

DEVELOPMENT REVIEW COMMITTEE

Tuesday, December 16, 2014

AGENDA

The Monroe County Development Review Committee will conduct a meeting on Tuesday, December 16, 2014, beginning at 1:00 PM at the Marathon Government Center, Media & Conference Room (1st floor, rear hallway), 2798 Overseas Highway, Marathon, Florida.

CALL TO ORDER

ROLL CALL

DRC MEMBERS:

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

STAFF MEMBERS

Christine Hurley, Growth Management Division Director
Mayte Santamaria, Assistant Planning Director
Rey Ortiz, Planning & Biological Plans Examiner Supervisor
Emily Schemper, Principal Planner
Matt Coyle, Sr. Planner
Barbara Bauman, Planner
Karl Bursa, Sr. Planner
Gail Creech, Sr. Planning Commission Coordinator

CHANGES TO THE AGENDA

MINUTES FOR APPROVAL

MEETING

New Items:

1. 1211 Overseas Highway, Big Coppitt Key, Mile Marker 11 (Sender Site): A public meeting concerning a request for a Minor Conditional Use Permit. The requested approval is required for the transfer of Transferrable ROGO Exemptions (TREs) from the sender site. The sender site is described as part of Government Lot 1 in Section 22, Township 67, Range 26, Big Coppitt Key, Monroe County, Florida, having real estate numbers 00121050.000000, 00121060.000000 and 00121070.000000.

(2014-109)

[2014-109 SR 12.15.14.PDF](#)

[2014-109 FILE.PDF](#)

[2014-109 Recvd 07.31.14 Survey.PDF](#)

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this

AGENDA

proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than five (5) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711".

ADJOURNMENT



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

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

From: Karl W. Bursa, AICP, Senior Planner 

Date: December 15, 2014

Subject: *Request for a Minor Conditional Use Permit for the Transfer of ROGO Exemption (TRE) Sender Site Approval for property located at 1211 Overseas Highway, Big Coppitt Key, Real Estate No.s 00121050.000000, 00121060.000000, and 00121070.000000 (File #2014-109)*

1 I REQUEST:

2
3 The applicant is requesting a minor conditional use permit approving property at 1211
4 Overseas Highway as a Transferable ROGO Exemption (TRE) Sender Site. The applicant
5 has yet to determine an approved receiver site; and thus, a separate minor conditional use
6 permit must be applied for to facilitate the transfer of any existing TREs on the property.



7
8 **Subject Property with Land Use District Overlaid (Aerial dated 2012)**
9

1
2
3
4 Location:

5 Address: 1211 Overseas Highway, Big Coppitt Key, approximate mile marker 11 (Gulf
6 side of US 1)

7
8 Legal Description: Part of Government Lot 1 in Section 22, Township 67, Range 26, Big
9 Coppitt Key, Monroe County, Florida (a complete legal description in metes and bounds
10 is provided in the application/file)

11
12 Real Estate Numbers: 00121050.000000, 00121060.000000, and 00121070.000000
13

14 Applicant:

15
16 Property Owner: 1211 Overseas LLC

17 Agent: Trepanier & Associates, Inc.
18
19

20 II RELEVANT PRIOR COUNTY ACTIONS:
21

22 In 2007, a Letter of Development Rights Determination (LDRD) was issued to the owner of
23 the property. This LDRD, dated December 13, 2007, recognized the existence of 31 transient
24 residential units and 6 permanent residential units on the property.
25

26 In July, 2009, a Pre-Application Conference (File No. 29070) was held concerning this
27 property. At the direction of the applicant, no formal Letter of Understanding was issued
28 regarding this conference or this property.
29

30 In September, 2013, an addendum to the Letter of Development Rights Determination
31 (LDRD) dated December 13, 2007. This addendum served to update the interested parties
32 that the provision in the previous LDRD that prohibited redevelopment on site due to density
33 issues had been repealed. All other sections of the LDRD dated December 13, 2007 remain
34 in full force and effect.
35

36 III BACKGROUND INFORMATION:
37

38 A. Size of Site: 51,680 SF (1.86 acres) of total upland per Monroe County GIS and
39 approximately 48,879 SF (1.12 acres) of submerged land per Monroe County GIS

40 B. Land Use District: Suburban Commercial (SC)

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

42 D. Tier Designation: Tier III

43 E. Existing Use: Vacant Land

44 F. Existing Vegetation / Habitat: Scarified/Developed with some vegetation.

45 G. Community Character of Immediate Vicinity: Residential and Commercial

46 H. Flood Zone: AE10, VE10, VE11
47

48 IV REVIEW OF APPLICATION:
49

1 Pursuant to MCC § 138-22(2), the following criteria must be met to transfer to a hotel, motel,
2 or RV park:
3

- 4 a. *Eligibility of sender unit(s) or space(s).* In order to be an eligible sender unit or
5 space, the unit or space shall be a hotel room, motel room, campground space,
6 recreational vehicle space, mobile home, or dwelling unit found to have been
7 lawfully established:
8

9 ***In compliance:*** The sender units are transient found to be lawfully established in a
10 Letter of Development Rights Determination dated December 13, 2007 and
11 amended September, 2013.
12

- 13 b. *Criteria for redevelopment off-site:*
14

15 1. *Transfer to a hotel, motel, or recreational vehicle park.* A lawfully established
16 hotel room, motel room, campground space, or recreational vehicle space may
17 be transferred offsite to another hotel, motel, or recreational vehicle park if the:
18

- 19 i. Sender site is an eligible ROGO exemption and was used as a transient
20 residential unit in accordance with section 101-1:
21

22 ***In compliance:*** As defined in MCC § 101-1, a *transient residential unit*
23 means a dwelling unit used for transient housing such as a hotel or motel
24 room, seasonal residential unit, or space for parking a recreational vehicle or
25 travel trailer. The units to be transferred were found to be lawfully
26 established in a Letter of Development Rights Determination (LDRD) dated
27 December 13, 2007 and amended September, 2013. These units have since
28 been demolished and are eligible for transfer off-site pursuant to the
29 aforementioned LDRD.
30

- 31 ii. Receiver site/unit meets all of the following criteria:
32

33 *(AA) The receiver site is located in the same ROGO subarea as the sender*
34 *site, with the exception that ROGO exemptions associated with transient*
35 *residential dwelling units may be transferred from the Big Pine and No Name*
36 *Key ROGO subarea to the Lower Keys ROGO subarea:*
37

38 ***Compliance to be determined:*** The applicant has only requested approval of
39 the sender site in this application. At the time of application for transfer of
40 these units, any proposed receiver site will be subject to full review by staff.
41

42 *(BB) The receiver unit shall only be constructed within a) a Tier III-*
43 *designated area or b) a Tier III-A (special protection area) designated area*
44 *where the development does not involve the clearing of any native habitat:*
45

1 **Compliance to be determined:** The applicant has only requested approval of
2 the sender site in this application. At the time of application for transfer of
3 these units, any proposed receiver site will be subject to full review by staff.
4

5 *(CC) Receiver unit shall not be constructed within a velocity (V) zone:*
6

7 **Compliance to be determined:** The applicant has only requested approval of
8 the sender site in this application. At the time of application for transfer of
9 these units, any proposed receiver site will be subject to full review by staff.
10

11 *Receiver Site Development:*
12

13 **Compliance to be determined:** The applicant has only requested approval of the sender site in
14 this application. At the time of application for transfer of these units, any proposed receiver site
15 will be subject to full review by staff.
16

17 **V RECOMMENDATION:**
18

19 Staff recommends APPROVAL to the Director of Planning & Environmental Resources with
20 the following conditions:
21

- 22 A. Any proposed transfer of the units referred to in this approval requires a separate Minor
23 Conditional Use application.
24
25

File #: **2014-109**

Owner's Name: 1211 Overseas LLC

Applicant: 1211 Overseas LLC

Agent: Trepanier & Associates, Inc.

Type of Application: Minor - TRE

Key: Big Coppitt Key

RE: 00121050-000000

00121060-000000

00121070-000000

Additional Information added to File 2014-109

County of Monroe Growth Management Division

Planning & Environmental Resources

Department

2798 Overseas Highway, Suite 410

Marathon, FL 33050

Voice: (305) 289-2500

FAX: (305) 289-2536



Board of County Commissioners

Mayor Sylvia J. Murphy, District 5

Mayor Pro Tem Danny L. Kolhage, Dist. 1

George Neugent, District 2

Heather Carruthers, District 3

David Rice, District 4

Date: 7.31.14

Time: _____

Dear Applicant:

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

1211 Overseas LLC to the Monroe County Planning Department.
Project / Name

Thank you.

Gail Creech

Planning Staff

End of Additional File 2014-109

July 28, 2014



Mr. Townsley Schwab, Senior Director
Monroe County Planning & Environmental Resources
2798 Overseas Hwy, Suite 400
Marathon, FL 33050

Re: 1211 Overseas Hwy, Big Coppitt Key
RE #12150-000000, 121060-000000, 121070-000000



Dear Mr. Schwab:

We hereby submit a Request for a Minor Condition Use Permit for the Transfer of ROGO (TRE) Sender Site Approval for the above referenced property on behalf of property 1211 Overseas, LLC.

This application seeks to transfer 31 transient dwelling units from this site.

Please see the attached application and documentation for the subject property.

Thank you in advance for your consideration in this matter and if you have any questions please do not hesitate to contact me.

Best Regards,

A handwritten signature in black ink, appearing to read "Lori Thompson".

Lori Thompson
Research and Development

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



**Request for a Minor Conditional Use Permit for the Transfer of ROGO Exemption (TRE)
SENDER SITE APPROVAL**

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

Conditional Use, Transfer of ROGO Exemption Application Fee: \$1,740.00

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

Date of Submittal: 7 / 28 / 14
Month Day Year

Applicant / Agent:

Trepanier & Associates, Inc.

Name

402 Appelrouth Lane, Key West, FL 33045

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

305-293-8983

Daytime Phone

lori@owentrepanier.com

Email Address

Sender Site Property Owner:

1211 Overseas LLC

Name

PO Box 4170, Key West, FL 33040

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

305-293-2876

Daytime Phone

APPLICATION

Sender Site Legal Description:

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

PT GOV Lt 1 & bay bottom lying NE of pt of LT 1 Big Coppitt Key

Block	Lot	Subdivision	Key
12150-000000,	121060-000000,	121070-000000	1154717, 1154725, 1154733

Real Estate (RE) Number	Alternate Key Number
1211 Overseas Hwy, Big Coppitt Key	5

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

Sender Site Land Use District Designation: SC

Sender Site Existing Land Use: FLUM: MC

Amount of dwelling units lawfully-established on Sender Site: 31 Transient, 6 Permanent Res.

Amount of dwelling units to be transferred from Sender Site: 31 Transient

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

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

- Complete 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 for sender site;
- Location map of sender site;
- Signed and Sealed Boundary Survey of sender site, prepared by a Florida registered surveyor – 6 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);
- Typed name and address mailing labels of all property owners within a 300 foot radius of the sender site. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included

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

- Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the sender site and receiver site properties)
- Any Letters of Development Rights Determinations
- Any Letters of Understanding pertaining to the proposed transfer

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

If for any reason the minor conditional use permit application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of plans shall be required prior to item being scheduled for commission review.

APPLICATION

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

Signature of Applicant: [Handwritten Signature] Date: 7/28/14

Sworn before me this 28 day of July, 2014



[Handwritten Signature: Richard Puente]
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.

Prepared by and return to:

Susan Mary Cardenas

Attorney at Law

Stones & Cardenas

221 Simonton Street

Key West, FL 33040

305-294-0252

File Number: 13-329-CF South

Doc# 1973188 03/19/2014 4:33PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

03/19/2014 4:33PM
DEED DOC STAMP CL: Krys \$9,450.00

Doc# 1973188
Bk# 2675 Pg# 2348

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 12th day of March, 2014 between CF Southeast REO LLC, a Delaware limited liability company whose post office address is C/O Amresco Commercial Finance, 412 Parkcenter Blvd, Suite 300, Boise, ID 83706, grantor, and 1211 Overseas, LLC, a Florida limited liability company whose post office address is P. O. Box 4170, Key West, FL 33041, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable 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:

PARCEL A:

A portion of Government Lot 1, Section 22, Township 67 South, Range 26 East, Big Coppitt Key, Monroe County, Florida, and being more particularly described as follows:

Commence at the Easterly Right-of-Way Line of Jade Drive and the Northwesterly Right-of-Way Line of U.S. Highway No. 1 (State Road No. 5); thence North 63° 09' 21" East along the said Northwesterly Right-of-Way Line of U.S. Highway No. 1 for 238.91 feet to the Northeasterly line of Tract "B", "PORPOISE POINT, SECTION FOUR", according to the Plat thereof as recorded in Plat Book 5, Page 118, of the Public Records of Monroe County, Florida, and the Point of Beginning; thence North 26° 50' 39" West along the said Northeasterly Lot line of Tract "B" for 149.53 feet to the Southeasterly lot line of said Tract "B"; thence North 63° 09' 21" East along the said Southeasterly lot line of Tract "B" for 170.40 feet; thence South 26° 50' 39" East for 1.00 foot, more or less, thence South 63° 09' 21" West for 25.00 feet; thence South 26° 09' 21" East for 43.00 feet; thence South 81° 50' 39" East for 13.13 feet; thence North 63° 09' 21" East for 14.25 feet; thence South 26° 50' 39" East for 98.00 feet to the said Northwesterly Right-of-Way Line of U.S. Highway No. 1; thence South 63° 09' 21" West along the said Northwesterly Right-of-Way Line of U.S. Highway No. 1 for 170.40 feet to the Point of Beginning.

PARCEL B:

A portion of Government Lot 1, Section 22, Township 67 South, Range 26 East, Big Coppitt Key, Monroe County, Florida, and being more particularly described as follows:

Commence at the Easterly Right-of-Way Line of Jade Drive and the Northwesterly Right-of-Way Line of U.S. Highway No. 1 (State Road No. 5); thence North 63° 09' 21" East along the said Northwesterly Right-of-Way Line of U.S. Highway No. 1 for 409.31 feet to the Point of Beginning; thence North 26° 50' 39" West for 98.00 feet; thence South 63° 09' 21" West for 14.25 feet; thence North 81° 50' 39" West for 13.13 feet; thence North 26° 50' 39" West for 43.00 feet; thence North 63°

09' 21" East for 25.00 feet; thence North 26° 50' 39" West for 1.47 feet; thence North 63° 09' 21" East for 100.00 feet; thence South 26° 50' 39" East for 150.00 feet to the said Northwesterly Right-of-Way Line of U.S. Highway No. 1; thence South 63° 09' 21" West along the said Northwesterly Right-of-Way Line of U.S. Highway No. 1 for 100.00 feet to the Point of Beginning.

PARCEL C:

A portion of Government Lot 1, Section 22, Township 67 South, Range 26 East, Big Coppitt Key, Monroe County, Florida, and being more particularly described as follows:

Commence at the Easterly Right-of-Way Line of Jade Drive and the Northwesterly Right-of-Way Line of U.S. Highway No. 1 (State Road No. 5); thence North 63° 09' 21" East along the said Northwesterly Right-of-Way Line of U.S. Highway No. 1 for 509.31 feet to the Point of Beginning; thence North 26° 50' 39" West for 150.00 feet; thence North 63° 09' 21" East for 400.00 feet; thence South 26° 50' 39" East for 150.00 feet to the said Northwesterly Right-of-Way Line of U.S. Highway No. 1; thence South 63° 09' 21" West along the said Northwesterly Right-of-Way Line of U.S. Highway No. 1 for 400.00 feet to the Point of Beginning.

Parcel Identification Number: 00121050; 00121060 and 000121070

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

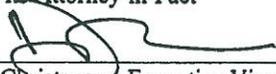
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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

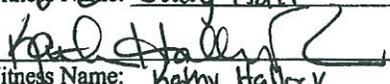
Signed, sealed and delivered in our presence:

CF Southeast REO LLC, a Delaware limited liability company

By: Amresco Commercial Finance, LLC, a Delaware limited liability company, its Attorney-in-Fact

By: 
D. Craig Christensen, Executive Vice President


Witness Name: Judy Hall

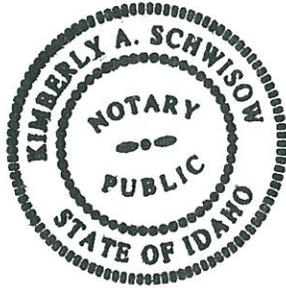

Witness Name: Kamy Hall

(Corporate Seal)

State of Idaho
County of AOA

The foregoing instrument was acknowledged before me this 12th day of March, 2014 by D. Craig Christensen, Executive Vice President of Amresco Commercial Finance, LLC, a Delaware limited liability company, as Attorney-in-Fact, on behalf of the corporation for CF Southeast REO, LLC, a Delaware limited liability company. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Kimberly A. Schwisow

My Commission Expires: 3/24/17

MONROE COUNTY
OFFICIAL RECORDS

Detail by Entity Name

Florida Limited Liability Company

1211 OVERSEAS LLC

Filing Information

Document Number	L14000035515
FEI/EIN Number	NONE
Date Filed	03/03/2014
State	FL
Status	ACTIVE
Effective Date	03/03/2014

Principal Address

429 CAROLINE STREET
KEY WEST, FL 33040

Mailing Address

P.O. BOX 4170
KEY WEST, FL 33041

Registered Agent Name & Address

WALSH, JOSEPH H
227 DUVAL STREET
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title AMBR

WALSH, JOSEPH H
7 CYPRESS TERRACE
KEY WEST, FL 33040

Annual Reports

No Annual Reports Filed

Document Images

7/24/14

(Date)

I hereby authorize Owen Trepanier/Trepanier & Associates be listed as authorized agent
(Name of Agent)

for 1211 Overseas, LLC for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: Govt Lot 1, Big Coppitt Key

Subdivision: S22-T67-R26, Key (island): Big Coppitt Key

and Real Estate number: 00121050-000000, 00121070-000000 & 00121060-000000

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

The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

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.

[Signature] MANAGING MEMBER 1211 OVERSEAS LLC
Property Owner(s) Signature
JOSEPH WALSH
Printed Name of Owner(s)

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 24 day of July, 2014.
Joseph Walsh is personally known produced identification
(personally known Type of Identification), did / did not take an oath.

[Signature]
Notary





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: 1154717 Parcel ID: 00121050-000000

Ownership Details

Mailing Address:
1211 OVERSEAS LLC
PO BOX 4170
KEY WEST, FL 33041-4170

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 100B
Affordable Housing: No
Section-Township-Range: 22-67-26
Property Location: 1211 OVERSEAS HWY BIG COPPITT KEY
Legal Description: 22 67 26 BIG COPPITT KEY PT GOVT LOT 1 OR505-632 OR844-1155/56 OR891-223/25 OR913-2034 OR957-1115 OR962-1220/21 OR1239-371/76 OR1263-1522 OR1397-1131-C OR1610-1149/50M/T OR2070-552/54 OR2500-239/42C OR2546-1734/41C/T OR2675-2348/50

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	0	0	24,256.70 SF

Appraiser Notes

BUILDING #3 REMODELED 1991 BUILDING 4 OF 4 WAS CHANGED FROM GR2-03 TO A BUILDING CALL FOR THE 1999 TAX ROLL. "CARIBBEAN VILLAGE & LODGING & MARINA" TPP 8508123 - CARRIBBEAN VILLAGE - RENTALS TPP 8662009 - STEVENSON DEVELOPMENT TPP 8666985 - FLOATING STRUCTURE TPP 8866976 - FLOATING STRUCTURE TPP 8661916 - CARIBBEAN MARINA & BOAT RENTAL 5/25/04 FOR THE 2004 TAX ROLL RE 115810-000100 HAS NOW BEEN COMBINED WITH THIS PARCEL FOR ASSESSMENT PURPOSES. LG

WILMA DAMAGE TO ALL FIRST FLOORS OF ALL BUILDINGS, GUTTED, BUSINESS CLOSED EXCEPT FOR A FEW ROOMS FOR WORKERS, LAUNDRY DAMAGED, TWO HOUSEBOATS TOTALED-TOLD PERSONAL PROPERTY.

TWO SMALL AREAS ON BUILDING #1 COULD NOT BE DRAWN ON NOVALIS - A SM. SBU (15 SQ FT) & A SMALL FLA (64 SQ FT - ENTRANCE TO ROOM ON SECOND FLOOR) - OMITTED AS BASELINES ARE NOT ON A GRIDLINE.

12/6/2013 BEN. PERMIT REVIEW. THE DEMO IS COMPLETED. CHANGED THE PC, CONSOLIDATED THE LAND LINES.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09101556	04/30/2009	03/12/2013	500	Commercial	COVER DOORS AND WINDOWS WITH PLYWOOD
09103078	12/21/2009		409,166	Commercial	RENOVATION (4 BLDGS, 6 UNITS)
13104295	11/08/2013	03/12/2013	30,000		DEMO 4 BLDGS(10,271 SF AND ALL ADJACENT STRUCTURES ON THE PARCELS INCLUDING DRIVEWAY AND PARKING AREAS
1 89-2181	09/01/1989	05/01/1990	14,000	Residential	GARAGE/CARPORT
1 A-12606	11/01/1984	12/01/1984	4,000	Residential	ROOFING
1 A-13329	05/01/1985	12/01/1985	9,700	Residential	REMODEL DUPLEX
1 A-13804	07/01/1985	12/01/1985	1,200	Residential	A/C
90-1521	12/01/1990	05/01/1991	11,485	Commercial	INTERIOR RENOVATIONS
A-14298	11/01/1985	12/01/1985	240	Commercial	DECKS
A-15826	08/01/1986	12/01/1986	183,150	Commercial	REMODEL TRIPLEX
A-15790	07/01/1986	12/01/1986	183,150	Commercial	REMODEL TRIPLEX
A-15086	03/01/1986	12/01/1986	10,950	Commercial	ROOFING
A-16532	11/01/1986	12/01/1986	6,400	Commercial	A/C
A-16861	02/01/1987	12/01/1987	9,600	Commercial	REMODEL
A-17782	06/01/1987	12/01/1987	4,170	Commercial	DOCKS
07102123	07/21/2007	04/12/2013	2,500	Commercial	TEMPORARY FENCE CL2-1 6FT X 450FT

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	1,133,215	42,565	157,669	1,170,000	1,170,000	0	1,170,000
2012	1,157,192	44,050	157,669	1,358,911	1,358,911	0	1,358,911
2011	1,157,192	45,549	157,669	1,360,410	1,360,410	0	1,360,410
2010	1,171,868	47,034	194,054	1,412,956	1,412,956	0	1,412,956
2009	1,183,856	48,518	278,952	1,511,326	1,511,326	0	1,511,326
2008	1,209,177	50,056	327,465	2,760,495	2,760,495	0	2,760,495
2007	1,131,930	51,498	485,134	2,760,495	2,760,495	0	2,760,495
2006	1,098,833	53,053	485,134	2,026,285	2,026,285	0	2,026,285
2005	1,098,833	54,601	485,134	2,719,784	2,719,784	0	2,719,784
2004	831,098	54,347	242,567	1,128,012	1,128,012	0	1,128,012
2003	710,064	59,515	74,223	843,802	843,802	0	843,802

2002	455,041	61,149	74,223	590,413	590,413	0	590,413
2001	455,041	62,771	82,327	600,139	600,139	0	600,139
2000	454,018	20,210	82,327	556,555	556,555	0	556,555
1999	454,018	20,716	82,327	557,061	557,061	0	557,061
1998	531,943	57,630	82,327	671,899	671,899	0	671,899
1997	531,943	58,926	82,327	673,196	673,196	0	673,196
1996	417,955	47,095	82,327	547,377	547,377	0	547,377
1995	417,955	48,158	82,327	548,440	548,440	0	548,440
1994	379,959	44,707	82,327	506,993	506,993	0	506,993
1993	379,959	45,431	82,327	507,717	507,717	0	507,717
1992	390,321	46,397	82,327	519,045	519,045	25,000	494,045
1991	341,351	27,774	82,327	451,452	451,452	25,000	426,452
1990	341,351	28,147	82,327	451,825	451,825	25,000	426,825
1989	341,351	4,464	82,327	428,142	428,142	25,000	403,142
1988	297,624	3,993	37,518	339,135	339,135	25,000	314,135
1987	90,396	0	37,518	127,914	127,914	25,000	102,914
1986	76,338	0	37,518	113,856	113,856	25,000	88,856
1985	73,157	0	13,530	86,687	86,687	25,000	61,687
1984	69,539	0	13,530	83,069	83,069	25,000	58,069
1983	53,496	0	13,530	67,026	67,026	25,000	42,026
1982	54,335	0	13,530	67,865	67,865	25,000	42,865

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
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12/15/2011	2546 / 1734	100	<u>CT</u>	<u>12</u>
12/22/2010	2500 / 239	100	<u>QC</u>	<u>11</u>
12/14/2004	2070 / 552	4,600,000	<u>WD</u>	<u>M</u>
6/1/1984	913 / 2034	10,000	<u>WD</u>	<u>U</u>
8/1/1983	891 / 223	1	<u>WD</u>	<u>M</u>
12/1/1981	844 / 1155	140,000	<u>WD</u>	<u>U</u>
2/1/1972	505 / 632	26,000	00	<u>Q</u>

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



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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1154733 Parcel ID: 00121070-000000

Ownership Details

Mailing Address:
1211 OVERSEAS LLC
PO BOX 4170
KEY WEST, FL 33041-4170

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 100B
Affordable Housing: No
Section-Township-Range: 22-67-26
Property Location: 1211 OVERSEAS HWY BIG COPPITT KEY
Legal Description: 22 67 26 BIG COPPITT KEY BAY BOTTOM LYING NELY OF PT LT 1 OR482-548/550 OR844-1195/96 891-223/25 OR913-2035/36 OR972-152/54 OR992-84/85 II DEED #27870(3665-44) OR1239-371/72 OR1239-373/74 OR1610-1149/50M/T OR2070-552/54 OR2500-239/42C OR2546-1734/41C/T OR2675-2348/50

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
9500 - SUBMERGED			0.12 AC
10HC - COMM/HY/CANAL	0	0	10,923.00 SF

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	SW2:SEAWALL	340 SF	85	4	1975	1976	2	60
2	DK3:CONCRETE DOCK	475 SF	95	5	1975	1976	4	60
3	BR2:BOAT RAMP	322 SF	23	14	1975	1976	2	60

12	DK4:WOOD DOCKS	424 SF	53	8	1989	1990	4	40
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Appraiser Notes

12/6/2013 BEN. PERMIT REVIEW. THE DEMO IS COMPLETED.

WILMA DAMAGE TO ALL FIRST FLOORS, HOUSEBOATS TOTALED-TOLD PERSONAL PROPERTY, NOT IN BUSINESS EXCET FOR WORKERS ON SECOND FLOORS, LAUNDRY DAMAGED.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
13104296	11/08/2013	12/06/2013	20,000	DEMO 1 EXISTING BLDG AND ALL ADJACENT STRUCTURES ON THE PARCEL INCLUDING DRIVEWAY AND PARKING AREAS	
88-1962	10/01/1988	05/01/1990	18,050		DUPLEX

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	456,971	31,961	142,011	540,000	540,000	0	540,000
2012	480,406	32,720	142,011	655,137	655,137	0	655,137
2011	486,264	34,234	210,896	731,394	731,394	0	731,394
2010	492,123	35,297	251,453	778,873	778,873	0	778,873
2009	503,840	36,809	292,010	832,659	832,659	0	832,659
2008	509,699	38,193	324,456	1,359,646	1,359,646	0	1,359,646
2007	560,669	35,993	600,244	1,359,646	1,359,646	0	1,359,646
2006	941,290	33,482	648,912	988,021	988,021	0	988,021
2005	522,939	34,694	567,798	1,326,394	1,326,394	0	1,326,394
2004	467,297	35,603	486,684	989,584	989,584	0	989,584
2003	452,103	14,343	121,671	588,117	588,117	0	588,117
2002	329,731	14,905	76,044	420,681	420,681	0	420,681
2001	329,731	15,317	71,466	416,515	416,515	0	416,515
2000	329,731	8,181	71,466	409,379	409,379	0	409,379
1999	307,749	7,979	62,890	378,618	378,618	0	378,618
1998	305,092	8,247	62,890	376,230	376,230	0	376,230
1997	305,092	8,590	62,890	376,573	376,573	0	376,573
1996	239,715	7,005	62,890	309,610	309,610	0	309,610
1995	239,715	7,229	62,890	309,835	309,835	0	309,835
1994	217,923	6,806	62,890	287,619	287,619	0	287,619
1993	217,923	7,050	62,890	287,863	287,863	0	287,863
1992	217,923	7,242	62,890	288,055	288,055	0	288,055
1991	217,923	3,107	62,890	283,920	283,920	25,000	258,920

1990	76,561	3,689	57,173	137,423	137,423	25,000	112,423
1989	76,561	3,780	44,023	124,364	124,364	25,000	99,364
1988	65,182	3,335	29,730	98,247	98,247	25,000	73,247
1987	49,904	3,446	29,730	83,080	83,080	25,000	58,080
1986	50,160	3,571	24,584	78,315	78,315	25,000	53,315
1985	42,068	616	7,906	50,590	50,590	25,000	25,590
1984	40,976	616	7,906	49,498	49,498	24,749	24,749
1983	41,220	616	7,906	49,742	49,742	0	49,742
1982	38,233	616	7,906	46,755	46,755	0	46,755

Parcel Sales History

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Sale Date	Official Records Book/Page	Price	Instrument	Qualification
3/12/2014	2675 / 2348	1,350,000	<u>WD</u>	<u>12</u>
12/15/2011	2546 / 1734	100	<u>CT</u>	<u>12</u>
12/22/2010	2500 / 239	100	<u>QC</u>	<u>11</u>
12/14/2004	2070 / 552	1	<u>WD</u>	<u>M</u>
8/1/1983	891 / 223	200,000	<u>WD</u>	<u>M</u>
12/1/1981	844 / 1155	45	<u>WD</u>	<u>M</u>
2/1/1971	482 / 548	28,000	00	<u>Q</u>

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



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

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

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

Alternate Key: 1154725 Parcel ID: 00121060-000000

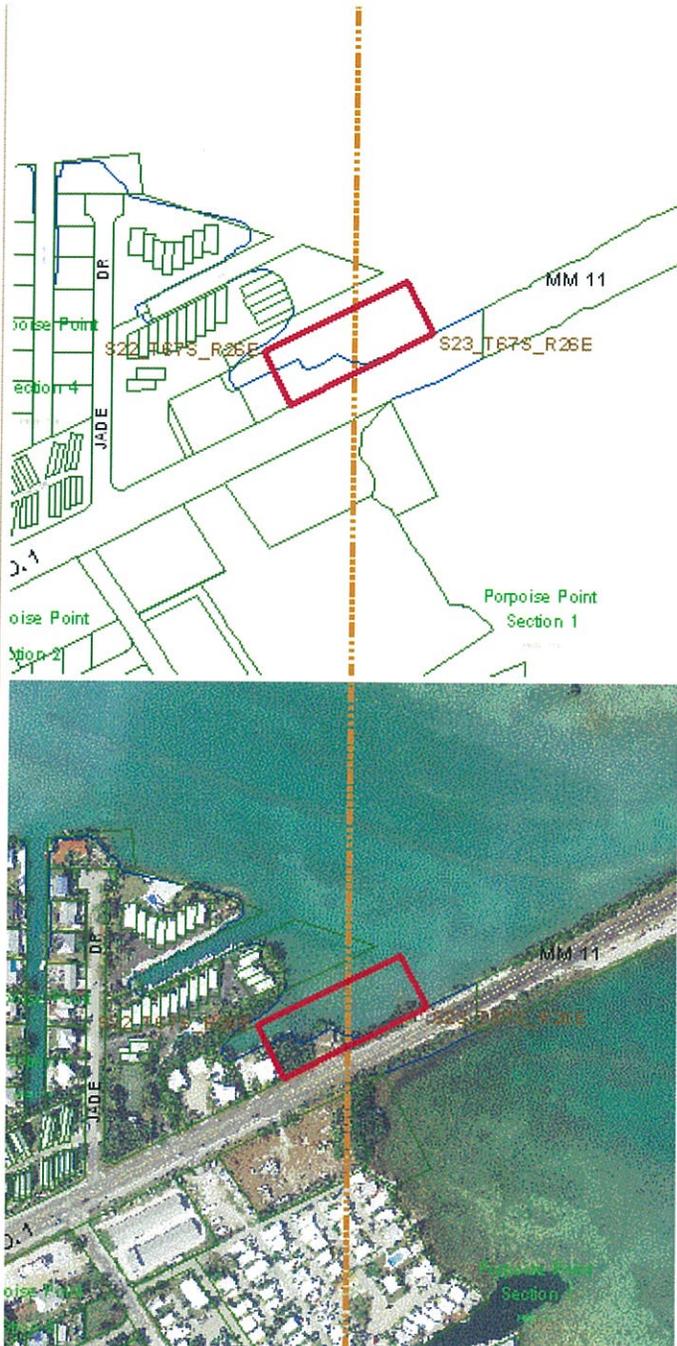
Ownership Details

Mailing Address:
1211 OVERSEAS LLC
PO BOX 4170
KEY WEST, FL 33041-4170

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 100B
Affordable Housing: No
Section-Township-Range: 22-67-26
Property Location: 1211 OVERSEAS HWY BIG COPPITT KEY
Legal Description: 22 67 26 BIG COPPITT KEY BAY BOTTOM LYING NE OF PT OF LT 1 OR71-175/176 OR931-380 OR972-152/54 OR1239-371/72 OR1239-373/74 OR1610-1149/50M/T OR2070-552/54 OR2500-239/42C OR2546-1734/41C/T OR2675-2348/50

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
000X - ENVIRONMENTALLY SENS	0	0	1.07 AC
10HW - COMM/HWY/WATER	0	0	12,950.00 SF

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	PJ3:PATIO	224 SF	16	.14	1996	1997	.1	50

Appraiser Notes

12/6/2013 BEN. COURTESY REVIEW WHILE INSPECTING ADJACENT 1154733 FOR DEMO PERMITS. THE DOCK AND SEAWALL RESIDING ON THIS PARCEL ARE RECORDED ON AK 1154733. CHANGED THE LAND LINE FROM 100H TO 10HW. A VERY SHALLOW DEPTH OF THE EAST END OF THE CANAL ON THIS PROPERTY RESTRICTS NAVIGATION BY MOTOR VESSELS AT MOST TIDES. NO DECREMENT TO LAND VALUE IS ASSIGNED AT THIS TIME.

2002-05-03 REMOVED 6,000SF OUT OF OOOX AND MADE IT 100H BECAUSE IT IS FILLED AND HAS A BILLBOARD ON IT.SKI/DMJ

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
96-1222	08/01/1996	11/01/1996	1,000		ATF LAND CLEAR & RIPRAP

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	5,752	84,282	90,000	46,968	0	90,000
2012	0	5,847	36,852	42,699	42,699	0	42,699
2011	0	6,008	36,852	42,860	25,763	0	42,860
2010	0	6,169	17,252	23,421	23,421	0	23,421
2009	0	6,263	19,702	21,717	21,717	0	21,717
2008	0	6,424	87,602	21,717	21,717	0	21,717
2007	0	4,657	15,852	21,717	21,717	0	21,717
2006	0	3,891	15,852	21,717	21,717	0	21,717
2005	0	3,985	15,852	19,837	19,837	0	19,837
2004	0	4,079	15,852	19,931	19,931	0	19,931
2003	0	4,140	6,424	10,564	10,564	0	10,564
2002	0	4,234	6,424	10,658	10,658	0	10,658
2001	0	3,091	170	3,261	3,261	0	3,261
2000	0	1,719	170	1,889	1,889	0	1,889
1999	0	1,756	170	1,926	1,926	0	1,926
1998	0	1,793	170	1,963	1,963	0	1,963
1997	0	1,811	170	1,981	1,981	0	1,981
1996	0	0	170	170	170	0	170
1995	0	0	170	170	170	0	170
1994	0	0	170	170	170	0	170
1993	0	0	170	170	170	0	170
1992	0	0	170	170	170	0	170
1991	0	0	170	170	170	0	170
1990	0	0	170	170	170	0	170
1989	0	0	170	170	170	0	170
1988	0	0	170	170	170	0	170

1987	0	0	7,188	7,188	7,188	0	7,188
1986	0	0	7,188	7,188	7,188	0	7,188
1985	0	0	7,188	7,188	7,188	0	7,188
1984	0	0	7,188	7,188	7,188	0	7,188
1983	0	0	7,188	7,188	7,188	0	7,188
1982	0	0	7,188	7,188	7,188	0	7,188

Parcel Sales History

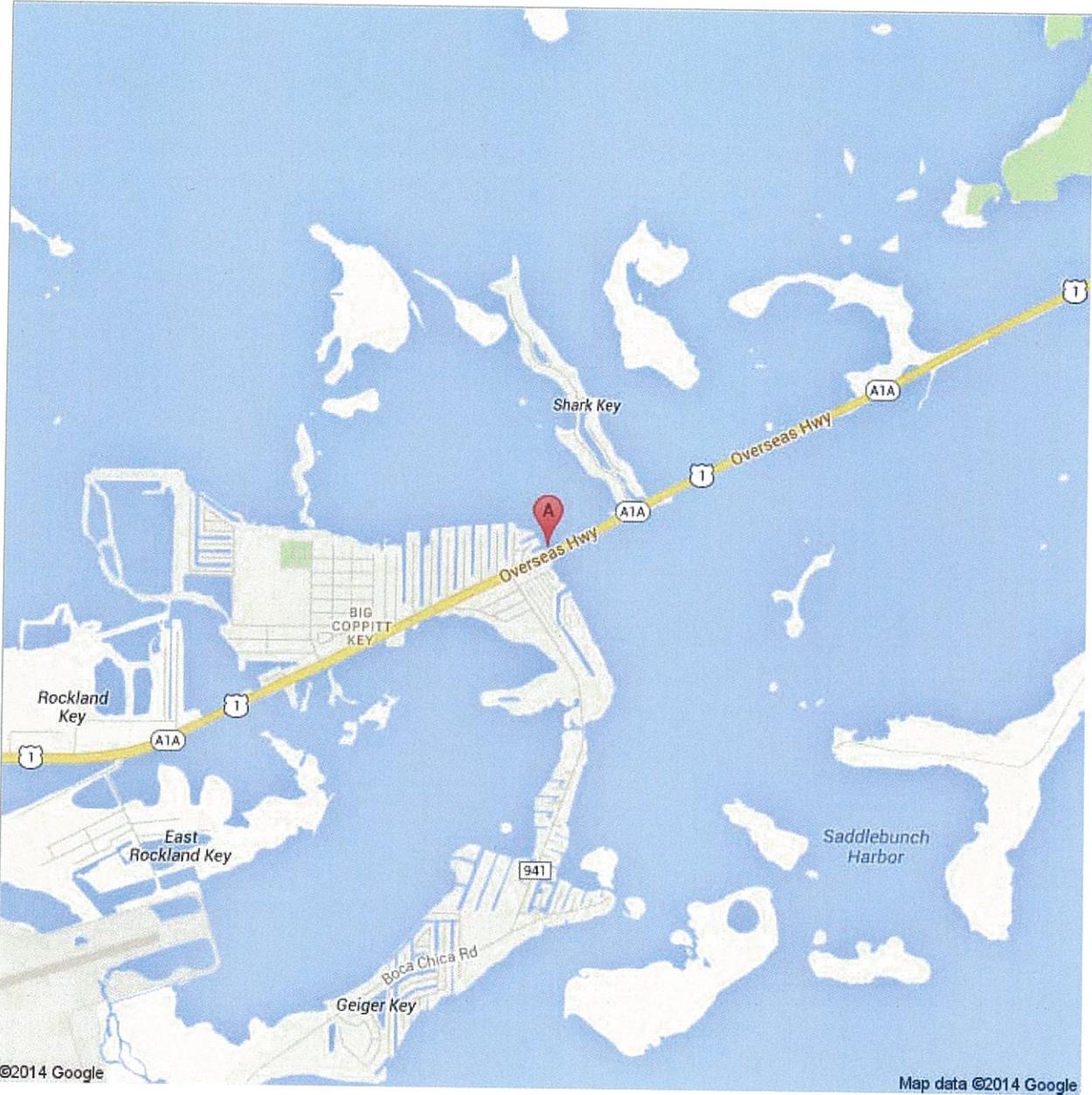
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12/22/2010	2500 / 239	100	<u>QC</u>	<u>11</u>
12/14/2004	2070 / 552	1	<u>WD</u>	<u>M</u>
1/1/1985	931 / 380	1,672	<u>TD</u>	<u>U</u>

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

Address **1211 Overseas Hwy**
Key West, FL 33040



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 Charles "Sonny" McCoy, Dist. 3
Mayor Pro Tem Mario Di Gennaro, Dist. 4
Dixie Spehar, Dist. 1
George Neugent, Dist. 2
Sylvia J. Murphy, Dist. 5

We strive to be caring, professional and fair

December 13, 2007

David Paul Horan, Esq.
608 Whitehead Street
Key West, FL 33045

RE: LETTER OF DEVELOPMENT RIGHTS DETERMINATION FOR THE MILE MARKER 10 LLC PROPERTY, ALSO KNOWN AS CARIBBEAN VILLAGE, LOCATED AT 1211 US HIGHWAY 1, BIG COPPITT KEY, MILE MARKER 11 (GULFSIDE) AND HAVING REAL ESTATE NUMBERS 00121050.000000; 00121060.000000 & 00121070.000000

Mr. Horan,

This letter is in response to your request for a determination as to the number of dwelling units that may be rebuilt and exempt from the Residential Rate of Growth Ordinance (ROGO) on the above-described premises.

I. Background Information

The subject property is located at 1211 US 1 (Overseas Highway) on Big Coppitt Key. In total, it is comprised of three contiguous (3) parcels. The western parcel is identified as RE Number 00121050.000000 and is legally described as 22 67 26 BIG COPPITT KEY PT GOVT LOT 1. The center parcel is identified as RE Number 00121070.000000 and is legally described as 22 67 26 BIG COPPITT KEY BAY BOTTOM LYING NE'LY OF PT LOT 1. The eastern parcel is identified as RE Number 00121060.000000 and is legally described as 22 67 26 BIG COPPITT KEY BAY BOTTOM LYING NE OF PT OF LOT 1.

The property is currently within a Sub Urban Commercial (SC) Land Use District and has a Future Land Use Map (FLUM) designation of Mixed Use / Commercial (MC). Prior to 1986, the property was within a BU-2 district (Medium Business).

Site visits were conducted by Planning & Environmental Resources Department Staff on November 17, 2005 and on August 28, 2007. During the most recent site visit, all of the

buildings at the property were vacant and the motel was not in operation (in part due to Hurricane Wilma damage). Four (4) residential buildings and one (1) garage building were observed. Each resort building consisted of a different amount of units, nearly all of which were single-bedroom. In total, twenty-six (26) units were counted within the four (4) residential buildings. Although most of the units appeared to be transient residential units, some were identified as non-transient employee housing units.

In addition, two (2) unoccupied, two-story houseboats were observed along the canal to the North. During the 2002 and 2005 site visits, Staff was unable to enter the two (2) houseboats due to hurricane damage. They appeared to have accommodated additional transient units. A third site visit was conducted by Planning & Environmental Resources Department and Code Enforcement Staff on June 3, 2002. During the 2002 site visit, Staff was able to access the houseboats and observed five (5) transient units in the first houseboat and six (6) transient units in the second houseboat.

Existing Structures:

Structure	Real Estate (RE) Number	Floor Area	Existing Number of Residential Units
Blue 3-Story (Building No. 1)	00121050.000000	5,682 ft ²	9 units
Green 2-Story (Building No. 2)	00121050.000000	1,592 ft ²	5 units
Pink 2-Story (Building No. 3)	00121050.000000	1,617 ft ²	5 units
Pink 2-Story Garage (Building No. 4)	00121050.000000	1,380 ft ²	0 units
Pink 3-Story (Building No. 1)	00121070.000000	5,009 ft ²	7 units
Total Existing Residential Units			26 units
2-Story Green Houseboat	Not assessed under RE	Unknown	5 units
2-Story Blue Houseboat	Not assessed under RE	Unknown	6 units
Total Existing Live-Aboard Vessels			2 vessels (11 units)*

Floor area totals are based on the 2007 Property Appraiser's records, which may be inaccurate.

Existing Unit Characteristics:

Structure	Unit No.	Transient / Permanent	Bedroom(s)	Bathroom(s)	Kitchen(s)
Blue 3-Story (Building No. 1, RE 00121050.000000)					
1 st Floor	1	Transient	1	1	0
1 st Floor	2	Transient	1	1	0
1 st Floor	3	Transient	1	1	1
1 st Floor	4	Transient	1	0	0
1 st Floor	5	Transient	1	1	0
2 nd Floor	1	Transient	1	1	1
2 nd Floor / 3 rd Floor	2	Employee	1	1	1
2 nd Floor	3	Transient	1	1	1
3 rd Floor	1	Transient	1	1	0
Green 2-Story (Building No. 2, RE 00121050.000000)					
1 st Floor	1	Transient	1	1	0
1 st Floor	2	Transient	1	1	1
1 st Floor	3	Transient	1	1	1
2 nd Floor	1	Transient	1	1	0
2 nd Floor	2	Transient	1	1	0

Pink 2-Story (Building No. 3, RE 00121050.000000)					
1 st Floor	1	Transient	1	1	0
1 st Floor	2	Transient	1	0	0
1 st Floor	3	Transient	1	1	1
2 nd Floor	1	Transient	1	1	0
2 nd Floor	2	Transient	1	1	0
Pink 2-Story Garage (Building No. 4, RE 00121050.000000)					
1 st Floor	---	Storage	0	1	0
2 nd Floor	---	Storage	0	0	0
Pink 3-Story (Building No. 1, RE 00121070.000000)					
1 st Floor	1	Transient	1	1	0
1 st Floor	2	Transient	1	1	0
1 st Floor	3	Transient	1	1	0
1 st Floor	4	Transient	1	1	0
2 nd Floor	---	Resort Office	0	0	0
2 nd Floor	1	Transient	1	1	0
2 nd Floor / 3 rd Floor	2	Employee	2	1	1
2 nd Floor / 3 rd Floor	3	Employee	2	1	1

Units identified as permanent units were indicated as employee housing units by the property owner to Planning & Environmental Resources Staff during the site visit on November 17, 2005.

II. Residential Dwelling Units

As defined in MCC Sec. 9.5-4 (D-31), a *dwelling unit* is one (1) or more rooms physically arranged to create a housekeeping establishment for occupancy by one (1) family with separate toilet facilities.

Hotel and motel rooms are considered transient residential units. As defined in MCC Sec. 9.5-4 (T-4), a *transient residential unit* is a dwelling unit used for transient housing such as a hotel or motel room, or space for parking a recreational vehicle or travel trailer. Further, as defined in MCC Sec. 9.5-4 (R-17), a *room, hotel or motel*, is a unit in a public lodging establishment as defined by Florida Statutes section 509.013(4)(a) intended for transient lodging only for periods not exceeding thirty (30) days. Transient occupancy shall conform to the definition contained in Florida Statutes section 509.013(12) as to transient occupancy.

Employee housing units and commercial apartments are considered non-transient or permanent residential units. As defined in MCC Sec. 9.5-4 (P-4), a *permanent residential unit* is a dwelling unit that is designed for, and capable of, serving as a residence for a full housekeeping unit which includes a kitchen composed of at least a refrigerator and stove.

Pursuant to MCC Sec. 9.5-120.4(a), the ROGO shall not apply to the redevelopment, rehabilitation or replacement of any lawfully-established residential dwelling unit which does not increase the number of residential dwelling units above that which existed on the site prior to the redevelopment, rehabilitation or replacement. Therefore, owners of land containing residential dwelling units shall be entitled to one (1) unit for each such unit lawfully-established.

Administrative Interpretation 03-108 provides the criteria to be used by Staff to determine whether or not a residential unit was lawfully-established:

- (a) A permit or other official approval from the Division of Growth Management for the dwelling units:

Original building permits for the residential buildings were not located for review. However, the building permit history for the property supports the existence of a residential use on the property from the early 1980s to present.

Monroe County Building Permit History:

<i>Permit No.</i>	<i>Date Issued</i>	<i>Description</i>
Real Estate Number 00121050.000000		
071-2123	06-21-2007	Install temporary fence
061-5000	08-24-2006	Demolish two (2) houseboats
051-4238	08-29-2005	Install utility pole and 600 amp service
911-2403	04-02-1991	Insulate and drywall building addition permitted under 901-1521
911-2193	03-07-1991	Install 150 amp service receptacles and lighting to building addition permitted under 901-1521
911-2037	04-12-1991	Construct 18,000 ft ² of concrete parking and sidewalks
901-1521	10-19-1990	Construct 780 ft ² addition to existing commercial rental building (for storage)
891-2181	09-25-1989	Construct 1,350 ft ² garage to store sewer treatment plant equipment
891-2179	10-16-1989	Fill 100 cy
881-1961	10-11-1988	Construct sewer treatment plant
871-0180	07-07-1987	Complete work permitted under A-17782
A-17782	06-29-1987	Construct 295 ft ² dock and install auger pilings
A-14296	11-13-1985	Construct two (2) decks and one (1) staircase to existing duplex
A-13804	07-23-1985	Install two (2) heating and cooling units to existing duplex
Real Estate Number 00121060.000000		
971-1149	07-28-1997	Trim mangroves and Brazilian peppers
971-0288	02-25-1997	Clear exotics and trim sea grapes and buttonwoods
961-1657	11-25-1996	Clear exotics and trim sea grapes and buttonwoods
961-1222	08-27-1996	After-the-Fact clear exotics and natives; excavate 1,120 cy of fill; and place 340 cy of rip rap
961-0813	06-07-1996	Trim Brazilian peppers, buttonwoods and sea grapes
951-1301	09-14-1995	Clear exotics and trim buttonwoods
A-16861	02-06-1987	Remodel upstairs of existing triplex
A-15826	08-07-1986	Remodel interior of existing triplex
A-15086	03-31-1986	Re-roof and remodel existing triplex
Real Estate Number 00121070.000000		
881-1962	10-11-1988	Renovate existing duplex
A-15086	03-31-1986	Re-roof and remodel existing triplex
A-9890	11-10-1982	Rebuild service riser and re-feed existing panel
Misfiled Permit found under Real Estate Number 00121000.000000		
A-16532	11-24-1986	Install 3 central heat and A/C units, supplement to A-15826
Misfiled Permit found under Real Estate Number 00120940.000000		
A-12606	11-30-1984	Replace roof
Misfiled Permit found under Real Estate Number 00151040.000000		
A-13329	05-03-1985	Remodel interior of existing duplex

The building permit history does not clearly indicate how many residential units were on the property at any given time. Furthermore, the issued building permits do not clearly distinguish whether or not the residential use has always been transient, non-transient or a combination of transient and permanent.

After reviewing each building permit file, Staff has determined that the above-referenced permits were for the following structures:

Building Permit History by Structure

<i>Structure</i>	<i>Building Permits</i>
Blue 3-Story (Building No. 1)	A16861; A16532; A15826; A15086
Green 2-Story (Building No. 2)	A14296; A13804; A13329; A12606
Pink 2-Story (Building No. 3)	911-2403; 911-2193; 901-1521
Pink 2-Story Garage (Building No. 4)	891-2181
Pink 3-Story (Building No. 1)	881-1962
Green Houseboat	061-5000
Blue Houseboat	061-5000

(b) If a permit or other official approval from the Division of Growth Management is not available, the following information may be used to establish that a residential unit was lawfully-established:

a. *Aerial photos showing the structure in existence prior to 1986:*

Aerial photography from 1982 to 2006 confirms the continuous existence of several of the structures on the property.

Aerial Photography:

<i>Structure</i>	<i>Structure Visible</i>												
	1982	1984	1989	1992	1994	1995	1996	1998	1999	2002	2003	2004	2006
Blue 3-Story (Building No. 1)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Green 2-Story (Building No. 2)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Pink 2-Story (Building No. 3)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Pink Garage (Building No. 4)	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Pink 3-Story (Building No. 1)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Green Houseboat	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Blue Houseboat	N	N	N	N	N	N	N	Y*	Y*	Y*	Y*	Y*	Y*

* This is a movable structure: shown in different location than as seen on site visit in 2007

As a note, there are multiple units within the buildings. Aerial photography can only confirm the number of structures, not the number of units, in existence at any given time. In addition, due to a lack of clarity in the photography and the impermanent nature of floating houseboat structures, Staff is unable to confirm that the houseboats shown in the aerial photography are the structures currently in existence at the site or that they were being used residentially at any given time.

b. Monroe County property record card showing the existence of the unit prior to 1986:

The Monroe County Property Appraiser assessed the property from 1982 to 1998 under a property classification code of PC 08 (Multi-Family – Less Than 10 Units). In 1999, the property classification code was changed to PC 12 (Mixed Use – Residential / Commercial). The property was assessed as PC 12 until 2004. In 2005, the property classification code was changed to PC 39 (Hotel or Motel) and the property has been assessed as PC 39 until present.

The Monroe County property record card for RE 00121050.000000 shows a building value on the parcel from 1982 to present and currently attributes four (4) buildings to the property. The property record card for RE 00121060.000000 shows no building value on the parcel from 1982 to present. The property record card for RE 00121070.000000 shows a building value on the parcel from 1982 to present and currently attributes one (1) building to the property.

Property Record Card Information:

<i>Building</i>	<i>Building No.</i>	<i>Building Type</i>	<i>Year Built</i>	<i>Ground Floor Area</i>
RE 00121050.000000				
Blue 3-Story	1	R6	1987	5,682 ft ²
Green 2-Story	2	R4	1985	1,592 ft ²
Pink 2-Story	3	R4	1948	1,617 ft ²
Pink 2-Story Garage	4	0	1989	1,380 ft ²
RE 00121070.000000				
Pink 3-Story	1	R2	1990	5,009 ft ²

The oldest property record card found by Staff is from 1974. The 1974 property record card indicates that there were two (2) residences and one (1) duplex on the property at that time. Further, attached photographs, dated 1971, show the buildings and signage for “Gulf View Apts.”

c. Utility records that show the residential use being served prior to 1986:

No utility records were submitted for review.

d. Whether the residential use could have been a permitted use under the pre-1986 zoning of the property:

Residential uses were prohibited in the BU-2 district (Medium Business). However, according to the Monroe County Property Appraiser's records, the oldest existing building was built in 1948. It is assumed that the residential use was established in 1948, a time that would pre-date the adoption of the pre-1986 zoning ordinance.

e. *Occupational Licenses showing the use being served prior to 1986:*

Caribbean Village Mile Marker 10 LLC has two (2) valid Monroe County occupational licenses for 2007 (Account Numbers 25230-0090953 and 25230-0090999). According to the first license, Caribbean Village has a new business date of November 14, 1994 and the number of rental units is specified as thirty-five (35). In the second license, Caribbean Village has a new business date of January 29, 1988 and the number of apartment rentals is specified as six (6). It is stated on the licenses that "this is only a tax, you must meet all county planning and zoning requirements."

Caribbean Village had a State of Florida, Department of Business and Professional Regulations, Division of Hotels and Restaurants license (License No. 5400298H) from October 9, 2003 until October 1, 2004. No other state licenses were submitted for review, such as a current license or a license from prior to 2003.

Staff reviewed two (2) State of Florida, Department of Business and Professional Regulations, Division of Hotels and Restaurants lodging inspection reports. The most recent report, dated May 19, 2000, indicated that there were thirty-five (35) transient motel rental units on the site. The second report, dated January 17, 1996, indicates that there were fifteen (15) transient motel rental units on the site.

Staff reviewed a receipt for license for a State of Florida, Department of Business and Professional Regulations, Division of Hotels and Restaurants license, dated October 2, 1997. The receipt states that there is a capacity of thirty-five (35) units.

f. *Other Supporting Information:*

An undated boundary survey by Frederick H. Hildebrandt, including in the applications for Building Permits 911-2193 and 911-2037 in 1991, shows four (4) buildings on RE 00121050.000000. However, the survey does not include the other parcels and does not indicate the total number of units in each building. Staff has determined that the four (4) buildings shown are Buildings Numbers 1, 2, 3 and 4 on the current property record card for RE 00121050.000000.

Two (2) undated site plans by the Applicant, included in the application for Building Permit 911-2037 in 1991, show five (5) buildings and parking lot improvements. The site plans do not indicate the total number of units in the building. Staff has determined that the buildings shown are Buildings Numbers 1, 2, 3 and 4 on the property record card for RE 00121050.000000 and Building Number 1 on the property record card for RE 00121070.000000.

III. Non-Residential Floor Area

As defined in MCC Sec. 9.5-124(b), *non-residential floor area* is the sum of the gross floor area for a non-residential structure as defined in MCC Sec. 9.5-4, any areas used for the provision of food and beverage services and seating whether covered or uncovered, and all covered, unenclosed areas. Walkways, stairways, entryways, parking, loading areas are not considered floor area. Additionally boat barns, covered and unenclosed boat racks with three or fewer sides not associated with the retail sales of boats, which do not exceed 50 percent of the net buildable area of the lot/parcel are not considered non-residential floor area.

Non-residential floor area is not space occupied by transient residential and institutional residential principal uses.

There are some areas within the residential buildings and a garage that are used for office and storage areas. This floor area is accessory to the residential principal use and is not subject to the NROGO. Thereby, it is not exempt from the NROGO and may not be replaced as non-residential floor area.

IV. Live-Aboard Vessels

Pursuant to MCC Sec. 9.5-4 (L-6), a *live-aboard vessel* means any vessel used solely as a residence or any vessel represented as a place of business, a professional or other commercial enterprise, or a legal residence. A commercial fishing boat is expressly excluded from the term "live-aboard vessel." Furthermore, in accordance with MCC Sec. 9.5-308, live-aboard vessels shall be hooked up to an on-land sewage disposal system or shall be provided with onshore sanitary facilities, and each live-aboard shall count as a dwelling unit for the purposes of calculating density limitations in the district in which it is permitted.

During the site visits by Staff on August 28, 2007, two (2) two-story, houseboats were observed on the property. During an earlier site visit by Staff on June 3, 2002, Staff was able to access the houseboats and observed five (5) transient units in first houseboat (Green houseboat) and six (6) transient units in the second houseboat (Blue houseboat).

The 1993 and 1997 Monroe County Marine Facilities Surveys indicate that Caribbean Village (Facility ID 47) has 6 wet slips on the property and that development was characterized as a hotel or resort at both of those times. In the 1993 survey, the question of whether live-aboards were present or authorized is answered as "unknown" and in the 1997 survey, the question of whether live-aboards were present or authorized was not answered. Per a memorandum from George Garrett, dated June 6, 2002, a blank survey in this case indicated that the surveyor did not view this area as having live-aboard vessels.

No building permit authorizing the establishment of any houseboats or live-aboard vessels was found by Staff. However, under the remarks section of Building Permit A-17782, which was issued in 1987 and approved the construction of a dock, it is implied that there was one (1)

houseboat on the property at that time in the statement: “this will be the last development permit issued until a sewer system is installed for the existing houseboat.” Information in permit does not specify that there was more than one (1) residential unit within the houseboat or whether or not it served a permanent or transient residential use.

In the aerial photography, one (1) houseboat is visible in the same location from 1989 to 2006. This structure is the same size and was found in the same location as the “Green Houseboat” observed during the site visit on August 28, 2007. A second houseboat becomes visible in the 1998 photography. This structure is the same size as the “Blue Houseboat;” however, it is not shown in the same location as observed during the site visit on August 28, 2007.

Per the aerials, the second houseboat was established in 1997 or 1998. At this time, the establishment of a live-aboard would have been prohibited at this site without conditional use permit (for the additional transient units); a ROGO allocation(s), building permit and other pertinent approvals. Furthermore, pursuant to MCC Sec. 5.5-16(b)(1), no person may anchor, moor or dock, or permit or cause to be anchored, moored or docked, any live-aboard vessel: a) in a manmade canal, manmade basin, or manmade cove that is adjacent to any residential area or b) within one hundred (100) feet of a manmade canal mouth, manmade basin, manmade cove, or a manmade or natural shoreline whose adjacent or upland property is a residential area. Across the canal to the North, is an adjacent residential area, designated as Improved Subdivision (IS).

Concerning occupational licenses for the residential units within the houseboats, Staff has determined that the units are included in the totals provided within Caribbean Village Mile Marker 10 LLC’s two (2) Monroe County occupational licenses for 2007 (Account Numbers 25230-0090953 and 25230-0090999).

V. Lawful Determination

Based on a review of the records, the Planning & Environmental Resources Department has determined that **thirty-one (31) transient residential units** and **six (6) permanent residential units** are lawfully-established on the subject property.

In the application, it is asserted that 41 residential units are lawfully-established. This total is based on the current occupational licenses for the property. During separate site visits, Staff found only 37 residential units in existence, not 41 residential units. Other than the current occupational licenses, Staff found no records supporting the existence of more than 37 residential units on the site.

Only the two current Monroe County occupational licenses indicate a total of 41 units. However, it is stated on the county licenses that “this is only a tax, you must meet all county planning and zoning requirements” (an applicant can enter any number of units on the license application; the total is not verified by the Planning & Environmental Resources Department). Furthermore, a lodging inspection report from the State of Florida, Department of Business and Professional Regulations, Division of Hotels and Restaurants license from 1996 indicates that only 15 units were in existence on the property at that time; a time after the establishment of the ROGO and

during a transient residential moratorium. Inspection reports after 1996 only indicate that 35 units were existence.

It is evident that the resort expanded its total number of units without the benefit of permits. Double-room suites were converted to single-room suites and houseboats were introduced to further capacity. It appears that the expansion took place unlawfully. Since 1986, conditional use approval would have been required for any redevelopment of the site and the density requirements would have prohibited Staff from approving more than 15 transient units on the site. Prior to 1986, the BU-2 district did not permit transient units.

The residential buildings were repeatedly referred as either duplexes or triplexes in building permit files prior to 1990; however, no conditional use or building permits were found authorizing a conversion or to increase capacity. Nonetheless, in accordance with MCC Sec. 9.5-4 (R-17), for suites containing more than one (1) bedroom and one and one-half (1½) baths, each bedroom/bath combination are considered a hotel/motel unit. Therefore, double-room suites are counted as two (2) transient residential units and the unlawful conversion of these units does not impact the total number of transient residential units lawfully-established on the site since the converted double-room suites appear to have been in existence prior to the establishment of the ROGO.

A second houseboat was introduced to increase motel unit capacity, possibly unlawfully. State of Florida, Department of Business and Professional Regulations, Division of Hotels and Restaurants licensing indicates that the Applicant requested an increase in capacity in 1997—approximately the same time the second houseboat (Blue) becomes visible in the aerial photography. In addition, Staff has found no evidence supporting approval of the first houseboat (Green) to be converted to a transient use or subdivided into multiple units. As a note, in addition to the land development regulations, the transient residential moratorium, which has been in existence since the early 1990s, would also have prevented the establishment of additional transient residential units in 1997.

Concerning land use, it appears that in the 1970s and early 1980s, the residential use was permanent in nature, not transient. There are several references in building permit files, as well as in the Monroe County Property Appraiser's records, to the development being previously known as Gulf View Apartments. However, based on the records available, Staff could not determine when the principal permanent residential use was converted to transient.

VI. Future Redevelopment

For each transient and permanent residential unit replaced, the equivalent amount of existing transient and permanent units must be demolished or removed with a valid Monroe County Building Permit. A transient residential unit may not be converted to a permanent residential unit and a permanent residential unit may not be converted to a transient residential unit.

Pursuant to MCC Sec. 9.5-4 (R-17), lawfully-established transient residential single-room suites may be replaced only with single-room suites. Single room suites may not be converted into

suites containing more than one (1) bedroom, one (1) other living area and/or one and one-half (1 ½) baths unless for each new multiple unit suite constructed, the appropriate number of existing single room suites are demolished or removed.

Future Redevelopment On-Site

As provided in MCC Sec. 9.5-268, notwithstanding the provisions of MCC Sections 9.5-262 and 9.5-263, the owners of land upon which a lawfully-established dwelling unit or a mobile home, but not including transient residential units, exists shall be entitled to one (1) dwelling unit for each such unit in existence. Therefore, at this time, the Planning & Environmental Resources Department cannot approve the replacement or addition of any transient residential units and/or non-residential floor area that lead the site to exceed the land use intensity regulations. The following table provides the land use intensity calculations for the subject property:

Land Use Intensity:

Land Use	Max Net Density / FAR	Size of Site *	Max Allowed	Lawfully-Established	Potential Used **
Residential (Transient)	15 rooms/buildable acre***	55,726 ft ² - 1.28 acres - 1.02 buildable acres	15.3 units	31 units	202.6 %
Commercial Apartments (Permanent)	6 units / buildable acre***	55,726 ft ² - 1.28 acres - 1.02 buildable acres	6.12 units	6 units	98.0 %
TOTAL					300.6 %

* The above calculations are based on the Property Appraiser’s records, which may be inaccurate. A sealed boundary survey, providing a total amount of upland area, shall be required at the time of application submittal for any development approval. If the amount of upland area differs, then the calculations provided are subject to change.

** The above calculations include the land area for RE 00121050 (24,257 ft²), RE 00121060 (15,246 ft²) & RE 00121070 (16,223 ft²), which are currently under the same ownership.

*** Since the units were established prior to the adoption of the current LDRs, the site is deemed to have max net density for the residential uses

The site currently exceeds the maximum residential density allowed by being 200.6 percent over-density. Therefore, in accordance with MCC Sec. 9.5-268, if the motel buildings are demolished or in need of substantial improvement, not all of the transient units may be rebuilt on-site.

If the six (6) permanent commercial apartments are changed to six (6) deed-restricted employee housing units, the property owner may take advantage of the density bonuses set forth in MCC Sec. 9.5-266 to decrease the total density of development on the site. However, this measure would not bring the site into compliance with the land use intensity regulations.

Any redevelopment of the motel is subject to conditional use review. Pursuant to MCC Sec. 9.5-235, in the SC District, hotels of fewer than 25 rooms may be permitted with minor conditional use permit approval provided that a) the use is compatible with established land uses in the immediate vicinity and b) one or more of the following amenities are available to guests: (i) swimming pool; (ii) marina; or (iii) tennis courts. Hotels providing 25 or more rooms may be permitted with major conditional use permit approval provided that a) the hotel has restaurant facilities on or adjacent to the premises and b) access to US.1 is by way of (i) an existing curb

cut; (ii) a signalized intersection; or (iii) a curb cut that is separated from any other curb cut on the same side of US 1 by at least 400 feet. However, the density requirements would currently prohibit a hotel of greater than 25 rooms.

Future Redevelopment Off-Site

Pursuant to MCC Sec. 9.5-124.3, the property owner may transfer existing, lawfully-established residential units and/or non-residential floor area off-site to eligible receiver sites following a pre-application conference and the granting of conditional use approval:

- a. *Transient Residential Units:* Pursuant to MCC Sec. 9.5-120.4(b), one (1) to thirty-one (31) of the lawfully-established, transient residential units may be transferred off-site to an eligible receiver site. The sender and receiver sites must meet the criteria set forth in MCC 9.5-120.4(b).
- b. *Commercial Apartment:* Pursuant to MCC Sec. 9.5-120.4(b), one (1) to six (6) of lawfully-established permanent dwelling units may be transferred off-site to an eligible receiver site as affordable housing only. The sender and receiver sites must meet the criteria set forth in MCC 9.5-120.4(b). The new affordable housing dwelling unit must meet the requirements set forth in MCC Sec. 9.5-4(A-5).

You may appeal decisions set forth in this letter. If you choose to do so, please contact the Planning Commission Coordinator, Ms. Nicole Petrick, at (305) 289-2500 for the necessary forms and information. The appeal must be filed with the County Administrator, 1100 Simonton Street, Gato Building, Key West, FL 33040, within thirty (30) working days from the date of this letter. In addition, please submit a copy of your application to Ms. Petrick, Planning Commission Coordinator, Monroe County Planning & Environmental Resources Department, 2798 Overseas Highway, Suite 410, Marathon, FL 33050.

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

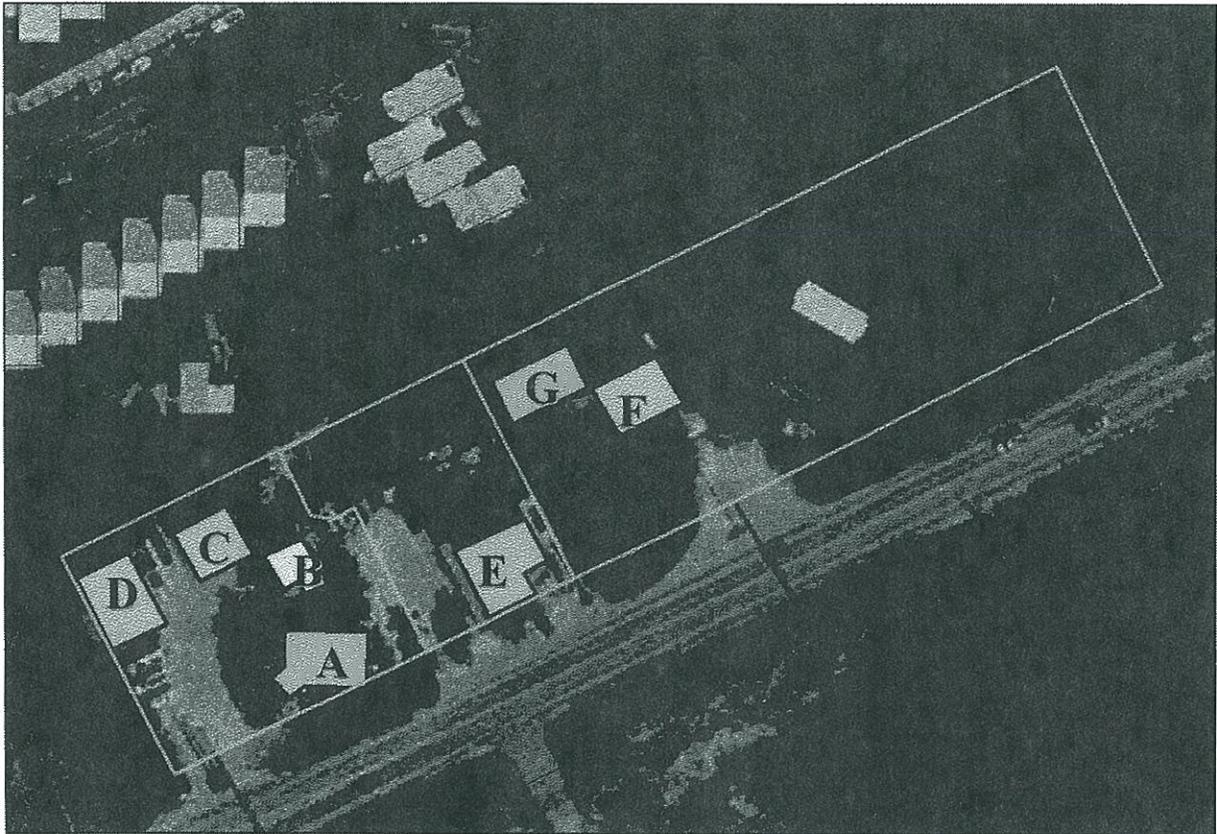
Sincerely,



Townsley Schwab
Acting Director of Planning & Environmental Resources

Date Signed 12/14/07

Appendix: Site Legend and Photographs of Structures



Site



A: Blue 3-Story
Building 1, RE 00121050.000000



B: Green 2-Story
Building 2, RE 00121050.000000



C: Pink 2-Story
Building 3, RE 00121050.000000



D: Pink 2-Story Garage
Building 4, RE 00121050.000000



E: Pink 3-Story
Building 1, RE 00121070.000000



F: Green Houseboat



G: Blue Houseboat

HABITAT FOR HUMANITY OF KW AND
LOW FLA KEYS INC
30320 OVERSEAS HWY
BIG PINE KEY, FL 33043-3347

KEY WEST SEASIDE PARK INC
C/O MALGRAT CAROLYN
1876 SW 163RD AVE
MIRAMAR, FL 33027

MLM PROPERTIES II LLC
38327 JOHN MOSBY HWY
MIDDLEBURG, VA 20117

DAY DWAYNE F
8 JADE DR
KEY WEST, FL 33040

SHETZER RALPH AND LINDA L
5900 N TOWNSHIP ROAD 175
REPUBLIC, OH 44867-9652

ELLIS DONALD R JR AND ALANA J TR
11/23/2005
7994 CEDAR LAKE RD
OSCODA, MI 48750-9494

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

BECKHAM CHARLES
109 N SEMINOLE AVE
INVERNESS, FL 34450-4100

CHATTERS CHRIS E AND KAY L
55 BOCA CHICA RD LOT 7
KEY WEST, FL 33040-5615

ESTEVEZ RICHARD P AND TRINA L
7 OPAL DR
KEY WEST, FL 33040-5653

WHELAN JACQUELINE
872 FATHOM CT
NORTH PALM BEACH, FL 33408-3805

PAGE FRANCIS J
55 BOCA CHICA RD LOT 1
KEY WEST, FL 33040-5615

WRIGHT JAMES W
1220 SUGARLOAF BLVD
SUMMERLAND KEY, FL 33042

FIX EILEEN J L/E
59 FIX RD
HUDSON, NY 12534

MM10 LLC
639 INDIAN WELLS WAY
WILMINGTON, NC 28411-9097

MILLETT FLORENCE L/E
55 BOCA CHICA RD LOT 425
KEY WEST, FL 33040-5614

SVIKLA VITAS J
22 CARLSTAD ST
WORCESTER, MA 01607-1508

SCHUYLER RICKY RANDEL
24 JADE DR APT 13
KEY WEST, FL 33040-5623

DEANGELIS JOHN
330 MARIA DR
TOMS RIVER, NJ 08753

HILLER EDWARD T AND MERCY
5 SAPPHIRE DR
KEY WEST, FL 33040

JOHNSON ALLEN J AND BARBARA A
3700 S WESTPORT AVE 1889
SIOUX FALLS, SD 57106-6360

SILTMAN STEPHEN AND JOANNE
55 BOCA CHICA RD LOT 59
KEY WEST, FL 33040-5616

LONG DAVID L
55 BOCA CHICA RD LOT 85
KEY WEST, FL 33040-5617

GORDON LONNIE A TR
55 BOCA CHICA RD LOT 8
KEY WEST, FL 33040-5615

KNEELAND ROY D AND BEVERLY A
51 WETHERSFIELD ST
ROWLEY, MA 01969

~~GORDON LONNIE A
55 BOCA CHICA RD LOT 8
KEY WEST, FL 33040-5615~~
Dup

WHICHER ROBERT E AND DENISE H
55 BOCA CHICA RD LOT 33
KEY WEST, FL 33040-5616

KEYS FEDERAL CREDIT UNION
PO BOX 1898
KEY WEST, FL 33041-1898

KUHN DALE L AND CYNTHIA J
110 CREEKSIDE CT W
HUNTERTOWN, IN 46748

STORMS BURMEY
106 W WHITTIER AVE
TRACY, CA 95376-2779

✓ LIOTTA EUGENE J AND BETH H
REVOCABLE TRUST 11/11/13
55 BOCA CHICA RD LOT 111
KEY WEST, FL 33040-5618

PECK JAMES E AND KATHLEEN J
4396 N 38TH ST
AUGUSTA, MI 49012-8820

✓ STAHRE RALPH B AND BEVERLY J
8401 SW 107TH AVE APT 227E
MIAMI, FL 33173-4350

✓ MCGOWAN HELEN
186 OLD PINE HILL RD
WESTPORT, MA 02790-1210

✓ BOGUE KEVIN E AND TRACEY L
6121 N WINTHROP AVE APT 1S
CHICAGO, IL 60660-2786

✓ STROH CHARLES H REV TR (7-23-98)
84 NEW HOME
SALEM, MO 65560

✓ COSTA JOSEPH
55 BOCA CHICA RD LOT 412
KEY WEST, FL 33040-5619

✓ WARD DOUGLAS W AND TERESA R
3743 RUHL RD
NEW FREEDOM, PA 17349

✓ HAUKNES FAMILY TRUST 12/13/2004
AS AMD 6/3/2009
C/O HAUKNES RICHARD E TRUSTEE
55 BOCA CHICA RD LOT 413
KEY WEST, FL 33040-5619

✓ BORGES WILLIAM AND JEAN
PO BOX 3392
WESTPORT, MA 02790-0713

✓ BOLLINGER JOHN C
PO BOX 292
KEY WEST, FL 33041

✓ GAUTHIER JOHN M AND MICHELLE L
1434 S MAIN ST
RACINE, WI 53403

✓ APOSTOLOU JOHN L AND BRENDA J
55 BOCA CHICA RD LOT 32
KEY WEST, FL 33040-5616

✓ ONEILL HUGH B AND URSULA M
422 CENTRAL ST
ROWLEY, MA 01969

✓ BOLASH RAYMOND P AND MARGARET
W
PO BOX 83
VERSHIRE, VT 05079-0083

✓ KUNREUTHER FAMILY TRUST
2/14/2006
C/O KUNREUTHER FRANCIS E TRUSTEE
126 SW AIRVIEW AVE
PORT ST LUCIE, FL 34984

✓ BLAISDELL CECIL AND EILEEN P
55 BOCA CHICA RD LOT 416
KEY WEST, FL 33040-5619

SEASIDE RESORT INC A CONDO PHASE II

✓ ROBERTS FAMILY TRUST 11/16/93
C/O REDD BARBARA E TRUSTEE
5 TOWNSHIP ROAD 200
CENTERBURG, OH 43011-9674

✓ DIXON DOUGLAS REV LIV TRUST DTD 6-
28-91
PO BOX 1000
PAINTSVILLE, KY 41240

✓ MCNULTY GALE D
55 BOCA CHICA RD LOT 75
KEY WEST, FL 33040-5617

✓ PITTORINO JOHN ALBERT AND
KATHRYN
55 BOCA CHICA RD LOT 58
KEY WEST, FL 33040-5616

✓ SMITH ALEXANDER P
PO BOX 3059
WESTPORT, MA 02790-0700

✓ REED DENNIS S AND LYNN M
25 LANA 755A SNOW LAKE
FREMONT, IN 46737

✓ MORIN HENRY LOUIS JR REV TR
C/O MORIN HENRY LOUIS JR TRUSTEE
P O BOX 687
HAMPSTEAD, NH 03841

✓ KING WILLIAM H AND NANCY B
7 HILLSIDE DR
ANNANDALE, NJ 08801

✓ SEMASEK JOSEPH P
331 MONROE ST
MCADOO, PA 18237

✓ KLOTZ JAMES R
11663 N OGDEN POINT RD
SYRACUSE, IN 46567-8725

✓ BATTILLO JOHN V AND CHIANG FONG
LIV TR DTD 3/17/08
135 KEY HAVEN RD
KEY WEST, FL 33040

✓ GORDON LONNIE A
55 BOCA CHICA RD LOT 8
KEY WEST, FL 33040-5615

App labels 2 of 4

✓ JOHNSON TIMOTHY B AND CATHERINE
P
1018 W BERRY ST
FORT WAYNE, IN 46802-5902

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

1211 OVERSEAS LLC
PO BOX 4170
KEY WEST, FL 33041-4170

✓ MILLER BRYAN AND PATRICIA
1609 3RD AVE NE
JAMESTOWN, ND 58401-2418

✓ HUGHES WILLIAM B AND HELEN G
4858 SHOWALTER RD NW
ROANOKE, VA 24017-2034

✓ SANKO STEPHEN S
2601 S ROOSEVELT BLVD APT 124C
KEY WEST, FL 33040-5150

✓ KEENAN SHARON J
810 SACRAMENTO AVE APT 116
WEST SACRAMENTO, CA 95605-1979

✓ FLAGG WILLIAM G AND AGNES
83 SEASIDE PARK
KEY WEST, FL 33040

✓ HOLLAND RUTH ANN
55 BOCA CHICA RD LOT 81
KEY WEST, FL 33040-5617

✓ LOGUE PATRICK J
55 BOCA CHICA RD LOT 82
KEY WEST, FL 33040-5617

✓ LEWIS DAVID D
55 BOCA CHICA RD LOT 94
KEY WEST, FL 33040-5617

✓ MONIZ RICHARD AND MARGUERITE
852 DRIFT RD
WESTPORT, MA 02790

✓ 264 SEAGATE COURT LLC
PO BOX 1069
CRYSTAL BEACH, FL 34681-1069

~~SEMASEK JOSEPH P
331 MONROE ST
MCADOO, PA 18237~~

✓ PALMER RUSSELL F AND ROSELIND
7912 LOS ROBLES CT
JACKSONVILLE, FL 32256-7718

✓ GRIFFIN MICHAEL R
55 BOCA CHICA RD LOT 31
KEY WEST, FL 33040-5615

✓ HEDRICK PAULINE B
55 BOCA CHICA RD LOT 46
KEY WEST, FL 33040-5616

✓ WANAT LORETTA L
11090 WOODRUFF RD
FAIRBURN, GA 30213

✓ KEY NORWEST LLC
3254 RIVERWOODS DR
ROCKFORD, MI 49341

✓ ROOFNER RANCE C
55 BOCA CHICA RD LOT 42
KEY WEST, FL 33040-5616

✓ BLENDOWSKI DEBORAH L R/S
PO BOX 893
SHOALS, IN 47581-0893

✓ JOHNSON FAMILY LIV TR OF 2005 DTD
11/11/05
6014 E SHORE DR
FORT WAYNE, IN 46835-2012

✓ NILES LORI
55 BOCA CHICA RD LOT 39
KEY WEST, FL 33040-5616

WHITEHEAD CAROL
118 KING ST W
BOLTON ONTARIO L7E 1A2
CANADA

✓ DUNFORD CLYDE AND JACQUELYN G
LOVING TRUST 10/2/90
55 BOCA CHICA RD LOT 120
KEY WEST, FL 33040-5618

✓ HOLLENBECK CYNTHIA
875 PINE HILL BLVD
GENEVA, FL 32732

✓ FULCHER EDWARD D AND LURA
MCLEAN
521 NEPTUNE DR
SWANSBORO, NC 28584-8910

✓ EDMONDS HUGH B AND BARBARA A
PO BOX 530425
MIAMI, FL 33153

✓ BAXTER DAVID W AND WILMA J REVOC
LIV TR 8/6/97
3015 CONCORD
TRENTON, MI 48183

✓ WELFARE RICHARD THOMAS AND
LESLIE CAROL
4421 LANE RD
ZEPHYRHILLS, FL 33541-3645

WHICHER ROBERT E AND DENISE H
101 FOUR ROD RD UNIT 16
ROCHESTER, NH 03867-4250

GKM LLC
7390 NW 5TH ST STE 1
PLANTATION, FL 33317-1610

FIX EILEEN J L/E
59 FIX RD
HUDSON, NY 12534

SAUCIER CHRLES N AND BRENDA G
55 BOCA CHICA RD LOT 86
KEY WEST, FL 33040-5617

SCALISE FRED AND MAY
3010 SHORE RD
BELLMORE, NY 11710

BLAIR LESLIE L AND ILAGEAN TRUST
12/17/2003
C/O BLAIR LESLIE L AND ILAGEAN
709 AIRPORT ROAD
OSAGE BEACH, MO 65065

MCMENAMIN WILLIAM AND GAYLE
42 SUNSET BLVD
LONGPORT, NJ 08403-1182

LEWIS STEPHEN DALE
55 BOCA CHICA RD LOT 463
KEY WEST, FL 33040-5640

KNEELAND JOHN D AND CYNTHIA A
PO BOX 311
ROWLEY, MA 01969 *not dup*

PINO SALVATORE J AND JUDY A
200 IRONWOOD DR UNIT 217
PONTE VEDRA BEACH, FL 32082-2292

SALVAGE FAMILY REV TRUST 12/15/09
C/O SALVAGE ROBERT C AND NANCY J
TRUSTEES
35 CHURCH ST
DEERFIELD, NH 03037-1425

EQUITY TRUST COMPANY CUSTODIAN
FOR JOHN H POTOMSKI
3764 TURTLE MOUND RD
MELBOURNE, FL 32934-8448

WOEHR FREDERICK A JR AND ANNE M
4 ELLIOT TR
GRAFTON, MA 01519

HOLLAND RUTH
55 BOCA CHICA RD LOT 81
KEY WEST, FL 33040-5617

FOWLEY JOHN L AND DEBORAH L
55 BOCA CHICA RD LOT 433
KEY WEST, FL 33040-5620

MINTON JAMES
15 LAVENDER LANE
TOMKINS COVE, NY 10986

HILLER CLAIRE
55 BOCA CHICA RD LOT 440
KEY WEST, FL 33040-5620

SIEMINSKI ROBERT AND PATRICIA
1296 DRIFT RD
WEST PORT, MA 02790

CROWELL MARSHA LYNN
5419 HOLLYWOOD BLVD STE C555
LOS ANGELES, CA 90027-3478

LAFLEUR PHILLIPPE AND JENNIFER
27 JACKSON ST
WINDSOR LOCKS, CT 06096-1626

BATTILLO JOHN V AND CHIANG FONG
LIV TR 3/17/2008
135 KEY HAVEN RD
KEY WEST, FL 33040-6212

SANDAGE CHARLES E AND AVA E
55 BOCA CHICA RD LOT 108
KEY WEST, FL 33040-5618

FLAGG WILLIAM G AND AGNES I
55 BOCA CHICA RD LOT 83
KEY WEST, FL 33040-5617

GRAHAM WILLIAM P
16790 CYPRESS RD
SUMMERLAND KEY, FL 33042-3524

ALDOUS ELEANOR A AND HERBERT J
55 BOCA CHICA RD LOT 128
KEY WEST, FL 33040-5609

SELECT RENTALS INC
16200 SW 172 AVE
MIAMI, FL 33187

WAUGAMAN RICHARD A
55 BOCA CHICA RD LOT 50
KEY WEST, FL 33040-5616

LEWIS GLEN ROY
8 OPAL DR
KEY WEST, FL 33040-5653

JIOVANI CRAIG AND KEELY A
2 JAY LN
KEY WEST, FL 33040

GRIFFIN NANCY
6325 1ST ST LOT 15
KEY WEST, FL 33040-5921

App labels 4 of 4

264 SEAGATE COURT LLC
PO BOX 1069
CRYSTAL BEACH, FL 34681-1069

ALDOUS ELEANOR A AND HERBERT J
55 BOCA CHICA RD LOT 128
KEY WEST, FL 33040-5609

~~ALLF FAMILY LLC
8 SALT MARSH DR
AMELIA ISLAND, FL 32034~~

★ ALLF FAMILY LLC
8 SALT MARSH DR
FERNANDINA BEACH, FL 32034-6434

★ ANDERSON PATRICIA
55 BOCA CHICA RD LOT 13
KEY WEST, FL 33040-5615

✓ APOSTOLOU JOHN L AND BRENDA J
55 BOCA CHICA RD LOT 32
KEY WEST, FL 33040-5616

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

★ BACCHIOCHI ROBERT S AND CONSTANCE E
PO BOX 408
EAST DENNIS, MA 02641

★ BAKER BECKY LYNN
55 BOCA CHICA RD LOT 115
KEY WEST, FL 33040-5618

★ BAREFOOT WAYNE L
258 MEADOWBROOK DR
FOUR OAKS, NC 27524

~~BATTILLO JOHN V AND CHIANG FONG LIV TR
DTD9/17/08
135 KEY HAVEN RD
KEY WEST, FL 33040~~

✓ BATTILLO JOHN V AND CHIANG FONG LIV TR
3/17/2008
135 KEY HAVEN RD
KEY WEST, FL 33040-6212

✓ BAXTER DAVID W AND WILMA J REVOC LIV TR
8/6/97
3015 CONCORD
TRENTON, MI 48183

✓ BECKHAM CHARLES
109 N SEMINOLE AVE
INVERNESS, FL 34450-4100

★ BERGER BRIAN D AND AIMEE E
7543 GREY GOOSE WAY
ALEXANDRIA, VA 22306-2285

★ BETANCOURT R JR DEC OF TR 6/16/00
495 COKESBURY DR
THE VILLAGES, FL 32162

✓ BLAIR LESLIE L AND ILAGEAN TRUST 12/17/2003
C/O BLAIR LESLIE L AND ILAGEAN
709 AIRPORT ROAD
OSAGE BEACH, MO 65065

✓ BLAISDELL CECIL AND EILEEN P
55 BOCA CHICA RD LOT 416
KEY WEST, FL 33040-5619

✓ BLENDOWSKI DEBORAH L R/S
PO BOX 893
SHOALS, IN 47581-0893

✓ BOGUE KEVIN E AND TRACEY L
6121 N WINTHROP AVE APT 1S
CHICAGO, IL 60660-2786

★ BOJO ENTERPRISES LLC
980 LANE 340 JIMMERSON LK
FREEMONT, IN 46737-9358

✓ BOLASH RAYMOND P AND MARGARET W
PO BOX 83
VERSHIRE, VT 05079-0083

✓ BOLLINGER JOHN C
PO BOX 292
KEY WEST, FL 33041

✓ BORGES WILLIAM AND JEAN
PO BOX 3392
WESTPORT, MA 02790-0713

★ BOROS BRUCE
1709 ATLANTIC BLVD
KEY WEST, FL 33040

★ BRAMANTE JAMES L
1 GREYSTONE RD
DOVER, MA 02030

★ BRAVO WILLIAM JOHN
55 BOCA CHICA RD LOT 452
KEY WEST, FL 33040-5620

★ BROWN DAVID J
55 BOCA CHICA RD LOT 454
KEY WEST, FL 33040-5620

★ BUCKINGHAM MARGARET A 1996 TRUST
24 JADE DR APT 8
KEY WEST, FL 33040-5622

★ BUTLER JAMES A
2910 GOSHEN RD
FORT WAYNE, IN 46808

★ = added to App Labels

Labels - Bryan - 1 of 8

✓ CHATTERS CHRIS E AND KAY L
55 BOCA CHICA RD LOT 7
KEY WEST, FL 33040-5615

★ CHRISTENSEN DONALD A
55 BOCA CHICA RD LOT 126
KEY WEST, FL 33040-5609

★ CLICKNER LINDA A
3099 SHAMROCK ST N
TALLAHASSEE, FL 32309-2728

★ COLARUSSO CARL F AND NANCY M
PO BOX 465
NORTH EASTON, MA 02356-0465

★ CORRELL JOHN HOWARD AND KATHLEEN D
3290 ELVEHJEM RD
MCFARLAND, WI 53558-9787

✓ COSTA JOSEPH
55 BOCA CHICA RD LOT 412
KEY WEST, FL 33040-5619

★ CROCKETT GERALD F
55 BOCA CHICA RD LOT 426
KEY WEST, FL 33040-5614

★ CROCKETT THOMAS L AND JOANNE M
11 CROCKETT DR
CLYDE, OH 43410

✓ CROWELL MARSHA LYNN
5419 HOLLYWOOD BLVD STE C555
LOS ANGELES, CA 90027-3478

✓ DAY DWAYNE F
8 JADE DR
KEY WEST, FL 33040

✓ DEANGELIS JOHN
330 MARIA DR
TOMS RIVER, NJ 08753

★ DECKER WAYNE AND CAROL TR 10/26/2004
1165 LASCOMBES
BOURBONNAIS, IL 60914-4536

★ DIBBELL TRUST 06/26/02
C/O DIBBELL DAVID G SR AND SUSAN L TRUSTEES
4814 FORD DE LAC TRL
MADISON, WI 53705

★ DICROCE JAMES G
407 ALBACORE LN
BRIGANTINE, NJ 08203

✓ DIXON DOUGLAS REV LIV TRUST DTD 6-28-91
PO BOX 1000
PAINTSVILLE, KY 41240

★ DM TRUST LLC
55 BOCA CHICA RD LOT 121
KEY WEST, FL 33040-5618

★ ~~DOT STATE OF FLORIDA~~
TALLAHASSEE, FL 32399

✓ DUNFORD CLYDE AND JACQUELYN G LOVING
TRUST 10/2/90
55 BOCA CHICA RD LOT 120
KEY WEST, FL 33040-5618

✓ EDMONDS HUGH B AND BARBARA A
PO BOX 530425
MIAMI, FL 33153

✓ ELLIS DONALD R JR AND ALANA J TR
11/23/2005
7994 CEDAR LAKE RD
OSCODA, MI 48750-9494

✓ EQUITY TRUST COMPANY CUSTODIAN FOR
JOHN H POTOMSKI
3764 TURTLE MOUND RD
MELBOURNE, FL 32934-8448

★ ERDMAN RICHARD
LOT 21 SEASIDE RESORT
KEY WEST, FL 33040

✓ ESTEVEZ RICHARD P AND TRINA L
7 OPAL DR
KEY WEST, FL 33040-5653

★ EZELL TIMMY D
55 BOCA CHICA RD LOT 35
KEY WEST, FL 33040-5616

★ FAUST LEE AND JEANNE
1220 HERON POINT WAY
DELAND, FL 32724-7351

★ FENTON RICHARD M AND SHEILA
55 BOCA CHICA RD LOT 464
KEY WEST, FL 33040-5640

✓ FIX EILEEN J L/E
59 FIX RD
HUDSON, NY 12534

✓ FLAGG WILLIAM G AND AGNES
83 SEASIDE PARK
KEY WEST, FL 33040

✓ FLAGG WILLIAM G AND AGNES I
55 BOCA CHICA RD LOT 83
KEY WEST, FL 33040-5617

✓ FOWLEY JOHN L AND DEBORAH L
55 BOCA CHICA RD LOT 433
KEY WEST, FL 33040-5620

✓ FULCHER EDWARD D AND LURA MCLEAN
521 NEPTUNE DR
SWANSBORO, NC 28584-8910

✓ GAUTHIER JOHN M AND MICHELLE L
1434 S MAIN ST
RACINE, WI 53403

★ GAUTHIER VINCENT TRUST UTD 9-20-2000
C/O GAUTHIER LORETTA W TR
6225 ARROWHEAD DR
FENNVILLE, MI 49408

★ GILBERT ROBERTA LYNN
9 OPAL DR
KEY WEST, FL 33040-5654

★ GILLESPIE DEBORAH K T/C
55 BOCA CHICA RD LOT 69
KEY WEST, FL 33040-5617

✓ GKM LLC
7390 NW 5TH ST STE 1
PLANTATION, FL 33317-1610

✓ GORDON LONNIE A
55 BOCA CHICA RD LOT 8
KEY WEST, FL 33040-5615

★ GRAHAM BRUCE L
1782 MAYVIEW RD
BRIDGEVILLE, PA 15017-1517

★ GRAHAM FRANK J III
162 SUN LN
KEY WEST, FL 33040-6325

★ GRAHAM KEITH R AND DENISE R
1382 SKYRIDGE DR
ST CLAIR, PA 15241

✓ GRAHAM WILLIAM E REVOCABLE TRUST
10/10/2005
16790 CYPRESS RD
SUMMERLAND KEY, FL 33042-3524

✓ GRIFFIN MICHAEL R
55 BOCA CHICA RD LOT 31
KEY WEST, FL 33040-5615

✓ GRIFFIN NANCY
6325 1ST ST LOT 15
KEY WEST, FL 33040-5921

✓ HABITAT FOR HUMANITY OF KW AND LOW FLA
KEYS INC
30320 OVERSEAS HWY
BIG PINE KEY, FL 33043-3347

✓ HAUKNES FAMILY TRUST 12/13/2004 AS AMD
6/3/2009 C/O HAUKNES RICHARD E TRUSTEE
55 BOCA CHICA RD LOT 413
KEY WEST, FL 33040-5619

✓ HEDRICK PAULINE B
55 BOCA CHICA RD LOT 46
KEY WEST, FL 33040-5616

★ HERNHOLM SUSAN R
55 BOCA CHICA RD LOT 63
KEY WEST, FL 33040-5616

✓ HILLER CLAIRE
55 BOCA CHICA RD LOT 440
KEY WEST, FL 33040-5620

✓ HILLER EDWARD T AND MERCY
5 SAPPHIRE DR
KEY WEST, FL 33040

✓ HOLLAND RUTH
55 BOCA CHICA RD LOT 81
KEY WEST, FL 33040-5617

✓ HOLLENBECK CYNTHIA
875 PINE HILL BLVD
GENEVA, FL 32732

✓ HUGHES WILLIAM B AND HELEN G
4858 SHOWALTER RD NW
ROANOKE, VA 24017-2034

★ HUNTER GILBERT W
55 BOCA CHICA RD LOT 406
KEY WEST, FL 33040-5619

★ INGRAM AGNES M
55 BOCA CHICA RD LOT 55
KEY WEST, FL 33040-5616

~~JADE ROAD CONDOMINIUM~~

★ JARMAN CAROLYN L
55 BOCA CHICA RD LOT 95
KEY WEST, FL 33040-5617

★ JASTRZEMSKI RICHARD AND FELICIA
393 PALM DR
ISLAMORADA, FL 33036

✓ GIOVANI CRAIG AND KEELY A
2 JAY LN
KEY WEST, FL 33040

✓ JOHNSON ALLEN J AND BARBARA A
3700 S WESTPORT AVE 1889
SIOUX FALLS, SD 57106-6360

★ JOHNSON BRIAN K AND VICTORIA M
7240 SPALDING BRIDGE RD
BELGRADE, MT 59714

✓ JOHNSON FAMILY LIV TR OF 2005 DTD 11/11/05
6014 E SHORE DR
FORT WAYNE, IN 46835-2012

✱ JOHNSON MARILYN J TRUST 12/31/1983
124 WINDSOR PARK DR
CAROL STREAM, IL 60188-1986

✓ JOHNSON TIMOTHY B AND CATHERINE P
1018 W BERRY ST
FORT WAYNE, IN 46802-5902

✱ KATEHIS DIONISIOS
68 ED SWIFT RD
KEY WEST, FL 33040-5639

✱ KATZ ALLISON M
6 OPAL DR
KEY WEST, FL 33040-5653

✱ KEANE JAMES DEREK AND MARY
155 HAVERHILL ST
ROWLEY, MA 01969-2120

✱ KEENAN PEGGY E
55 BOCA CHICA RD LOT 107
KEY WEST, FL 33040-5618

✓ KEENAN SHARON J
810 SACRAMENTO AVE APT 116
WEST SACRAMENTO, CA 95605-1979

✱ KELLER CHARLES AND RUTH
188 YELLOWBANK RD
TOMS RIVER, NJ 08753

✓ KEY NORWEST LLC
3254 RIVERWOODS DR
ROCKFORD, MI 49341

✓ KEY WEST SEASIDE PARK INC
C/O MALGRAT CAROLYN
1876 SW 163RD AVE
MIRAMAR, FL 33027

✓ KEYS FEDERAL CREDIT UNION
PO BOX 1898
KEY WEST, FL 33041-1898

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

✓ KING WILLIAM H AND NANCY B
7 HILLSIDE DR
ANNANDALE, NJ 08801

✓ KLOTZ JAMES R
11663 N OGDEN POINT RD
SYRACUSE, IN 46567-8725

✱ KNEELAND JOHN D AND CYNTHIA
63 HAMMOND ST
ROWLEY, MA 01969

✓ KNEELAND JOHN D AND CYNTHIA A
PO BOX 311
ROWLEY, MA 01969

✓ KNEELAND ROY D AND BEVERLY A
51 WETHERSFIELD ST
ROWLEY, MA 01969

✓ KUHN DALE L AND CYNTHIA J
110 CREEKSIDE CT W
HUNTERTOWN, IN 46748

✱ KUJACZYSKI MARY L TRUST AGR 6/2/1990
55 BOCA CHICA RD LOT 130
KEY WEST, FL 33040-5609

✓ KUNREUTHER FAMILY TRUST 2/14/2006
C/O KUNREUTHER FRANCIS E TRSUTEE
126 SW AIRVIEW AVE
PORT ST LUCIE, FL 34984

✱ LAATSCH ALBERT R AND LOIS J
55 BOCA CHICA RD LOT 113
KEY WEST, FL 33040-5618

✓ LAFLEUR PHILLIPPE AND JENNIFER
27 JACKSON ST
WINDSOR LOCKS, CT 06096-1626

✱ LEONARD JAMES M
24 JADE DR APT 5
KEY WEST, FL 33040-5622

✓ LEWIS DAVID D
55 BOCA CHICA RD LOT 94
KEY WEST, FL 33040-5617

✓ LEWIS GLEN ROY
8 OPAL DR
KEY WEST, FL 33040-5653

✓ LEWIS STEPHEN DALE
55 BOCA CHICA RD LOT 463
KEY WEST, FL 33040-5640

✓ LIOTTA EUGENE J AND BETH H REVOCABLE
TRUST 11/11/13
55 BOCA CHICA RD LOT 111
KEY WEST, FL 33040-5618

✱ LITTLE RUSH L AND MARGARET E
PO BOX 876
HARDY, VA 24101

✓ LOGUE PATRICK J
55 BOCA CHICA RD LOT 82
KEY WEST, FL 33040-5617

✓ LONG DAVID L
55 BOCA CHICA RD LOT 85
KEY WEST, FL 33040-5617

★ MAIER GENE TRUST
8391 READING RD
PITTSFORD, MI 49271-9714

★ MCCORMICK DANIEL J AND DIANN L
55 BOCA CHICA RD LOT 121
KEY WEST, FL 33040-5618

★ MCCORMICK DANIEL J II AND SONYA E
2890 ARBELLA LN
THOUSANDS OAKS, CA 91362

★ MCCORMICK MICHAEL AND MARY
11203 RADISSON DR
BURNSVILLE, MN 55337-1194

✓ MCGOWAN HELEN
186 OLD PINE HILL RD
WESTPORT, MA 02790-1210

★ MCKERLEY JAMES P REVOCABLE TRUST
6/24/1993
28 JADE DR APT 5
KEY WEST, FL 33040-5624

★ MCMENAMIN MARY
105 N 35TH AVE
LONGPORT, NJ 08403

✓ MCMENAMIN WILLIAM AND GAYLE
42 SUNSET BLVD
LONGPORT, NJ 08403-1182

★ MCNAIR RICHARD K
24 JADE DR APT 2
KEY WEST, FL 33040-5622

✓ MCNULTY GALE D
55 BOCA CHICA RD LOT 75
KEY WEST, FL 33040-5617

★ MCNULTY VELMA R
C/O MCNULTY GALE D
55 BOCA CHICA RD LOT 75
KEY WEST, FL 33040-5617

★ MEITZ DEBORA D
1200 4TH ST APT 156
KEY WEST, FL 33040-3763

★ MELONI GUS AND DIANE
55 BOCA CHICA RD LOT 28
KEY WEST, FL 33040-5615

★ MERKLE GUSTAVE L
55 BOCA CHICA RD LOT 13
KEY WEST, FL 33040-5615

★ MERKLE GUSTAVE LELAND
55 BOCA CHICA RD LOT 70
KEY WEST, FL 33040-5617

★ MILLETT ELIZABETH ANN
728 MAIN ST
VERMILION, OH 44089

✓ MILLETT FLORENCE L/E
55 BOCA CHICA RD LOT 425
KEY WEST, FL 33040-5614

✓ MINTON JAMES
15 LAVENDER LANE
TOMKINS COVE, NY 10986

✓ MLM PROPERTIES II LLC
38327 JOHN MOSBY HWY
MIDDLEBURG, VA 20117

✓ MM10 LLC
639 INDIAN WELLS WAY
WILMINGTON, NC 28411-9097

★ MONCUR SHIRLEY
107 MAPLE AVE BOX 314 SEYMOUR BEACH
RR 3 HARROW, ONTARIO N0R 1G0
CANADA

✓ MONIZ RICHARD AND MARGUERITE
852 DRIFT RD
WESTPORT, MA 02790

✓ MORIN HENRY LOUIS JR REV TR
C/O MORIN HENRY LOUIS JR TRUSTEE
P O BOX 687
HAMPSTEAD, NH 03841

★ MUOLO LOUIS F AND NORMA E REV TR
9/16/2010
17 MATLYN DR
ROCHESTER, NY 14624-4385

★ MURPHY ALLEN N AND CLARISSA HOPE
24 JADE DR APT 11
KEY WEST, FL 33040-5622

★ MURPHY JASON ALAN AND CASSIE
5 OPAL DR
KEY WEST, FL 33040-5653

★ MURRAY THOMAS R
55 BOCA CHICA RD LOT 409
KEY WEST, FL 33040-5619

★ MUTTIE JOSEPH D AND JOSEPHINE J
505 SIGNAL LN
TOMS RIVER, NJ 08755

★ NICHOLS BONNIE LOU
55 BOCA CHICA RD LOT 27
KEY WEST, FL 33040-5615

✓ NILES LORI
55 BOCA CHICA RD LOT 39
KEY WEST, FL 33040-5616

✗ NYENHUIS GARTH AND JUDITH
6209 ARROWHEAD DR
FENNVILLE, MI 49408-9603

✓ ONEILL HUGH B AND URSULA M
422 CENTRAL ST
ROWLEY, MA 01969

✗ PAGANO SALVATORE P
55 BOCA CHICA RD LOT 89
KEY WEST, FL 33040-5617

✓ PAGE FRANCIS J
55 BOCA CHICA RD LOT 1
KEY WEST, FL 33040-5615

✓ PALMER RUSSELL F AND ROSELIND
7912 LOS ROBLES CT
JACKSONVILLE, FL 32256-7718

✗ PETRE MARY JANE E
6403 BAY CLUB DR APT 1
FORT LAUDERDALE, FL 33308-1723

✗ PETRO MICHAEL AND AZIZA PIMENTEL
7 JADE DR
KEY WEST, FL 33040-5667

✗ PHILLIPS JOANN M TRUST 10/13/2011
3081 RIVER RD
KANKAKEE, IL 60901-7159

✓ PINO SALVATORE J AND JUDY A
200 IRONWOOD DR UNIT 217
PONTE VEDRA BEACH, FL 32082-2292

✓ PITTORINO JOHN ALBERT AND KATHRYN
55 BOCA CHICA RD LOT 58
KEY WEST, FL 33040-5616

✗ PORPOISE BEACH CLUB OWNERS'
C/O WILLIS TONY A
2432 FLAGLER AVE
KEY WEST, FL 33040

~~PORPOISE POINT REEL AND RACQUET CLUB~~

✓ REED DENNIS S AND LYNN M
25 LANA 755A SNOW LAKE
FREMONT, IN 46737

✗ REID MARIA J
5600 QUEENS KEW
BONITA SPRINGS, FL 34134-3801

✗ REINHARD VIRGINIA S REV TR 03/11/2005
5080 WHITTIER LN
ROCKFORD, IL 61114-5410

✗ ROBERTS CHARLES E
55 BOCA CHICA RD LOT 41
KEY WEST, FL 33040-5616

✓ ROBERTS FAMILY TRUST 11/16/93
C/O REDD BARBARA E TRUSTEE
5 TOWNSHIP ROAD 200
CENTERBURG, OH 43011-9674

✗ RODRIGUEZ JORGE
10 OPAL DR
KEY WEST, FL 33040-5654

✓ ROOFNER RANCE C
55 BOCA CHICA RD LOT 42
KEY WEST, FL 33040-5616

✗ ROWE ROSALIND JEAN
118 KING ST W
BOLTON, ON L7E 1A2 CANADA

✗ RUSSELL EDWARD B AND SANDRA S
P O BOX 1182
BEAUFORT, NC 28516

✗ RYAN ANNA M TENAGLIA
24 JADE DR
KEY WEST, FL 33040-5621

✗ RYAN GERALD O AND JUDITH A REV TRUST
AG 7/29/2011
55 BOCA CHICA RD LOT 421
KEY WEST, FL 33040-5619

✓ SALVAGE FAMILY REV TRUST 12/15/09
C/O SALVAGE ROBERT C AND NANCY J TRUSTEES
35 CHURCH ST
DEERFIELD, NH 03037-1425

✓ SANDAGE CHARLES E AND AVA E
55 BOCA CHICA RD LOT 108
KEY WEST, FL 33040-5618

✓ SANKO STEPHEN S
2601 S ROOSEVELT BLVD APT 124C
KEY WEST, FL 33040-5150

✗ SATKOFKY CHARLES AND PATRICIA
55 BOCA CHICA RD LOT 414
KEY WEST, FL 33040-5619

✓ SAUCIER CHRLES N AND BRENDA G
55 BOCA CHICA RD LOT 86
KEY WEST, FL 33040-5617

✗ SAVINO FRANK AND HELEN FAMILY TRUST
5/16/96
934 SOUTHGATE
DAVIS, IL 61019

★ SAWYER STEVEN TOM
103 MORELL DR
SIMPSONVILLE, SC 29681

✓ SCALISE FRED AND MAY
3010 SHORE RD
BELLMORE, NY 11710

✓ SCHUYLER RICKY RANDEL
24 JADE DR APT 13
KEY WEST, FL 33040-5623

SEASIDE RESORT INC A CONDO PHASE II

★ SEBRIGHT JAMES
55 BOCA CHICA RD LOT 445
KEY WEST, FL 33040-5620

✓ SELECT RENTALS INC
16200 SW 172 AVE
MIAMI, FL 33187

✓ SEMASEK JOSEPH P
331 MONROE ST
MCADOO, PA 18237

✓ SHETZER RALPH AND LINDA L
5900 N TOWNSHIP ROAD 175
REPUBLIC, OH 44867-9652

★ SHETZER RICHARD J AND SUSAN M
55 BOCA CHICA RD LOT 131
KEY WEST, FL 33040-5609

★ SHOCK MICHAEL P AND JACKLYN J
9184 MCGREGOR RD
PINCKNEY, MI 48169

✓ SIEMINSKI ROBERT AND PATRICIA
1296 DRIFT RD
WEST PORT, MA 02790

✓ SILTMAN STEPHEN AND JOANNE
55 BOCA CHICA RD LOT 59
KEY WEST, FL 33040-5616

★ SIMONS DONALD
8323 SCOTCH PINE AVE
BROOKSVILLE, FL 34613-4751

✓ SMITH ALEXANDER P
PO BOX 3059
WESTPORT, MA 02790-0700

★ SMITH HERBERT E AND JUDITH L
250 HORSENECK RD
WEST PORT, MA 02790

★ SMITH KAREN L
256 HORSENECK RD
WESTPORT, MA 02790

★ SOREL DOREEN
881 DRIFT RD
WESTPORT, MA 02790-1237

★ SPINNEY LARRY E
1866 MERRIMAC DR
TOMS RIVER, NJ 08753

✓ STAHERE RALPH B AND BEVERLY J
8401 SW 107TH AVE APT 227E
MIAMI, FL 33173-4350

★ STEVENSON M K & STEVENSON JOHN
EMMETT TRUSTEES
4124 FRANKLIN PIKE
NASHVILLE, TN 37204-4405

★ STEWART BRIAN AND RACHAEL
3 RICE ST
HOPKINTON, MA 01748-1563

✓ STORMS BURMEY
106 W WHITTIER AVE
TRACY, CA 95376-2779

✓ STROH CHARLES H REV TR (7-23-98)
84 NEW HOME
SALEM, MO 65560

★ SUTHERLAND STANLEY ELLIS AND SUSAN L
1367 PINEWOOD RD
JACKSONVILLE BEACH, FL 32250

✓ SVIKLA VITAS J
22 CARLSTAD ST
WORCESTER, MA 01607-1508

★ THE SEASIDE TRUST
C/O GRUNDSTROM JOHN E TRUSTEE
60 RAILROAD AVE
ROWLEY, MA 01969

★ TRYSON RICHARD L AND RHONDA L
232 HUDSON DR
PHOENIXVILLE, PA 19460-5655

★ VELARDO ROBERTA P ESTATE
C/O VELARDO GLYNN P/R
54 LAKESIDE AVE
HUDSON, MA 01749-3032

★ WALSH DAVID
12615 AMBER TERRACE
RICHMOND, VA 23233

✓ WANAT LORETTA L
11090 WOODRUFF RD
FAIRBURN, GA 30213

✓ WARD DOUGLAS W AND TERESA R
3743 RUHL RD
NEW FREEDOM, PA 17349

✓ WAUGAMAN RICHARD A
55 BOCA CHICA RD LOT 50
KEY WEST, FL 33040-5616

✓ WELFARE RICHARD THOMAS AND LESLIE
CAROL
4421 LANE RD
ZEPHYRHILLS, FL 33541-3645

✱ WESTRICK BRUCE A AND DEBORAH J
11531 BRIGADOON CT
FORT WAYNE, IN 46814

✓ WHELAN JACQUELINE
872 FATHOM CT
NORTH PALM BEACH, FL 33408-3805

✓ WHICHER ROBERT E AND DENISE H
55 BOCA CHICA RD LOT 33
KEY WEST, FL 33040-5616

✓ WHICHER ROBERT E AND DENISE H
101 FOUR ROD RD UNIT 16
ROCHESTER, NH 03867-4250

✱ WHITCOMB RONALD M AND CAROL S
175 BRIARCLIFF PL
STOCKBRIDGE, GA 30281-7407

✱ WISNESKI HARRY J
1001 HARDING RD
ESSEXVILLE, MI 48732

✓ WOEHR FREDERICK A JR AND ANNE M
4 ELLIOT TR
GRAFTON, MA 01519

✓ WRIGHT JAMES W
1220 SUGARLOAF BLVD
SUMMERLAND KEY, FL 33042

✱ WSMP SOUTHEAST COLORADO LP
PO BOX U
COLUMBIA, MO 65205

✱ ZIELINSKI LEONARD J AND KATHLEEN M
6808 GRAND POINT RD
PRESQUE ISLE, MI 49777

