295

MONGELLI ROBERT CHARLES DEC TR DTD 1-15-02
1025 SANDYS WAY
KEY WEST, FL 33040

SIMONTON ROW LTD
1109 EATON ST
KEY WEST, FL 33040

ROWLEY RICHARD & PATRICIA
P O BOX 125
AUSTINBURG, OH 44010-0125

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512 NOAH LANE
KEY WEST, FL 33040

COTTIS JOHN DEC TRUST 5/28/2008
17258 DOLPHIN ST
SUGARLOAF SHORES, FL 33042

CVS OF SE MISSOURI PROFIT SHARING PLAN
662 PALOMA CIRCLE
MESQUITE, NV 89027

CAYO HUESO INVESTMENTS LNC
UNIT 6
6511 MALONEY AVE
KEY WEST, FL 33040

FOLEY WALTER AND KAY TRUST 4/16/07
C/O FOLEY WALTER A AND MURLYN KAY
TRUSTEES
875 WEST LOOP 304
CROCKETT, TX 75835

DASHER THEODORE E
554 37TH ST NORTH
BIRMINGHAM, AL 35222

UNITED STATES OF AMERICA
ATLANTA, GA 30345

TRIVISONNO NICHOLAS L REVOCABLE TRUST
2/24/2003
2019 CRAIGMORE DR
CHARLOTTE, NC 28226-6206

BOTTON LINE FISH CO INC
7311 SALE BLVD
PANAMA CITY, FL 32409-1349

BURNETTE WILLIAM HOLMES REV TR
05/30/1997
708 WHITE ST
KEY WEST, FL 33040-7155

KEY WEST MARINA INVESTMENTS LLC
6000 PENINSULAR AVE
KEY WEST, FL 33040-6082

KEY WEST MARINA INVESTMENTS LLC
6000 PENINSULAR AVE
KEY WEST, FL 33040-6082

FOWLER MILLARD LEON AND CONNIE L
1716 SOUTH ST
KEY WEST, FL 33040-3517

JONES LLC
11 CYPRESS AVE
KEY WEST, FL 33040-6236

KEY WEST MARINA INVESTMENTS LLC
6000 PENINSULAR AVE
KEY WEST, FL 33040-6082

REHM ALFRED F JR
PO BOX 8086
WILSON, NC 27893-1086

KEY WEST MARINA INVESTMENTS LLC
6000 PENINSULAR AVE
KEY WEST, FL 33040-6082

TOWER EQUITIES RE INC
PO BOX 690785
CHARLOTTE, NC 28227-7014

KEY WEST MARINA INVESTMENTS LLC
6000 PENINSULAR AVE
KEY WEST, FL 33040-6082

DELPHFISHING MEDIA INC
183 VENETIAN WAY
SUMMERLAND KEY, FL 33042-3684

JESSEE JASON
1107 KEY PLZ PMB 333
KEY WEST, FL 33040-4086

KEY WEST MARINA INVESTMENTS LLC
6000 PENINSULAR AVE
KEY WEST, FL 33040-6082

HUNKER WAYDE
7 PARK MEADOWS DR
FAIRFIELD, OH 45014-4672

ASPINWALL GARY
5823 RIVERSIDE LN
FORT MYERS, FL 33919-2505

KEY WEST MARINA INVESTMENTS LLC
6000 PENINSULAR AVE
KEY WEST, FL 33040-6082

TRIVISONNO NICHOLAS L REVOCABLE TRUST
2/24/2003
2019 CRAIGMORE DR
CHARLOTTE, NC 28226-6206

KEY WEST MARINA INVESTMENTS LLC
6000 PENINSULAR AVE
KEY WEST, FL 33040-6082

SALERNO ANTHONY L
114 SINCLAIR DR
NORTON SHORES, MI 49441-5545

OYEME IV LLC
PO BOX 787
KEY WEST, FL 33041-0787

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1018 TRUMAN LLC
521 SIMONTON ST
KEY WEST, FL 33040-6872

HOLMES PETER F
12 WILDWOOD LN
SCARBOROUGH, ME 04074-9436

KEY WEST MARINA INVESTMENTS LLC
6000 PENINSULAR AVE
KEY WEST, FL 33040-6082

HILDEBRANDT FREDERICK AND SUSAN
1901 S ROOSEVELT BLVD APT 401E
KEY WEST, FL 33040-5249

KEY WEST MARINA INVESTMENTS LLC
6000 PENINSULAR AVE
KEY WEST, FL 33040-6082

HEITLER ROBERT H AND JANE A
1694 COTTONWOOD CREEK PL
LAKE MARY, FL 32746-4404

SALERNO ANTHONY L
114 SINCLAIR DR
NORTON SHORES, MI 49441-5545

KEY WEST MARINA INVESTMENTS LLC
6000 PENINSULAR AVE
KEY WEST, FL 33040

KEY WEST MARINA INVESTMENTS LLC
6000 PENINSULAR AVE
KEY WEST, FL 33040-6082

REHM ALFRED F JR
PO BOX 8086
WILSON, NC 27893-1086

GARDNER JENNIE S REV TR 10/26/2010
201 13TH ST NE APT B
WASHINGTON, DC 20002-6566

GAP PROPERTIES OF SW FLORIDA-1INC
4737 OAK RUN DR
SARASOTA, FL 34243

TARANTINO JOANNE
1002 WASHINGTON ST
KEY WEST, FL 33040-4865

WYLAND OF KEY WEST INC
953 NW 53RD ST
FT LAUDERDALE, FL 33309

CALYPSO WATER SPORTS AND CHARTERS INC
257 ATLANTIC BLVD
KEY LARGO, FL 33037

KEYSTER LLC
14007 LAKE MAGDALENE BLVD
TAMPA, FL 33618-2319

EASTERLY ROBERT
1107 KEY PLZ - 155
KEY WEST, FL 33040-4086

DEMAURO ROBERT AND KIMBERLY CURRY (H/W)
17195 KINGFISH LN W
SUMMERLAND KEY, FL 33042-3613

WILKES GEORGE A REVOCABLE TRUST 10/27/2004
143 RAINBOW DR
LIVINGSTON, TX 77399-1043

MARY B REAL ESTATE LLC
2718 HARRIS AVE
KEY WEST, FL 33040-3955

MCSWEEN MIKE AND NANCY
1422 HARMONY ST
NEW ORLEANS, LA 70115-3407

HENDERSON ROBIN M
PO BOX 2515
KEY WEST, FL 33045-2515

RICHARDS LIVING TRUST 7/20/07
C/O RICHARDS DEAN ALLEN JR TRUSTEE
1214 VON PHISTER ST
KEY WEST, FL 33040

GRAY II FRED EMMET REV TRUST DTD 11-04-2004
23063 WAHOO LN
CUDJOE KEY, FL 33042

ROGGERO HARRY J JR LIVING TRUST 10/1/2012
21 PARKER AVE
NEWPORT, RI 02840-6940

APPELLIS MICHEL
1414 NEWTON ST
KEY WEST, FL 33040

C SERVICE LLC
61 SPOONBILL WAY
KEY WEST, FL 33040-7916

MAGGIO LEONA J
PO BOX 2147
KEY WEST, FL 33045-2147

STARK JOHN TRUST AGREEMENT 12/15/1995
4780 COVE CIR APT 311
SAINT PETERSBURG, FL 33708-2870

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1540 INTERNATIONAL PKWY STE 200
LAKE MARY, FL 32746-4713

DBGB REV TR DTD 7/10/2000
C/O BERRYHILL DONALD J AND GLENNA TRUSTEES
26 HINA ST
HILO, HI 96720

MARLIN INTEGRATED CAPITAL III LLC
180 SUGARLOAF DR
SUMMERLAND KEY, FL 33042-3673

LOW KEY CHARTER SERVICES INC
6800 MALONEY AVE LOT 47
KEY WEST, FL 33040-8112

GAYNOR RICHARD G
2320 DRUSILLA LN
BATON ROUGE, LA 70809-1495

SMITH KEITH A
PO BOX 1267
SUMAS, WA 98295-1267

BACKWALL PARTNERS LLC
3605 SOUTH BEACH DR
TAMPA, FL 33629

BOWEN ALFRED AND JOY
815 PEACOCK PLZ
KEY WEST, FL 33040

UP DEVELOPMENT KEY WEST HOLDINGS LLC
C/O OFSM MGT OFFICE
3201 E COLONIAL DR OFC
ORLANDO, FL 32803-5198

UP DEVELOPMENT KEY WEST HOLDINGS LLC
C/O OFSM MGT OFFICE
3201 E COLONIAL DR OFC
ORLANDO, FL 32803-5198

UP DEVELOPMENT KEY WEST HOLDINGS LLC
C/O OFSM MGT OFFICE
3201 E COLONIAL DR OFC
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UP DEVELOPMENT KEY WEST HOLDINGS LLC
C/O OFSM MGT OFFICE
3201 E COLONIAL DR OFC
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C/O OFSM MGT OFFICE
3201 E COLONIAL DR OFC
ORLANDO, FL 32803-5198

UP DEVELOPMENT KEY WEST HOLDINGS LLC
C/O OFSM MGT OFFICE
3201 E COLONIAL DR OFC
ORLANDO, FL 32803-5198

BACLE PETER M AND MONICA
15 AMARYLLIS DR
KEY WEST, FL 33040

KEY WEST MARINA INVESTMENTS LLC
6000 PENINSULAR AVE
KEY WEST, FL 33040-6082

SPANISH FLY ENTERPRISES INC
PO BOX 420661
SUMMERLAND KEY, FL 33042-0661

KEY WEST HARBOUR YACHT CLUB TR 6/28/2010
C/O CRUZ FERMIN P TRUSTEE
6818 SEAVIEW BLVD
HUDSON, FL 34667-1032

BOGGS RONALD E
97 LEISURE CT UNIT 40
PAGOSA SPRINGS, CO 81147-7746

REHM ALFRED F JR
PO BOX 8086
WILSON, NC 27893-1086

BEHMKE JOHN J AND KAY D
PO BOX 344
KEY WEST, FL 33041-0344

SCHOEPKE CRAIG A AND NANCY C
29550 WEST CAHILL CT
BIG PINE KEY, FL 33043

WALTERS CHARLES D & STEPHANIE
525 DU PONT LN
KEY WEST, FL 33040-7458

BLITZ FAMILY TRUST
1800 ATLANTIC BLVD APT C338
KEY WEST, FL 33040-5395

NOORDHOEK HAROLD
300 CASUARINA CONCOURSE
CORAL GABLES, FL 33143-6508

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3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000

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3201 E COLONIAL DR OFC
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Tab 19 – Radius Report Supporting Labels

Monroe County Property Appraiser - Radius Report

AK: 9085505 **Parcel ID:** 00126200-000500 **Physical Location** 6900 MALONEY AVE UNIT 5 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 29 GEO MCDONALDS PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 5 TORTUGA WEST) OR2153-
Owners Name: MARTIN CHRISTIE L
Address: 6900 MALONEY AVE UNIT 5 KEY WEST FL 33040-6060

AK: 1160237 **Parcel ID:** 00126000-000000 **Physical Location** 6011 PENINSULAR AVE SOUTH STOCK ISLAND
Legal Description: BK 45 LT 52 STOCK ISLAND MALONEY SUB PB1-55 OR511- 460 OR790-003/004 OR790-941/942 OR811-1875/187(
Owners Name: UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE
Address: 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

AK: 1160181 **Parcel ID:** 00125950-000000 **Physical Location** 6651 PENINSULAR AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 LOTS 47-49 BLK 45 OR542-809 OR645-200 OR702-563/57(
Owners Name: WELLS KENNETH G
Address: 6651 MALONEY AVE KEY WEST FL 33040-6057

AK: 8699638 **Parcel ID:** 00133760-000144 **Physical Location** 6800 MALONEY AVE UNIT 46 SOUTH STOCK ISLAND
Legal Description: UNIT 46 HARBOR SHORES A CONDOMINIUM OR986-1273/74
Owners Name: JONES JOHN B
Address: 6800 MALONEY AVE LOT 46 KEY WEST FL 33040-8112

AK: 9085510 **Parcel ID:** 00126200-001000 **Physical Location** 6900 MALONEY AVE UNIT 10 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 29 GEO MCDONALD'S PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 10 TORTUGA WEST) OR2153
Owners Name: BACLE PETER L
Address: 15 AMARYLLIS DR KEY WEST FL 33040

AK: 8699620 **Parcel ID:** 00133760-000143 **Physical Location** 6800 MALONEY AVE UNIT 45 SOUTH STOCK ISLAND
Legal Description: UNIT 45 HARBOR SHORES CONDOMINIUM OR996-1796/97 1080-1475 OR1212-1458/59 OR2392-256/57 OR2467-
Owners Name: BRUMBAUGH JOHN R
Address: 3310 N 4TH ST HARRISBURG PA 17110-1413

AK: 8699581 **Parcel ID:** 00133760-000139 **Physical Location** 6800 MALONEY AVE 41 SOUTH STOCK ISLAND
Legal Description: UNIT 41 HARBOR SHORES CONDOMINIUM & 1/70 INTEREST COMMON ELEMENT OR989-363/364 OR1085-1708
Owners Name: HOYT R ASHLEY
Address: 3420 DUCK AVE KEY WEST FL 33040

AK: 8699603 **Parcel ID:** 00133760-000141 **Physical Location** 6800 MALONEY AVE UNIT 43 SOUTH STOCK ISLAND
Legal Description: HARBOR SHORES, A CONDOMINIUM UNIT 43 OR986-2051/52 OR1161-1638 OR1743-896/97 OR1743-922AFF OR2
Owners Name: AKTABOWSKI FRANK AND ANN M
Address: 989 OLD GREENVILLE RD FAYETTEVILLE GA 30215-7042

AK: 1160261 **Parcel ID:** 00126030-000000 **Physical Location** 6011 PENINSULAR AVE SOUTH STOCK ISLAND
Legal Description: BK 45 LT 55 STOCK ISLAND MALONEY SUB PB1-55 OR511- 460 OR790-003/004 OR790-941/942 OR811-1875/187(
Owners Name: UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE
Address: 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

AK: 9085518 **Parcel ID:** 00126200-001800 **Physical Location** 6900 MALONEY AVE UNIT 18 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LTS 33-34 GEO MCDONALD'S PLAT OF STOCK IS LAND PB1-55 (A/K/A UNIT 18 TORTUGA WEST) O
Owners Name: TORTUGA WEST HOUSING LLC
Address: 210 FRONT ST STE 107 KEY WEST FL 33040

AK: 9085515 **Parcel ID:** 00126200-001500 **Physical Location** 6900 MALONEY AVE UNIT 15 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LTS 33-34 GEO MCDONALDS PLAT OF STOCK ISL AND PB1-55 (A/K/A UNIT 15 TORTUGA WEST) OR
Owners Name: BURNS MICHAEL J AND KARLA V
Address: 6900 MALONEY AVE UNIT 15 KEY WEST FL 33040-6065

AK: 9085508 Parcel ID: 00126200-000800 Physical Location 6900 MALONEY AVE UNIT 8 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 29 GEO MCDONALD'S PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 8 TORTUGA WEST) OR2153-
Owners Name: LOCKWOOD BUDDIE A
Address: 6900 MALONEY AVE UNIT 8 KEY WEST FL 33040-6060

AK: 1160423 Parcel ID: 00126230-000000 Physical Location VACANT LAND SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 W1/2 L OT 32 BLK 46 OR396-430/431 OR849-2215D/C OR90
Owners Name: COUNTY OF MONROE C/O BOCC
Address: 1100 SIMONTON ST KEY WEST FL 33040

AK: 8699760 Parcel ID: 00133760-000157 Physical Location 6800 MALONEY AVE UNIT 59 SOUTH STOCK ISLAND
Legal Description: UNIT 59 HARBOR SHORES A CONDOMINIUM OR1042-1846 OR1277-1976/77
Owners Name: PINA DELORES
Address: 6800 MALONEY AVE LOT 59 KEY WEST FL 33040-8111

AK: 8699671 Parcel ID: 00133760-000148 Physical Location 6800 MALONEY AVE LOT 50 SOUTH STOCK ISLAND
Legal Description: HARBOR SHORES, A CONDOMINIUM UNIT 50 & 1/70 ST COMMON ELEMENT OR991-2000/2001 (UNRE(
Owners Name: ALLEN JEFFREY E AND MONICA
Address: 819 PEACOCK PLZ PMB 809 KEY WEST FL 33040-4293

AK: 9085503 Parcel ID: 00126200-000300 Physical Location 6900 MALONEY AVE UNIT 3 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 29 GEO MCDONALD'S PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 3 TORTUGA WEST) OR2153-
Owners Name: BEAM DAVID J AND RACHEL S
Address: 1692 PINE CHANNEL DR SUMMERLAND KEY FL 33042-5718

AK: 8699531 Parcel ID: 00133760-000134 Physical Location 6800 MALONEY AVE UNIT 36 SOUTH STOCK ISLAND
Legal Description: UNIT 36 HARBOR SHORES, A CONDOMINIUM OR991-2007/2 OR1718-831/32P/R OR2621-2195/96
Owners Name: CAMPBELL EDWARD L AND PAMELA JO
Address: 611 SYCAMORE ST RAVENSWOOD WV 26164-1527

AK: 8699565 Parcel ID: 00133760-000137 Physical Location 6800 MALONEY AVE UNIT 39 SOUTH STOCK ISLAND
Legal Description: UNIT 39 HARBOR SHORES, A CONDOMINIUM OR1004-2332 R1317-901/02T/C OR1378-788/89 OR1384-589/92FJ (
Owners Name: BITTNER BEVERLY A
Address: 6800 MALONEY AVE LOT 39 KEY WEST FL 33040-8112

AK: 9085513 Parcel ID: 00126200-001300 Physical Location 6900 MALONEY AVE UNIT 13 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 34 GEO MCDONALD'S PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 13 TORTUGA WEST) OR2153
Owners Name: CASTRO RICARDO F
Address: 6900 MALONEY AVE UNIT 13 KEY WEST FL 33040-6065

AK: 8699611 Parcel ID: 00133760-000142 Physical Location 6800 MALONEY AVE UNIT 44 SOUTH STOCK ISLAND
Legal Description: HARBOR SHORES, A CONDOMINIUM UNIT 44 OR987-494/4 95 OR1213-1111/12 OR2172-133Q/C
Owners Name: FLENARD DIANA L
Address: 6800 MALONEY AVE LOT 44 KEY WEST FL 33040-8112

AK: 8699689 Parcel ID: 00133760-000149 Physical Location 6800 MALONEY AVE 51 SOUTH STOCK ISLAND
Legal Description: HARBOR SHORES, A CONDOMINIUM UNIT 51 OR995-27/28 O R1419-334/35L/E OR1489-1485/86 OR2207-1286Q/C (
Owners Name: LEWIS MARK AND BETH
Address: 2075 WOOD ROAD LEBANON OH 45036

AK: 9085501 Parcel ID: 00126200-000100 Physical Location 6900 MALONEY AVE UNIT 1 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 29 GEO MCDONALD'S PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 1 TORTUGA WEST) OR2153-
Owners Name: LAYNE JUDITH
Address: 6900 MALONEY AVE UNIT 1 KEY WEST FL 33040-6060

AK: 1160407 Parcel ID: 00126210-000000 Physical Location 5948 PENINSULAR SOUTH STOCK ISLAND
Legal Description: BK 46 LT 30 STOCK ISLAND MALONEY SUB SUBDIVISION P B1-55 OR396-430-431 OR849-2215D/C OR909-2011 (
Owners Name: COUNTY OF MONROE C/O BOCC
Address: 1100 SIMONTON ST KEY WEST FL 33040

AK: 8699549 Parcel ID: 00133760-000135 Physical Location 6800 MALONEY AVE UNIT 37 SOUTH STOCK ISLAND
Legal Description: UNIT 37 HARBOR SHORES, A CONDOMINIUM OR986-1275/76 OR2257-995 OR2621-914/15
Owners Name: SAWYER GREGORY M
Address: 6800 MALONEY AVE LOT 37 KEY WEST FL 33040-8109

AK: 8699654 Parcel ID: 00133760-000146 Physical Location 6800 MALONEY AVE UNIT 48 SOUTH STOCK ISLAND
Legal Description: HARBOR SHORES, A CONDOMINIUM UNIT 48 & 1.285% REST COMMON ELEMENT OR986-1285/1286 OR1
Owners Name: LUTZ ELIZABETH N
Address: 6800 MALONEY AVE LOT 48 KEY WEST FL 33040-8112

AK: 9085512 Parcel ID: 00126200-001200 Physical Location 6900 MALONEY AVE UNIT 12 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 35 GEO MCDONALD'S PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 12 TORTUGA WEST) OR2153
Owners Name: NIX JAMES R AND CATHERINE
Address: 6900 MALONEY AVE UNIT 12 KEY WEST FL 33040-6060

AK: 9085516 Parcel ID: 00126200-001600 Physical Location 6900 MALONEY AVE UNIT 16 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 33 GEO MCDONALD'S PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 16 TORTUGA WEST) OR2153
Owners Name: TORTUGA WEST HOUSING LLC
Address: 201 FRONT ST STE 107 KEY WEST FL 33040-8346

AK: 9085507 Parcel ID: 00126200-000700 Physical Location 6900 MALONEY AVE UNIT 7 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 29 GEO MCDONALD'S PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 7 TORTUGA WEST) OR2153-
Owners Name: WOLZ ROBERT J
Address: PO BOX 1411 KEY WEST FL 33041

AK: 8699557 Parcel ID: 00133760-000136 Physical Location 6800 MALONEY AVE UNIT 38 SOUTH STOCK ISLAND
Legal Description: UNIT 38 HARBOR SHORES A CONDOMINIUM OR1004-2332 1317-901/02 OR1378-788/89 OR1384-589/92FJ OR13
Owners Name: DEPIERRO RICHARD
Address: PO BOX 35 SAG HARBOR NY 11963-0001

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 OR702-563/70 OR828-612 OR1163-94
Owners Name: OROPEZA HELIO AND CARLEEN
Address: 224 KEY HAVEN RD KEY WEST FL 33040-6224

AK: 8699590 Parcel ID: 00133760-000140 Physical Location 6800 MALONEY AVE LOT 42 SOUTH STOCK ISLAND
Legal Description: HARBOR SHORES, A CONDOMINIUM UNIT 42 & 1.4285% INT EREST COMMON ELEMENT OR996-1801/1802
Owners Name: SESSLER WANDA
Address: 6800 MALONEY AVE LOT 42 KEY WEST FL 33040-8112

AK: 9085509 Parcel ID: 00126200-000900 Physical Location 6900 MALONEY AVE UNIT 9 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 29 GEO MCDONALD'S PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 9 TORTUGA WEST) OR2153-
Owners Name: FEDERAL NATIONAL MORTGAGE ASSOCIATION
Address: 3900 WISCONSIN AVE NW WASHINGTON DC 20016-2892

AK: 1160229 Parcel ID: 00125990-000000 Physical Location 6003 MALONEY AVE SOUTH STOCK ISLAND
Legal Description: BK 45 LT 51 MALONEY SUB SUBDIVISION PB1-55 STOCK I SLAND OR542-809 OR645-200 OR828-612 OR1239-8
Owners Name: BOWEN ALFRED AND JOY
Address: 815 PEACOCK PLZ KEY WEST FL 33040

AK: 8699662 Parcel ID: 00133760-000147 Physical Location 6800 MALONEY AVE UNIT 49 SOUTH STOCK ISLAND
Legal Description: UNIT 49 HARBOR SHORES A CONDOMINIUM OR986-1289 356-2241/42AFF/DC OR1356-2243/44 OR1505-1571/7
Owners Name: LANG RICHARD A
Address: 92 HARTFORD PIKE NORTH SCITUATE RI 02857-1846

AK: 9085514 Parcel ID: 00126200-001400 Physical Location 6900 MALONEY AVE UNIT 14 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 34 GEO MCDONALD'S PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 14 TORTUGA WEST) OR2153
Owners Name: BLANCO LIANA M
Address: 6900 MALONEY AVE UNIT 14 KEY WEST FL 33040-6065

AK: 1160253 Parcel ID: 00126020-000000 Physical Location 6011 PENINSULAR SOUTH STOCK ISLAND
Legal Description: BK 45 LT 54 STOCK ISLAND MALONEY SUB PB1-55 OR511- 460 OR790-003/004 OR790-941/942 OR811-1875/187(
Owners Name: UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE
Address: 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

AK: 8699778 Parcel ID: 00133760-000158 Physical Location 60, 6800 MALONEY SOUTH STOCK ISLAND
Legal Description: HARBOR SHORES, A CONDOMINIUM UNIT 60 & 1/70 ST COMMONELEMENT OR 986-1269 (U/R DC ON]
Owners Name: SIMS ROBERT JAMES & NANCY W
Address: 7760 SOUTHWEST 167TH TERRACE MIAMI FL 33157

AK: 8699646 Parcel ID: 00133760-000145 Physical Location 6800 MALONEY AVE UNIT 47 SOUTH STOCK ISLAND
Legal Description: HARBOR SHORES, A CONDOMINIUM UNIT 47 & 1.4285% INT EREST COMMONMN ELEMENT OR986-1297/98 O]
Owners Name: BUTLER CHUCK
Address: 6800 MALONEY AVE LOT 47 KEY WEST FL 33040-8112

AK: 8699573 Parcel ID: 00133760-000138 Physical Location 6800 MALONEY AVE 40 SOUTH STOCK ISLAND
Legal Description: HARBOR SHORES, A CONDOMINIUM UNIT 40 & 1/70 ST COMMONELEMENT OR986-1305/1306
Owners Name: SICINSKI WALTER AND BENNETT MONICA
Address: 142 TYRREL AVE TORONTO ON M6G 2G7 CANADA

AK: 1160270 Parcel ID: 00126040-000000 Physical Location 6011 PENINSULAR SOUTH STOCK ISLAND
Legal Description: BK 45 LT 56 STOCK ISLAND MALONEY SUB PB1-55 OR511- 460 OR790-003/004 OR790-941/942 OR811-1875/187(
Owners Name: UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE
Address: 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

AK: 9085506 Parcel ID: 00126200-000600 Physical Location 6900 MALONEY AVE UNIT 6 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 29 GEO MCDONALD'S PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 6 TORTUGA WEST) OR2153-
Owners Name: COVENEY MARY PRISCILLA
Address: 6900 MALONEY AVE UNIT 6 KEY WEST FL 33040-6060

AK: 9085517 Parcel ID: 00126200-001700 Physical Location 6900 MALONEY AVE UNIT 17 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LTS 33-34 GEO MCDONALD'S PLAT OF STOCK IS LAND PB1-55 (A/K/A UNIT 17 TORTUGA WEST) O
Owners Name: OTTO CORY J
Address: 6900 MALONEY AVE UNIT 17 KEY WEST FL 33040-6065

AK: 9085502 Parcel ID: 00126200-000200 Physical Location 6900 MALONEY AVE UNIT 2 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 29 GEO MCDONALD'S PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 2 TORTUGA WEST) OR2153-
Owners Name: RIVERO MELISSA A
Address: 6900 MALONEY AVE UNIT 2 KEY WEST FL 33040-6060

AK: 8699514 Parcel ID: 00133760-000132 Physical Location 6800 MALONEY AVE 34 SOUTH STOCK ISLAND
Legal Description: HARBOR SHORES, A CONDOMINIUM PT UNIT 34 & 1.4285 % INTEREST COMMON ELEMENT OR986-1259/1
Owners Name: GORDON LYNN J
Address: P O BOX 131 CAPTAIN COOK HI 96704

AK: 1160113 Parcel ID: 00125880-000000 Physical Location VACANT LAND SOUTH STOCK ISLAND
Legal Description: BK 45 LT 40 STOCK ISLAND MALONEY SUB PB1-55 OR343- 362-363 OR448-422-428 OR479-957/959 OR807-87 O]
Owners Name: BACLE PETER M AND MONICA
Address: 15 AMARYLLIS DR KEY WEST FL 33040-6204

AK: 8699522 Parcel ID: 00133760-000133 Physical Location 6800 MALONEY AVE UNIT 35 SOUTH STOCK ISLAND
Legal Description: HARBOR SHORES, A CONDOMINIUM UNIT 35 & 1.4285% INT COMMON ELEMENT OR996-1791/92 OR1093-1299
Owners Name: SIMPSON DANIEL J
Address: 6800 MALONEY AVE LOT 35 KEY WEST FL 33040-8109

AK: 1160393 Parcel ID: 00126200-000000 Physical Location COMMON AREA SOUTH STOCK ISLAND
Legal Description: BK 46 LT 29 & E'LY 1/2 LT 32 & ALL LOTS 33 THRU 35 (COMMON AREA - TORTUGA WEST) STOCK ISL
Owners Name: TORTUGA WEST HOMEOWNERS ASSOC
Address: 201 FRONT ST STE 110 KEY WEST FL 33040-8346

AK: 9085511 Parcel ID: 00126200-001100 Physical Location 6900 MALONEY AVE UNIT 11 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 35 GEO MCDONALDS PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 11 TORTUGA WEST) OR2153-
Owners Name: NGUYEN VINCENT H
Address: 6900 MALONEY AVE UNIT 11 KEY WEST FL 33040-6060

AK: 9085504 Parcel ID: 00126200-000400 Physical Location 6900 MALONEY AVE UNIT 4 SOUTH STOCK ISLAND
Legal Description: BK 46 PT LT 29 GEO MCDONALD'S PLAT OF STOCK ISLAND PB1-55 (A/K/A UNIT 4 TORTUGA WEST) OR2153-
Owners Name: BARBER BERENICE
Address: 6900 MALONEY AVE UNIT 4 KEY WEST FL 33040

AK: 9054156 Parcel ID: 00127440-001600 Physical Location 5950 PENINSULAR SLIP H-4 SOUTH STOCK ISLAND
Legal Description: UNIT H-4 OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR1951-1798 OR2366-2441
Owners Name: BARTON DONALD J JR
Address: 1502 UNITED ST KEY WEST FL 33040

AK: 9054409 Parcel ID: 00127440-002500 Physical Location 5950 PENINSULAR SLIP I-1 SOUTH STOCK ISLAND
Legal Description: UNIT I-1 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1942-913(LG)
Owners Name: RCM OF KEY WEST LLC
Address: 1025 SANDYS WAY KEY WEST FL 33040

AK: 9054200 Parcel ID: 00127440-001800 Physical Location 5950 PENINSULAR SLIP H-6 SOUTH STOCK ISLAND
Legal Description: UNIT H-6 AND 1/52% COMMON ELEMENTS OCEANSIDE DRY STORAGE CONDOMINIUM OR1920-1362 OR2
Owners Name: MCKENDRY BRIAN
Address: 80 PALM DR KEY WEST FL 33040-6130

AK: 8747217 Parcel ID: 00133760-000180 Physical Location VACANT LAND SOUTH STOCK ISLAND
Legal Description: 35 67 25 PARCEL OF BAY BOTTOM ADJ TO HARBOR A CONDOMINIUM OR337-161 OR986-359/61 OR98
Owners Name: KERSHAW ABRAHAM AND CAROL L JOINT TRUST 10/23/2012
Address: 31W660 STEARNS RD ELGIN IL 60120-9000

AK: 8699719 Parcel ID: 00133760-000152 Physical Location 6800 MALONEY AVE UNIT 54 SOUTH STOCK ISLAND
Legal Description: UNIT 54 AND N 1/2 UNIT 53 HARBOR SHORES, A CONDOMI NIUM OR986-1283 OR1569-274 OR2657-1211/12
Owners Name: BUBBUS DAVID AND ELIZABETH DIANE JT REV TR 9/16/11
Address: 216 N SHORE DR RUSSELLVILLE AR 72802-8827

AK: 8883277 Parcel ID: 00127420-000600 Physical Location 5950 PENINSULAR SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM (FORMERLY PART OF 127420) OR2671-182/93EASE
Owners Name: OCEANSIDE MARINA CONDOMINIUM
Address:

AK: 1161624 Parcel ID: 00127420-000000 Physical Location 5950 PENINSULAR SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 LOTS 1-2-3 AND ADJ BAY BTM SQR 60 AND PT LTS 1-2-3 AND ADJ BA
Owners Name: OCEANSIDE INVESTORS LLC
Address: 5640 LAUREL AVE KEY WEST FL 33040-5915

AK: 9054882 Parcel ID: 00127440-005200 Physical Location 5950 PENINSULAR SLIP J-14 SOUTH STOCK ISLAND
Legal Description: UNIT J-14 OCEANSIDE EAST DRY STORAGE R1943-2180 OR2481-2060D/C
Owners Name: BEAN LINDA
Address: 21945 MINNETONKA BLVD EXCELSIOR MN 55331-8616

AK: 9054794 Parcel ID: 00127440-004500 Physical Location 5950 PENINSULAR SLIP J-7 SOUTH STOCK ISLAND
Legal Description: UNIT J-7 OCEANSIDE EAST DRY STORAGE CONDOMINIUM 1986-2367 OR2609-1806/07
Owners Name: WALTERS CHARLES D AND STEPHANIE
Address: 525 DU PONT LN KEY WEST FL 33040-7458

AK: 9053342 Parcel ID: 00127430-000102 Physical Location 5960 PENINSULAR UNIT 102 SOUTH STOCK ISLAND
Legal Description: UNIT 102 & 1/22% COMMON ELEMENTS OCEANSIDE TIAL CONDOMINIUM OR1933-2495(LG)
Owners Name: SIMONTON ROW LTD
Address: 1109 EATON ST KEY WEST FL 33040

AK: 9053980 Parcel ID: 00127440-000900 Physical Location 5950 PENINSULAR SLIP G-9 SOUTH STOCK ISLAND
Legal Description: UNIT G-9 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1935-2199(LG)
Owners Name: BEHMKE JOHN J AND KAY D
Address: PO BOX 344 KEY WEST FL 33041-0344

AK: 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: 9053650 Parcel ID: 00127440-000100 Physical Location 5950 PENINSULAR SLIP G-1 SOUTH STOCK ISLAND
Legal Description: UNIT G-1 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1935-2203(LG)
Owners Name: LUKOWSKI MICHAEL JOHN AND JUDITH ANN
Address: 2200 NW 24TH ST GAINESVILLE FL 32605-3854

AK: 9054871 Parcel ID: 00127440-005100 Physical Location 5950 PENINSULAR SLIP J-13 SOUTH STOCK ISLAND
Legal Description: UNIT J-13 OCEANSIDE EAST DRY STORAGE R2020-1607 OR2037-1056C OR2605-1260
Owners Name: DHILLON WILLIAM J
Address: 29780 SPRINGTIME RD BIG PINE KEY FL 33043-3121

AK: 9054145 Parcel ID: 00127440-001500 Physical Location 5950 PENINSULAR SLIP H-3 SOUTH STOCK ISLAND
Legal Description: UNIT H-3 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1926-825(LG)
Owners Name: F DEPOT INC
Address: 4705 NW 132ND ST OPA LOCKA FL 33054-4313

AK: 9054596 Parcel ID: 00127440-003400 Physical Location 5950 PENINSULAR SLIP I-10 SOUTH STOCK ISLAND
Legal Description: UNIT I-10 OCEANSIDE EAST DRY STORAGE OR1974-1034 OR1992-536/37C OR2014-835/36 OR24
Owners Name: I-10 LLC
Address: 6 ISLAND RD STUART FL 34996-7005

AK: 9053452 Parcel ID: 00127430-000201 Physical Location 5960 PENINSULAR UNIT 201 SOUTH STOCK ISLAND
Legal Description: UNIT 201 OCEANSIDE RESIDENTIAL CONDOMINIUM 622 OR2047-432/33 OR2589-1090/91
Owners Name: GIBBS JON M
Address: 411 SHERIDAN BLVD ORLANDO FL 32804-6344

AK: 9054629 Parcel ID: 00127440-003700 Physical Location 5950 PENINSULAR SLIP I-13 SOUTH STOCK ISLAND
Legal Description: UNIT I-13 AND 1/52% COMMON ELEMENTS OCEANSIDE DRY STORAGE CONDOMINIUM OR2020-1585 OR
Owners Name: BAKER GERALD L
Address: 7570 SKIPPER LN TALLAHASSEE FL 32317-9534

AK: 9053958 Parcel ID: 00127440-000800 Physical Location 5950 PENINSULAR SLIP G-8 SOUTH STOCK ISLAND
Legal Description: UNIT G-8 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1935-2200(LG)
Owners Name: BEHMKE JOHN J AND KAY D
Address: PO BOX 344 KEY WEST FL 33041-0344

AK: 9053364 Parcel ID: 00127430-000104 Physical Location 5960 PENINSULAR UNIT 104 SOUTH STOCK ISLAND
Legal Description: UNIT 104 & 1/22% COMMON ELEMENTS OCEANSIDE TIAL CONDOMINIUM OR1927-1010(LG)
Owners Name: ADAMS LILO E
Address: 7139 DRIFTWOOD DR SE ADA MI 49301-7890

AK: 9054420 Parcel ID: 00127440-002600 Physical Location 5950 PENINSULAR SLIP I-2 SOUTH STOCK ISLAND
Legal Description: UNIT I-2 OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR1942-937
Owners Name: SIMON CHARLES T
Address: 23550 CENTER RIDGE RD STE 206 WESTLAKE OH 44145-3655

AK: 9054387 Parcel ID: 00127440-002300 Physical Location 5950 PENINSULAR SLIP H-11 SOUTH STOCK ISLAND
Legal Description: UNIT H-11 OCEANSIDE EAST DRY STORAGE R1947-2173
Owners Name: FOWLER CHARLES
Address: 7251 NW 6TH ST PLANTATION FL 33317-1103

AK: 9054695 Parcel ID: 00127440-004000 Physical Location 5950 PENINSULAR SLIP J-2 SOUTH STOCK ISLAND
Legal Description: UNIT J-2 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1935-2205 OR239:
Owners Name: LANDIS OLIVER
Address: 2740 W FRANKLIN BLVD GASTONIA NC 28052

AK: 9053331 Parcel ID: 00127430-000101 Physical Location 5960 PENINSULAR UNIT 101 SOUTH STOCK ISLAND
Legal Description: UNIT 101 & 1/22% COMMON ELEMENTS OCEANSIDE TIAL CONDOMINIUM OR1928-318(LG)
Owners Name: STUURSMA JAMES R AND ANN M
Address: PO BOX 202 MACATAWA MI 49434-0202

AK: 9054332 Parcel ID: 00127440-002000 Physical Location 5950 PENINSULAR SLIP H-8 SOUTH STOCK ISLAND
Legal Description: UNIT H-8 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1926-826(LG)
Owners Name: DASHER TED
Address: 4300 10TH AVE S BIRMINGHAM AL 35222-4336

AK: 9054354 Parcel ID: 00127440-002100 Physical Location 5950 PENINSULAR SLIP H-9 SOUTH STOCK ISLAND
Legal Description: UNIT H-9 OCEANSIDE EAST DRY STORAGE CONDOMINIUM 1942-933 OR2663-561/62C OR2664-486/87
Owners Name: THOMAS FLOYD H AND CAROLYN A
Address: 2034 IL ROUTE 2 DIXON IL 61021-9075

AK: 9053595 Parcel ID: 00127430-000210 Physical Location 5960 PENINSULAR UNIT 210 SOUTH STOCK ISLAND
Legal Description: UNIT 210 & 1/22% COMMON ELEMENTS OCEANSIDE TIAL CONDOMINIUM OR1935-2139 OR1969-1086G
Owners Name: MICK CAROL L
Address: PO BOX 763 DURHAM NH 03824-0763

AK: 9053870 Parcel ID: 00127440-000600 Physical Location 5950 PENINSULAR SLIP G-6 SOUTH STOCK ISLAND
Legal Description: UNIT G-6 OCEANSIDE EAST DRY STORAGE CONDOMINIUM 1942-936 OR2105-1868 OR2135-2304C OR2313-519 (
Owners Name: REHM ALFRED F JR
Address: PO BOX 8086 WILSON NC 27893-1086

AK: 9054761 Parcel ID: 00127440-004300 Physical Location 5950 PENINSULAR SLIP J-5 SOUTH STOCK ISLAND
Legal Description: UNIT J-5 OCEANSIDE EAST DRY STORAGE CONDOMINIUM R1920-1383 OR2346-1038 OR2666-1148/49
Owners Name: BITTNER DALE LEE REVOCABLE TRUST 9/30/2013
Address: 10 AZALEA DR KEY WEST FL 33040-6206

AK: 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: 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: 9054497 Parcel ID: 00127440-003000 Physical Location 5950 PENINSULAR SLIP I-6 SOUTH STOCK ISLAND
Legal Description: UNIT I-6 OCEANSIDE EAST DRY STORAGE CONDO OR1942- 935 OR2405-1678/1679
Owners Name: COTTIS JOHN DEC TRUST 5/28/2008
Address: 17258 DOLPHIN ST SUGARLOAF SHORES FL 33042

AK: 9053408 Parcel ID: 00127430-000108 Physical Location 5960 PENINSULAR UNIT 108 SOUTH STOCK ISLAND
Legal Description: UNIT 108 OCEANSIDE RESIDENTIAL CONDOMINIUM 851 OR2362-632T/C OR2373-15/17C OR2399-431/32
Owners Name: CONFIDENTIAL DATA F.S. 119.07
Address:

AK: 9054046 Parcel ID: 00127440-001300 Physical Location 5950 PENINSULAR SLIP H-1 SOUTH STOCK ISLAND
Legal Description: UNIT H-1 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1947-2142(LG)
Owners Name: ESTILL ROBERT I
Address: 2026 S QUEEN ST YORK PA 17403

AK: 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: 9053672 Parcel ID: 00127440-000300 Physical Location 5950 PENINSULAR SLIP G-3 SOUTH STOCK ISLAND
Legal Description: UNIT G-3 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1943-2177(LG)
Owners Name: BLUEWATER INVESTMENT LP
Address: 142 JFK DR ATLANTIS FL 33462

AK: 9053573 Parcel ID: 00127430-000208 Physical Location 5960 PENINSULAR UNIT 208 SOUTH STOCK ISLAND
Legal Description: UNIT 208 OCEANSIDE RESIDENTIAL CONDOMINIUM 563 OR2617-786/87
Owners Name: HURST BASIL J
Address: 246 MCCAUSLEY RD HUBERT NC 28539-3540

AK: 9054640 Parcel ID: 00127440-003800 Physical Location 5950 PENINSULAR SLIP I-14 SOUTH STOCK ISLAND
Legal Description: UNIT I-14 OCEANSIDE EAST DRY STORAGE CONDOMINIUM R1943-2169 OR2248-1139 OR2633-661/62
Owners Name: MARLIN INTEGRATED CAPITAL III LLC C/O MCCANN MICHELLE CPA
Address: 180 SUGARLOAF DR SUMMERLAND KEY FL 33042-3673

AK: 9054233 Parcel ID: 00127440-001900 Physical Location 5950 PENINSULAR SLIP H-7 SOUTH STOCK ISLAND
Legal Description: UNIT H-7 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1920-1376 OR207(
Owners Name: JACKSON ROBERT C AND ANGELA G
Address: 14091 SCIO CHURCH RD CHELSEA MI 48118

AK: 9053463 Parcel ID: 00127430-000202 Physical Location 5960 PENINSULAR UNIT 202 SOUTH STOCK ISLAND
Legal Description: UNIT 202 OCEANSIDE RESIDENTIAL CONDOMINIUM 597R/S OR1963-805/06 OR2313-516/18PET PROB44-
Owners Name: REHM ALFRED F
Address: PO BOX 8086 WILSON NC 27893-1086

AK: 9054816 Parcel ID: 00127440-004700 Physical Location 5950 PENINSULAR SLIP J-9 SOUTH STOCK ISLAND
Legal Description: UNIT J-9 OCEANSIDE EAST DRY STORAGE CONDOMINIUM 2019-1476/83 OR2503-2018/32 OR2634-572/83
Owners Name: OCEANSIDE INVESTORS LLC
Address: 5640 LAUREL AVE KEY WEST FL 33040-5915

AK: 9053881 Parcel ID: 00127440-000700 Physical Location 5950 PENINSULAR SLIP G-7 SOUTH STOCK ISLAND
Legal Description: UNIT G-7 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1926-824(LG)
Owners Name: DASHER TED
Address: 4300 10TH AVE S BIRMINGHAM AL 35222-4336

AK: 9054442 Parcel ID: 00127440-002800 Physical Location 5950 PENINSULAR SLIP I-4 SOUTH STOCK ISLAND
Legal Description: UNIT I-4 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1935-2202(LG)
Owners Name: BORROR DAVID S
Address: 4280 HAYDEN RUN RD DUBLIN OH 43017-4342

AK: 9053430 Parcel ID: 00127430-000110 Physical Location 5960 PENINSULAR UNIT 110 SOUTH STOCK ISLAND
Legal Description: UNIT 110 & 1/22% COMMON ELEMENTS OCEANSIDE TIAL CONDOMINIUM OR1929-650(LG)
Owners Name: WALTERS CHARLES D & STEPHANIE A
Address: 525 DU PONT LN KEY WEST FL 33040-7458

AK: 9054541 Parcel ID: 00127440-003100 Physical Location 5950 PENINSULAR SLIP I-7 SOUTH STOCK ISLAND
Legal Description: UNIT I-7 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1947-2160(LG)
Owners Name: CHEYENNE HOLDINGS LIMITED PARTNERSHIP
Address: 2201 4TH ST N STE 201 SAINT PETERSBURG FL 33704-4300

AK: 9053661 Parcel ID: 00127440-000200 Physical Location 5950 PENINSULAR SLIP G-2 SOUTH STOCK ISLAND
Legal Description: UNIT G-2 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1920-1309 OR200
Owners Name: WHITEHEAD BRIAN J
Address: 49 SUNSET KEY KEY WEST FL 33040

AK: 9054002 Parcel ID: 00127440-001100 Physical Location 5950 PENINSULAR SLIP G-11 SOUTH STOCK ISLAND
Legal Description: UNIT G-11 OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR1930-1828 OR2391-2183/84
Owners Name: HOWARD DAVID B
Address: 2525 N LAKE LEELANAU DR LAKE LEELANAU MI 49653

AK: 9053375 Parcel ID: 00127430-000105 Physical Location 5960 PENINSULAR UNIT 105 SOUTH STOCK ISLAND
Legal Description: UNIT 105 & 1/22% COMMON ELEMENTS OCEANSIDE RESIDENTIAL CONDOMINIUM OR1932-504(LG)
Owners Name: BEHMKE JOHN J AND KAY D
Address: PO BOX 344 KEY WEST FL 33041

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 EAST DRY STORAGE CONDOMINIUM OR1947-2172
Owners Name: HOWELL WALTER W TRUSTEE
Address: 106 KIMBALL POND RD CANTERBURY NH 03224-2302

AK: 9054783 Parcel ID: 00127440-004400 Physical Location 5950 PENINSULAR SLIP J-6 SOUTH STOCK ISLAND
Legal Description: UNIT J-6 OCEANSIDE EAST DRY STORAGE CONDOMINIUM 2019-1476/83 OR2503-2018/32 OR2634-572/83
Owners Name: OCEANSIDE INVESTORS LLC
Address: 5640 LAUREL AVE KEY WEST FL 33040-5915

AK: 9053485 Parcel ID: 00127430-000203 Physical Location 5960 PENINSULAR UNIT 203 SOUTH STOCK ISLAND
Legal Description: UNIT 203 & 1/22% COMMON ELEMENTS OCEANSIDE RESIDENTIAL CONDOMINIUM OR1935-2442(LG)
Owners Name: HOWELL WALTER W REV TR DTD 6-97
Address: 106 KIMBALL POND RD CANTERBURY NH 03224

AK: 8699727 Parcel ID: 00133760-000153 Physical Location 6800 MALONEY AVE UNIT 55 SOUTH STOCK ISLAND
Legal Description: HARBOR SHORES, A CONDOMINIUM UNIT 55 OR986-1303 OR1009-489 OR1090-1528 OR1210-1287 OR1751-122
Owners Name: BERMAN BENJAMIN REV TRUST 12/21/2006
Address: 6800 MALONEY AVE LOT 55 KEY WEST FL 33040-6073

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 EAST DRY STORAGE CONDOMINIUM OR1942-934
Owners Name: SOULES WILLIAM E
Address: 1710 SW 87TH PL OCALA FL 34476-6713

AK: 9053584 Parcel ID: 00127430-000209 Physical Location 5960 PENINSULAR UNIT 209 SOUTH STOCK ISLAND
Legal Description: UNIT 209 OCEANSIDE RESIDENTIAL CONDOMINIUM 830 OR2612-285/86 OR2660-262/63
Owners Name: STAFFORD TERESA
Address: 7B-20-22 ONSLOW AVE ELIZABETH BAY NSW SW 2011 AUSTRALIA

AK: 9054728 Parcel ID: 00127440-004100 Physical Location 5950 PENINSULAR SLIP J-3 SOUTH STOCK ISLAND
Legal Description: UNIT J-3 OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR1967-2391 OR2306-108/09Q/C
Owners Name: DIMBATH MERLE AND SUSAN REV FAMILY LIV TR
Address: 2621 GULFVIEW DR KEY WEST FL 33040-3983

AK: 9054464 Parcel ID: 00127440-002900 Physical Location 5950 PENINSULAR SLIP I-5 SOUTH STOCK ISLAND
Legal Description: UNIT I-5 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDO OR1957-1693(CTT)
Owners Name: SIMON CHARLES AND JACQUELINE R
Address: 23550 CENTER RIDGE RD STE 206 WESTLAKE OH 44145-3655

AK: 9053617 Parcel ID: 00127430-000211 Physical Location 5960 PENINSULAR UNIT 211 SOUTH STOCK ISLAND
Legal Description: UNIT 211 & 1/22% COMMON ELEMENTS OCEANSIDE RESIDENTIAL 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: 9053353 Parcel ID: 00127430-000103 Physical Location 5960 PENINSULAR UNIT 103 SOUTH STOCK ISLAND
Legal Description: UNIT 103 OCEANSIDE RESIDENTIAL CONDOMINIUM 811 OR2003-63/64 OR2554-1173
Owners Name: MILES GAY C
Address: 404 SANDFIDDLER CT MOREHEAD CITY NC 28557-2530

AK: 9054805 Parcel ID: 00127440-004600 Physical Location 5950 PENINSULAR SLIP J-8 SOUTH STOCK ISLAND
Legal Description: UNIT J-8 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR2019-1476/83 OR2
Owners Name: DBGB REV LIV TR
Address: 26 HINA ST HILO HI 96720

AK: 9053551 Parcel ID: 00127430-000207 Physical Location 5960 PENINSULAR UNIT 207 SOUTH STOCK ISLAND
Legal Description: UNIT 207 & 1/22% COMMON ELEMENTS OCEANSIDE TIAL CONDOMINIUM OR1932-535(LG)
Owners Name: BEHMKE JOHN J AND KAY D
Address: PO BOX 344 KEY WEST FL 33041

AK: 9054750 Parcel ID: 00127440-004200 Physical Location 5950 PENINSULAR SLIP J-4 SOUTH STOCK ISLAND
Legal Description: UNIT J-4 OCEANSIDE EAST DRY STORAGE CONDOMINIUM 2019-1476/83 OR2503-2018/32 OR2634-572/83
Owners Name: OCEANSIDE INVESTORS LLC
Address: 5640 LAUREL AVE KEY WEST FL 33040-5915

AK: 9053419 Parcel ID: 00127430-000109 Physical Location 5960 PENINSULAR UNIT 109 SOUTH STOCK ISLAND
Legal Description: UNIT 109 & 1/22% COMMON ELEMENTS OCEANSIDE TIAL CONDOMINIUM OR1928-392(LG)
Owners Name: MENTONIS GEORGE AND PATRICIA
Address: 5960 PENINSULAR AVE UNIT 109 KEY WEST FL 33040-6051

AK: 9054607 Parcel ID: 00127440-003500 Physical Location 5950 PENINSULAR SLIP I-11 SOUTH STOCK ISLAND
Legal Description: UNIT I-11 OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR1971-929 OR2294-114
Owners Name: WILSON JAMES E AND MARIA
Address: 27 EVERGREEN AVE KEY WEST FL 33040-6244

AK: 9054849 Parcel ID: 00127440-004900 Physical Location 5950 PENINSULAR SLIP J-11 SOUTH STOCK ISLAND
Legal Description: UNIT J-11 OCEANSIDE EAST DRY STORAGE R2019-1476/83 OR2503-2018/32 OR2634-572/83
Owners Name: OCEANSIDE INVESTORS LLC
Address: 5640 LAUREL AVE KEY WEST FL 33040-5915

AK: 9053441 Parcel ID: 00127430-000111 Physical Location 5960 PENINSULAR UNIT 111 SOUTH STOCK ISLAND
Legal Description: UNIT 111 & 1/22% COMMON ELEMENTS OCEANSIDE TIAL CONDOMINIUM OR1932-2474(LG)
Owners Name: SCHOEPKE CRAIG A AND NANCY C
Address: 29550 WEST CAHILL CT BIG PINE KEY FL 33043

AK: 9054024 Parcel ID: 00127440-001200 Physical Location 5950 PENINSULAR SLIP G-12 SOUTH STOCK ISLAND
Legal Description: UNIT G-12 & 1/52% COMMON ELEMENTS OCEANSIDE EAST RY STORAGE CONDOMINIUM OR1976-985(CMS)
Owners Name: BLUEWATER INVESTMENT LP
Address: 142 JFK DR ATLANTIS FL 33462

AK: 9054827 Parcel ID: 00127440-004800 Physical Location 5950 PENINSULAR SLIP J-10 SOUTH STOCK ISLAND
Legal Description: UNIT J-10 & 1/52% COMMON ELEMENTS OCEANSIDE EAST RY STORAGE CONDOMINIUM OR1974-1031 OR2
Owners Name: PETROCINE THOMAS AND LINDA L
Address: PO BOX 99 WATERVILLE VALLEY NH 03215

AK: 9054673 Parcel ID: 00127440-003900 Physical Location 5950 PENINSULAR SLIP J-1 SOUTH STOCK ISLAND
Legal Description: UNIT J-1 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1947-2142(LG)
Owners Name: ESTILL ROBERT I
Address: 2026 S QUEEN ST YORK PA 17403

AK: 9053397 Parcel ID: 00127430-000107 Physical Location 5960 PENINSULAR UNIT 107 SOUTH STOCK ISLAND
Legal Description: UNIT 107 & 1/22% COMMON ELEMENTS OCEANSIDE TIAL CONDOMINIUM OR1934-23(LG)
Owners Name: SIMONTON ROW LTD
Address: 1109 EATON ST KEY WEST FL 33040

AK: 9054431 Parcel ID: 00127440-002700 Physical Location 5950 PENINSULAR SLIP I-3 SOUTH STOCK ISLAND
Legal Description: UNIT I-3 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1943-2147(LG)
Owners Name: CARDENAS ROBERT H AND DEBORAH
Address: 917 EATON ST KEY WEST FL 33040-6922

AK: 9054134 Parcel ID: 00127440-001400 Physical Location 5950 PENINSULAR SLIP H-2 SOUTH STOCK ISLAND
Legal Description: UNIT H-2 OCEANSIDE EAST DRY STORAGE OR1935-2204 OR1960-224 OR2105-1867 OR2135-23(
Owners Name: SUNSET INVESTORS LLC
Address: 4400 PAPA JOE HENDRICK BLVD CHARLOTTE NC 28262

AK: 9054365 Parcel ID: 00127440-002200 Physical Location 5950 PENINSULAR SLIP H-10 SOUTH STOCK ISLAND
Legal Description: UNIT H-10 OCEANSIDE EAST DRY STORAGE R1943-2159 OR2614-242
Owners Name: OSM LLC
Address: 6810 FRONT ST KEY WEST FL 33040-6040

AK: 9053837 Parcel ID: 00127440-000400 Physical Location 5950 PENINSULAR UNIT G-4 SOUTH STOCK ISLAND
Legal Description: UNIT G-4 OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR1920-1300 OR2294-124
Owners Name: FORMOSO CHARLES A
Address: P O BOX 331089 COCONUT GROVE FL 33233

AK: 9053507 Parcel ID: 00127430-000205 Physical Location 5960 PENINSULAR UNIT 205 SOUTH STOCK ISLAND
Legal Description: UNIT 205 & 1/22% COMMON ELEMENTS OCEANSIDE TIAL CONDOMINIUM OR1930-596(LG)
Owners Name: FOLEY WALTER ALLEN
Address: 875 W LOOP 304 CROCKETT TX 75835

AK: 9053859 Parcel ID: 00127440-000500 Physical Location 5950 PENINSULAR SLIP G-5 SOUTH STOCK ISLAND
Legal Description: UNIT G-5 & 1/52% COMMON ELEMENTS OCEANSIDE EAST Y STORAGE CONDOMINIUM OR1942-938(LG)
Owners Name: BENEDETTO GEORGE M
Address: 4421 JEFFERSON HWY JEFFERSON LA 70121-1308

AK: 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: 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 (
Owners Name: COUNTY OF MONROE C/O BOCC
Address: 1100 SIMONTON ST KEY WEST FL 33040

AK: 9053496 Parcel ID: 00127430-000204 Physical Location 5960 PENINSULAR UNIT 204 SOUTH STOCK ISLAND
Legal Description: UNIT 204 OCEANSIDE RESIDENTIAL CONDOMINIUM 365 OR2618-715/16
Owners Name: BOYD JOHN L AND BARBARA J
Address: 6781 OLIVE BRANCH RD OREGONIA OH 45054-9456

AK: 1160245 Parcel ID: 00126010-000000 Physical Location 6011 PENINSULAR SOUTH STOCK ISLAND
Legal Description: BK 45 LT 53 STOCK ISLAND MALONEY SUB PB1-55 OR511- 460 OR790-003/004 OR790-941/942 OR811-1875/187(
Owners Name: UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE
Address: 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

AK: 9053639 Parcel ID: 00127440-000000 Physical Location 5950 PENINSULAR UNIT G1 - J14 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE EAST DRY STORAGE CONDOMINIUM (F/K/A OF RE 127420-000000) OR1918-1967/2047DEC
Owners Name: OCEANSIDE EAST DRY STORAGE CONDOMINIUM
Address:

AK: 8699697 Parcel ID: 00133760-000150 Physical Location 6800 MALONEY AVE UNIT 52 SOUTH STOCK ISLAND
Legal Description: UNIT 52 AND S1/2 UNIT 53 HARBOR SHORES, A CONDOMIN IUM OR986-1283 OR986-1291 OR1161-2376 OR1381
Owners Name: BREINES STEVEN
Address: 165 HORTON ST BRONX NY 10464-1620

AK: 9054398 Parcel ID: 00127440-002400 Physical Location 5950 PENINSULAR SLIP H-12 SOUTH STOCK ISLAND
Legal Description: UNIT H-12 & 1/52% COMMON ELEMENTS OCEANSIDE EAST RY STORAGE CONDOMINIUM OR1935-2201(LG)
Owners Name: FLEMING ENTERPRISES LLC
Address: 16101 LA GRANDE DR LITTLE ROCK AR 72223-9152

AK: 9054167 Parcel ID: 00127440-001700 Physical Location 5950 PENINSULAR SLIP H-5 SOUTH STOCK ISLAND
Legal Description: UNIT H-5 OCEANSIDE EAST DRY STORAGE CONDOMINIUM 1951-1799 OR2001-2327/28 OR2633-664/65
Owners Name: MARLIN INTEGRATED CAPITAL III LLC
Address: 180 SUGARLOAF DR SUMMERLAND KEY FL 33042-3673

AK: 9053991 Parcel ID: 00127440-001000 Physical Location 5950 PENINSULAR SLIP G-10 SOUTH STOCK ISLAND
Legal Description: UNIT G-10 & 1/52% COMMON ELEMENTS OCEANSIDE EAST RY STORAGE CONDOMINIUM OR1976-986(CMS)
Owners Name: BLUEWATER INVESTMENT LP
Address: 142 JFK DR ATLANTIS FL 33462

AK: 9096204 Parcel ID: 00127477-000121 Physical Location STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 21 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 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: 9092727 Parcel ID: 00127471-000159 Physical Location DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-59 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR
Owners Name: BAILEY PROPERTIES LLC
Address: 5601 2ND ST W LEHIGH ACRES FL 33971-6332

AK: 9096195 Parcel ID: 00127477-000112 Physical Location STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 12 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9096185 Parcel ID: 00127477-000102 Physical Location STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 2 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9091466 Parcel ID: 00127471-000129 Physical Location DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-29 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR
Owners Name: ARMOUR JAMES
Address: 4449 BAY SHORE RD SARASOTA FL 34234-3712

AK: 9096192 Parcel ID: 00127477-000109 Physical Location STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 9 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9096198 Parcel ID: 00127477-000115 Physical Location STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 15 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9091481 Parcel ID: 00127471-000179 Physical Location DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-79 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:
Owners Name: NEUBERGER RENE AMEN AND RESTATE INTER VIVOS DEC TR
Address: 175 TEAL CIR BERLIN MD 21811-1531

AK: 9091455 Parcel ID: 00127471-000104 Physical Location DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-4 KEY WEST HARBOUR CONDOMINIUM (F/K/A EY WEST HARBOUR YACHT CLUB CONDO) OR23
Owners Name: ASPINWALL FAMILY TR AG 5/18/2011
Address: 316 NAUTILUS CT FORT MYERS FL 33908-1610

AK: 9091494 Parcel ID: 00127471-000248 Physical Location DRY BOAT STORAGE SOUTH STOCK ISLAND
Legal Description: UNIT B1-L2-57 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:
Owners Name: EL PESCADOR ENTERPRISES INC
Address: 917 EATON ST KEY WEST FL 33040-6922

AK: 9092987 Parcel ID: 00127474-000128 Physical Location LOCKER UNIT SOUTH STOCK ISLAND
Legal Description: UNIT LU 28 KEY WEST HARBOUR CONDOMINIUM (F/K/A PENINSULAR AVE WEST HARBOUR YACHT CLUB CONDO) OR2366-
Owners Name: KEY WEST 80 LLC
Address: 26640 EDGEWOOD RD EXCELSIOR MN 55331-8339

AK: 9092805 Parcel ID: 00127471-000205 Physical Location DRY BOAT STORAGE SOUTH STOCK ISLAND
Legal Description: UNIT B1-L2-19 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR
Owners Name: JACQUES GARY L REV TRUST 6/7/2006
Address: PO BOX 22 FLOYD IA 50435-0022

AK: 9096209 Parcel ID: 00127477-000124 Physical Location STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 24 (LCE) KEY WEST HARBOUR CONDOMINIUM PENINSULAR AVE (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: JACQUES GARY L REVOCABLE TRUST DTD 6/7/06
Address: PO BOX 22 FLOYD IA 50435-0022

AK: 9091504 Parcel ID: 00127471-000260 Physical Location DRY BOAT STORAGE SOUTH STOCK ISLAND
Legal Description: UNIT B1-L2-66A KEY WEST HARBOUR CONDOMINIUM STATE KEY WEST HARBOUR YACHT CLUB CONDO) OR
Owners Name: HAYMAKER JAMES
Address: 326 WHITEHEAD ST KEY WEST FL 33040-6543

AK: 9096188 Parcel ID: 00127477-000105 Physical Location STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 5 (LCE) KEY WEST HARBOUR CONDOMINIUM PENINSULAR AVE (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9096193 Parcel ID: 00127477-000110 Physical Location STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 10 (LCE) KEY WEST HARBOUR CONDOMINIUM PENINSULAR AVE (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9091467 Parcel ID: 00127471-000130 Physical Location DRY BOAT STORAGE SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-30 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR
Owners Name: COOPER PETE AND DIANE
Address: 1108 TRUMAN AVE KEY WEST FL 33040-3352

AK: 9092993 Parcel ID: 00127475-000132 Physical Location BOAT SLIP SOUTH STOCK ISLAND
Legal Description: UNIT WS-32 KEY WEST HARBOUR CONDOMINIUM (F/K/A PENINSULAR AVE WEST HARBOUR YACHT CLUB CONDO) OR2366
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 3949 EVANS AVE STE 102 FORT MYERS FL 33901-9386

AK: 9091480 Parcel ID: 00127471-000178 Physical Location DRY BOAT STORAGE SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-78 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:
Owners Name: HILDEBRANDT FREDERICK AND SUSAN
Address: 1901 S ROOSEVELT BLVD APT 401E KEY WEST FL 33040-5249

AK: 1160105 Parcel ID: 00125870-000000 Physical Location 6639 MALONEY AVE SOUTH STOCK ISLAND
Legal Description: SQR 45 LT 39 AND ADJ FILLED BAY BTM AND ADJ BAY B TM STOCK ISLAND MALONEY SUB PB1-55 OR3
Owners Name: BACLE PETER M AND MONICA
Address: 15 AMARYLLIS DR KEY WEST FL 33040

AK: 8884109 Parcel ID: 00127420-000683 Physical Location 5950 PENINSULAR AVE 683 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 683 & 1.8936% COMMON ELEMENTS OR1415-86(CMS) OR1656-1:
Owners Name: BAMPARTNERS LP
Address: PO BOX 287 SOUTHFIELD MI 48037-0287

AK: 8883463 Parcel ID: 00127420-000619 Physical Location 5950 PENINSULAR SLIP 619 SOUTH STOCK ISLAND
Legal Description: UNIT 619 OCEANSIDE MARINA CONDOMINIUM AND .5524% OMMON ELEMENTS OR1518-964 OR2647-2097/89
Owners Name: ROGGERO HARRY J JR LIVING TRUST 10/1/2012
Address: 21 PARKER AVE NEWPORT RI 02840-6940

AK: 9096194 Parcel ID: 00127477-000111 Physical Location STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 11 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 8883765 Parcel ID: 00127420-000649 Physical Location 5950 PENINSULAR 649 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 649 & .9362% MON ELEMENTS OR1486-1209(JB) OR1899-822(C1
Owners Name: BEHMKE JOHN J AND KAY D
Address: PO BOX 344 KEY WEST FL 33041-0344

AK: 8884044 Parcel ID: 00127420-000677 Physical Location 5950 PENINSULAR 677 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 677 & 1.2322% MMON ELEMENTS OR1409-1468RS(JB)
Owners Name: PORTER POWELL DOUGLAS
Address: 95510 OVERSEAS HWY KEY LARGO FL 33037

AK: 8883366 Parcel ID: 00127420-000609 Physical Location 5950 PENINSULAR 609 SOUTH STOCK ISLAND
Legal Description: UNIT 609 OCEANSIDE MARINA CONDOMINIUM AND.5448% MMON ELEMENTS OR1582-2471 OR1784-383
Owners Name: HARLOW JAMES MYRON DECLARATION TRUST 12/7/2001
Address: 16657 HOLLY LN SUMMERLAND KEY FL 33042-3508

AK: 8883706 Parcel ID: 00127420-000643 Physical Location 5950 PENINSULAR SLIP 643 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 643 R/S OR1476-41/43 OR1476-50/52 OR1476-53/55 OR2:
Owners Name: SHIELD LINDA DEC TR 7/7/97
Address: 920 VIRGINIA ST KEY WEST FL 33040

AK: 8884150 Parcel ID: 00127420-000688 Physical Location 5950 PENINSULAR 688 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 688 & 1.8414% MMON ELEMENTS OR1414-167(JB)
Owners Name: COLLINS J FRED
Address: 63 DOLPHIN COVE QUAY STAMFORD CT 06902-7715

AK: 8884061 Parcel ID: 00127420-000679 Physical Location 5950 PENINSULAR 679 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 679 & 1.8862% MMON ELEMENTS OR1413-388(JB) OR1469-2127(
Owners Name: BENEDETTO GEORGE
Address: 4421 JEFFERSON HWY JEFFERSON LA 70121-1308

AK: 8883536 Parcel ID: 00127420-000626 Physical Location 5950 PENINSULAR 626 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 626 OR1796-23 73R/S
Owners Name: PFENT DAVID J
Address: 512 NOAH LANE KEY WEST FL 33040

AK: 8883439 Parcel ID: 00127420-000616 Physical Location 5950 PENINSULAR 616 SOUTH STOCK ISLAND
Legal Description: UNIT 616 OCEANSIDE MARINA CONDOMINIUM OR1911-1078 OR2614-243 OR2624-2158C
Owners Name: OSM SLIPS LLC
Address: 6810 FRONT ST KEY WEST FL 33040-6040

AK: 8883455 Parcel ID: 00127420-000618 Physical Location 5950 PENINSULAR SLIP 618 SOUTH STOCK ISLAND
Legal Description: UNIT 618 OCEANSIDE MARINA CONDOMINIUM OR1512-555 R1721-2197R/S OR1902-2496 OR2078-2123/24 OR26
Owners Name: MAUN FAMILY TRUST 9/4/2013
Address: 225 CHEROKEE LN CARBONDALE CO 81623-9410

AK: 8883811 Parcel ID: 00127420-000654 Physical Location 5950 PENINSULAR UNIT 654 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 654 OR1416-562
Owners Name: COX STANLEY A
Address: 1648 RICHMOND RD LEXINGTON KY 40502

AK: 8884214 Parcel ID: 00127420-000694 Physical Location 5950 PENINSULAR 694 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 694 & 1.1908% MMON ELEMENTS OR1965-1984 OR2294-23/4
Owners Name: CALYPSO WATER SPORTS AND CHARTERS
Address: 257 ATLANTIC BLVD KEY LARGO FL 33037

AK: 8883803 Parcel ID: 00127420-000653 Physical Location 5950 PENINSULAR 653 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 653 4 OR1629-156 OR2356-2468/69
Owners Name: GAP PROPERTIES OF SW FLORIDA 1 INC
Address: 4737 OAK RUN DR SARASOTA FL 34243

AK: 8883510 Parcel ID: 00127420-000624 Physical Location 5950 PENINSULAR 624 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 624 & .6697% MON ELEMENTS OR1410-1962(JMH) OR1742-2275
Owners Name: SCHOEPKE CRAIG A AND NANCY C
Address: 29550 WEST CAHILL CT BIG PINE KEY FL 33043

AK: 8883609 Parcel ID: 00127420-000633 Physical Location 5950 PENINSULAR 633 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 633 OR1762-455 OR2044-113/14 OR2202-1385
Owners Name: OYSTER POINT PROPERTIES LLC
Address: 105 E ST HAMPTON VA 23661

AK: 8883293 Parcel ID: 00127420-000602 Physical Location 5950 PENINSULAR UNIT 602 SOUTH STOCK ISLAND
Legal Description: UNIT 602 OCEANSIDE MARINA CONDOMINIUM /C OR2621-2270/71
Owners Name: RICE DAVID P AND MARY L
Address: 133 MOCKINGBIRD LN MARATHON FL 33050-2482

AK: 8884117 Parcel ID: 00127420-000684 Physical Location 5950 PENINSULAR 684 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 684 & 1.8936% MMON ELEMENTS OR1413-2164(JB) OR1467-2008
Owners Name: MOREAN WILLIAM D LV TR DTD 4-7-81 AND REST 11-3-93
Address: 2201 4TH ST N STE 201 SAINT PETERSBURG FL 33704-4300

AK: 8883617 Parcel ID: 00127420-000634 Physical Location 5950 PENINSULAR 634 SOUTH STOCK ISLAND
Legal Description: UNIT 634 OCEANSIDE MARINA CONDOMINIUM OR1574-343 OR1863-683 OR2604-1553
Owners Name: MARY B REAL ESTATE LLC
Address: 2718 HARRIS AVE KEY WEST FL 33040-3955

AK: 8883978 Parcel ID: 00127420-000670 Physical Location 5950 PENINSULAR 670 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 670 & 1.1887% MMON ELEMENTS OR1411-2269(CMS) OR1882-83
Owners Name: CROWE TIMOTHY J AND DEBORAH R
Address: 1707 PATRICIA ST KEY WEST FL 33040

AK: 8883447 Parcel ID: 00127420-000617 Physical Location 5950 PENINSULAR UNIT 617 SOUTH STOCK ISLAND
Legal Description: UNIT 617 OCEANSIDE MARINA CONDOMINIUM OR1769-1309 OR2445-483
Owners Name: LAMILA LIMITED LIABILITY PARTNERSHIP
Address: 20 HIDDEN HILLS WAY ARDEN NC 28704-6110

AK: 8883871 Parcel ID: 00127420-000660 Physical Location 5950 PENINSULAR 660 SOUTH STOCK ISLAND
Legal Description: UNIT 660 OCEANSIDE MARINA CONDOMINIUM OR1412-408 OR1989-820D/C OR2136-475 OR2294-1583/85
Owners Name: FOLEY WALTER AND KAY TRUST 4/16/07 C/O FOLEY WALTER A AND MURLYN KAY
Address: 875 WEST LOOP 304 CROCKETT TX 75835

AK: 8883951 Parcel ID: 00127420-000668 Physical Location 5950 PENINSULAR 668 SOUTH STOCK ISLAND
Legal Description: UNIT 668 OCEANSIDE MARINA CONDOMINIUM 9 OR1478-741 OR2302-779
Owners Name: RICHARDS LIVING TRUST 7/20/2007 C/O RICHARDS DEAN ALLEN JR TRUSTEE
Address: 1214 VON PHISTER ST KEY WEST FL 33040

AK: 8883471 Parcel ID: 00127420-000620 Physical Location 5950 PENINSULAR 620 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 620 7
Owners Name: WEYMOUTH LISA A
Address: P O BOX 791249 PAIA HI 96779

AK: 8883421 Parcel ID: 00127420-000615 Physical Location 5950 PENINSULAR 615 SOUTH STOCK ISLAND
Legal Description: UNIT 615 OCEANSIDE MARINA CONDOMINIUM OR1589-2083/84 OR1767-938 OR2567-1517/19
Owners Name: SHEFFLER BARBARA K
Address: 2510 CHAGRIN RIVER RD CHAGRIN FALLS OH 44022-6600

AK: 8883307 Parcel ID: 00127420-000603 Physical Location 5950 PENINSULAR SLIP 603 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 603 & .5448% MON ELEMENTS OR1415-541(CMS)
Owners Name: CONKLIN EDWARD G
Address: PO BOX 2468 KEY WEST FL 33045-2468

AK: 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: 8883781 Parcel ID: 00127420-000651 Physical Location 5950 PENINSULAR 651 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 651 OR1414-134 R1535-626 OR1544-2067 OR1659-1554 OR2033-258T
Owners Name: OLIVER LAWRENCE J TR DTD 05/02/95
Address: 18420 DEEP PASSAGE LN FT MYERS BEACH FL 33931

AK: 8883579 Parcel ID: 00127420-000630 Physical Location 5950 PENINSULAR 630 SOUTH STOCK ISLAND
Legal Description: UNIT 630 OCEANSIDE MARINA CONDOMINIUM AND .9209% OMMON ELEMENTS OR1416-1666 OR1522-143
Owners Name: LEE JAMES A
Address: PO BOX 1022 ANOKA MN 55303-0599

AK: 8883960 Parcel ID: 00127420-000669 Physical Location 5950 PENINSULAR UNIT 669 SOUTH STOCK ISLAND
Legal Description: UNIT 669 OCEANSIDE MARINA CONDOMINIUM OR2369-631/32 OR2537-1058L/E OR2661-246D/C
Owners Name: BARRETT PAUL L/E
Address: PO BOX 5888 KEY WEST FL 33045-5888

AK: 8884231 Parcel ID: 00127420-000708 Physical Location 5950 PENINSULAR 708 SOUTH STOCK ISLAND
Legal Description: UNIT 708 OCEANSIDE MARINA CONDOMINIUM OR2294/1583/85
Owners Name: FOLEY WALTER AND KAY TRUST 4/16/07 C/O FOLEY WALTER A AND MURLYN KAY
Address: 875 WEST LOOP 304 CROCKETT TX 75835

AK: 8884001 Parcel ID: 00127420-000673 Physical Location 5950 PENINSULAR 673 SOUTH STOCK ISLAND
Legal Description: UNIT 673 OCEANSIDE MARINA CONDOMINIUM AND COMMON ELEMENTS OR1414-155 OR1534-137 OF
Owners Name: HARLOW JAMES MYRON DECLARATION TRUST 12/7/2001
Address: 16657 HOLLY LN SUMMERLAND KEY FL 33042-3508

AK: 8883943 Parcel ID: 00127420-000667 Physical Location 5950 PENINSULAR 667 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 667 & 1.1974% MMON ELEMENTS OR1415-2007(JB) OR1617-983F
Owners Name: FREE SALLY A
Address: 115 SW 58TH ST CAPE CORAL FL 33914

AK: 8883323 Parcel ID: 00127420-000605 Physical Location 5950 PENINSULAR APT 605 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 605 & .5448% MON ELEMENTS OR1415-91(CMS)
Owners Name: MORGAN HUGH J
Address: 404 SOUTH ST KEY WEST FL 33040-3138

AK: 8883668 Parcel ID: 00127420-000639 Physical Location 5950 PENINSULA UNIT 639 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 639 & .9327% MON ELEMENTS OR1413-275RS OR2057-94(TM)
Owners Name: JACKSON RICHARD W
Address: 1301 FLAGLER AVE KEY WEST FL 33040

AK: 8884095 Parcel ID: 00127420-000682 Physical Location 5950 PENINSULAR 682 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 682 & 1.8191% MMON ELEMENTS OR1409-2169(CMS)
Owners Name: SHATT J MURRAY & MARY H
Address: PO BOX 420488 SUMMERLAND KEY FL 33042-0488

AK: 8883790 Parcel ID: 00127420-000652 Physical Location 5950 PENINSULAR UNIT 652 SOUTH STOCK ISLAND
Legal Description: UNIT 652 OCEANSIDE MARINA CONDOMINIUM OR1521-163 R1782-312 OR2511-373/74
Owners Name: HARLOW JAMES MYRON DEC TR 12/7/2001
Address: 16657 HOLLY LN SUMMERLAND KEY FL 33042-3508

AK: 8883595 Parcel ID: 00127420-000632 Physical Location 5950 PENINSULAR 632 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 632 & .9398% MON ELEMENTS OR1411-514(JB) OR1492-860(JB)
Owners Name: MICK CAROL L
Address: PO BOX 210 SOUTH BERWICK ME 03908-0210

AK: 8883587 Parcel ID: 00127420-000631 Physical Location 5950 PENINSULAR 631 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 631 & .9398% MON ELEMENTS OR1411-1498(CMS)
Owners Name: ROWLEY RICHARD D & PATRICIA M
Address: P O BOX 125 AUSTINBURG OH 44010

AK: 8884168 Parcel ID: 00127420-000689 Physical Location 5950 PENINSULAR 689 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 689 & 1.8116% MMON ELEMENTS OR1412-2479 OR1994-313/315-
Owners Name: SUNSET INVESTORS LLC
Address: 4400 PAPA JOE HENDRICK BLVD CHARLOTTE NC 28262

AK: 8883757 Parcel ID: 00127420-000648 Physical Location 5950 PENINSULAR SLIP 648 SOUTH STOCK ISLAND
Legal Description: UNIT 648 OCEANSIDE MARINA CONDOMINIUM 8 OR2099-904
Owners Name: MCCARTHY CHRISTOPHER
Address: P O BOX 406 SANDOWN NH 03873

AK: 8883820 Parcel ID: 00127420-000655 Physical Location 5950 PENINSULAR UNIT 655 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 655 & .9385% MON ELEMENTS OR1769-1278(CTT)
Owners Name: NASET WALLACE J
Address: 20717 6TH AVE W SUMMERLAND KEY FL 33042-4010

AK: 8883676 Parcel ID: 00127420-000640 Physical Location 5950 PENINSULAR 640 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 640 OR1731-2286Q/C OR1998-2362 OR2274-214
Owners Name: BIRMINGHAM IRONWORKS INC
Address: 9107 CHERRY RD VERMILION OH 44089-9311

AK: 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: 8884010 Parcel ID: 00127420-000674 Physical Location 5950 PENINSULAR SLIP 674 SOUTH STOCK ISLAND
Legal Description: UNIT 674 OCEANSIDE MARINA CONDOMINIUM OR2642-2271LET/ADM OR2650-524/26
Owners Name: BENNETT GLENN
Address: 6 EMERSON DR CINNAMINSON NJ 08077-4050

AK: 8883935 Parcel ID: 00127420-000666 Physical Location 5950 PENINSULAR 666 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 666 & 1.1887% MMON ELEMENTS OR1413-2088(JB) OR1480-1895
Owners Name: NASET WALLACE J AND RUTH S
Address: 20717 6TH AVE W SUMMERLAND KEY FL 33042-4010

AK: 8884141 Parcel ID: 00127420-000687 Physical Location 5950 PENINSULAR SLIP 687 SOUTH STOCK ISLAND
Legal Description: UNIT 687 OCEANSIDE MARINA CONDOMINIUM OR1413-393 R1455-1211/14GUARD OR2661-1862/63
Owners Name: DUKE JOHN O REVOCABLE TRUST 10/11/2013
Address: 28555 JOLLY ROGER DR SUMMERLAND KEY FL 33042-5501

AK: 8883315 Parcel ID: 00127420-000604 Physical Location 5950 PENINSULAR 604 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 604 OR1501-499 R1888-1221 OR2174-1767
Owners Name: THOMAS TOM AND LUCILLE G
Address: 2864 COCO LAKES DR NAPLES FL 34105-4511

AK: 8883650 Parcel ID: 00127420-000638 Physical Location 5950 PENINSULAR 638 SOUTH STOCK ISLAND
Legal Description: UNIT 638 OCEANSIDE MARINA CONDOMINIUM OR1457-1298 OR1458-1027/31F/J OR2659-1550
Owners Name: WHITEHEAD BRIAN
Address: 49 SUNSET KEY DR KEY WEST FL 33040-8383

AK: 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: 8884079 Parcel ID: 00127420-000680 Physical Location 5950 PENINSULAR 680 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 680 /S OR1420-997C OR1796-2356 OR2129-873
Owners Name: DOLPHIN WATCH I LLC
Address: 3618 EL CENTRO ST ST PETE BEACH FL 33706

AK: 8883641 Parcel ID: 00127420-000637 Physical Location 5950 PENINSULAR 637 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 637 & .9280% MON ELEMENTS OR1441-1635(JB) OR1441-1635(J
Owners Name: SMITH KEITH A TRUSTEE (K S SMITH MD PROFITSHARING PLAN)
Address: PO BOX 1267 SUMAS WA 98295

AK: 8883391 Parcel ID: 00127420-000612 Physical Location 5950 PENINSULAR UNIT 612 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 612 & .5448% MON ELEMENTS OR1406-544(LG) OR1478-1393/14
Owners Name: MONGELLI ROBERT CHARLES DEC TR DTD 1-15-02
Address: 1025 SANDYS WAY KEY WEST FL 33040

AK: 8883374 Parcel ID: 00127420-000610 Physical Location 5950 PENINSULAR 610 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 610 & .5448% MON ELEMENTS OR1681-714/15(CMS) OR1881-12
Owners Name: SIMONTON ROW LTD
Address: 1109 EATON ST KEY WEST FL 33040

AK: 8884184 Parcel ID: 00127420-000691 Physical Location 5950 PENINSULAR 691 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 691 & 2.0502% MMON ELEMENTS OR1413-2087(JB) OR1620-2183
Owners Name: ROWLEY RICHARD & PATRICIA
Address: P O BOX 125 AUSTINBURG OH 44010-0125

AK: 8883528 Parcel ID: 00127420-000625 Physical Location 5950 PENINSULAR 625 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 625 OR1796-23 57R/S
Owners Name: PFENT DAVID J
Address: 512 NOAH LANE KEY WEST FL 33040

AK: 8883501 Parcel ID: 00127420-000623 Physical Location 5950 PENINSULAR SLIP 623 SOUTH STOCK ISLAND
Legal Description: SLIP 623 OCEANSIDE MARINA CONDOMINIUM OR1411-148 6 OR1424-587 OR1535-889 OR2405-1678/1679
Owners Name: COTTIS JOHN DEC TRUST 5/28/2008
Address: 17258 DOLPHIN ST SUGARLOAF SHORES FL 33042

AK: 8884036 Parcel ID: 00127420-000676 Physical Location 5950 PENINSULAR 676 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 676 & 1.1916% MMON ELEMENTS OR1415-563 OR1930-1557 OR
Owners Name: CVS OF SE MISSOURI PROFIT SHARING PLAN
Address: 662 PALOMA CIRCLE MESQUITE NV 89027

AK: 8883862 Parcel ID: 00127420-000659 Physical Location 5950 PENINSULAR SLIP 659 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 659 1 OR1579-34/AFF OR1579-35 OR1988-683 OR2062-1
Owners Name: CAYO HUESO INVESTMENTS LNC
Address: 6511 MALONEY AVE UNIT 6 KEY WEST FL 33040

AK: 8884222 Parcel ID: 00127420-000707 Physical Location 5950 PENINSULAR 707 SOUTH STOCK ISLAND
Legal Description: UNIT 707 OCEANSIDE MARINA CONDOMINIUM 3 OR2294-1583/85
Owners Name: FOLEY WALTER AND KAY TRUST 4/16/07 C/O FOLEY WALTER A AND MURLYN KAY
Address: 875 WEST LOOP 304 CROCKETT TX 75835

AK: 8883889 Parcel ID: 00127420-000661 Physical Location 5950 PENINSULAR 661 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 661 & 1.2950% MMON ELEMENTS OR1808-914(CTT)
Owners Name: DASHER THEODORE E
Address: 554 37TH ST NORTH BIRMINGHAM AL 35222

AK: 9053320 Parcel ID: 00127430-000000 Physical Location 5960 PENINSULAR SOUTH STOCK ISLAND
Legal Description: OCEANSIDE RESIDENTIAL CONDO (F/K/A RE 127420-00020 0) OR1924-439/536DEC OR2129-465/489AMD
Owners Name: OCEANSIDE RESIDENTIAL CONDOMINIUM
Address:

AK: 1161641 Parcel ID: 00127460-000000 Physical Location 5990 PENINSULAR SOUTH STOCK ISLAND
Legal Description: BK 61 LT 4 STOCK ISLAND MALONEY SUB SUBDIVISION PB 1-55 G12-53-54
Owners Name: UNITED STATES OF AMERICA
Address: ATLANTA GA 30345

AK: 9096203 Parcel ID: 00127477-000120 Physical Location STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 20 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: TRIVISONNO NICHOLAS L REVOCABLE TRUST 2/24/2003
Address: 2019 CRAIGMORE DR CHARLOTTE NC 28226-6206

AK: 9091505 Parcel ID: 00127471-000264 Physical Location DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L2-70 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:
Owners Name: BOTTON LINE FISH CO INC
Address: 7311 SALE BLVD PANAMA CITY FL 32409-1349

AK: 9091507 Parcel ID: 00127471-000292 Physical Location DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L3-84 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:
Owners Name: BURNETTE WILLIAM HOLMES REV TR 05/30/1997
Address: 708 WHITE ST KEY WEST FL 33040-7155

AK: 9096199 Parcel ID: 00127477-000116 Physical Location STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 16 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9096201 Parcel ID: 00127477-000122 Physical Location STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 22 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9092818 Parcel ID: 00127471-000183 Physical Location DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-83 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR
Owners Name: FOWLER MILLARD LEON AND CONNIE L
Address: 1716 SOUTH ST KEY WEST FL 33040-3517

AK: 9092724 Parcel ID: 00127471-000294 Physical Location DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L2-62B KEY WEST HARBOUR CONDOMINIUM KEY WEST HARBOUR YACHT CLUB CONDO) OI
Owners Name: JONES LLC
Address: 11 CYPRESS AVE KEY WEST FL 33040-6236

AK: 9096191 Parcel ID: 00127477-000108 Physical Location STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 8 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9091497 Parcel ID: 00127471-000254 Physical Location DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L2-62A KEY WEST HARBOUR CONDOMINIUM KEY WEST HARBOUR YACHT CLUB CONDO) OI
Owners Name: REHM ALFRED F JR
Address: PO BOX 8086 WILSON NC 27893-1086

AK: 9096184 Parcel ID: 00127477-000101 Physical Location STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 1 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9091462 Parcel ID: 00127471-000118 Physical Location DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-18 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR
Owners Name: TOWER EQUITIES RE INC
Address: PO BOX 690785 CHARLOTTE NC 28227-7014

AK: 9096202 Parcel ID: 00127477-000119 Physical Location STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 19 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9091464 Parcel ID: 00127471-000119 Physical Location DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-19 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:
Owners Name: DELPHFISHING MEDIA INC
Address: 183 VENETIAN WAY SUMMERLAND KEY FL 33042-3684

AK: 9091506 Parcel ID: 00127471-000265 Physical Location DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L2-71 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:
Owners Name: JESSEE JASON
Address: 1107 KEY PLZ PMB 333 KEY WEST FL 33040-4086

AK: 9096187 Parcel ID: 00127477-000104 Physical Location STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 4 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9092792 Parcel ID: 00127471-000204 Physical Location DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L2-18 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR
Owners Name: HUNKER WAYDE
Address: 7 PARK MEADOWS DR FAIRFIELD OH 45014-4672

AK: 9091479 Parcel ID: 00127471-000177 Physical Location DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-77 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR
Owners Name: ASPINWALL GARY
Address: 5823 RIVERSIDE LN FORT MYERS FL 33919-2505

AK: 9096196 Parcel ID: 00127477-000113 Physical Location STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 13 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9091477 Parcel ID: 00127471-000174 Physical Location DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-74 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR
Owners Name: TRIVISONNO NICHOLAS L REVOCABLE TRUST 2/24/2003
Address: 2019 CRAIGMORE DR CHARLOTTE NC 28226-6206

AK: 9096189 Parcel ID: 00127477-000106 Physical Location STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 6 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9095793 Parcel ID: 00127471-000182 Physical Location DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-82 - KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) (
Owners Name: SALERNO ANTHONY L
Address: 114 SINCLAIR DR NORTON SHORES MI 49441-5545

AK: 9091490 Parcel ID: 00127471-000213 Physical Location DRY BOAT STORAGE SOUTH STOCK ISLAND
Legal Description: UNIT B1-L2-27 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:
Owners Name: OYEME IV LLC
Address: PO BOX 787 KEY WEST FL 33041-0787

AK: 9092814 Parcel ID: 00127471-000267 Physical Location DRY BOAT STORAGE SOUTH STOCK ISLAND
Legal Description: UNIT B1-L2-73 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR
Owners Name: 1018 TRUMAN LLC
Address: 521 SIMONTON ST KEY WEST FL 33040-6872

AK: 9092816 Parcel ID: 00127471-000268 Physical Location DRY BOAT STORAGE SOUTH STOCK ISLAND
Legal Description: UNIT B1-L2-74 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR
Owners Name: HOLMES PETER F
Address: 12 WILDWOOD LN SCARBOROUGH ME 04074-9436

AK: 9096186 Parcel ID: 00127477-000103 Physical Location STORAGE UNIT PENINSULAR AVE SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 3 (LCE) KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9091482 Parcel ID: 00127471-000180 Physical Location DRY BOAT STORAGE SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-80 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:
Owners Name: HILDEBRANDT FREDERICK AND SUSAN
Address: 1901 S ROOSEVELT BLVD APT 401E KEY WEST FL 33040-5249

AK: 9096190 Parcel ID: 00127477-000107 Physical Location STORAGE UNIT PENINSULAR AVE SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 7 (LCE) KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9091476 Parcel ID: 00127471-000171 Physical Location DRY BOAT STORAGE SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-71 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:
Owners Name: HEITLER ROBERT H AND JANE A
Address: 1694 COTTONWOOD CREEK PL LAKE MARY FL 32746-4404

AK: 9091536 Parcel ID: 00127471-000122 Physical Location DRY BOAT STORAGE SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-22 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR:
Owners Name: SALERNO ANTHONY L
Address: 114 SINCLAIR DR NORTON SHORES MI 49441-5545

AK: 1161667 Parcel ID: 00127480-000000 Physical Location 6000 PENINSULAR AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 LOTS 5-6-7 SQR 61 & ADJ BAY BTM & ADJ PARCEL (LESS KEY WES
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040

AK: 9096208 Parcel ID: 00127477-000123 Physical Location STORAGE UNIT PENINSULAR AVE SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 23 (LCE) KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9096207 Parcel ID: 00127477-000118 Physical Location STORAGE UNIT PENINSULAR AVE SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 18 (LCE) KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: REHM ALFRED F JR
Address: PO BOX 8086 WILSON NC 27893-1086

AK: 8883544 Parcel ID: 00127420-000627 Physical Location 5950 PENINSULAR AVE UNIT 627 SOUTH STOCK ISLAND
Legal Description: UNIT 627 OCEANSIDE MARINA CONDOMINIUM OR2072-2183 OR2178-292 OR2453-1118D/C OR2494
Owners Name: GARDNER JENNIE S REV TR 10/26/2010
Address: 201 13TH ST NE APT B WASHINGTON DC 20002-6566

AK: 8883358 Parcel ID: 00127420-000608 Physical Location 5950 PENINSULAR UNIT 608 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 608 OR1753-956 R2428-561
Owners Name: GAP PROPERTIES OF SW FLORIDA-1INC
Address: 4737 OAK RUN DR SARASOTA FL 34243

AK: 8883692 Parcel ID: 00127420-000642 Physical Location 5950 PENINSULAR 642 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 642 & .9374% MON ELEMENTS OR1414-124(JB)
Owners Name: TARANTINO JOANNE
Address: 1002 WASHINGTON ST KEY WEST FL 33040-4865

AK: 8884176 Parcel ID: 00127420-000690 Physical Location 5950 PENINSULAR 690 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 690 & 1.8116% MMON ELEMENTS OR1412-2479/80 OR1994-313/3
Owners Name: WYLAND OF KEY WEST INC
Address: 953 NW 53RD ST FT LAUDERDALE FL 33309

AK: 8884206 Parcel ID: 00127420-000693 Physical Location 5950 PENINSULAR SLIP 693 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 693 OR2294-23/24
Owners Name: CALYPSO WATER SPORTS AND CHARTERS INC
Address: 257 ATLANTIC BLVD KEY LARGO FL 33037

AK: 8883749 Parcel ID: 00127420-000647 Physical Location 5950 PENINSULAR 647 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 647 & .9362% MON ELEMENTS OR1413-2181 OR1516-1929 OR19
Owners Name: KEYSTER LLC
Address: 14007 LAKE MAGDALENE BLVD TAMPA FL 33618-2319

AK: 8883838 Parcel ID: 00127420-000656 Physical Location 5950 PENINSULAR 656 SOUTH STOCK ISLAND
Legal Description: UNIT 656 OCEANSIDE MARINA CONDOMINIUM OR1617-34 2666-1496/1500
Owners Name: EASTERLY ROBERT
Address: 1107 KEY PLZ - 155 KEY WEST FL 33040-4086

AK: 8884052 Parcel ID: 00127420-000678 Physical Location 5950 PENINSULAR SLIP 678 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 678 & 1.2322% COMMON ELEMENTS OR1422-991TC OR2021-78/7
Owners Name: DEMAURO ROBERT AND KIMBERLY CURRY (H/W)
Address: 17195 KINGFISH LN W SUMMERLAND KEY FL 33042-3613

AK: 8883498 Parcel ID: 00127420-000622 Physical Location 5950 PENINSULAR 622 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 622 & .5373% MON ELEMENTS OR1411-2323/24 OR2056-1827/28
Owners Name: WILKES GEORGE A REVOCABLE TRUST 10/27/2004
Address: 143 RAINBOW DR LIVINGSTON TX 77399-1043

AK: 8884087 Parcel ID: 00127420-000681 Physical Location 5950 PENINSULAR SLIP 681 SOUTH STOCK ISLAND
Legal Description: UNIT 681 OCEANSIDE MARINA CONDOMINIUM OR1651-327/28 OR2521-292 OR2604-1554
Owners Name: MARY B REAL ESTATE LLC
Address: 2718 HARRIS AVE KEY WEST FL 33040-3955

AK: 8883714 Parcel ID: 00127420-000644 Physical Location 5950 PRNINSULA 644 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 644 & 1.0602% MMON ELEMENTS OR1407-1648 OR2004-1355(CI
Owners Name: MCSWEEN MIKE AND NANCY
Address: 1422 HARMONY ST NEW ORLEANS LA 70115-3407

AK: 8883404 Parcel ID: 00127420-000613 Physical Location 5950 PENINSULAR 613 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 613 OR2218-562/63
Owners Name: HENDERSON ROBIN M
Address: PO BOX 2515 KEY WEST FL 33045-2515

AK: 8883994 Parcel ID: 00127420-000672 Physical Location 5950 PENINSULAR UNIT 672 SOUTH STOCK ISLAND
Legal Description: UNIT 672 OCEANSIDE MARINA CONDOMINIUM OR1411-1 493 OR2119-1937 OR2309-2181TR
Owners Name: RICHARDS LIVING TRUST 7/20/07 C/O RICHARDS DEAN ALLEN JR TRUSTEE
Address: 1214 VON PHISTER ST KEY WEST FL 33040

AK: 8883684 Parcel ID: 00127420-000641 Physical Location 5950 PENINSULAR 641 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 641 & .9374% MON ELEMENTS OR1415-575R/S(CMS) OR1648-27
Owners Name: GRAY II FRED EMMET REV TRUST DTD 11-04-2004
Address: 23063 WAHOO LN CUDJOE KEY FL 33042

AK: 8883561 Parcel ID: 00127420-000629 Physical Location 5950 PENINSULAR SLIP 629 SOUTH STOCK ISLAND
Legal Description: UNIT 629 OCEANSIDE MARINA CONDOMINIUM OR2093-644/47 OR2576-115/16C/T OR2587-706 OR2
Owners Name: ROGGERO HARRY J JR LIVING TRUST 10/1/2012
Address: 21 PARKER AVE NEWPORT RI 02840-6940

AK: 8883552 Parcel ID: 00127420-000628 Physical Location 5950 PENINSULA UNIT 628 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 628 OR2190-504
Owners Name: APPELLIS MICHEL
Address: 1414 NEWTON ST KEY WEST FL 33040

AK: 8884192 Parcel ID: 00127420-000692 Physical Location 5950 PENINSULAR UNIT 692 SOUTH STOCK ISLAND
Legal Description: UNIT 692 OCEANSIDE MARINA CONDOMINIUM OR1590-1185 OR2661-480/81 OR2674-956/57C OR26
Owners Name: C SERVICE LLC
Address: 61 SPOONBILL WAY KEY WEST FL 33040-7916

AK: 8883854 Parcel ID: 00127420-000658 Physical Location 5950 PENINSULAR UNIT 658 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 658 & .9340% MON ELEMENTS OR1411-2264(CMS)
Owners Name: MAGGIO LEONA J
Address: PO BOX 2147 KEY WEST FL 33045-2147

AK: 8883927 Parcel ID: 00127420-000665 Physical Location 5950 PENINSULA SLIP 665 SOUTH STOCK ISLAND
Legal Description: UNIT 665 OCEANSIDE MARINA CONDOMINIUM OR1610-341 OR1610-342/46POA OR1610-347/51PO
Owners Name: STARK JOHN TRUST AGREEMENT 12/15/1995
Address: 4780 COVE CIR APT 311 SAINT PETERSBURG FL 33708-2870

AK: 8883382 Parcel ID: 00127420-000611 Physical Location 5950 PENINSULAR UNIT 611 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 611 OR2007-546/547Q/C
Owners Name: BOGGS RONALD
Address: 97 LEISURE CT UNIT 40 PAGOSA SPRINGS CO 81147-7746

AK: 8883331 Parcel ID: 00127420-000606 Physical Location 5950 PENINSULA UNIT 606 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 606 & .5448% MON ELEMENTS OR1415-96(CMS)
Owners Name: MORGAN HUGH J
Address: 404 SOUTH ST KEY WEST FL 33040-3138

AK: 8883901 Parcel ID: 00127420-000663 Physical Location 5950 PENINSULAR 663 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 663 OR1411-506 R2245-2215
Owners Name: G AND T PROPERTIES LIMITED PARTNERSHIP
Address: 45 COYOTE RDG GREEN MOUNTAIN NC 28740-9252

AK: 8884028 Parcel ID: 00127420-000675 Physical Location 5950 PENINSULAR SLIP 675 SOUTH STOCK ISLAND
Legal Description: UNIT 675 OCEANSIDE MARINA CONDOMINIUM OR1749-2228 OR1829-1492/93F/J OR1916-85/86 OR
Owners Name: TRADEWINDS INTERNATIONAL REAL ESTATE PLLC
Address: 1540 INTERNATIONAL PKWY STE 200 LAKE MARY FL 32746-4713

AK: 8883722 Parcel ID: 00127420-000645 Physical Location 5950 PENINSULAR 645 SOUTH STOCK ISLAND
Legal Description: UNIT 645 OCEANSIDE MARINA CONDOMINIUM C OR1993-1535 OR2283-2296
Owners Name: DBGB REV TR DTD 7/10/2000 C/O BERRYHILL DONALD J AND GLENNA
Address: 26 HINA ST HILO HI 96720

AK: 8884133 Parcel ID: 00127420-000686 Physical Location 5950 PENINSULAR 686 SOUTH STOCK ISLAND
Legal Description: UNIT 686 OCEANSIDE MARINA CONDOMINIUM AND COMMON ELEMENTS OR1410-37 OR1666-1508/09
Owners Name: MARLIN INTEGRATED CAPITAL III LLC
Address: 180 SUGARLOAF DR SUMMERLAND KEY FL 33042-3673

AK: 8883773 Parcel ID: 00127420-000650 Physical Location 5950 PENINSULAR 650 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 650 & .9362% MON ELEMENTS OR1414-144(JB) OR1500-805(JB)
Owners Name: LOW KEY CHARTER SERVICES INC
Address: 6800 MALONEY AVE LOT 47 KEY WEST FL 33040-8112

AK: 8883625 Parcel ID: 00127420-000635 Physical Location 5950 PENINSULAR 635 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 635 & .9398% MON ELEMENTS OR1413-1245(JB)
Owners Name: GAYNOR RICHARD G
Address: 2320 DRUSILLA LN BATON ROUGE LA 70809-1495

AK: 8883633 Parcel ID: 00127420-000636 Physical Location 5950 PENINSULAR 636 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 636 & .9398% MON ELEMENTS OR1415-551(CMS) OR1502-248/4
Owners Name: SMITH KEITH A
Address: PO BOX 1267 SUMAS WA 98295-1267

AK: 8884125 Parcel ID: 00127420-000685 Physical Location 5950 PENINSULAR 685 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 685 & 1.8191% COMMON ELEMENTS OR1410-32 OR1469-2206/07
Owners Name: BACKWALL PARTNERS LLC
Address: 3605 SOUTH BEACH DR TAMPA FL 33629

AK: 1160121 Parcel ID: 00125890-000000 Physical Location VACANT LAND SOUTH STOCK ISLAND
Legal Description: LOT 41 ADJ BAY BTM SQR 45 MALONEY SUB PB1-55 STOCK ISLAND OR542-809 OR645-200 OR828-612 OR1239
Owners Name: BOWEN ALFRED AND JOY
Address: 815 PEACOCK PLZ KEY WEST FL 33040

AK: 1160172 Parcel ID: 00125940-000000 Physical Location 6011 PENINSULAR SOUTH STOCK ISLAND
Legal Description: BK 45 LT 46 STOCK ISLAND MALONEY SUB PB1-55 OR511- 460 OR790-003/004 OR790-941/942 OR811-1875/187
Owners Name: UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE
Address: 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

AK: 1160148 Parcel ID: 00125910-000000 Physical Location 6011 PENINSULAR SOUTH STOCK ISLAND
Legal Description: BK 45 LT 43 STOCK ISLAND MALONEY SUB PB1-55 OR511- 460 OR790-003/004 OR790-941/942 OR811-1875/187
Owners Name: UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE
Address: 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

AK: 1160288 Parcel ID: 00126050-000000 Physical Location 6011 PENINSULAR SOUTH STOCK ISLAND
Legal Description: BK 45 LT 57 STOCK ISLAND MALONEY SUB PB1-55 OR511- 460 OR772-131-132-E OR790-003/004 OR790-941/94
Owners Name: UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE
Address: 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

AK: 1160156 Parcel ID: 00125920-000000 Physical Location 6011 PENINSULAR SOUTH STOCK ISLAND
Legal Description: BK 45 LT 44 STOCK ISLAND MALONEY SUB PB1-55 OR511- 460 OR790-003/004 OR790-941/942 OR811-1875/187
Owners Name: UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE
Address: 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

AK: 1160130 Parcel ID: 00125900-000000 Physical Location 6011 PENINSULAR SOUTH STOCK ISLAND
Legal Description: BK 45 LT 42 STOCK ISLAND MALONEY SUB PB1-55 OR511- 460 OR790-003/004 OR790-941/942 OR811-1875/187
Owners Name: UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE
Address: 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

AK: 1160164 Parcel ID: 00125930-000000 Physical Location 6011 PENINSULAR SOUTH STOCK ISLAND
Legal Description: BK 45 LT 45 STOCK ISLAND MALONEY SUB PB1-55 OR511- 460 OR790-003/004 OR790-941/942 OR811-1875/187
Owners Name: UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE
Address: 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

AK: 1160091 Parcel ID: 00125860-000000 Physical Location 6639 MALONEY AVE SOUTH STOCK ISLAND
Legal Description: SQR 45 LTS 35-36-37 AND ADJ FILLED BAY BTM AND AD J BAY BTM STOCK ISLAND MALONEY SUB PB1
Owners Name: BACLE PETER M AND MONICA
Address: 15 AMARYLLIS DR KEY WEST FL 33040

AK: 9096197 Parcel ID: 00127477-000114 Physical Location STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 14 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: KEY WEST MARINA INVESTMENTS LLC
Address: 6000 PENINSULAR AVE KEY WEST FL 33040-6082

AK: 9091452 Parcel ID: 00127471-000101 Physical Location DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-1 KEY WEST HARBOUR CONDOMINIUM (F/K/A EY WEST HARBOUR YACHT CLUB CONDO) OR2:
Owners Name: SPANISH FLY ENTERPRISES INC
Address: PO BOX 420661 SUMMERLAND KEY FL 33042-0661

AK: 9092797 Parcel ID: 00127471-000120 Physical Location DRY BOAT SOUTH STOCK ISLAND
Legal Description: UNIT B1-L1-20 KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST HARBOUR YACHT CLUB CONDO) OR
Owners Name: KEY WEST HARBOUR YACHT CLUB TR 6/28/2010 C/O CRUZ FERMIN P TRUSTEE
Address: 6818 SEAVIEW BLVD HUDSON FL 34667-1032

AK: 8883480 Parcel ID: 00127420-000621 Physical Location 5950 PENINSULAR UNIT 621 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 621 9 OR1507-531 OR1625-2196Q/C OR1742-1585Q/C OI
Owners Name: BOGGS RONALD E
Address: 97 LEISURE CT UNIT 40 PAGOSA SPRINGS CO 81147-7746

AK: 9096206 Parcel ID: 00127477-000117 Physical Location STORAGE UNIT SOUTH STOCK ISLAND
Legal Description: STORAGE UNIT 17 (LCE) KEY WEST HARBOUR (F/K/A KEY WEST HARBOUR YACHT CLUB CONI
Owners Name: REHM ALFRED F JR
Address: PO BOX 8086 WILSON NC 27893-1086

AK: 8883412 Parcel ID: 00127420-000614 Physical Location 5950 PENINSULAR 614 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 614 & .5448% MON ELEMENTS OR1556-693(CW) OR1882-875(C
Owners Name: BEHMKE JOHN J AND KAY D
Address: PO BOX 344 KEY WEST FL 33041-0344

AK: 8883919 Parcel ID: 00127420-000664 Physical Location 5950 PENINSULAR 664 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 664 & 1.1307% MMON ELEMENTS OR1785-1822(CTT)
Owners Name: SCHOEPKE CRAIG A AND NANCY C
Address: 29550 WEST CAHILL CT BIG PINE KEY FL 33043

AK: 8883986 Parcel ID: 00127420-000671 Physical Location 5950 PENINSULAR 671 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 671 & 1.1974% MMON ELEMENTS OR1780-459(CTT)
Owners Name: WALTERS CHARLES D & STEPHANIE
Address: 525 DU PONT LN KEY WEST FL 33040-7458

AK: 8883340 Parcel ID: 00127420-000607 Physical Location 5950 PENINSULAR 607 SOUTH STOCK ISLAND
Legal Description: UNIT 607 OCEANSIDE MARINA CONDOMINIUM OR2172-2466 OR2613-1832
Owners Name: BLITZ FAMILY TRUST
Address: 1800 ATLANTIC BLVD APT C338 KEY WEST FL 33040-5395

AK: 8883846 Parcel ID: 00127420-000657 Physical Location 5950 PENINSULAR 657 SOUTH STOCK ISLAND
Legal Description: OCEANSIDE MARINA CONDOMINIUM UNIT 657 & .9340% MON ELEMENTS OR1419-1085(JB)
Owners Name: NOORDHOEK HAROLD
Address: 300 CASUARINA CONCOURSE CORAL GABLES FL 33143-6508

AK: 1157741 Parcel ID: 00123630-000000 Physical Location VACANT LAND SOUTH STOCK ISLAND
Legal Description: 35 67 25 DD67535-10.1/1 BAY BTM SE'LY STOCK ISLAND OR580-911Q
Owners Name: TIITF/SOVEREIGNTY LANDS
Address: 3900 COMMONWEALTH BLVD TALLAHASSEE FL 32399-3000

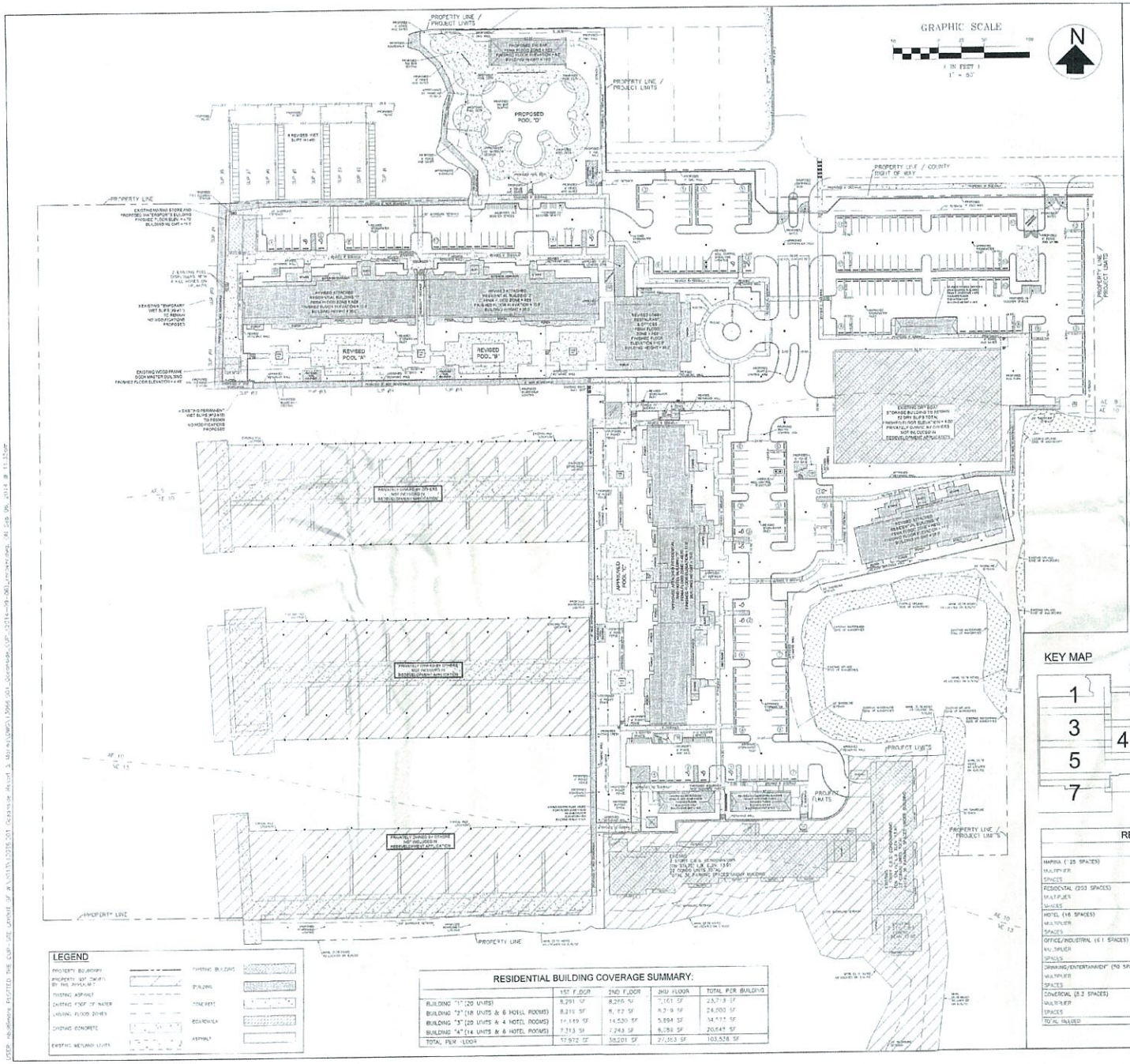
AK: 1157791 Parcel ID: 00123680-000000 Physical Location 6011 PENINSULAR SOUTH STOCK ISLAND
Legal Description: 35 67 25 DD67535-16 BAY BOTTOM EAST OF & ADJ. TO L TS. 42-43 44-45-46-& 57 OF BLK 45 PB1-55 OR511-4
Owners Name: UP DEVELOPMENT KEY WEST HOLDINGS LLC C/O OFSM MGT OFFICE
Address: 3201 E COLONIAL DR OFC ORLANDO FL 32803-5198

AK: 9102430 **Parcel ID:** 00127420-000925 **Physical Location** VACANT SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 LOTS 1-2-3 PT BLK C AND ADJ BAY BTM SQR 60 OR333-58/59 OR509-
Owners Name: CALYPSO WATER SPORTS AND CHARTERS INC
Address: 257 ATLANTIC BLVD KEY LARGO FL 33037-4304

AK: 9091446 **Parcel ID:** 00127471-000000 **Physical Location** 6000 PENINSULAR SOUTH STOCK ISLAND
Legal Description: KEY WEST HARBOUR CONDOMINIUM (F/K/A KEY WEST UR YACHT CLUB, A CONDOMINIUM) (F/K/A RE0(
Owners Name: KEY WEST HARBOUR CONDOMINIUM
Address:

Tab 20 – Proof of Coordination

Please See Attached Item



PROJECT DATA:

PROJECT:	OCEANSIDE RESORT AND MARINA 5950 PEDRODRA AVENUE KEY WEST, FLORIDA 33040
OWNER/DEVELOPER:	OCEANSIDE INVESTORS, LLC PO BOX 2040 KEY WEST, FLORIDA 33045
SEWER:	KW RESORT UTILITIES
WATER:	FLORIDA KEYS AQUADUCT AUTHORITY
GARBAGE:	WASTE MANAGEMENT
ENGINEER:	THE WEIER ENGINEERING CORPORATION, INC MICHAEL J. CIARDULLO, P.E. NO. 70876 201 W. MARION AVE, SUITE 1306 PUNTA GORDA, FLORIDA 33950 941.505.1700
SURVEYOR:	ISLAND SURVEYING INC FREDERICK H. HILDEBRANDT PLS NO. 2749 3152 NORTHSIDE DRIVE, SUITE 201 KEY WEST, FLORIDA 33040 305.293.0466 JOB# 13-140

GENERAL INFORMATION:

DATUM	N.G.V.D. 1929
ZONING	MIXED USE (MU)
FLUM DESIGNATION	MIXED USE / COMMERCIAL (MC)
TDR OVERLAY DIST.	NA !!
EXISTING ZONING	MIXED USE (MU)
FLOOD ZONE	MULTIPLE ZONES ON SITE "AE9", "AE10", "AE11", & "VE13" AS TAKEN FROM F.E.M.A. FLOOD INSURANCE RATE MAP # 12087C1528K & 12087C1536K COMMUNITY: 125129 / PANEL NUMBER: 1528 K & 1536 K EFFECTIVE DATE: 18 FEBRUARY 2005
PROPOSED DWELLING UNITS	78
EXISTING DWELLING UNITS	22
TOTAL DWELLING UNITS	100
PROPOSED HOTEL ROOMS	18
RESTAURANT SEATING AREA	1,510 SF
KITCHEN AREA	1,721 SF
MISCELLANEOUS USHER	HOTEL & RESIDENTS LOBBY, OFFICE, FITNESS CENTER, BATH HOUSE, MAINTENANCE, FIRE PUMP HOUSE, TIKI BAR & HOUSEKEEPING - 11,743 SF
EXISTING WET SLIPS	111
PARKING REQUIRED	345
PARKING PROVIDED	348 – 228 NEW STANDARD, 30 IN STAND CONDO, 13 NEW ACCESSIBLE, & 77 NEW SCOOTER

PROJECT AREA:

GROSS AREA	915,509.0 SF	21.02 AC
SUBMERGED AREA	377,330.0 SF	8.66 AC
TOTAL UPLAND AREA	538,279.0 SF	12.36 AC

LOT COVERAGE BY STRUCTURES:

EXISTING STRUCTURES TO REMAIN:		
DOCKMASTER	230.0 SF	
RETAIL	1,203.0 SF	
EXISTING DRY STORAGE RACKOMINIUM	21,925.0 SF	
EXISTING TOWNSITE CONDOS	23,732.7 SF	
TOTAL LOT COVERAGE BY EXISTING STRUCTURES	47,093.7 SF	1.08 AC
PROPOSED STRUCTURES:		
SHD/HOTEL	37,167.7 SF	
RESTAURANT/LOBBY/OFFICES	5,537.0 SF	
BATH HOUSE	1,470.0 SF	
FITNESS CENTER & MAINTENANCE	1,224.0 SF	
HOUSEKEEPING	1,340.0 SF	
TIKI BAR	2240.0 SF	
FIRE PUMP HOUSE	44.0 SF	
TOTAL LOT COVERAGE BY PROPOSED STRUCTURES	49,112.7 SF	1.13 AC
TOTAL LOT COVERAGE BY STRUCTURES	96,206.4 SF	2.21 AC

LOT COVERAGE BY ROADS, WALKWAYS, & POOLS

ROADS/PARKING	110,375.07 SF	
POOLS/PLAZA	33,048.09 SF	
SIDEWALKS	33,613.2 SF	
MISCELLANEOUS CONCRETE (D.UMPSTER, DRIVING, WALLS)	7,643.37 SF	
LAND PIERS (EXISTING)	38,002.7 SF	
TOTAL LOT COVERAGE BY ROADS, WALKWAYS, & POOLS	237,683.00 SF	5.12 AC

IMPERVIOUS / PERVIOUS PERCENTAGE

TOTAL UPLAND AREA	525,489.5 SF	12.06 AC
TOTAL IMPERVIOUS AREA	319,089.0 SF	7.33 AC
IMPERVIOUS PERCENTAGE OF SITE	60.72 %	
TOTAL OPEN SPACE AREA	206,400.0 SF	4.74 AC
OPEN SPACE PERCENTAGE OF SITE	39.28 %	
OPEN SPACE PERCENTAGE REQUIRED	20 %	
TOTAL SHORELINE SETBACK AREA	117,622.77 SF	2.70 AC
EXISTING IMPERVIOUS AREA IN SHORELINE SETBACK	84,204.00 SF	1.93 AC
EXISTING PERVIOUS AREA IN SHORELINE SETBACK	33,418.77 SF	0.77 AC
PROPOSED IMPERVIOUS AREA IN SHORELINE SETBACK	58,573.76 SF	1.34 AC
PROPOSED PERVIOUS AREA IN SHORELINE SETBACK	58,049.01 SF	1.33 AC
PROPOSED DEVELOPMENT REDUCES SHORELINE IMPERVIOUS BY	5,630.24 SF	(0.129 AC)

REQUIRED PARKING CALCULATIONS

	WEEKDAY (12–8 AM)	WEEKDAY (8 AM–4 PM)	WEEKDAY (8 PM–12 AM)	WEEKEND (8 AM–4 PM)	WEEKEND (8 PM–12 AM)
MARINA (125 SPACES)					
MULTIPLIER	0.05	0.7	0.1	1.0	0.7
SPACES	6.25	87.5	12.5	125.0	87.5
RESIDENTIAL (200 SPACES)					
MULTIPLIER	1.0	0.6	0.8	0.8	0.9
SPACES	200.0	120.0	160.0	160.0	180.0
HOTEL (16 SPACES)					
MULTIPLIER	0.75	0.75	1.0	0.75	1.0
SPACES	12.0	12.0	16.0	12.0	16.0
OFFICE/INDUSTRIAL (61 SPACES)					
MULTIPLIER	0.05	1.0	0.1	0.1	0.05
SPACES	3.05	61	6.1	6.1	3.05
DRINKING/ENTERTAINMENT (50 SPACES)					
MULTIPLIER	0.1	0.4	1.0	0.8	1.0
SPACES	5.0	22.4	50.0	40.0	50.0
COMERCIAL (8.2 SPACES)					
MULTIPLIER	0.05	0.6	0.9	0.9	0.1
SPACES	0.241	3.132	4.698	3.72	0.494
TOTAL REQUIRED	353.816	251.132	269.804	342.83	274.959

PRELIMINARY
NOT FOR CONSTRUCTION

RECEIVED
SEP - 9 2014
2014-133
MONROE CO. PLANNING DEPT

RESIDENTIAL BUILDING COVERAGE SUMMARY:

	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL PER BUILDING
BUILDING "1" (20 UNITS)	8,291 SF	8,295 SF	7,161 SF	23,713 SF
BUILDING "2" (18 UNITS & 6 HOTEL ROOMS)	8,215 SF	8,172 SF	8,219 SF	24,606 SF
BUILDING "3" (20 UNITS & 4 HOTEL ROOMS)	11,149 SF	14,530 SF	5,894 SF	34,573 SF
BUILDING "4" (14 UNITS & 8 HOTEL ROOMS)	7,313 SF	7,243 SF	6,088 SF	20,645 SF
TOTAL PER FLOOR	35,972 SF	38,201 SF	27,363 SF	103,536 SF

LEGEND

PROPERTY BOUNDARY	EXISTING BUILDINGS
PROPERTY NOT OWNED BY THE APPLICANT	BUILDING
EXISTING ASPHALT	CONCRETE
EXISTING EDGE OF WATER	BOARDWALK
EXISTING FLOOD ZONES	ASPHALT
EXISTING CONCRETE	
EXISTING WETLAND LIMITS	

WELER ENGINEERING CORPORATION
WE Science is engineering
201 W. MARION AVE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700
EB. 6656

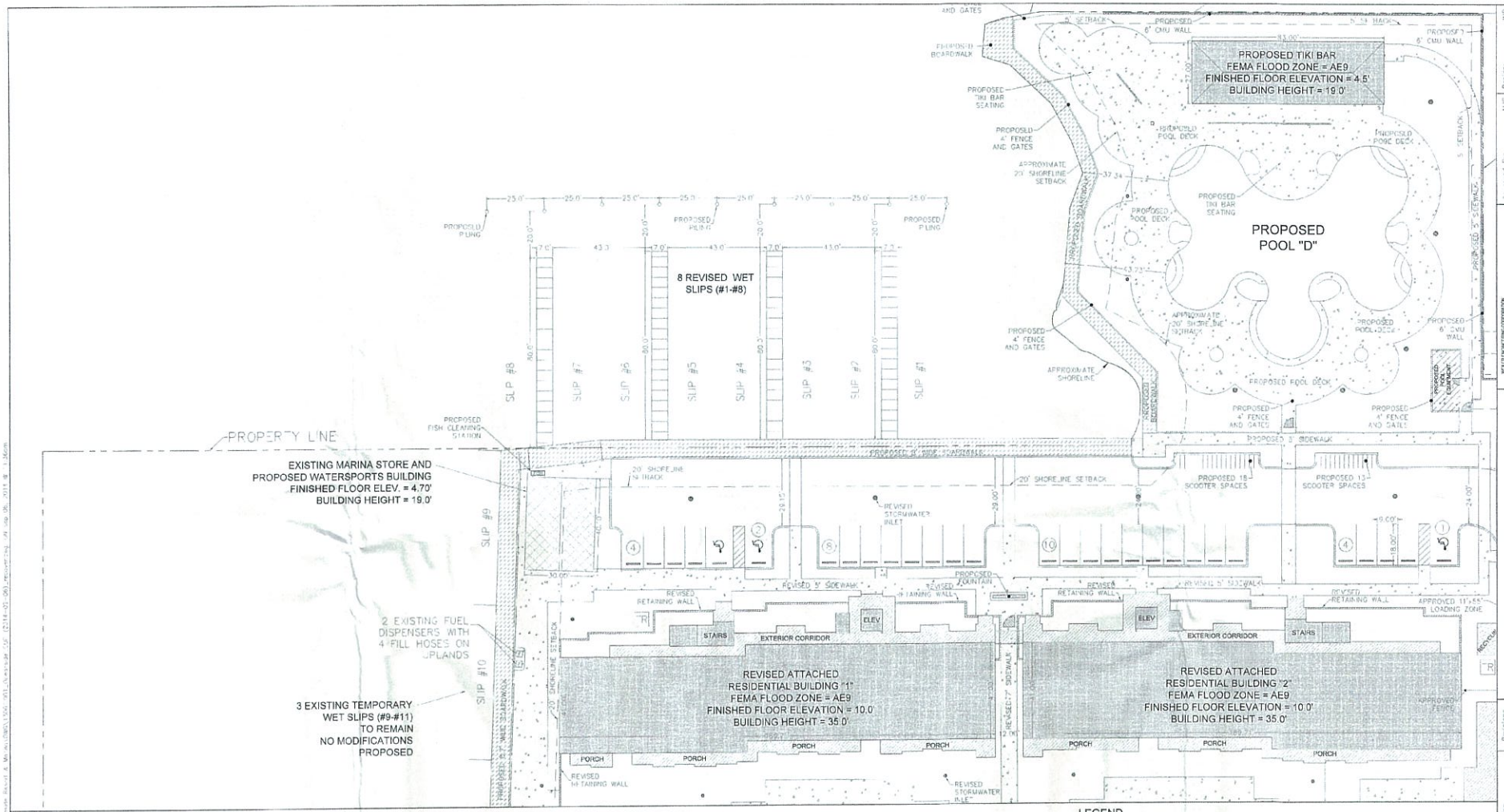
REVISED SITE PLAN for OCEANSIDE RESORT AND MARINA

Approved By: MJC
Scale: 1" = 50'
Job No: 13066.001
Date: August 08/06/2014
Drawn: JNB
Checked: JNB
Revisions

MICHAEL J. CIARDULLO
LICENSE No. 70876
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SEP 06 2014

Michael J. Ciardullo
Professional Engineer
State of Florida
Registration No. 70876

Sheet No. C-4.00



REVISED SITE PLAN 1
for
OCEANSIDE RESORT AND MARINA

WELLS ENGINEERING CORPORATION
WEC Excellence in engineering
201 W. MARION AVE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
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FILE #10656

Approved By: MJG
Design: JNB
Scale: 1" = 20'
Drawn: JNB
Job No. 13066.001
Checked: JNB
Date Issued: 09/06/2014

PROPERTY LINE / COUNTY RIGHT OF WAY

PROPOSED 5' SIDEWALK

PROPOSED 6' CMU WALL

15' SETBACK

PROPOSED ENTRANCE SIGN

PROPOSED GATES

APPROVED STORMWATER INLET

REVISED STORMWATER INLET

REVISED WELL CONTROL STRUCTURE LOCATION

APPROVED 11' LOADING ZONE

REVISED 5' SIDEWALK

REVISED RETAINING WALL

REVISED LOBBY, RESTAURANT, & OFFICES
FEMA FLOOD ZONE = AE9
FINISHED FLOOR ELEVATION = 10.0'
BUILDING HEIGHT = 35.0'

PORCH

FIRE PIT

PROPOSED TRAFFIC CONTROL ARM

EXISTING BOAT HAUL OUT

REVISED STORMWATER INLET

PROPOSED 6' FENCE AND GATE

PROPOSED 4' PICKET FENCE

REVISED 5' SIDEWALK

PROPOSED 4' FENCE AND GATES

PROPOSED 6' FENCE AND GATES

PROPOSED DUMPSTER

REVISED FITNESS CENTER & MAINTENANCE BUILDING
FEMA FLOOD ZONE = AE9
FINISHED FLOOR ELEVATION = 4.5'
BUILDING HEIGHT = 19.0'

APPROVED STORMWATER INLET

PROPOSED 10' SCOOTER SPACES

PROPOSED DOG PARK

EXISTING DRY BOAT STORAGE BUILDING TO REMAIN
52 DRY SLIPS TOTAL
FINISHED FLOOR ELEVATION = 4.00'
PRIVATELY OWNED BY OTHERS
NOT INLCUDED IN REDEVELOPMENT APPLICATION

20' SHORELINE SETBACK

10' SETBACK

PROPERTY LINE / PROJECT LIMITS

AE 9

AE 10

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LEGEND

- PROPERTY BOUNDARY
- PROPERTY NOT OWNED BY THE APPLICANT
- EXISTING ASPHALT
- EXISTING EDGE OF WATER
- EXISTING FLOOD ZONES
- EXISTING CONCRETE
- EXISTING WETLAND LIMITS
- EXISTING BUILDING
- BUILDING
- CONCRETE
- BOARDWALK
- ASPHALT

GRAPHIC SCALE

0 10 20 40

1 IN FEET 1
1" = 20'

N

KEY MAP

1 2 3 4 5 6 7

MICHAEL J. GIARDULO
LICENSE
No. 70576
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PROFESSIONAL ENGINEER
SEP 0 6 2014

Michael J. Giardulo
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WILLIAM CHASE CHRISTOPHER
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REVISED SITE PLAN 2 for OCEANSIDE RESORT AND MARINA

Approved By:	MJG
Scale:	1" = 20'
Job No:	13066.001
Date Issued:	09/06/2014
Design:	JNB
Drawn:	JNB
Checked:	JNH

Revisions	Description

Sheet No. C-4 02

3 EXISTING TEMPORARY
WET SLIPS (#9-#11)
TO REMAIN
NO MODIFICATIONS
PROPOSED

EXISTING WOOD FRAME
DOCK MASTER BUILDING
FINISHED FLOOR ELEVATION = 4.45'

4 EXISTING PERMANENT
WET SLIPS (#12-#15)
TO REMAIN
NO MODIFICATIONS
PROPOSED

REVISED ATTACHED
RESIDENTIAL BUILDING "1"
FEMA FLOOD ZONE = AE9
FINISHED FLOOR ELEVATION = 10.0'
BUILDING HEIGHT = 35.0'

REVISED ATTACHED
RESIDENTIAL BUILDING "2"
FEMA FLOOD ZONE = AE9
FINISHED FLOOR ELEVATION = 10.0'
BUILDING HEIGHT = 35.0'

PORCH
REVISED RETAINING WALL
REVISED STORMWATER INLET
FIRE PIT
REVISED POOL "A"
REVISED POOL "B"
20' SHORELINE SETBACK
APPROVED RETAINING WALL
PROPOSED POOL EQUIPMENT
PROPOSED FISH CLEANING STATION
PROPOSED 8' WIDE BOARDWALK
SLIP #1
SLIP #12
SLIP #13
SLIP #14
SLIP #15
PROPOSED BOARDWALK LIGHTING
EXISTING BOAT HAUL OUT
EXISTING PILE LOCATION
PRIVATELY OWNED BY OTHERS
NOT INCLUDED IN
REDEVELOPMENT APPLICATION
AE 9
AE 10
PROPOSED 4' PICKET FENCE
LEGEND
PROPERTY BOUNDARY
PROPERTY NOT OWNED BY THE APPLICANT
EXISTING ASPHALT
EXISTING EDGE OF WATER
EXISTING FLOOD ZONES
EXISTING CONCRETE
EXISTING WETLAND LIMITS
EXISTING BUILDING
BUILDING
CONCRETE
BOARDWALK
ASPHALT
GRAPHIC SCALE
(IN FEET)
1" = 20'
KEY MAP
1
2
3
4
5
6
7
N
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MONROE CO. PLANNING DEPT.

Design: JNB
Drawn: JNB
Checked: JNB
Approved By: MJG
Scale: 1" = 20'
Job No: 13065.331
Date Issued: 09/06/2014

Revisions
Description

Wellence in engineering
201 W. MARION AVE. SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1760
EB #8656

REVISED SITE PLAN 3
for
OCEANSIDE RESORT AND MARINA

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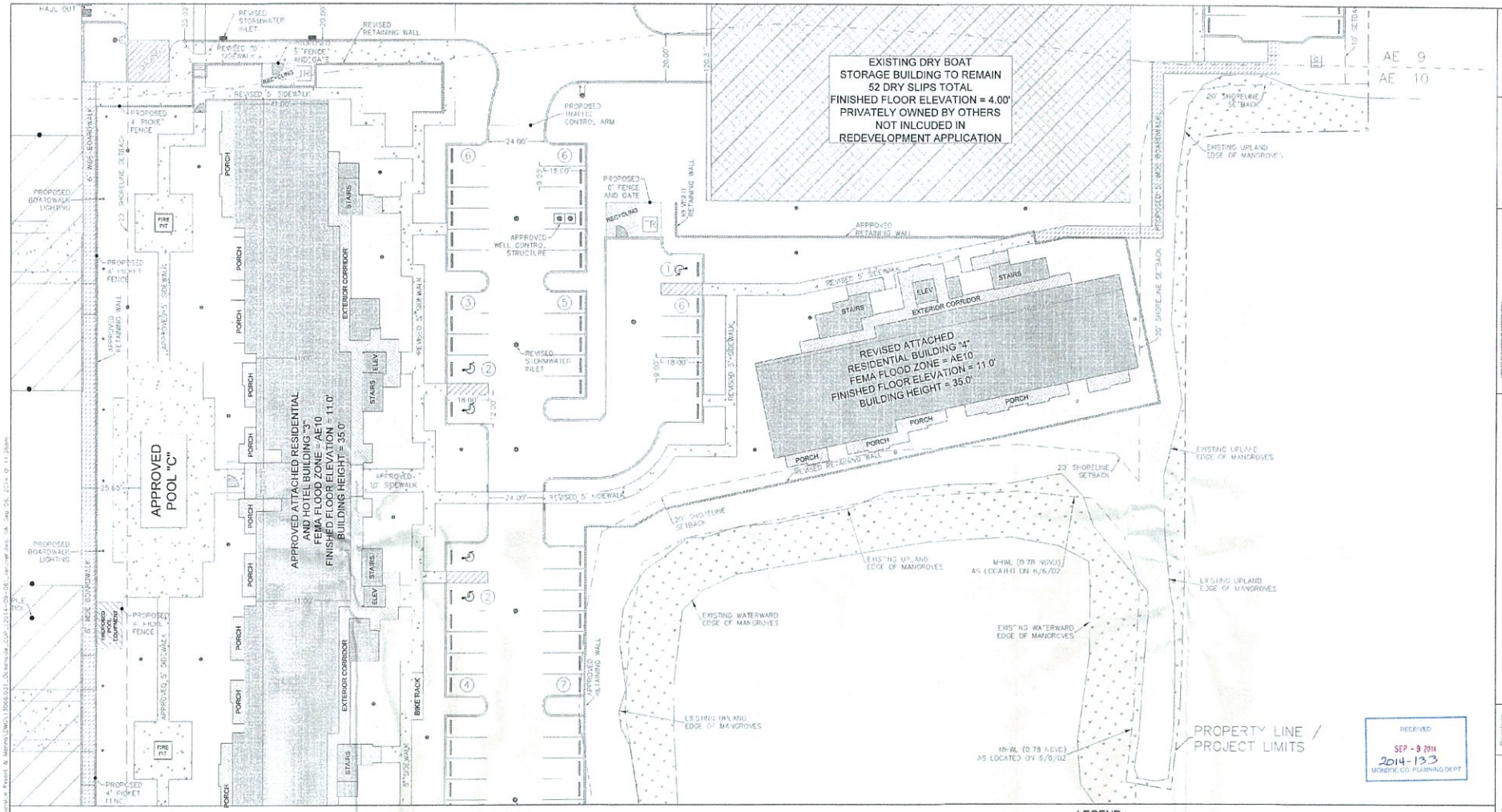
LICENSED
No. 70675
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SEP 06 2014
Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70675

Sheet No. C-4.03



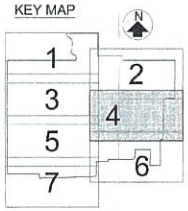
LEGEND

PROPERTY BOUNDARY
PROPERTY NOT OWNED BY THE APPLICANT
EXISTING ASPHALT
EXISTING EDGE OF WATER
EXISTING FLOOD ZONES
EXISTING CONCRETE
EXISTING WETLAND LIMITS
EXISTING BUILDING
BUILDING
CONCRETE
BOARDWALK
ASPHALT

GRAPHIC SCALE
(IN FEET)
1" = 20'

N

KEY MAP



PRELIMINARY
NOT FOR CONSTRUCTION

MICHAEL J. GIARDULLO
LICENSE
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SEP 06 2014
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Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70878

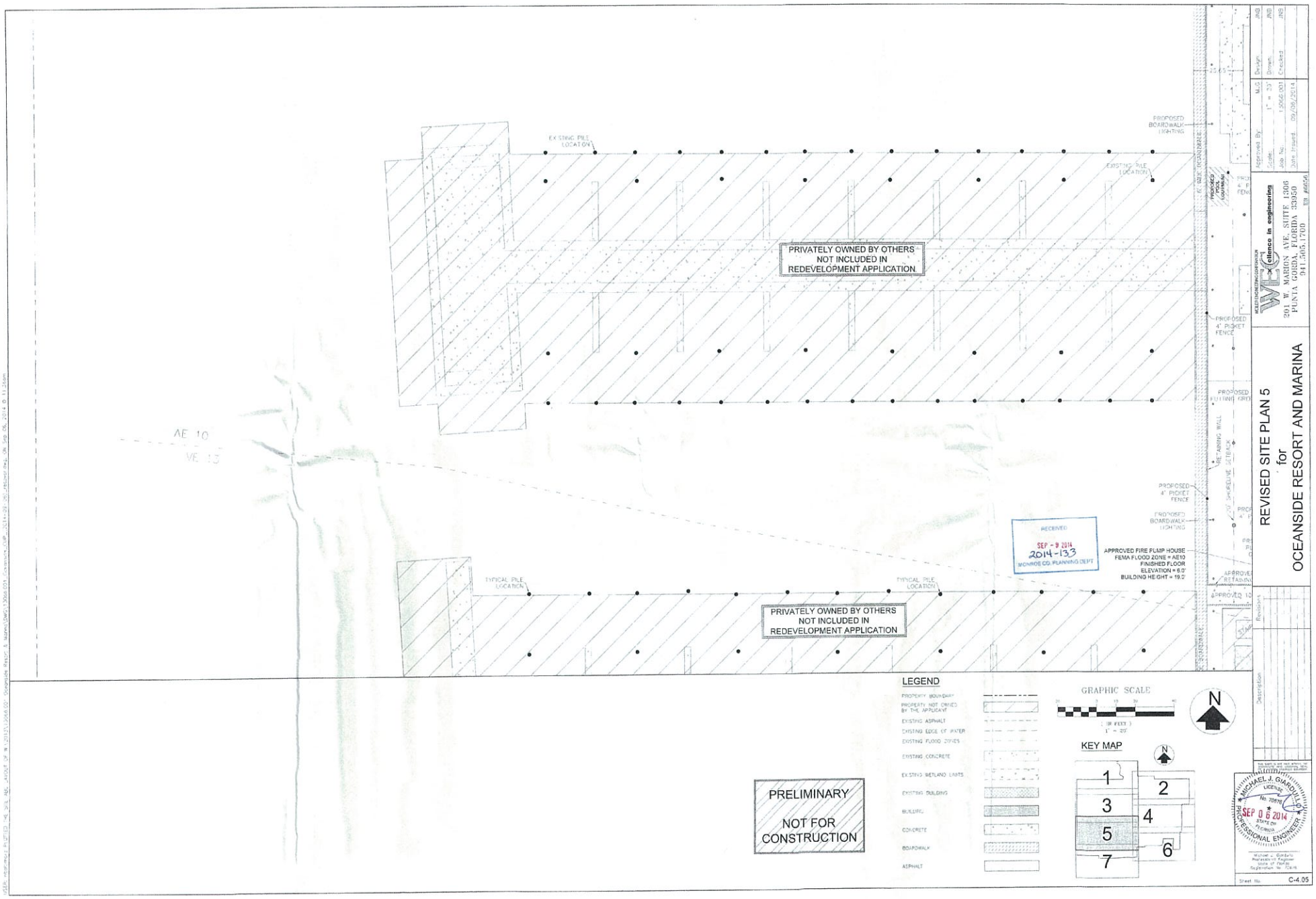
Sheet No. C-4.04

REVISED SITE PLAN 4 for OCEANSIDE RESORT AND MARINA

WEC ellence in engineering
WILLIAM ENGINEERING CORPORATION
201 W. MARION AVE, SUITE 1300
PUNTA GORDA, FLORIDA 33950
941.505.1700
EB #6656

Approved By:	MJG
Scale:	1" = 20'
Job No.	13066.001
Date Issued	09/06/2014
Design:	JAB
Drawn:	JAD
Checked:	JAB

Revisions
Description


EXISTING PILE LOCATION
PROPOSED BOARDWALK LIGHTING
EXISTING PILE LOCATION
PRIVATELY OWNED BY OTHERS
NOT INCLUDED IN
REDEVELOPMENT APPLICATION
PROPOSED POOL COURTYAR
PROPOSED 4' PICKET FENCE
PROPOSED FUTURE GRID
RETAINING WALL
AE 10
VE 13
PROPOSED 4' PICKET FENCE
PROPOSED BOARDWALK LIGHTING
RECEIVED
SEP - 9 2014
2014-133
MONROE CO. PLANNING DEPT
APPROVED FIRE PUMP HOUSE
FEMA FLOOD ZONE = AE10
FINISHED FLOOR
ELEVATION = 6.0'
BUILDING HEIGHT = 19.0'
TYPICAL PILE LOCATION
TYPICAL PILE LOCATION
PRIVATELY OWNED BY OTHERS
NOT INCLUDED IN
REDEVELOPMENT APPLICATION
PRELIMINARY
NOT FOR CONSTRUCTION
LEGEND
PROPERTY BOUNDARY
PROPERTY NOT OWNED BY THE APPLICANT
EXISTING ASPHALT
EXISTING EDGE OF WATER
EXISTING FLOOD ZONES
EXISTING CONCRETE
EXISTING WETLAND LIMITS
EXISTING BUILDING
BUILDING
CONCRETE
BOARDWALK
ASPHALT
GRAPHIC SCALE
(IN FEET)
1" = 20'
N
KEY MAP
1
2
3
4
5
6
7
MICHAEL J. GIARDINA
LICENSE No. 70876
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SEP 0 6 2014
Michael J. Giardina
Registered Engineer
State of Florida
Registration No. 70876
Sheet No. C-4.05
Revisions
Description
Approved By: M.J.G. Design: JNG
Scale: 1" = 20' Drawn: JNG
Job No: 13066.001 Checked: JNG
Date Issued: 09/08/2014
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Alliance in engineering
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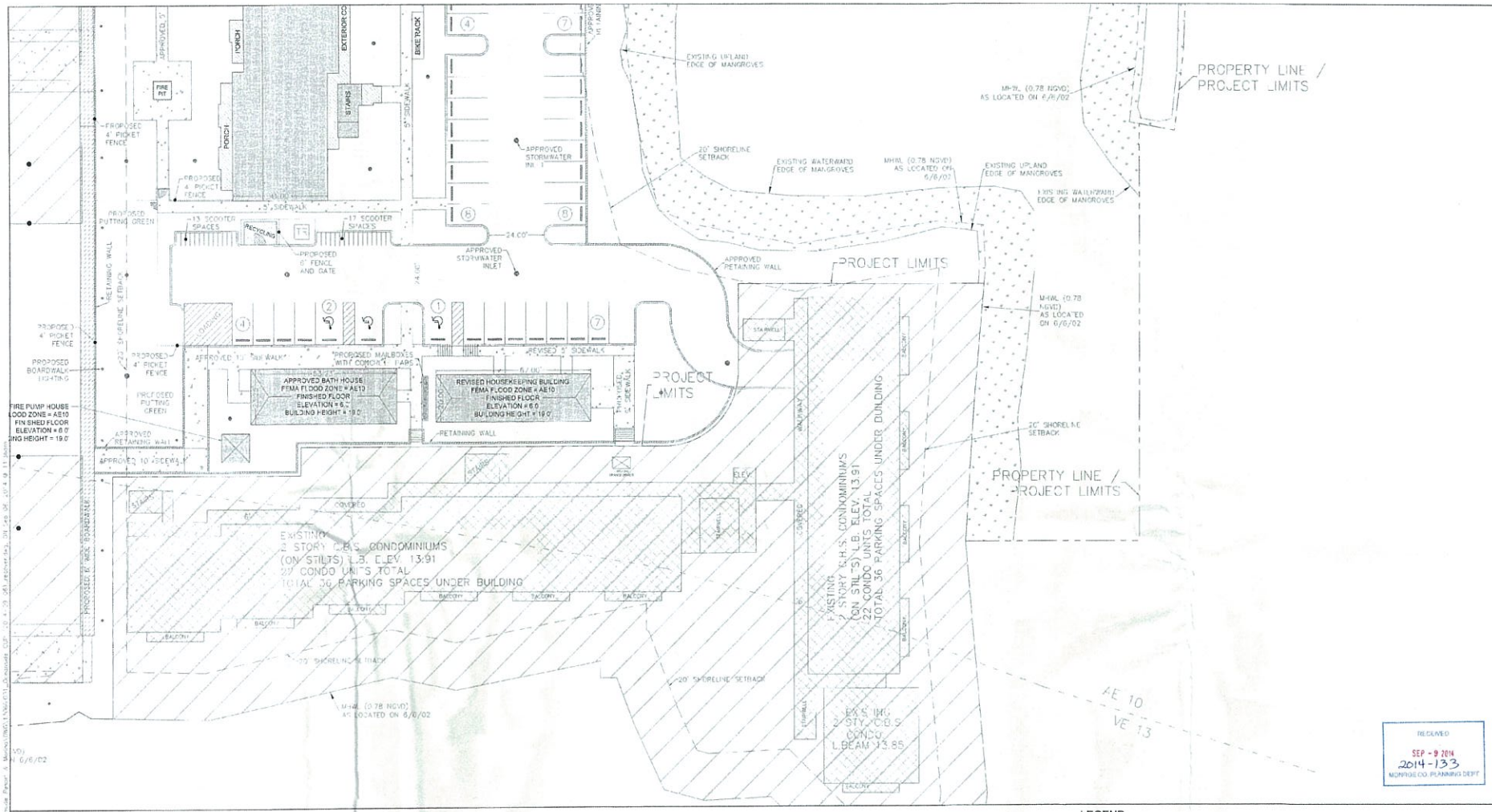
EB #6506
REVISED SITE PLAN 5
for
OCEANSIDE RESORT AND MARINA



LEGEND

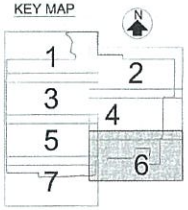
- PROPERTY BOUNDARY
- PROPERTY NOT OWNED BY THE APPLICANT
- EXISTING ASPHALT
- EXISTING EDGE OF WATER
- EXISTING FLOOD ZONES
- EXISTING CONCRETE
- EXISTING WET AND LIMITS
- EXISTING BUILDING
- BUILDING
- CONCRETE
- BOARDWALK
- ASPHALT

GRAPHIC SCALE

(IN FEET)
1" = 20'

N

KEY MAP



PRELIMINARY

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WEC ellence in engineering
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FB #00056

REVISED SITE PLAN 6 for OCEANSIDE RESORT AND MARINA

Approved By:	MJG
Scale:	1" = 20'
Job No:	13066.001
Date Issued:	09/06/2014
Design:	JNB
Drawn:	JNB
Checked:	JNB

Revisions

Description

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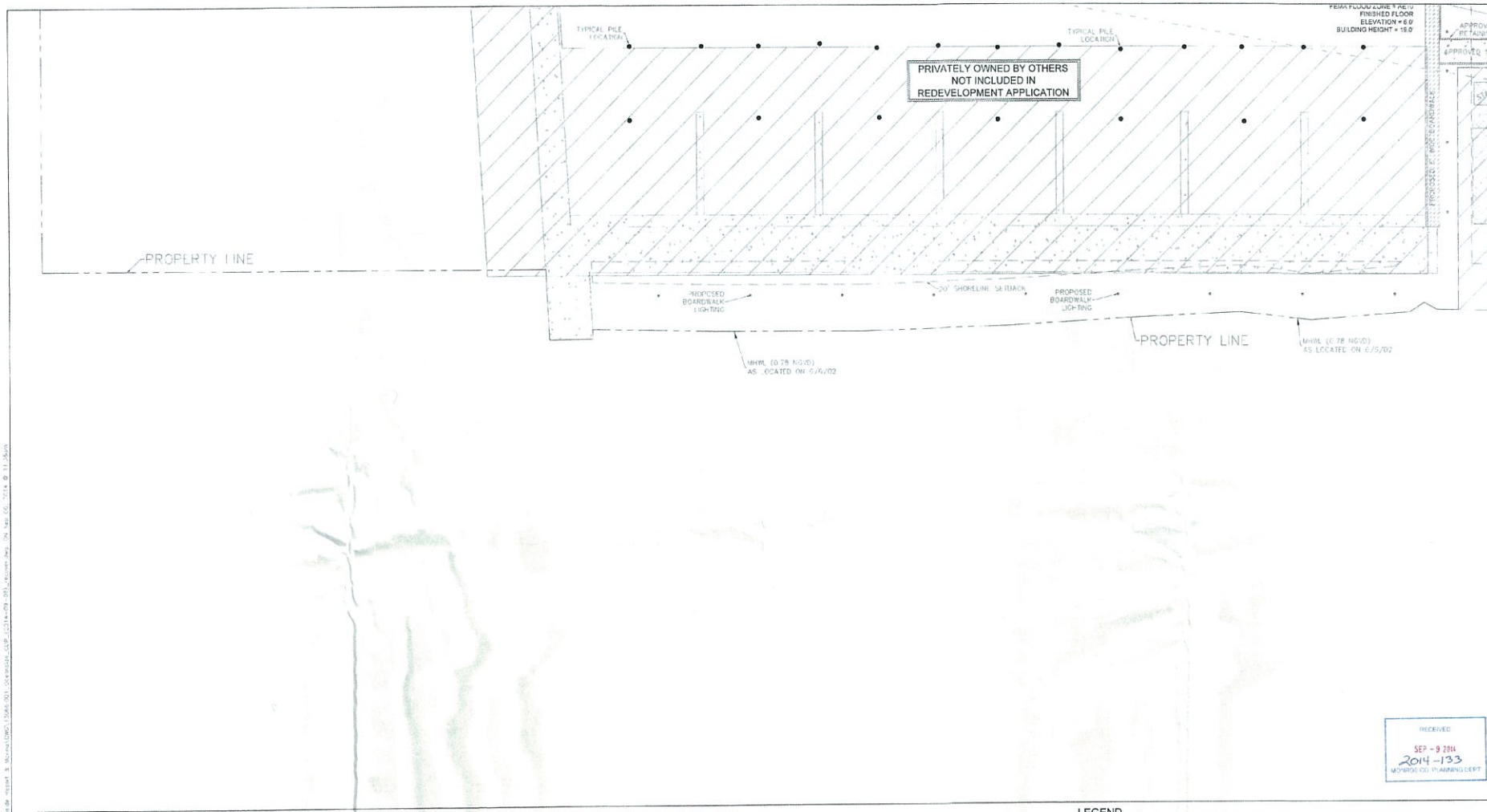
Sheet No. C-4.06



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LEGEND

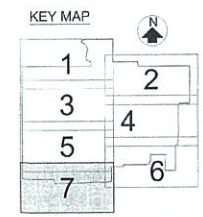
- PROPERTY BOUNDARY
- PROPERTY NOT OWNED BY THE APPLICANT
- EXISTING ASPHALT
- EXISTING EDGE OF WATER
- EXISTING FLOOD ZONES
- EXISTING CONCRETE
- EXISTING WETLAND LIMITS
- EXISTING BUILDING
- BUILDING
- CONCRETE
- BOARDWALK
- ASPHALT

GRAPHIC SCALE

(IN FEET)
1" = 20'

N

KEY MAP



Approved By:	MJG	Design:	JNB
Scale:	1" = 20'	Drawn:	JNB
Job No.	13066.001	Checked:	JNB
Date Issued:	09/08/2014		

WEC ellence in engineering
201 W. MARION AVE. SUITE 1306
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941.505.1700

REVISED SITE PLAN 7
for
OCEANSIDE RESORT AND MARINA

Description | Revisions

MICHAEL J. GIARDULLO
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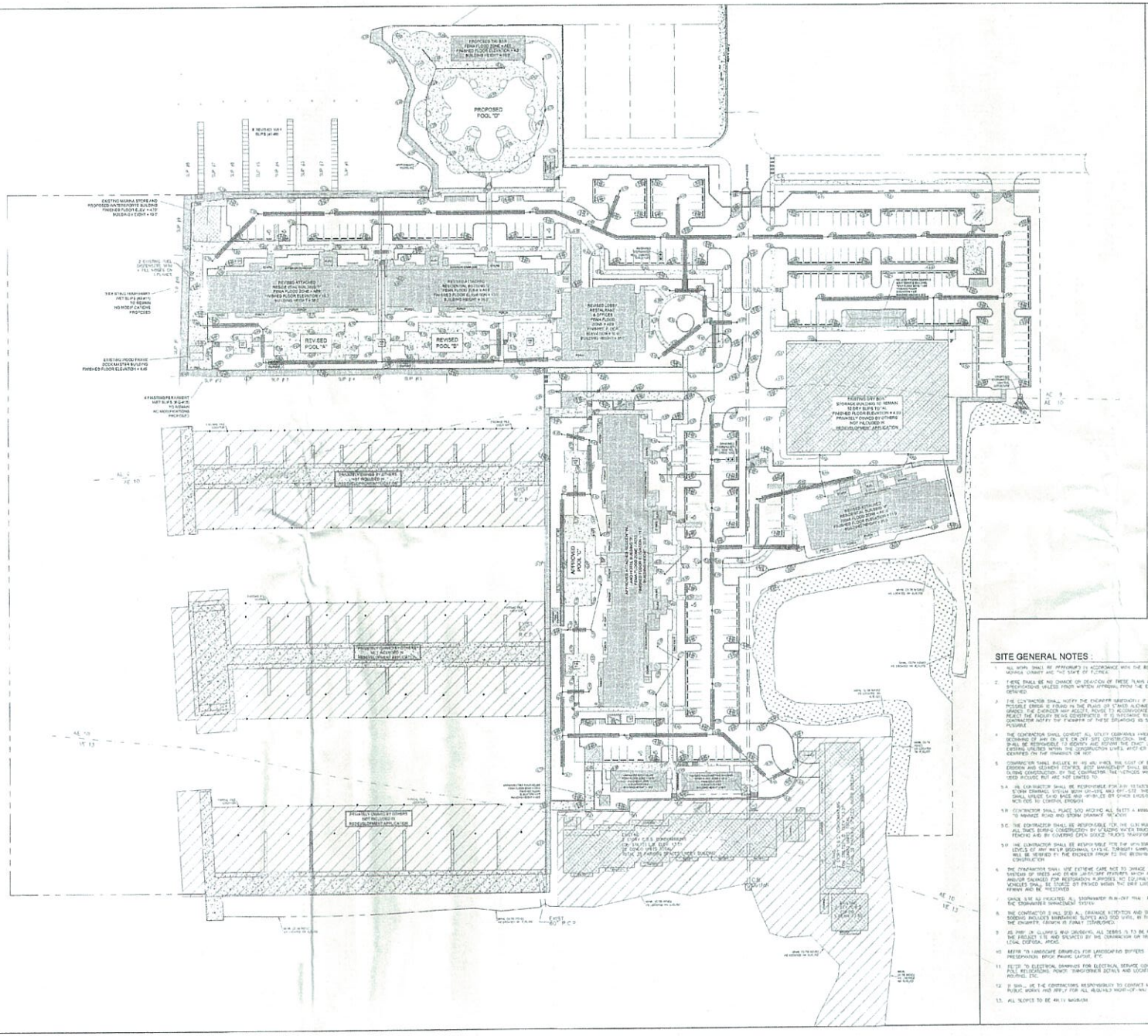
Sheet No. C-4.07



GRAPHIC SCALE

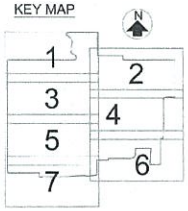
(IN FEET)
1" = 50'

N

LEGEND:

STORMWATER PIPE
STORMWATER INLET
EXCELSIOR TRENCH
ELEVATION
SWALE

KEY MAP



SITE GENERAL NOTES :

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF MONROE COUNTY AND THE STATE OF FLORIDA.
2. THERE SHALL BE NO CHANGE OR DEVIATION OF THESE PLANS OR SPECIFICATIONS UNLESS PRIOR WRITTEN APPROVAL FROM THE ENGINEER IS OBTAINED.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY WRITTEN A POSSIBLE ERROR IS FOUND IN THE PLANS OR STAKED ALIGNMENT AND/OR GRADES. THE ENGINEER MAY MODIFY, REVISE TO ACCOMMODATE CONDITIONS, OR REJECT THE FINDINGS BEFORE CONSTRUCTION. IF IS INTERPRETED THAT THE CONTRACTOR NOTIFY THE ENGINEER OF THESE DEFIANCES AS SOON AS POSSIBLE.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO PRE-BEGINNING OF ANY ON SITE OR OFF SITE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY AND REPORT THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION LIMITS, WHETHER THEY ARE IDENTIFIED ON THE DRAWINGS OR NOT.
5. CONTRACTOR SHALL INCLUDE IN HIS BID PRICE THE COST OF EROSION CONTROL, EROSION AND SEDIMENT CONTROL BEST MANAGEMENT SHALL BE OBTAINED DURING CONSTRUCTION, BY THE CONTRACTOR. THE METHODS WHICH SHOULD BE USED INCLUDE, BUT ARE NOT LIMITED TO:
   5.A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SILTATION DEPOSITED INTO THE STORM DRAINAGE SYSTEM BOTH ON-SITE AND OFF-SITE. THE CONTRACTOR SHALL REMOVE SAND BAGS AND HAY BALES BY OTHER EROSION CONTROL NOT LIMITED TO CONTROL EROSION.
   5.B. CONTRACTOR SHALL PLACE SOD AROUND ALL SLOPES A MINIMUM OF 3 FEET TO MINIMIZE MUD AND STORM DRAINAGE REMOVAL.
   5.C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP OF ALL AT ALL TIMES DURING CONSTRUCTION BY UTILIZING WATER TRUCKS, AND/OR FENCING AND BY COVERING OPEN DUMPS TRUCKS TRANSPORTING DEBRIS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TURBIDITY LEVELS OF ANY WATER BEGINNING DURING THE TURBIDITY SAMPLE LOCATIONS WILL BE VERIFIED BY THE ENGINEER PRIOR TO THE BEGINNING OF CONSTRUCTION.
7. THE CONTRACTOR SHALL USE EXTREME CARE NOT TO DAMAGE THE ROOT SYSTEMS OF TREES AND OTHER LANDSCAPE FEATURES WHICH ARE TO BE SAVED AND/OR TRANSPLANTED FOR RESTORATION PURPOSES. NO EQUIPMENT, SUPPLIES OR VEHICLES SHALL BE STORED OR PARKED WITHIN THE DRIP LINE OF TREES TO REMAIN AND BE PRESERVED.
8. UNLESS SHOWN OTHERWISE ALL STORMWATER IN-LINE PIPE TO BE CONNECTED TO THE STORMWATER MANAGEMENT SYSTEM.
9. THE CONTRACTOR SHALL FIELD VERIFY ALL DRAINAGE ALIGNMENTS AND SWALE VERIFY SWALE ALIGNMENTS, GRADES, SODDING AND SOD WORK, BY THE OWNER OF THE ENGINEER PRIOR TO FINALLY COMPLETING.
10. ALL DEBRIS OR RUBBISH AND UNSUITABLE ALL DEBRIS IS TO BE REMOVED FROM THE PROJECT SITE AND DISPOSED BY THE CONTRACTOR OR TRANSPORTED TO LEGAL DISPOSAL AREAS.
11. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPING BUFFERS, TREE PRESERVATION, BERM PRUNE LAYOUT, ETC.
12. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL SERVICE CONNECTIONS, POWER POLE RELOCATIONS, POWER TRANSFORMER DETAILS AND LOCATIONS, CONDUIT ROUTING, ETC.
13. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT MONROE COUNTY PUBLIC WORKS AND APPLY FOR ALL REQUIRED RIGHT-OF-WAY USE PERMITS.
14. ALL SLOPES TO BE 4H:1V MAXIMUM.

RIGHT-OF-WAY NOTES:

1. CONTRACTOR SHALL OBTAIN RIGHT-OF-WAY PERMIT FROM MONROE COUNTY RIGHT-OF-WAY DEPARTMENT PRIOR TO COMMENCING ANY WORK WITHIN THE RIGHT-OF-WAY. MONROE COUNTY PUBLIC WORKS DEPARTMENT TO APPROVE ALL RIGHT-OF-WAY WITHDRAWALS (i.e. TRAY SIZE, MATERIAL TYPE, PAVEMENT, TRAFFIC CONTROL, WORKS, STOP SIGNAGE, ETC.) PRIOR TO CONSTRUCTION. DURING THE RIGHT-OF-WAY PERMIT REVIEW PROCESS.
2. ALL IMPROVEMENTS WITHIN THE RIGHT-OF-WAY MUST CONFORM TO MONROE COUNTY REQUIREMENTS.
3. ALL AREAS DISTURBED BY CONSTRUCTION IN COUNTY RIGHT-OF-WAY SHALL BE RESTORED AND SODDED.
4. CONTRACTOR MUST COMPLY WITH MONROE COUNTY MAINTENANCE OF TRAFFIC (MOT) POLICY, AND BE PRE-APPROVED PRIOR TO ANY WORK BEING PERFORMED WITHIN THE COUNTY RIGHT-OF-WAY.

MAINTENANCE REQUIREMENTES:

1. REMOVE ANY TRASH OR DEBRIS FROM SWALES, INLET STRUCTURES, AND PIPES. SPECIAL CARE SHALL BE TAKEN TO PROTECT THE DRAINAGE STRUCTURES ON A REGULAR BASIS TO REMOVE TRASH AND OR GRATE CLEANING WHICH MAY IMPEDE PROPER SURFACE DRAINAGE.
2. INSPECT ANY AREAS SUBJECT TO EROSION AND SEED OR SOD AS NECESSARY.
3. ADHERE TO ALL SPECIAL MAINTENANCE INSTRUCTION AS PROVIDED BY THE VARIOUS MATERIAL SUPPLIERS (MANUFACTURERS) AND MADE AVAILABLE VIA THE GENERAL CONTRACTOR UPON PROJECT COMPLETION.
4. COMPLY WITH ALL MAINTENANCE, INSPECTION AND REPORTING REQUIREMENTS AS SPECIFIED BY ANY REGULATORY AGENCY PERMITS (i.e. SFWMD SURFACE WATER MANAGEMENT PERMIT).
5. ALL WORK REQUIRED ON THESE PLANS MUST COMPLY WITH THE CONTRACT DRAWINGS, SPECIFICATIONS AND ALL APPLICABLE REGULATIONS.

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Approved by:	NJG
Scale:	1" = 50'
Job No:	13066.001
Date issued:	09/06/2014
Design:	NB
Drawn:	NB
Checked:	NB

WEC ENGINEERING CORPORATION
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941.505.1700 EB #6666

REVISED DRAINAGE PLAN for OCEANSIDE RESORT AND MARINA

Revisions

Description

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SEP 06 2014

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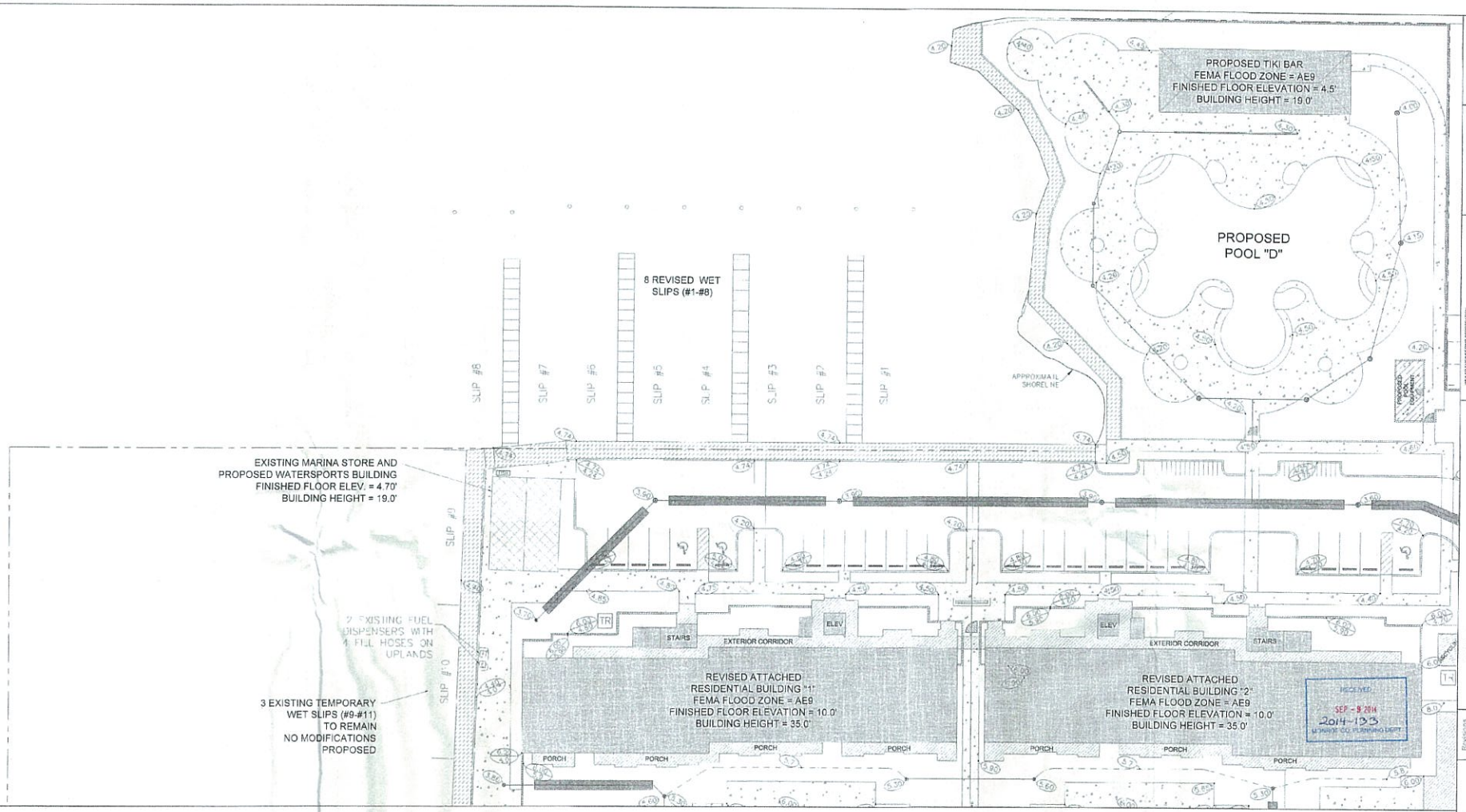
Sheet No. C-6.00



PRELIMINARY

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EB #6656

Approved By: MJG
Scale: 1" = 20'
Job No: 13066.001
Date Issued: 09/05/2014
Design: JNB
Drawn: JNB
Checked: JNB

REVISED DRAINAGE PLAN 1
for
OCEANSIDE RESORT AND MARINA

Revisions
Description

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SEP 0 6 2014

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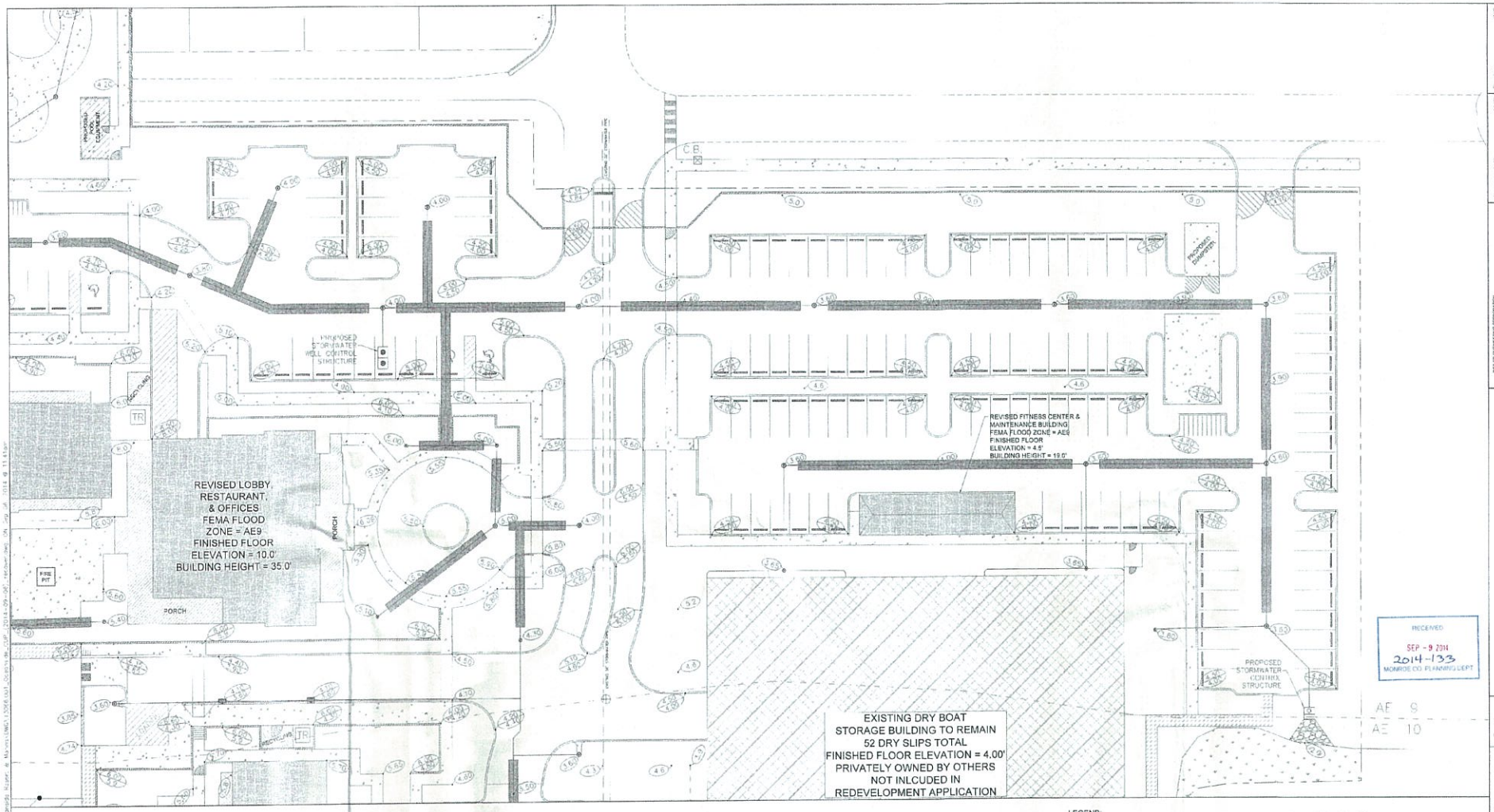
State of Florida
Registration No. 70676

Sheet No. C-5.01



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2014-133
MONROE CO. PLANNING DEPT

LEGEND:

STORMWATER PIPE
STORMWATER INLET
EXFILTRATION TRENCH
ELEVATION
SWALE

GRAPHIC SCALE
(IN FEET)
1" = 20'

N

KEY MAP

1 2 3 4 5 6 7

PRELIMINARY
NOT FOR CONSTRUCTION

WELLER ENGINEERING CORPORATION
WEC ellence in engineering
201 W. MARION AVE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700
EB #6656

Approved By:	MJG	Design:	JNB
Scale:	1" = 20'	Drawn:	JNB
Job No:	13066.001	Checked:	JNB
Date Issued:	09/06/2014		

REVISED DRAINAGE PLAN 2 for OCEANSIDE RESORT AND MARINA

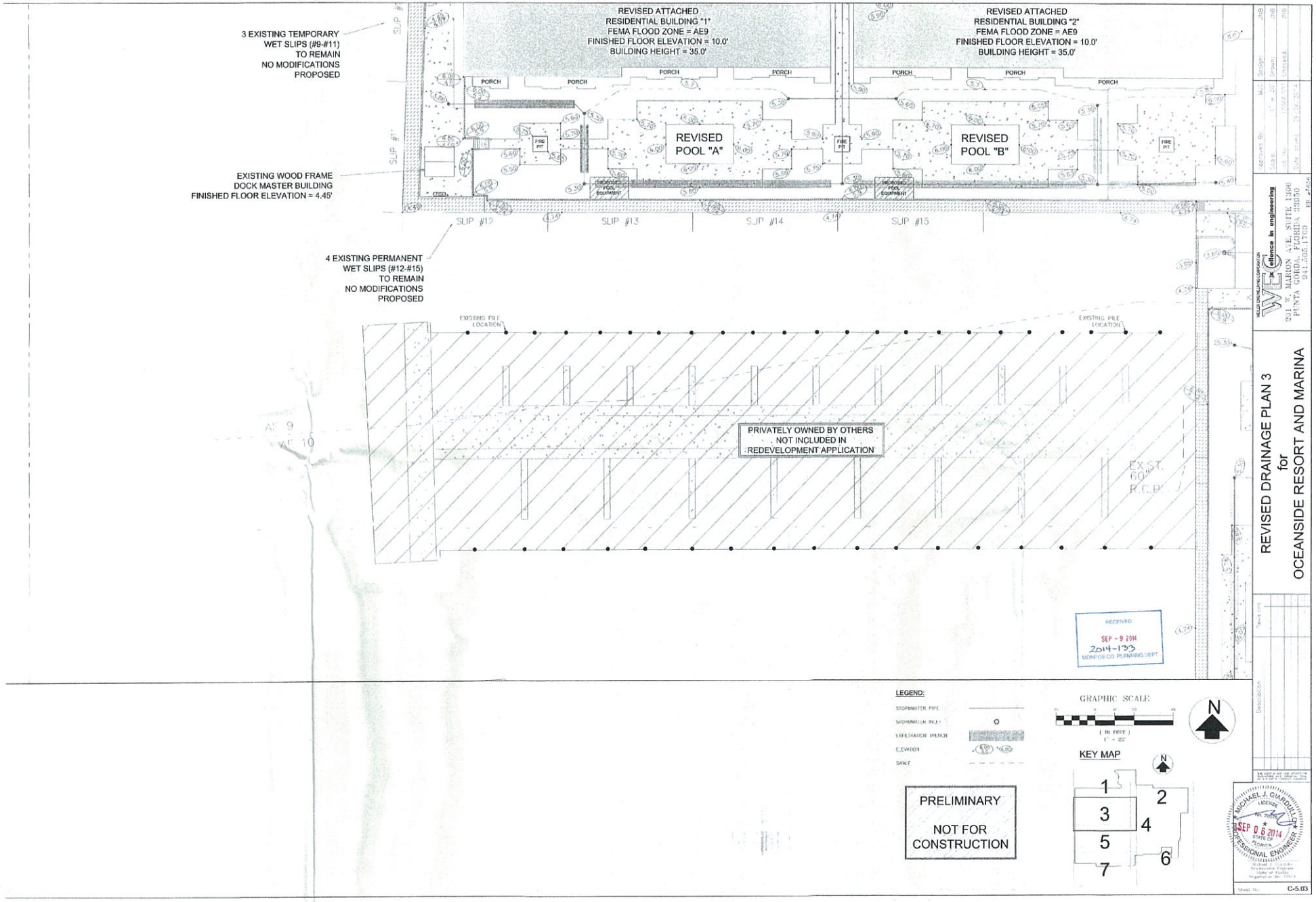
Revisions

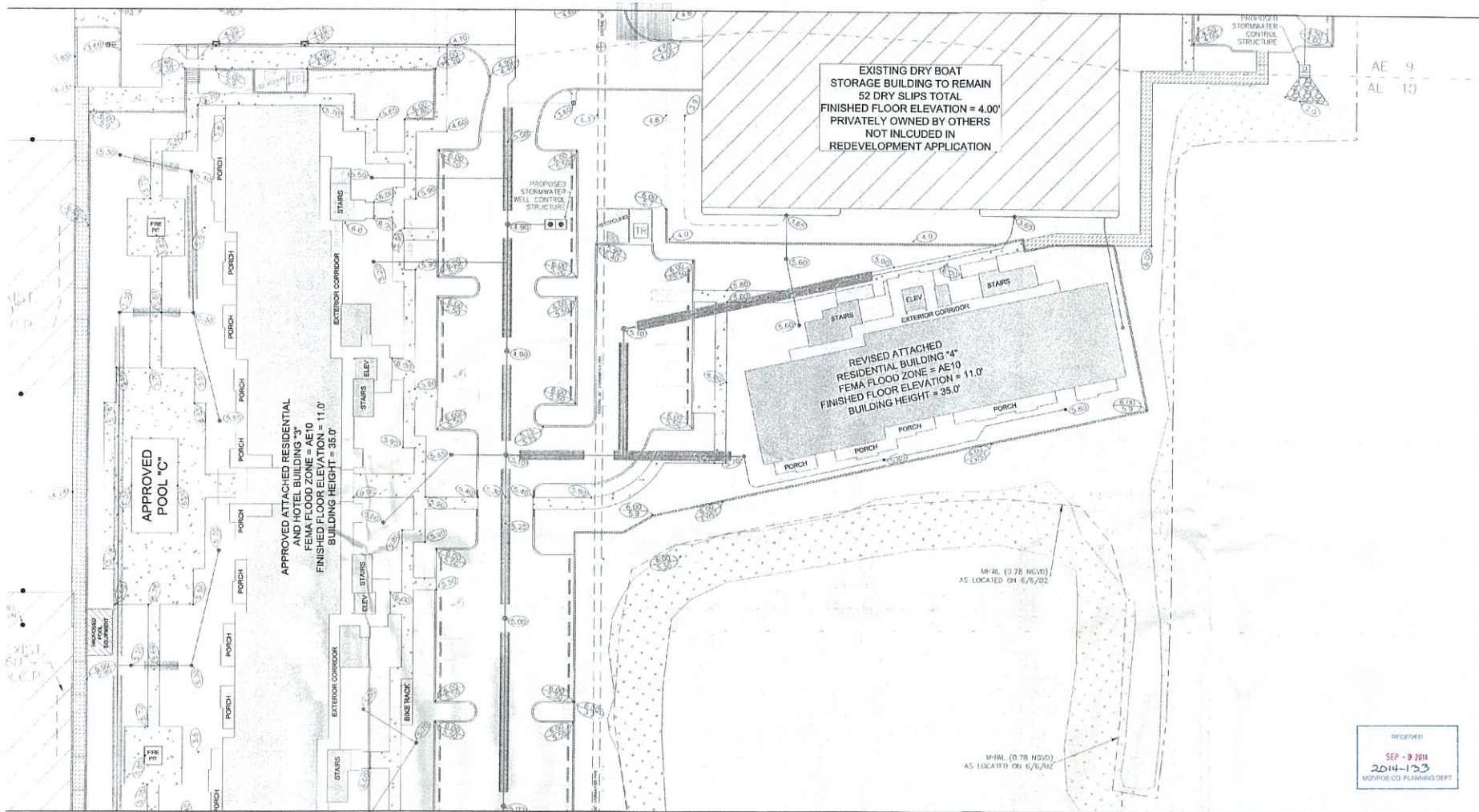
Description

MICHAEL J. GIARDULO
LICENSE
No. 70878
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SEP 9 6 2014

Michael J. Giardulo
Professional Engineer
State of Florida
Registration No. 70878

Sheet No. C-5.02


3 EXISTING TEMPORARY WET SLIPS (#9-#11) TO REMAIN NO MODIFICATIONS PROPOSED
EXISTING WOOD FRAME DOCK MASTER BUILDING FINISHED FLOOR ELEVATION = 4.45'
4 EXISTING PERMANENT WET SLIPS (#12-#15) TO REMAIN NO MODIFICATIONS PROPOSED
REVISED ATTACHED RESIDENTIAL BUILDING "1" FEMA FLOOD ZONE = AE9 FINISHED FLOOR ELEVATION = 10.0' BUILDING HEIGHT = 35.0'
REVISED ATTACHED RESIDENTIAL BUILDING "2" FEMA FLOOD ZONE = AE9 FINISHED FLOOR ELEVATION = 10.0' BUILDING HEIGHT = 35.0'
PORCH
REVISED POOL "A"
REVISED POOL "B"
FIRE PIT
SLIP #12
SLIP #13
SLIP #14
SLIP #15
EXISTING PILE LOCATION
PRIVATELY OWNED BY OTHERS NOT INCLUDED IN REDEVELOPMENT APPLICATION
EX S.T. 60" R.C.P.
RECEIVED SEP - 9 2014 2014-133 MONROE CO. PLANNING DEPT.
LEGEND:
STORMWATER PIPE
STORMWATER INLET
ELEVATION BENCH
ELEVATION
SWALE
GRAPHIC SCALE
KEY MAP
PRELIMINARY NOT FOR CONSTRUCTION
REVISED DRAINAGE PLAN 3 for OCEANSIDE RESORT AND MARINA
WEC alliance in engineering
291 W. MARION AVE. SUITE 1306 PUNTA GORDA, FLORIDA 33950 941.505.1760
MICHAEL J. GIARDILLO LICENSE SEP 0 6 2014 STATE OF FLORIDA PROFESSIONAL ENGINEER
C-5.03



LEGEND:

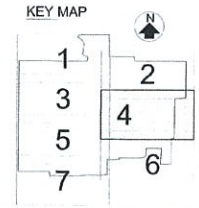
STORMWATER PIPE
STORMWATER INLET
EXFILTRATION TRENCH
ELEVATION
SWALE

GRAPHIC SCALE

(IN FEET)
1" = 20'

N

KEY MAP



PRELIMINARY

NOT FOR CONSTRUCTION

WELLER ENGINEERING CORPORATION
WEC alliance in engineering
201 W. MARION AVE. SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700
EB #8656

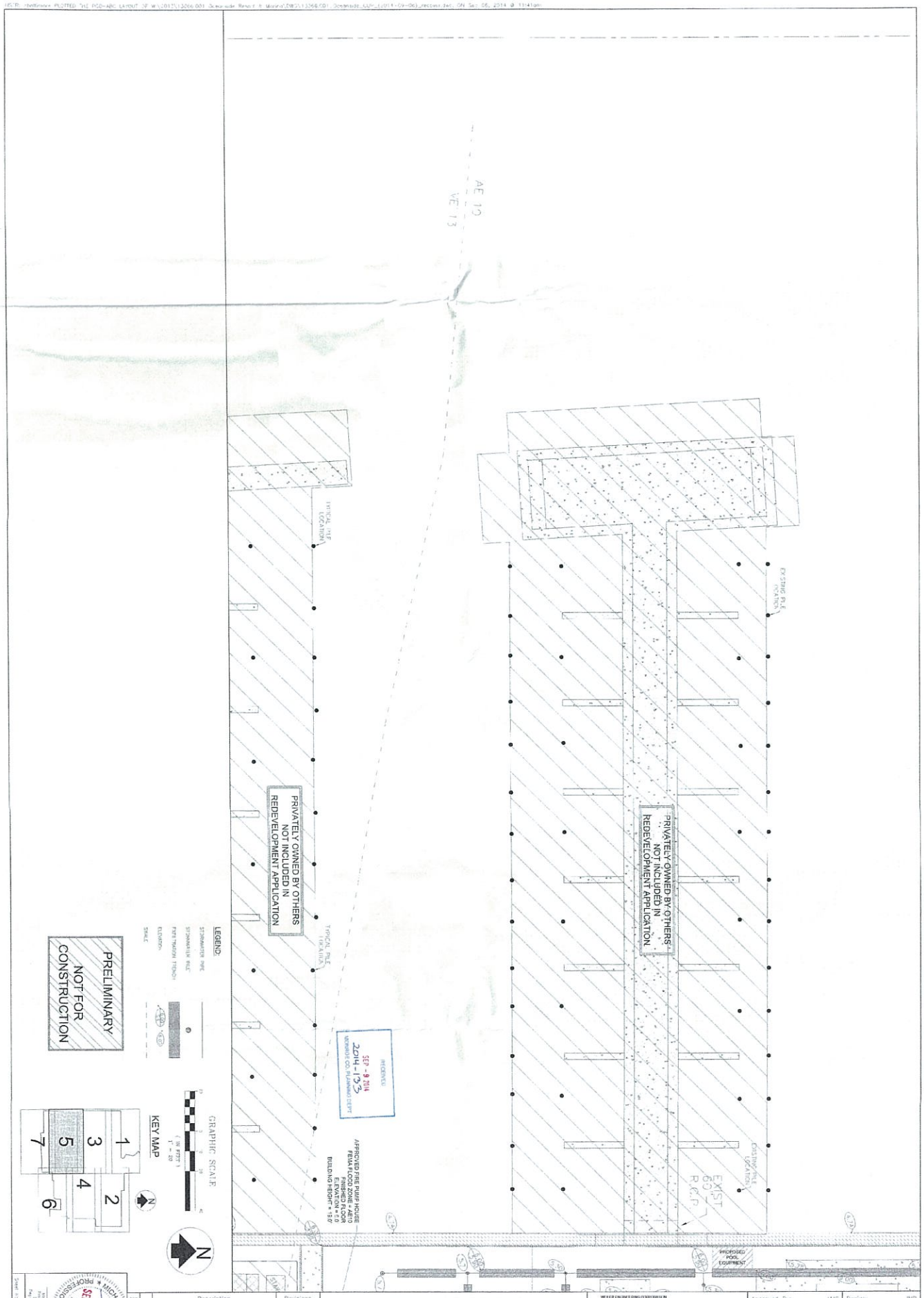
REVISED DRAINAGE PLAN 4
for
OCEANSIDE RESORT AND MARINA

Approved By: MJG
Scale: 1" = 20'
Job No.: 13068.001
Date Issued: 02/03/2014
Design: JNB
Drawn: JNB
Checked: JNB

Revisions
Description

MICHAEL J. GIARDULLO
LICENSE
No. 70678
STATE OF FLORIDA
SEP 06 2014
PROFESSIONAL ENGINEER

Sheet No. C-5.04



Description	Revisions

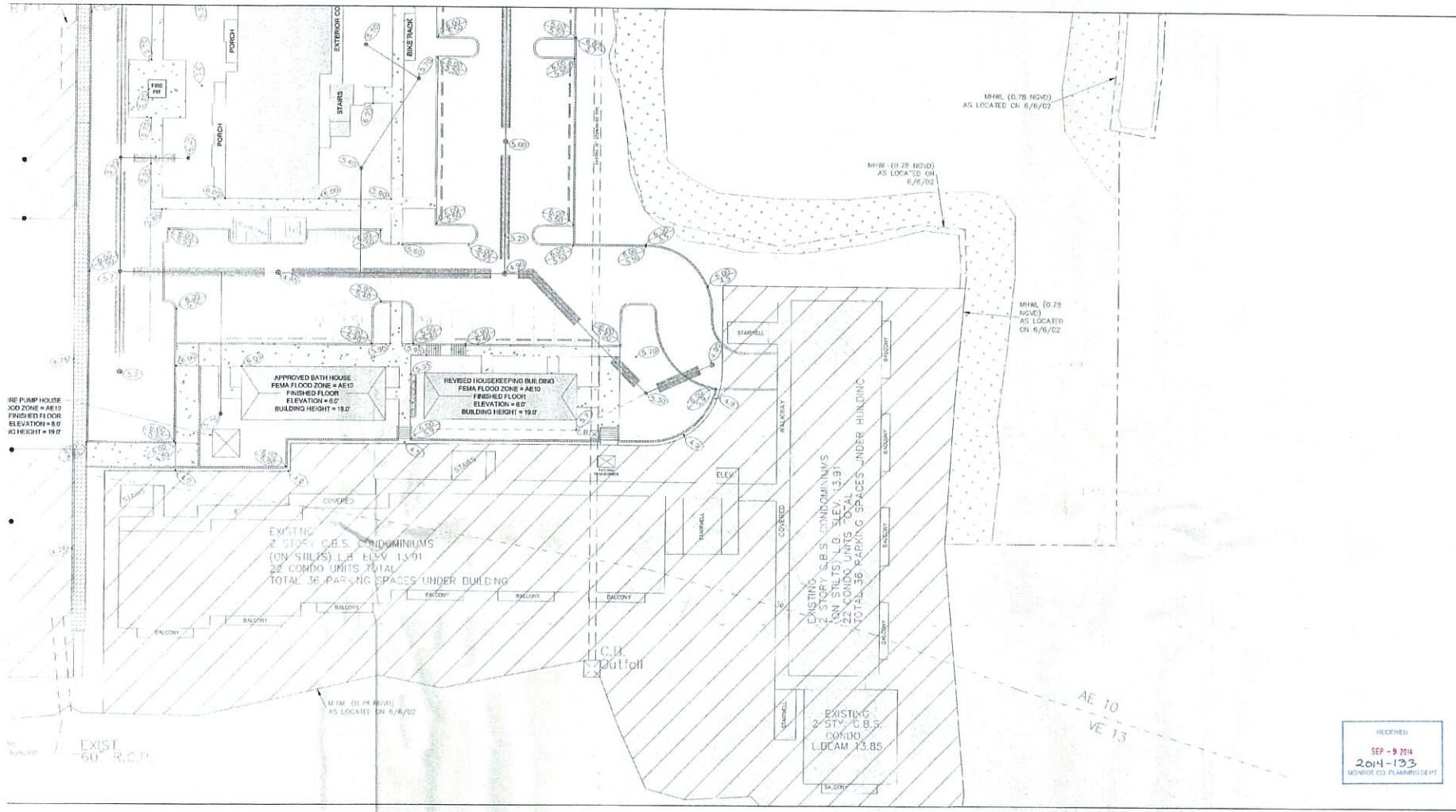
REVISED DRAINAGE PLAN 5
for
OCEANSIDE RESORT AND MARINA

WEILER ENGINEERING CORPORATION
WEC ellence in engineering
201 W. MARION AVE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700
EB #6656

Approved By:	MJG	Design:	JNB
Scale:	1" = 20'	Drawn:	JNB
Job No:	13066.001	Checked:	JNB
Date Issued:	06/06/2014		

MICHAEL J. GUARDULO
No. 70878
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SEP 06 2014

Sheet No. C-5.05



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2014-133
MONROE CO. PLANNING DEPT

LEGEND:

STORMWATER PIPE
STORMWATER INLET
INFILTRATION TRENCH
ELEVATION
SWALE

GRAPHIC SCALE
(IN FEET)
1" = 20'

N

KEY MAP

1 2 3 4 5 6 7

PRELIMINARY

NOT FOR CONSTRUCTION

WATER ENGINEERING CORPORATION
WE alliance in engineering
201 W. MARION AVE. SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700 EB #4656

Approved By: MJG Design: JNB
Scale: 1" = 20' Drawn: JNB
Job No. 13068.00 Checked: JNB
Date Issued 09.03.2014

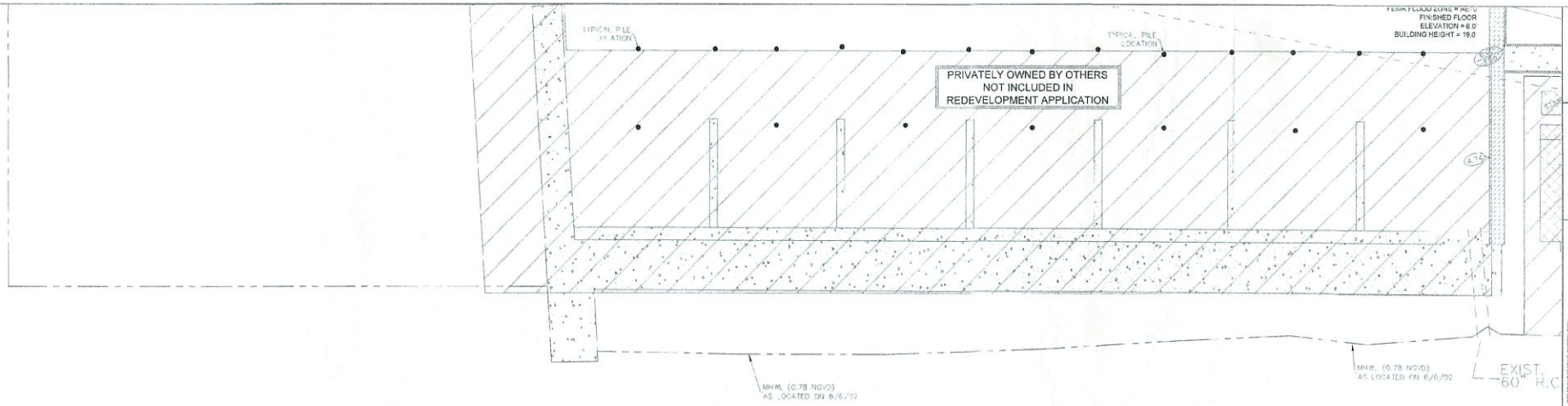
REVISED DRAINAGE PLAN 6
for
OCEANSIDE RESORT AND MARINA

Revisions

Description

MICHAEL J. GIARDULLO
LICENSE
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SEP 0 6 2014

Sheet No. C-5.06



RECEIVED
SEP - 9 2014
2014-133
MONROE CO. PLANNING DEPT

LEGEND:

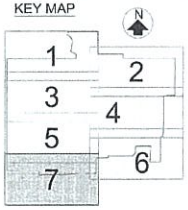
- STORMWATER PIPE
- STORMWATER INLET
- EXFILTRATION TRENCH
- ELEVATION
- SWALE

GRAPHIC SCALE

(IN FEET)
1" = 20'

N

KEY MAP



PRELIMINARY

NOT FOR CONSTRUCTION

WRA ENGINEERING CORPORATION
WE engineering
201 W. MARION AVE. SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700
EB #6658

Approved By:	MJG
Scale:	1" = 20'
Job No:	13066.001
Date issued:	09/06/2014
Designer:	JNB
Drawn:	JNB
Checked:	JNB

REVISED DRAINAGE PLAN 7 for OCEANSIDE RESORT AND MARINA

Revisions

Description	

MICHAEL J. GAROLLO
LICENSE
No. 70878
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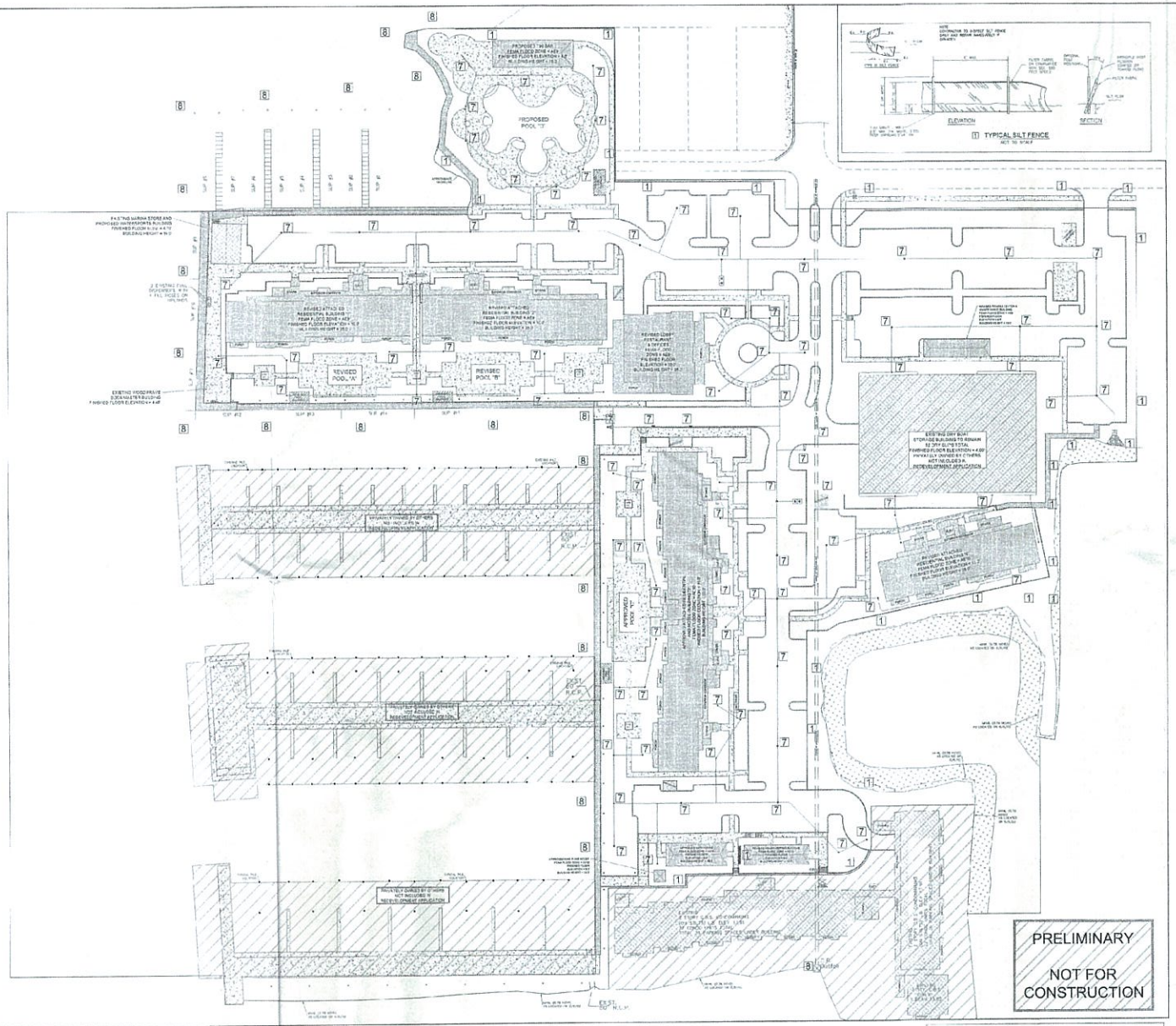
PROFESSIONAL ENGINEER

SEP 09 2014

Michael J. Garollo
Professional Engineer
State of Florida
Registered No. 70878

Sheet No. C-5.07



1 TYPICAL SILT FENCE
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1" = 50'

N

LEGEND

1 BMP DETAIL NUMBER AND REFERENCE

EROSION CONTROL NOTES:

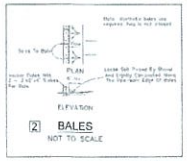
THE CONTRACTOR SHALL INSTALL SILT FENCE, STAKED HAY BALES, AND AND OTHER EROSION CONTROL DEVICES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION. THESE INSTALLATIONS AS SHOWN ON THE DRAWINGS SHALL BE CONSIDERED THE MINIMUM PROTECTION/SITATION PROTECTION REQUIRED FOR THE SITE. IN ADDITION THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY TO INSTALL PROTECTIVE FACILITIES ELSEWHERE ON THE SITE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION PROTECTION FACILITIES THROUGH COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF THE FACILITIES TO ENSURE THAT THE EROSION PROTECTION FACILITIES ARE MAINTAINING THEIR PROTECTION FUNCTIONS AND INTEGRITY.

ALL EROSION PROTECTION FACILITIES SHALL BE REMOVED AFTER CONSTRUCTION COMPLETION, AND WHEN A VEGETATIVE COVER HAS DEEN WELL ESTABLISHED OVER THE CONSTRUCTED AREAS. PER THE PLANS. THE CONTRACTOR SHALL REMOVE PROTECTION FACILITIES ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

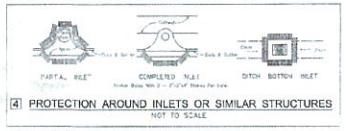
FDEP AND NPDES NOTICE:

THIS PROJECT IS SUBJECT TO THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM. THE CONTRACTOR IS REQUIRED TO SUBMIT A NOTICE OF INTENT AND NOTICE OF TERMINATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (FDEP) NPDES STORMWATER NOTICES CENTER IN ACCORDANCE WITH THE REQUIREMENTS OF THE FDEP AND THE NPDES PROGRAM. FILING FEES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR IS REQUIRED TO HAVE A STORMWATER POLLUTION PREVENTION PLAN AND A HURRICANE PREPAREDNESS PLAN APPROVED BY THE OWNER'S ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

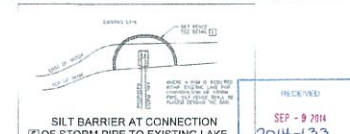


2 BALES
NOT TO SCALE

3 GRASS SLOPES
NOT TO SCALE



4 PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
NOT TO SCALE



SILT BARRIER AT CONNECTION
5 OF STORM PIPE TO EXISTING LAKE
NOT TO SCALE

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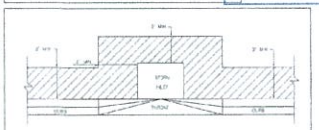
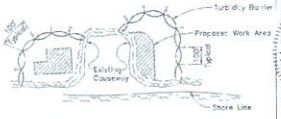
SEP - 9 2014
2014-133
MONROE CO. PLANNING DEPT



6 SOD ALONG CURB AND AROUND INLET
NOT TO SCALE

TYPICAL TURBIDITY BARRIER FOR SEAWALL RESTORATION



8 TURBIDITY BARRIERS
NOT TO SCALE

STAKED SILK BARRIER OR SILT FENCE
7 PROTECTION AROUND DITCH BOTTOM INLETS
NOT TO SCALE

WILLIS CONSTRUCTION CORPORATION
WE alliance in engineering
201 W. MARION AVE. SUITE 130G
PUNTA GORDA, FLORIDA 33950
941.505.1700
EB #0656

BEST MANAGEMENT PLAN for OCEANSIDE RESORT AND MARINA

Approved By:	MJG
Scale:	1" = 50'
Job No:	13066.001
Date Issued:	09/06/2014
Design:	JHD
Drawn:	JHD
Checked:	JHD

Revision | Description

MICHAEL J. GIARDULLO
LICENSE No. 70574
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PROFESSIONAL ENGINEER
SEP. 06 2014
Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70574

Sheet No: C-8.00

OCEANSIDE RESORT & MARINA

KEY WEST, FLORIDA 33040

GRASSI DESIGN GROUP
46 Waltham Street, Suite 3A
Boston, MA 02118
Phone 617-956-9992
Fax 917-956-9993
BEA JACHEMIN / GRASSI INTERIORS

CODE INFORMATION

BASED UPON FLORIDA BUILDING CODE 2010

USE GROUP

R-2 MULTI FAMILY - BUILDINGS 1,2,3 &4
BUILDING 2 HAS 6 ACCESSORY HOTEL ROOMS (NO COOKING FACILITIES)
BUILDING 3 HAS 6 ACCESSORY HOTEL ROOMS (NO COOKING FAILITIES)

GENERAL BUILDING LIMITATIONS (FULLY SPRINKLERED)

FOR R-2 USE, TYPE V-B IS ALLOWED (3 STORY, 21,000 SF/FLOOR) - ADDITIONAL 1 STORY PER 504.2 ALLOWED- 300% INCREASED AREA ALLOWED(14,000 SF + 7,000 SF) PER 903.3.1.2 (NFPA 13R) AND PER 506.3 IF FULLY SPRINKLERED - (PLEASE NOTE, TYPE V-B ALSO APPLIES IF BUILDINGS ARE CONSIDERED R-1 HOTEL USE GROUP)

SWIMMING POOL CODE REQUIREMENTS

AS PER SECTION 424 OF FLORIDA BUILDING CODE 2010
FOR 40 PERSONS OR LESS, PROVIDE 2 UNISEX BATHS OR PER TABLE 424.1.6.1 (LOCATED IN RECEPTION BUILDING FOR BUILDING 4)
POOL BATHS NOT REQUIRED IF ALL LIVING UNITS W/IN 200' HORIZ. RADIUS OF NEAREST WATER EDGE (THIS APPLIES FOR BUILDINGS 1,2 & 3)
< 2500 SF POOL- BATHS 1 FIXTURE/EA. SEX PER BATH. W/ 1 URINAL @ MENS - MUST HAVE FLOOR DRAINS, TILE BASE, HOSE BIBB W/ VACUUM BREAKER W/IN 25' OF POOL EDGE
POOL BATHS W/IN BUILDING- MUST HAVE DOOR W/IN 50' OF EXTERIOR DOOR (IN RECEPTION BUILDINGS)

CODE REQUIRED ASSEMBLY RATINGS FOR CONSTRUCTION COMBUSTIBLE FLOORS/CEILINGS AND EXTERIOR WALLS ALLOWED

INTERIOR STAIR SHAFTS: 1 HR- (LESS THAN 4 STORIES) PER 1022
INTERIOR ELEVATOR SHAFTS: 2 HR
WALLS OR FLOORS SEPARATING SLEEPING UNITS: ½ HR, PER 709.3 AND 717
EXIT ACCESS: 0 HR (SEE ITEM 7, EGRESS- EXTERIOR EGRESS BALCONIES)
NON BEARING PARTITIONS 0 HR
BEARING WALLS - 0 HR
FLOORS, ROOFS, STRUCTURAL MEMBERS: 0 HR
FIRE WALLS: 0 HOUR
EXTERIOR WALLS: 0 HR- 1 HR IF FIRE SEPARATION DISTANCE IS LESS THAN 10' PER 602 AND MUST BE RATED FOR FIRE EXPOSURE FROM BOTH SIDES PER 705.5 - RUN TIGHT TO SHEATHING

TYPES OF CONSTRUCTION - FIRE RESISTANCE RATINGS

1. WINDOWS IN EXTERIOR WALLS: UNPROTECTED, NO LIMIT PER 705.8 (MORE THAN 20' FIRE SEPARATION)
2.FIRE SEPARATION ASSEMBLIES (STAIR, ELEVATOR), TO RUN TIGHT FROM FLOOR TO ROOF SHEATHING.
3. DUCTS WITHIN 1 HOUR WALLS - FIRE DAMPERS NOT REQUIRED (SPRINKLERED BUILDING PER 709.6.4-3)
4. PROVIDE SHAFTS FOR DUCTS LARGER THAN 144 SQ INCHES WHEN PASSING THROUGH 2 OR MORE FLOORS - NOT REQUIRED IF FIRE STOPPED PER ASTM E9-14 - WITH 1 HOUR "F" RATING
5. CEILING PENETRATIONS ARE ALLOWED IN G.W.B. IF NOT EXCEEDING 100 SQ. INCHES IN 10 S.F.
6. GUEST ROOM SEPARATIONS / CORRIDOR - RUN TIGHT TO CEILING MEMBRANE IF DRAFT STOPPED OR FIRE BLOCKED - MINERAL WOOL ACCEPTABLE IF SECURED.

FINISHES OF WALLS / CEILINGS

EXITS: CLASS B
GUEST ROOMS: CLASS C

OPENING PROTECTIVES

2 HOUR WALL:	1½ HOUR DOOR/FRAME
1 HOUR WALL:	1 HOUR DOOR/FRAME
½ HOUR WALL:	¾ HOUR (20 MIN.) DOOR/FRAME

FIRE/SMOKE PROTECTION

1. PARAPETS - REQUIRED AT 1HR EXTERIOR WALL, UNLESS FRAMING IS PARALLEL, AND 1HR ROOF W/IN 4 FEET, OR IF NOT PARALLEL, ENTIRE SPAN OF THAT ROOF PORTION IS 1HR, AND CLASS B ROOFING.
2. OPENING PROTECTION FOR DOORS/WINDOWS IN 1HR EXTERIOR WALLS NOT REQUIRED IF "WATER CURTAIN" PROVIDED.
3. 25% OPENINGS ALLOWED WITH 5' TO 10' FIRE SEPARATION, 45% IF 10-15', 75% IF OVER 15'

FIRE PROTECTION SYSTEMS

1.PROVIDE FULL AUTOMATIC SPRINKLER SYSTEM - PER NFPA 13R
2. STAND PIPES- NOT REQUIRED PER 905.3.1- ("FLOOR LEVEL OF HIGHEST STORY" IS LESS THAN 30' ABOVE LOWEST LEVEL OF FIRE DEPT. ACCESS (28' ACTUAL))
3. PROVIDE VISIBLE ALARMS IN ROOMS
4. MANUAL FIRE ALARM BOXES NOT REQUIRED (FULLY SPRINKLERED)
5. SMOKE ALARMS REQUIRED IN SLEEPING ROOMS AND CORRIDORS.
6. SUPERVISION BY PRIVATE COMPANY
7. DECKS/BALCONIES SPRINKLERED WHERE ROOFED - SIDE WALL HEADS ACCEPTABLE, WITH DEFLECTORS W/IN 1" TO 6" OF STRUCTURE UNDERSIDE.

FIRE ALARM ACTIVATION:

1. FIRE EXTINGUISHERS REQUIRED AS PER FLORIDA FIRE PREV. CODE

EGRESS

1. EXIT DOORS TO BE 2'-8" CLEAR (3'-0" DOOR) - NIGHT LATCH, DEAD BOLT OR CHAIN OK @ SLEEPING ROOMS
2. EXIT SIGNS AND EMERGENCY LIGHTS TO BE ON BATTERY BACKUP FOR 1 HR
3. EGRESS WIDTH IN STAIR .44" CLEAR- 36" MIN. CLEAR WHERE LESS THAN 50 OCCUPANT LOAD- SOLID RISER REQ'D.
4. OCCUPANT LOADS

BUILDING 1: 8740 SF ÷ 200 SF/OCC = 43.7 OCCUPANTS/ FLOOR
x 3 FLOORS = 131 OCCUPANTS TOTAL
BUILDING 2: 8740 SF ÷ 200 SF/OCC = 43.7 OCCUPANTS/ FLOOR
x 3 FLOORS = 131 OCCUPANTS TOTAL
BUILDING 3: 14,950 SF/FLOOR ÷ 200 SF/OCC = 74.75 OCCUPANTS/ FLOOR(LARGEST FLOOR)
TOTAL FLOOR AREA = 35,328 SF ÷ 200 SF/OCC = 177 OCCUPANTS TOTAL
BUILDING 4: 7552 SF ÷ 200 SF/OCC = 37.7 OCCUPANTS/ FLOOR
x 3 FLOORS = 112 OCCUPANTS TOTAL

OCCUPANT LOAD @ STAIRS: 22 OCCUPANTS/ STAIR MAX- OR LESS - THEREFORE 36" WIDE CLEAR MIN. PER 1003
DOORS: MUST SWING IN DIRECTION OF EGRESS TRAVEL WHERE SERVING GREATER THAN 50 OCCUPANTS (NONE)

5. STAIRS - 1 HR ENCLOSURES (<4 STORIES)
7. EGRESS BALCONIES - NO FIRE SEPARATION REQUIRED PER SECTION 1019 IF SERVED BY 2 STAIRS AND DEAD END. TRAVEL CONDITIONS DO NOT PASS UNPROTECTED OPENINGS (WATER CURTAINS MAY BE PROVIDED IN LIEU OF PROTECTED OPENINGS PER 705.8.2 (EXCEPTIONS))
8. DEAD END CORRIDORS: MAXIMUM EGRESS DISTANCE: 50' (WHEN SPRINKLERED)
9. EMERGENCY ESCAPE WINDOWS - NOT REQ'D (SPRINKLERED)
10. STAIR TO ROOF NOT REQ'D (<4 STORIES)

ENERGY CODE

SEE ENERGY CODE CALCULATIONS.

ELEVATOR:

1. MUST BE STRETCHER BEARING (> 25' TRAVEL)- AT LEAST 1 PER BUILDING PER 3002

ACCESSIBILITY (HAS BEEN REVIEWED BASED ON TRANSIENT HOTEL OCCUPANCY)

1. ACCESSIBLE MEANS OF EGRESS - SHALL COMPLY PER SECTION 1007 & 1003.2.13 OF IBC 2003 AS REFERENCED BY THE FLORIDA ACC. CODE 2010, SECTION 207 < 4 STORIES, SPRINKLERED BUILDINGS
2. 2 WAY COMMUNICATION SYSTEM REQUIRED AT ELEVATOR LANDINGS AND AREA OF REFUGE- PROVIDE SIGNAGE AND INSTRUCTIONS PER 1007.6.4 & 5- PROVIDE AREA OF REFUGE PER 1007.6
3. PROVIDE 1 ACCESSIBLE PARKING SPACE FOR EVERY 200 OCCUPANTS - INCLUDING ONE VAN SPACE
4. 5% OF ALL SLEEPING ROOMS MUST HAVE MOBILITY FEATURES 192 x 0.05 = 9.6(10) - 2 WITH ROLL-IN SHOWER, 8 W/TUBS
5. 14 ROOMS TO HAVE COMMUNICATION FEATURES (IN PHONE SYSTEM) PER 806.3
6. ALL BATH / UNIT DOORS TO BE 36" WIDE. DO NOT NEED PUSH/ PULL SIDE CLEARANCE AS PER 404.2.3
7. PROVIDE ACCESSIBLE EGRESS FOR EVERY ACCESSIBLE SPACE

ZONING

2 BEDROOM DWELLINGS:	90 TOTAL
HOTEL ROOMS:	12 TOTAL

BUILDING HEIGHT OF 35' ABOVE CROWN OF ROAD (6.4 NGVD)

WIND LOADS AND PRESSURES

1. WINDOWS/DOORS TO COMPLY WITH MIAMI DADE PA201, 202, 203 MEETING LARGE MISSLE TEST.
2. AL CLADDING, COMPONENTS, PORCHES, SOFFITS, ROOFING, ETC. TO COMPLY WITH WIND PRESSURE AND WIND SPEED REQUIREMENTS OF FLORIDA BUILDING CODE FOR 180 MPH BASIC WIND SPEED EXPOSURE "C" REQUIREMENT TO "HURRICANE PRONE REGION" AND "WINDBORNE DEBRIS REGION", WITH IMPORTANCE FACTOR OF 1.0
3. ALL MATERIALS, FASTENERS, SYSTEMS TO BE INSTALLED AS PER TABLE 1606.2A, 2B AND 2C

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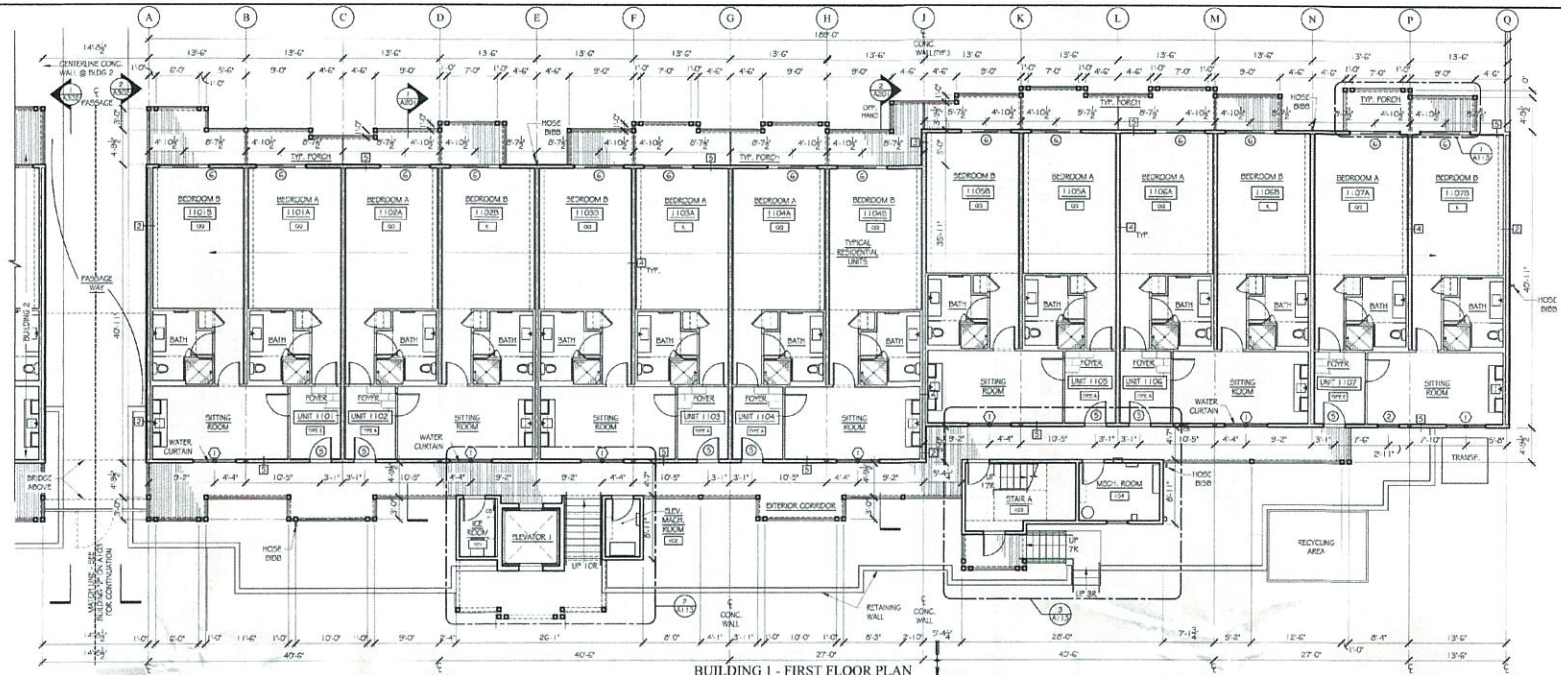
2014-133
MONROE CO. PLANNING DEPT

08.01.14

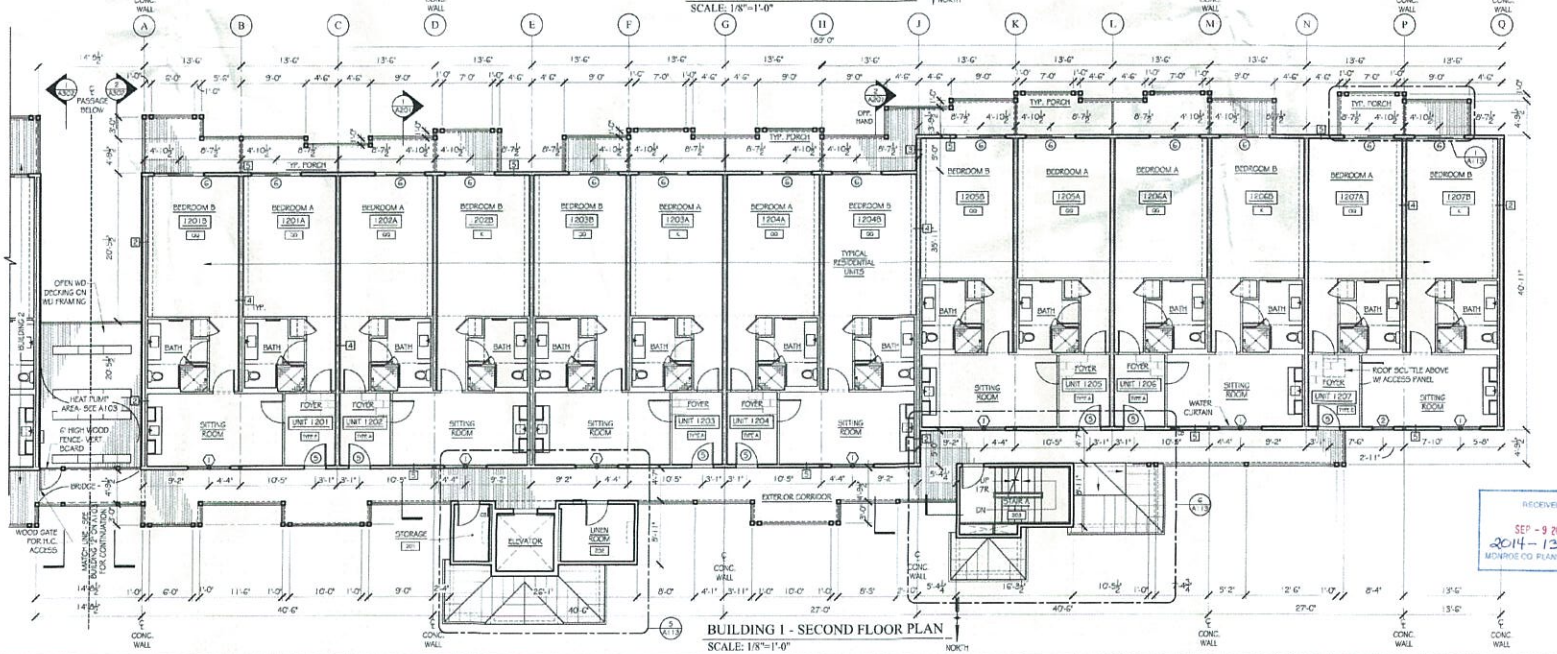
GENERAL NOTES

1. SEE THE PARTIAL ENLARGED PLANS, A113-A114 FOR DIMENSIONS, DETAILS, REFERENCES, AND NOTES OF THE STAIR/ELEVATOR AND COMMON AREAS
2. SEE THE TYPICAL RESIDENTIAL UNIT PLANS- SHEETS A111-112 FOR UNIT DIMENSIONS, DETAILS, REFERENCES AND NOTES
3. SEE SHEET A501 FOR TYPICAL WALL TYPE SCHEDULE DENOTED [5]—ON PLAN
4. PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH 5lb A, B & C PORTABLE FIRE EXTINGUISHER IN LOCATIONS NOTED
5. REFERENCE SHEETS F101 & F102 FOR UNIT FURNITURE LAYOUTS, SEE ARCHITECTURAL FLOOR PLANS FOR BED CONFIGURATIONS.

[K] KING [QQ] DOUBLE QUEEN



BUILDING 1 - FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



BUILDING 1 - SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

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SEP - 9 2014
2014-133
MONROE CO. PLANNING DEPT

GRASSI DESIGN GROUP
46 Waltham Street, Suite 3A
Boston, MA 02118
Phone 617-956-9992
Fax 617-956-9993

JOB NO: 1303
SCALE: 1/8"=1'-0"
DATE: 08.01.14
REVISED

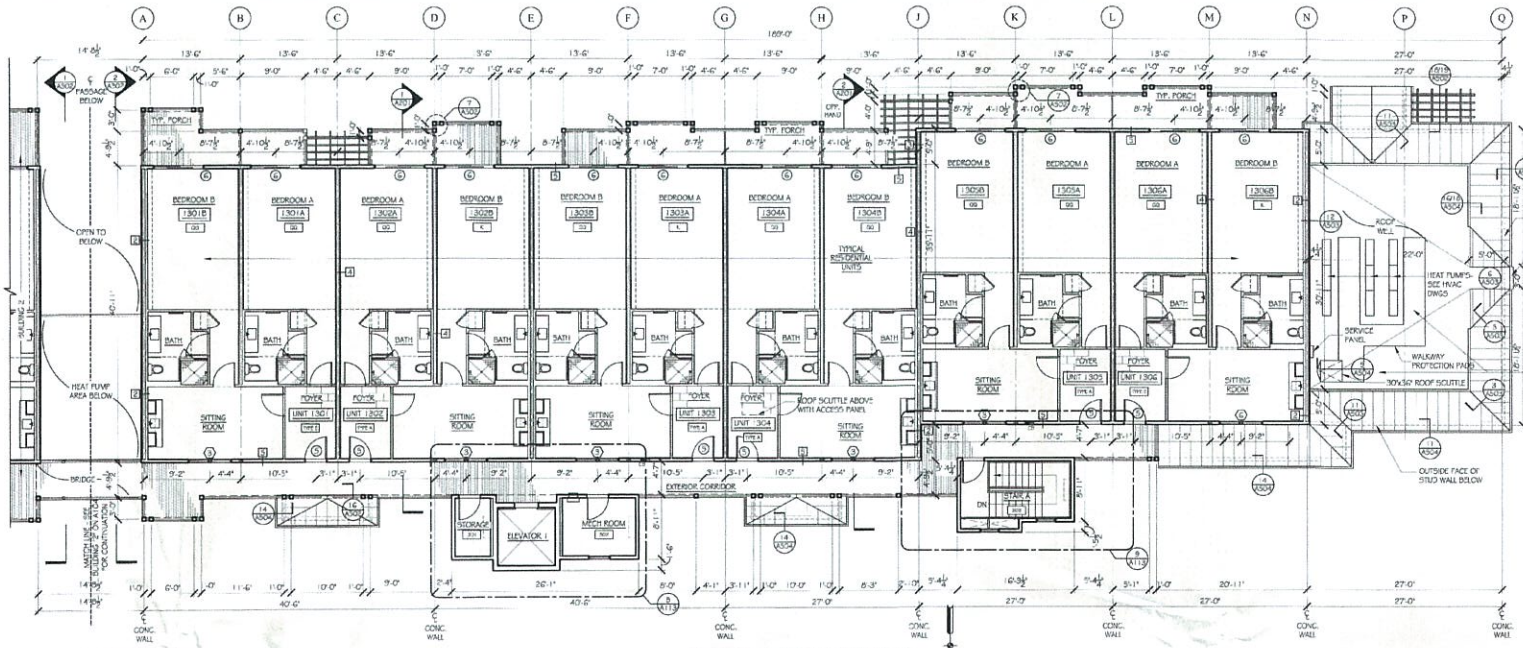
OCEANSIDE RESORT & MARINA
KEYWEST, FLORIDA

BUILDING 1- FIRST & SECOND FLOOR PLANS

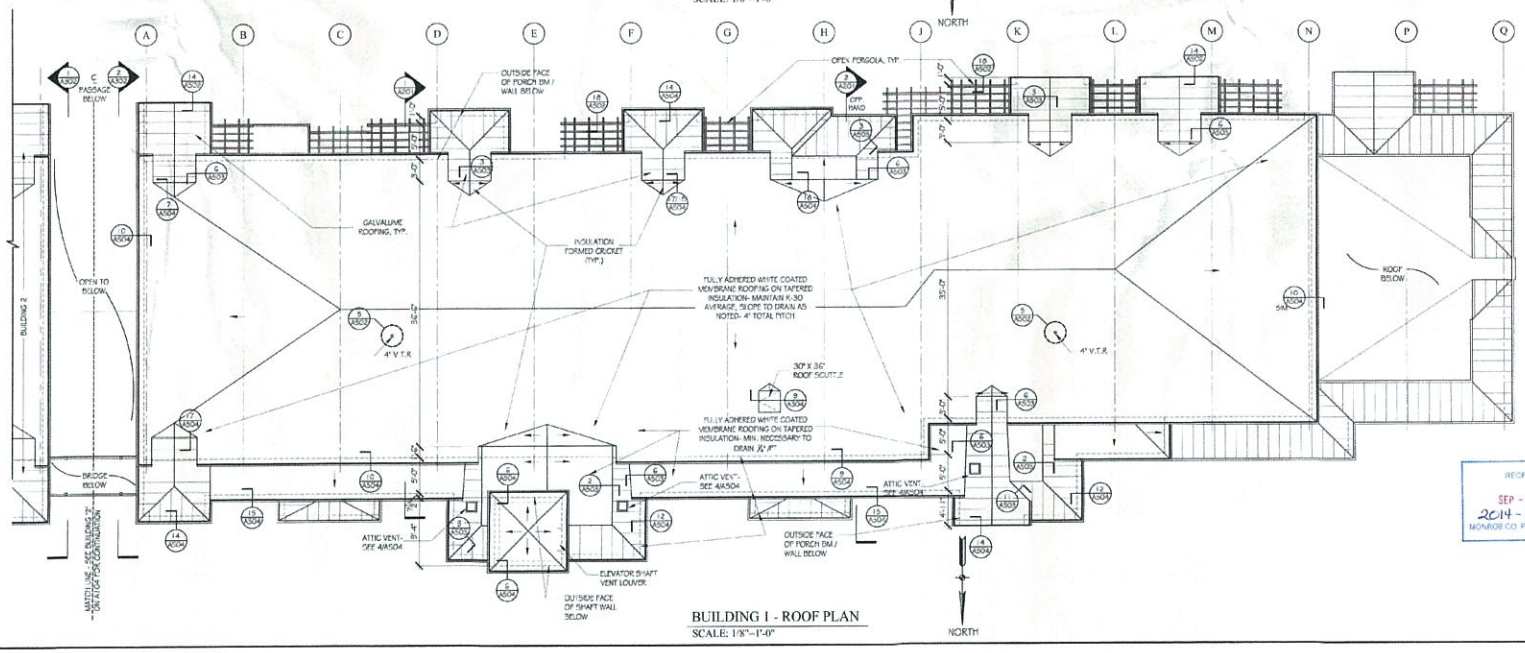
A101

GENERAL NOTES

1. SEE THE PARTIAL ENLARGED PLANS, A113-A114 FOR DIMENSIONS, DETAILS, REFERENCES, AND NOTES OF THE STAIR/ELEVATOR AND COMMON AREAS
2. SEE THE TYPICAL RESIDENTIAL UNIT PLANS- SHEETS A111-112 FOR UNIT DIMENSIONS, DETAILS, REFERENCES AND NOTES
3. SEE SHEET A501 FOR TYPICAL WALL TYPE SCHEDULE DENOTED [0]— ON PLAN
4. PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH 5lb A, B & C PORTABLE FIRE EXTINGUISHER IN LOCATIONS NOTED



BUILDING 1 - THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"



BUILDING 1 - ROOF PLAN
SCALE: 1/8"=1'-0"

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Phone 617 956 9992
Fax 617 956 9993

JOB NO: 303
SCALE: 1/8"=1'-0"
DATE: 08.01.14
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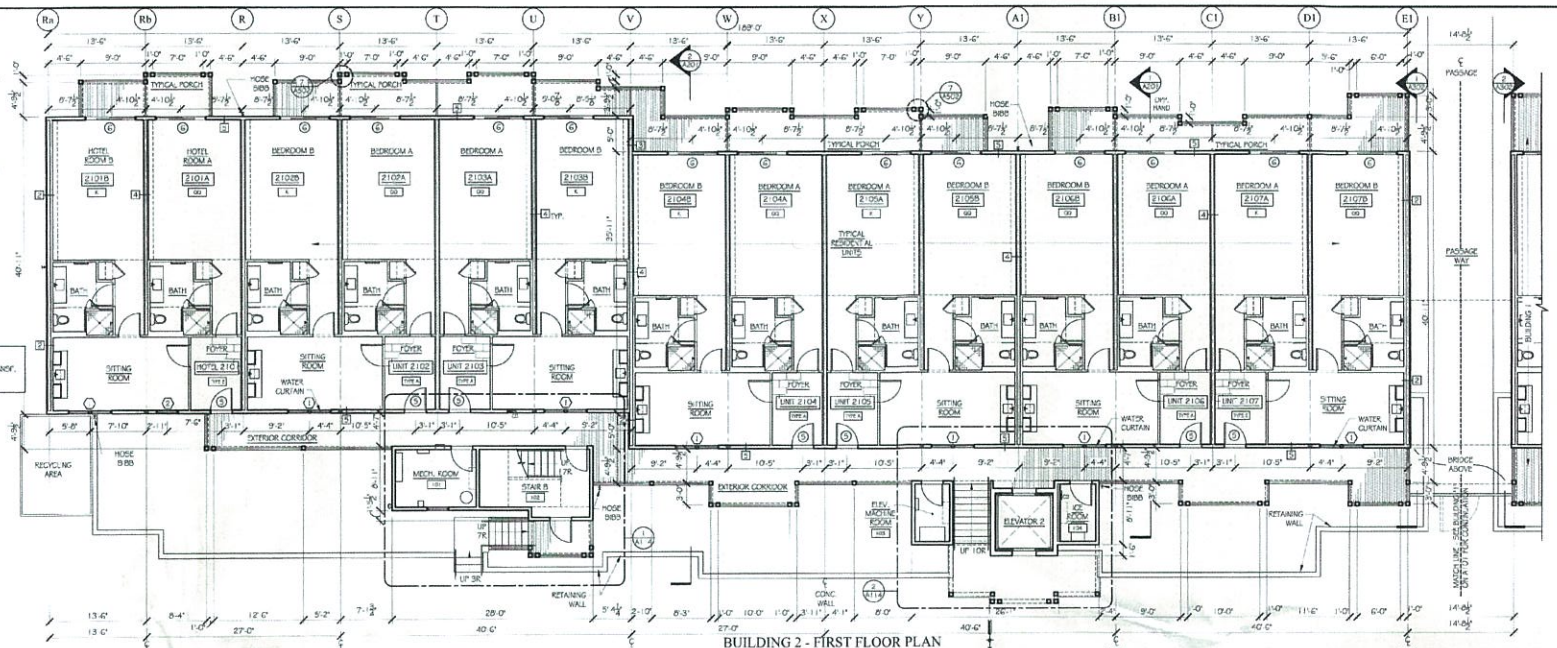
OCEANSIDE RESORT & MARINA
KEY WEST, FLORIDA

BUILDING 1- THIRD FLOOR AND ROOF PLANS

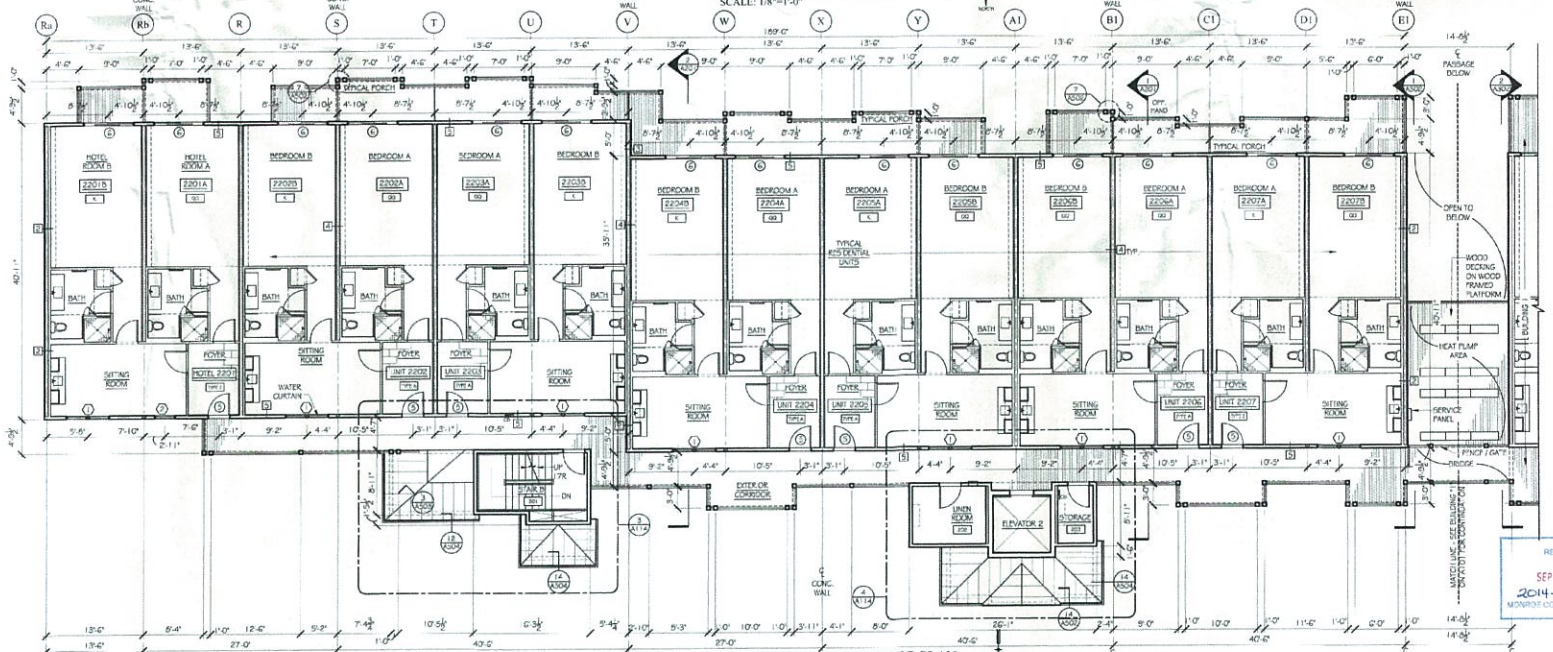
A102

GENERAL NOTES

1. SEE THE PARTIAL ENLARGED PLANS, A1 3-A1 14 FOR DIMENSIONS, DETAILS, REFERENCES, AND NOTES OF THE STAIR/ELEVATOR AND COMMON AREAS
2. SEE THE TYPICAL RESIDENTIAL UNIT PLANS- SHEETS A1 11-1 2 FOR UNIT DIMENSIONS, DETAILS, REFERENCES AND NOTES
3. SEE SHEET A501 FOR TYPICAL WALL TYPE SCHEDULE DENOTED 0 ON PLAN
4. PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH 5lb A, B & C PORTABLE FIRE EXTINGUISHER IN LOCATIONS NOTED



BUILDING 2 - FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



BUILDING 2 - SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

GRASSI DESIGN GROUP
46 Whitehall Street, Suite 3A
Bedford, MA 02 1.8
Phone: 617.956.0972
Fax 617.956.9993

JOB NO.: 1903
SCALE: 1/8"=1'-0"
DATE: 08-0 -4
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BUILDING 2- FIRST & SECOND FLOOR PLAN

A103

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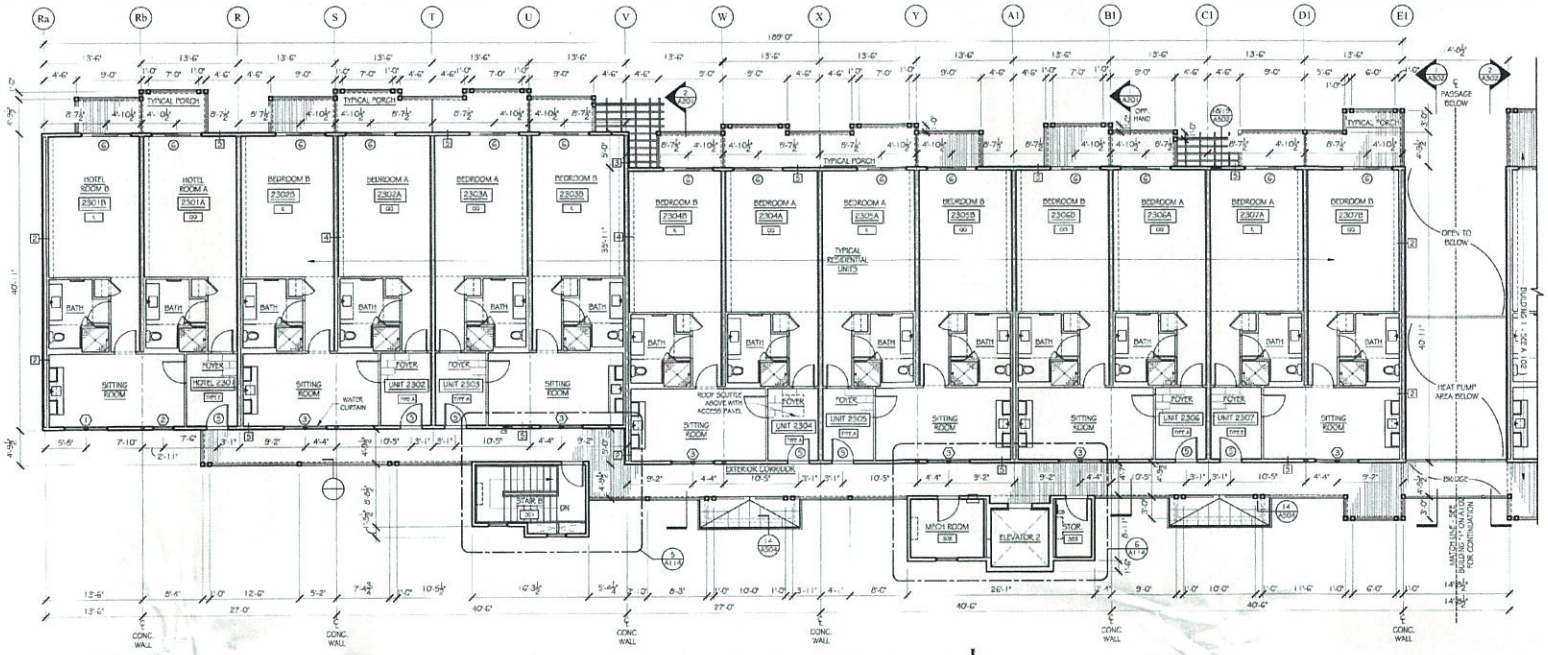
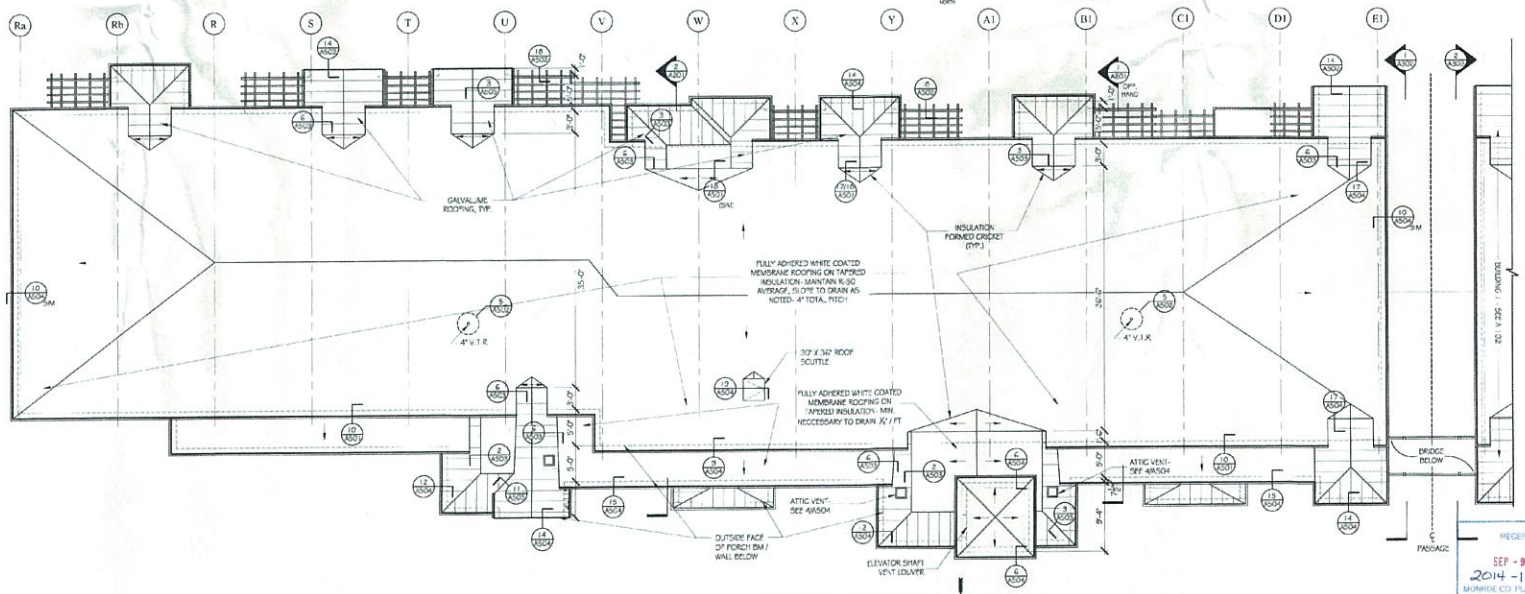
GENERAL NOTES

1. SEE THE PARTIAL ENLARGED PLANS, A1.3-A1.4 FOR DIMENSIONS, DETAILS, REFERENCES, AND NOTES OF THE STAIR/ELEVATOR AND COMMON AREAS
2. SEE THE TYPICAL RESIDENTIAL UNIT PLANS- SHEETS A1.1-1.2 FOR UNIT DIMENSIONS, DETAILS, REFERENCES AND NOTES
3. SEE SHEET A5.1 FOR TYPICAL WALL TYPE SCHEDULE DENOTED [0]— ON PLAN
4. PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH 5lb A, B & C PORTABLE FIRE EXTINGUISHER IN LOCATIONS NOTED



BUILDING 2 - THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"



BUILDING 2 - ROOF PLAN
SCALE: 1/8"=1'-0"

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JOB NO: 1933
SCALE: 1/8"=1'-0"
DATE: 08.01.14
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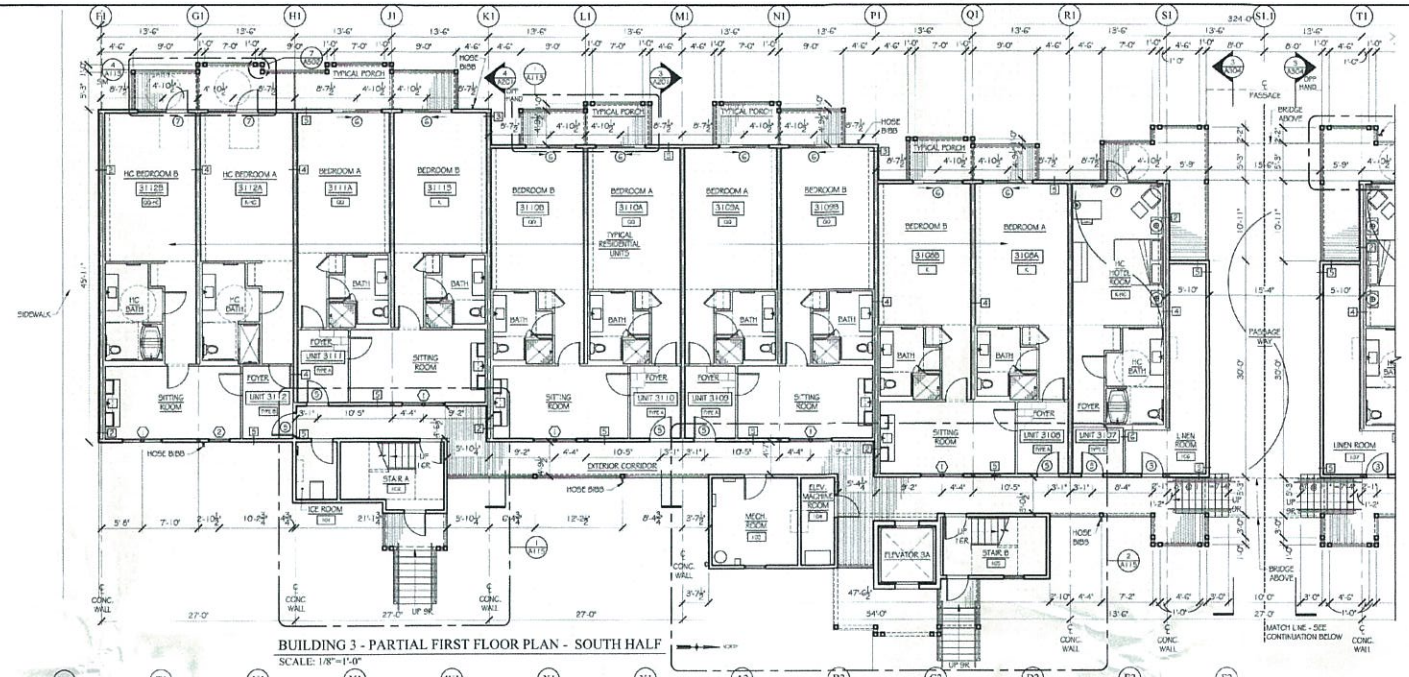
KEYWEST, FLORIDA

BUILDING 2- THIRD FLOOR AND ROOF PLANS

A104

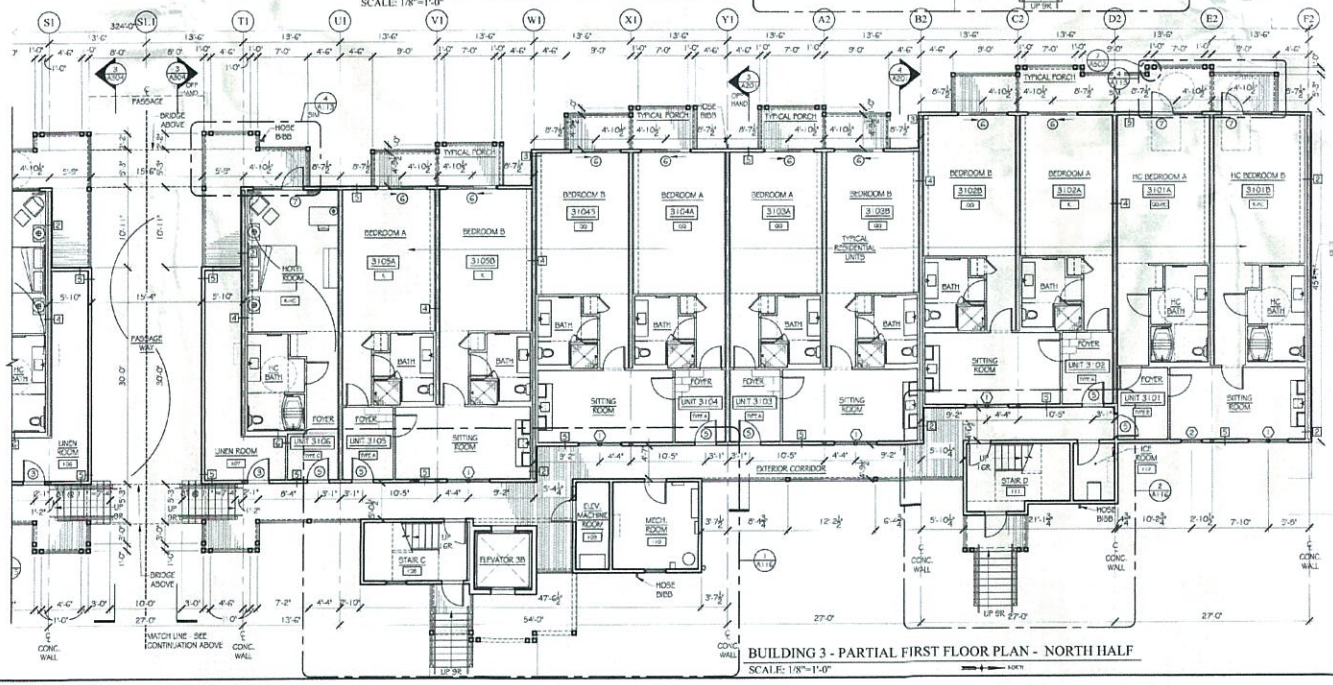
GENERAL NOTES

1. SEE THE PARTIAL ENLARGED PLANS, A113-A114 FOR DIMENSIONS, DETAILS, REFERENCES, AND NOTES OF THE STAIR/ELEVATOR AND COMMON AREAS
2. SEE THE TYPICAL RESIDENTIAL UNIT PLANS- SHEETS A111-112 FOR UNIT DIMENSIONS, DETAILS, REFERENCES AND NOTES
3. SEE SHEET A501 FOR TYPICAL WALL TYPE SCHEDULE DENOTED [O]— ON PLAN
4. PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH 5lb A, B & C PORTABLE FIRE EXTINGUISHER IN LOCATIONS NOTED



BUILDING 3 - PARTIAL FIRST FLOOR PLAN - SOUTH HALF

SCALE: 1/8"=1'-0"



BUILDING 3 - PARTIAL FIRST FLOOR PLAN - NORTH HALF

SCALE: 1/8"=1'-0"

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JOB NO.: 3203
SCALE: 1/8"=1'-0"
DATE: 08.01.14
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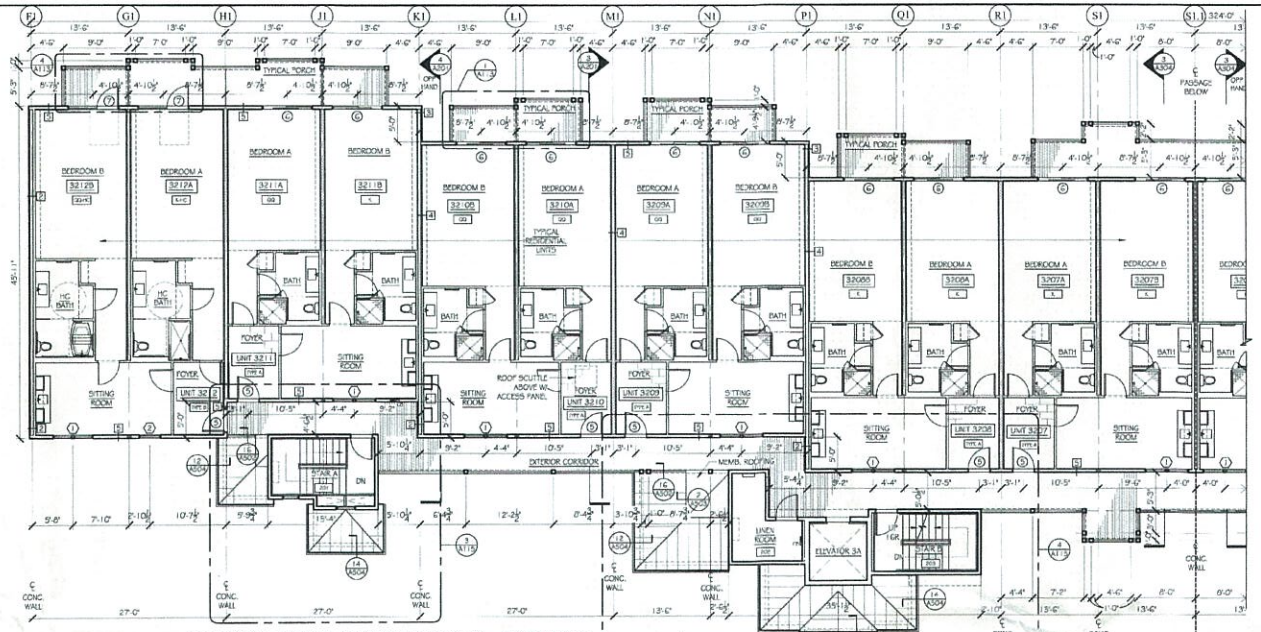
KEYWEST, FLORIDA

BUILDING 3- FIRST FLOOR PLAN

A105

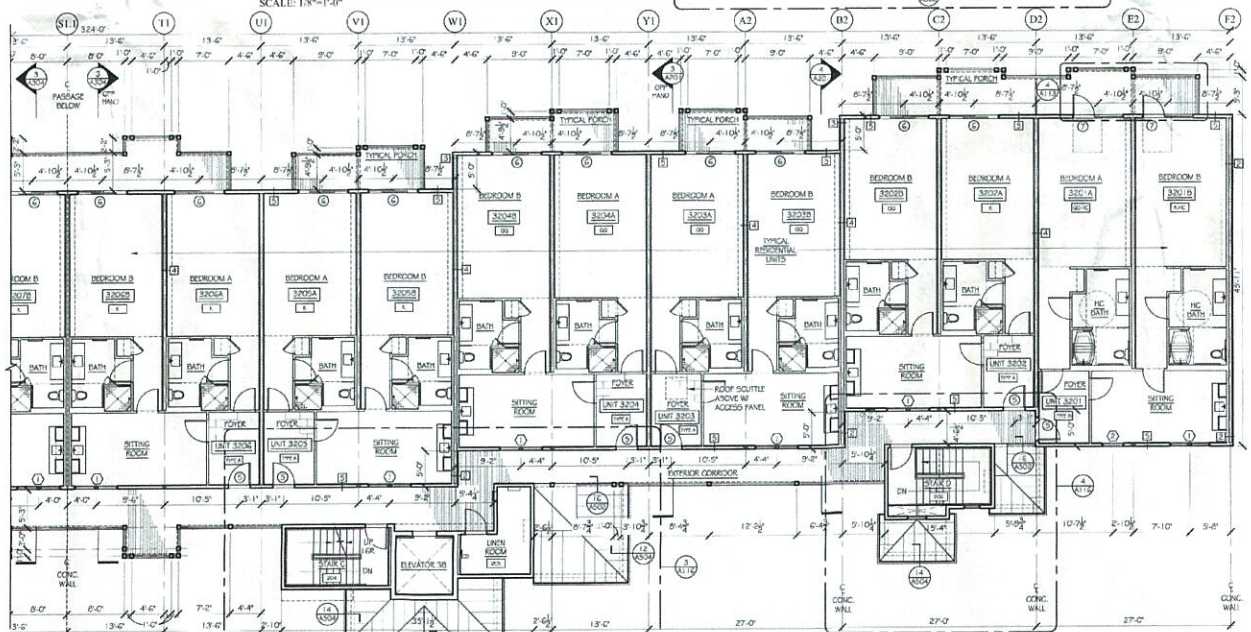
GENERAL NOTES

1. SEE THE PARTIAL ENLARGED PLANS, A113-A114 FOR DIMENSIONS, DETAILS, REFERENCES, AND NOTES OF THE STAIR/ELEVATOR AND COMMON AREAS
2. SEE THE TYPICAL RESIDENTIAL UNIT PLANS- SHEETS A111-112 FOR UNIT DIMENSIONS, DETAILS, REFERENCES AND NOTES
3. SEE SHEET A501 FOR TYPICAL WALL TYPE SCHEDULE DENOTED Q— ON PLAN
4. PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH 5lb A, B & C PORTABLE FIRE EXTINGUISHER IN LOCATIONS NOTED



BUILDING 3 - PARTIAL SECOND FLOOR PLAN - SOUTH HALF

SCALE: 1/8"=1'-0"



BUILDING 3 - PARTIAL SECOND FLOOR PLAN - NORTH HALF

SCALE: 1/8"=1'-0"

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GRASSI DESIGN GROUP

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SCALE: 1/8"=1'-0"
DATE: 06.01.14
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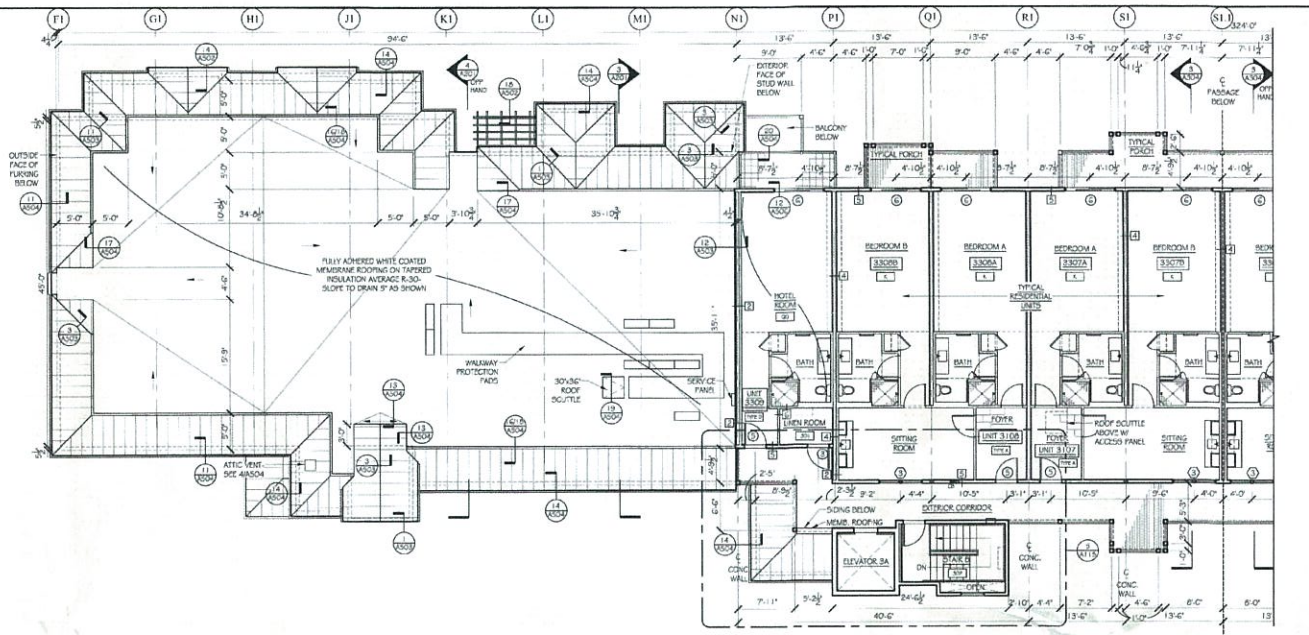
BUILDING 3- SECOND FLOOR PLAN

A106

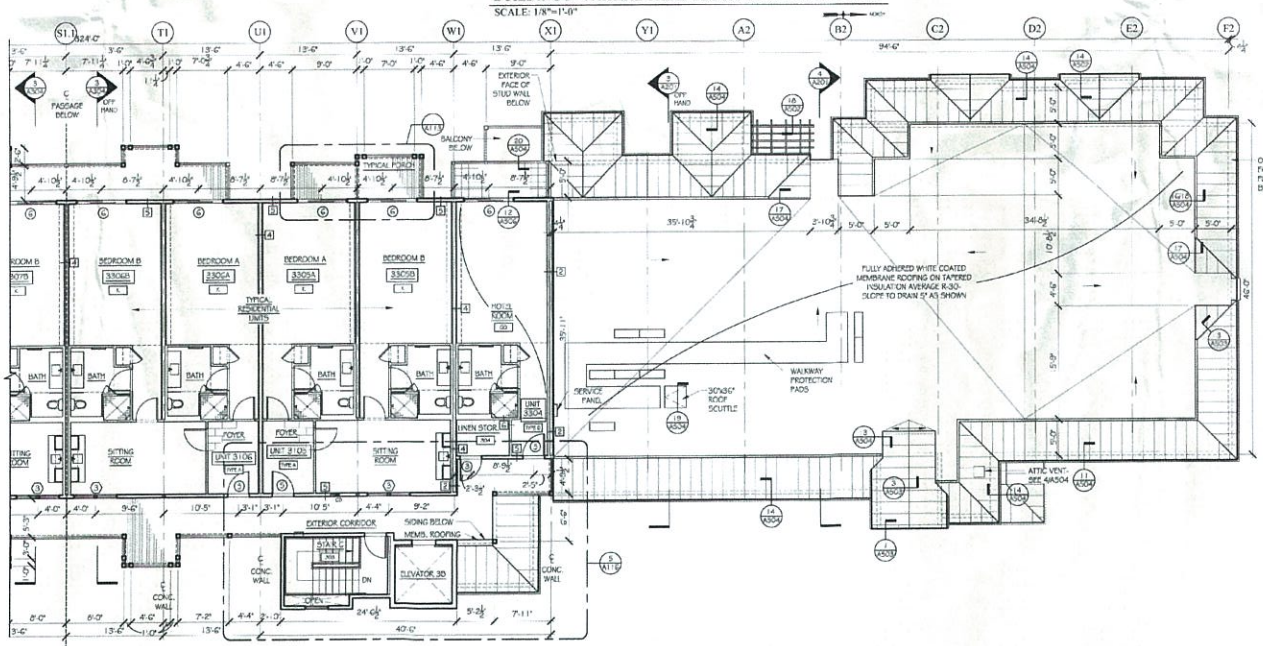
GENERAL NOTES

1. SEE THE PARTIAL ENLARGED PLANS, A113-A114 FOR DIMENSIONS, DETAILS, REFERENCES, AND NOTES OF THE STAIR/ELEVATOR AND COMMON AREAS
2. SEE THE TYPICAL RESIDENTIAL UNIT PLANS - SHEETS A111-112 FOR UNIT DIMENSIONS, DETAILS, REFERENCES AND NOTES
3. SEE SHEET A501 FOR TYPICAL WALL TYPE SCHEDULE DENOTED [O] ON PLAN
4. PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH 5lb A, B & C PORTABLE FIRE EXTINGUISHER IN LOCATIONS NOTED



BUILDING 3 - PARTIAL THIRD FLOOR PLAN - SOUTH HALF

SCALE: 1/8"=1'-0"



BUILDING 3 - PARTIAL THIRD FLOOR PLAN - NORTH HALF

SCALE: 1/8"=1'-0"

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SCALE: 1/8"=1'-0"
DATE: 08.01.14
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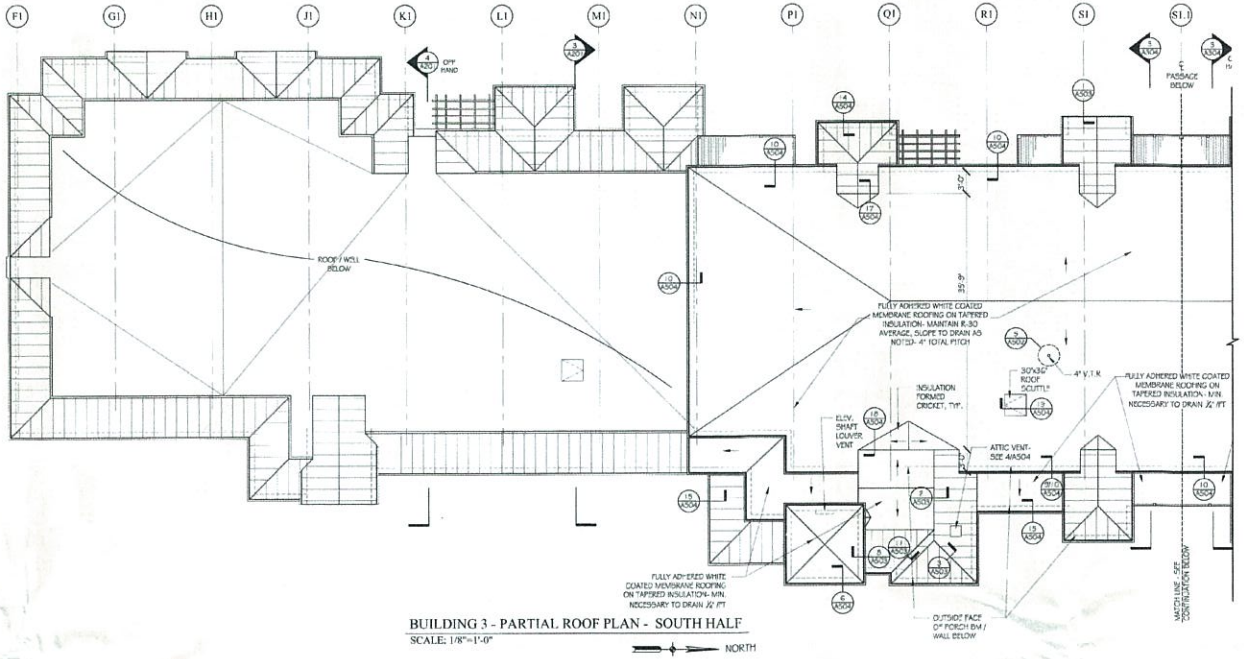
BUILDING 3- THIRD FLOOR PLAN

A107

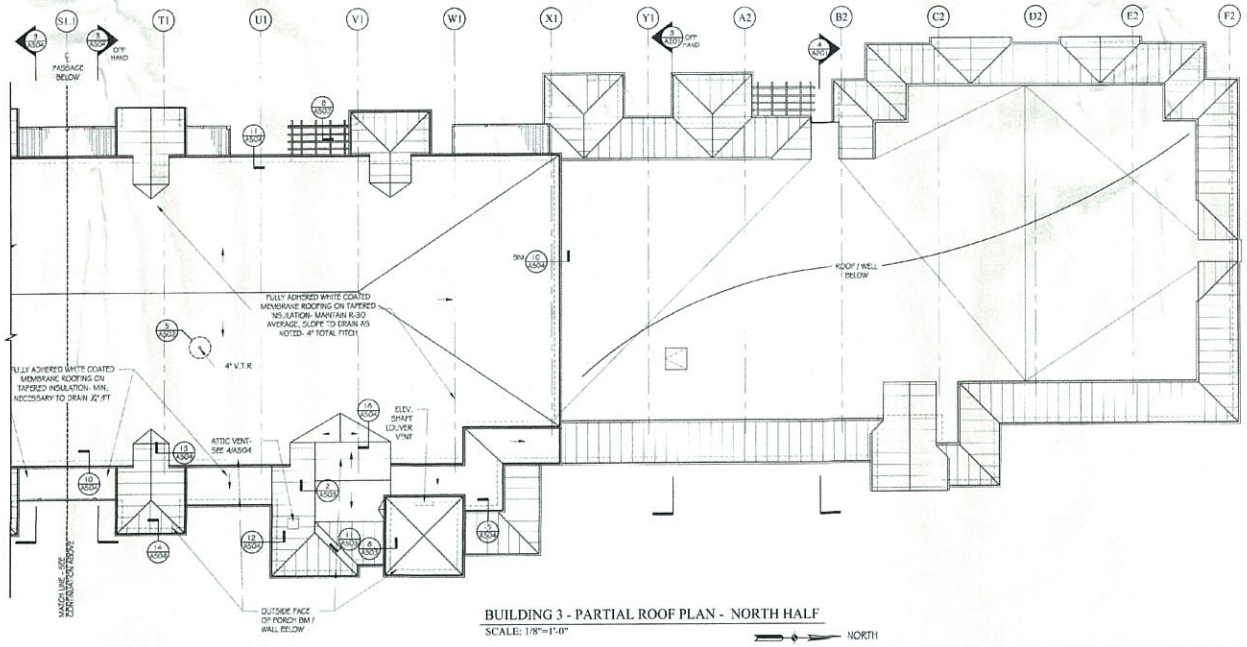
GENERAL NOTES

1. SEE THE PARTIAL ENLARGED PLANS, A113-A114 FOR DIMENSIONS, DETAILS, REFERENCES, AND NOTES OF THE STAIR/ELEVATOR AND COMMON AREAS
2. SEE THE TYPICAL RESIDENTIAL UNIT PLANS- SHEETS A111-112 FOR UNIT DIMENSIONS, DETAILS, REFERENCES AND NOTES
3. SEE SHEET A501 FOR TYPICAL WALL TYPE SCHEDULE DENOTED [D]– ON PLAN
4. PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH 5lb A, B & C PORTABLE FIRE EXTINGUISHER IN LOCATIONS NOTED



BUILDING 3 - PARTIAL ROOF PLAN - SOUTH HALF
SCALE: 1/8"=1'-0"

NORTH



BUILDING 3 - PARTIAL ROOF PLAN - NORTH HALF
SCALE: 1/8"=1'-0"

NORTH

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DATE: 08.01.14
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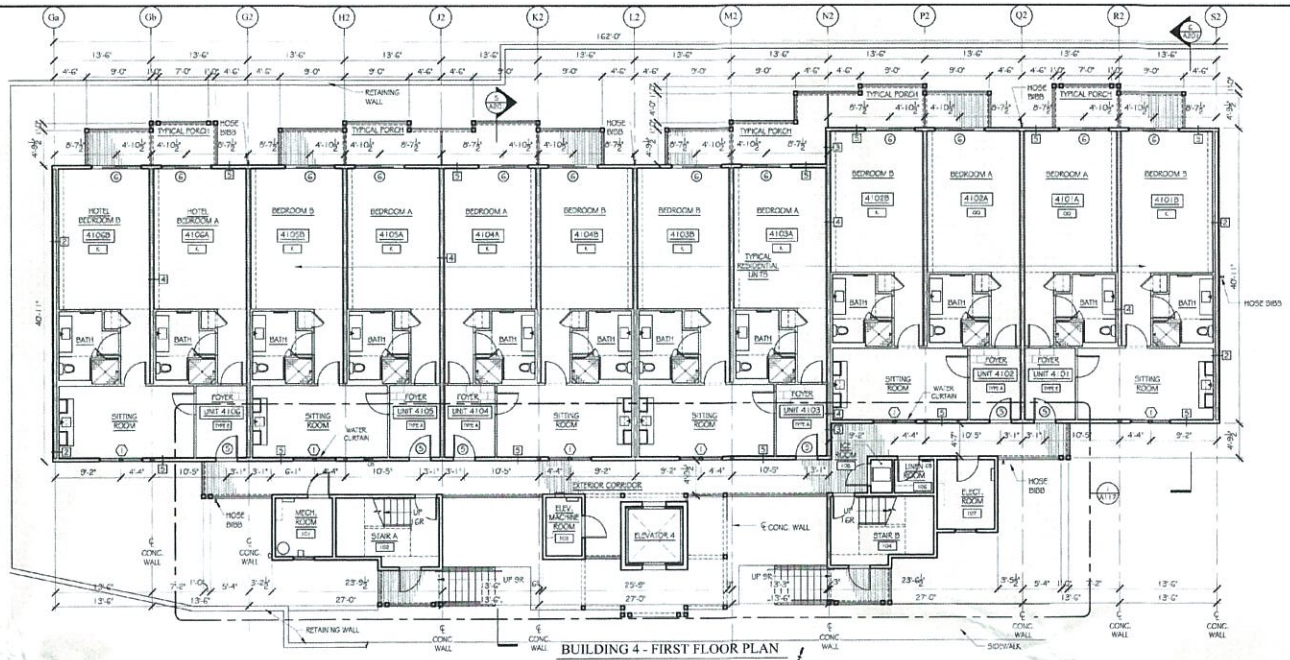
BUILDING 3- ROOF PLAN

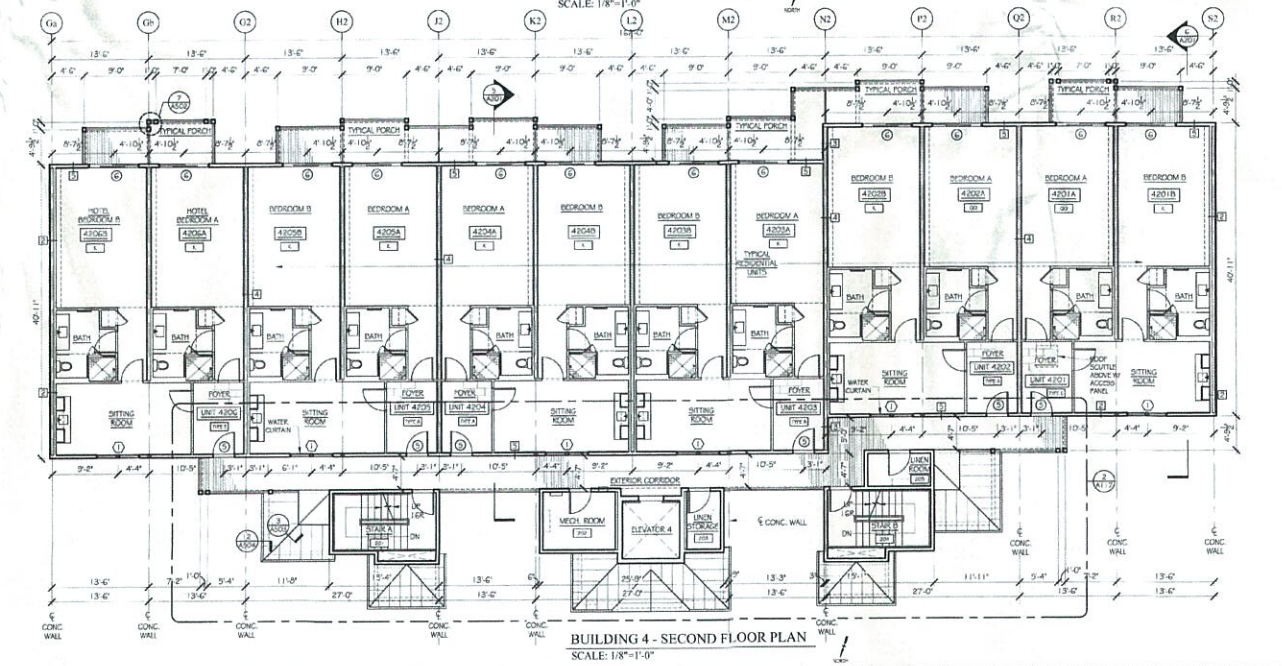
A108

GENERAL NOTES

1. SEE THE PARTIAL ENLARGED PLANS, A113-A114 FOR DIMENSIONS, DETAILS, REFERENCES, AND NOTES OF THE STAIR/ELEVATOR AND COMMON AREAS
2. SEE THE TYPICAL RESIDENTIAL UNIT PLANS- SHEETS A111-112 FOR UNIT DIMENSIONS, DETAILS, REFERENCES AND NOTES
3. SEE SHEET A501 FOR TYPICAL WALL TYPE SCHEDULE DENOTED [0]— ON PLAN
4. PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH 5lb A, B & C PORTABLE FIRE EXTINGUISHER IN LOCATIONS NOTED



BUILDING 4 - FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



BUILDING 4 - SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

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SCALE: 1/8"=1'-0"
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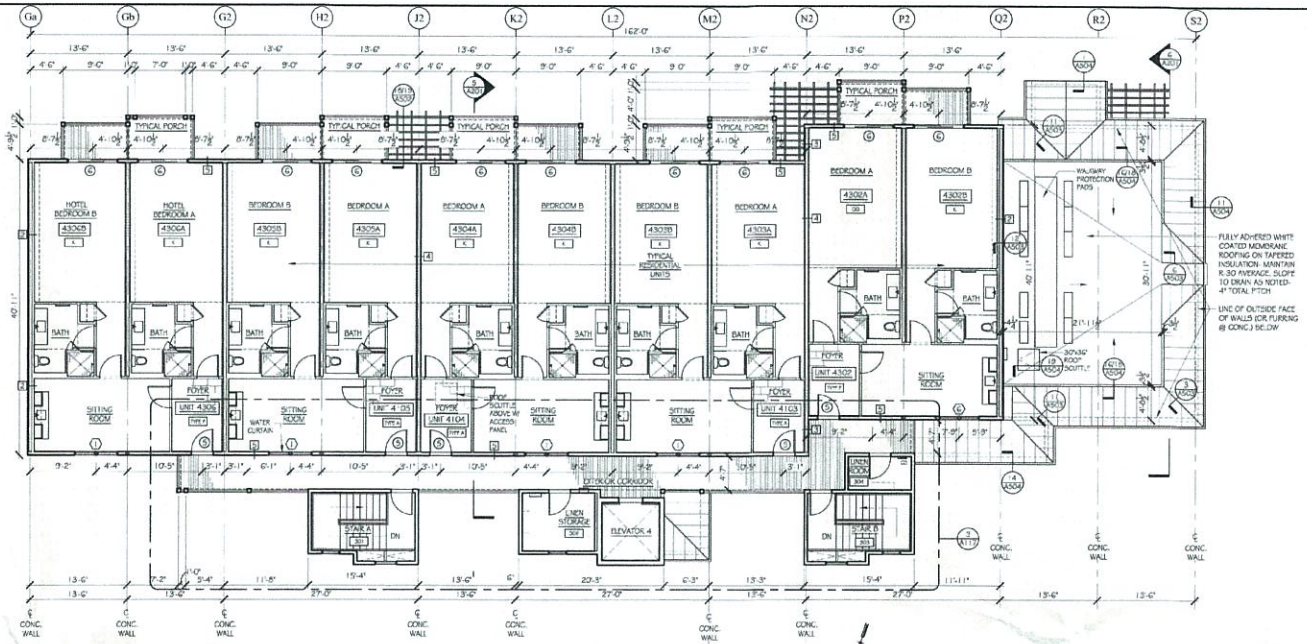
BUILDING 4- FIRST & SECOND FLOOR PLANS

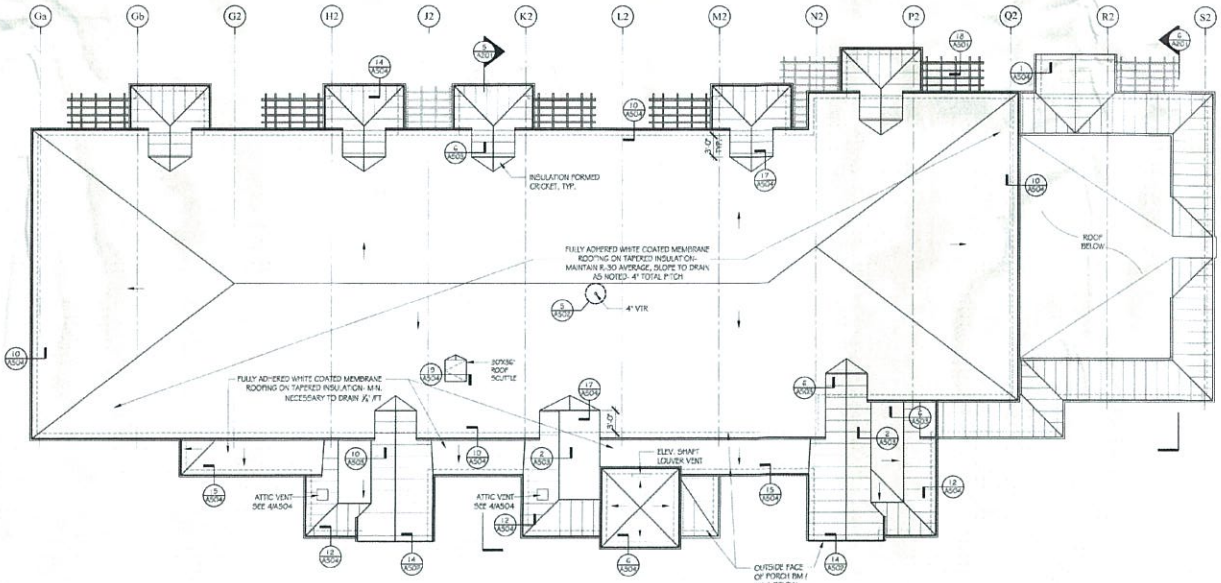
A109

GENERAL NOTES

1. SEE THE PARTIAL ENLARGED PLANS, A113-A114 FOR DIMENSIONS, DETAILS, REFERENCES, AND NOTES OF THE STAIR/ELEVATOR AND COMMON AREAS
2. SEE THE TYPICAL RESIDENTIAL UNIT PLANS- SHEETS A1.11-112 FOR UNIT DIMENSIONS, DETAILS, REFERENCES AND NOTES
3. SEE SHEET A501 FOR TYPICAL WALL TYPE SCHEDULE DENOTED [0]— ON PLAN
4. PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH 5lb A, B & C PORTABLE FIRE EXTINGUISHER IN LOCATIONS NOTED



BUILDING 4 - THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"



BUILDING 4 - ROOF PLAN
SCALE: 1/8"=1'-0"

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JOB NO: 13023
SCALE: 1/8"=1'-0"
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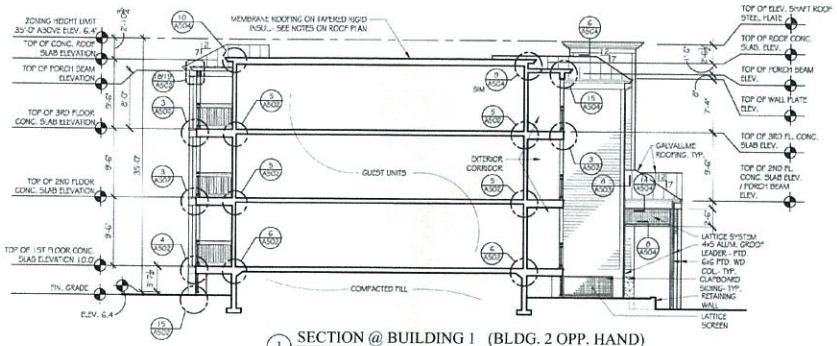
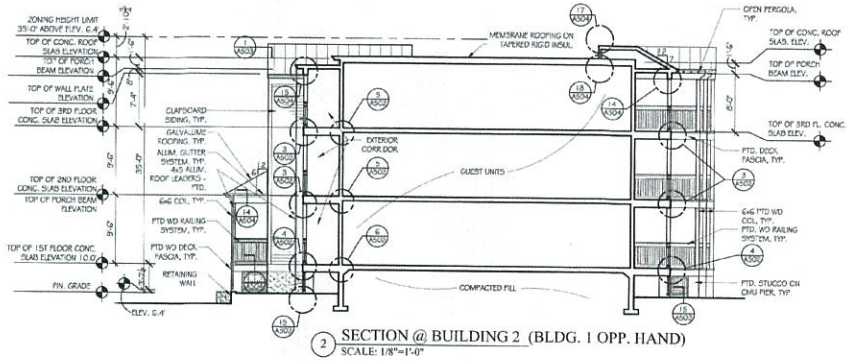
BUILDING 4- THIRD FLOOR & ROOF PLANS

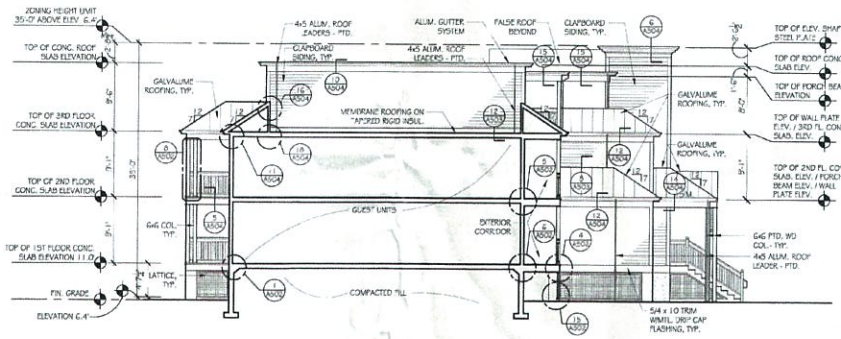
A110



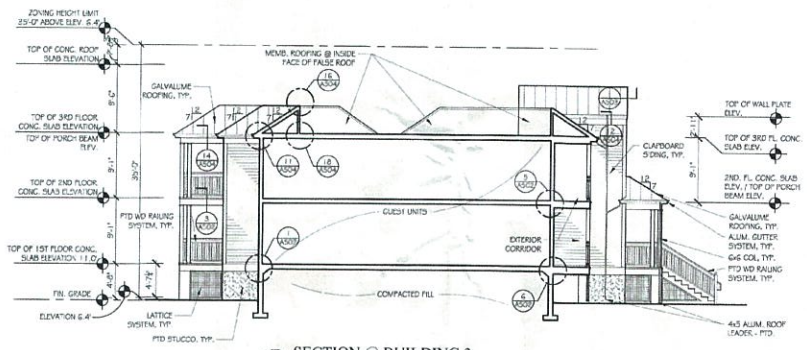
1 SECTION @ BUILDING 1 (BLDG. 2 OPP. HAND)
SCALE: 1/8"=1'-0"



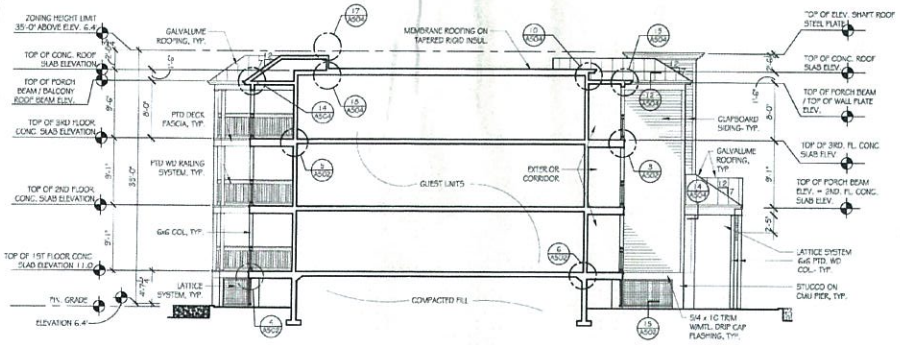
2 SECTION @ BUILDING 2 (BLDG. 1 OPP. HAND)
SCALE: 1/8"=1'-0"



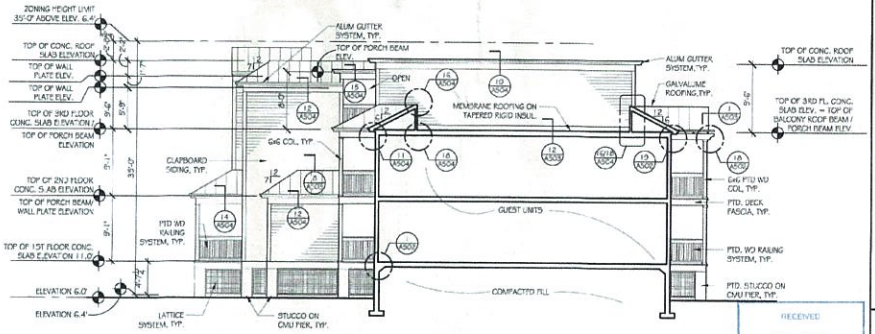
3 SECTION @ BUILDING 3
SCALE: 1/8"=1'-0"



4 SECTION @ BUILDING 3
SCALE: 1/8"=1'-0"



5 SECTION @ BUILDING 4
SCALE: 1/8"=1'-0"



6 SECTION @ BUILDING 4
SCALE: 1/8"=1'-0"

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JOB NO: 303
SCALE: 1/8"=1'-0"
DATE: 08.01.14
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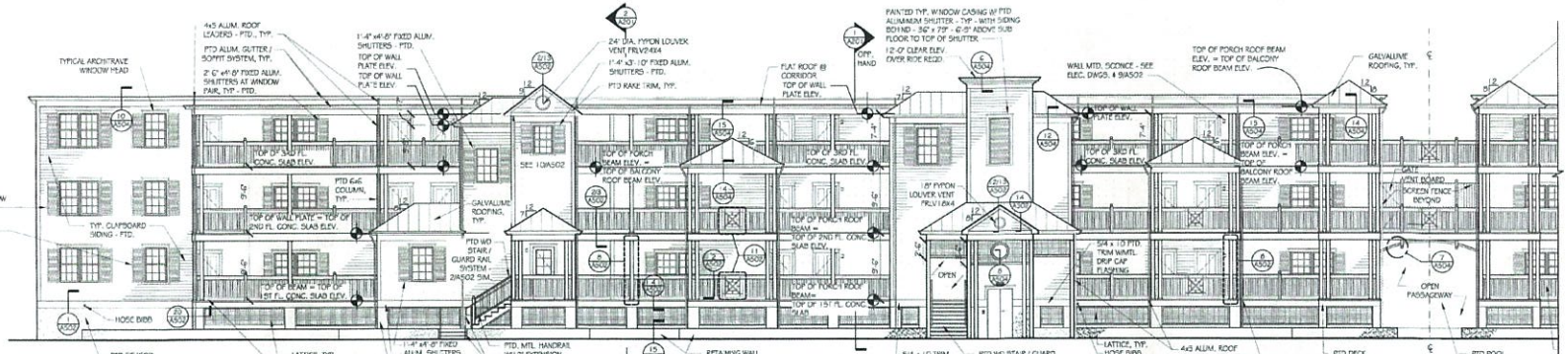
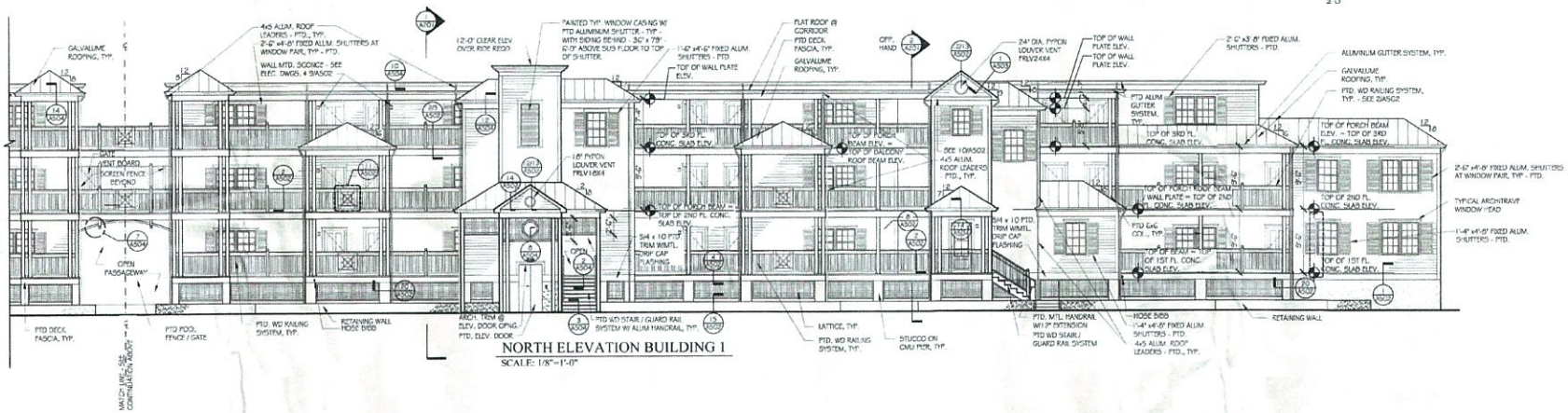
KEYWEST, FLORIDA

BUILDING SECTIONS- BLDGS 1, 2, 3, AND 4

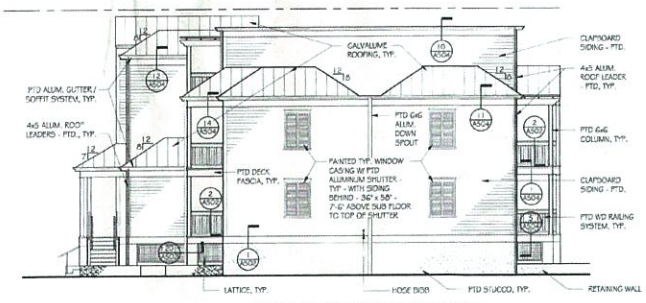
A201



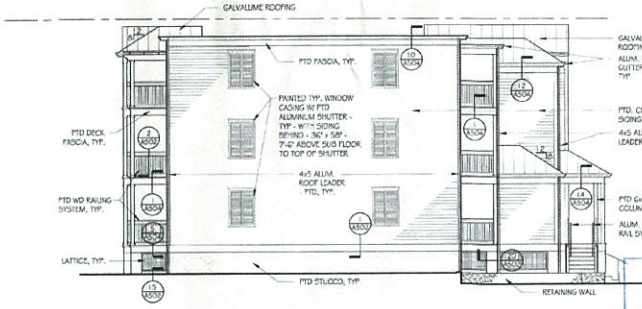
NORTH ELEVATION BUILDING 2
SCALE: 1/8"=1'-0"



NORTH ELEVATION BUILDING 1
SCALE: 1/8"=1'-0"



WEST ELEVATION BUILDING 1
SCALE: 1/8"=1'-0"



EAST ELEVATION BUILDING 2
SCALE: 1/8"=1'-0"

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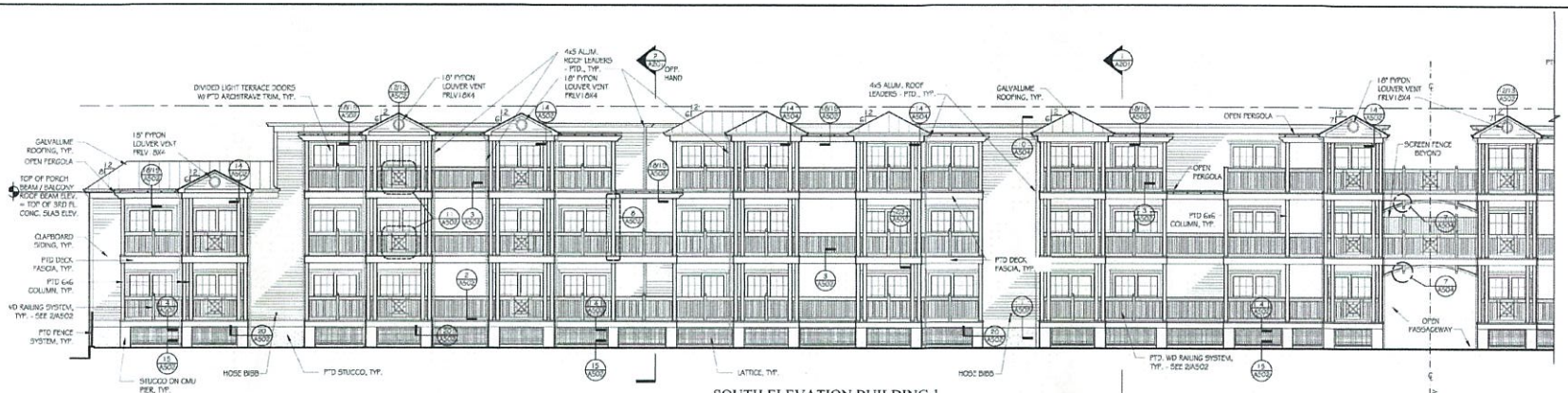
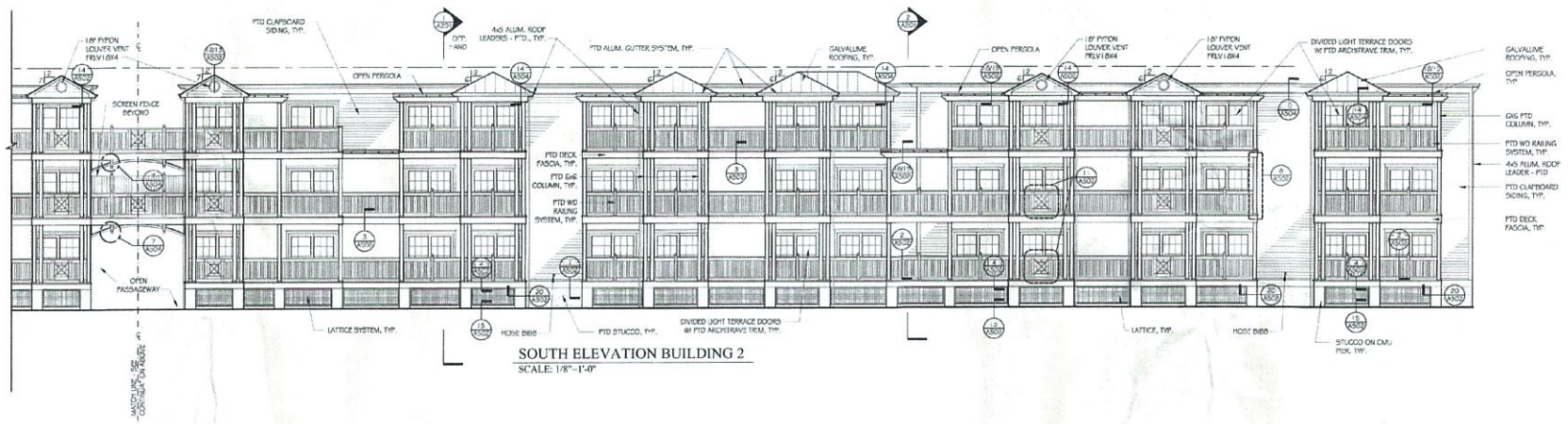
KEYWEST, FLORIDA

NORTH ELEVATIONS, BLDGS 1&2 - EAST & WEST ELEVATIONS BLDGS 1&2

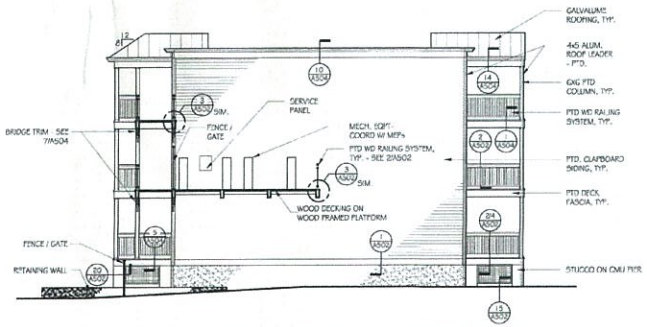
A301



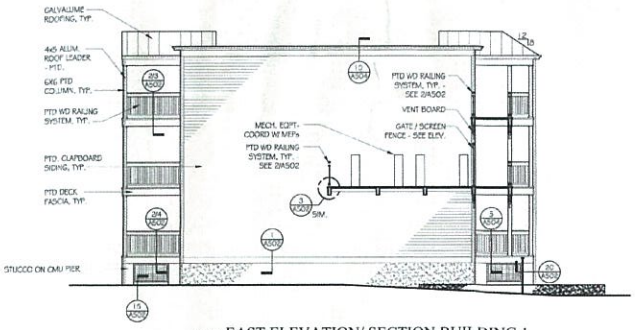
SOUTH ELEVATION BUILDING 1
SCALE: 1/8"=1'-0"



SOUTH ELEVATION BUILDING 2
SCALE: 1/8"=1'-0"



1 WEST ELEVATION/ SECTION BUILDING 2
SCALE: 1/8"=1'-0"



2 EAST ELEVATION/ SECTION BUILDING 1
SCALE: 1/8"=1'-0"

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JOB NO. 1303
SCALE 1/8"=1'-0"
DATE 08.01.14
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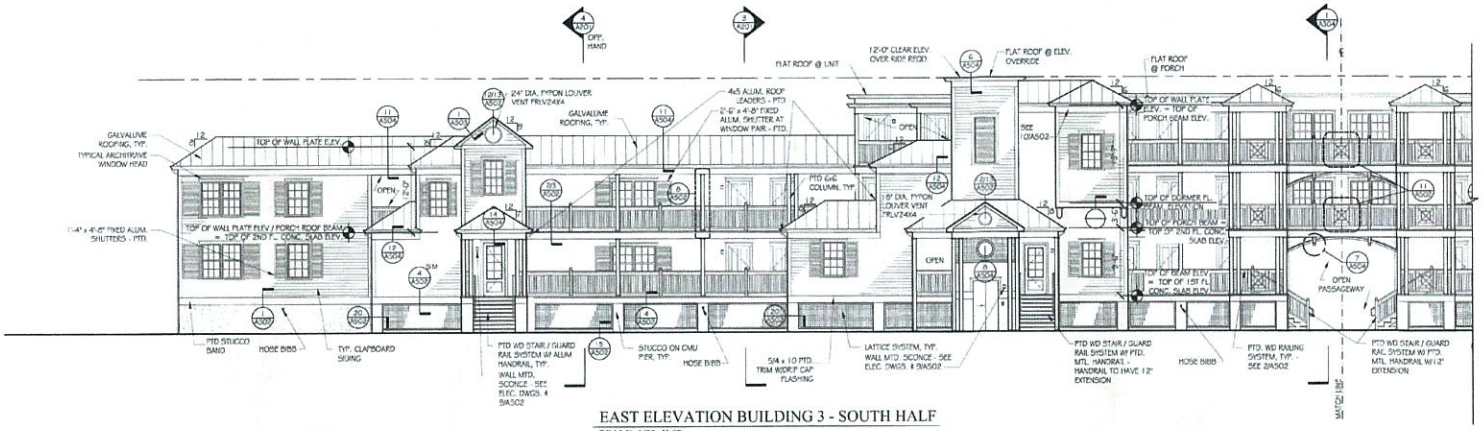
OCEANSIDE RESORT & MARINA
KEYWEST, FLORIDA

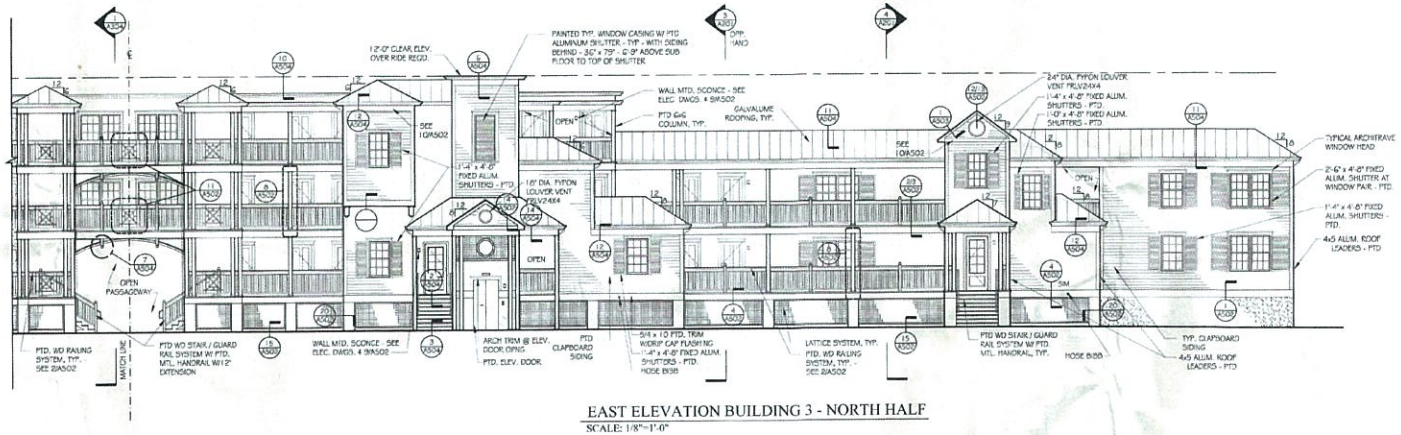
SOUTH ELEVATIONS, BLDGS 1&2 - EAST & WEST ELEVATIONS BLDGS 1&2

A302



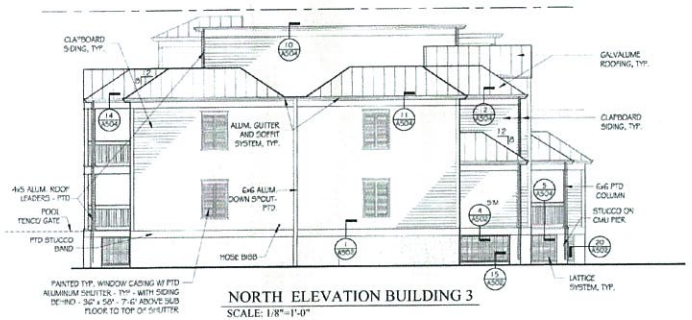
EAST ELEVATION BUILDING 3 - SOUTH HALF

SCALE: 1/8"=1'-0"



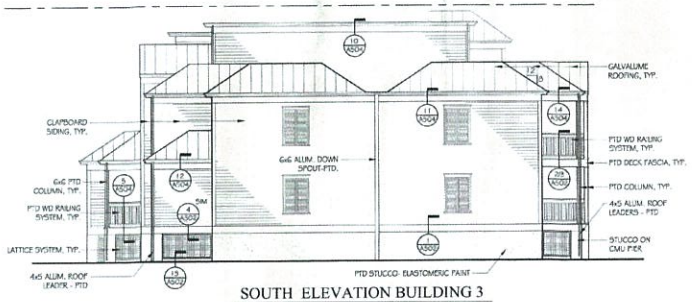
EAST ELEVATION BUILDING 3 - NORTH HALF

SCALE: 1/8"=1'-0"



NORTH ELEVATION BUILDING 3

SCALE: 1/8"=1'-0"



SOUTH ELEVATION BUILDING 3

SCALE: 1/8"=1'-0"

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Boston, MA 02118
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Fax: 617.956.9993
BG BEAUCHEMIN GRASSI INTERIORS

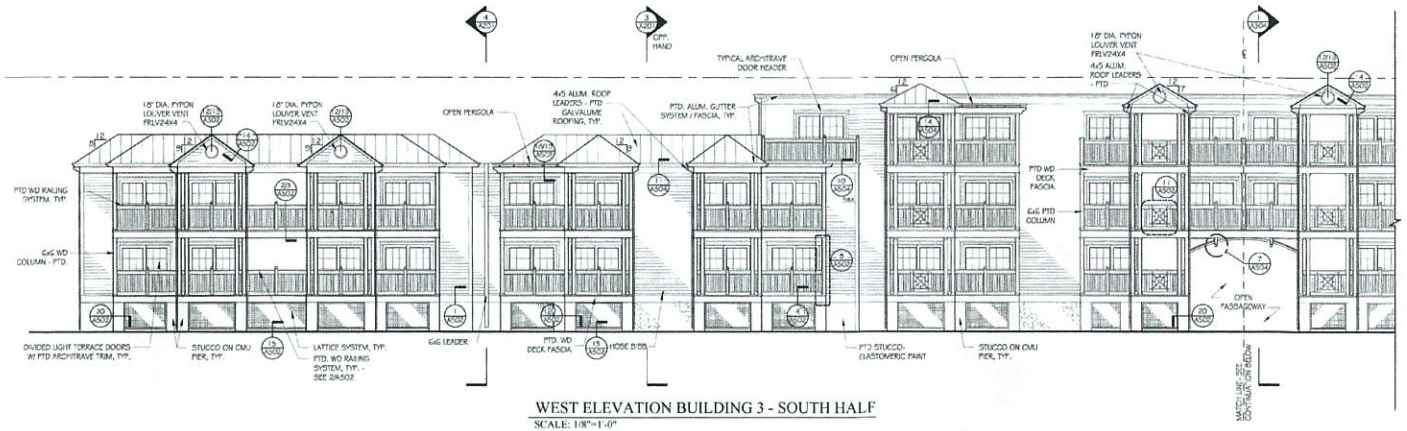
JOB NO.: 1303
SCALE: 1/8"=1'-0"
DATE: 08.01.14
REVISED

OCEANSIDE RESORT & MARINA

KEYWEST, FLORIDA

BUILDING 3 - NORTH, SOUTH & EAST ELEVATIONS

A303



WEST ELEVATION BUILDING 3 - SOUTH HALF
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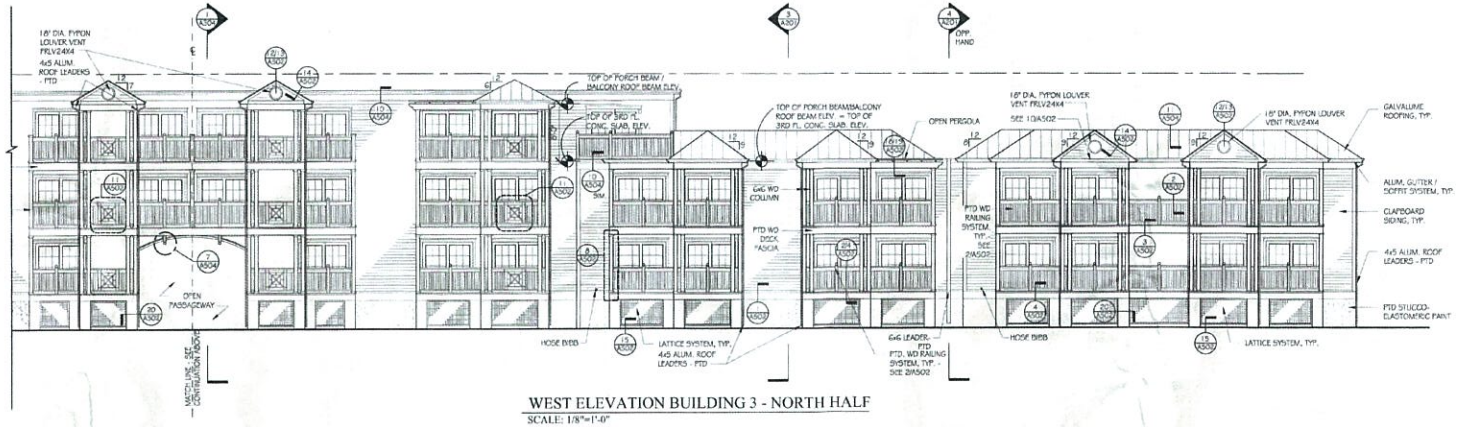
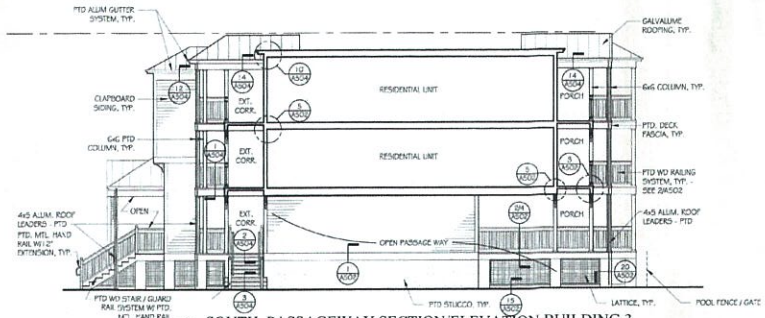


WEST ELEVATION BUILDING 3 - NORTH HALF
SCALE: 1/8"=1'-0"



1 SOUTH PASSAGEWAY SECTION/ELEVATION BUILDING 3
SCALE: 1/8"=1'-0" (NORTH OPP. HAND)

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JOB NO: 5023
SCALE: 1/8"=1'-0"
DATE: 08.01.14
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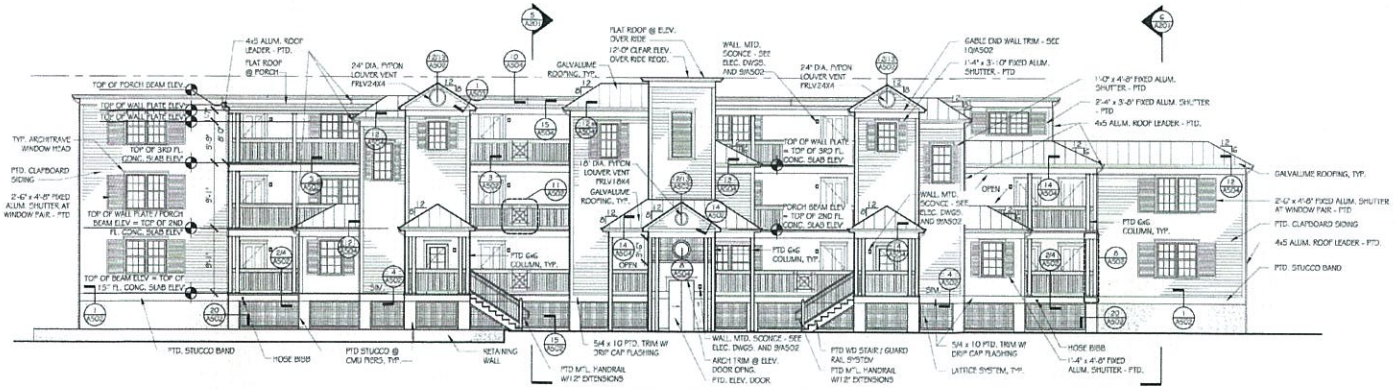
OCEANSIDE RESORT & MARINA
KEYWEST, FLORIDA

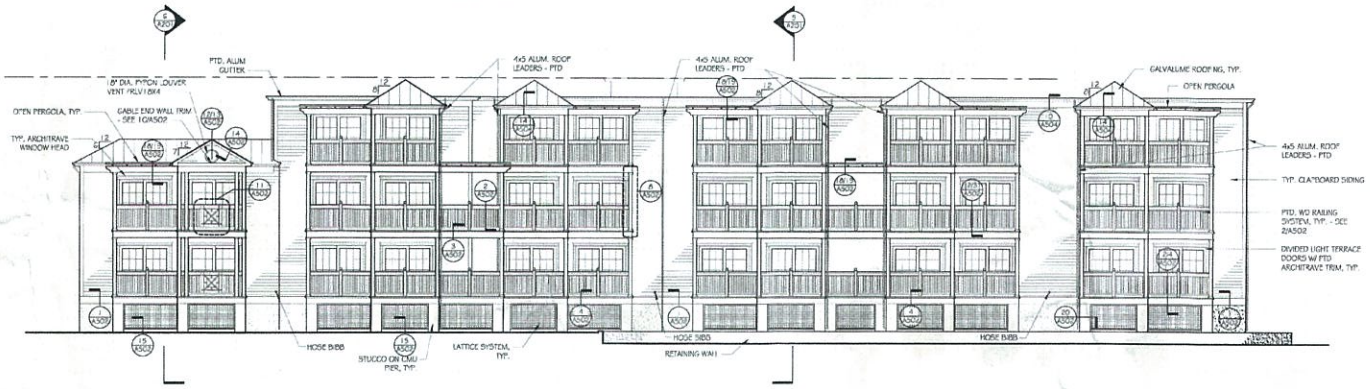
BUILDING 3- WEST ELEVATION & BUILDING SECTION 1

A304



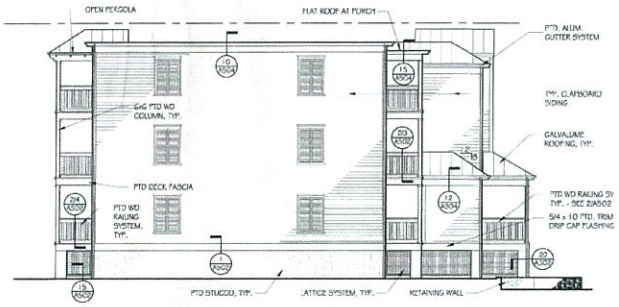
BUILDING 4 NORTH ELEVATION

SCALE: 1/8"=1'-0"



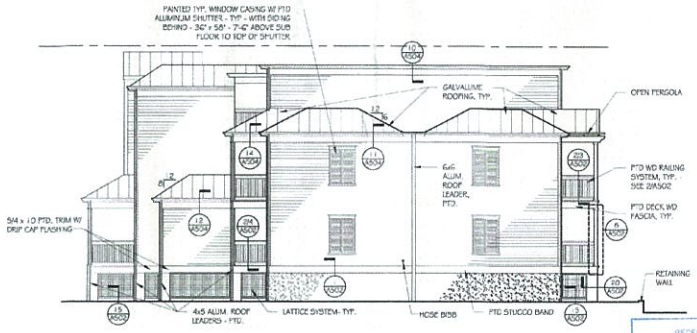
BUILDING 4 SOUTH ELEVATION

SCALE: 1/8"=1'-0"



BUILDING 4 EAST ELEVATION

SCALE: 1/8"=1'-0"



BUILDING 4 WEST ELEVATION

SCALE: 1/8"=1'-0"

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SEP - 9 2014
2014-133
MONROE CO. PLANNING DEPT

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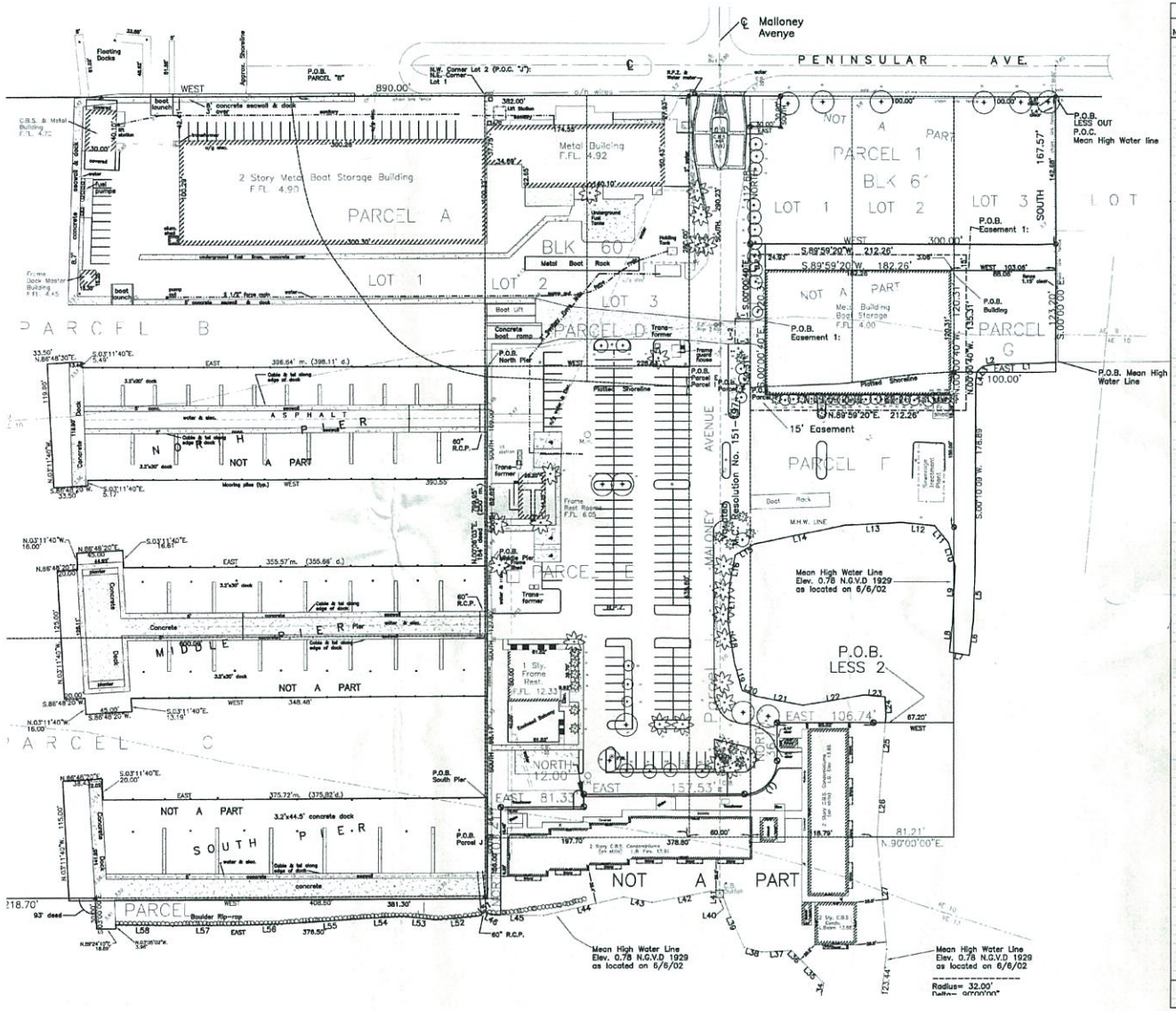
JOB NO: 1303
SCALE: 1/8"=1'-0"
DATE: 08.21.14
REVISED

OCEANSIDE RESORT & MARINA

KEY WEST, FLORIDA

BUILDING 4 ELEVATIONS

A305



EXISTING TREE & PALM DISPOSITION SCHEDULE

NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	STATUS
1	Washingtonia robusta	Washington Palm	1'	4'-6'	4"	Fair	Remove
2	Thrinax radiata	Thatch Palm	7'	4'-6'	4"	Good	Transplant
3	Thrinax radiata	Thatch Palm	6'	4'-6'	4"	Good	Transplant
4	Thrinax radiata	Thatch Palm	7'	4'-6'	4"	Good	Transplant
5	Thrinax radiata	Thatch Palm	7'	4'-6'	4"	Good	Transplant
6	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
7	Roystonea elata	Royal Palm	15'-20'	15'-20'	10"	Poor	Remove
8	Roystonea elata	Royal Palm	20'-25'	15'-20'	10"	Poor	Remove
9	Roystonea elata	Royal Palm	15'-20'	15'-20'	10"	Poor	Remove
10	Roystonea elata	Royal Palm	15'-20'	15'-20'	10"	Fair	Remove
11	Roystonea elata	Royal Palm	15'-20'	15'-20'	10"	Fair	Remove
12	Roystonea elata	Royal Palm	15'-20'	15'-20'	10"	Poor	Remove
13	Lysiloma latisiliquum	False Tamarind	15'-20'	15'-20'	Multi	Poor	Remove
14	Bursera simaruba	Gumbo Limbo	15'-20'	15'-20'	8"	Poor	Remove
15	Roystonea elata	Royal Palm	15'-20'	15'-20'	12"	Good	Transplant
16	Roystonea elata	Royal Palm	15'-20'	15'-20'	12"	Good	Transplant
17	Roystonea elata	Royal Palm	15'-20'	15'-20'	12"	Good	Transplant
18	Roystonea elata	Royal Palm	15'-20'	15'-20'	12"	Good	Remove
19	Thrinax radiata	Thatch Palm	3'	4'-6'	4"	Good	Transplant
20	Thrinax radiata	Thatch Palm	6'	4'-6'	4"	Good	Transplant
21	Thrinax radiata	Thatch Palm	4'	4'-6'	4"	Good	Transplant
22	Thrinax radiata	Thatch Palm	4'	4'-6'	4"	Good	Transplant
23 A	Conocarpus erectus	Buttonwood	10'-15'	10'-15'	Multi	Poor	Remove
23 B	Conocarpus erectus	Buttonwood	10'-15'	10'-15'	Multi	Poor	Remove
24	Conocarpus erectus	Buttonwood	10'-15'	10'-15'	Multi	Poor	Remove
25	Conocarpus erectus	Buttonwood	10'-15'	10'-15'	Multi	Poor	Remove
26	Bursera simaruba	Gumbo Limbo	20'-25'	15'-20'	10"	Fair	Transplant
27	Bursera simaruba	Gumbo Limbo	15'-20'	15'-20'	10"	Fair	Transplant
28	Conocarpus erectus	Buttonwood	10'-15'	10'-15'	Multi	Poor	Remove
29	Conocarpus erectus	Buttonwood	10'-15'	10'-15'	Multi	Poor	Remove
30	Conocarpus erectus	Buttonwood	10'-15'	10'-15'	Multi	Poor	Remove
31	Roystonea elata	Royal Palm	15'-20'	15'-20'	10"	Good	Remove
32	Roystonea elata	Royal Palm	15'-20'	15'-20'	10"	Good	Remove
33	Thrinax radiata	Thatch Palm	7'	4'-6'	4"	Good	Transplant
34	Thrinax radiata	Thatch Palm	8'	4'-6'	4"	Good	Transplant
35	Thrinax radiata	Thatch Palm	3'	4'-6'	4"	Fair	Transplant
36	Thrinax radiata	Thatch Palm	6'	4'-6'	4"	Good	Transplant
37	Thrinax radiata	Thatch Palm	6'	4'-6'	4"	Good	Transplant
38	Thrinax radiata	Thatch Palm	6'	4'-6'	4"	Good	Transplant
39	Roystonea elata	Royal Palm	20'-25'	15'-20'	12"	Poor	Remove
40	Cocos nucifera	Coconut Palm	20'-25'	15'-20'	12"	Fair	Transplant
41 A	Cocos nucifera	Coconut Palm	35'-40'	15'-20'	12"	Fair	Remove
41 B	Cocos nucifera	Coconut Palm	20'-25'	15'-20'	12"	Fair	Transplant
42	Cocos nucifera	Coconut Palm	20'-25'	15'-20'	12"	Poor	Transplant
43	Bursera simaruba	Gumbo Limbo	10'-15'	10'-15'	8"	Fair	Transplant
44	Bursera simaruba	Gumbo Limbo	10'-15'	10'-15'	8"	Fair	Transplant
45	Cordia sebestena	Orange Geiger	10'-15'	10'	3"/3"	Poor	Remove
46	Cordia sebestena	Orange Geiger	10'-15'	10'	6"	Poor	Remove
47	Roystonea elata	Royal Palm	20'-25'	15'-20'	12"	Fair	Remove
48	Cocos nucifera	Coconut Palm	35'-40'	15'-20'	12"	Poor	Remove
49	Cocos nucifera	Coconut Palm	35'-40'	15'-20'	12"	Poor	Remove
50	Cocos nucifera	Coconut Palm	35'-40'	15'-20'	12"	Poor	Remove
51 A	Roystonea elata	Royal Palm	30'-35'	15'-20'	12"	Poor	Remove
51 B	Roystonea elata	Royal Palm	30'-35'	15'-20'	12"	Poor	Remove
52	Coccoloba uvifera	Sea Grape	20'-25'	20'-25'	Multi	Poor	Remove
53	Conocarpus erectus	Green Buttonwood	20'-25'	15'-20'	Multi	Poor	Remove
54	Conocarpus erectus	Green Buttonwood	20'-25'	15'-20'	Multi	Poor	Remove
55	Conocarpus erectus	Green Buttonwood	20'-25'	15'-20'	Multi	Poor	Remove
56	Conocarpus erectus	Green Buttonwood	20'-25'	15'-20'	Multi	Poor	Remove
57	Coccoloba uvifera	Sea Grape	20'-25'	20'-25'	Multi	Poor	Remove
58	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	7"	Poor	Remove
59	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	6"	Fair	Transplant
60	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	7"	Fair	Transplant
61	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	7"	Fair	Transplant
62	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	7"	Fair	Transplant
63	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	8"	Fair	Transplant
64	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	8"	Fair	Transplant
65	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	8"	Fair	Transplant
66 A	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	6"	Fair	Transplant
66 B	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	6"	Fair	Transplant
67	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
68	Thrinax radiata	Thatch Palm	4'	4'-6'	4"	Good	Transplant
69	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
70	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
71	Thrinax radiata	Thatch Palm	4'	4'-6'	4"	Good	Transplant
72 A	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
72 B	Thrinax radiata	Thatch Palm	4'	4'-6'	4"	Good	Transplant
73	Thrinax radiata	Thatch Palm	4'	4'-6'	4"	Good	Transplant
74 A	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
74 B	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
75	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
76 A	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
76 B	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
77	Thrinax radiata	Thatch Palm	5'	4'-6'	4"	Good	Transplant
78 A	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
78 B	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
79 A	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
79 B	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
80	Thrinax radiata	Thatch Palm	4'	4'-6'	4"	Good	Transplant
81	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
82	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
83	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
84	Thrinax radiata	Thatch Palm	5'	4'-6'	4"	Good	Transplant
85	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
86	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
87	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
88	Thrinax radiata	Thatch Palm	3'	4'-6'	4"	Good	Transplant
89 A	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
89 B	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
90 A	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
90 B	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
91	Thrinax radiata	Thatch Palm	3'	4'-6'	4"	Good	Transplant
92	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove

NOTES: Height, Spread, Caliper and location of vegetation is approximate. All vegetation scheduled to be transplanted will be transplanted within the Oceanside Marina site. All invasive exotic vegetation not listed here will be removed from the site.

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SCALE 1"=50'-0"

EXISTING TREE DISPOSITION PLAN
SCALE 1" = 50'-0"

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Registered Landscape Architect
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Consultants:

Revisions:

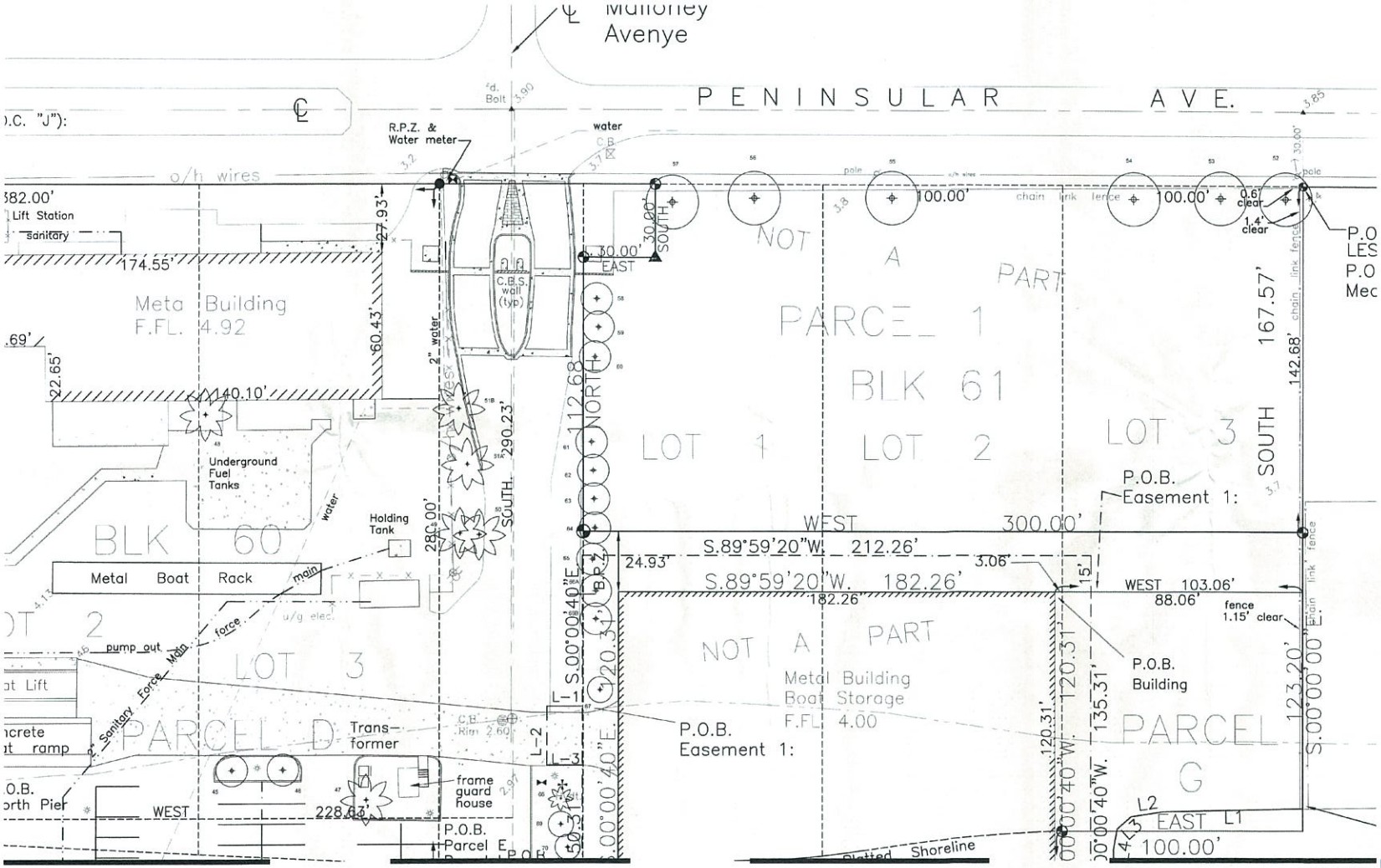
OCEANSIDE RESORT & MARINA
FLORIDA

Drawing Size: 24x36
Project #:
Drawn By: EN
Checked By: EN

Title: EXISTING TREE DISPOSITION PLAN

Sheet Number: L-0.1

Date: SEPTEMBER 8, 2014



EXISTING TREE DISPOSITION PLAN
SCALE: 1" = 20'-0"

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2014-133
MONROE CO. PLANNING DEPT

SCALE: 1"=50'-0"
BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY

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Revisions:

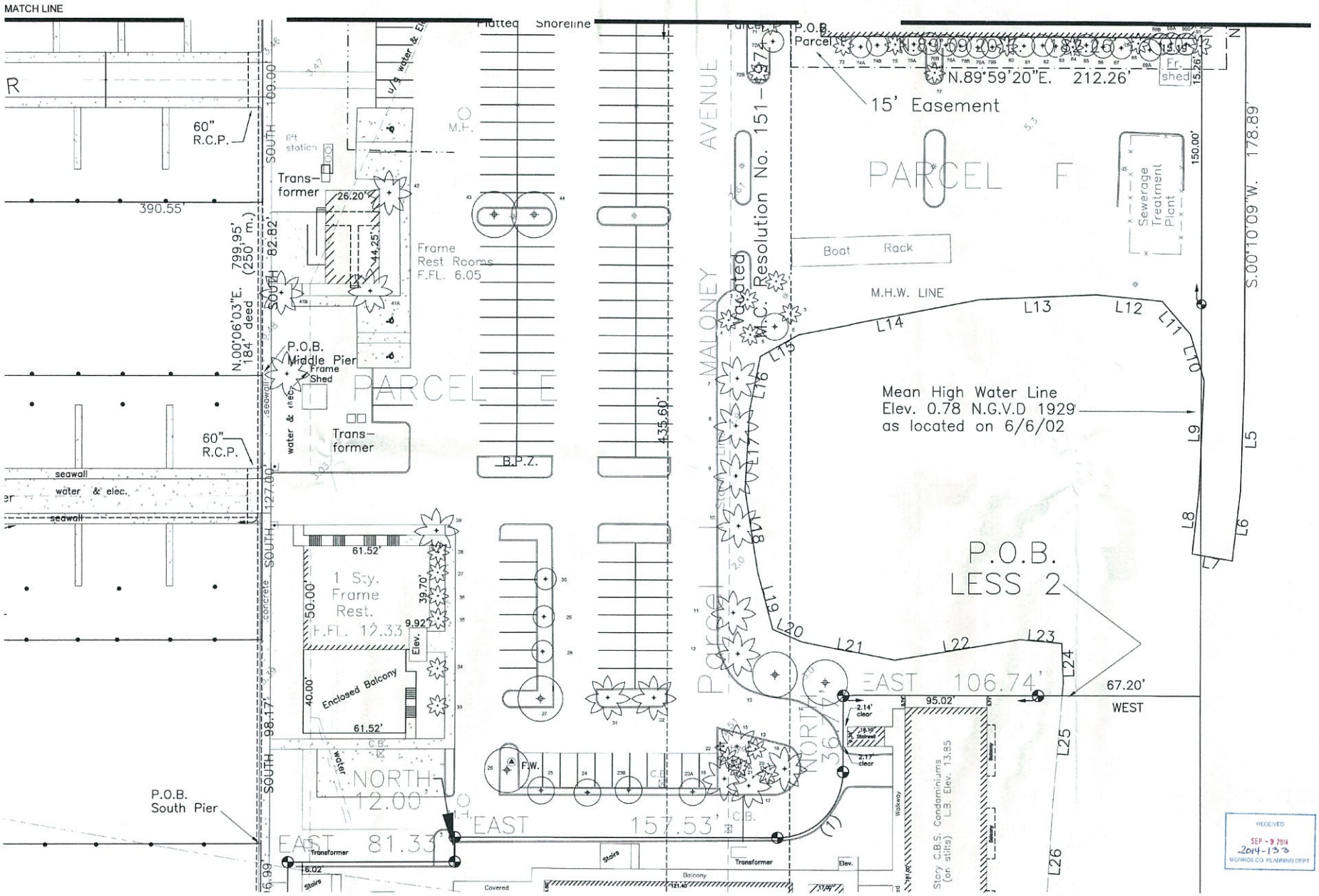
OCEANSIDE RESORT & MARINA
FLORIDA

Drawing Size: 24x36
Project #:
Drawn By: EN
Checked By: EN

Title: EXISTING TREE DISPOSITION PLAN

Sheet Number: L-0.2

Date: - SEPTEMBER 8, 2014



EXISTING TREE DISPOSITION PLAN
SCALE: 1" = 20'-0"

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Revisions:

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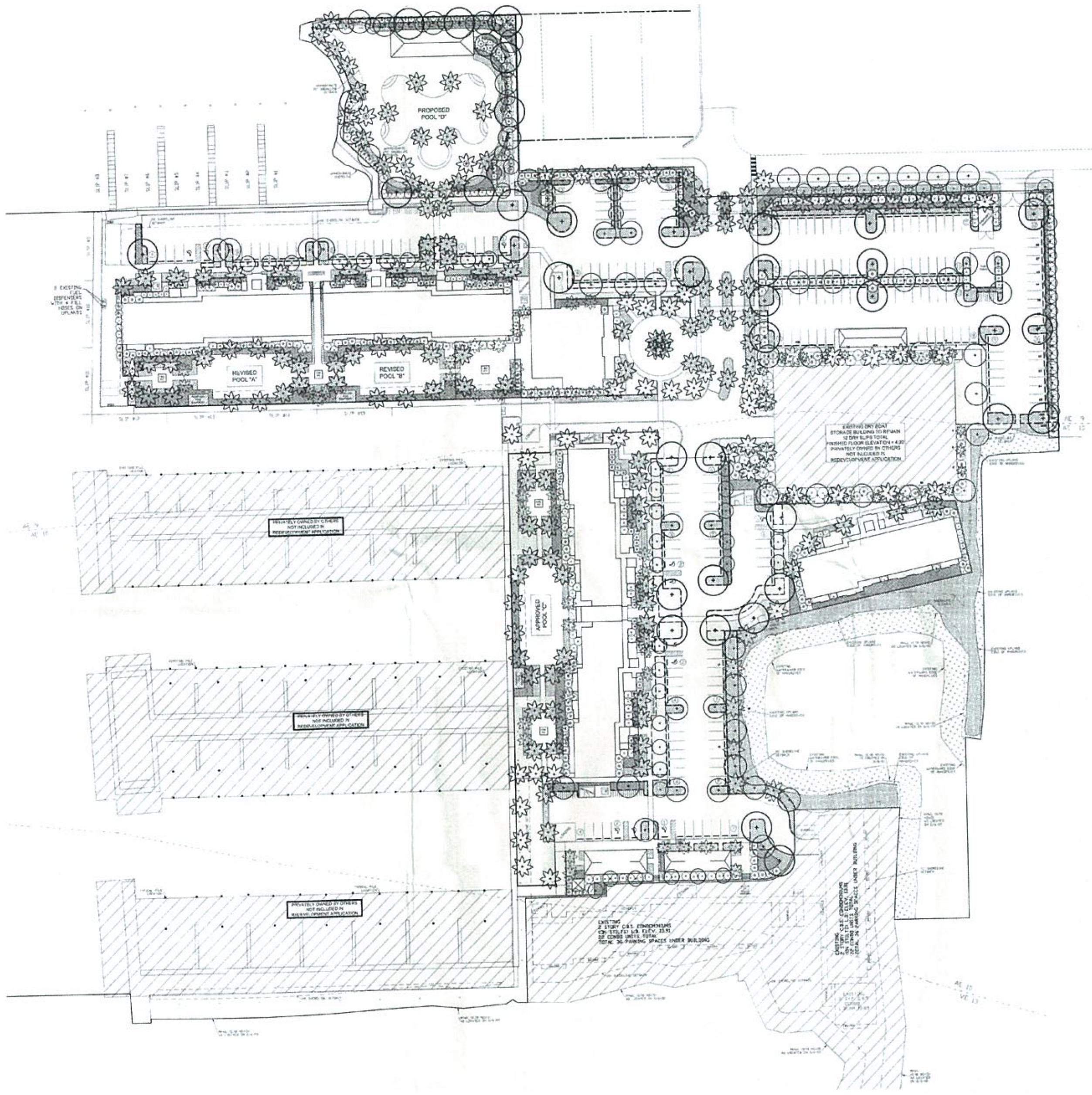
FLORIDA

Drawing Size: 24x36	Project #:
Drawn By: EN	Checked By: EN

Title: EXISTING TREE DISPOSITION PLAN

Sheet Number: L-0.3

Date: - SEPTEMBER 8, 2014



LANDSCAPE PLAN

SCALE: 1" = 50'-0"

TYPE C LANDSCAPE BUFFER

PARKING LOT LANDSCAPE AREA

SCALE: 1" = 50'-0"

BAR IS TWO INCHES ON ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY

LANDSCAPE SCHEDULE

SYMBOL	QTY NEW	QTY TRANS	KEY	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
			LARGE TREES									
	23	14	BLS	Bursera simaruba	Gumbo Limbo	Yes	3"-4"	12'-14'	8'-10'	50 Gal	As Shown	6'CT
			BLS	Bursera simaruba	Gumbo Limbo	Yes	Varied			B&B	As Shown	Transplants
			CLR	Clusia rosea	Pitch Apple	Yes	3"-4"	12'-14'	8'-10'	50 Gal	As Shown	6'CT
			CON	Conocarpus erectus	Buttonwood	Yes	3"-4"	12'-14'	8'-10'	50 Gal	As Shown	6'CT
			COU	Coccoloba uvifera	Sea Grape	Yes	3"-4"	12'-14'	8'-10'	50 Gal	As Shown	6'CT
			PIP	Piscidia piscipula	Jamaican Dogwood	Yes	3"-4"	12'-14'	8'-10'	50 Gal	As Shown	6'CT
			SIG	Simarouba glauca	Paradise Tree	Yes	3"-4"	12'-14'	8'-10'	50 Gal	As Shown	6'CT
			SWM	Swietenia mahagoni	Mahogany	Yes	3"-4"	12'-14'	8'-10'	50 Gal	As Shown	6'CT
			MEDIUM TREES									
	135		BOS	Bourreria succulenta	Strongbark	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5'CT
			CAW	Canella winterana	Cinnamon Bark	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5'CT
			COD	Coccoloba diversifolia	Pigeon Plum	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5'CT
			COS	Cordia sebestena	Orange Geiger	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5'CT
			GUD	Guapira discolor	Blolly	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5'CT
			GLS	Guaiacum sanctum	Lignum Vitae	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5'CT
			KRF	Krugiodendron ferreum	Ironwood	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5'CT
			MYF	Myrcianthes fragrans	Simpson Stopper	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5'CT
			LARGE PALMS									
	184		CCN	Cocos nucifera	Green Malayan Coconut	No	18"-24"	24'-32'	15'-20'	B&B	As Shown	
		3	CCN	Cocos nucifera	Green Malayan Coconut	No	Varied			B&B	As Shown	Transplants
			RCE	Roystonea elata	Royal Palm	Yes	18"-24"	24'-32'	15'-20'	B&B	As Shown	
		7	ROE	Roystonea elata	Royal Palm	Yes	Varied					Transplants
			SAP	Sabal palmetto	Palmetto	Yes	12"-18"	10'-14'	NA	B&B	As Shown	
			MEDIUM PALMS									
	59		COA	Coccothrinax argentata	Silver Palm	Yes	4'-6"	6'-8'	4'-6'	B&B	As Shown	
			DYC	Dypsis cabadae	Cabada Palm	No	6"-12"	14'-15'	8'-10'	B&B	As Shown	
			PTE	Ptychosperma elegans	Alexander Palm	No	6"-12"	14'-15'	8'-10'	B&B	As Shown	
			VEM	Veitchia montgomeryana	Montgomery Palm	No	6"-12"	14'-15'	8'-10'	B&B	As Shown	
			THR	Thrinax radiata	Thatch Palm	Yes	4'-6"	6'-8'	4'-6'	B&B	As Shown	
		23	THR	Thrinax radiata	Thatch Palm	Yes	Varied	Varied	4'-6'	B&B	As Shown	Transplants
			LARGE SHRUBS									
	845		BRL	Byrsonima lucida	Locust Berry	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	Shrub Type
			CAC	Capparis cynophallophora	Jamaican Caper	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			CAP	Calyptranthes pallens	Spicewood	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			CHI	Chrysobalanus icaco	Cocoplum	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	Shrub Type
			COE	Conocarpus erectus 'sericeus'	Silver Buttonwood	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			ERF	Erithalis fruticosa	Black Torch	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	Shrub Type
			EUF	Eugenia foetida	Spanish Stopper	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			EUR	Eugenia rhombea	Red Stopper	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			GEC	Genipa clusiifolia	Seven Year Apple	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			GYL	Gymnanthes lucida	Crabwood	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			HAM	Hamelia patens	Firebush	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	Shrub Type
			PSN	Psychotria nervosa	Wild Coffee	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	Shrub Type
			RAA	Randia aculeata	Indigo Berry	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	Shrub Type
			RAP	Rapanea punctata	Myrsine	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			SUM	Suriana maritima	Bay Cedar	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	Shrub Type
			MEDIUM SHRUBS									
	1533		CAA	Callicarpa americana	Beautyberry	Yes	NA	24"-36"	24"-36"	3 Gal	48" O.C.	
			LA	Lantana involucrata	White Lantana	Yes	NA	24"-36"	24"-36"	3 Gal	48" O.C.	White Flower
			PLI	Psychotria ligustrifolia	Dwf Wild Coffee	Yes	NA	24"-36"	24"-36"	3 Gal	48" O.C.	
			SAR	Savia bahamensis	Maiden Bush	Yes	NA	24"-36"	24"-36"	3 Gal	48" O.C.	
			SEM	Senna mexicana 'chapmanii'	Bahama Cassia	Yes	NA	24"-36"	24"-36"	3 Gal	48" O.C.	
			SER	Serenoa repens	Saw Palmetto	Yes	NA	24"-36"	24"-36"	3 Gal	48" O.C.	
			SOT	Sophora tomentosa	Necklace Pod	Yes	NA	24"-36"	24"-36"	3 Gal	48" O.C.	
			GROUNDCOVER									
	6372		BOA	Borrichia arborescens	Sea Ox-Eye Daisy	Yes	NA	12"-18"	12"-18"	1 Gal	36" O.C.	
			ERL	Ernodea littoralis	Golden Creeper	Yes	NA	12"-18"	12"-18"	1 Gal	36" O.C.	
			LAD	Lantana depressa	Pineland Lantana	Yes	NA	12"-18"	12"-18"	1 Gal	36" O.C.	Yellow Flower
			MUC	Muhlenbergia capillaris	Muhly Grass	Yes	NA	12"-18"	12"-18"	1 Gal	36" O.C.	
			NEE	Nephrolepis exaltata	Sword Fern	Yes	NA	12"-18"	12"-18"	1 Gal	36" O.C.	
			STJ	Stachytarpheta jamaicensis	Porterweed	Yes	NA	12"-18"	12"-18"	1 Gal	36" O.C.	
			TRF	Tripsacum floridanum	Dwarf Fakahatchee	Yes	NA	12"-18"	12"-18"	1 Gal	36" O.C.	
			ZAP	Zamia pumila	Coontie	Yes	NA	12"-18"	12"-18"	1 Gal	36" O.C.	
			TURF									
	26015		STS	Stenotaphrum secundatum	St. Augustine Sod	No	NA	NA	NA	NA	NA	

TOTAL PLANTS	8931	100%
TOTAL NATIVES	8738	98%
TOTAL NON NATIVES	235	2%

LANDSCAPE CODE REQUIREMENTS

Land Use District: Mixed Use
Minimum Parking Lot Landscaping:
Mixed Use Landscape Standard C - 430 SF Planting Area
2 Canopy + 5 Shrubs Per 24 Parking Spaces
348 Parking Spaces / 24 Spaces = 15

	Total Plants / Planting Area Required	Total Plants / Planting Area Provided
2 Canopy Trees x 15 5 Shrubs x 15 430 SF Planting Area x 15	30 Canopy Trees 75 Understory Shrubs 6450 SF	63 Canopy Trees 1706 Understory Shrubs 24543 SF

Major Street Tree Buffer: No Major Streets

Street Tree Requirement:	Total Street Trees Required	Total Street Trees Provided
371 LF Street (Peninsular Avenue) / 10 = 3.71	4	8

District Boundary Buffers:

Type C Landscape Buffer 10'
MU Abutting MU
256 LF (East Property Line) / 100 = 2.56

	Total Plants Required	Total Plants Provided
5 Canopy Trees x 3 2 Understory Shrubs x 3 20 Shrubs x 3	15 Canopy Trees 6 Understory Shrubs 60 Shrubs	15 Canopy Trees 20 Understory Shrubs 122 Shrubs

Type C Landscape Buffer 10'
MU Abutting URM / MU
200 LF (North Property Line) / 100 = 2.0

	Total Plants Required	Total Plants Provided
5 Canopy Trees x 2 2 Understory Shrubs x 2 20 Shrubs x 2	10 Canopy Trees 4 Understory Shrubs 40 Shrubs	14 Canopy Trees 36 Understory Shrubs 116 Shrubs

Type C Landscape Buffer 15'
MU Abutting MU
115 LF (Northeast Property Line) / 100 = 1.15

	Total Plants Required	Total Plants Provided
4.5 Canopy Trees x 1 1.8 Understory Shrubs x 1 18 Shrubs x 1	5 Canopy Trees 2 Understory Shrubs 18 Shrubs	6 Canopy Trees 13 Understory Shrubs 83 Shrubs

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Consultants:

Revisions:

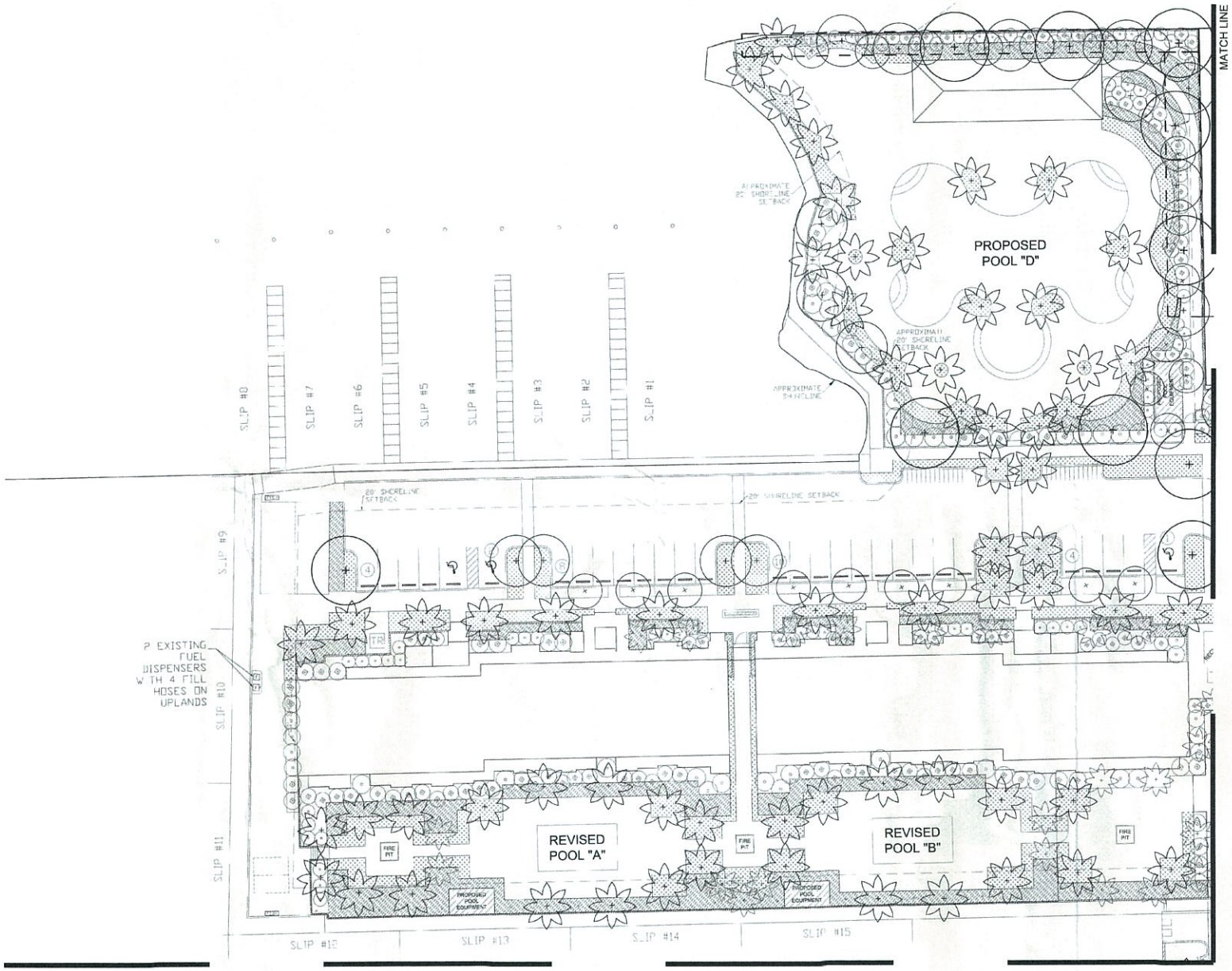
OCEANSIDE RESORT & MARINA
FLORIDA

Drawing Size 24x36	Project #:
Drawn By: EN	Checked By: EN

Title: LANDSCAPE PLAN

Sheet Number: L-1.0

Date: - SEPTEMBER 8, 2014



MATCH LINE

LANDSCAPE PLAN
SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"
BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALE ACCORDINGLY.

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Revisions:

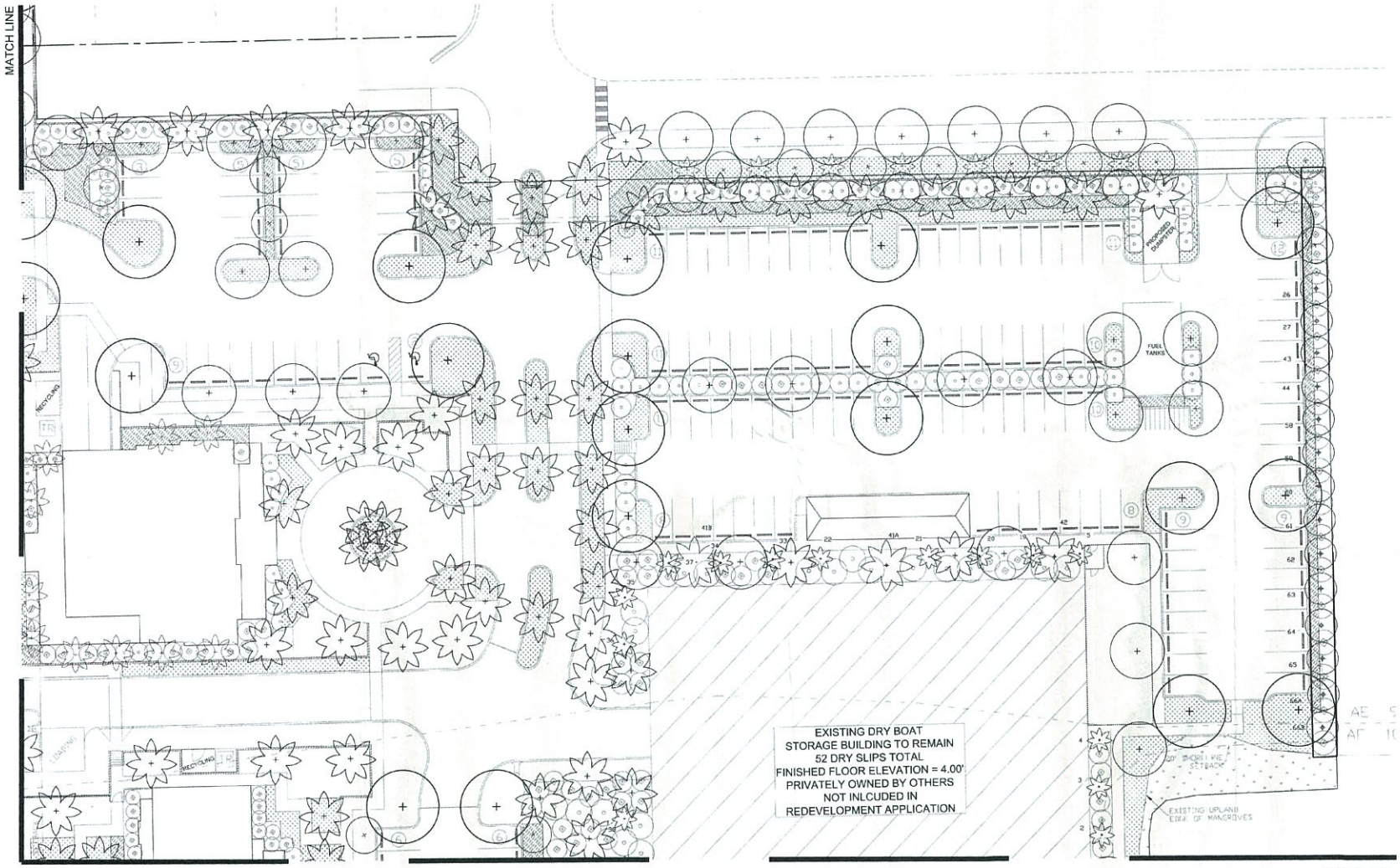
OCEANSIDE RESORT & MARINA
FLORIDA

Drawing Size	Project #:
24x36	
Drawn By: EN	Checked By: EN

Title: LANDSCAPE PLAN

Sheet Number: L-1.1

Date: - SEPTEMBER 8, 2014



LANDSCAPE PLAN
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Consultants:

Revisions:

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FLORIDA

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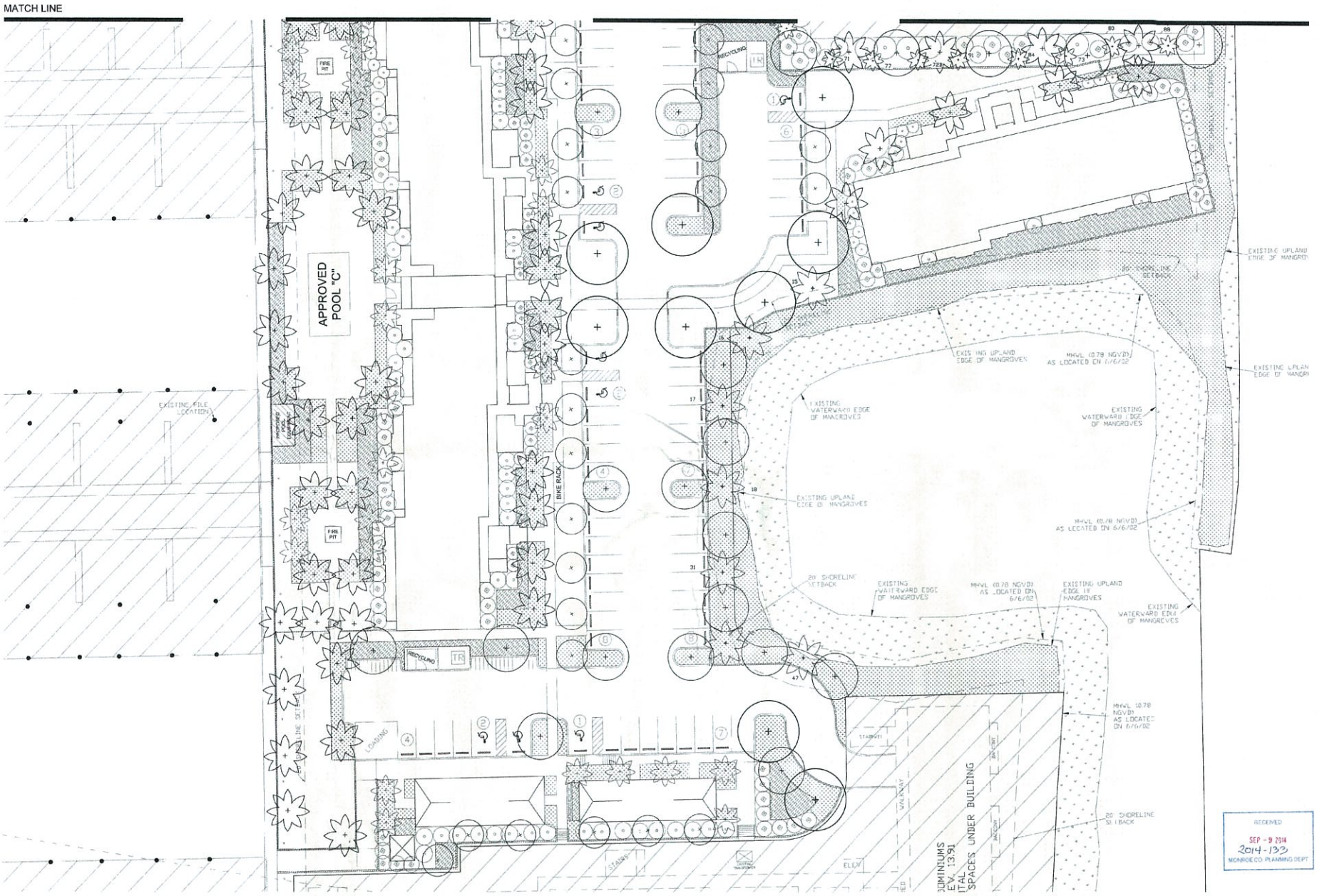
Title:
LANDSCAPE PLAN

Sheet Number:
L-1.2

Date: - SEPTEMBER 8, 2014



1 L1.3 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

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Revisions:

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FLORIDA

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Title:
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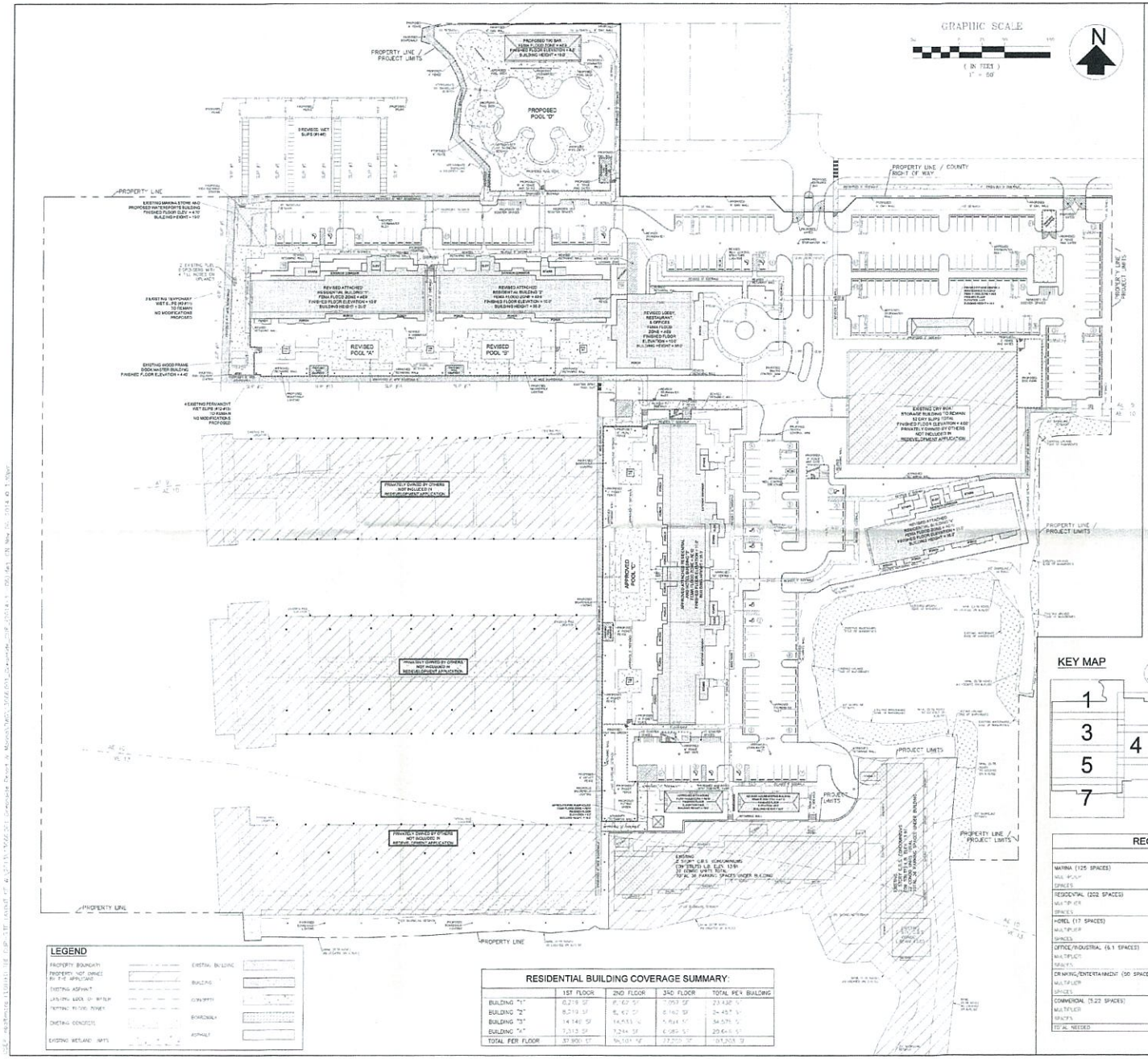
Sheet Number:
L-1.3

Date: - SEPTEMBER 8, 2014



PROJECT DATA:

PROJECT:	OCEANSIDE RESORT AND MARINA 5950 PENINSULA AVENUE KEY WEST, FLORIDA 33040
OWNER/DEVELOPER:	OCEANSIDE INVESTORS, LLC PO BOX 2029 KEY WEST, FLORIDA 33045
SEWER:	KW RESORT UTILITIES
WATER:	FLORIDA KEYS AQUEDUCT AUTHORITY
GARBAGE:	WASTE MANAGEMENT
ENGINEER:	HO WILDER ENGINEERING CORPORATION, INC. MICHAEL J. GIARDULLO, P.E. NO. 70674 201 W. MARION AVE. SUITE 1306 PUNTA GORDA, FLORIDA 33950 941.505.1700
SURVEYOR:	DURAN SURVEYING, INC. FREDERICK H. HILDEBRANDT PLS NO. 2749 3152 NORTHSIDE DRIVE, SUITE 201 KEY WEST, FLORIDA 33040 305.293.0466 FBPE LB-7180

GENERAL INFORMATION:

DATUM:	NGVD - 1929
ZONING:	MIXED USE (MU)
FLUM DESIGNATION:	MIXED USE / COMMERCIAL - MCI
TDR OVERLAY DIST:	TDR II
EXISTING ZONING:	WATER (W) (MU)
FLOOD ZONE:	MULTIPLE ZONES ON SITE "AE1", "AE(NF)", "AE11", & "VE13" AS TAKEN FROM F.E.M.A. FLOOD INSURANCE RATE MAP # 12087C1517K & 12087C1516K COMMUNITY: 12127 / PANEL NUMBER: 1517 K & 1516 K EFFECTIVE DATE: 18 FEBRUARY 2005
PROPOSED OWNERSHIP UNITS:	71
EXISTING DWELLING UNITS:	22
TOTAL DWELLING UNITS:	101
PROPOSED HOTEL ROOMS:	17
RESTAURANT SEATING:	MAX 1,370 SF
KITCHEN AREA:	1,172 SF
MISCELLANEOUS OTHER:	HOTEL & RESIDENTS LOBBY, OFFICES, FITNESS CENTER, BATH HOUSE, MAINTENANCE, FIRE PUMP ROOM, TIKI BAR & PARKING: 11,643 SF
EXISTING RET SLIPS:	11
PARKING REQUIRED:	316
PARKING PROVIDED:	346 - 277 NEW STANDARD, 55 KEYS NO GORDA, 13 NEW ACCESSIBLE, & 20 NEW SCOOTER

PROJECT AREA:

GROSS AREA	911,277.8 SF	20.92 AC
SUBMERGED AREA	371,291.0 SF	8.52 AC
TOTAL UPLAND AREA	534,040.8 SF	12.26 AC

LOT COVERAGE BY STRUCTURES:

EXISTING STRUCTURES TO REMAIN		
BOATHOUSE	233.0 SF	
RETAIL	1,201.0 SF	
EXISTING DRY STORAGE BUILDING	21,525.0 SF	
EXISTING SOUTHERN TENANTS	24,184.0 SF	
TOTAL LOT COVERAGE BY EXISTING STRUCTURES	47,643.0 SF	1.09 AC
PROPOSED STRUCTURES		
TIKI BAR	[illegible] SF	
RESTAURANT/LOBBY/OFFICES	5,367.0 SF	
BATH HOUSE	1,470.0 SF	
FITNESS CENTER & MAINTENANCE	1,224.0 SF	
HOUSEKEEPING	1,340.0 SF	
TIKI BAR	224.0 SF	
FIRE PUMP ROOM	144.0 SF	
TOTAL LOT COVERAGE BY PROPOSED STRUCTURES	49,112.7 SF	1.13 AC
TOTAL LOT COVERAGE BY STRUCTURES	96,756.7 SF	2.22 AC

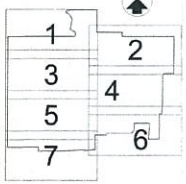
LOT COVERAGE BY ROADS, WALKWAYS, & POOLS

ROADS/PARKING	106,921.91 SF	
POOLS/DECKS	33,148.14 SF	
SIDEWALKS	30,113.52 SF	
MISCELLANEOUS COVERED (DUMPSTER, CHARGE, ETC.)	1,440.00 SF	
HARD PAVED (PERVIOUS)	38,021.11 SF	
TOTAL LOT COVERAGE BY ROADS, WALKWAYS, & POOLS	210,184.67 SF	4.83 AC

IMPERVIOUS / PERVIOUS PERCENTAGE

TOTAL UPLAND AREA	534,040.8 SF	12.26 AC
TOTAL IMPERVIOUS AREA	315,273.0 SF	7.24 AC
IMPERVIOUS PERCENTAGE OF SITE	59.05 %	
TOTAL OPEN SPACE AREA	218,768.8 SF	5.02 AC
OPEN SPACE PERCENTAGE OF SITE	40.95 %	
OPEN SPACE PERCENTAGE REQUIRED	20 %	
TOTAL SHORELINE SETBACK AREA	117,622.77 SF	2.70 AC
EXISTING IMPERVIOUS AREA IN SHORELINE SETBACK	67,004.00 SF	54.41%
EXISTING PERVIOUS AREA IN SHORELINE SETBACK	53,618.77 SF	45.59%
PROPOSED IMPERVIOUS AREA IN SHORELINE SETBACK	58,973.78 SF	50.14%
PROPOSED PERVIOUS AREA IN SHORELINE SETBACK	58,648.99 SF	49.86%
PROPOSED DEVELOPMENT REDUCES SHORELINE IMPERVIOUS BY 8,030.24 SF (12.08%)		

KEY MAP



REQUIRED PARKING CALCULATIONS

	NIGHT (12-6 AM)	WEEKDAY (9 AM-4 PM)	WEEKDAY (6 PM-12 AM)	WEEKEND (9 AM-4 PM)	WEEKEND (6 PM-12 AM)
MARINA (125 SPACES)					
MULTIPLIER	0.25	0.7	0.1	1.0	0.4
SPACES	6.25	87.5	12.5	125.0	50.0
RESIDENTIAL (202 SPACES)					
MULTIPLIER	1.0	0.5	1.0	0.5	0.8
SPACES	202.0	101.0	202.0	101.0	161.6
HOTEL (17 SPACES)					
MULTIPLIER	0.75	0.75	1.0	0.75	1.0
SPACES	12.75	12.75	17.0	12.75	17.0
OFFICE/INDUSTRIAL (6.1 SPACES)					
MULTIPLIER	0.25	1.0	0.1	0.1	0.05
SPACES	1.53	6.1	0.61	0.61	0.31
DRINKING/ENTERTAINMENT (50 SPACES)					
MULTIPLIER	0.1	0.4	1.0	0.6	1.0
SPACES	5.0	20.0	50.0	30.0	50.0
COMMERCIAL (5.22 SPACES)					
MULTIPLIER	0.25	0.5	0.9	0.2	0.9
SPACES	0.26	2.61	4.70	1.07	4.70
TOTAL NEEDED	226.57	255.06	277.41	345.18	277.76

RESIDENTIAL BUILDING COVERAGE SUMMARY:

	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL PER BUILDING
BUILDING "1"	8,218 SF	8,167 SF	7,057 SF	23,438 SF
BUILDING "2"	8,213 SF	8,162 SF	8,162 SF	24,457 SF
BUILDING "3"	14,148 SF	14,933 SF	14,864 SF	43,945 SF
BUILDING "4"	7,313 SF	7,244 SF	6,585 SF	21,142 SF
TOTAL PER FLOOR	37,892 SF	38,506 SF	37,668 SF	113,066 SF

LEGEND

PROPERTY BOUNDARY	EXISTING BUILDING
PROPERTY NOT OWNED BY THE APPLICANT	BUILDING
EXISTING ASPHALT	CONCRETE
EXISTING LOCK UP PAVER	BOARDWALK
EXISTING PERVIOUS PAVER	ASPHALT
EXISTING CONCRETE	
EXISTING WETLAND LIMITS	

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HO WILDER ENGINEERING CORPORATION
WE Excellence in engineering
201 W. MARION AVE. SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700 EB #4656

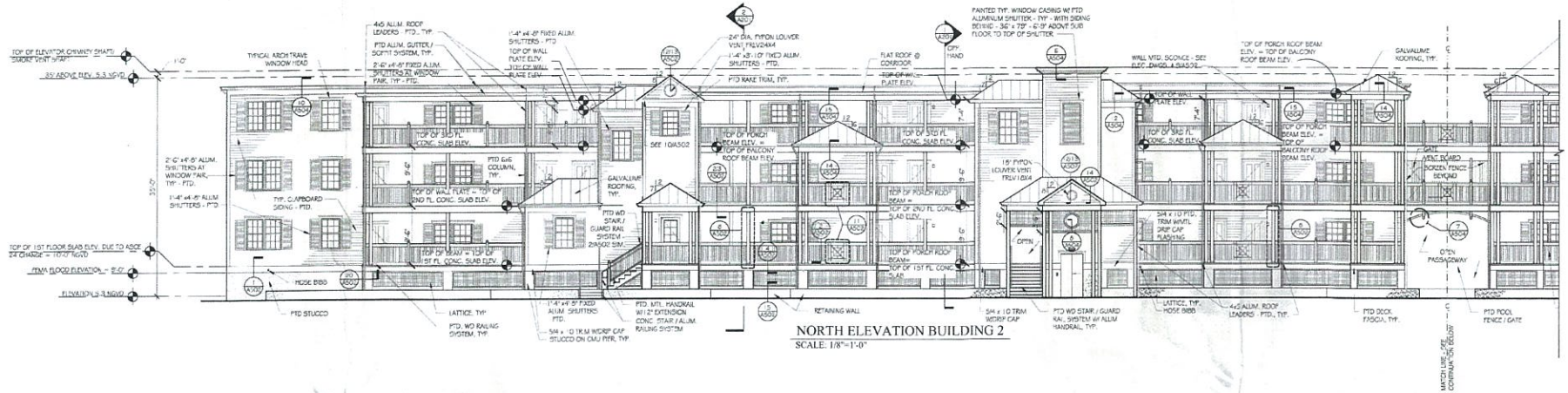
Drawn: JAR
Checked: JAB
Scale: 1" = 50'
Job No.: 13066.001
Date Issued: 11/06/2014

REVISED SITE PLAN for OCEANSIDE RESORT AND MARINA

Rev Date | Description

MICHAEL J. GIARDULLO
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 70674
NOV 06 2014
Michael J. Giardullo
Licensed Engineer
State of Florida
Registration No. 70674

Sheet No. C-4.00



NORTH ELEVATION BUILDING 2
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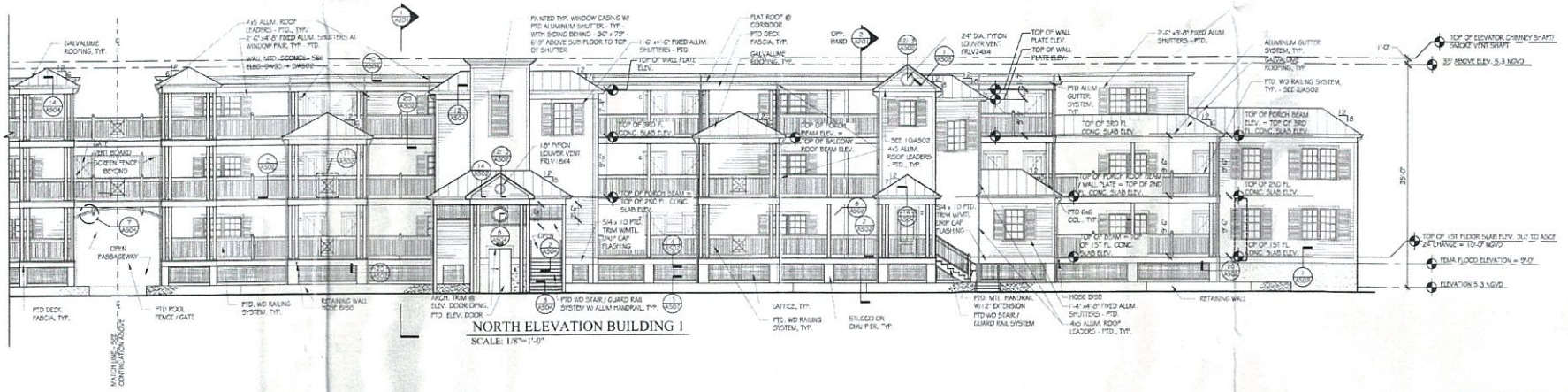

NORTH ELEVATION BUILDING 1
SCALE: 1/8"=1'-0"

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GRASSI DESIGN GROUP
4th Wolfhorn Street, Suite 1A
Boston, MA 02118
Phone: 617.695.9993
Fax: 617.956.9993

JOB NO.: 1303
SCALE: 1/8"=1'-0"
DATE: 10.21.14
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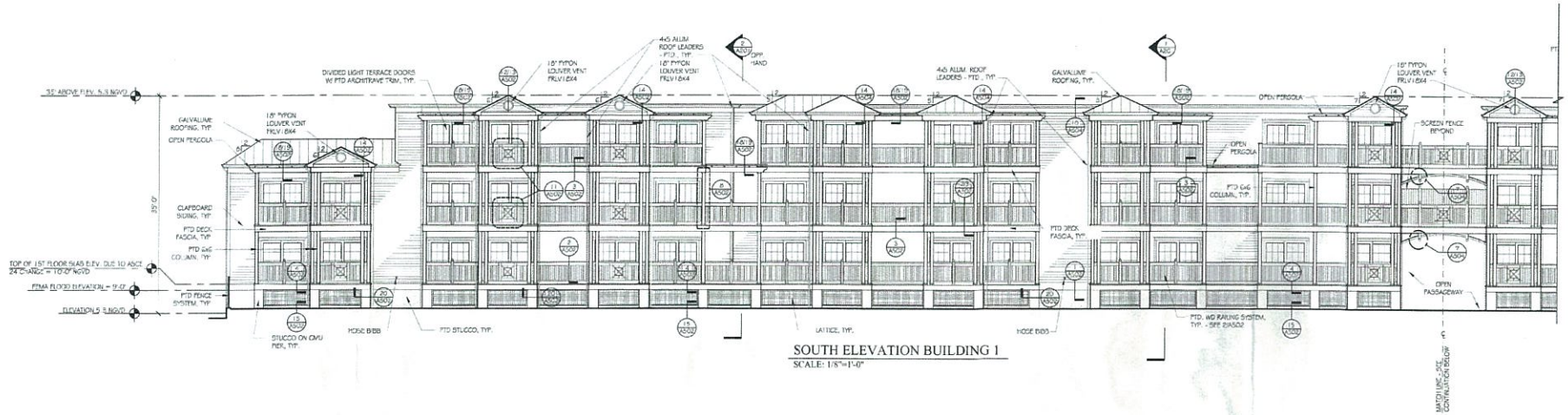
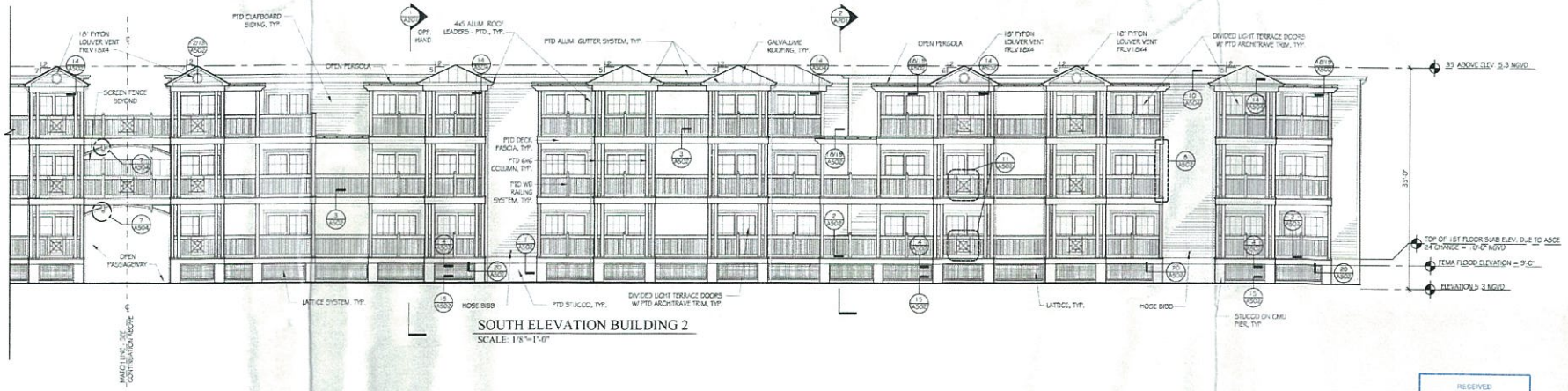
OCEANSIDE RESORT & MARINA
KEYWEST, FLORIDA

NORTH ELEVATIONS, BUILDINGS 1&2

A301



SOUTH ELEVATION BUILDING 1
SCALE: 1/8"=1'-0"



SOUTH ELEVATION BUILDING 2
SCALE: 1/8"=1'-0"

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46 Waltham Street, Suite 3A
Boston, MA 02118
Phone: 617.956.9997
Fax: 617.956.9993

JOB NO. 1303
SCALE: 1/8" = 1'-0"
DATE: 10.21.14
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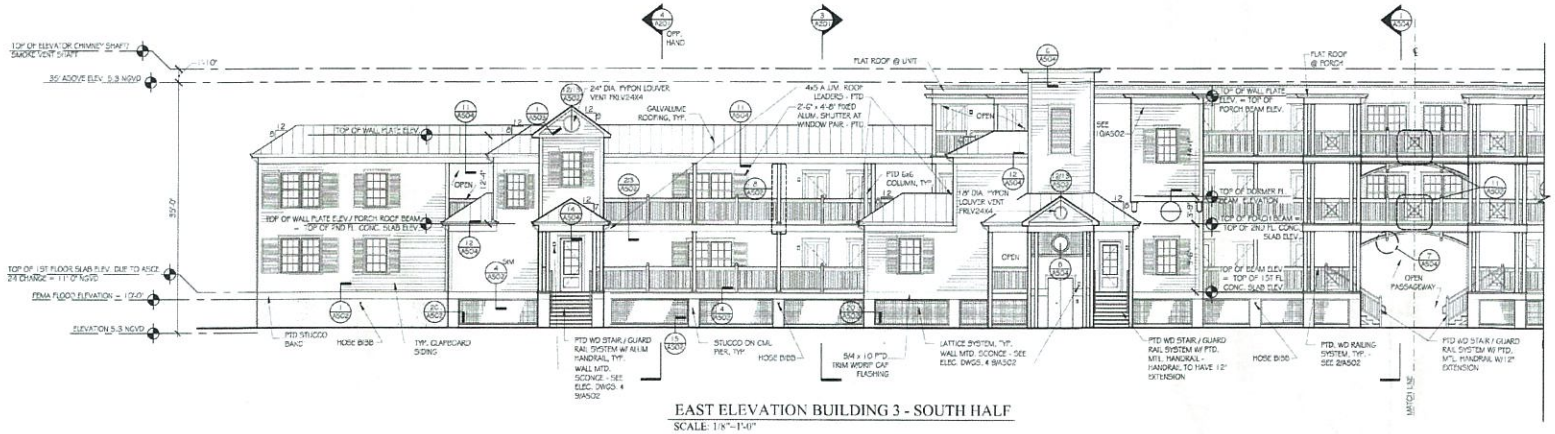
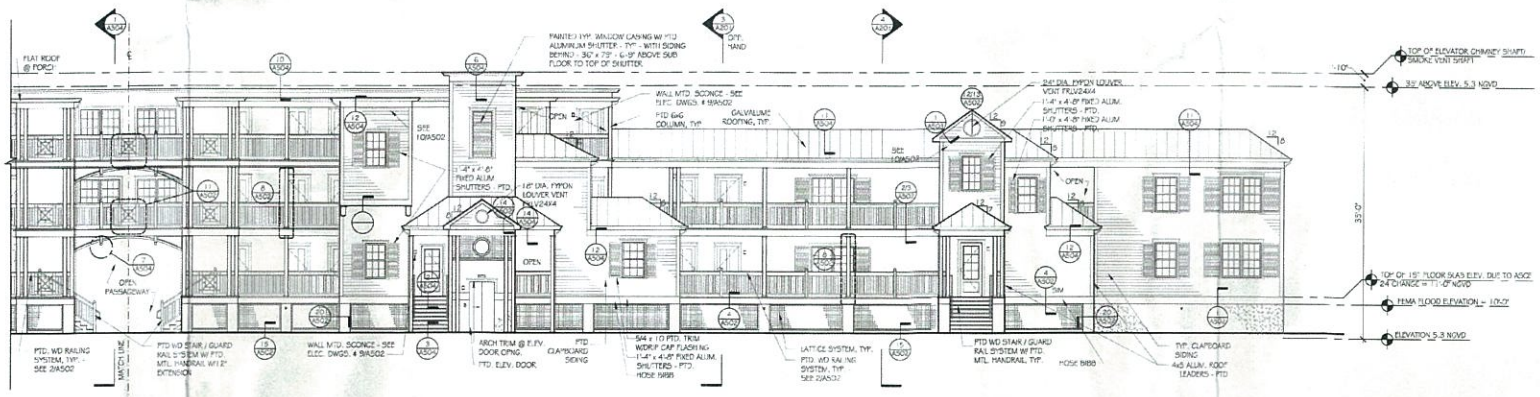
OCEANSIDE RESORT & MARINA
KEYWEST, FLORIDA

SOUTH ELEVATIONS, BUILDINGS 1&2

A302



EAST ELEVATION BUILDING 3 - SOUTH HALF
SCALE: 1/8"=1'-0"



EAST ELEVATION BUILDING 3 - NORTH HALF
SCALE: 1/8"=1'-0"

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BEAUCHEMIN GRASSI INTERIORS
46 Waltham Street, Suite 3A
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Fax 617.956.9993

JOB NO.: 1303
SCALE: 1/8"=1'-0"
DATE: 10.21.14
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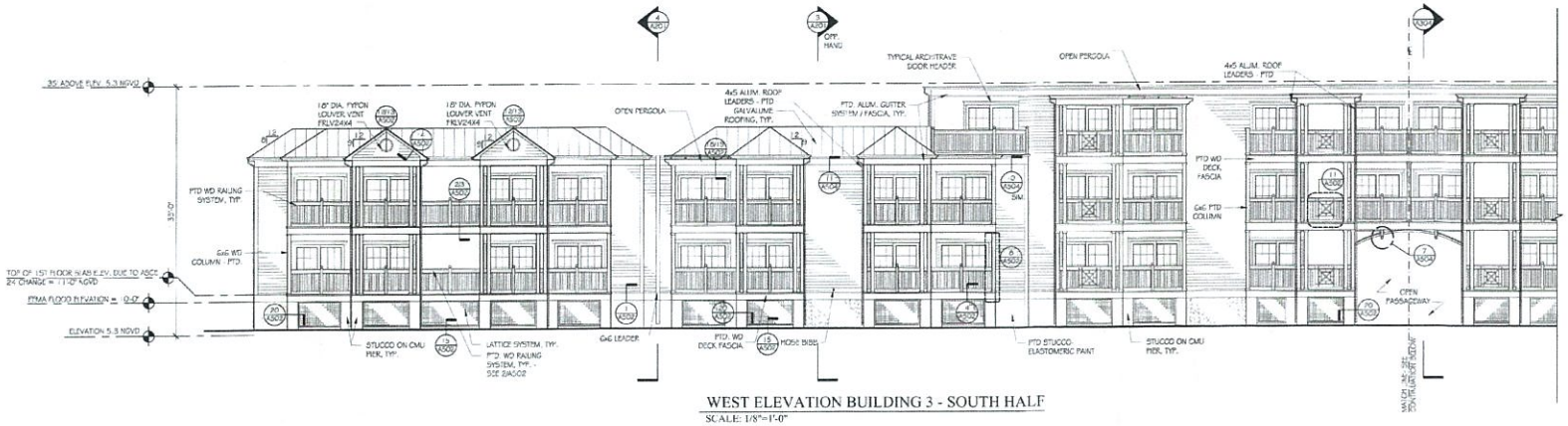
KEYWEST, FLORIDA

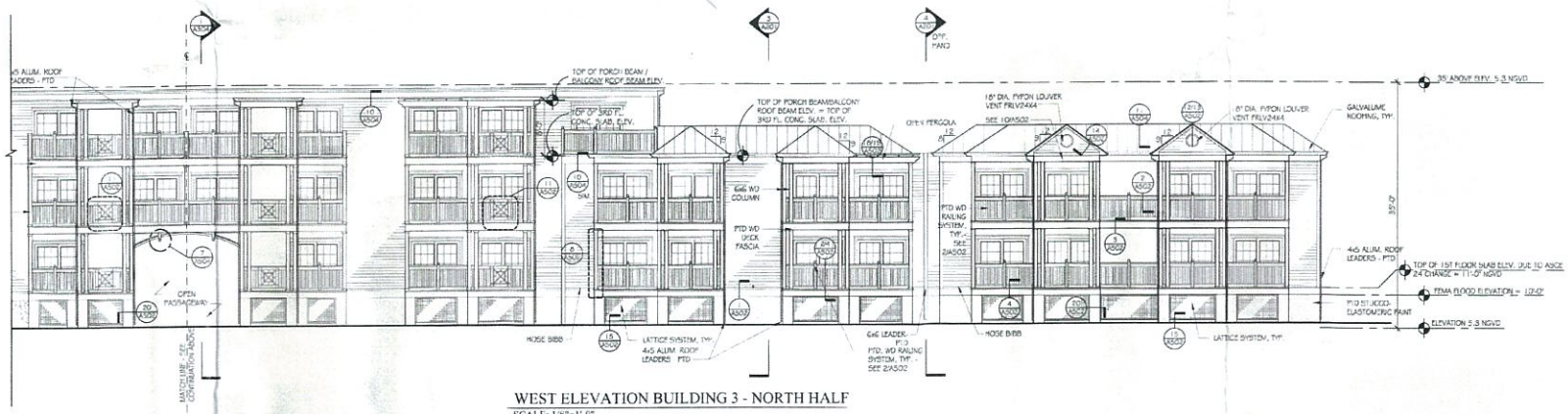
BUILDING 3 - EAST ELEVATIONS

A303



WEST ELEVATION BUILDING 3 - SOUTH HALF

SCALE: 1/8"=1'-0"



WEST ELEVATION BUILDING 3 - NORTH HALF

SCALE: 1/8"=1'-0"

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BEAUCHEMIN GRASSI INTERIORS

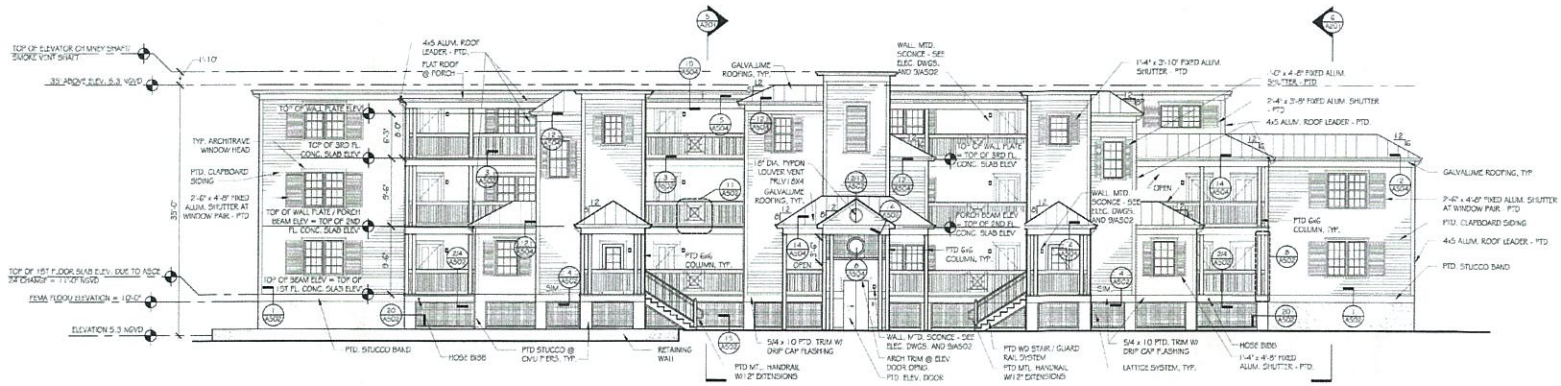
JOB NO. 1303
SCALE: 1/8"=1'-0"
DATE: 10.2.14
REVISED

OCEANSIDE RESORT & MARINA

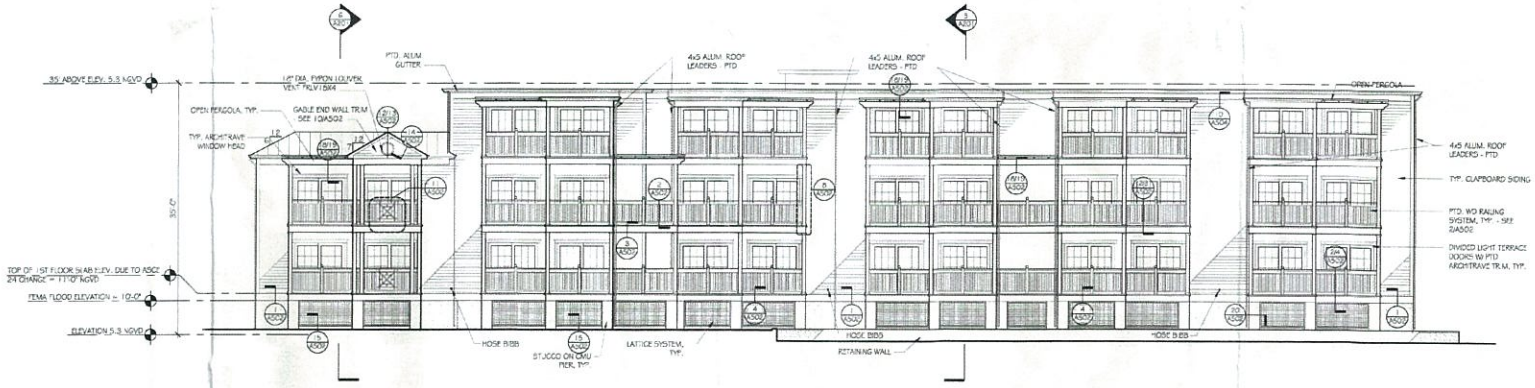
KEYWEST, FLORIDA

BUILDING 3- WEST ELEVATION

A304



BUILDING 4 NORTH ELEVATION
SCALE: 1/8"=1'-0"



BUILDING 4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

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GD GRASSI DESIGN GROUP
46 Waltham Street, Suite 3A
Boston, MA 02118
Phone 617-356-9992
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JOB NO.: 1303
SCALE: 1/8"=1'-0"
DATE: 10.21.14
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OCEANSIDE RESORT & MARINA
KEYWEST, FLORIDA

BUILDING 4 ELEVATIONS

A305

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BATH HOUSE APPROXIMATE SQUARE FOOTAGE

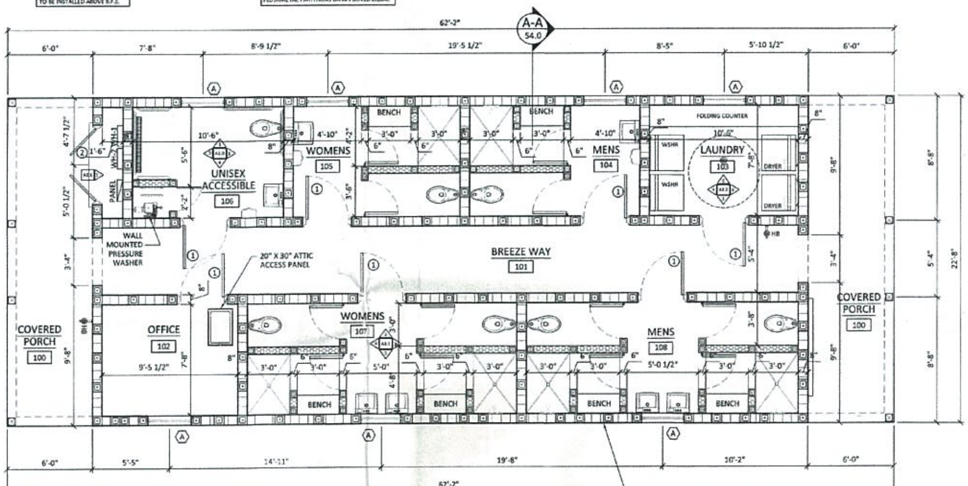
EAST SIDE COVERED PORCH	136 S.F.
WEST SIDE COVERED PORCH	136 S.F.
BREEZE WAY	234 S.F.
NORTH SIDE	
LAUNDRY ROOM	106.5 S.F.
MECHANICAL CLOSET	19.5 S.F.
MENS ROOM	112.5 S.F.
WOMENS ROOM	112.5 S.F.
UNISEX ADA REST ROOM	100.5 S.F.
SOUTH SIDE	
OFFICE	97 S.F.
WOMENS	177 S.F.
MENS	177.5 S.F.
TOTAL BUIDING AREA	1,409 S.F.

WALL LEGEND:

- INDICATES 8" MASONRY WALL W/ (1) #5 VERT. BAR @ 24" O.C. FILLED SOLID W/ 5,000 PSI MIN. GROUT (BRG. HGT. @ 10'-0" A.F.F.)
- INDICATES 6" MASONRY WALL HGT. TOP @ 80" A.F.F.
- INDICATES SOLID FILLED CELL W/ (2) #6 VERTICAL REBARS

NOTE: ELECTRICAL PANEL, TANKLESS WATER HEATER & RESERVE TANK TO BE INSTALLED ABOVE B.F.E.

NOTE: ALL TOILET AND DRESSING ROOM DOORS SHALL BE STAINLESS STEEL PARTITION STYLE DOORS BY FLUSHMETAL PARTITIONS OR APPROVED EQUAL.



INDICATES FILLED CELL IN 8" MASONRY BLOCK WALL W/ (1) #5 VERT. BAR @ 24" O.C. & AT EACH SIDE OF EVERY OPENING & AT ALL CORNERS; FILL WALL SOLID TO W/ 5,000 PSI MIN. CONCRETE

1 FLOOR PLAN MARINA BATH HOUSE
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1) CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. **DO NOT SCALE THE DRAWINGS.**

2) PROVIDE FLOOD PROOFING PANELS AT EACH BREEZEWAY OPENING AND MECHANICAL ROOM DOOR OPENING TO 12" ABOVE BASE FLOOD ELEVATION AE10

3) PROVIDE OPENING PROTECTION (SHUTTERS) AT EACH BREEZEWAY OPENING AND MECHANICAL ROOM DOOR OPENING (ABOVE FLOOD BARRIERS), AND AT ALL LOUVER OPENINGS.

4) INSIDE FINISHED MASONRY WALLS TO HAVE CONCAVED FINISHED TOOLED JOINTS.

5) FINISHES OTHER THAN THE STANDARD FINISHES ARE ALL INDICATED ON THE DRAWINGS. ALL FINISHES ARE SHOWN ON THE INTERIOR FINISH LEGEND AND SCHEDULE AND/ OR INTERIOR ELEVATIONS. FINISHES INDICATED FOR A PARTICULAR ROOM OR SPACE ARE APPLICABLE FOR THE ENTIRE ROOM OR SPACE, UNLESS NOTED OTHERWISE.

6) ALL EXPOSED SURFACES ARE TO BE PAINTED, WHETHER OR NOT INDICATED ON THE DRAWINGS, EXCEPT AS FOLLOWS: WHERE SPECIAL COATINGS ARE INDICATED; PREFINISHED ITEMS, CONCEALED SURFACES, OPERATING PARTS, AND LABELS. SEE SPECIFICATIONS ON DRAWINGS IDENTIFING THE TYPES OF PAINTS AND SPECIALTY COATINGS TO BE USED IN ACCORDANCE WITH MATERIAL BEING PAINTED OR COATED.

LOUVER VENT SCHEDULE

MARK		LOUVER SIZE WIDTH	LOUVER SIZE HIEGHT	VENT TYPE	MATERIAL	MANUFACTURER	MODEL / SERIES	DESCRIPTION
(A)		3'-0"	2'-0"	LOUVERED	ALUMINUM	GREENHECK®	EHH-601D	ALUMINUM LOUVER; WIND DRIVEN RAIN LOUVER HORIZONTAL BLADE WITH OR WITHOUT VCD-40 DAMPER N.O.A. No. 12-0830.08

*LOUVER SCHEDULE NOTES:
1. CAULK ALL EXTERIOR JOINTS BETWEEN TRIM AND LOUVER FRAME - COLOR TO MATCH LOUVER FRAME COLOR
2. HEADER HEIGHT DIMENSION TO BOTTOM OF HEADER (SEE STRUCTURAL DRAWINGS
3. ALL LOUVERS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND TO COMPLY WITH ALL DESIGN PRESSURES REQUIRED BY CODE.

DOOR SCHEDULE

DOOR	TYPE	SIZE WIDTH	SIZE HEIGHT	SIZE THKNS	DOOR MAT.	DOOR FIN.	FRAME MAT.	FRAME FIN.	HRDWR	HARDWARE SET	DESCRIPTION
1	A	3'-0"	7'-0"	1 3/4"	ALUMINUM/FRP	ANOD	ALUMINUM	ANOD	PULL/PUSH PLATE	1A	CLINE DOORS® SERIES 2000E; FLORIDA APPROVAL #FL-6336; FRP FULL LOUVER DOOR IMPACT OR APPROVED EQUAL.
2	B	(2) 2'-6"	7'-0"	1 3/4"	ALUMINUM/FRP	ANOD	ALUMINUM	ANOD	LOCKSET LEVER	2A	CLINE DOORS® SERIES 2000E; FLORIDA APPROVAL #FL-6336; FRP FLUSH DOOR IMPACT OR APPROVED EQUAL.

*DOOR SCHEDULE NOTES:
1) CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DOOR ROUGH OPENING DIMENSIONS WITH THE DOOR MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION.
2) CONTRACTOR SHALL VERIFY ALL HARDWARE INSTALLATION REQUIREMENTS PRIOR TO DRILLING AND TAPPING DOORS IN FIELD; VERIFY HARDWARE W/ DOOR MANUFACTURER FOR COMPATIBILITY.
3) ALL DOOR PAINT COLORS SHALL BE CHOSEN AND APPROVED BY OWNER.

NOTE:
ALL DOOR HARDWARE SHALL BE 316 GRADE STAINLESS STEEL UNLESS NOTED OTHERWISE

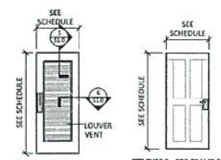
NOTE: ALL HARDWARE SHALL BE AS SPECIFIED OR APPROVED EQUAL

HARDWARE SET: 1A
DOOR NUMBER: 1

QUANTITY	DESCRIPTION	MANUFACTURER	MODEL / SERIES	FINISH
3 EA	HINGE	IVES	5BB1HW 4.5 X 4.5 NRP (316 GRADE STAINLESS STEEL)	630 (SST)
1 EA	DEADBOLT	SCHLAGE	B600 SERIES, B664P CYLINDER ONLY DEADLOCK	630 (SST)
1 EA	PUSH PLATE	IVES	8200 6" x 16" (316 GRADE STAINLESS STEEL)	630 (SST)
1 EA	PULL PLATE	IVES	8303s-8.4.16 4" x 16" w/ 1" ROUND HANDLE ON 8" CENTER	630 (SST)
1 EA	SURFACE CLOSER	STANLEY	D3550-DA-EDA X 689 X SN	689 (AL)
1 EA	WALL STOP	IVES	WS445 MANUAL WALL HOLDER	US28 (AL)

HARDWARE SET: 2A
DOOR NUMBER: 2

QUANTITY	DESCRIPTION	MANUFACTURER	MODEL / SERIES	FINISH
3 EA	HINGE	IVES	5BB1HW 4.5 X 4.5 NRP (316 GRADE STAINLESS STEEL)	630 (SST)
1 EA	STOREROOM LOCK	SCHLAGE	ND80PD F86 ATH	630 (SST)
1 EA	WALL STOP	IVES	WS445 MANUAL WALL HOLDER	US28 (AL)



A TYPE A - FRP FRAME & FULL LOUVERED OUTSWING FRP DOOR W/ HONEYCOMB CORE
1

B TYPE B - FRP FRAME & 4-PANEL OUTSWING FRP DOOR W/ HONEYCOMB CORE
2

FINISH SCHEDULE

ROOM #	FLOOR MATL.	FLOOR FIN.	BASE MATL.	BASE FIN.	NORTH MATL	NORTH FIN	SOUTH MATL	SOUTH FIN	EAST MATL	EAST FIN	WEST MATL	WEST FIN	CEILING MATL	CEILING FIN	CEILING HEIGHT	ROOM	REMARKS
100	STN1	NON SLIP	NONE		N/A		N/A		HARDI LAP	P4	HARDI LAP	P4	DG	P2	10'-0"	COVERED PORCHES	
101	STN1	NON SLIP	NONE		HARDI LAP	P1/P2	HARDI LAP	P1/P2	N/A	P1/P2	N/A	P1/P2	DG	P2	10'-0"	BREEZEWAY	ALL CEILINGS THROUGH-OUT BUILDING TO BE DENS-GLASS GOLD SHEATHING OR APPROVED EQUAL.
102	STN1	NON SLIP	NONE		CMU	P1/P2	CMU	P1/P2	CMU	P1/P2	CMU	P1/P2	DG	P2	10'-0"	OFFICE	MASONRY WALLS TO HAVE CONCAVED TOOLED JOINTS.
103	STN1	NON SLIP	NONE		CMU	P1/P2	CMU	P1/P2	CMU	P1/P2	CMU	P1/P2	DG	P2	10'-0"	LAUNDRY ROOM	MASONRY WALLS TO HAVE CONCAVED TOOLED JOINTS.
104	STN1	NON SLIP	NONE		CMU	P1/P2	CMU	P1/P2	CMU	P1/P2	CMU	P1/P2	DG	P2	10'-0"	NORTH MENS	MASONRY WALLS TO HAVE CONCAVED TOOLED JOINTS.
105	STN1	NON SLIP	NONE		CMU	P1/P2	CMU	P1/P2	CMU	P1/P2	CMU	P1/P2	DG	P2	10'-0"	NORTH WOMENS	MASONRY WALLS TO HAVE CONCAVED TOOLED JOINTS.
106	STN1	NON SLIP	NONE		CMU	P1/P2	CMU	P1/P2	CMU	P1/P2	CMU	P1/P2	DG	P2	10'-0"	UNISEX ADA	MASONRY WALLS TO HAVE CONCAVED TOOLED JOINTS.
107	STN1	NON SLIP	NONE		CMU	P1/P2	CMU	P1/P2	CMU	P1/P2	CMU	P1/P2	DG	P2	10'-0"	SOUTH WOMENS	MASONRY WALLS TO HAVE CONCAVED TOOLED JOINTS.
108	STN1	NON SLIP	NONE		CMU	P1/P2	CMU	P1/P2	CMU	P1/P2	CMU	P1/P2	DG	P2	10'-0"	SOUTH MENS	MASONRY WALLS TO HAVE CONCAVED TOOLED JOINTS.

FINISH SCHEDULE NOTES

*ALL INTERIOR & EXTERIOR PROTECTIVE COVERINGS & PAINT FINISH APPLICATIONS TO BE IN ACCORDANCE WITH THE FINAL APPROVED TECHNICAL SPECIFICATIONS
*ALL PAINT COLORS TO BE CHOSEN BY OWNER

PROTECTIVE COATING FINISH SCHEULE

NOTE: ALL PROTECTIVE FINISHES SHALL BE AS SPECIFIED OR APPROVED EQUAL

CODE	APPLICATION	MATERIAL	MANUFACTURER	PRODUCT	FINISH	REMARKS & NOTES
STN1	CONCRETE FLOORS	STAIN	CONCRETE STAIN & SUPPLY, LLC	CR-WRC STAIN, CONCRETE RESURRECTION WATER REDUCIBLE CONCENTRATE; PENETRATING WATERBORNE ACRYLIC PIGMENTED DYE STAIN, OR APPROVED EQUAL.	FACTORY	COLOR TO BE CHOSEN BY OWNER
P1	INTERIOR / EXTERIOR MASONRY WALLS & CONCRETE SURFACES	PAINT	SHERWIN-WILLIAMS	CEMENT-PLEX®875; PROTECTIVE & MARINE COATINGS, HEAVY DUTY, INTERIOR / EXTERIOR, TWO COMPONENT, CEMENTITIOUS, ACRYLIC, WATERBORNE BLOCK FILLER, OR APPROVED EQUAL (BASE COAT ONLY)	SEMI-GLOSS	COLOR TO BE CHOSEN BY OWNER
P2	INTERIOR / EXTERIOR MASONRY WALLS, CONCRETE SURFACES & G.W.B. CEILINGS	EPOXY	SHERWIN-WILLIAMS	PRO INDUSTRIAL® ZERO VOC, WATERBASED CATALYZED EPOXY, INTERIOR / EXTERIOR TWO-COMPONENT, POLYAMINE EPOXY TOPCOAT ,OR APPROVED EQUAL. (TOP COAT)	EG-SHEL	COLOR TO BE CHOSEN BY OWNER
P3	INTERIOR / EXTERIOR MASONRY WALLS & CONCRETE SURFACES	PAINT	SHERWIN-WILLIAMS	PRO INDUSTRIAL® PROTECTIVE & MARINE COATINGS, ANTI-GRAFFITI COATING; ONE-COMPONENT, READY-TO-USE SILOXANE COATING, FOR PROPERLY PREPARED CONCRETE SURFACES, OR APPROVED EQUAL.	CLEAR	COLOR TO BE CHOSEN BY OWNER
P4	EXTERIOR CEMENT BOARD SIDING, TRIM, G.W.B. CEILINGS, ETC.	PAINT	SHERWIN-WILLIAMS	DURACRAFT® EXTERIOR LATEX FLAT,100% ACRYLIC LATEX	EG-SHEL	COLOR TO BE CHOSEN BY OWNER

THE WEILER ENGINEERING CORPORATION

These plans are in Compliance with Florida Building Code 2010 for wind parameters indicated.

WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: AE10
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficient +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

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Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676
SEP 08 2014

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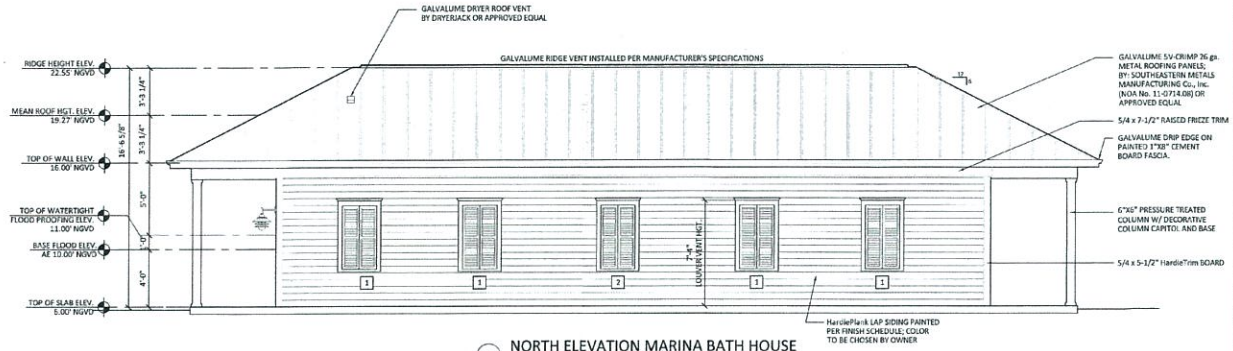
OCEANSIDE RESORT & MARINA
MARINA BATH HOUSE
5950 PENINSULAR AVENUE, KEY WEST, FL 33040

Approved By:	CTM	Design:	STL
Scale:	AS NOTED	Drawn:	STL
Job No:	14066.001	Checked:	MJG
Date Issued:	09-08-2014		

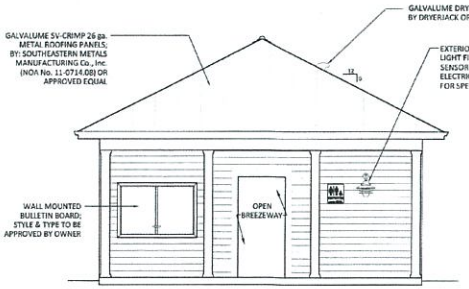
Revisions
Description

Sheet No. A1.0



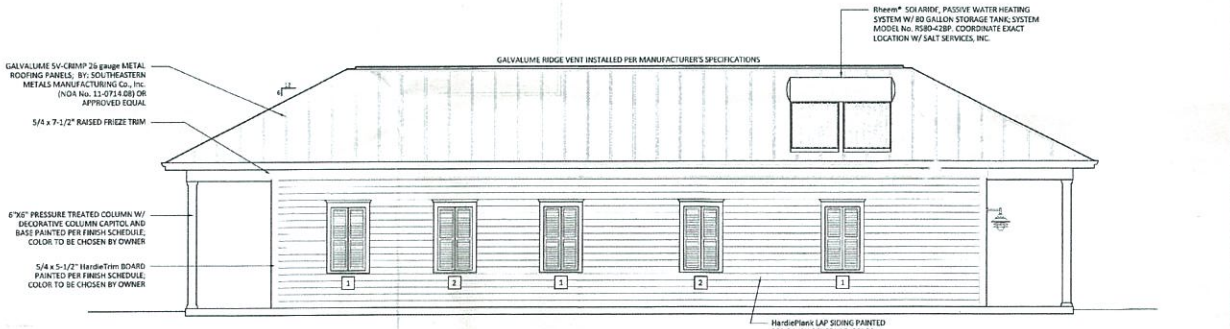
1 NORTH ELEVATION MARINA BATH HOUSE
SCALE: 1/4" = 1'-0"

NOTE:
ALL EXTERIOR SIDING, TRIM, COLUMNS, SOFFITS, ETC. SHALL BE FINISHED PER APPROVED FINISH SCHEDULE; ALL COLORS SHALL BE CHOSEN AND APPROVED BY OWNERS PRIOR TO APPLICATION

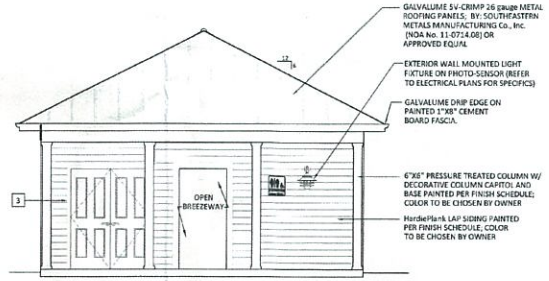


2 EAST ELEVATION MARINA BATH HOUSE
SCALE: 1/4" = 1'-0"

NOTE:
ALL EXTERIOR LIGHTING TO BE CONNECTED TO ONE CENTRAL PHOTOELECTRIC EYE SENSOR AND LIGHTING CONTROL PANEL FOR DUSK-TO-DAWN OPERATION.



3 SOUTH ELEVATION MARINA BATH HOUSE
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION MARINA BATH HOUSE
SCALE: 1/4" = 1'-0"

ELEVATION FIXTURE SCHEDULE

MARK	NOTE: ALL ACCESSORIES SHALL BE AS SPECIFIED OR APPROVED EQUAL
1	INOPERABLE BAHAMA SHUTTER INSTALLED OVER 36"w x 24"L LOUVER VENT; TOP SET AT 7'-4" AF.F.
2	INOPERABLE BAHAMA SHUTTER INSTALLED OVER HARDIBOARD CLAPBOARD SIDING; TOP SET AT 7'-4" A.F.F.
3	IMPACT RESISTANT ALUMINUM DOORS BY CLINE DOORS, SERIES 200BE FLORIDA PRODUCT APPROVAL FL-6336

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THE WEILER ENGINEERING CORPORATION
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WIND PARAMETERS
Method of Design: ASCE 7 10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Date: AE10
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficient: +.18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

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SEP 18 2014
Michael J. Gaudet
Licensed Professional Engineer
State of Florida
Registration No. 70146

Design:	STL
Drawn:	STL
Checked:	MJG
Approved By:	CTM
Scale:	AS NOTED
Job No:	S4066.001
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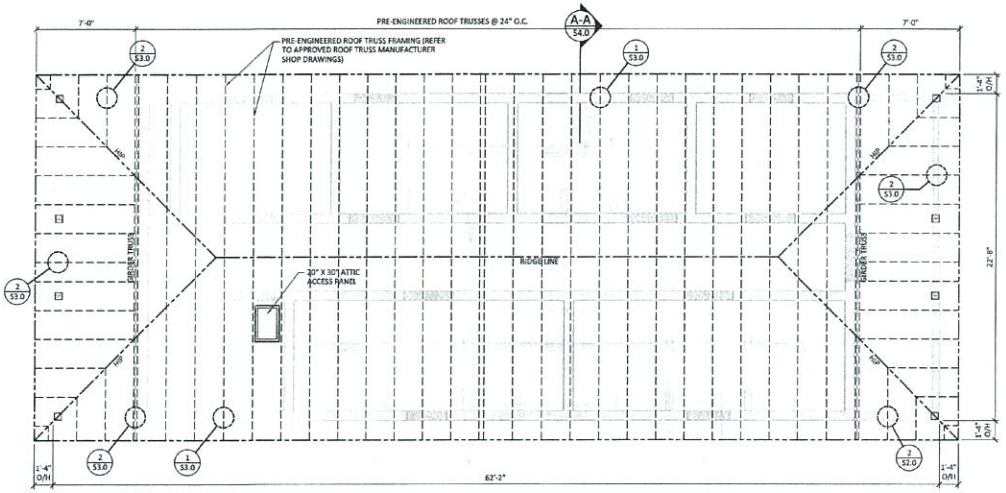
OCEANSIDE RESORT & MARINA
MARINA BATH HOUSE
5950 PENINSULAR AVENUE, KEY WEST, FL 33040

Revisions
Description

Sheet no. A2.0



4 ROOF FRAMING PLAN MARINA BATH HOUSE
SCALE: 1/4" = 1'-0"

ROOF FRAMING LEGEND

- INDICATES 8" PRECAST LINTEL BELOW
- INDICATES 8" CMU BEARING WALL BELOW
- INDICATES (3) 2" X 12" #2 SYP BUILT-UP BEAM BELOW
- INDICATES PRE-ENGINEERED ROOF TRUSS SPACED @ 24" O.C.

ROOF FRAMING NOTES:

1) CHOSEN CONTRACTOR IS RESPONSIBLE FOR PROVIDING FINAL TRUSS DESIGN & ENGINEERING FOR REVIEW & APPROVAL BY THE ENGINEER OF RECORD PRIOR TO TRUSS FABRICATION.

2) TRUSS TO CONCRETE HOLD DOWN CONNECTORS UPLIFTS < 1,810 lbs USE: SIMPSON ZMAX HETA20 EMBED TRUSS ANCHOR FASTENED W/ (9) 10d x 1-1/2".

3) TRUSS TO CONCRETE HOLD DOWN CONNECTORS UPLIFTS BETWEEN 1,810 TO 3,620 lbs USE: (2) SIMPSON ZMAX HETA20 EMBED TRUSS ANCHORS FASTENED W/ (9) 10d x 1-1/2".

4) TRUSS TO WOOD HOLD DOWN CONNECTORS W/ UPLIFTS < 1,470 lbs USE: SIMPSON ZMAX HTS20 TWIST STRAP FASTENED W/ (20) 10ds.

5) TRUSS TO WOOD HOLD DOWN CONNECTORS W/ UPLIFTS BETWEEN 1,470 TI 2940 lbs USE: (2) SIMPSON ZMAX HTS20 TWIST STRAP EACH FASTENED W/ (20) 10ds.

GENERAL NOTES:

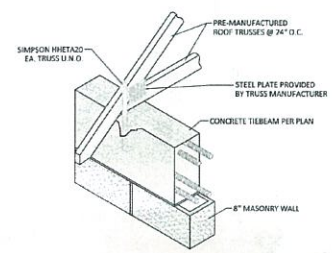
1) ROOFING SYSTEM:

A) GALVALUME 5V CRIMP METAL ROOFING PANELS BY: SOUTH FLORIDA METAL SUPPLY, (N.O.A. No. 08-0807.07 OR APPROVED EQUAL INSTALLED OVER POLYGUARD / DECK GUARD HT / PEEL & STICK MEMBRANE UNDERLAYMENT, PER ASTM D226, OVER 19/32" MIN. SHEATHING LAID IN CASE-2 PATTERN AND NAILED W/ 8d RING SHANK NAILS SPACED 4" O.C. AT EDGES AND 6" O.C. IN FIELD W/ PLYWOOD CLIPS ON PRE-ENGINEERED ROOF TRUSSES SPACED @ 24" O.C. PROVIDE SOLID 2X4 BLOCKING AT ALL UNSUPPORTED NAILING EDGES WHERE NECESSARY.

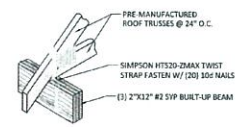
2) PROVIDE 1,472 SQ. INCHES MINIMUM ROOF VENTILATION; 50% AT RIDGE & 50% AT EAVES PER FBC2010.

3) PRE-ENGINEERED ROOF TRUSSES SHALL BE SPACED AT 24" O.C. MAX.; TRUSS ERECTION, BRACING AND BLOCKING SHALL BE PER TRUSS MANUFACTURER SHOP DRAWINGS.

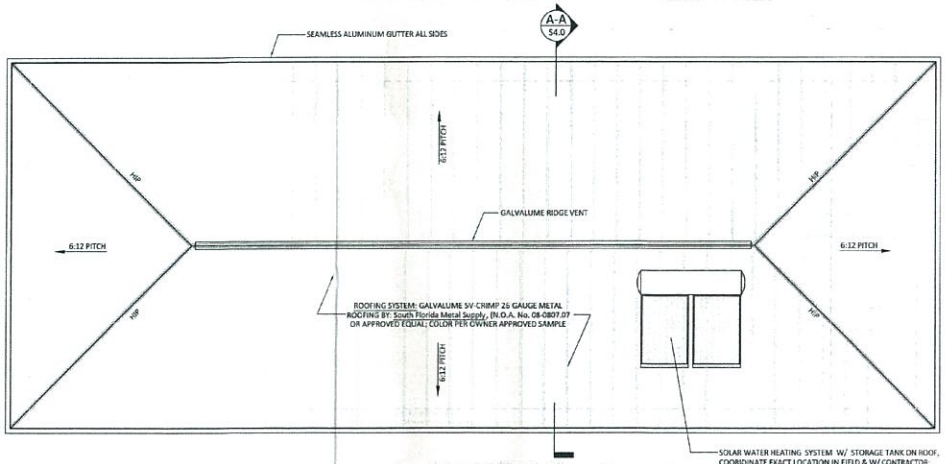
4) PROVIDE 20"X30" MINIMUM ATTIC ACCESS FOR EACH SEPARATED AREA PER FBC 2010.



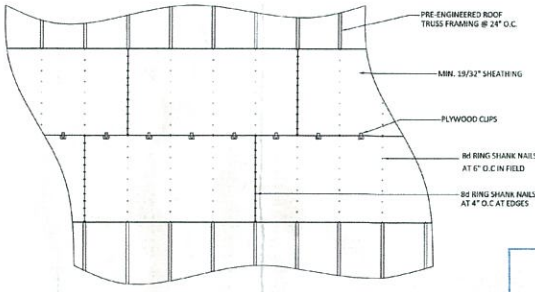
1 S3.0 TYPICAL TRUSS CONNECTION
TO CONCRETE BEAM CONDITION
SCALE: 1/2" =1'-0"



2 S3.0 TRUSS CONNECTION
TO WOOD BEAM CONDITION
SCALE: 1/2" = 1'-0"



5 ROOF PLAN MARINA BATH HOUSE
SCALE: 1/4" = 1'-0"



ROOF SHEATHING ATTACHMENT DETAIL
SCALE 3/8" = 1'-0

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WIND PARAMETERS
Method of Design: ASCE 7-10
Basic Wind Speed (Vult): 180 MPH
Nominal Design Wind Speed (Vasd): 139 MPH
Building Risk Category: II / Flood Design Data: A130
Wind Importance Factor: 1.0 / Wind Exposure: D
Soil Design Load-Bearing Value: 2,000 psf
Internal Pressure Coefficient = .18 and -.18 (Enclosed)
Component & Cladding Wind Pressure: per Calcs

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Design: STL
Drawn: STL
Checked: KJG
Approved By: CTM
Scale: AS NOTED
Job No: 81066.001
Date Issued: 09-08-2014

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MARINA BATH HOUSE
5950 PENINSULAR AVENUE, KEY WEST, FL 33040

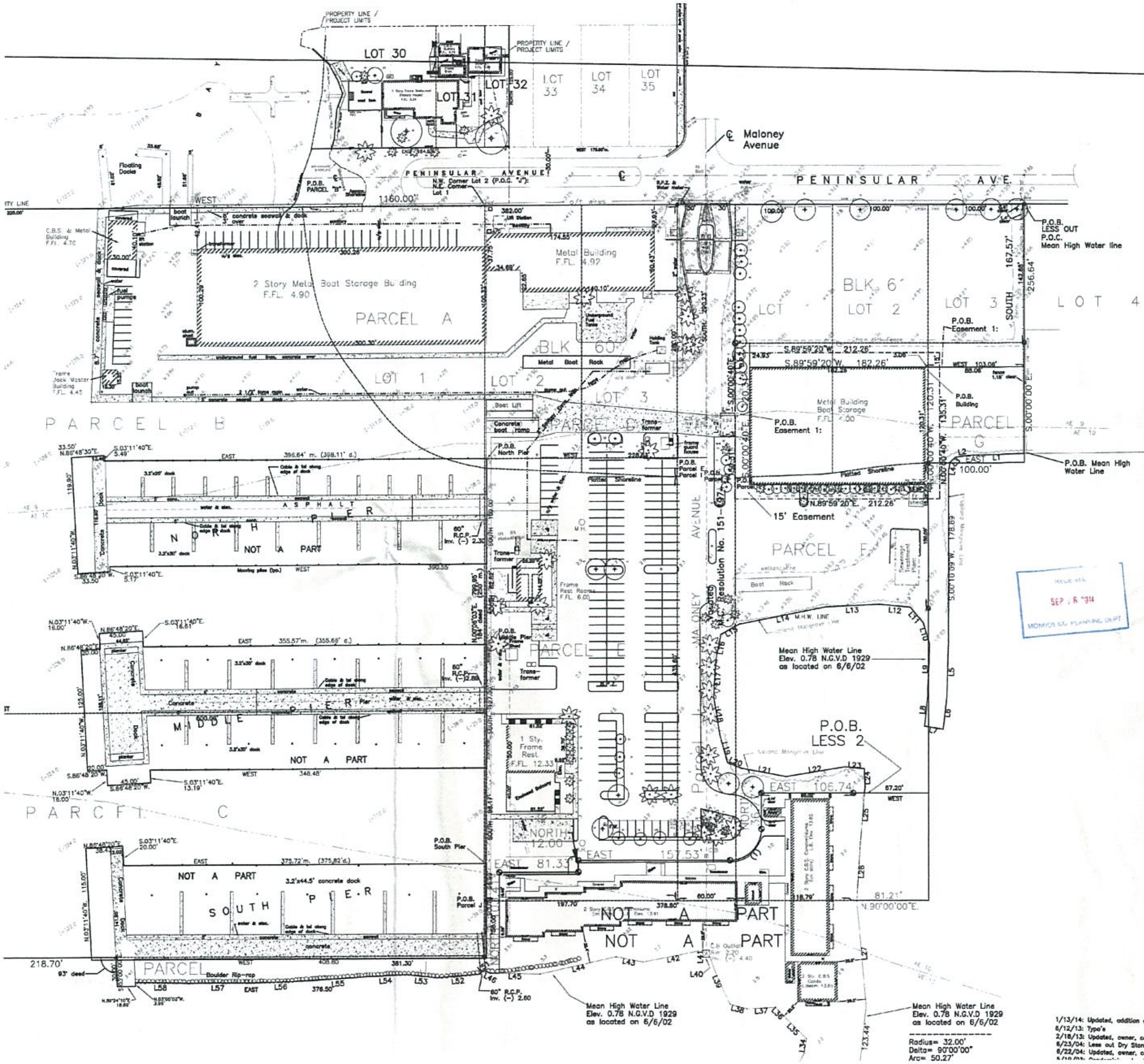
Revisions
Description

THIS SHEET IS NOT VALID WITHOUT ORIGINAL SEALED SIGNATURE, EMBOSSED SEAL OF A FLORIDA LICENSED ENGINEER

SEP 12 2014

Michael T. Gardner
Professional Engineer
State of Florida
Registration No. 39476

Sheet No. S3.0



EXISTING TREE DISPOSITION PLAN

SCALE: 1" = 50'-0"

EXISTING TREE & PALM DISPOSITION SCHEDULE

NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	STATUS
1	Washingtonia robusta	Washington Palm	1'	4-6'	4"	Fair	Remove
2	Thrinax radiata	Thatch Palm	7'	4-6'	4"	Good	Transplant
3	Thrinax radiata	Thatch Palm	6'	4-6'	4"	Good	Transplant
4	Thrinax radiata	Thatch Palm	7'	4-6'	4"	Good	Transplant
5	Thrinax radiata	Thatch Palm	7'	4-6'	4"	Good	Transplant
6	Conocarpus erectus 'sericeus'	Silver Buttonwood	8'	8'-10'	Multi	Poor	Remove
7	Roystonea elata	Royal Palm	15'-20'	15'-20'	10"	Poor	Remove
8	Roystonea elata	Royal Palm	20'-25'	15'-20'	10"	Poor	Remove
9	Roystonea elata	Royal Palm	15'-20'	15'-20'	10"	Poor	Remove
10	Roystonea elata	Royal Palm	15'-20'	15'-20'	10"	Fair	Remove
11	Roystonea elata	Royal Palm	15'-20'	15'-20'	10"	Fair	Remove
12	Roystonea elata	Royal Palm	15'-20'	15'-20'	10"	Poor	Remove
13	Lysiloma latisiliquum	False Tamarind	15'-20'	15'-20'	Multi	Poor	Remove
14	Bursera simaruba	Gumbo Limbo	15'-20'	15'-20'	9"	Poor	Remove
15	Roystonea elata	Royal Palm	15'-20'	15'-20'	12"	Good	Transplant
16	Roystonea elata	Royal Palm	15'-20'	15'-20'	12"	Good	Transplant
17	Roystonea elata	Royal Palm	15'-20'	15'-20'	12"	Good	Transplant
18	Roystonea elata	Royal Palm	15'-20'	15'-20'	12"	Good	Remove
19	Thrinax radiata	Thatch Palm	3'	4-6'	4"	Good	Transplant
20	Thrinax radiata	Thatch Palm	6'	4-6'	4"	Good	Transplant
21	Thrinax radiata	Thatch Palm	4'	4-6'	4"	Good	Transplant
22	Thrinax radiata	Thatch Palm	4'	4-6'	4"	Good	Transplant
23 A	Conocarpus erectus	Buttonwood	10'-15'	10'-15'	Multi	Poor	Remove
23 B	Conocarpus erectus	Buttonwood	10'-15'	10'-15'	Multi	Poor	Remove
24	Conocarpus erectus	Buttonwood	10'-15'	10'-15'	Multi	Poor	Remove
25	Conocarpus erectus	Buttonwood	10'-15'	10'-15'	Multi	Poor	Remove
26	Bursera simaruba	Gumbo Limbo	20'-25'	15'-20'	10"	Fair	Transplant
27	Bursera simaruba	Gumbo Limbo	15'-20'	15'-20'	10"	Fair	Transplant
28	Conocarpus erectus	Buttonwood	10'-15'	10'-15'	Multi	Poor	Remove
29	Conocarpus erectus	Buttonwood	10'-15'	10'-15'	Multi	Poor	Remove
30	Conocarpus erectus	Buttonwood	10'-15'	10'-15'	Multi	Poor	Remove
31	Roystonea elata	Royal Palm	15'-20'	15'-20'	10"	Good	Remove
32	Roystonea elata	Royal Palm	15'-20'	15'-20'	10"	Good	Remove
33	Thrinax radiata	Thatch Palm	7'	4-6'	4"	Good	Transplant
34	Thrinax radiata	Thatch Palm	8'	4-6'	4"	Good	Transplant
35	Thrinax radiata	Thatch Palm	3'	4-6'	4"	Fair	Transplant
36	Thrinax radiata	Thatch Palm	6'	4-6'	4"	Good	Transplant
37	Thrinax radiata	Thatch Palm	6'	4-6'	4"	Good	Transplant
38	Thrinax radiata	Thatch Palm	6'	4-6'	4"	Good	Transplant
39	Roystonea elata	Royal Palm	20'-25'	15'-20'	12"	Poor	Remove
40	Cocos nucifera	Coconut Palm	20'-25'	15'-20'	12"	Fair	Transplant
41 A	Cocos nucifera	Coconut Palm	35'-40'	15'-20'	12"	Fair	Remove
41 B	Cocos nucifera	Coconut Palm	20'-25'	15'-20'	12"	Fair	Transplant
42	Cocos nucifera	Coconut Palm	20'-25'	15'-20'	12"	Poor	Transplant
43	Bursera simaruba	Gumbo Limbo	10'-15'	10'-15'	8"	Fair	Transplant
44	Bursera simaruba	Gumbo Limbo	10'-15'	10'-15'	8"	Fair	Transplant
45	Cordia sebestena	Orange Geiger	10'-15'	10'	3"/3"	Poor	Remove
46	Cordia sebestena	Orange Geiger	10'-15'	10'	6"	Poor	Remove
47	Roystonea elata	Royal Palm	20'-25'	15'-20'	12"	Fair	Remove
48	Cocos nucifera	Coconut Palm	35'-40'	15'-20'	12"	Poor	Remove
49	Cocos nucifera	Coconut Palm	35'-40'	15'-20'	12"	Poor	Remove
50	Cocos nucifera	Coconut Palm	35'-40'	15'-20'	12"	Poor	Remove
51 A	Roystonea elata	Royal Palm	30'-35'	15'-20'	12"	Poor	Remove
51 B	Roystonea elata	Royal Palm	30'-35'	15'-20'	12"	Poor	Remove
52	Coccoloba uvifera	Sea Grape	20'-25'	20'-25'	Multi	Poor	Remove
53	Conocarpus erectus	Green Buttonwood	20'-25'	15'-20'	Multi	Poor	Remove
54	Conocarpus erectus	Green Buttonwood	20'-25'	15'-20'	Multi	Poor	Remove
55	Conocarpus erectus	Green Buttonwood	20'-25'	15'-20'	Multi	Poor	Remove
56	Conocarpus erectus	Green Buttonwood	20'-25'	15'-20'	Multi	Poor	Remove
57	Coccoloba uvifera	Sea Grape	20'-25'	20'-25'	Multi	Poor	Remove
58	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	7"	Poor	Remove
59	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	6"	Fair	Transplant
60	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	7"	Fair	Transplant
61	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	7"	Fair	Transplant
62	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	7"	Fair	Transplant
63	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	8"	Fair	Transplant
64	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	8"	Fair	Transplant
65	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	8"	Fair	Transplant
66 A	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	9"	Fair	Transplant
66 B	Bursera simaruba	Gumbo Limbo	15'-20'	10'-15'	6"	Fair	Transplant
67	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
68	Thrinax radiata	Thatch Palm	4'	4-6'	4"	Good	Transplant
69	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
70	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
71	Thrinax radiata	Thatch Palm	4'	4-6'	4"	Good	Transplant
72 A	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
72 B	Thrinax radiata	Thatch Palm	4'	4-6'	4"	Good	Transplant
73	Thrinax radiata	Thatch Palm	4'	4-6'	4"	Good	Transplant
74 A	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
74 B	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
75	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
76 A	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
76 B	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
77	Thrinax radiata	Thatch Palm	5'	4-6'	4"	Good	Transplant
78 A	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
78 B	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
79 A	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
79 B	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
80	Thrinax radiata	Thatch Palm	4'	4-6'	4"	Good	Transplant
81	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
82	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
83	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
84	Thrinax radiata	Thatch Palm	5'	4-6'	4"	Good	Transplant
85	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
86	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
87	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
88	Thrinax radiata	Thatch Palm	3'	4-6'	4"	Good	Transplant
89 A	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
89 B	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
90 A	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
90 B	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
91	Thrinax radiata	Thatch Palm	3'	4-6'	4"	Good	Transplant
92	Conocarpus erectus 'sericeus'	Buttonwood	10'-15'	5'-10'	Multi	Poor	Remove
93	Cocos nucifera	Coconut Palm	10'-15'	15'-20'	10"	Fair	Remove
94	Adonidia merrillii	Christmas Palm	15'-20'	8'-10'	5"	Poor	Remove
95	Adonidia merrillii	Christmas Palm	15'-20'	8'-10'	5"	Poor	Remove
96	Adonidia merrillii	Christmas Palm	15'-20'	8'-10'	5"	Poor	Remove
97	Washingtonia robusta	Washington Palm	8'-10'	8'-10'	12"	Fair	Remove
98	Ficus species	Ficus	30'-35'	30'-35'	Multi/OA 8'	Good	Remove
99	Phoenix roebellini	Robellini Palm	8'-12'	8'-10'	4"	Fair	Remove
100	Ficus species	Ficus	30'-35'	30'-35'	Multi/OA 8'	Good	Remove
101	Cocos nucifera	Coconut Palm	30'-35'	15'-20'	12"	Fair	Remove
102	Bauhinia blakeana	Orchid Tree	15'-20'	10'-15'	6"	Poor	Remove
103	Caryota mitis	Fish Tail Palm	20'	10'-15'	Multi	Poor	Remove
104	Bauhinia blakeana	Orchid Tree	5'-8'	8'-10'	4"	Poor	Remove

NOTES: Height, Spread, Caliper and location of vegetation is approximate. All vegetation scheduled to be transplanted will be transplanted within the Oceanside Marina site. All invasive exotic vegetation not listed here will be removed from the site.

1/13/14: Updated, addition grades, depths, wetland and mangrove lines
6/12/13: Typo's
2/18/13: Updated, owner, certs., front entrance, FIRM, miscellaneous improvements
6/23/04: Less out Dry Storage
6/22/04: Updated, owner, cert. numerous changes

SCALE: 1"=50'-0"

BAR IS TWO INCHES ON ORIGINAL DRAWINGS
IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY

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Consultants:

Revisions:

OCEANSIDE RESORT & MARINA
FLORIDA

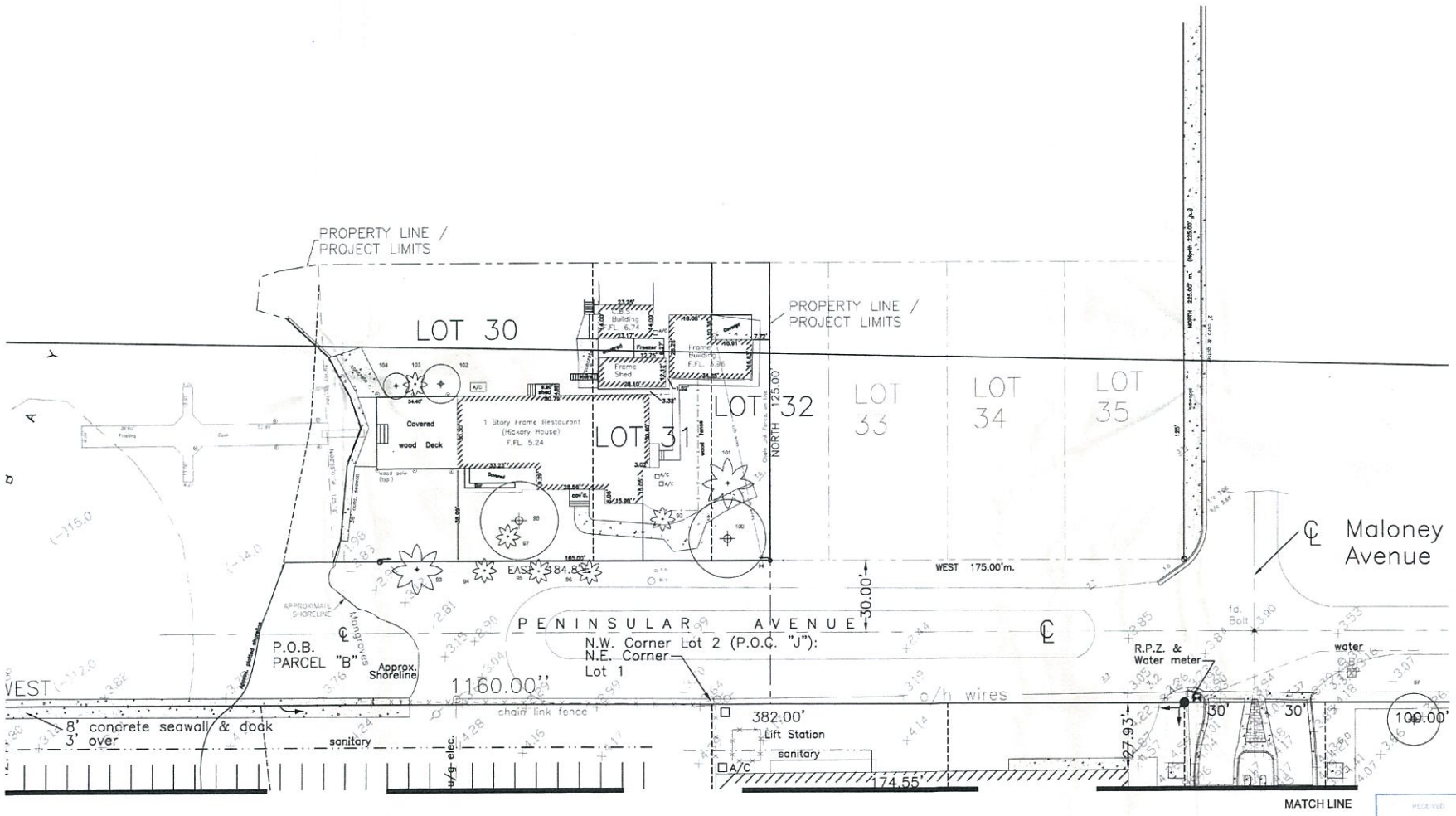
Drawing Size: 24x36 | Project #:

Drawn By: EN | Checked By: EN

Title: EXISTING TREE DISPOSITION PLAN

Sheet Number: L-0.1

Date: - SEPTEMBER 16, 2014



EXISTING TREE DISPOSITION PLAN
SCALE: 1" = 20'-0"

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FLORIDA

Drawing Size: 24x36	Project #:
Drawn By: EN	Checked By: EN

Title: EXISTING TREE DISPOSITION PLAN

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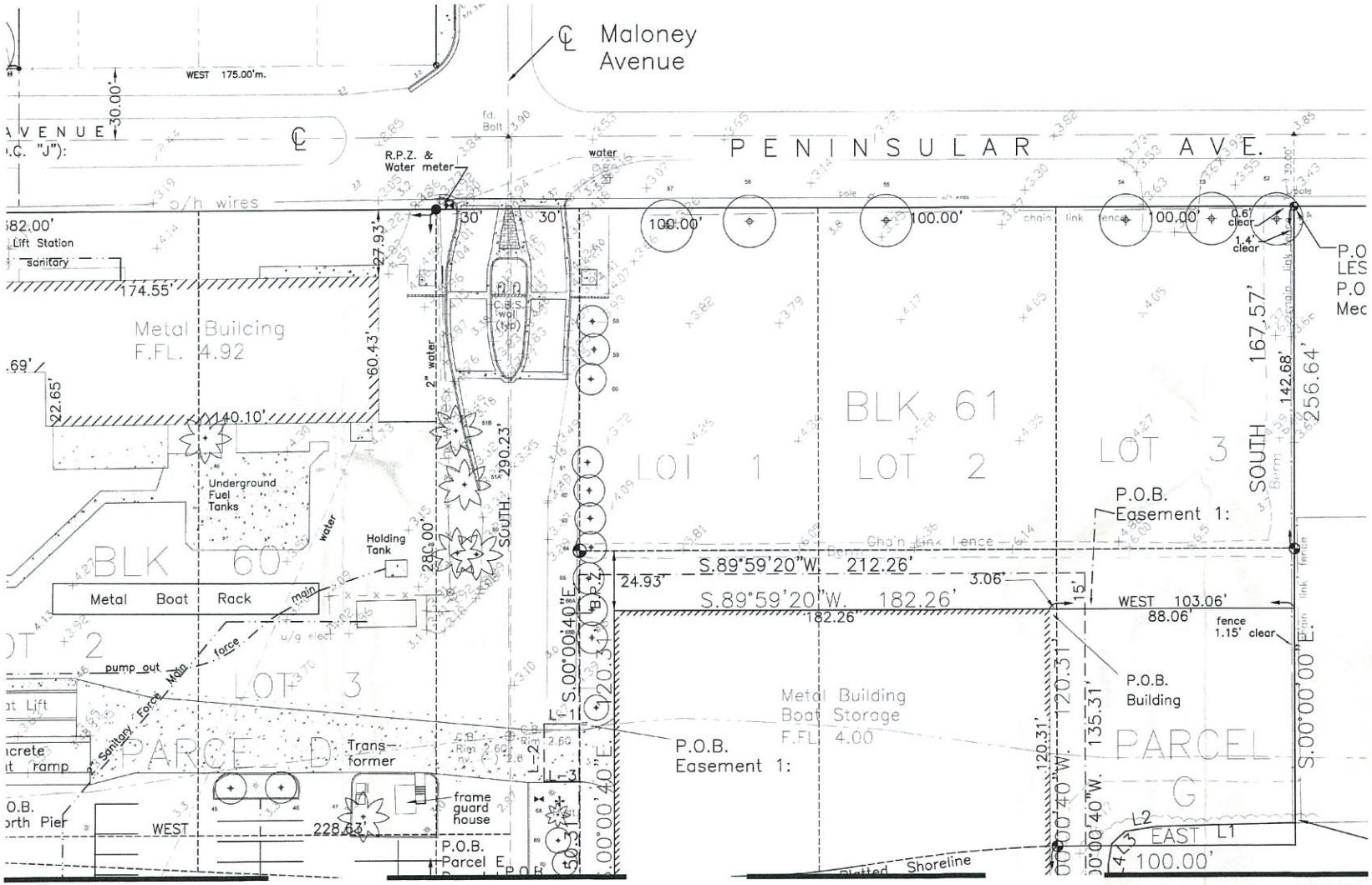

EXISTING TREE DISPOSITION PLAN
SCALE: 1" = 20'-0"

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Drawing Size: 24x36
Project #:
Drawn By: EN
Checked By: EN

Title: EXISTING TREE DISPOSITION PLAN

Sheet Number: L-0.3

Date: - SEPTEMBER 16, 2014

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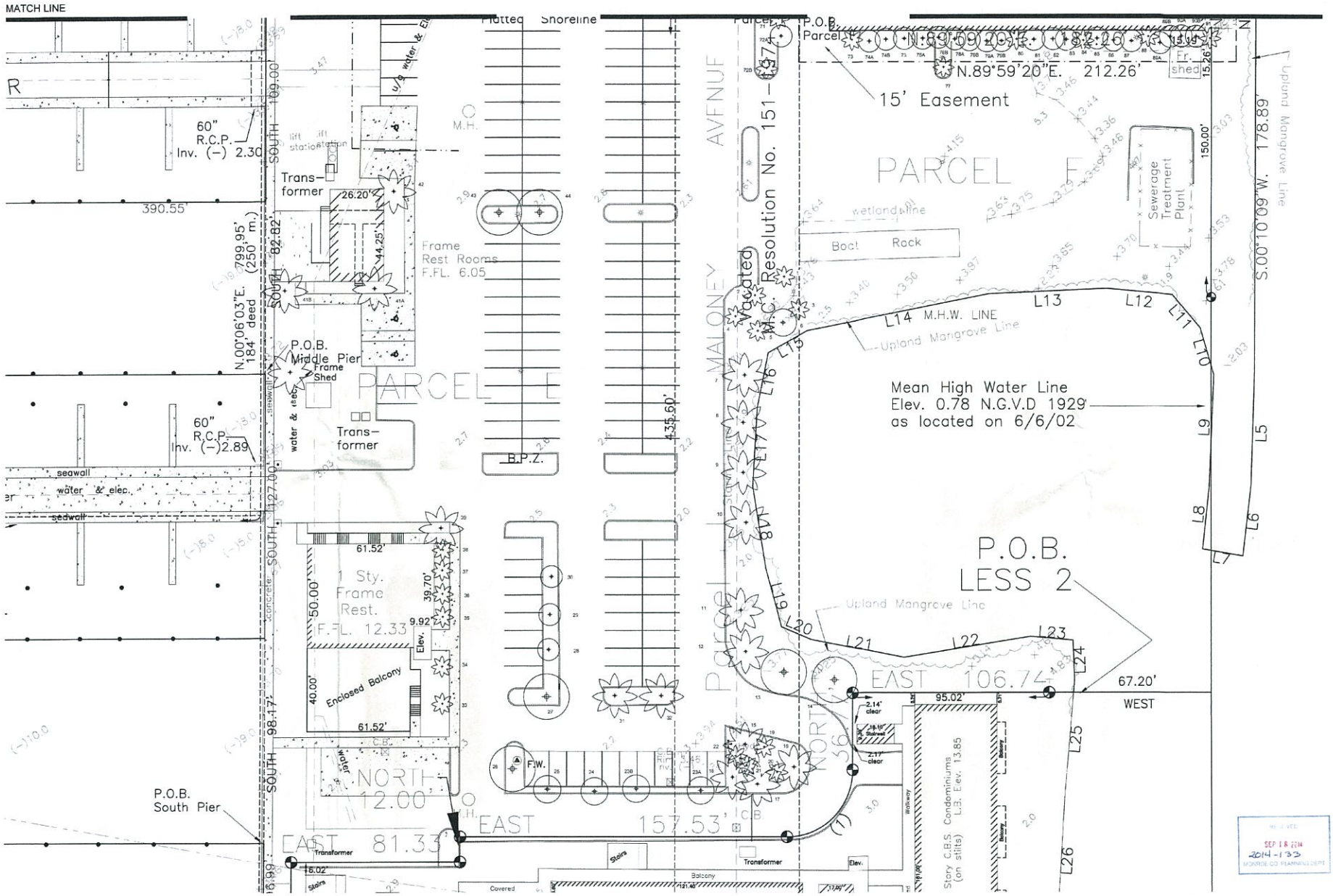

1 EXISTING TREE DISPOSITION PLAN
L-04 SCALE: 1"=20'-0"

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Revisions

OCEANSIDE RESORT & MARINA
FLORIDA

Drawing Size 24x36	Project #
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Title:
EXISTING TREE DISPOSITION PLAN

Sheet Number:
L-0.4

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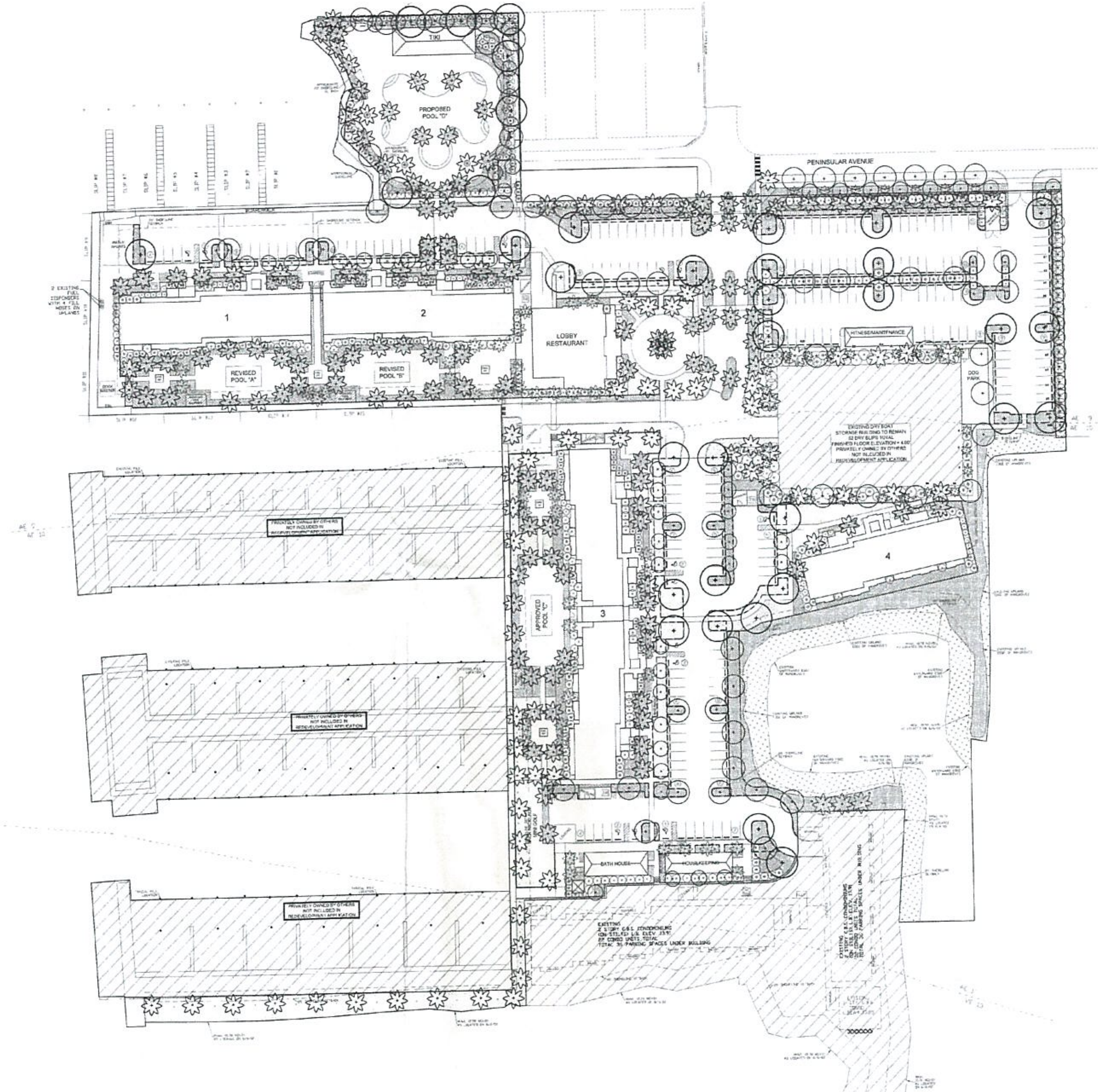

1
L-1.0

LANDSCAPE PLAN

SCALE: 1" = 50'-0"

TYPE C LANDSCAPE BUFFER

PARKING LOT LANDSCAPE AREA

SCALE: 1"=50'-0"

BAR IS TWO INCHES ON ORIGINAL DRAWING IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY

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LANDSCAPE SCHEDULE

SYMBOL	QTY NEW	QTY TRANS	KEY	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
			LARGE TREES									
	21		BUS	Bursera simaruba	Gumbo Limbo	Yes	3"-4"	12'-14'	8'-10'	50 Gal	As Shown	6' CT
		14	BUS	Bursera simaruba	Gumbo Limbo	Yes	Varied			D&D	As Shown	Transplants
			CLR	Clusia rosea	Pitch Apple	Yes	3"-4"	12'-14'	8'-10'	50 Gal	As Shown	6' CT
			CON	Conocarpus erectus	Buttonwood	Yes	3"-4"	12'-14'	8'-10'	50 Gal	As Shown	6' CT
			COU	Coccoloba uvifera	Sea Grape	Yes	3"-4"	12'-14'	8'-10'	50 Gal	As Shown	6' CT
			PIP	Piscidia piscipula	Jamaican Dogwood	Yes	3"-4"	12'-14'	8'-10'	50 Gal	As Shown	6' CT
			SIG	Simarouba glauca	Paradise Tree	Yes	3"-4"	12'-14'	8'-10'	50 Gal	As Shown	6' CT
			SWM	Swietenia mahagoni	Mahogany	Yes	3"-4"	12'-14'	8'-10'	50 Gal	As Shown	6' CT
			MEDIUM TREES									
	132		BOS	Bourreria succulenta	Strongbark	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5' CT
			CAW	Canella winterana	Cinnamon Bark	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5' CT
			COD	Coccoloba diversifolia	Pigeon Plum	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5' CT
			COS	Cordia sebestena	Orange Geiger	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5' CT
			GUD	Guapira discolor	Blolly	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5' CT
			GUS	Guaiacum sanctum	Lignum Vitae	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5' CT
			KRF	Krugiodendron ferreum	Ironwood	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5' CT
			MYF	Myrcianthes fragrans	Simpson Stopper	Yes	1 1/2"-2 1/2"	10'-12'	6'-8'	25 Gal	As Shown	5' CT
			LARGE PALMS									
	182		CON	Cocos nucifera	Green Malayan Coconut	No	18"-24"	24'-32'	15'-20'	B&B	As Shown	
		3	CON	Cocos nucifera	Green Malayan Coconut	No	Varied			B&B	As Shown	Transplants
			ROE	Roystonea elata	Royal Palm	Yes	18"-24"	24'-32'	15'-20'	B&B	As Shown	
		5	ROE	Roystonea elata	Royal Palm	Yes	Varied					Transplants
			SAP	Sabal palmetto	Palmetto	Yes	12"-18"	10'-14'	NA	B&B	As Shown	
			MEDIUM PALMS									
			COA	Coccothrinax argentata	Silver Palm	Yes	4"-6"	6'-8'	4'-6'	B&B	As Shown	
			DYC	Dypsis cabadae	Cabada Palm	No	6"-7"	14'-16'	8'-10'	B&B	As Shown	
	59		PTE	Ptychosperma elegans	Alexander Palm	No	6"-12"	14'-16'	8'-10'	B&B	As Shown	
			VEM	Veitchia montgomeryana	Montgomery Palm	No	6"-12"	14'-16'	8'-10'	B&B	As Shown	
			THR	Thrinax radiata	Thatch Palm	Yes	4"-6"	6'-8'	4'-6'	B&B	As Shown	
		23	THR	Thrinax radiata	Thatch Palm	Yes	Varied	Varied	4'-6'	B&B	As Shown	Transplants
			LARGE SHRUBS									
	635		BRL	Byrsonima lucida	Locust Berry	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	Shrub Type
			CAC	Capparis cynophallophora	Jamaican Caper	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			CAP	Calyptranthes pallens	Spicewood	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			CHI	Chrysobalanus icaco	Cocoplum	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	Shrub Type
			COE	Conocarpus erectus 'sericeus'	Silver Buttonwood	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			ERF	Erithalis fruticosa	Black Torch	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	Shrub Type
			EUF	Eugenia foetida	Spanish Stopper	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			EUR	Eugenia rhombea	Red Stopper	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			GEC	Genipa clusiifolia	Seven Year Apple	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			GYL	Gymnanthes lucida	Crabwood	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			HAM	Hamelia patens	Firebush	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	Shrub Type
			PSN	Psychotria nervosa	Wild Coffee	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	Shrub Type
			RAA	Randia aculeata	Indigo Berry	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	Shrub Type
			RAP	Rapanea punctata	Myrsine	Yes	NA	8'-10'	4'-6'	25 Gal	As Shown	Shrub Type
			SUM	Suriana maritima	Bay Cedar	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	Shrub Type
			MEDIUM SHRUBS									
	1522		CAA	Callicarpa americana	Beauty Berry	Yes	NA	24"-36"	24"-36"	3 Gal	48" O.C.	
			LAI	Lantana involucrata	White Lantana	Yes	NA	24"-36"	24"-36"	3 Gal	48" O.C.	White Flower
			PLI	Psychotria ligustrifolia	Owl Wild Coffee	Yes	NA	24"-36"	24"-36"	3 Gal	48" O.C.	
			SAD	Savia bahamensis	Maiden Bush	Yes	NA	24"-36"	24"-36"	3 Gal	48" O.C.	
			SEM	Senna mexicana 'chapmanii'	Bahama Cassia	Yes	NA	24"-36"	24"-36"	3 Gal	48" O.C.	
			SER	Serenoa repens	Saw Palmetto	Yes	NA	24"-36"	24"-36"	3 Gal	48" O.C.	
			SOT	Sophora tomentosa	Necklace Pod	Yes	NA	24"-36"	24"-36"	3 Gal	48" O.C.	
			GROUNDCOVER									
	6346		BOA	Borrichia arborescens	Sea Ox-Eye Daisy	Yes	NA	12"-18"	12"-18"	1 Gal	36" O.C.	
			ERL	Ernodea littoralis	Golden Creeper	Yes	NA	12"-18"	12"-18"	1 Gal	36" O.C.	
			LAD	Lantana depressa	Pineland Lantana	Yes	NA	12"-18"	12"-18"	1 Gal	36" O.C.	Yellow Flower
			MUC	Muhlenbergia capillaris	Muhly Grass	Yes	NA	12"-18"	12"-18"	1 Gal	36" O.C.	
			NEE	Nephrolepis exaltata	Sword Fern	Yes	NA	12"-18"	12"-18"	1 Gal	36" O.C.	
			STJ	Stachytarpheta jamaicensis	Porterweed	Yes	NA	12"-18"	12"-18"	1 Gal	36" O.C.	
			TRF	Tripsacum floridanum	Dwarf Fakahatchee	Yes	NA	12"-18"	12"-18"	1 Gal	36" O.C.	
			ZAP	Zamia pumila	Coontie	Yes	NA	12"-18"	12"-18"	1 Gal	36" O.C.	
			TURF									
	37072		STS	Stenotaphrum secundatum	St. Augustine Sod	No	NA	NA	NA	NA	NA	

TOTAL PLANTS	8897	100%
TOTAL NATIVES	8656	97%
TOTAL NON NATIVES	241	3%

LANDSCAPE CODE REQUIREMENTS

	Total Plants / Planting Area Required	Total Plants / Planting Area Provided
Land Use District: Mixed Use		
Minimum Parking Lot Landscaping:		
Mixed Use Landscape Standard C - 430 SF Planting Area		
2 Canopy + 5 Shrubs Per 24 Parking Spaces		
343 Parking Spaces / 24 Spaces = 15		
2 Canopy Trees x 15	30 Canopy Trees	56 Canopy Trees
5 Shrubs x 15	75 Understory Shrubs	1710 Understory Shrubs
430 SF Planting Area x 15	6450 SF	26582 SF
Major Street Tree Buffer: No Major Streets		
Street Tree Requirement:	**Total Street Trees Required**	**Total Street Trees Provided**
371 LF Street (Peninsular Avenue) / 10 = 3.71	4	7
District Boundary Buffers:		
Type C Landscape Buffer 10'		
MU Abutting MU		
256 LF (East Property Line) / 100 = 2.56	**Total Plants Required**	**Total Plants Provided**
5 Canopy Trees x 3	15 Canopy Trees	15 Canopy Trees
2 Understory Shrubs x 3	6 Understory Shrubs	20 Understory Shrubs
20 Shrubs x 3	60 Shrubs	122 Shrubs
Type C Landscape Buffer 10'		
MU Abutting URM / MU		
200 LF (North Property Line) / 100 = 2.0	**Total Plants Required**	**Total Plants Provided**
5 Canopy Trees x 2	10 Canopy Trees	14 Canopy Trees
2 Understory Shrubs x 2	4 Understory Shrubs	36 Understory Shrubs
20 Shrubs x 2	40 Shrubs	116 Shrubs
Type C Landscape Buffer 15'		
MU Abutting MU		
115 LF (Northeast Property Line) / 100 = 1.15	**Total Plants Required**	**Total Plants Provided**
4.5 Canopy Trees x 1	5 Canopy Trees	9 Canopy Trees
1.8 Understory Shrubs x 1	2 Understory Shrubs	13 Understory Shrubs
18 Shrubs x 1	18 Shrubs	83 Shrubs

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9-11-14

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Consultants:

Revisions:

OCEANSIDE RESORT & MARINA

FLORIDA

Drawing Size 24x36	Project #:
Drawn By: EN	Checked By: EN

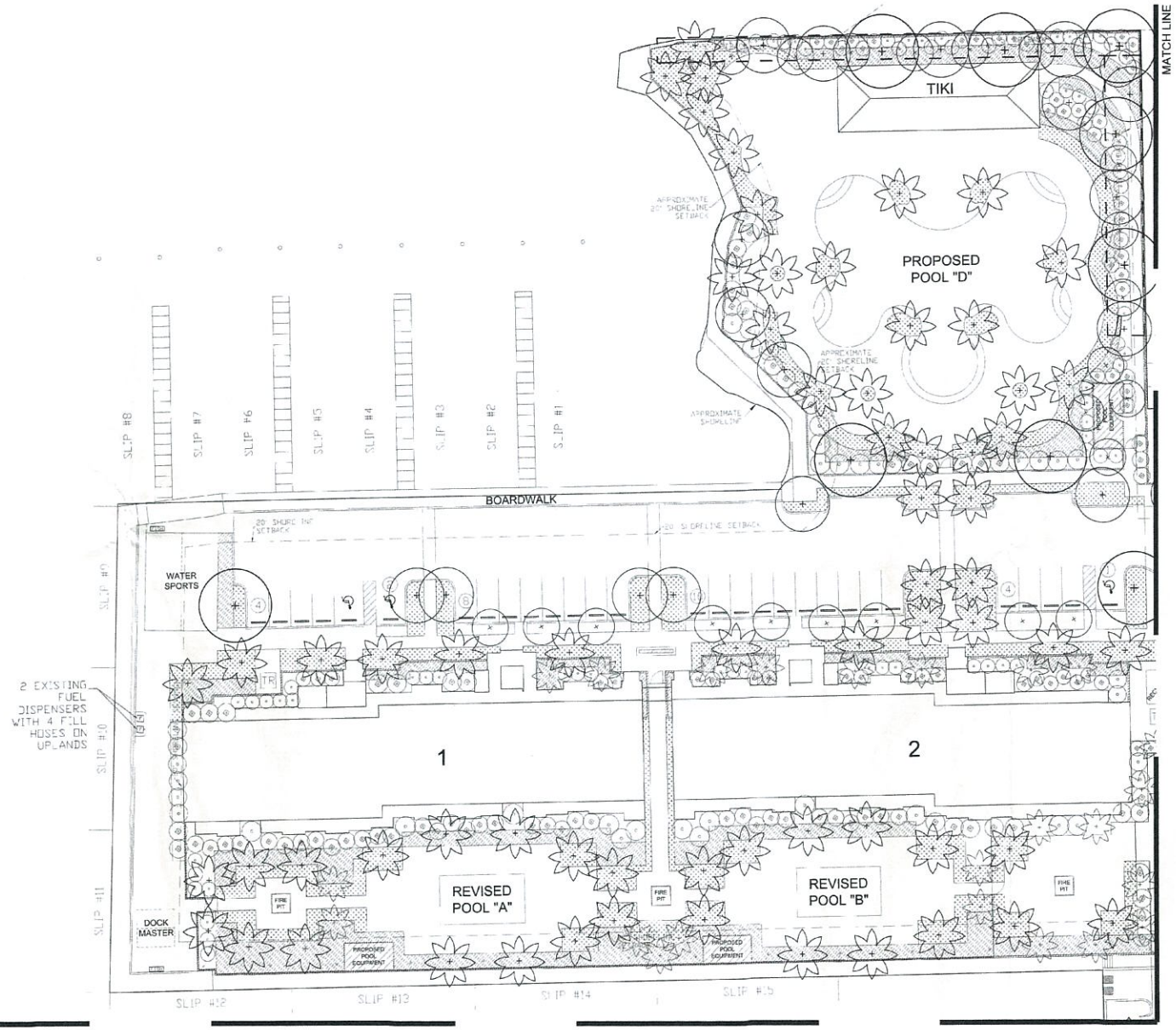
Title:

LANDSCAPE PLAN

Sheet Number:

L-1.0

Date. - SEPTEMBER 16, 2014



1 / L-11 LANDSCAPE PLAN
SCALE 1" = 20'-0"

20 0 20
SCALE: 1"=20'-0"
BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY

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Consultants:

Revisions:

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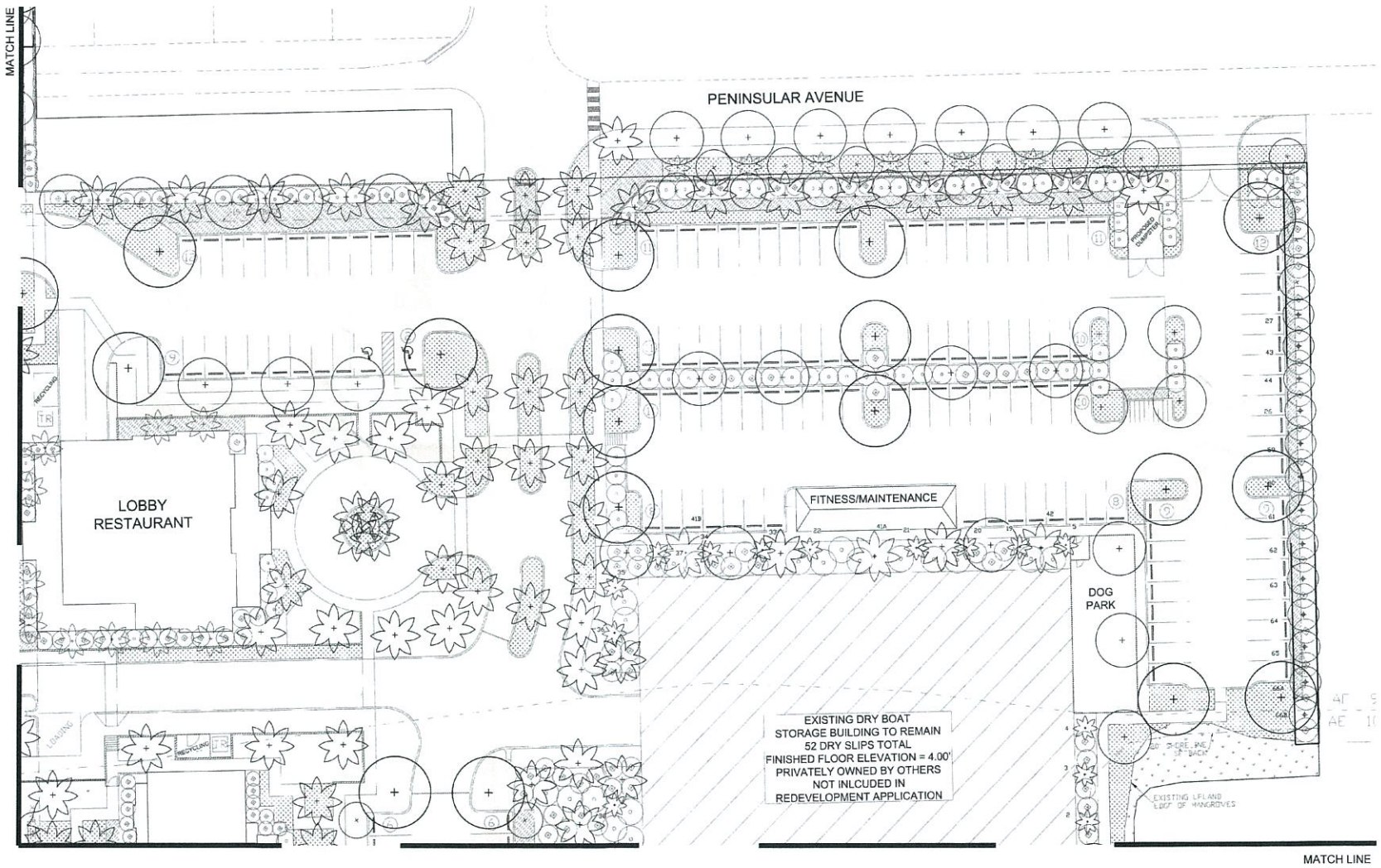
FLORIDA

Drawing Size: 24x30	Project #:
Drawn By: EN	Checked By: EN

Title:
LANDSCAPE PLAN

Sheet Number:
L-1.1

Date: - SEPTEMBER 18, 2014



1 L-1.2 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"

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Consultants:

Revisions:

OCEANSIDE RESORT & MARINA
FLORIDA

Drawing Size 24x36	Project #:
Drawn By: EN	Checked By: EN

Title:
LANDSCAPE PLAN

Sheet Number:
L-1.2

Date: - SEPTEMBER 16, 2014

SEP 18 2014
2014-133
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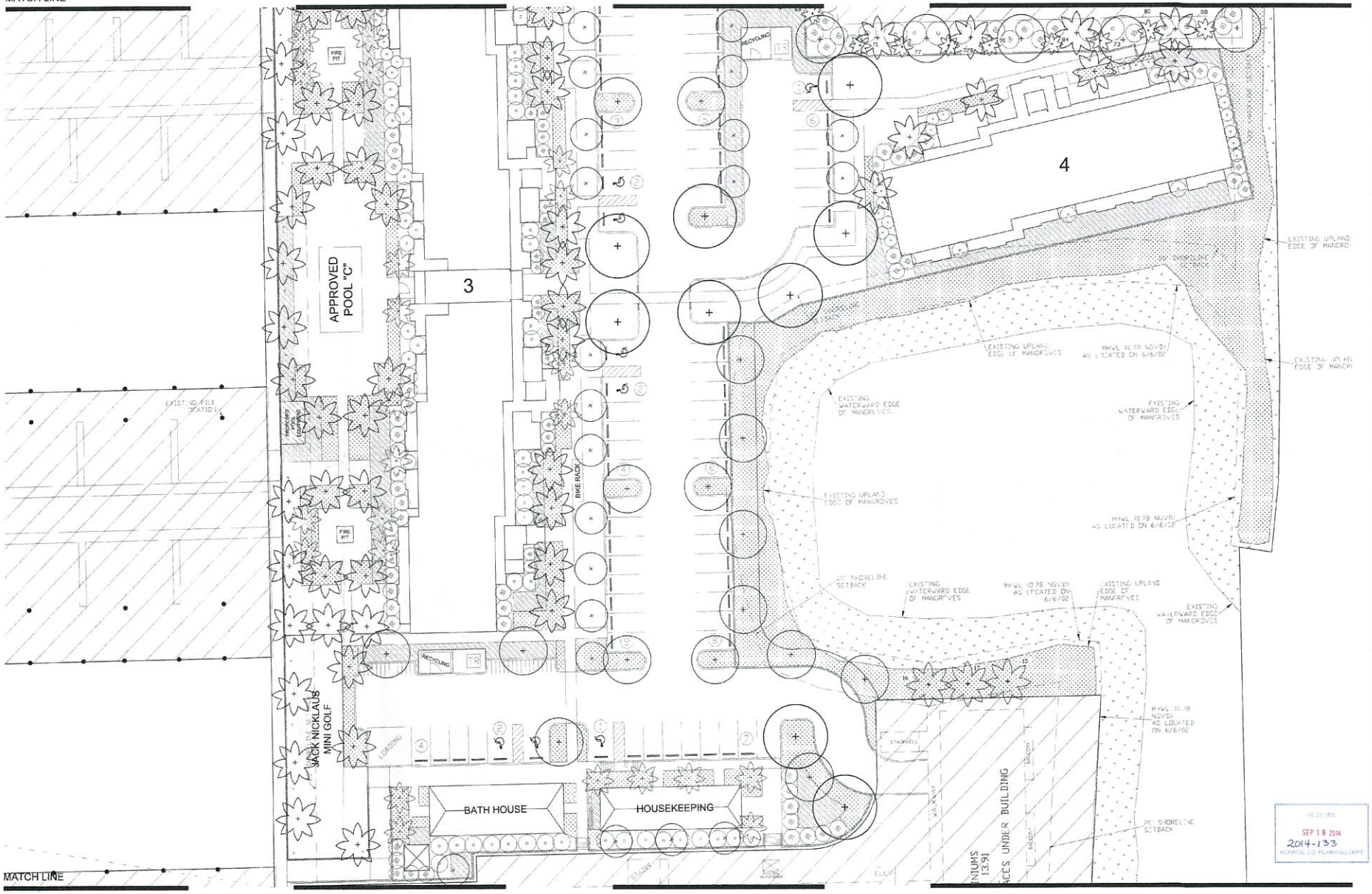
MATCH LINE



MATCH LINE

LANDSCAPE PLAN
SCALE: 1" = 20'-0"

SCALE 1" = 20'-0"

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Revisions:

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FLORIDA

Drawing Size	Project #
24x36	
Drawn By:	Checked By:
EN	EN

Title:
LANDSCAPE PLAN

Sheet Number:
L-1.3

Date: - SEPTEMBER 16 2014

SEP 18 2014
2014-133
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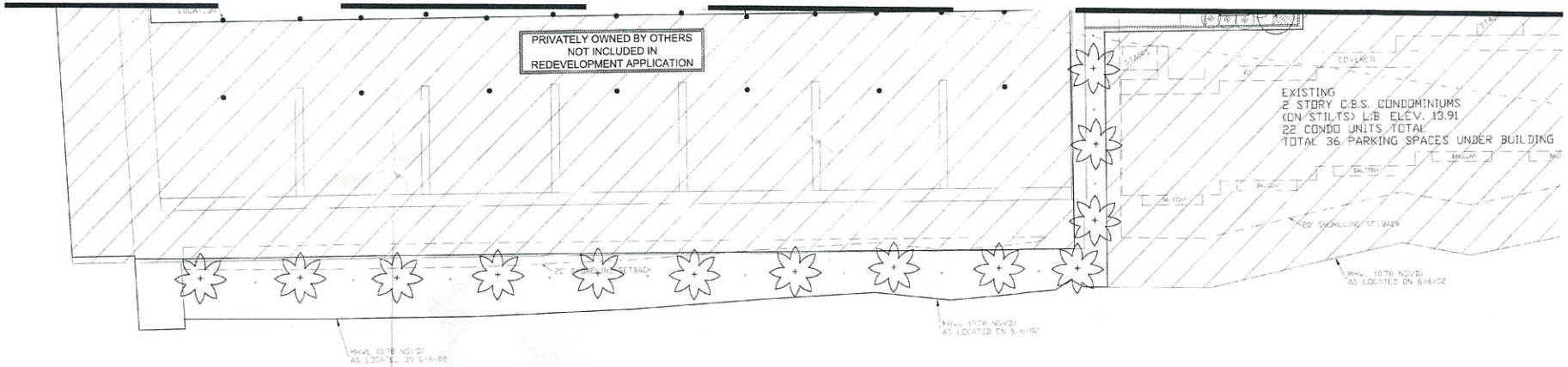
MATCH LINE



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L-14
LANDSCAPE PLAN
SCALE: 1" = 20'-0"

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Consultants:

Revisions:

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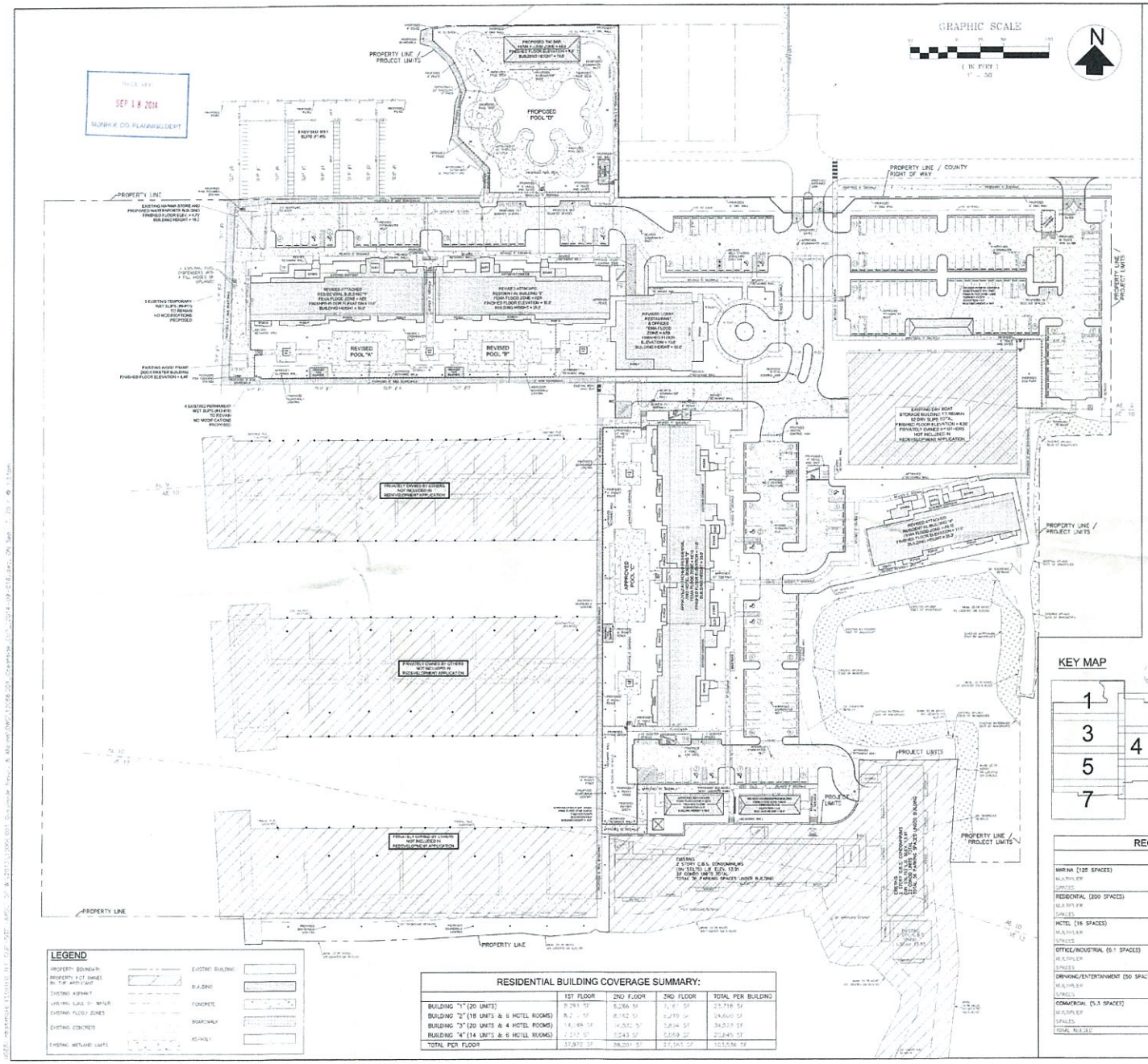
FLORIDA

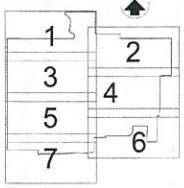
Drawing Size	Project #:
24x36	
Drawn By:	Checked By:
EN	EN

Title:
LANDSCAPE PLAN

Sheet Number:
L-1.4

Date: - SEPTEMBER 10, 2014





PROJECT DATA:

PROJECT	OCEANSIDE RESORT AND MARINA 5950 PENINSULA AVENUE FAY KEY, FLORIDA 33040
OWNER/DEVELOPER	OCEANSIDE KEY STORE, LLC PO BOX 1328 KEY WEST, FLORIDA 33045
SEWER	KW MUNI UTIL
WATER	FLORIDA KEYS AQUEDUCT AUTHORITY
GARBAGE	WASTE MANAGEMENT
ENGINEER	THE WILLER ENGINEERING CORPORATION, INC MICHAEL J. GIARDULLO, P.E. NO. 70775 201 W. MARION AVE. SUITE 1306 PUNTA GORDA, FLORIDA 33950 941.505.1700
SURVEYOR	SLAND SURVEYING, INC FREDERICK H. HILDEBRANDT PLS NO. 2748 3152 NORTHSIDE DRIVE, SUITE 201 KEY WEST, FLORIDA 33040 305.294.0458 KSW 153-140

GENERAL INFORMATION:

DATUM	NGVD 1929
ZONING	MIXED USE (MU)
FLUM DESIGNATION	MIXED USE / COMMERCIAL (MC)
BAY OVERLAY DIST	DFF 18
EXISTING ZONING	MIXED USE (MU)
FLOOD ZONE:	MULTIPLE ZONES ON SITE "AE10", "AE11", "AE13", & "X(0.2)" AS TAKEN FROM FEMA FLOOD INSURANCE RATE MAP # 12087C1526F & 12087C1538F COMMUNITY 125129 / PANEL NUMBER 1528 & 1536 / EFFECTIVE DATE 18 FEBRUARY 2000
PROPOSED DWELLING UNITS	75
EXISTING DWELLING UNITS	22
TOTAL DWELLING UNITS	97
PROPOSED HOTEL ROOMS	16
RESTAURANT SEATING AREA	1,510 SF
BAR AREA	1,727 SF
MISCELLANEOUS COMMERCIAL	HOTEL & REPRESENTATIVE LIBRARY, OFFICES, FITNESS CENTER, BATH HOUSE, MAINTENANCE, FIRE PUMP HOUSE, TIKI BAR & HOUSEKEEPING - 11,443 SF
EXISTING PARKING SPACES	111
PARKING REQUIRED	342
PARKING PROVIDED	343 - 223 NEW STANDARD, 36 TANDEM, 10 NEW ACCESSIBLE, & 71 NEW COMPACT

PROJECT AREA:

GROSS AREA	911,270.0 SF	20.92 AC
SUBMERGED AREA	377,230.0 SF	8.66 AC
TOTAL UPLAND AREA	534,040.0 SF	12.26 AC

LOT COVERAGE BY STRUCTURES:

EXISTING STRUCTURES TO REMAIN		
TIKI HUT	233.0 SF	
TOTAL	1,233.0 SF	
EXISTING DRY STORAGE MACHOMAN	21,922.0 SF	
EXISTING SOUTHERN CONDOS	23,792.7 SF	
TOTAL LOT COVERAGE BY EXISTING STRUCTURES	47,047.7 SF	1.08 AC
PROPOSED STRUCTURES		
UNITS/SITE	37,167.7 SF	
RESTAURANT/LIBRARY/OFFICES	5,727.0 SF	
BATH HOUSE	1,979.0 SF	
FITNESS CENTER & MAINTENANCE	1,221.0 SF	
HOUSEKEEPING	1,240.0 SF	
TIKI BAR	2,910.0 SF	
FIRE PUMP HOUSE	44.0 SF	
TOTAL LOT COVERAGE BY PROPOSED STRUCTURES	49,112.7 SF	1.13 AC
TOTAL LOT COVERAGE BY STRUCTURES	96,160.4 SF	2.21 AC

LOT COVERAGE BY ROADS, WALKWAYS, & POOLS

ROADS/PARKING	26,821.57 SF
POOLS/PLAZA	53,048.74 SF
SIDEWALKS	33,613.2 SF
MISCELLANEOUS CONCRETE (DUMPSTER, CURBING, BIKE RACK)	7,480.07 SF
LAKE PIERS (EXISTING)	39,002.7 SF
TOTAL LOT COVERAGE BY ROADS, WALKWAYS, & POOLS	219,068.38 SF 5.03 AC

IMPERVIOUS / PERVIOUS PERCENTAGE

TOTAL UPLAND AREA	534,040.0 SF	12.26 AC
TOTAL IMPERVIOUS AREA	315,233.0 SF	7.24 AC
IMPERVIOUS PERCENTAGE OF SITE	59.03 %	
TOTAL OPEN SPACE AREA	218,768.0 SF	5.02 AC
OPEN SPACE PERCENTAGE OF SITE	40.96 %	
OPEN SPACE PERCENTAGE REQUIRED	25 %	
TOTAL SHORELINE SETBACK AREA	117,622.77 SF	2.70 AC
EXISTING IMPERVIOUS AREA IN SHORELINE SETBACK	64,004.00 SF	54.41%
EXISTING PERVIOUS AREA IN SHORELINE SETBACK	53,618.77 SF	45.59%
PROPOSED IMPERVIOUS AREA IN SHORELINE SETBACK	59,910.77 SF	50.94%
PROPOSED PERVIOUS AREA IN SHORELINE SETBACK	58,649.01 SF	49.85%
PROPOSED DEVELOPMENT REQUIRED SHORELINE IMPERVIOUS	3,030.24 SF	(4.28%)

REQUIRED PARKING CALCULATIONS

	NIGHT (12-6 AM)	WEEKDAY (6 AM-4 PM)	WEEKDAY (4 PM-12 AM)	WEEKEND (6 AM-4 PM)	WEEKEND (4 PM-12 AM)
MARINA (125 SPACES)					
MULTIPLIER	0.05	0.7	0.7	1.0	1.0
SPACES	6.25	87.5	87.5	125.0	125.0
RESIDENTIAL (200 SPACES)					
MULTIPLIER	1.0	0.6	0.8	0.8	0.9
SPACES	200.0	120.0	160.0	160.0	180.0
HOTEL (16 SPACES)					
MULTIPLIER	0.75	0.75	1.0	0.75	1.0
SPACES	12.0	12.0	16.0	12.0	16.0
OFFICE/INDUSTRIAL (6.1 SPACES)					
MULTIPLIER	0.05	1.0	0.1	0.1	0.05
SPACES	0.305	6.1	0.61	0.61	0.305
DRINKING/ENTERTAINMENT (50 SPACES)					
MULTIPLIER	0.1	0.4	1.0	0.8	1.0
SPACES	5.0	20.0	50.0	40.0	50.0
COMMERCIAL (5.3 SPACES)					
MULTIPLIER	0.05	0.8	0.8	1.0	0.8
SPACES	0.265	4.24	4.240	5.30	4.240
TOTAL NUMBER	223.835	251.30	318.890	342.83	374.839

RESIDENTIAL BUILDING COVERAGE SUMMARY:

	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL PER BUILDING
BUILDING "1" (20 UNITS)	8,261 SF	8,266 SF	7,191 SF	23,718 SF
BUILDING "2" (18 UNITS & 6 HOTEL ROOMS)	8,2[illegible] SF	8,152 SF	8,219 SF	24,600 SF
BUILDING "3" (20 UNITS & 4 HOTEL ROOMS)	14,[illegible]49 SF	14,532 SF	5,834 SF	34,523 SF
BUILDING "4" (14 UNITS & 6 HOTEL ROOMS)	7,217 SF	7,243 SF	7,059 SF	21,519 SF
TOTAL PER FLOOR	37,972 SF	38,201 SF	27,303 SF	103,556 SF

LEGEND

PROPERTY BOUNDARY	EXISTING BUILDING
PROPERTY LOT OWNED BY THE APPLICANT	BUILDING
EXISTING ASPHALT	CONCRETE
EXISTING MEAN HIGH WATER	BOARDWALK
EXISTING FLOOD ZONES	RIPRAP
EXISTING CONCRETE	
EXISTING WETLAND LIMITS	

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Michael J. Giardullo
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Excellence in engineering
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EB #8656

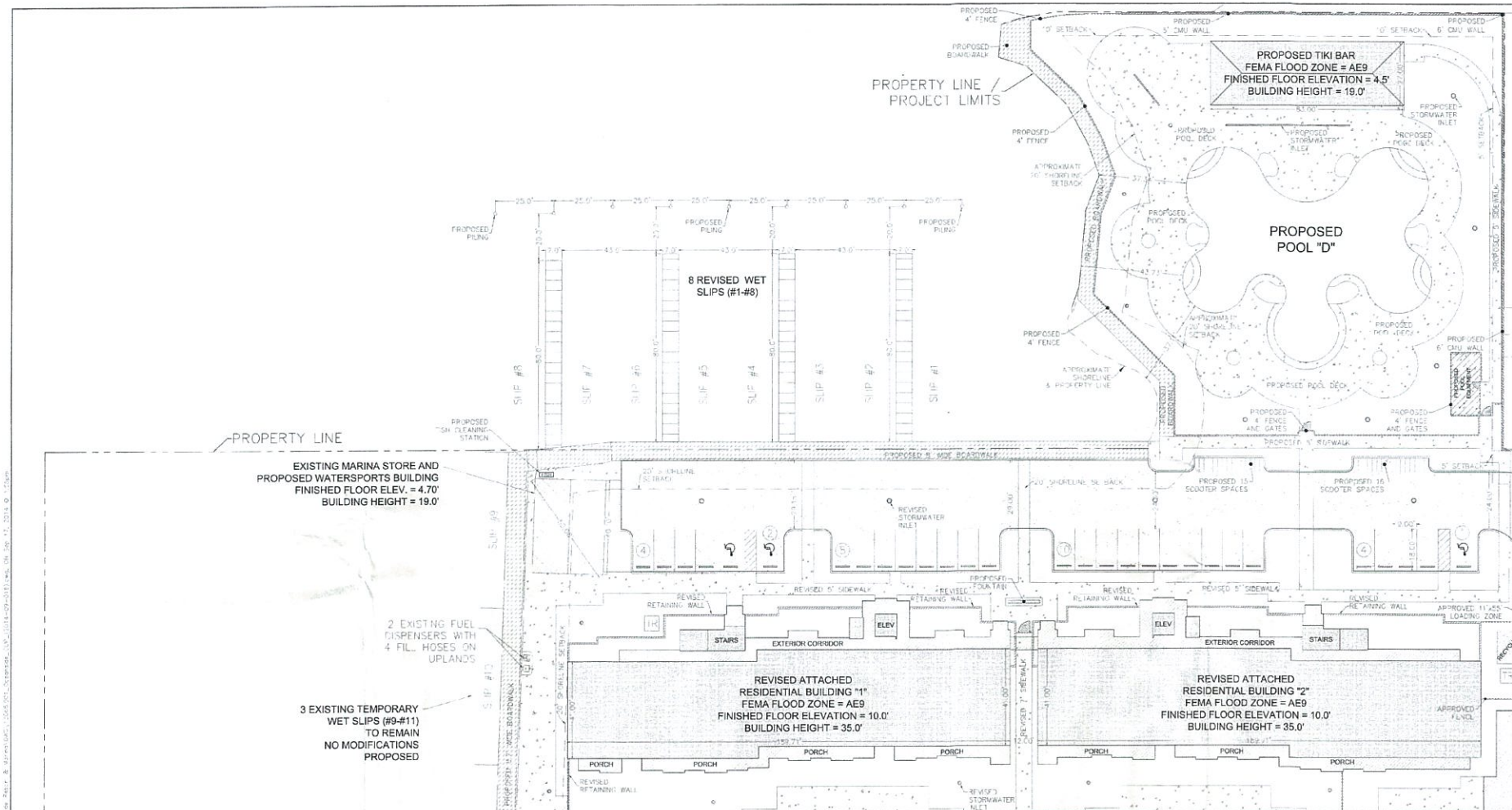
REVISED SITE PLAN for OCEANSIDE RESORT AND MARINA

Approved By:	MJG
Scale:	1" = 50'
Job No.	12068.001
Date Issued:	09/15/2014
Design:	JNB
Drawn:	JNB
Checked:	JNB

Revisions

Description

Sheet No. C-4.00



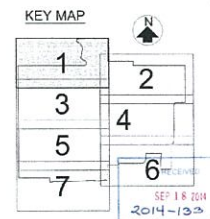
LEGEND

PROPERTY BOUNDARY
PROPERTY NOT OWNED BY THE APPLICANT
EXISTING ASPHALT
EXISTING LOGE OR WALK
EXISTING FLOOD ZONES
EXISTING CONCRETE
EXISTING WETLAND LIMITS
EXISTING BUILDING
BUILDING
CONCRETE
BOARDWALK
ASPHALT

GRAPHIC SCALE
(IN FEET)
1" = 20'

N

KEY MAP



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REVISED SITE PLAN 1 for OCEANSIDE RESORT AND MARINA

Approved By:	MJG
Scale:	1" = 20'
Job No:	13066.001
Date Issued:	09/16/2014
Design:	JNB
Drawn:	JNB
Checked:	JNB

Revisions
Description

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No. 70676
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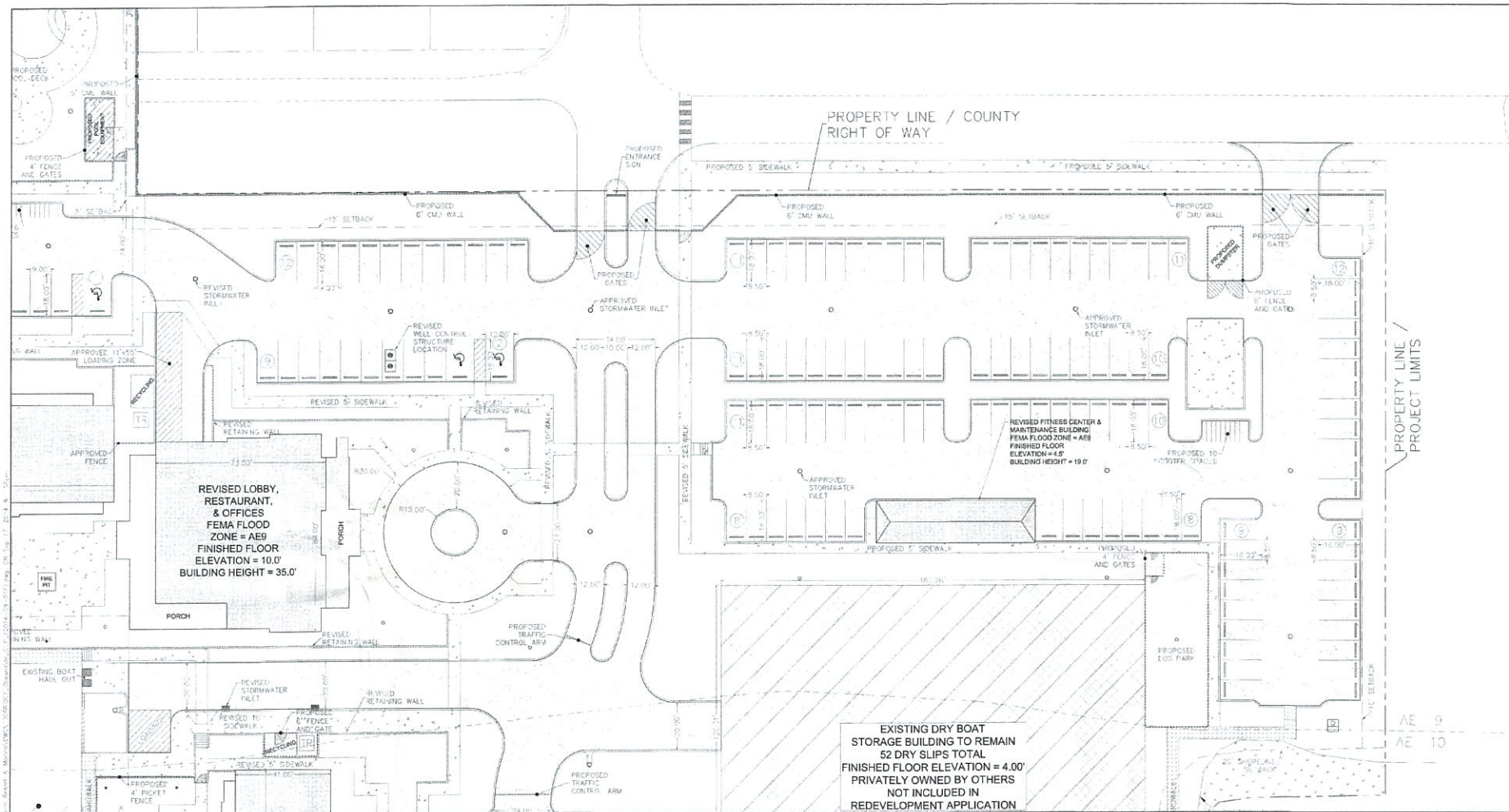
PROFESSIONAL ENGINEER
SEP 17 2014

Sheet No. C-4.01



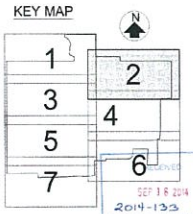
LEGEND

PROPERTY BOUNDARY
PROPERTY NOT OWNED BY THE APPLICANT
EXISTING ASPHALT
EXISTING EDGE OF WATER
EXISTING FLOOD ZONES
EXISTING CONCRETE
EXISTING WETLAND LIMITS
EXISTING BUILDING
BUILDING
CONCRETE
BOARDWALK
ASPHALT

GRAPHIC SCALE
(IN FEET)
1" = 20'

N

KEY MAP



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2014-133

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Professional Engineer
State of Florida
Registration No. 70676

Sheet No. C-4.02

REVISED SITE PLAN 2 for OCEANSIDE RESORT AND MARINA

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WEC Wellence in engineering
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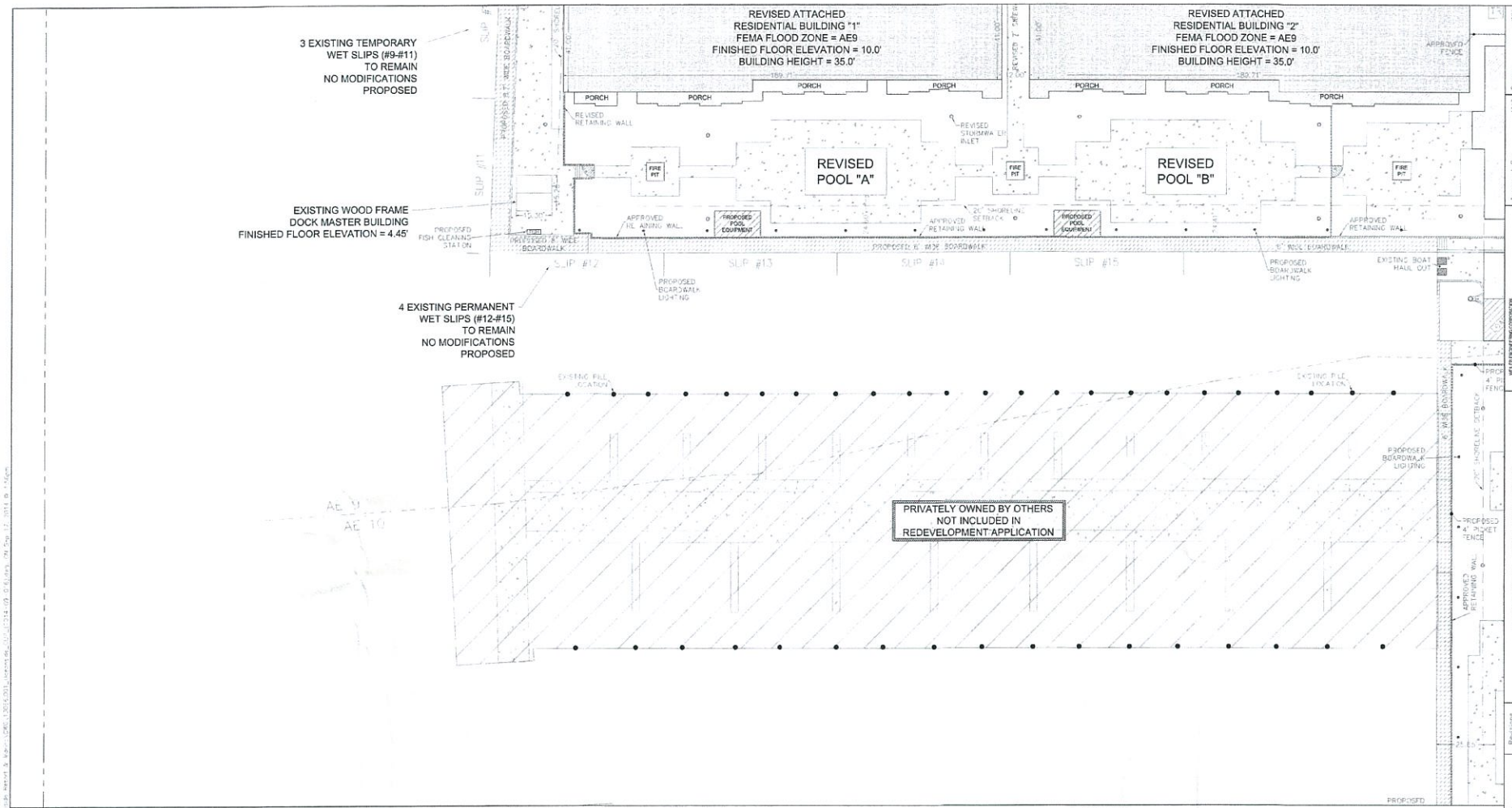
941.505.1700 EB #8656

Approved By:	MJG
Scale:	1" = 20'
Job No:	13066.001
Date Issued:	09/16/2014
Design:	JNB
Drawn:	JNB
Checked:	JNB



PRELIMINARY

NOT FOR CONSTRUCTION

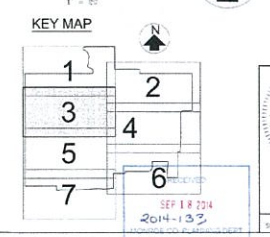
LEGEND

PROPERTY BOUNDARY
PROPERTY NOT OWNED BY THE APPLICANT
EXISTING ASPHALT
EXISTING EDGE OF WATER
EXISTING FLOOD ZONES
EXISTING CONCRETE
EXISTING WETLAND LIMITS
EXISTING BUILDING
BUILDING
CONCRETE
BOARDWALK
ASPHALT

GRAPHIC SCALE

(IN FEET)
1" = 60'

KEY MAP



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941.505.1700
EB #0056

REVISED SITE PLAN 3 for OCEANSIDE RESORT AND MARINA

Approved By: MJG
Scale: 1" = 20'
Job No: 13066.1001
Date Issued: 09/16/2014
Design: JNB
Drawn: JNB
Checked: JNB

Revisions
Description

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SEP 17 2014

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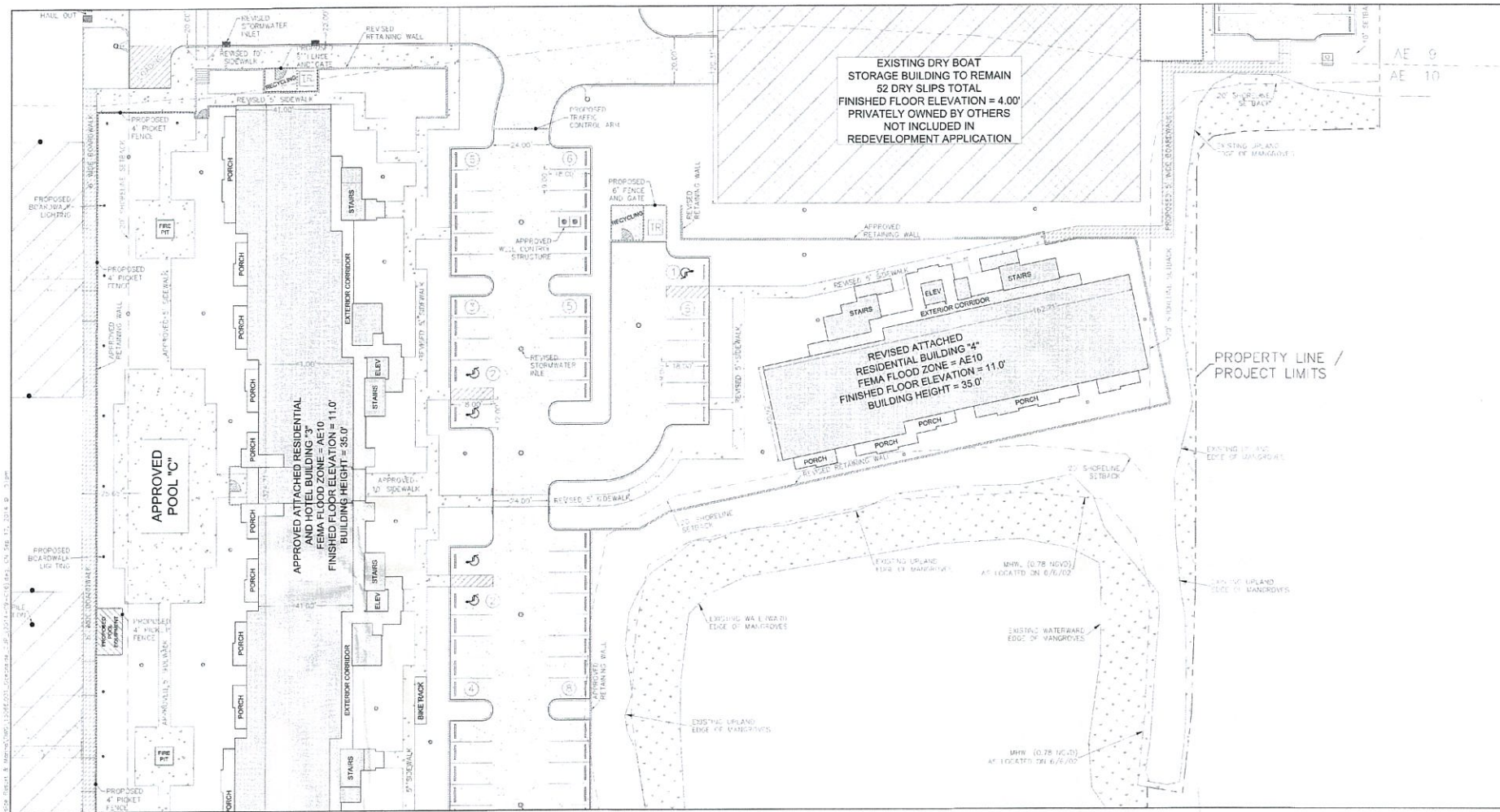
Sheet No. C-4.03



LEGEND

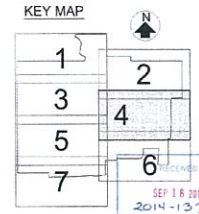
- PROPERTY BOUNDARY
- PROPERTY NOT OWNED BY THE APPLICANT
- EXISTING ASPHALT
- EXISTING EDGE OF WATER
- EXISTING FLOOD ZONES
- EXISTING CONCRETE
- EXISTING WETLAND LIMITS
- EXISTING BUILDING
- BUILDING
- CONCRETE
- BOARDWALK
- ASPHALT

GRAPHIC SCALE

(IN FEET)
1" = 20'

N

KEY MAP



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State of Florida
Registration No. 70676

Approved By: MJG
Scale: 1" = 20'
Job No: 13066.001
Date Issued: 09/16/2014
Design: JNB
Drawn: JNB
Checked: JNB

WELLS ENGINEERING CORPORATION
WEC alliance in engineering
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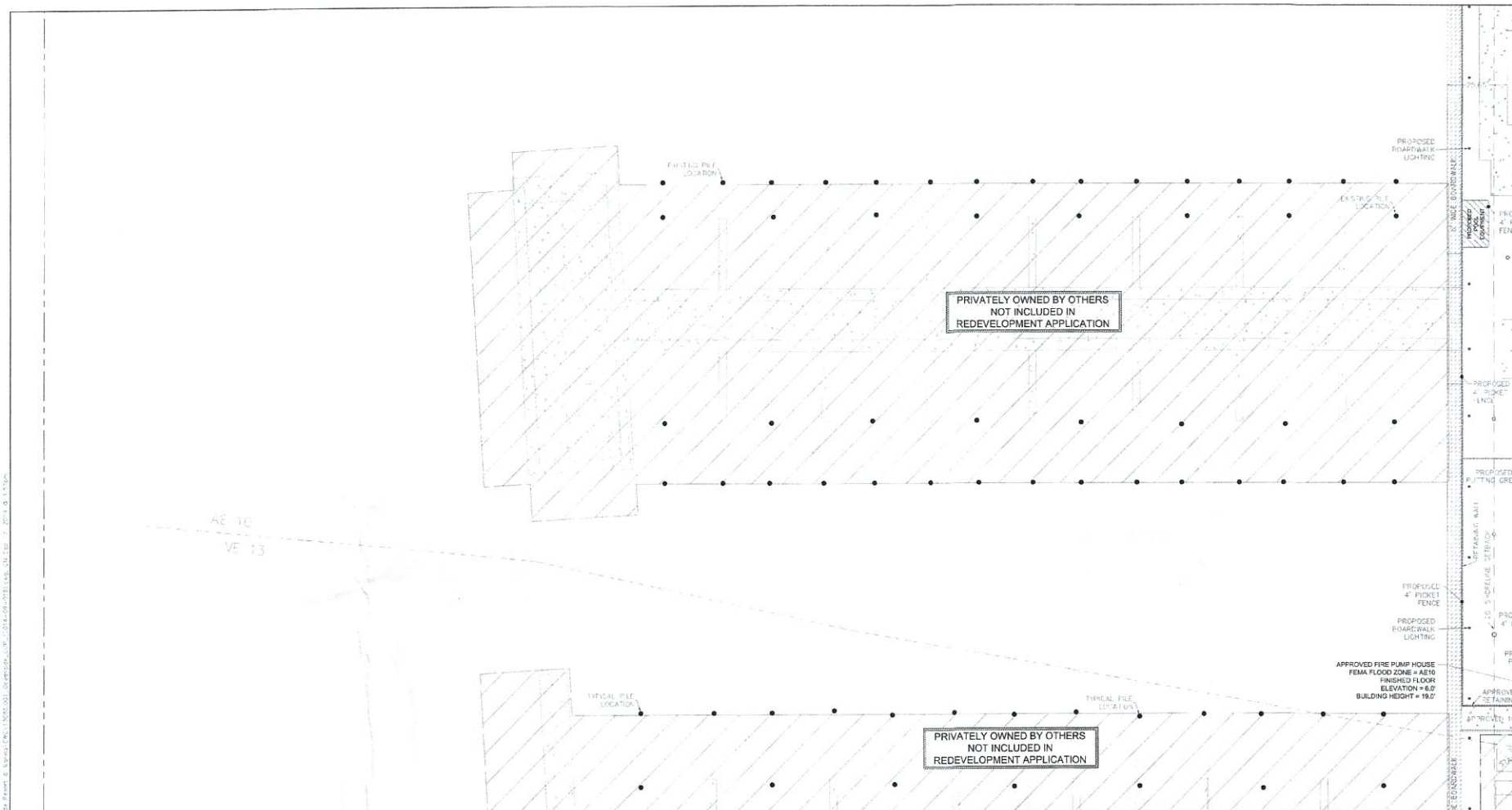
941.505.1700 EB #6650

REVISED SITE PLAN 4
for
OCEANSIDE RESORT AND MARINA

Description | Revisions

Sheet No. C-4.04



LEGEND

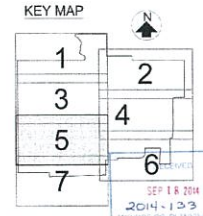
- PROPERTY BOUNDARY
- PROPERTY NOT OWNED BY THE APPLICANT
- EXISTING ASPHALT
- EXISTING EDGE OF WATER
- EXISTING FLOOD ZONES
- EXISTING CONCRETE
- EXISTING WETLAND LIMITS
- EXISTING BUILDING
- BUILDING
- CONCRETE
- BOARDWALK
- ASPHALT

GRAPHIC SCALE

(IN FEET)
1" = 20'

N

KEY MAP



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No. 70676
SEP 17 2014
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

Sheet No. C-4.05

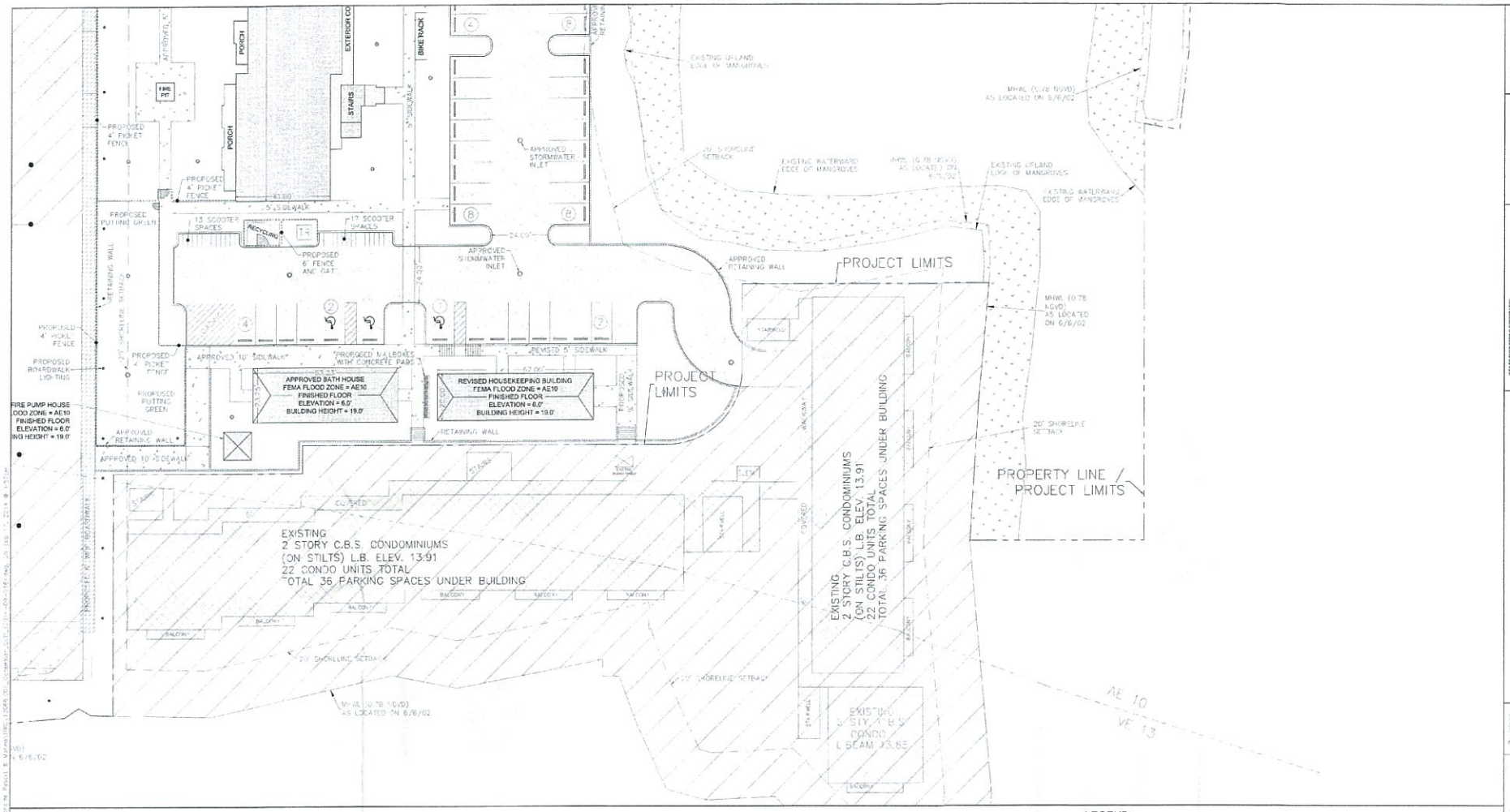
Approved By: MJG
Design: JMB
Scale: 1" = 20'
Drawn: JMB
Job No: 13066.001
Checked: JMB
Date Issued: 09/16/2014

REGISTERED ENGINEERING CORPORATION
WEC
elience in engineering
201 W. MARION AVE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700
EB #6656

REVISED SITE PLAN 5
for
OCEANSIDE RESORT AND MARINA

Revisions

Description



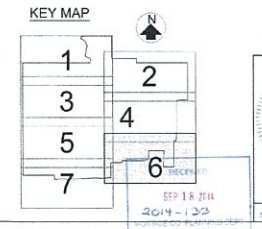
LEGEND

PROPERTY BOUNDARY
PROPERTY NOT OWNED BY RE APPLICANT
EXISTING ASPHALT
EXISTING EDGE OF WATER
EXISTING FLOOD ZONES
EXISTING CONCRETE
EXISTING WETLAND LIMITS
EXISTING BUILDING
BUILDING
CONCRETE
BOARDWALK
ASPHALT

GRAPHIC SCALE
(IN FEET)
1" = 20'

N

KEY MAP



PRELIMINARY

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SEP 18 2014
2014-133
MONROE CO. PLANNING DEPT.

MICHAEL J. GIARDULLO
LICENSE
No. 70673
SEP 17 2014
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70673

Approved By: MJG
Scale: 1" = 20'
Job No: 13055.001
Date Issued: 09/16/2014
Design: JNB
Drawn: JNB
Checked: JNB

WEC ellence in engineering
WELLER ENGINEERING CORPORATION
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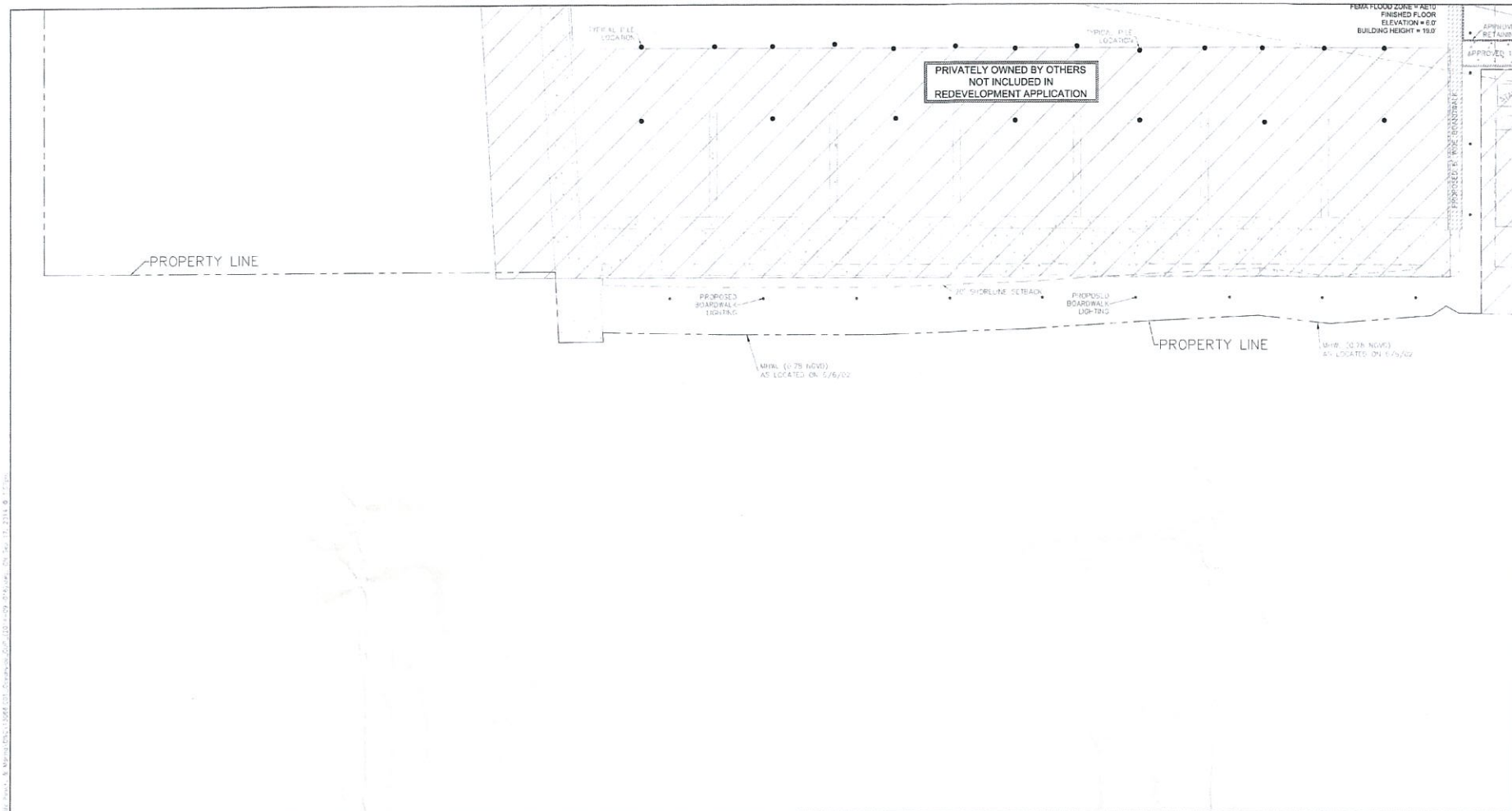
941.505.1700
FB #6656

REVISED SITE PLAN 6 for OCEANSIDE RESORT AND MARINA

Description
Revisions

Sheet No. C-4.06



LEGEND

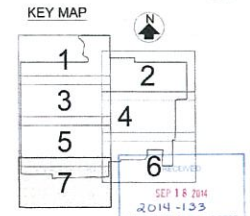
- PROPERTY BOUNDARY
- PROPERTY NOT OWNED BY THE APPLICANT
- EXISTING ASPHALT
- EXISTING EDGE OF WATER
- EXISTING FLOOD ZONES
- EXISTING CONCRETE
- EXISTING WETLAND LIMITS
- EXISTING BUILDING
- BUILDING
- CONCRETE
- BOARDWALK
- ASPHALT

GRAPHIC SCALE

(IN FEET)
1" = 20'

N

KEY MAP



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WEC alliance in engineering
201 W. MARION AVE. SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700 FB #6656

REVISED SITE PLAN 7
for
OCEANSIDE RESORT AND MARINA

Approved By:	MJG
Scale:	1" = 20'
Job No:	13050.001
Date Issued:	09/16/2014
Design:	JNB
Drawn:	JNB
Checked:	JNB

Revisions

Description

MICHAEL J. GIARDULLO
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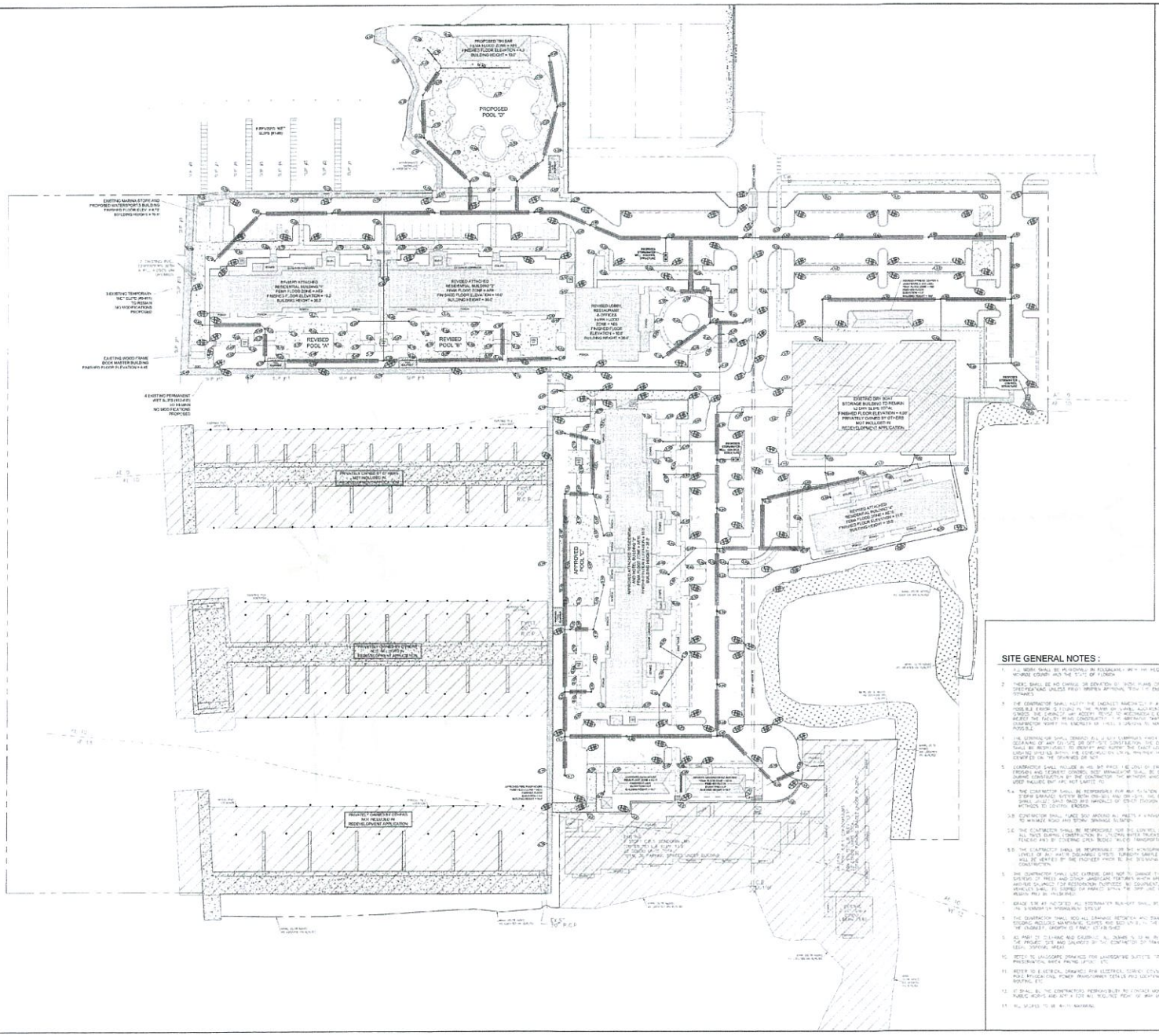
No. 70676
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

SEP 17 2014

Sheet No. C-4.07



GRAPHIC SCALE

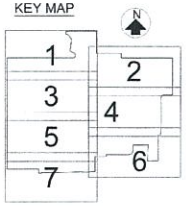
(IN FEET)
1" = 50'

N

LEGEND:

- STORMWATER PIPE
- STORMWATER INLET
- EXFILTRATION TRENCH
- ELEVATION
- SWALE

KEY MAP



SITE GENERAL NOTES :

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF MONROE COUNTY AND THE STATE OF FLORIDA.
2. THERE SHALL BE NO CHANGE IN ELEVATION OR SITE PLANS OR SPECIFICATIONS UNLESS PRIOR WRITTEN APPROVAL FROM THE ENGINEER IS OBTAINED.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY WHICH IS POSSIBLE ERROR IS FOUND IN THE PLANS OR CHANGE ANCHORAGE FAILURE OCCURS, THE OWNER'S AND ARCHITECT REFUSE TO ACCOMMODATE CONSTRUCTION OR ALTER THE FACILITY IN NO CONSTRUCTION IS ALTERNATIVE THAT THE CONTRACTOR VIOLATES NO ENGINEER OR ARCHITECT OPINION TO WORK IN POSSIBLE.
4. THE CONTRACTOR SHALL VERIFY ALL EXISTING SURVEYED PRIOR TO THE BEGINNING OF ANY EXISTING OR OFF-SITE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY AND REPORT THE EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES WITH THE CONFLICTS ON THE PLANS WHICH HAVE NOT BEEN IDENTIFIED ON THE DRAWINGS OR NOT.
5. CONTRACTOR SHALL INCLUDE IN HIS BIDDING PRICE THE COST OF EROSION CONTROL EFFORTS AND TEMPORARY DRAINS. BEST MANAGEMENT SHALL BE EXERCISED DURING CONSTRUCTION BY THE CONTRACTOR THE OWNER WHICH SHOULD BE WORK INCLUDES BUT NOT LIMITED TO:
   5.A THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF EXISTING THE STORM DRAINAGE SYSTEM BOTH ON-SITE AND OFF-SITE. THE CONTRACTOR SHALL INSTALL SILT FENCE AND HAYBALES OF OTHER EROSION CONTROL METHODS TO CONTROL EROSION.
   5.B CONTRACTOR SHALL PLACE SOD AROUND ALL INLETS A MINIMUM OF 5 FEET TO MINIMIZE MUDDY AND STORM DRAINAGE SILTATION.
   5.C THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS OF DUST AT ALL TIMES DURING CONSTRUCTION BY UTILIZING WATER TRUCKS, ANTI-DUMP TRUCKS AND BY SWEEPING OPEN ROADS WHERE TRANSPORTATION TAKES PLACE.
   5.D THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MONITORING OF TURBIDITY LEVELS OF ALL WATER DISCHARGED EFFLUENT. TURBIDITY SAMPLE LOCATIONS WILL BE DIRECTED BY THE ENGINEER PRIOR TO THE BEGINNING OF CONSTRUCTION.
   5.E THE CONTRACTOR SHALL USE EXTREME CARE NOT TO DAMAGE THE ROOT SYSTEMS OF TREES AND OTHER LANDSCAPE FEATURES WHICH ARE TO BE SAVED AND REPLACED. FOR RESTORATION PURPOSES, NO CONSTRUCTION VEHICLES OR VEHICLES SHALL BE DRIVEN OR PARKED WITHIN THE DRIP LINE OF TREES TO REMAIN PRIOR TO FINISH GRADE.
   GRADE SITE AS INDICATED. ALL STORMWATER RUN-OFF SHALL BE DIRECTED TO THE STORMWATER IMPROVEMENT SYSTEM.
6. THE CONTRACTOR SHALL ADD ALL DRAINAGE REPAIRS AND SWALE AREAS EXISTING INCLUDES MAINTENANCE, SWALES AND SOD UPLIFT, THE OPINION OF THE ENGINEER, GRADING IS FINAL (STABILIZED).
7. AS PART OF CLEARING AND EXCAVATION, ALL DEBRIS IS TO BE PROCURED FROM THE PROJECT SITE AND BALANCED BY THE CONTRACTOR OR TRANSPORTED TO LOCAL DISPOSAL AREA.
10. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE SUITES, TREE PRESERVATION, WATER PACKING, ETC.
11. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL SERVICE CONVENTIONAL POWER POLE, PHYSICAL POWER TRANSFORMER DETAILS AND LOCATIONS, CONDUIT SPACING, ETC.
12. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CHECK MONROE COUNTY PUBLIC WORKS AND ATT & FDT ALL REQUIRED PERMIT OR WRITTEN USE PERMITS.
13. ALL SIGNED TO BE ALUM MARKING.

RIGHT-OF-WAY NOTES:

CONTRACTOR SHALL OBTAIN RIGHT-OF-WAY PERMIT FROM MONROE COUNTY PRIOR TO ANY CONVENIENT PRIOR TO COMMENCING ANY WORK WITHIN THE RIGHT-OF-WAY. MONROE COUNTY PUBLIC WORKS DEPARTMENT TO APPROVE ALL NON-VEHICULAR IMPROVEMENTS. A PRE-CONSTRUCTION MEETING WITH MONROE COUNTY PUBLIC WORKS DEPARTMENT TO ARRANGE TIMING (WEEKS, WEEKDAYS, NON WEEKDAYS, ETC.) PRIOR TO CONSTRUCTION BEGINNING. THE ABOVE IS IN ANY PERMIT PROCESS PROCESS.

2. ALL IMPROVEMENTS WITHIN THE RIGHT-OF-WAY MUST COMPLY TO MONROE COUNTY REQUIREMENTS.
3. ALL AREAS DISTURBED BY CONSTRUCTION IN COUNTY RIGHT-OF-WAY SHALL BE RESTORED TO THEIR NEEDS.
4. CONTRACTOR MUST COMPLY WITH MONROE COUNTY MAINTENANCE OF TRAFFIC (MOT) PLAN AND BE PRE-APPROVED PRIOR TO ANY WORK BEING PERFORMED WITHIN THE COUNTY RIGHT-OF-WAY.

MAINTENANCE REQUIREMENTES:

PERIODIC ANY TRASH OR DEBRIS FROM VARIOUS AREAS, SWALES, AND PIPES. SPECIAL CARE SHOULD BE TAKEN TO REMOVE THE DEBRIS, TYPICALLY ON A REGULAR BASIS TO REMOVE TRASH AND OR GRASS CLIPPINGS WHICH MAY BLOCK FACILITY SURFACE DRAINAGE.

2. INSPECT ANY AREAS SUBJECT TO EROSION AND FIXED OR SOD AS NECESSARY.
3. ANNUALLY TO ALL SYSTEM MAINTENANCE INSPECTION AS PROVIDED BY THE OWNER, AN EQUAL PLUS REASONABLE INCIDENTS, AND WHICH SUBJECT NOT THE GENERAL CONTRACTOR WORK PRIORITY FOR ITEMS.
4. COMPLY WITH ALL MAINTENANCE, INSPECTION AND REPORTING REQUIREMENTS AS SPECIFIED IN ANY REGULATION WITHIN PERMITS (I.E. SFWMD, SURFACE WATER MANAGEMENT SYSTEM).
5. ALL WORK SERVICES ON THESE PLANS WILL COMPLY WITH THE CONTRACT TECHNICAL SPECIFICATIONS AND ALL APPLICABLE REGULATIONS.

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MICHAEL J. CIARDULLO
LICENSE No. 70678
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SEP 17 2014

Michael J. Ciardullo
Professional Engineer
State of Florida
Registered No. 70678

Designer:	JNB
Drawn:	JNB
Checked:	JKB
Approved By:	MJC
Scale:	1" = 50'
Job No:	13065.001
Date Issued:	09/16/2014

WELTI ENGINEERING CORPORATION
WE Reliance in engineering
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FUSTA MADISON, FLORIDA 33930
941.505.1700 LB #8630

REVISED DRAINAGE PLAN for OCEANSIDE RESORT AND MARINA

Revisions	
Description	

Sheet No: C-5.00

PROPOSED TIKI BAR
FEMA FLOOD ZONE = AE9
FINISHED FLOOR ELEVATION = 4.5'
BUILDING HEIGHT = 19.0'

PROPOSED
POOL "D"

8 REVISED WET
SLIPS (#1-#8)

SLIP #8
SLIP #7
SLIP #6
SLIP #5
SLIP #4
SLIP #3
SLIP #2
SLIP #1

APPROXIMATE
SHORELINE
& PROPERTY LINE

PROPOSED
POOL
CABANA

EXISTING MARINA STORE AND
PROPOSED WATERSPORTS BUILDING
FINISHED FLOOR ELEV. = 4.70'
BUILDING HEIGHT = 19.0'

SLIP #9

2 EXISTING FUEL
DISPENSERS WITH
4 FILL HOSES ON
UPLANDS

SLIP #10

3 EXISTING TEMPORARY
WET SLIPS (#9-#11)
TO REMAIN
NO MODIFICATIONS
PROPOSED

STAIRS
EXTERIOR CORRIDOR
ELEV
TR

REVISED ATTACHED
RESIDENTIAL BUILDING "1"
FEMA FLOOD ZONE = AE9
FINISHED FLOOR ELEVATION = 10.0'
BUILDING HEIGHT = 35.0'

REVISED ATTACHED
RESIDENTIAL BUILDING "2"
FEMA FLOOD ZONE = AE9
FINISHED FLOOR ELEVATION = 10.0'
BUILDING HEIGHT = 35.0'

PORCH

LEGEND:

STORMWATER PIPE
STORMWATER INLET
EXFILTRATION TRENCH
ELEVATION
SWALE

GRAPHIC SCALE
(IN FEET)
1" = 20'

N

KEY MAP

1 2 3 4 5 6 7

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CONSTRUCTION

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SEP 18 2014
2014-133

MICHAEL J. GIARDULLO
LICENSE
No. 70878
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
SEP 17 2014

Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70878

Approved By: M.G.
Scale: 1" = 20'
Job No: 13066.001
Date Issued: 09/16/2014

Design: JAB
Drawn: JAB
Checked: JAB

FILED DIGITALLY/CORPORATE

WE Reliance in engineering
201 W. MARION AVE. SUITE 1306
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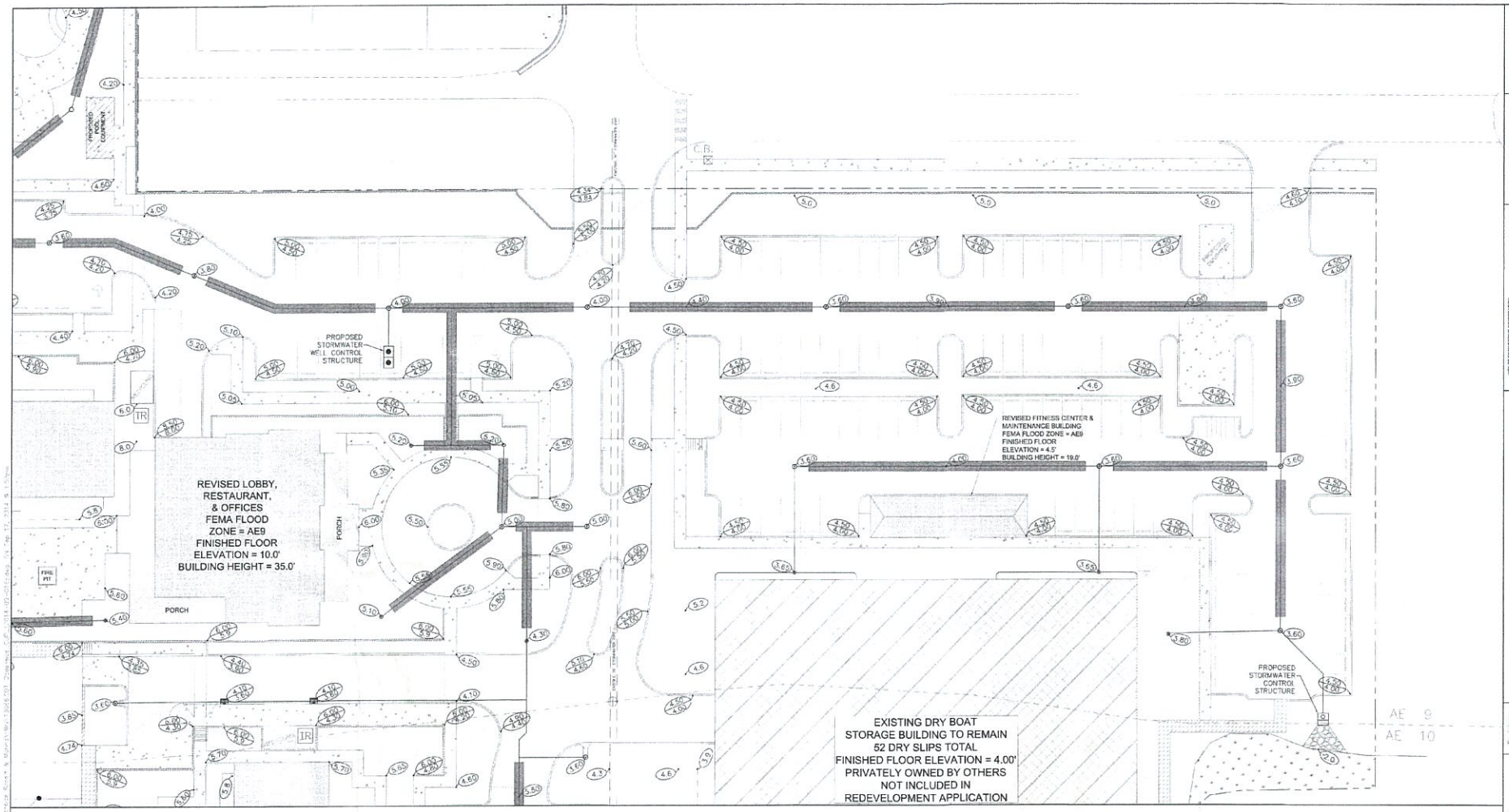
941.505.1700
FB #8846

REVISED DRAINAGE PLAN 1
for
OCEANSIDE RESORT AND MARINA

Revisions

Description

Sheet No: C-5.01



LEGEND:

STORMWATER PIPE

STORMWATER INLET

EXFILTRATION TRENCH

ELEVATION

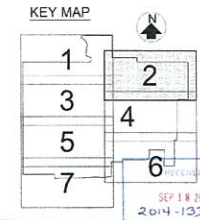
SWALE

GRAPHIC SCALE

(IN FEET)
1" = 20'

N

KEY MAP



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WELLER ENGINEERING CORPORATION
WEC ellence in engineering
201 W. MARION AVE, SUITE 1306
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941.505.1700
EB #6656

REVISED DRAINAGE PLAN 2 for OCEANSIDE RESORT AND MARINA

Approved By: MJG
Scale: 1" = 20'
Job No: 13066.001
Date Issued: 09/16/2014
Design: JNB
Drawn: JNB
Checked: JNB

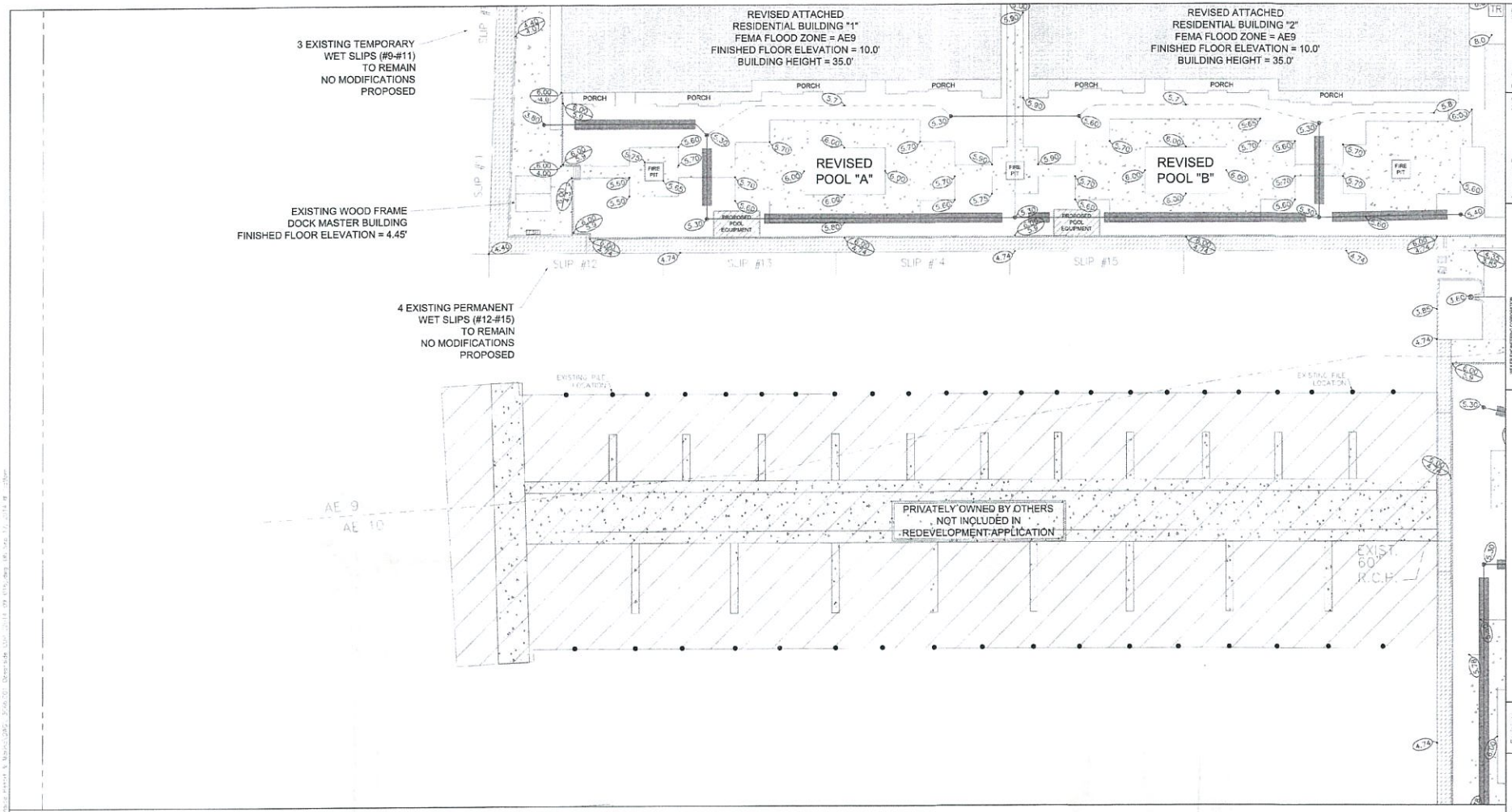
Revisions

Description

MICHAEL J. GIARDULLO
LICENSE
No. 70675
SEP 17 2014
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70675

Sheet No. C-5.02



LEGEND:

STORMWATER PIPE

STORMWATER INLET

EXFILTRATION TRENCH

ELEVATION

SWALE

GRAPHIC SCALE

(IN FEET)
1" = 20'

N

KEY MAP

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2014-133

MICHAEL J. GIARDULLI
LICENSE
No. 70676
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SEP 17 2014

Michael J. Giardulli
Professional Engineer
State of Florida
Registration No. 70676

Sheet No. C-5.03

Approved By: MJG
Scale: 1" = 20'
Job No: 13066.001
Date Issued: 09/16/2014

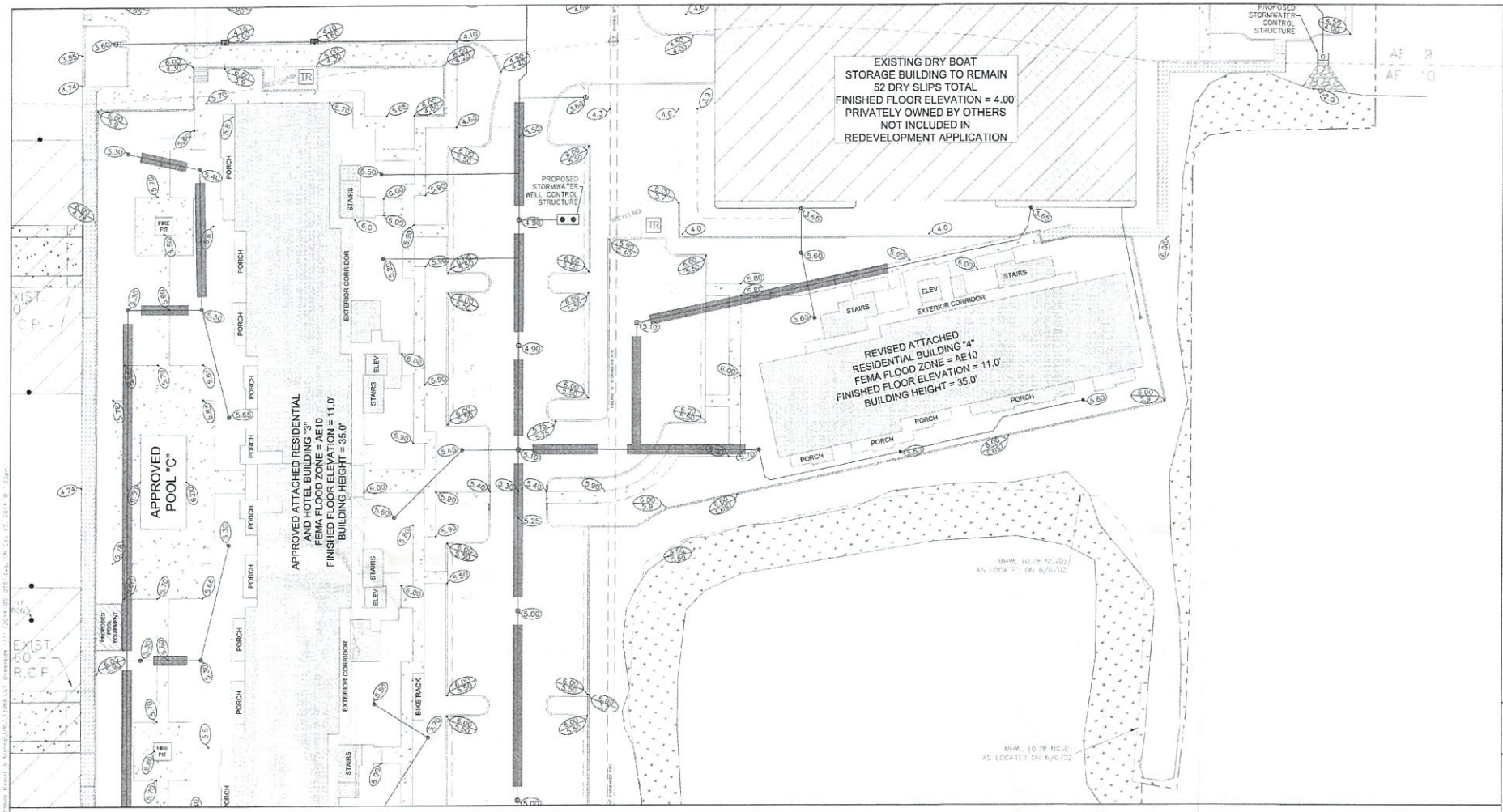
Design: JNB
Drawn: JNB
Checked: JNB

Reference Engineering Corporation
Reference in engineering
201 W. MARION AVE. SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700
EB #6656

REVISED DRAINAGE PLAN 3 for OCEANSIDE RESORT AND MARINA

Revisions

Description



LEGEND:

STORMWATER PIPE

STORMWATER INLET

EXFILTRATION TRENCH

ELEVATION

TRAILE

GRAPHIC SCALE

(IN FEET)
1" = 20'

N

KEY MAP

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MICHAEL J. GIARDULLO
LICENSE
No. 70676
SEP 17 2014
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

Design: JNB
Drawn: JNB
Checked: JNB

Approved By: MJG
Scale: 1" = 20'
Job No: 13066.001
Date Issued: 09/16/2014

WELLER ENGINEERING CORPORATION
WEC ellence in engineering
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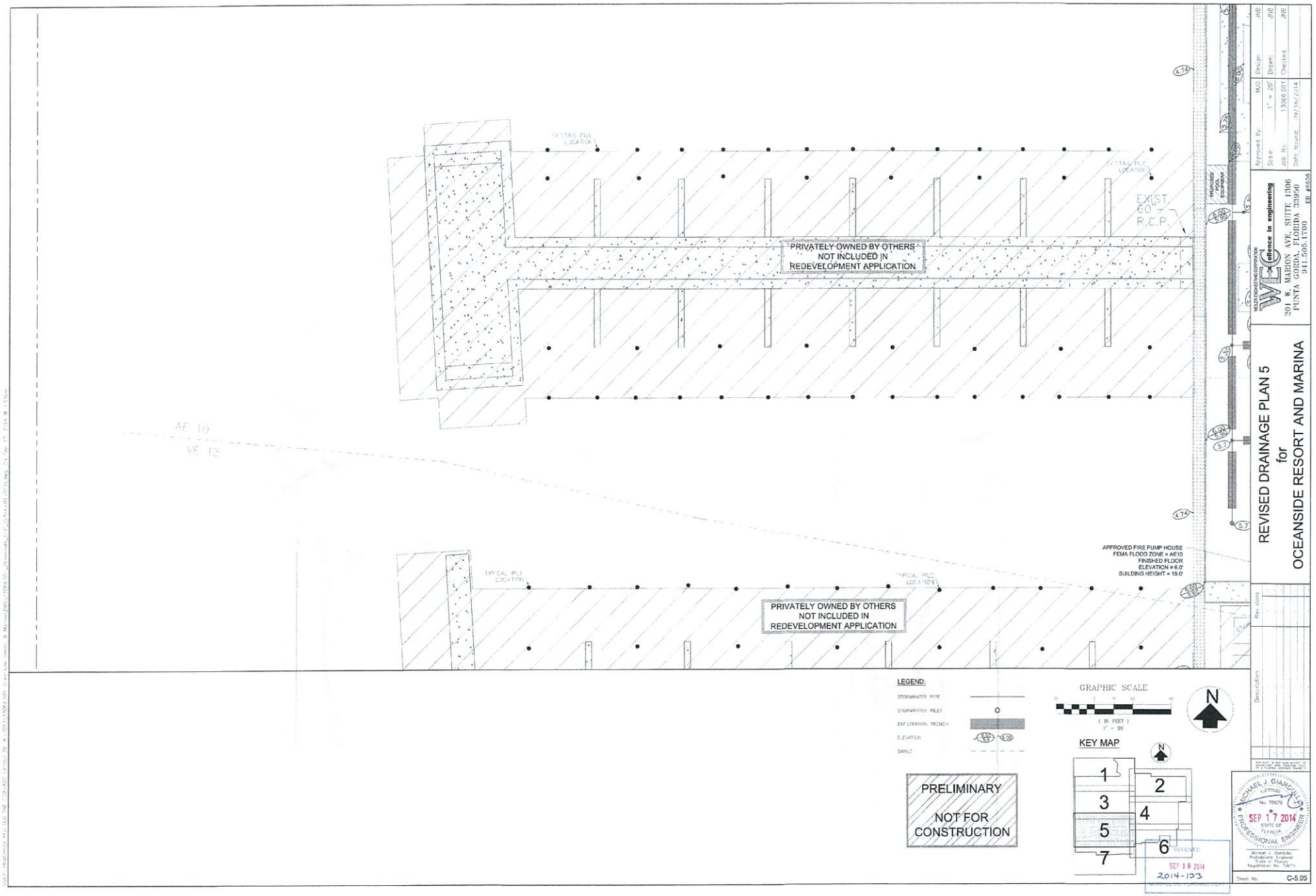
REVISED DRAINAGE PLAN 4
for
OCEANSIDE RESORT AND MARINA

Revisions

Description

Sheet No. C-5.04


EXISTING PILE LOCATION
EXISTING PILE LOCATION
EXIST. 60" R.C.P.
PRIVATELY OWNED BY OTHERS
NOT INCLUDED IN
REDEVELOPMENT APPLICATION
AE 10
VE 13
APPROVED FIRE PUMP HOUSE
FEMA FLOOD ZONE = AE10
FINISHED FLOOR
ELEVATION = 6.0'
BUILDING HEIGHT = 19.0'
TYPICAL PILE LOCATION
TYPICAL PILE LOCATION
PRIVATELY OWNED BY OTHERS
NOT INCLUDED IN
REDEVELOPMENT APPLICATION
LEGEND:
STORMWATER PIPE
STORMWATER INLET
EXFILTRATION TRENCH
ELEVATION
SWALE
GRAPHIC SCALE
(IN FEET)
1" = 20'
N
KEY MAP
1
2
3
4
5
6
7
PRELIMINARY
NOT FOR
CONSTRUCTION
RECEIVED
SEP 18 2014
2014-123
MICHAEL J. GIARDINA
LICENSE
No. 70676
SEP 17 2014
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Michael J. Giardina
Professional Engineer
State of Florida
Registration No. 70676
Approved By: MJG
Scale: 1" = 20'
Job No: 13068.001
Date Issued: 09/16/2014
Design: JNE
Drawn: JNE
Checked: JNE
WILLER ENGINEERING CORPORATION
Relience in engineering
201 W. MARION AVE. SUITE 1306
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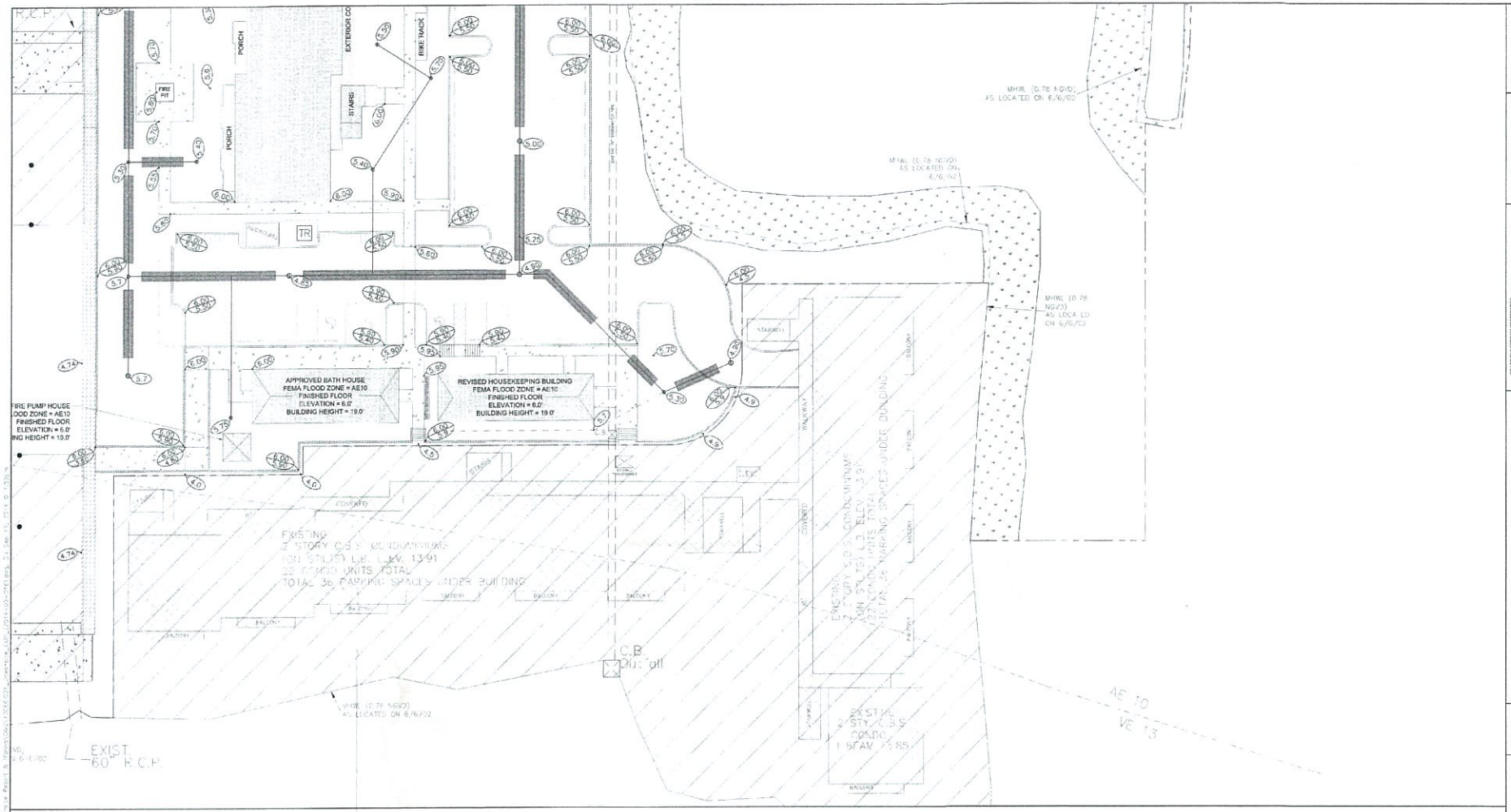
941.505.1700
EB #8656
REVISED DRAINAGE PLAN 5
for
OCEANSIDE RESORT AND MARINA
Revisions
Description
Sheet No: C-5.05



LEGEND:

STORMWATER PIPE

STORMWATER INLET

EXFILTRATION TRENCH

ELEVATION

SWALE

GRAPHIC SCALE

(IN FEET)
1" = 20'

N

KEY MAP

PRELIMINARY

NOT FOR CONSTRUCTION

SEP 18 2014
2014-133
MONROE CO. PLANNING DEPT.

MICHAEL J. GIARDINA
LICENSE
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SEP 17 2014
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Michael J. Giardina
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State of Florida
Registration No. 20676

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Scale:	1" = 20'
Job No.	13066.001
Date Issued:	09/19/2014
Design:	JNB
Drawn:	JNB
Checker:	JMS

PELLER ENGINEERING CORPORATION
WE engineering
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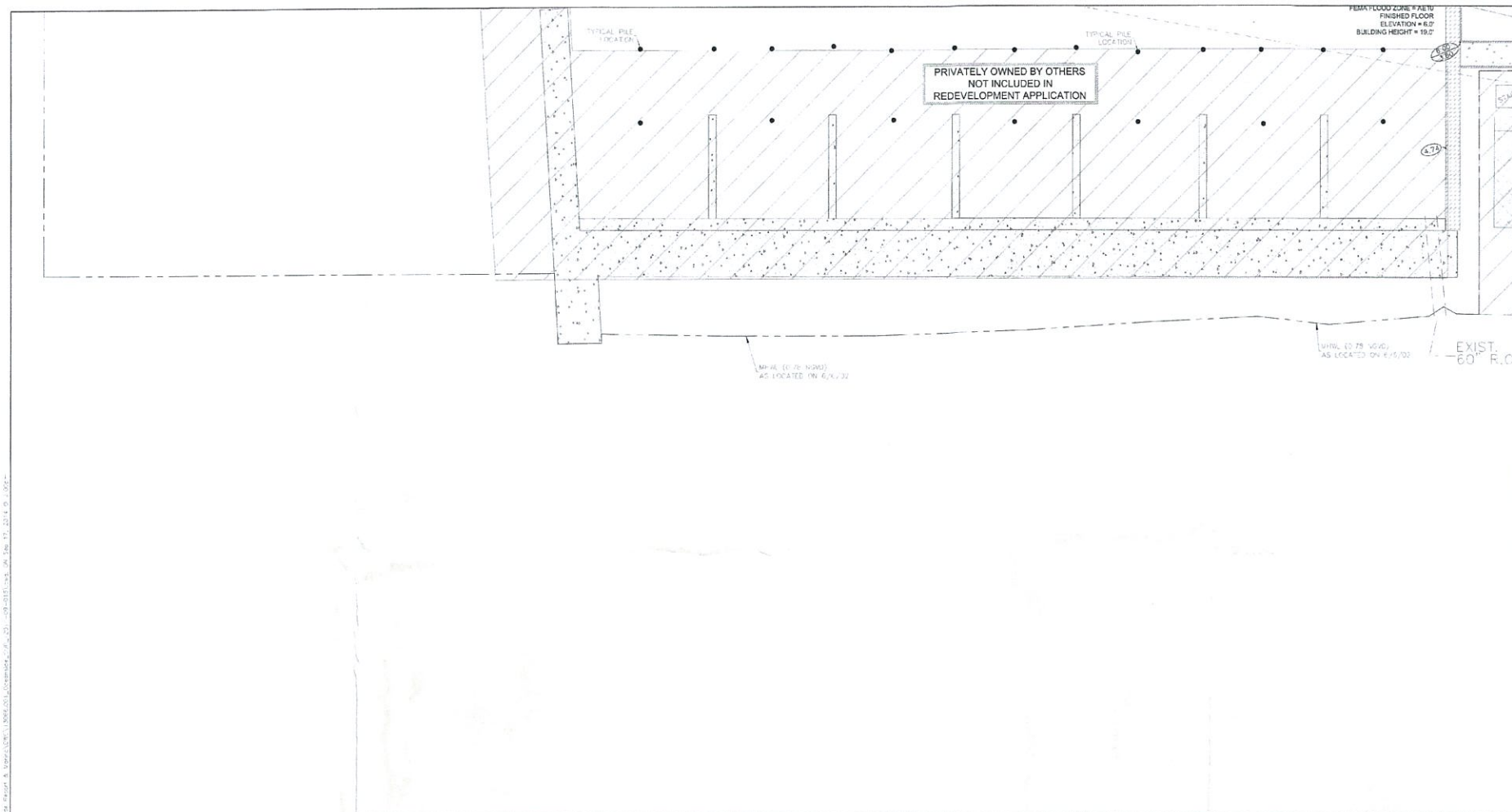
941.505.1700
EB #6856

REVISED DRAINAGE PLAN 6
for
OCEANSIDE RESORT AND MARINA

No.	Description

Sheet No. C-5.06



LEGEND:

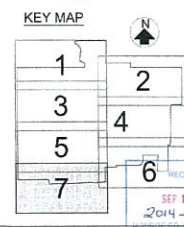
STORMWATER PIPE
STORMWATER INLET
EXFILTRATION TRENCH
ELEVATION
SWALE

GRAPHIC SCALE

(IN FEET)
1" = 20'

N

KEY MAP



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MICHAEL J. GIARDULLO
LICENSE
No. 70670
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SEP 17 2014

Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70670

Sheet No. C-5.07

REVISED DRAINAGE PLAN 7
for
OCEANSIDE RESORT AND MARINA

WEST ENGINEERING CORPORATION
WEC alliance in engineering
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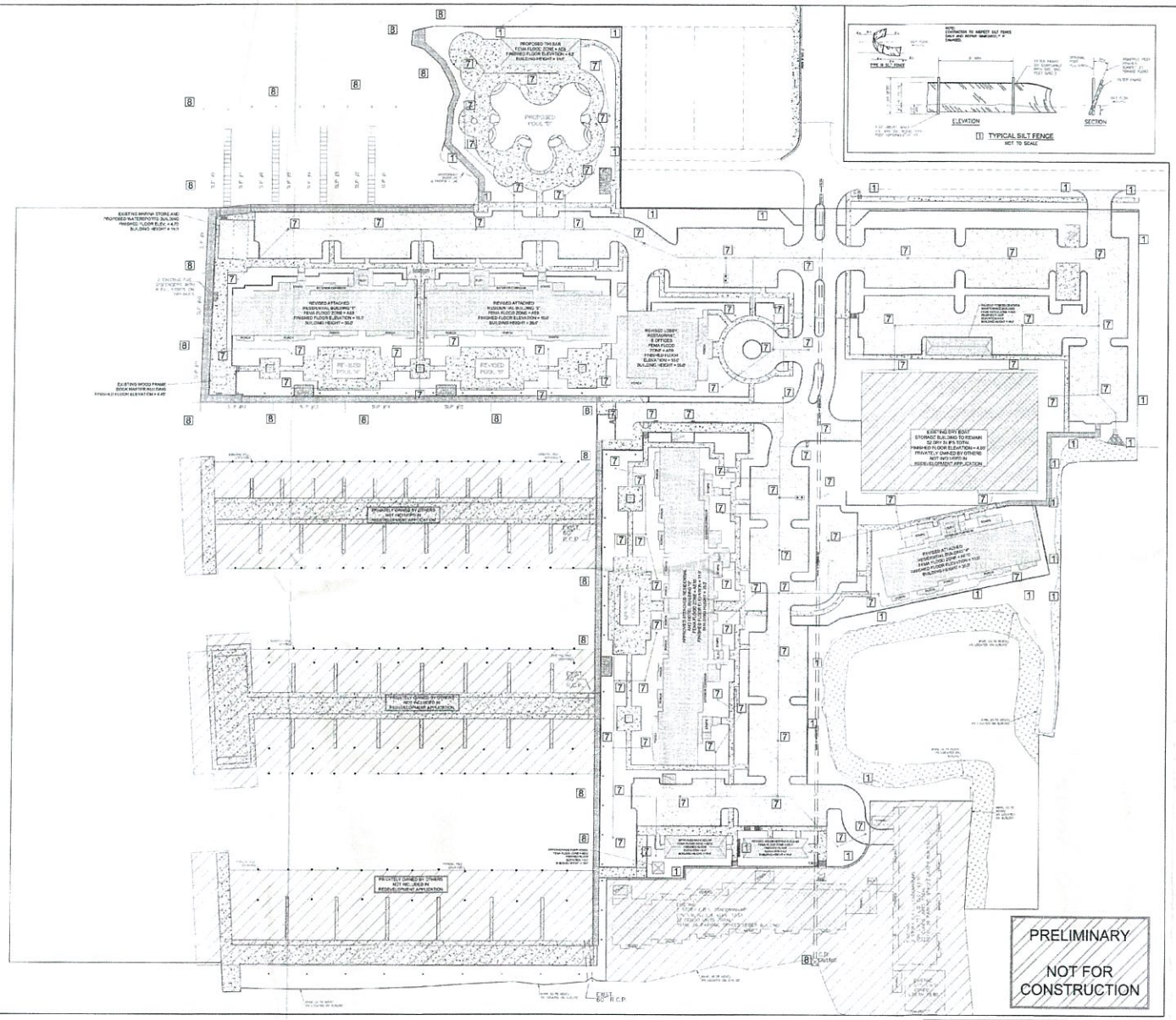
PUNTA GORDA, FLORIDA 33950
941.505.1700
EB #6650

Approved By:	MJG
Scale:	1" = 20'
Job No:	13066.001
Date Issued:	09/16/2014
Design:	JNB
Drawn:	JNB
Checked:	JNE

Revisions

Description



1 TYPICAL SILT FENCE
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1" = 50'

N

LEGEND

1 - BMP DETAIL NUMBER AND REFERENCE

EROSION CONTROL NOTES:

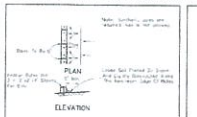
THE CONTRACTOR SHALL INSTALL SILT FENCE, STAKED HAY BALES, AND AND OTHER EROSION CONTROL DEVICES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION. THESE INSTALLATIONS AS SHOWN ON THE DRAWINGS SHALL BE CONSIDERED THE MINIMUM EROSION/SILTATION PROTECTION REQUIRED FOR THE SITE. IN ADDITION THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY TO INSTALL PROTECTIVE FACILITIES ELSEWHERE ON THE SITE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION PROTECTION FACILITIES THROUGH COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF THE FACILITIES TO ENSURE THAT THE EROSION PROTECTION FACILITIES ARE MAINTAINING THEIR PROTECTION FUNCTIONS AND INTEGRITY.

ALL EROSION PROTECTION FACILITIES SHALL BE REMOVED AFTER CONSTRUCTION COMPLETION, AND WHEN A VEGETATIVE COVER HAS BEEN WELL ESTABLISHED OVER THE CONSTRUCTED AREAS. PER THE PLANS. THE CONTRACTOR SHALL REMOVE PROTECTION FACILITIES ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

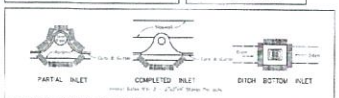
FDEP AND NPDES NOTICE:

THIS PROJECT IS SUBJECT TO THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM. THE CONTRACTOR IS REQUIRED TO SUBMIT A NOTICE OF INTENT AND NOTICE OF TERMINATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (FDEP) NPDES STORMWATER NOTICE CENTER IN ACCORDANCE WITH THE REQUIREMENTS OF THE FDEP AND THE NPDES PROGRAM. FILING FEES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR IS REQUIRED TO HAVE A STORMWATER POLLUTION PREVENTION PLAN AND A HURRICANE PREPAREDNESS PLAN APPROVED BY THE OWNER'S ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

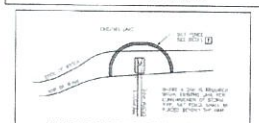


2 BALES
NOT TO SCALE

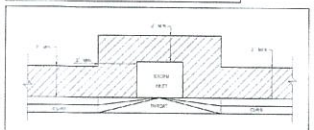
3 GRASS SLOPES
NOT TO SCALE



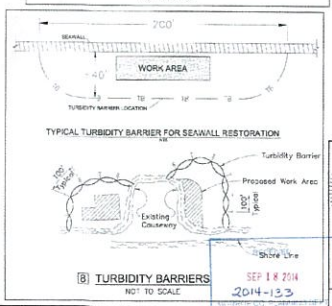
4 PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
NOT TO SCALE



SILT BARRIER AT CONNECTION
5 OF STORM PIPE TO EXISTING LAKE
NOT TO SCALE



6 SOD ALONG CURB AND AROUND INLET
NOT TO SCALE



TYPICAL TURBIDITY BARRIER FOR SEAWALL RESTORATION

8 TURBIDITY BARRIERS
NOT TO SCALE

STAKED SILK BARRIER OR SILT FENCE
7 PROTECTION AROUND DITCH BOTTOM INLETS
NOT TO SCALE

PRELIMINARY

NOT FOR CONSTRUCTION

WELLS ENGINEERING CORPORATION
WE engineering
201 W. MARION AVE. SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.7701 FB #8656

Approved: By	MJG
Scale	1" = 50'
Job No.	13066.001
Date Issued	09/16/2014
Design	JNB
Drawn	JNB
Checked	JNB

REVISED BEST MANAGEMENT PLAN for OCEANSIDE RESORT AND MARINA

Revisions

Description

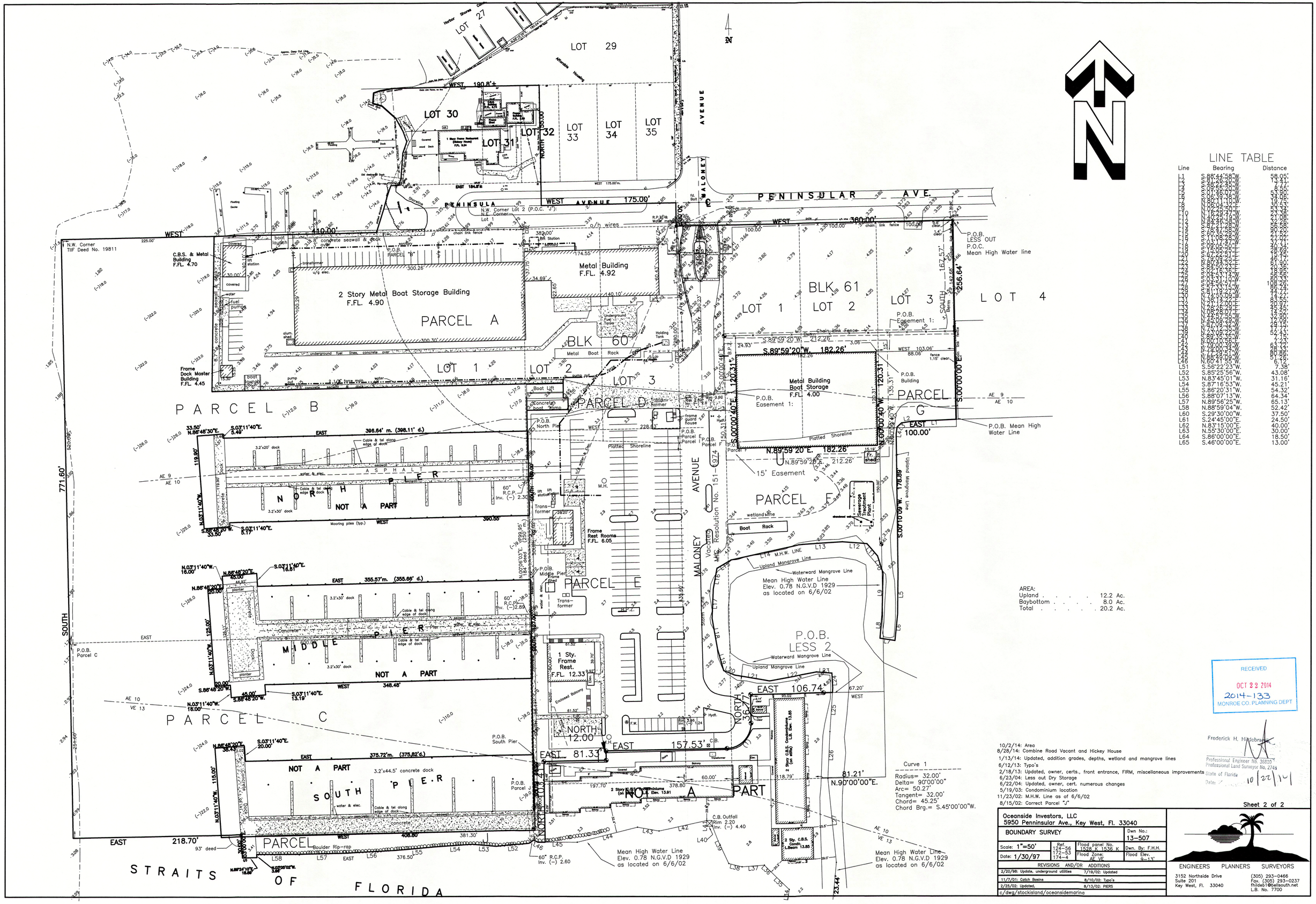
MICHAEL J. GIARDULLI
LICENSE No. 70636
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SEP 17 2014

Michael J. Giardulli
Professional Engineer
State of Florida
Registration No. 70636

SEP 18 2014
2014-133

Sheet No. C-8.00



LINE TABLE

Line	Bearing	Distance
L1	S.86°44'58"W.	58.05'
L2	S.03°39'25"E.	13.41'
L3	S.09°55'20"W.	4.44'
L4	S.09°55'20"W.	6.55'
L5	S.06°18'02"W.	53.90'
L6	S.06°39'38"W.	34.06'
L7	N.09°11'10"E.	19.64'
L8	N.06°04'12"E.	30.53'
L9	N.06°25'56"E.	51.32'
L10	N.16°59'47"W.	23.33'
L11	N.09°58'14"W.	21.28'
L12	N.84°36'58"W.	22.26'
L13	N.72°47'58"W.	36.50'
L14	N.60°42'58"W.	90.00'
L15	N.60°42'58"W.	21.52'
L16	N.01°08'28"W.	22.52'
L17	N.01°17'47"W.	37.71'
L18	N.09°05'50"E.	40.14'
L19	N.15°05'25"E.	28.69'
L20	N.29°09'51"E.	15.19'
L21	N.26°05'25"E.	48.73'
L22	N.64°43'52"E.	60.90'
L23	N.89°28'22"E.	29.34'
L24	N.02°16'35"E.	18.95'
L25	N.04°31'11"W.	56.33'
L26	N.04°31'10"W.	60.23'
L27	N.06°16'27"E.	108.28'
L28	N.07°33'15"W.	86.22'
L29	N.11°10'27"W.	24.47'
L30	N.24°55'09"W.	14.27'
L31	N.28°12'11"W.	8.55'
L32	N.20°12'00"E.	20.97'
L33	N.06°25'00"E.	14.55'
L34	N.08°28'07"E.	12.95'
L35	N.44°52'29"W.	12.80'
L36	N.44°52'29"W.	12.04'
L37	N.67°09'32"W.	29.15'
L38	N.67°09'32"W.	17.74'
L39	N.23°09'22"W.	52.42'
L40	N.66°39'35"E.	7.23'
L41	N.06°10'58"E.	6.42'
L42	N.79°00'39"W.	58.73'
L43	N.79°00'39"W.	80.86'
L44	N.66°39'09"W.	51.29'
L45	N.60°41'55"W.	6.12'
L46	N.60°41'55"W.	6.12'
L51	S.56°22'23"W.	7.38'
L52	S.85°25'56"W.	43.08'
L53	N.83°45'01"W.	31.16'
L54	S.87°16'53"W.	45.21'
L55	S.86°20'31"W.	54.32'
L56	S.88°07'13"W.	64.34'
L57	N.89°56'25"W.	65.13'
L58	N.88°59'04"W.	52.42'
L60	S.29°30'00"W.	37.50'
L61	S.24°45'00"E.	24.50'
L62	N.83°15'00"E.	40.00'
L63	N.55°30'00"E.	30.00'
L64	S.86°00'00"E.	18.50'
L65	S.46°00'00"E.	13.00'

AREA:

Upland	12.2 Ac.
Baybottom	8.0 Ac.
Total	20.2 Ac.

Curve 1

Radius= 32.00'
Delta= 90°00'00"
Arc= 50.27'
Tangent= 32.00'
Chord= 45.25'
Chord Brg.= S.45°00'00"W.

RECEIVED
OCT 22 2014
2014-133
MONROE CO. PLANNING DEPT

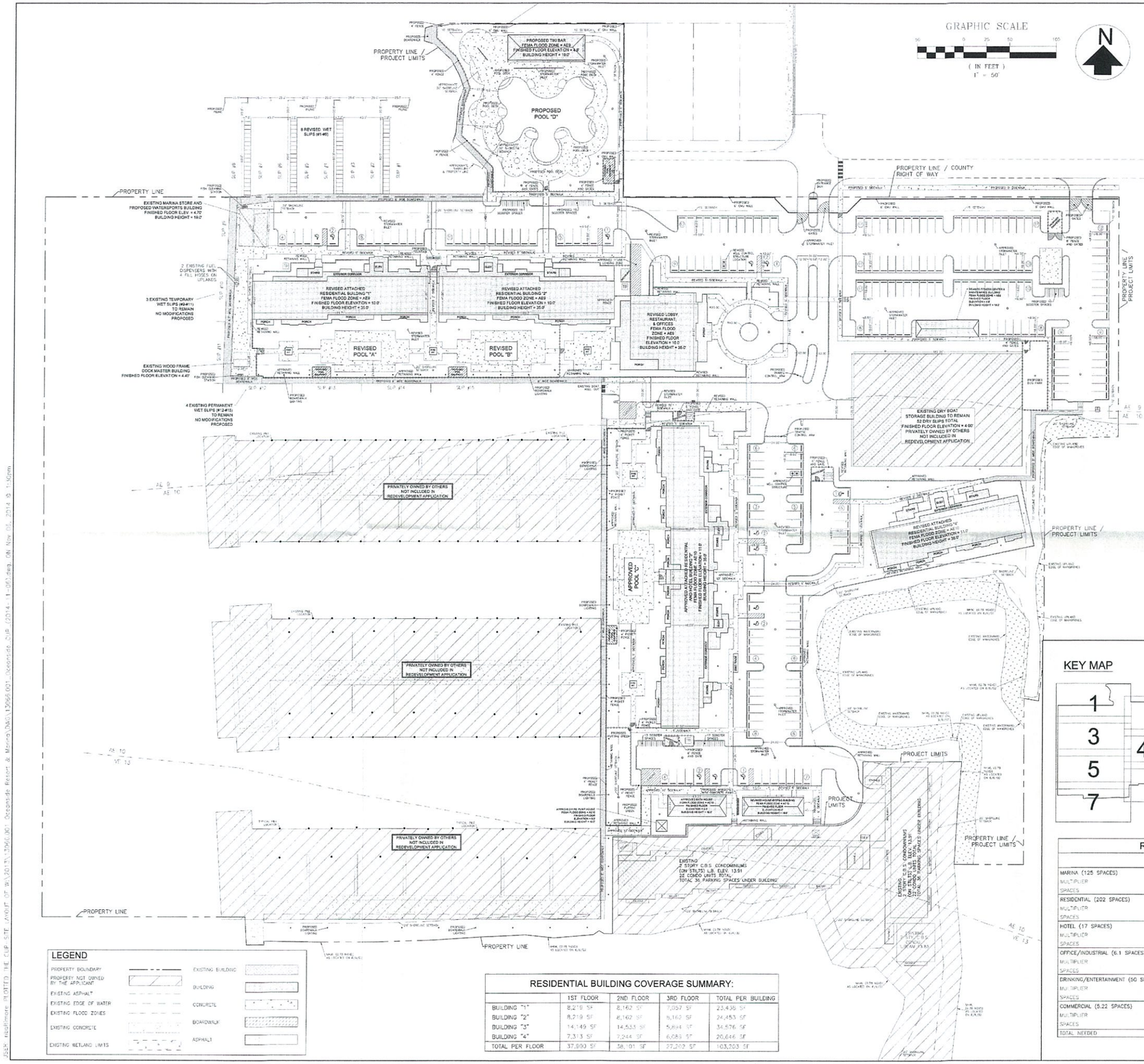
10/2/14: Area
8/28/14: Combine Road Vacant and Hickey House
1/13/14: Updated, addition grades, depths, wetland and mangrove lines
6/12/13: Typo's
2/18/13: Updated, owner, certs., front entrance, FIRM, miscellaneous improvements
6/23/04: Less out Dry Storage
6/22/04: Updated, owner, cert. numerous changes
5/19/03: Condominium location
11/23/02: M.H.W. Line as of 6/6/02
8/15/02: Correct Parcel "J"

Frederick H. Hildebrandt
Professional Engineer No. 36810
Professional Land Surveyor No. 2749
State of Florida
Date: 10/22/14

Sheet 2 of 2

Oceanside Investors, LLC 5950 Penninsular Ave., Key West, Fl. 33040			
BOUNDARY SURVEY			Dwn No.: 13-507
Scale: 1"=50'	Ref. 124-56 172-53 174-4	Flood panel No. 1528 K, 1536 K	Dwn. By: F.H.H.
Date: 1/30/97		Flood Zone: AE VE	Flood Elev. 9-13'
REVISIONS AND/OR ADDITIONS			
2/20/98: Update, underground utilities		7/19/02: Updated	
11/7/01: Catch Basins		8/10/02: Typo's	
2/25/02: Updated.		8/13/02: PIERS	
c/dwg/stockisland/oceansidemarina			

ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700



PROJECT DATA:

PROJECT:	OCEANSIDE RESORT AND MARINA 5950 PENINSULA AVENUE KEY WEST, FLORIDA 33040
OWNER/DEVELOPER:	OCEANSIDE INVESTORS, LLC PO BOX 2009 KEY WEST, FLORIDA 33045
SEWER:	KW RESORT UTILITIES
WATER:	FLORIDA KEYS AQUEDUCT AUTHORITY
GARBAGE:	WASTE MANAGEMENT
ENGINEER:	THE WEILER ENGINEERING CORPORATION, INC MICHAEL J. GIARDULLO, P.E. NO. 70676 201 W. MARION AVE, SUITE 1306 PUNTA GORDA, FLORIDA 33950 941.505.1700
SURVEYOR:	ISLAND SURVEYING, INC. FREDERICK H. HILDEBRANDT, PLS NO. 2749 3152 NORTHSIDE DRIVE, SUITE 201 KEY WEST, FLORIDA 33040 305.293.0466 JOB# 13-140

GENERAL INFORMATION:

DATUM:	N.G.V.D. 1929
ZONING:	MIXED USE (MU)
FLUM DESIGNATION:	MIXED USE / COMMERCIAL (MC)
TIER OVERLAY DIST:	TIER III
EXISTING ZONING:	MIXED USE (MU)
FLOOD ZONE:	MULTIPLE ZONES ON SITE: "AE9", "AE10", "AE11" & "VE13" AS TAKEN FROM: F.E.M.A. FLOOD INSURANCE RATE MAP: #12087C1028K & 12087C1036K COMMUNITY # "125129" / PANEL NUMBER: 1528 K & 1536 K EFFECTIVE DATE: "15 FEBRUARY 2006"
PROPOSED DWELLING UNITS:	79
EXISTING DWELLING UNITS:	22
TOTAL DWELLING UNITS:	101
PROPOSED HOTEL ROOMS:	17
RESTAURANT SEATING AREA:	1,310 SF
KITCHEN AREA:	1,721 SF
MISCELLANEOUS OTHER:	HOTEL & RESIDENT'S LOBBY, OFFICES, FITNESS CENTER, BATH HOUSE, MAINTENANCE, FIRE PUMP HOUSE, TIKI BAR & HOUSEKEEPING ... 17,643 SF
EXISTING WET SLIPS:	11
PARKING REQUIRED:	346
PARKING PROVIDED:	346 – 227 NEW STANDARD, 36 EXISTING CONDO, 13 NEW ACCESSIBLE, & 70 NEW SCOOTER

PROJECT AREA:

GROSS AREA	911,270.8 SF	20.92 AC
SUBMERGED AREA	377,230.0 SF	8.66 AC
TOTAL UPLAND AREA	534,040.8 SF	12.26 AC

LOT COVERAGE BY STRUCTURES:

EXISTING STRUCTURES TO REMAIN:		
DOCKMASTER	233.0 SF	
RETAIL	1293.0 SF	
EXISTING DRY STORAGE BACKDOMINIUM	21,925.0 SF	
EXISTING SOUTHERN CONDOS	23,732.7 SF	
TOTAL LOT COVERAGE BY EXISTING STRUCTURES	47,093.7 SF	1.08 AC
PROPOSED STRUCTURES:		
HOTEL/RESIDENTIAL	37,167.7 SF	
RESTAURANT/LOBBY/OFFICES	5,527.0 SF	
BATH HOUSE	1,470.0 SF	
FITNESS CENTER & MAINTENANCE	1,224.0 SF	
HOUSEKEEPING	1,340.0 SF	
TIKI BAR	2240.0 SF	
FIRE PUMP HOUSE	144.0 SF	
TOTAL LOT COVERAGE BY PROPOSED STRUCTURES	49,112.7 SF	1.13 AC
TOTAL LOT COVERAGE BY STRUCTURES	96,206.4 SF	2.21 AC

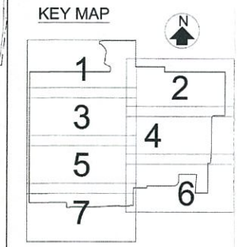
LOT COVERAGE BY ROADS, WALKWAYS, & POOLS

ROADS/PARKING	106,921.97 SF	
POOLS/PLAZA	33,048.74 SF	
SIDEWALKS	35,613.2 SF	
MISCELLANEOUS CONCRETE (DUMPSTER, CURBING, WALLS)	7,483.07 SF	
LANDTIERS (EXISTING)	38,002.7 SF	
TOTAL LOT COVERAGE BY ROADS, WALKWAYS, & POOLS	219,066.68 SF	5.03 AC

IMPERVIOUS / PERVIOUS PERCENTAGE

TOTAL UPLAND AREA	534,040.8 SF	12.26 AC
TOTAL IMPERVIOUS AREA	315,273.0 SF	7.24 AC
IMPERVIOUS PERCENTAGE OF SITE	59.03 %	
TOTAL OPEN SPACE AREA	218,768.0 SF	5.02 AC
OPEN SPACE PERCENTAGE OF SITE	40.965 %	
OPEN SPACE PERCENTAGE REQUIRED	20 %	
TOTAL SHORELINE SETBACK AREA	117,622.77 SF	2.70 AC
EXISTING IMPERVIOUS AREA IN SHORELINE SETBACK	64,004.00 SF	54.41%
EXISTING PERVIOUS AREA IN SHORELINE SETBACK	53,618.77 SF	45.59%
PROPOSED IMPERVIOUS AREA IN SHORELINE SETBACK	58,973.76 SF	50.14%
PROPOSED PERVIOUS AREA IN SHORELINE SETBACK	58,649.01 SF	49.86%
PROPOSED DEVELOPMENT REDUCES SHORELINE IMPERVIOUS BY 5,030.24 SF (4.28%)		

KEY MAP



REQUIRED PARKING CALCULATIONS

	NIGHT (12–6 AM)	WEEKDAY (9 AM–4 PM)	WEEKDAY (6 PM–12 AM)	WEEKEND (9 AM–4 PM)	WEEKEND (6 PM–12 AM)
MARINA (125 SPACES)					
MULTIPLIER	0.05	0.7	0.1	1.0	0.2
SPACES	6.25	87.5	12.5	125.0	25.0
RESIDENTIAL (202 SPACES)					
MULTIPLIER	1.0	0.6	0.9	0.8	0.9
SPACES	202.0	121.2	181.8	161.6	181.8
HOTEL (17 SPACES)					
MULTIPLIER	0.75	0.75	1.0	0.75	1.0
SPACES	12.75	12.75	17.0	12.75	17.0
OFFICE/INDUSTRIAL (6.1 SPACES)					
MULTIPLIER	0.05	1.0	0.1	0.1	0.05
SPACES	0.31	6.1	0.61	0.61	0.31
DRINKING/ENTERTAINMENT (50 SPACES)					
MULTIPLIER	0.1	0.4	1.0	0.8	1.0
SPACES	5.0	20.4	50.0	40.0	50.0
COMMERCIAL (5.22 SPACES)					
MULTIPLIER	0.05	0.6	0.9	1.0	0.7
SPACES	0.26	3.13	4.70	5.22	3.65
TOTAL NEEDED	226.57	253.08	272.61	345.18	277.76

RESIDENTIAL BUILDING COVERAGE SUMMARY:

	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL PER BUILDING
BUILDING "1"	8,219 SF	8,162 SF	7,057 SF	23,438 SF
BUILDING "2"	8,219 SF	8,162 SF	8,162 SF	24,453 SF
BUILDING "3"	14,149 SF	14,533 SF	5,894 SF	34,576 SF
BUILDING "4"	7,313 SF	7,244 SF	6,089 SF	20,646 SF
TOTAL PER FLOOR	37,900 SF	38,101 SF	27,202 SF	103,203 SF

LEGEND

PROPERTY BOUNDARY		EXISTING BUILDING	
PROPERTY NOT OWNED BY THE APPLICANT		BUILDING	
EXISTING ASPHALT		CONCRETE	
EXISTING EDGE OF WATER		BOARDWALK	
EXISTING FLOOD ZONES		ASPHALT	
EXISTING CONCRETE			
EXISTING WETLAND LIMITS			

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NOV 17 2014
2014-133
MONROE CO. PLANNING DEPT

Approved By:	MJG
Scale:	1" = 50'
Job No:	13066.001
Date Issued:	11/06/2014
Design:	JNB
Drawn:	JNB
Checked:	JNB

WEILER ENGINEERING CORPORATION
Alliance in engineering
201 W. MARION AVE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700 EB #6656

REVISED SITE PLAN for OCEANSIDE RESORT AND MARINA

Revisions

Description

MICHAEL J. GIARDULLO
LICENSE
No. 70676
STATE OF FLORIDA
PROFESSIONAL ENGINEER
NOV 06 2014
Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

Sheet No: C-4.00

MEMORANDUM
MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES
We strive to be caring, professional, and fair

To: Monroe County Planning Commission & John Wolfe

From: Mike Roberts, Sr. Administrator, Environmental Resources

Date: October 31, 2014

RE: PC Agenda 11.19.14 – Item #6 Smith Appeal to PC

Mr. Smith (the applicant) has withdrawn his appeal application as of today, October 31, 2014, regarding the Long Dock Variance approval letter dated September 23, 2014, for William and Kimberly Stancel, RE# 00196580.000000.