

DEVELOPMENT REVIEW COMMITTEE

-
Tuesday, January 27, 2015

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AGENDA

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The Monroe County Development Review Committee will conduct a meeting on Tuesday, January 27, 2015, 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
Mayte Santamaria, Senior Director of Planning and Environmental Resources
Mike Roberts, Sr. Administrator, Environmental Resources
DOT Representative
Steve Zavalney, Captain, Fire Prevention
Public Works Department Representative

STAFF MEMBERS

Christine Hurley, Growth Management Division 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. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM URBAN RESIDENTIAL-MOBILE HOME (URM) TO URBAN RESIDENTIAL (UR), FOR PROPERTY LOCATED AT 97801 OVERSEAS HIGHWAY, KEY LARGO, APPROXIMATE MILE MARKER 98, DESCRIBED AS PARCELS OF LAND LOCATED IN SECTIONS 5 AND 6, TOWNSHIP 62 SOUTH, RANGE 39 EAST, KEY LARGO, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00090810.000000, 00090820.000000, 00090840.000000, 00090840.000100, AND 00090860.000000, AS PROPOSED BY PL OCEAN RESIDENCE HOLDINGS, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR AMENDMENT TO THE LAND USE DISTRICT (ZONING) MAP; PROVIDING FOR AN EFFECTIVE DATE.

(2014-165)

[2014-165 SR DRC 01.27.15-Website.PDF](#)

[2014-165 FILE.pdf](#)

[2014-165 COMBINED Boundary Survey 1-4 Recvd 11.10.14.PDF](#)

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

ADJOURNMENT



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

To: Monroe County Development Review Committee,
Townshley Schwab, Senior Director of Planning & Environmental Resources &
Mayté Santamaria, Senior Director of Planning & Environmental Resources

From: Emily Schemper, Comprehensive Planning Manager *ES*

Date: January 20, 2015

Subject: REQUEST BY PL OCEAN RESIDENCE HOLDINGS, LLC. TO AMEND THE LAND USE DISTRICT (LUD) MAP OF THE MONROE COUNTY LAND DEVELOPMENT CODE FROM URBAN RESIDENTIAL-MOBILE HOME (URM) TO URBAN RESIDENTIAL (UR) FOR PROPERTY LOCATED AT 97801 OVERSEAS HIGHWAY, MILE MARKER 98, KEY LARGO.

Meeting: January 27, 2015

I. REQUEST

On November 10, 2014, PL Ocean Residence Holdings, LLC submitted an application requesting to amend the Land Use District (LUD) Map of the Monroe County Land Development Code from Urban Residential-Mobile Home (URM) to Urban Residential (UR) for property located at 97801 Overseas Highway, Key Largo, having real estate numbers 00090810.000000, 00090820.000000, 00090840.000000, 00090840.000100, and 00090860.000000.

Existing LUD Map Designation



Proposed LUD Map Designation



II. BACKGROUND INFORMATION

Site Information

Location: MM 98, Key Largo, Oceanside

Address: 97801 Overseas Highway

Description: Part of lots 8 and 15, Island of Key Largo (Plat Book 1, Page 59), Section 6, Township 62 South, Range 39 East

Real Estate Numbers: 00090810.000000, 00090820.000000, 00090840.000000, 00090840.000100, and 00090860.000000

Owner/Applicant: PL Ocean Residence Holdings, LLC

Agent: Jorge Cepero, PMG Asset Services

Size of Site: 4.91 acres (213,737 SF)

Land Use District: URM

FLUM Designation: RH

Tier Designation: III

Flood Zones: AE (EL 8); AE (EL 9); AE (EL 10); VE (EL 11)

Existing Use: Vacant (contains six partially completed buildings)

Existing Vegetation/Habitat: Scarified

Community Character of Immediate Vicinity: Adjacent land has Suburban Commercial zoning to the north and west, developed with commercial businesses and single family residences; Urban Residential zoning to the southwest, developed with single family residences; and vacant Suburban Residential land to the northeast.

The subject property currently has a Land Use District (LUD) designation of Urban Residential-Mobile Home (URM) and a Future Land Use Map (FLUM) designation of Residential High (RH). The property was partially within an RU-5P district (Mobile Home Park Residential district) prior to September 15, 1986 when it was re-designated as URM (the final adoption of the LUD map was in 1992). With the adoption of the Comprehensive Plan's FLUM in 1997, the subject parcels were given their current FLUM designation of RH.

The subject property is currently assessed as vacant land by the property appraiser, however, there are six partially-constructed buildings on the site, originally permitted to be four single-family dwelling residences, a clubhouse, and a gate house.

According to the boundary survey provided by the applicant, the total area of the subject property is 4.91 acres (213,737 SF). However, the survey does not indicate whether this is upland area or includes submerged land as well. All calculations included in the analysis of this proposed land use district map amendment are based on the aforementioned figure. A sealed boundary survey/proposed site plan, providing the exact amount of upland land situated above mean high water, shall be required at the time of application submittal for any development approval for new development affecting open space or land use density. This survey shall show

mean high water lines drawn in accordance with Florida Statutes. Based on more accurate information provided on a survey of upland area, calculations of density provided in this staff report are subject to change.

Beginning in 2002, several conditional use permits and associated deviations and extensions were granted for development on the subject property. The most recent was a minor conditional use permit issued by the Planning Commission (Resolution #P17-07) in 2007 to develop the property with 20 detached residential dwellings and accessory structures to replace 20 mobile homes previously on the site. Construction was initiated on several buildings, which remain today as incomplete structures. On November 27, 2010, the conditional use permit expired due to the developer not meeting completion date requirements, and the approval granted by Resolution #P17-07 is now considered null and void.

The applicant wishes to amend the LUD designation to UR in order to redevelop the site with both detached and attached residential dwelling units, some of which will be affordable housing, as required under the inclusionary housing regulations in Section 130-161(b)(2)b of the land development regulations pertaining to redevelopment of 10 or more mobile homes. Within the URM district, the site's current LUD, attached dwelling units are not a permitted use.

Livable CommuniKeys Plan

Comprehensive Plan Policy 101.20.1 states: "Monroe County shall develop a series of Community Master Plans." These "CommuniKeys Plans" implement a vision that was developed by the local community. In 2006, the BOCC adopted Policy 101.20.2(5) which incorporated the Key Largo Livable CommuniKeys Master Plan into the Monroe County 2010 Comprehensive Plan. Action Item 1.3.7 within the Key Largo Livable CommuniKeys Master Plan specifically applies to requests for map amendments.

Action Item 1.3.7

Evaluate future FLUM change and Land Use District Map change requests for nonconforming uses, proposed changes in use, vacant parcels and other requests, based mainly on comprehensive planning principles and the following community-goal related criteria:

- a. Promote infill, design flexibility and transfer of density to Community Centers.
- b. Preserve commercial conformance status within sections along US-1 predominated by existing commercial businesses and disturbed lands.
- c. Encourage sun-setting of intensive commercial uses within sections along US-1 predominated by natural habitat or native-dominated landscape, relatively sparse development and relatively few businesses.
- d. Preserve commercial use status for existing waterfront uses that support the tourist-based and working waterfront-based economy.
- e. Give consideration to whether the property provides a unique or outstanding opportunity for enhancement of design, connectivity and other community goals, especially along the US-1 corridor.

The proposed LUD map amendment is consistent with Action Item 1.3.7, as it will promote infill and design flexibility on a site that is already scarified.

III. ANALYSIS OF PROPOSED AMENDMENT

A. Maximum Allocated Density and Intensity by Land Use District Map Designation

Existing LUD	Type	Adopted Standards	Development potential based upon allocated density
Urban Residential-Mobile Home (URM) Gross Area: 213,737 SF (4.91 acres) Part of 2 lots	Residential Allocated Density	1 du/lot 5.0 du/acre (mobile home park only)	2 du* 24 du (mobile home park only)
	Transient Allocated Density	5 spaces /acre	24 rooms/spaces
	Nonresidential Maximum Intensity	0** (see Policy 101.4.22)	0**
Proposed LUD	Type	Adopted Standards	Development potential based upon allocated density
Urban Residential (UR) Gross Area: 213,737 SF (4.91 acres) Part of 2 lots	Residential Allocated Density	6.0 du /acre	29 du
	Transient Allocated Density	10 rooms/acre (institutional only)	49 rooms/spaces (institutional only)
	Nonresidential Maximum Intensity	0** (see Policy 101.4.22)	0**
Net Change in Development Potential based on LUD	Residential: +27 du* Transient: +25 rooms/spaces (institutional only) Nonresidential: no change**		
<p>*As established in a 2002 LOU, 20 permanent residential units have been lawfully established on the subject property and may be rebuilt regardless of the allocated density on the site and exempt from the ROGO permit allocation system. Based on this figure, the total increase in allocated density potential would effectively be 9 du.</p> <p>**Although MCC Section 130-99 permits nonresidential development up to 2,499 SF in the URM land use district, the corresponding FLUM designation of Residential High (RH) has a nonresidential intensity of 0 FAR, per Policy 101.4.22 of the Comprehensive Plan. Although MCC Section 130-164 permits nonresidential intensity of 0.30 FAR (64,121 SF) for institutional and public uses in the UR land use district, the corresponding FLUM designation of Residential High (RH) has a nonresidential intensity of 0 FAR, per Policy 101.4.22 of the Comprehensive Plan. Based on this, the total increase in potential nonresidential development is 0.</p>			

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

As shown in the table, the proposed LUD map amendment would result in an increase in potential permanent residential development of 27 dwelling units and an increase in potential

transient residential development of 25 dwelling units for institutional residential uses only. The maximum increase in potential nonresidential development would be zero square feet.

(Note: As established in a 2002 letter of understanding from the County, 20 permanent residential units have been lawfully established on the subject property and may be rebuilt regardless of the allocated density on the site and exempt from the ROGO permit allocation system. Based on this figure, the total increase in allocated density potential would effectively be 9 dwelling units. Additionally, the subject property has a FLUM designation of RH, which has a nonresidential intensity of 0 FAR, per Policy 101.4.22 of the Comprehensive Plan. The applicant is not proposing an amendment to the FLUM designation. Therefore, both the current maximum FAR and the proposed maximum FAR of the site would be 0 and the total increase in potential nonresidential development is 0.)

B. Impact on Community Character

Parcels surrounding the subject property currently have LUD designations of Suburban Commercial, Urban Residential, and Suburban Residential. Land uses surrounding the subject property include residential uses, vacant land, office uses, light industrial uses and commercial retail.



The parcel has a tier designation of Tier III. The majority of the site is scarified, consisting of pea-rock gravel, grassy areas, and several partially completed buildings. There is also a small area of mangroves in the southeast portion of the site.

The proposed LUD map amendment is not anticipated to have an adverse effect on the community character of the area.

C. Effects on Public Facilities

Traffic Circulation (Policy 301.1.1)

The subject property is located on US 1 in Key Largo. The property is only accessible by US 1. Pursuant to the Comprehensive Plan, the level of service standard for US 1 is LOS of "C." According to the 2013 US 1 Arterial Travel Time and Delay Study, US 1 overall is operating at a LOS of "C" and the segment in Key Largo (MM 91.5 to MM 99.5) is operating at a LOS of "A." The proposed amendment is not anticipated to negatively impact the traffic LOS.

Potable Water (Policy 701.1.1)

Florida Keys Aqueduct Authority's water treatment facility in Florida City has a maximum water treatment design capacity of 29.8 million gallons per day (MGD) and is capable of treating up to 23.8 MGD. There are also two saltwater Reserve Osmosis (RO) plants, located on Stock Island and Marathon, which are able to produce potable water under emergency conditions. The RO desalination plants have design capacities of 2.0 and 1.0 MGD of water, respectively. The annual average daily demand in Monroe County is 16.21 MGD and projections indicate a slight increase to an annual average daily demand to 16.54 MGD.

Pursuant to Policy 701.1.1 of the Comprehensive Plan, the Level of Service standard for nonresidential potable water is 0.35 gallons per square foot per day. The site's FLUM designation gives it an FAR of 0, and no nonresidential potential exists for the site. Therefore, the proposed LUD amendment would not result in any net increase in nonresidential potable water demand from this site. Pursuant to Policy 701.1.1 of the Comprehensive Plan, the Level of Service standard for residential potable water is 66.5 gallons per capita per day. The proposed LUD amendment would increase the potential residential development by 9 units (2.24 residents per dwelling unit). Therefore, the proposed LUD amendment could result in a net increase in demand from this site of up to 1,340 gallons per day if developed to its maximum residential potential. Currently there is sufficient capacity for such an increase.

Solid Waste (Policy 801.1.1)

Monroe County has a contract with Waste Management, authorizing the use of in-state facilities through September 30, 2016; thereby, providing the County with approximately two (2) years of guaranteed capacity. Currently, there is adequate capacity for solid waste generation. The County is currently working on 10 year contracts for solid waste disposal. Under the proposed LUD category, the net increase in potential residential units on the site is 9 dwelling units. Currently there is sufficient capacity for such an increase. All commercial solid waste is handled by private contract.

Sanitary Sewer (Policy 901.1.1)

The County has adopted water quality treatment standards for wastewater facilities and within the Sanitary Wastewater Treatment Master Plan, Exhibit 3-8, has stated the LOS standard for residential and nonresidential flow is 145 gallons per day per equivalent dwelling unit (EDU). Under the proposed LUD category, the net increase in potential residential units on the site is 9 dwelling units, which could result in a net increase in demand from this site of up to 1,305 gallons per day if developed to its maximum residential potential. The Key Largo Wastewater Treatment District central sewer system is available to this parcel, and any new or existing development would be required to connect to the sewer system. The Key Largo Wastewater

Treatment Facility is designed and constructed in accordance with the adopted levels of service treatment standards.

D. Consistency with the provisions and intent of the Monroe County Year 2010 Comprehensive Plan

The proposed amendment is consistent with the Goals, Objectives and Policies of the Monroe County Year 2010 Comprehensive Plan. Specifically, the amendment furthers:

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

Policy 101.1.1: Monroe County shall adopt level of service (LOS) standards for the following public facility types required by Chapter 9J-5, F.A.C: roads, sanitary sewer, solid waste, drainage, potable water, parks and recreation, and paratransit. The LOS standards are established in the following sections of the Comprehensive Plan:

1. The LOS for roads is established in Traffic and Circulation Policy 301.1.1;
2. The LOS for potable water is established in Potable Water Policy 701.1.1;
3. The LOS for solid waste is established in Solid Waste Policy 801.1.1;
4. The LOS for sanitary sewer is established in Sanitary Sewer Policy 901.1.1;
5. The LOS for drainage is established in Drainage Policy 1001.1.1; and
6. The LOS for parks and recreation is established in Recreation and Open Space Policy 1201.1.1

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

Policy 101.4.4: The principal purpose of the Residential High category is to provide for high-density single-family, multi-family, and institutional residential development, including mobile homes and manufactured housing, located near employment centers. In addition, Monroe County shall adopt Land Development Regulations which allow nonresidential uses that were listed as a permitted use in the Land Development Regulations that were in effect immediately prior to the institution of the 2010 Comprehensive Plan, and that lawfully existed on such lands on January 4, 1996 to develop, redevelop, reestablish and/or substantially improve provided that the use is limited in intensity, floor area, density and to the type of use that existed on January 4, 1996 or limited to what the pre-2010 LDR's allowed, whichever is more restricted.

Policy 101.20.2: The Community Master Plans shall be incorporated into the 2010 Comprehensive Plan as a part of the plan and be implemented as part of the Comprehensive

Plan. The following Community Master Plans have been completed in accordance with the principles outlined in this section and adopted by the Board of County Commissioners:

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

Key Largo Livable CommuniKeys Master Plan - Action Item 1.3.7

Evaluate future FLUM change and Land Use District Map change requests for nonconforming uses, proposed changes in use, vacant parcels and other requests, based mainly on comprehensive planning principles and the following community-goal related criteria:

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- d. Preserve commercial use status for existing waterfront uses that support the tourist-based and working waterfront-based economy.
- e. Give consideration to whether the property provides a unique or outstanding opportunity for enhancement of design, connectivity and other community goals, especially along the US-1 corridor.

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

E. Consistency with the provisions and intent of the Monroe County Code Land Development Code

In accordance with MCC §102-158(d)(5), the BOCC may consider the adoption of an ordinance enacting the proposed change based on one or more of the following factors:

1. Changed projections (e.g., regarding public service needs) from those on which the text or boundary was based;

N/A

2. Changed assumptions (e.g., regarding demographic trends);

N/A

3. Data errors, including errors in mapping, vegetative types and natural features described in volume 1 of the plan;

N/A

4. New issues;

The proposed map amendment addresses the need for flexibility in design of housing, as the applicant desires to develop attached residential dwelling units (which are not permitted in the URM land use district) to replace the previously existing mobile homes on the site.

5. Recognition of a need for additional detail or comprehensiveness; or
N/A

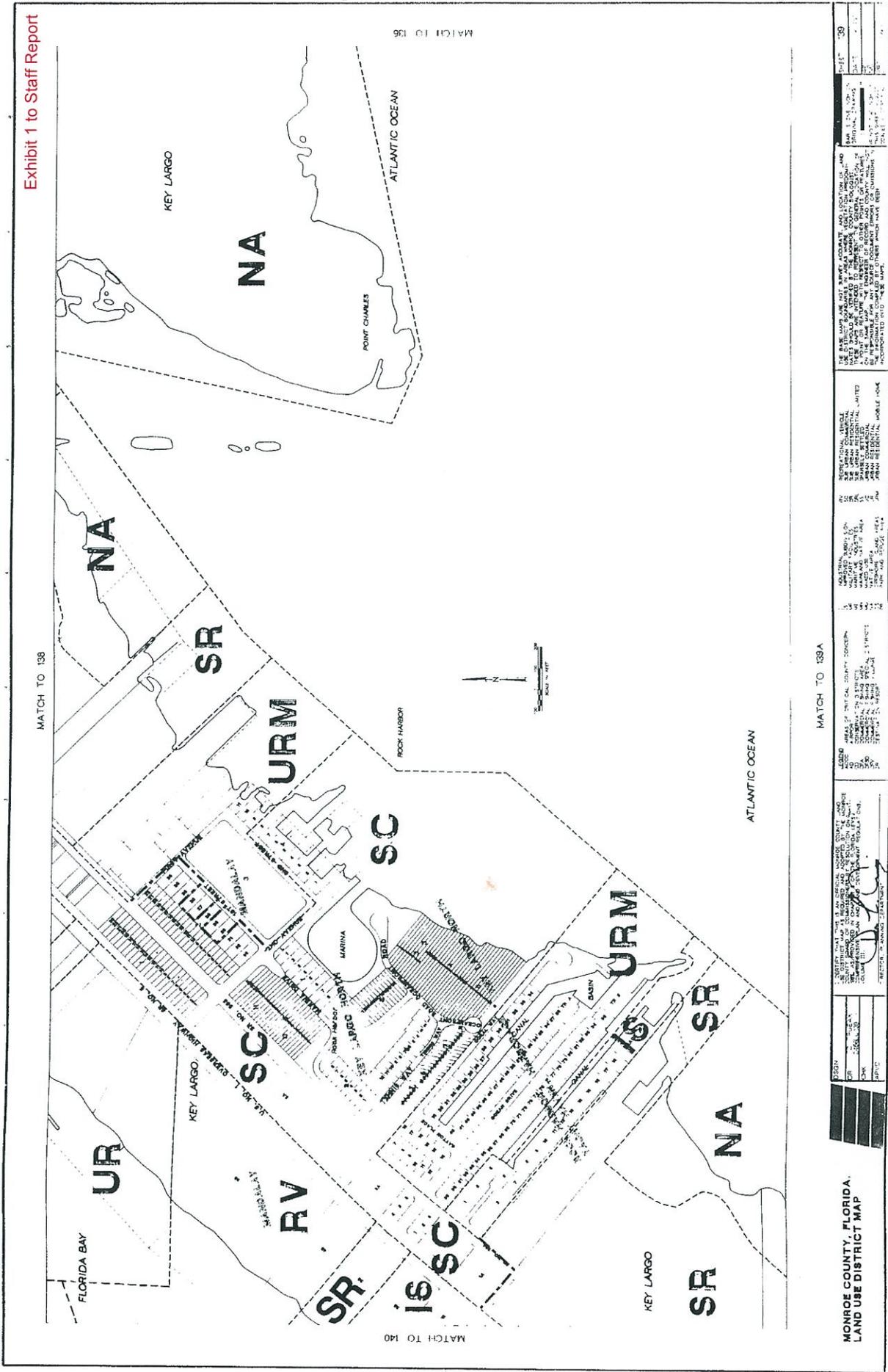
6. Data updates;
N/A

V. RECOMMENDATION

Staff recommends approval of the proposed amendment to the Land Use District Map of the Monroe County Land Development Code from Urban Residential-Mobile Home (URM) to Urban Residential (UR) for property located at 97801 Overseas Highway, Key Largo, having real estate numbers 00090810.000000, 00090820.000000, 00090840.000000, 00090840.000100, and 00090860.000000.

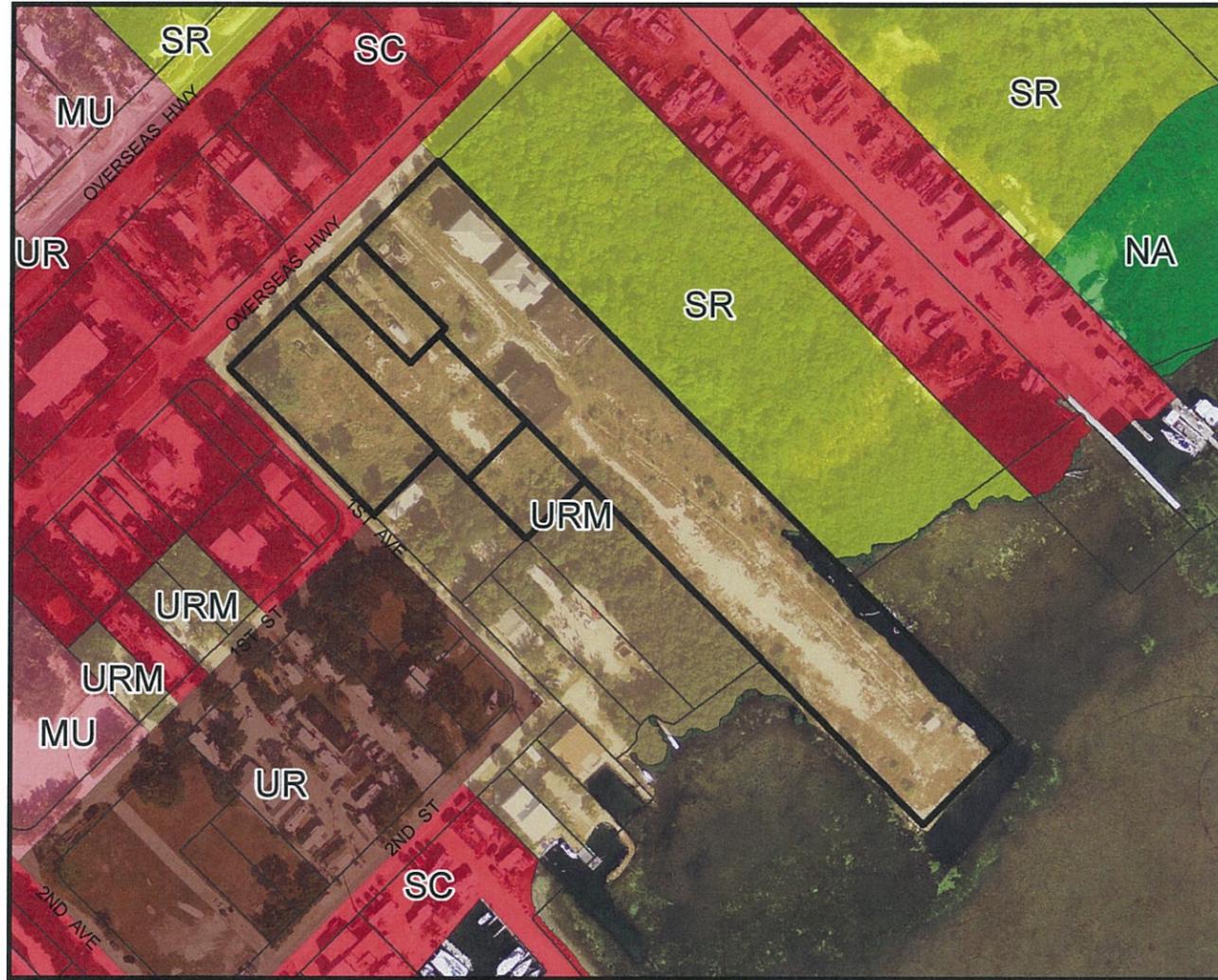
VI. EXHIBITS

1. Official Land Use District Map, Sheet 139.
2. Proposed LUD map amendment.

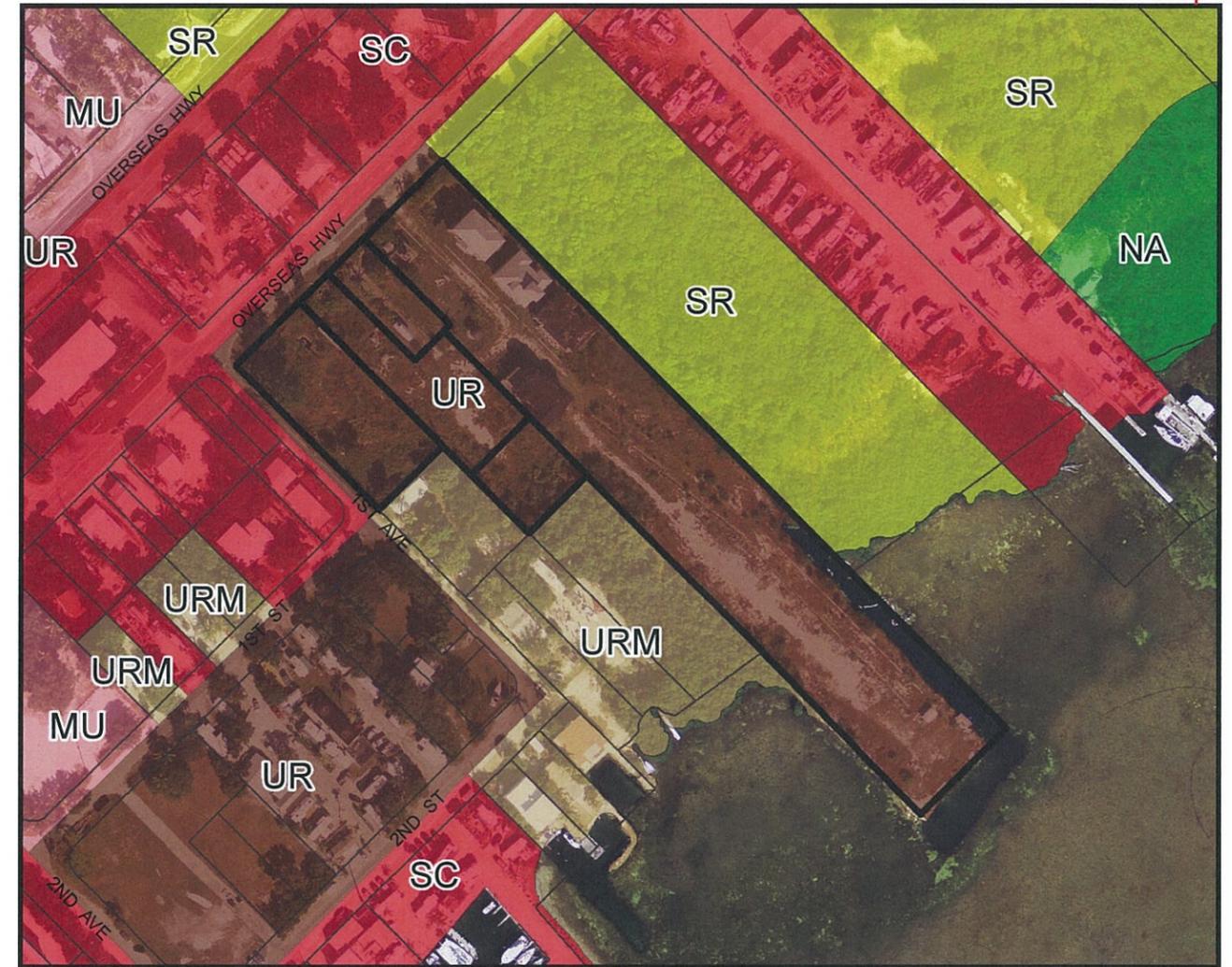


MONROE COUNTY, FLORIDA LAND USE DISTRICT MAP		MATCH TO 139A	
DATE	11/11/11	DATE	11/11/11
DRAWN BY	JK	DATE	11/11/11
CHECKED BY	JK	DATE	11/11/11
DESIGNED BY	JK	DATE	11/11/11
APPROVED BY	JK	DATE	11/11/11
PROJECT	MONROE COUNTY, FLORIDA LAND USE DISTRICT MAP	PROJECT	MONROE COUNTY, FLORIDA LAND USE DISTRICT MAP
DESCRIPTION	MONROE COUNTY, FLORIDA LAND USE DISTRICT MAP	DESCRIPTION	MONROE COUNTY, FLORIDA LAND USE DISTRICT MAP
REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	11/11/11	1	11/11/11
2	11/11/11	2	11/11/11
3	11/11/11	3	11/11/11
4	11/11/11	4	11/11/11
5	11/11/11	5	11/11/11
6	11/11/11	6	11/11/11
7	11/11/11	7	11/11/11
8	11/11/11	8	11/11/11
9	11/11/11	9	11/11/11
10	11/11/11	10	11/11/11

Monroe County Land Use Amendment

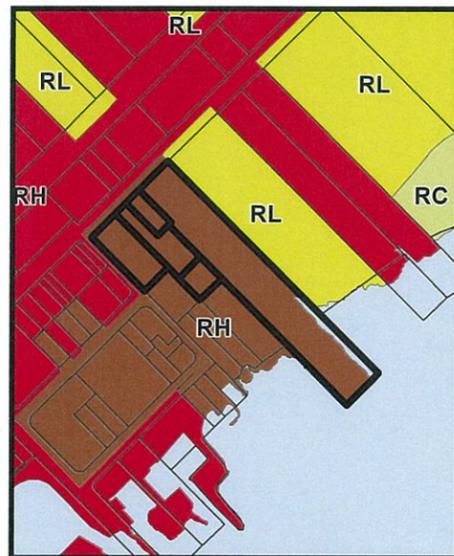


Existing Conditions

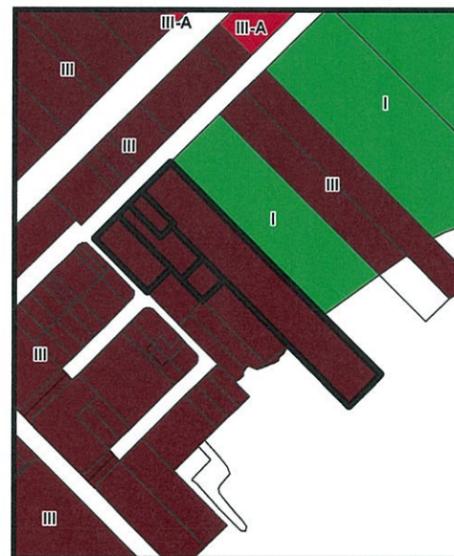


Proposed Conditions

Land Use Designations: AD = Airport District; CD = Conservation District; CFA = Commercial Fishing Area; CFSD = Commercial Fishing Special District; DR = Destination Resort; I = Industrial; IS = Improved Subdivision; MF = Military Facilities; MI = Maritime Industries; MN = Mainland Native Area; MU = Mixed Use; NA = Native Area; OS = Offshore Island; PR = Park and Refuge; RV = Recreational Vehicle; SC = Suburban Commercial; SR = Suburban Residential; SS = Sparsely Settled; UC = Urban Commercial; UR = Urban Residential; URM = Urban Residential Mobile Home



Future Land Use



Tier Designation

Growth Management Division
We strive to be caring, professional, and fair.

The Monroe County Land Use District is proposed to be amended as indicated above and briefly described as:

Key: Key Largo Mile Marker: 98 Map Amendment #: _____
Acreage: 4.8 Land Use District Map #: 139

Ordinance No.: _____
Date of Adoption: _____

Proposal: Land Use change of five parcels from Urban Residential Mobile Home (URM) to Urban Residential (UR).

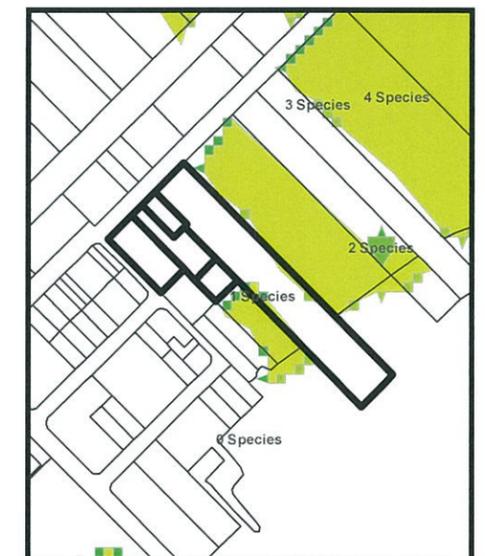
Property Description:
RE Numbers: 00090820-000000,
00090810-000000,
00090840-000000,
00090840-000100,
and 00090860-000000

Monroe County LUD Zone	Color	Monroe County LUD Zone	Color
Residential Light	Light Blue	Residential Heavy	Dark Blue
Residential Community	Light Green	Residential Medium Density	Medium Green
Residential Medium Density	Medium Green	Residential Single-Family	Dark Green
Residential Single-Family	Dark Green	Residential Mobile Home	Light Brown
Residential Mobile Home	Light Brown	Residential Commercial	Dark Brown
Residential Commercial	Dark Brown	Residential Industrial	Light Purple
Residential Industrial	Light Purple	Residential Office	Dark Purple
Residential Office	Dark Purple	Residential Institutional	Light Yellow
Residential Institutional	Light Yellow	Residential Public	Dark Yellow
Residential Public	Dark Yellow	Residential Government	Light Orange
Residential Government	Light Orange	Residential Religious	Dark Orange
Residential Religious	Dark Orange	Residential Cultural	Light Red
Residential Cultural	Light Red	Residential Entertainment	Dark Red
Residential Entertainment	Dark Red	Residential Other	Light Grey
Residential Other	Light Grey	Residential Unspecified	Dark Grey

This map is for use by the Monroe County Growth Management Division only. The data contained herein is not a legal representation of boundaries, parcels, roads right of ways or other geographical data.



Habitat Type



Number of Protected Species

File #: **2014-165**

Owner's Name: PL Ocean Residence Holdings LLC

Applicant: PL Ocean Residence Holdings LLC

Agent: PMG Asset Services: Jorge Cepero

Type of Application: Map Amendment - LUD

Key: Key Largo

RE: 00090820.000000
00090810.000000
00090840.000000
00090860.000000
00090840.000100

Additional Information added to File 2014-165

Creech-Gail

From: Schemper-Emily
Sent: Thursday, November 20, 2014 2:26 PM
To: Creech-Gail
Subject: RE: corrected owner for file 2014-165
Attachments: PRC 00090810-000000.pdf; PRC 00090820-000000.pdf; PRC 00090840-000000.pdf; PRC 00090840-000100.pdf; PRC 00090860-000000.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Gail,
The owner was actually correct the first time – PL Ocean Residence Holdings, LLC. Per the deed provided, the sale to PL Ocean Residence Holdings, LLC happened in September and the Property Record Cards weren't up to date yet when they turned in their application. Could you please change the owner back? Attached are the new property record cards.

From: Creech-Gail
Sent: Thursday, November 13, 2014 1:05 PM
To: Santamaria-Mayte; Schemper-Emily
Cc: Haberman-Joe
Subject: corrected owner for file 2014-165

I made a correction of the owner and printed the sunbiz page for that also. File is corrected.

*Best Regards,
Gail Creech
Planning Commission Coordinator*

Monroe County Planning & Environmental Resources
2798 Overseas Highway, Ste 400
Marathon, FL 33050
Main Phone: 305-289-2500
Office: 305-289-2522
Fax: 305-289-2536
creech-gail@monroecounty-fl.gov

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



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

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

Property Record Card -

Maps are now launching the new map application version.

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

Alternate Key: 1103730 Parcel ID: 00090810-000000

Ownership Details

Mailing Address:
PL OCEAN RESIDENCE HOLDINGS LLC
4651 SHERIDAN ST STE 480
HOLLYWOOD, FL 33021-3430

Property Details

PC Code: 00 - VACANT RESIDENTIAL
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 06-62-39
Property Location: 97801 OVERSEAS HWY KEY LARGO
Legal Description: 6-62-39 ISLAND OF KEY LARGO PT LOT 8 CHANCERY 16-866 OR242-43/45 CASE81-233-CP-12 OR974-40/41 OR2558-800/03C/T OR2705-395/98

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



Land Details

Land Use Code	Frontage	Depth	Land Area
P10W - PERMITTED SFR WATER	0	0	9,000.00 SF

Appraiser Notes

2001/04/25 ROCK HARBOR PARK INC. I UNIT ON THIS PARCEL. BA

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
04303195	01/03/2005	11/18/2005	1		DEMO MOBILE HOME
04305031	11/23/2004		1		FENCE & GATES TEMPORARY
05302491	02/21/2006		1		REPLACE MH W/SFR, UNIT #13, MODEL C
05302496	02/21/2006		1		REPLACE MH W/SFR, UNIT 3 MODEL B
05302498	02/21/2006		1		REPLACE MH W/SFR, UNIT #2, MODEL D
05302502	02/21/2006		1		REPLACE MH W/SFR UNIT #1 MODEL A
06300902	03/27/2006		1		GUARDHOUSE
06300545	03/27/2006		1		GAZABEO
06300904	08/01/2006		1		CLUBHOUSE

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	0	0	262,829	262,829	262,829	0	262,829
2013	0	0	240,759	240,759	240,759	0	240,759
2012	0	0	240,759	240,759	108,900	0	240,759
2011	0	0	240,759	240,759	99,000	0	240,759
2010	0	0	90,000	90,000	90,000	0	90,000
2009	0	0	90,000	90,000	90,000	0	90,000
2008	0	0	135,000	135,000	135,000	0	135,000
2007	0	0	135,000	135,000	135,000	0	135,000
2006	21,289	2,452	78,750	102,491	102,491	0	102,491
2005	175,484	2,536	78,750	256,770	256,770	0	256,770
2004	199,285	2,628	78,750	280,663	280,663	0	280,663
2003	104,887	2,712	78,750	186,349	186,349	0	186,349
2002	51,705	2,195	47,250	101,150	101,150	0	101,150
2001	43,966	2,288	30,057	76,311	76,311	0	76,311
2000	34,196	1,067	11,500	46,763	46,763	0	46,763
1999	34,196	1,108	11,500	46,804	46,804	0	46,804
1998	34,196	1,149	11,500	46,845	46,845	0	46,845
1997	34,196	1,190	11,500	46,886	46,886	0	46,886
1996	34,196	1,231	11,500	46,927	46,927	0	46,927
1995	34,196	1,272	11,500	46,968	46,968	0	46,968
1994	34,196	1,313	11,500	47,009	47,009	0	47,009
1993	34,196	1,354	11,500	47,050	47,050	0	47,050
1992	34,196	650	11,500	46,346	46,346	0	46,346
1991	34,196	650	11,500	46,346	46,346	0	46,346

1990	34,196	650	11,500	46,346	46,346	0	46,346
1989	33,170	650	11,500	45,320	45,320	0	45,320
1988	27,144	650	11,500	39,294	39,294	0	39,294
1987	26,809	650	11,500	38,959	38,959	0	38,959
1986	26,952	650	1,940	29,542	29,542	0	29,542
1985	26,131	650	1,940	28,721	28,721	0	28,721
1984	24,160	650	1,940	26,750	26,750	0	26,750
1983	24,160	650	1,940	26,750	26,750	0	26,750
1982	24,751	650	1,940	27,341	27,341	0	27,341

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
9/17/2014	2705 / 395	5,000,000	WD	12
3/2/2012	2558 / 800	100	CT	12
2/15/2002	1765 / 40	1,690,000	WD	M
5/1/1995	1353 / 0019	700,000	WD	M

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



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

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

Property Record Card -

Maps are now launching the new map application version.

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

Alternate Key: 1103748 Parcel ID: 00090820-000000

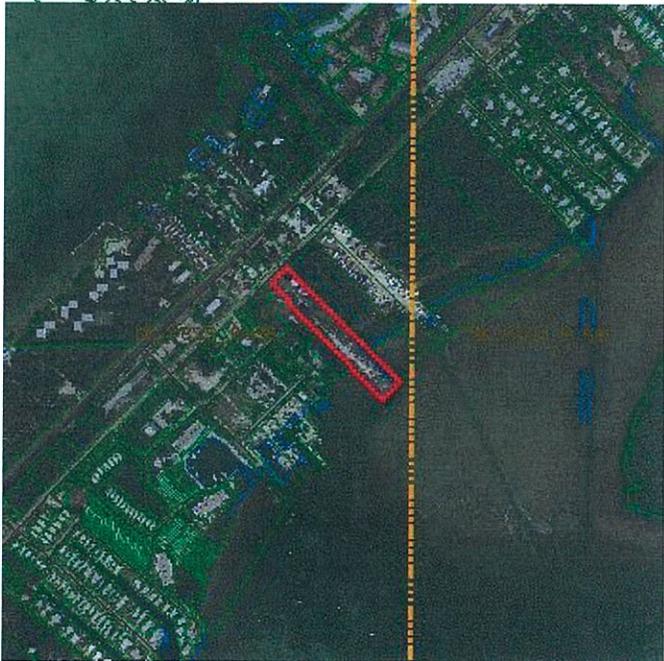
Ownership Details

Mailing Address:
PL OCEAN RESIDENCE HOLDINGS LLC
4651 SHERIDAN ST STE 480
HOLLYWOOD, FL 33021-3430

Property Details

PC Code: 00 - VACANT RESIDENTIAL
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 06-62-39
Property Location: 97801 OVERSEAS HWY KEY LARGO
Legal Description: 6-62-39 ISLAND OF KEY LARGO PB1-59 PT LOT 8 AND. BAY BTM (II DEED 24410) CHANCERY 16-866
Description: OR242-43/45 OR383-745II CASE81-233-CP-12 OR974-843/46P/R OR1346-1520/21 OR1346-1533/36PET OR1346-1536DC OR1353-19/20 OR1765-40/41 OR2558-800/03C/T OR2705-395/98

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



Land Details

Land Use Code	Frontage	Depth	Land Area
P10W - PERMITTED SFR WATER	0	0	128,200.00 SF
000X - ENVIRONMENTALLY SENS	0	0	0.30 AC

Misc Improvement Details

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

1	CL2:CH LINK FENCE	500 SF	100	5	1998	1999	3	30
2	SW2:SEAWALL	2,085 SF	695	3	1975	1976	1	60
3	DK4:WOOD DOCKS	160 SF	0	0	1984	1985	2	40
4	DK4:WOOD DOCKS	160 SF	0	0	1984	1985	2	40
5	DK4:WOOD DOCKS	160 SF	0	0	1984	1985	2	40
6	FD2:FLOATING DOCK	1 UT	0	0	1984	1985	2	20

Appraiser Notes

2001/04/25 ROCK HARBOR PARK INC. 20 UNITS PLUS TEMP SITES ALSO INCLUDES AK#1103730 .23AC AK#1103764 .51AC.AK#1103799 .62 AC. ALL TRACKS IN USE. UNITS #10 THRU #19 ON THIS PARCEL. BA

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	2304706	11/14/2002	07/10/2003	1		DEMOLITION OF MOBIL HOME
	2305192	12/19/2002	07/10/2003	1		DEMO/SCREEN PORCH

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	0	20,114	1,629,067	1,649,181	1,649,181	0	1,649,181
2013	0	20,146	1,492,278	1,512,424	1,512,424	0	1,512,424
2012	0	20,189	274,706	294,895	263,453	0	294,895
2011	0	21,055	218,448	239,503	239,503	0	239,503
2010	0	21,504	468,037	489,541	489,541	0	489,541
2009	0	22,381	702,056	724,437	724,437	0	724,437
2008	0	23,434	1,404,056	1,427,490	1,427,490	0	1,427,490
2007	0	16,871	2,340,093	2,356,964	2,356,964	0	2,356,964
2006	0	15,277	1,316,343	1,331,620	1,331,620	0	1,331,620
2005	0	15,856	560,710	576,566	576,566	0	576,566
2004	0	16,274	560,710	576,984	576,984	0	576,984
2003	0	16,861	560,710	577,571	577,571	0	577,571
2002	0	17,488	560,710	578,198	578,198	0	578,198
2001	0	17,856	512,763	530,619	530,619	0	530,619
2000	0	0	146,513	146,513	146,513	0	146,513
1999	0	0	146,513	146,513	146,513	0	146,513
1998	0	0	146,513	146,513	146,513	0	146,513
1997	0	0	146,513	146,513	146,513	0	146,513
1996	0	0	146,513	146,513	146,513	0	146,513
1995	0	0	146,513	146,513	146,513	0	146,513

1994	0	0	146,513	146,513	146,513	0	146,513
1993	0	0	146,513	146,513	146,513	0	146,513
1992	0	0	146,513	146,513	146,513	0	146,513
1991	0	0	146,513	146,513	146,513	0	146,513
1990	0	0	146,513	146,513	146,513	0	146,513
1989	0	0	146,513	146,513	146,513	0	146,513
1988	0	0	146,513	146,513	146,513	0	146,513
1987	0	0	146,539	146,539	146,539	0	146,539
1986	0	0	101,654	101,654	101,654	0	101,654
1985	0	0	101,654	101,654	101,654	0	101,654
1984	0	0	101,654	101,654	101,654	0	101,654
1983	0	0	101,654	101,654	101,654	0	101,654
1982	0	0	101,654	101,654	101,654	0	101,654

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
9/17/2014	2705 / 395	5,000,000	WD	12
3/2/2012	2558 / 800	100	CT	12
2/15/2002	1765 / 40	1	WD	M
5/1/1995	1353 / 0019	1	WD	M

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



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

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

Property Record Card -

Maps are now launching the new map application version.

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

Alternate Key: 1103764 Parcel ID: 00090840-000000

Ownership Details

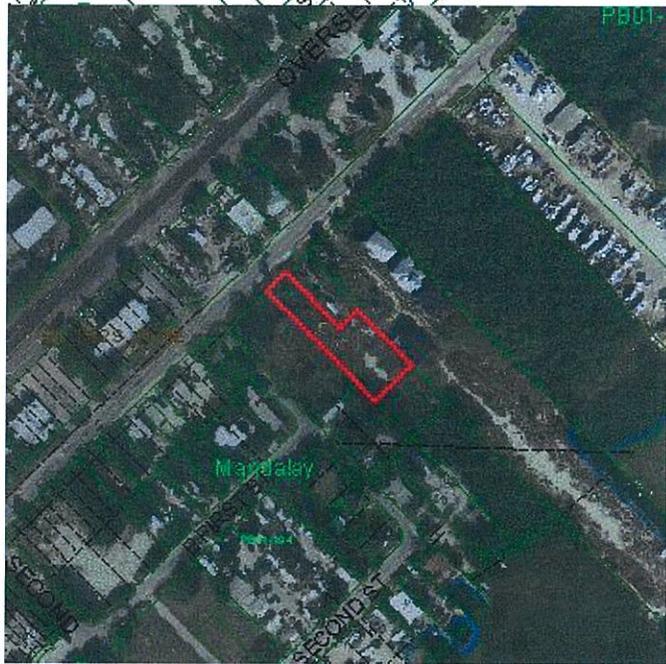
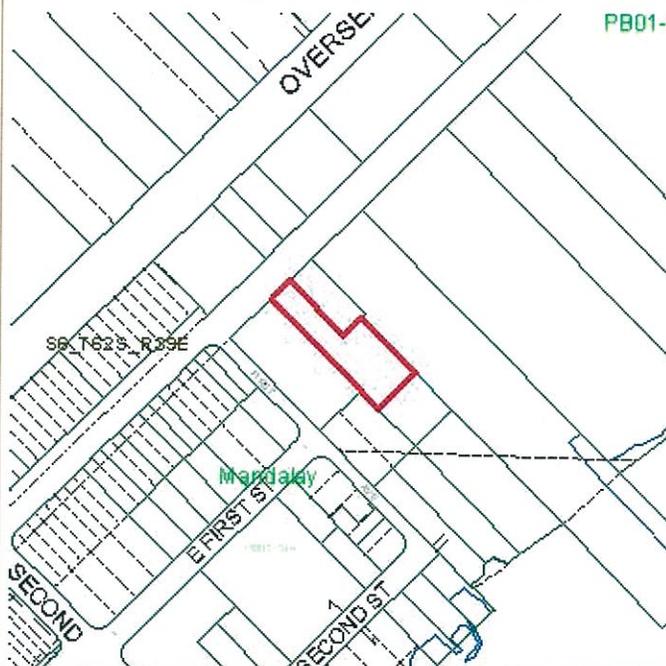
Mailing Address:

PL OCEAN RESIDENCE HOLDINGS LLC
4651 SHERIDAN ST STE 480
HOLLYWOOD, FL 33021-3430

Property Details

PC Code: 00 - VACANT RESIDENTIAL
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 06-62-39
Property Location: VACANT LAND KEY LARGO
Legal Description: 6-62-39 ISLAND OF KEY LARGO PB1-59 PT LOT 8 OR112-92/93 OR534-866E CASE81-233-CP-12 OR974-843/46P/R OR1346-1520/21 OR1346-1533/36PET OR1346-1536DC OR1353-19/20 OR1353-44/45C OR1765-40/41 OR2558-800/03C/T OR2705-395/98

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



Land Details

Land Use Code	Frontage	Depth	Land Area
000H - VACANT HIGHWAY	0	0	22,320.00 SF

Appraiser Notes

2001/04/25 ROCK HARBOR PARK INC. ENTRANCE AND UNIT#7 AND UNIT #8 ON THIS PARCEL. BA

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	0	0	161,820	161,820	94,198	0	161,820
2013	0	0	85,635	85,635	85,635	0	85,635
2012	0	0	380,601	380,601	270,072	0	380,601
2011	0	0	380,601	380,601	245,520	0	380,601
2010	0	0	223,200	223,200	223,200	0	223,200
2009	0	0	223,200	223,200	223,200	0	223,200
2008	0	0	334,800	334,800	334,800	0	334,800
2007	0	0	334,800	334,800	334,800	0	334,800
2006	0	0	66,960	66,960	66,960	0	66,960
2005	0	0	66,960	66,960	66,960	0	66,960
2004	0	0	66,960	66,960	66,960	0	66,960
2003	0	0	66,960	66,960	66,960	0	66,960
2002	0	0	66,960	66,960	66,960	0	66,960
2001	0	0	66,648	66,648	66,648	0	66,648
2000	0	0	25,500	25,500	25,500	0	25,500
1999	0	0	25,500	25,500	25,500	0	25,500
1998	0	0	25,500	25,500	25,500	0	25,500
1997	0	0	25,500	25,500	25,500	0	25,500
1996	0	0	25,500	25,500	25,500	0	25,500
1995	0	0	25,500	25,500	25,500	0	25,500
1994	0	0	25,500	25,500	25,500	0	25,500
1993	0	0	25,500	25,500	25,500	0	25,500
1992	0	0	25,500	25,500	25,500	0	25,500
1991	0	0	25,500	25,500	25,500	0	25,500
1990	0	0	25,500	25,500	25,500	0	25,500
1989	0	0	25,500	25,500	25,500	0	25,500
1988	0	0	25,500	25,500	25,500	0	25,500
1987	0	0	25,500	25,500	25,500	0	25,500
1986	0	0	13,375	13,375	13,375	0	13,375
1985	0	0	13,375	13,375	13,375	0	13,375
1984	0	0	13,375	13,375	13,375	0	13,375
1983	0	0	13,375	13,375	13,375	0	13,375
1982	0	0	13,375	13,375	13,375	0	13,375

Parcel Sales History

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Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/17/2014	2705 / 395	5,000,000	WD	12
3/2/2012	2558 / 800	100	CT	12
2/15/2002	1765 / 40	1	WD	M
5/1/1995	1353 / 0019	1	WD	M

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



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

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

Property Record Card -

Maps are now launching the new map application version.

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

Alternate Key: 1103772 Parcel ID: 00090840-000100

Ownership Details

Mailing Address:

PL OCEAN RESIDENCE HOLDINGS LLC
4651 SHERIDAN ST STE 480
HOLLYWOOD, FL 33021-3430

Property Details

PC Code: 00 - VACANT RESIDENTIAL

Millage Group: 500K

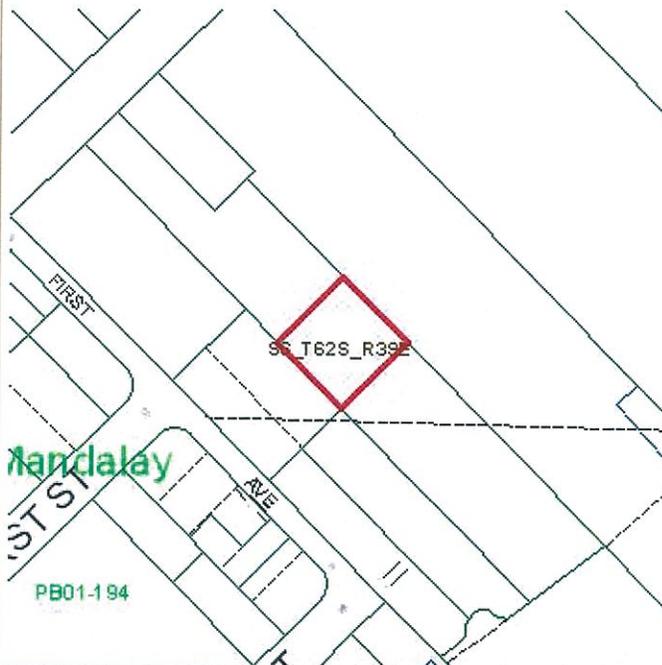
Affordable Housing: No

Section-Township-Range: 06-62-39

Property Location: VACANT LAND KEY LARGO

Legal Description: 6 62 39 ISLAND OF KEY LARGO PB1-59 PT LOT 8 (PARCEL 8-B) OR757-224 OR1223-309 OR1353-21/22 OR1765-42/43 OR2558-800/03C/T OR2705-395/98

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



Land Details

Land Use Code	Frontage	Depth	Land Area
M10D - RESIDENTIAL DRY	0	0	10,000.00 SF

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	400 SF	0	0	1971	1972	3	50

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	0	1,600	27,219	28,819	28,819	0	28,819
2013	0	1,600	25,125	26,725	26,725	0	26,725
2012	0	1,600	10,039	11,639	4,440	0	11,639
2011	0	1,600	10,057	11,657	4,037	0	11,657
2010	0	1,600	2,070	3,670	3,670	0	3,670
2009	0	1,600	3,105	4,705	4,705	0	4,705
2008	0	1,600	69,000	70,600	70,600	0	70,600
2007	0	1,600	115,000	116,600	116,600	0	116,600
2006	0	1,600	46,000	47,600	47,600	0	47,600
2005	0	1,600	34,500	36,100	36,100	0	36,100
2004	0	1,600	11,500	13,100	13,100	0	13,100
2003	0	1,600	11,500	13,100	13,100	0	13,100
2002	0	1,600	11,500	13,100	13,100	0	13,100
2001	0	1,680	11,500	13,180	13,180	0	13,180
2000	0	704	11,500	12,204	12,204	0	12,204
1999	0	736	11,500	12,236	12,236	0	12,236
1998	0	768	11,500	12,268	12,268	0	12,268
1997	0	800	11,500	12,300	12,300	0	12,300
1996	0	832	11,500	12,332	12,332	0	12,332
1995	20,572	0	11,500	32,072	32,072	0	32,072
1994	20,572	0	11,500	32,072	32,072	0	32,072
1993	20,572	0	11,500	32,072	32,072	0	32,072
1992	20,572	0	11,500	32,072	32,072	0	32,072
1991	20,572	0	11,500	32,072	32,072	0	32,072
1990	20,572	0	11,500	32,072	32,072	0	32,072
1989	20,801	0	11,500	32,301	32,301	0	32,301
1988	14,954	0	11,500	26,454	26,454	0	26,454
1987	14,744	0	11,500	26,244	26,244	0	26,244
1986	14,825	0	6,029	20,854	20,854	0	20,854
1985	14,314	0	6,029	20,343	20,343	0	20,343
1984	13,287	0	6,029	19,316	19,316	0	19,316
1983	13,287	0	6,029	19,316	19,316	19,316	0
1982	13,588	0	6,029	19,617	19,617	19,617	0

Parcel Sales History

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Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/17/2014	2705 / 395	5,000,000	WD	12
3/2/2012	2558 / 800	100	CT	12
5/1/1995	1353 / 0021	40,000	WD	V
5/1/1992	1223 / 309	5,000	WD	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.

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

Alternate Key: 1103799 Parcel ID: 00090860-000000

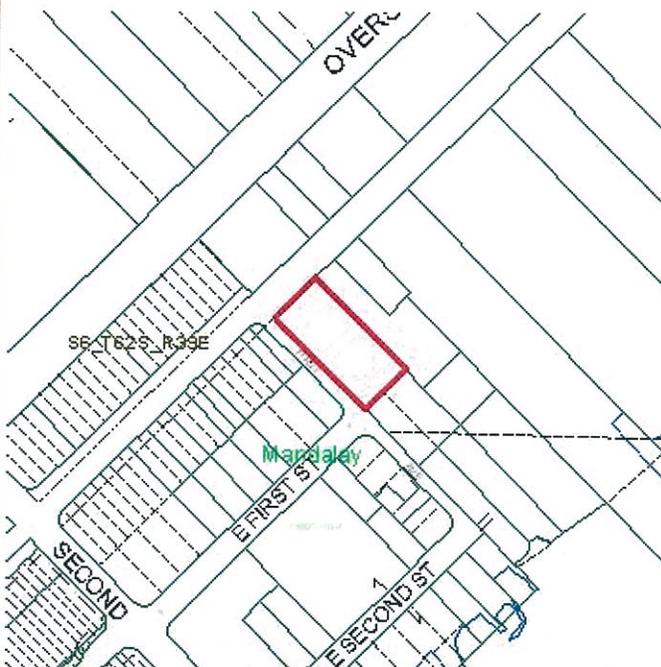
Ownership Details

Mailing Address:
PL OCEAN RESIDENCE HOLDINGS LLC
4651 SHERIDAN ST STE 480
HOLLYWOOD, FL 33021-3430

Property Details

PC Code: 00 - VACANT RESIDENTIAL
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 06-62-39
Property Location: 109 FIRST AVE KEY LARGO
Legal Description: 6-62-39 ISLAND OF KEY LARGO PT LOT 8 PB1-59 OR73-169 CASE 81-233-CP-12 OR974-843/46P/R OR1346-1520/21 OR1346-1533/34PET OR1346-1536DC OR1353-19/20 OR1353-44/45C OR1765-40/41 OR2558-800/03C/T OR2705-395/98

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



Land Details

Land Use Code	Frontage	Depth	Land Area
M10D - RESIDENTIAL DRY	0	0	27,344.00 SF

Appraiser Notes

2001/04/25 ROCK HARBOR PARK INC. UNITS 1 THRU 6 ON THIS PARCEL. BA

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	0	0	46,949	46,949	46,949	0	46,949
2013	0	0	43,338	43,338	43,338	0	43,338
2012	0	0	43,338	43,338	43,338	0	43,338
2011	0	0	43,338	43,338	40,605	0	43,338
2010	0	0	36,914	36,914	36,914	0	36,914
2009	0	0	36,914	36,914	36,914	0	36,914
2008	0	0	300,784	300,784	300,784	0	300,784
2007	0	0	300,784	300,784	300,784	0	300,784
2006	0	0	300,784	300,784	300,784	0	300,784
2005	0	0	218,752	218,752	218,752	0	218,752
2004	0	0	82,032	82,032	82,032	0	82,032
2003	0	0	82,032	82,032	82,032	0	82,032
2002	0	0	82,032	82,032	82,032	0	82,032
2001	0	0	81,021	81,021	81,021	0	81,021
2000	0	0	31,000	31,000	31,000	0	31,000
1999	0	0	31,000	31,000	31,000	0	31,000
1998	0	0	31,000	31,000	31,000	0	31,000
1997	0	0	31,000	31,000	31,000	0	31,000
1996	0	0	31,000	31,000	31,000	0	31,000
1995	0	0	31,000	31,000	31,000	0	31,000
1994	0	0	31,000	31,000	31,000	0	31,000
1993	0	0	31,000	31,000	31,000	0	31,000
1992	0	0	31,000	31,000	31,000	0	31,000
1991	0	0	31,000	31,000	31,000	0	31,000
1990	0	0	31,000	31,000	31,000	0	31,000
1989	0	0	31,000	31,000	31,000	0	31,000
1988	0	0	31,000	31,000	31,000	0	31,000
1987	0	0	31,000	31,000	31,000	0	31,000
1986	0	0	23,719	23,719	23,719	0	23,719
1985	0	0	23,719	23,719	23,719	0	23,719
1984	0	0	23,719	23,719	23,719	0	23,719
1983	0	0	23,719	23,719	23,719	0	23,719
1982	0	0	23,719	23,719	23,719	0	23,719

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
9/17/2014	2705 / 395	5,000,000	WD	12
3/2/2012	2558 / 800	100	CT	12
2/15/2002	1765 / 40	1	WD	M
5/1/1995	1353 / 0019	1	WD	M

This page has been visited 48,204 times.

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

Creech-Gail

From: Schemper-Emily
Sent: Thursday, November 20, 2014 2:34 PM
To: Creech-Gail
Subject: RE: corrected owner for file 2014-165
Attachments: PMG Asset Services Sunbiz.pdf

On the Sunbiz page for PL Ocean Residence, PMG Asset Services is listed as an authorized person. Attached is the sunbiz page for PMG Asset Services, which lists Larry Abbo (who signed the agent letter) as an authorized person. This sunbiz page should probably go in the file as well.

Thanks!
Emily

From: Schemper-Emily
Sent: Thursday, November 20, 2014 2:26 PM
To: Creech-Gail
Subject: RE: corrected owner for file 2014-165

Gail,
The owner was actually correct the first time – PL Ocean Residence Holdings, LLC. Per the deed provided, the sale to PL Ocean Residence Holdings, LLC happened in September and the Property Record Cards weren't up to date yet when they turned in their application. Could you please change the owner back? Attached are the new property record cards.

From: Creech-Gail
Sent: Thursday, November 13, 2014 1:05 PM
To: Santamaria-Mayte; Schemper-Emily
Cc: Haberman-Joe
Subject: corrected owner for file 2014-165

I made a correction of the owner and printed the sunbiz page for that also. File is corrected.

*Best Regards,
Gail Creech
Planning Commission Coordinator*

Monroe County Planning & Environmental Resources
2798 Overseas Highway, Ste 400
Marathon, FL 33050
Main Phone: 305-289-2500
Office: 305-289-2522
Fax: 305-289-2536
creech-gail@monroecounty-fl.gov

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company

PMG ASSET SERVICES, LLC

Filing Information

Document Number	L08000111838
FEI/EIN Number	300523319
Date Filed	12/08/2008
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	05/26/2009
Event Effective Date	NONE

Principal Address

4651 SHERIDAN STREET
SUITE #480
HOLLYWOOD, FL 33021

Changed: 04/16/2009

Mailing Address

4651 SHERIDAN STREET
SUITE #480
HOLLYWOOD, FL 33021

Changed: 04/16/2009

Registered Agent Name & Address

GREENFIELD, STEVEN B., Esq.
6111 Broken Sound Parkway, NW
Suite 350
Boca Raton, FL 33487

Name Changed: 04/14/2014

Address Changed: 04/14/2014

Authorized Person(s) Detail

Name & Address

Title MGR

ABBO, FRED
4651 SHERIDAN STREET, SUITE #480
HOLLYWOOD, FL 33021

Title MGR

ABBO, LARRY M
4651 SHERIDAN STREET, SUITE #480
HOLLYWOOD, FL 33021

Title MGR

DUPRE, S. JAMES
4651 SHERIDAN STREET, SUITE #480
HOLLYWOOD, FL 33021

Annual Reports

Report Year	Filed Date
2012	04/26/2012
2013	04/17/2013
2014	04/14/2014

Document Images

[04/14/2014 -- ANNUAL REPORT](#)

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[04/17/2013 -- ANNUAL REPORT](#)

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[04/26/2012 -- ANNUAL REPORT](#)

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[04/21/2011 -- ANNUAL REPORT](#)

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[04/28/2010 -- ANNUAL REPORT](#)

View image in PDF format

[05/26/2009 -- LC Amendment](#)

View image in PDF format

[04/16/2009 -- ANNUAL REPORT](#)

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[12/08/2008 -- Florida Limited Liability](#)

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County of Monroe Growth Management Division

Planning & Environmental Resources

Department

2798 Overseas Highway, Suite 410

Marathon, FL 33050

Voice: (305) 289-2500

FAX: (305) 289-2536



Board of County Commissioners

Mayor Sylvia Murphy, Dist. 5

Mayor Pro Tem Danny L. Kollhage, Dist. 1

Heather Carruthers, Dist. 3

David Rice, Dist. 4

George Neugent, Dist. 2

Date: 11.10.14
Time: _____

Dear Applicant:

This is to acknowledge submittal of your application for Map Amendment - LUD
Type of application

PL Ocean Residence Holdings LLC to the Monroe County Planning Department.
Project / Name

Thank you.

Gail Creech

Planning Staff

MCPA GIS Public Portal
Scott P. Russell, CFA

- Pan
- Legend
- Zoom In

MCPA GIS Public Portal
Major Road

Zoom Out

Address

Subdivisions

Section Lines

Identify

Select

Parcels

Shoreline

Measure

Lot Lines

Print

Hooks Leads

Help

Check out our [Getting Started](#) tutorial!

2014 Condo

Expand All

2013 Condo

• MCPA GIS Public Portal

• Monroe Overlay

2012 Condo

• Subdivisions

• Section Lines

2011 Condo

• Parcels

• Shoreline

• Lot Lines

2010 Condo

• Hooks Leads

• Easements

2009 Condo

• Text Displays

• Qualified Condo Sales

• Qualified Sales

2008 Condo

• Transportation

2014 Sales

2013 Sales

2012 Sales

2011 Sales

2010 Sales

2009 Sales

2008 Sales

Road Centerline

Road Block Name

Zoom-in Zoom-in to a defined extent...
 Zoom-out Zoom-out to a defined extent...
 Scale Full Zoom to the full extent tool was clicked!
 Address: 33.037255, -90.470264 Clear

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

Buffer Results 39 features found Zoom Remove highlight
 Export results to " " Delimited Go

OBJECTID	SDE.DBO.W_PARCELS.ID	SDE.DBO.W_PARCELS.RECHAR	SDE.DBO.V
17510	91160	00091160-000000	30164
70424	00010-0001	0000010-000100	34035

Verified GC

- ✓ ADAMS JAMES HARVEY
18404 SW 87TH CT
CUTLER BAY, FL 33157-7226
- ✓ BELL LLOYD F JR REVOCABLE TRUST OF 2011
1008 HIGHWAY 98 E OFC BOX B
DESTIN, FL 32541-2962
- ✓ CARLTON CLAY M AND ALLISON SIRICA
218 SE 14TH ST APT TS106
MIAMI, FL 33131-3342
- ✓ CARMEL ASSETS LLC
100 ALMERIA AVE STE 350
CORAL GABLES, FL 33134-6031
- ✓ CARTER JOHN E SR REV TR 7/25/2005
9155 S DADELAND BLVD STE 1718
MIAMI, FL 33156-2742
- ✓ DELGADO SANTOS AND CYNTHIA
23 E FIRST ST
KEY LARGO, FL 33037-4036
- ✓ FIRST STATE BANK OF THE FLORIDA KEYS
3406 N ROOSEVELT BLVD
KEY WEST, FL 33040-4266
- ✓ GO FOR IT ADVENTURES LLC
P O BOX 282
TAVERNIER, FL 33070
- ✓ GUENTHER ROBERT D AND DEBRA L
110 PUEBLO ST
TAVERNIER, FL 33070-2125
- ✓ HABER ADELINE ESTATE
9 E 2ND ST
KEY LARGO, FL 33037-4005
- ✓ HARMONY HEALING CENTER INC
97840 OVERSEAS HWY
KEY LARGO, FL 33037
- ✓ HAROUN HANY AND CHRISTINE
70 JEAN LA FITTE DR
KEY LARGO, FL 33037-2345
- ✓ HARRINGTON GERALD I
30 EAST 1ST STREET
KEY LARGO, FL 33037
- ✓ HART ROBERT S L/E
85 E 2ND ST
KEY LARGO, FL 33037-4005
- ✓ HERNANDEZ MAYKE
31 E 2ND ST
KEY LARGO, FL 33037-4005
- ✓ JOHNSON GREG
105 FIRST AVE
KEY LARGO, FL 33037-4037
- ✓ LAMB WILLIAM R AND CHERYL L
34 E 2ND ST
KEY LARGO, FL 33037
- ✓ LANDRY BONNIE LAVONNE
24 E FIRST ST
KEY LARGO, FL 33037-4013
- ✓ MONROE COUNTY *Email*
PO BOX 372151
KEY LARGO, FL 33037-7151
- ✓ MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY
1200 TRUMAN AVE STE 207
KEY WEST, FL 33040-7270
- ✓ MY FAMILY TRUST 12/4/2012
PO BOX 370888
KEY LARGO, FL 33037-0888
- ✓ PL OCEAN RESIDENCE HOLDINGS LLC
4651 SHERIDAN ST STE 480
HOLLYWOOD, FL 33021-3430
- ✓ SANTE CHRIS D
PO BOX 373006
KEY LARGO, FL 33037-3006
- ✓ SMITH MICHAEL J AND DONNA
515 CARIBBEAN BLVD
KEY LARGO, FL 33037-4342
- ✓ STOIA SAMUEL C TRUSTEE
PO BOX 370888
KEY LARGO, FL 33037-0888
- ✓ STOKY & STOKY LLC
103900 B OVERSEAS HWY
KEY LARGO, FL 33037
- ✓ THE CONCH HEADQUARTERS INC
PO BOX 371012
KEY LARGO, FL 33037-1012
- ✓ UPPER KEYS MARINE CONSTRUCTION INC
PO BOX 372790
KEY LARGO, FL 33037-7790
- ✓ VALDES CARLOS AND ELOINA
97675 OVERSEAS HWY
KEY LARGO, FL 33037

Verified GC

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company

PL OCEAN RESIDENCE HOLDINGS, LLC

Filing Information

Document Number	L14000111626
FEI/EIN Number	NONE
Date Filed	07/15/2014
State	FL
Status	ACTIVE
Effective Date	07/15/2014

Principal Address

4651 SHERIDAN STREET
SUITE 480
HOLLYWOOD, FL 33021

Mailing Address

4651 SHERIDAN STREET
SUITE 480
HOLLYWOOD, FL 33021

Registered Agent Name & Address

GREENFIELD, STEPHEN B, ESQ.
6111 BROKEN SOUND PARKWAY
SUITE 350
BOCA RATON, FL 33487

Authorized Person(s) Detail

Name & Address

Title MGR

PRIME HOSPITALITY GROUP III, LLC
4651 SHERIDAN STREET, #480
HOLLYWOOD, FL 33021

Title MGR

PMG ASSET SERVICES, LLC
4651 SHERIDAN STREET #480
HOLLYWOOD, FL 33021

Annual Reports

No Annual Reports Filed

Document Images

[07/15/2014 -- Florida Limited Liability](#)

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FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

 www.Sunbiz.org



Detail by Entity Name

Florida Limited Liability Company
INTERSTATE PROPERTY HOLDINGS, LLC

Filing Information

Document Number	L08000059811
FEI/EIN Number	263172831
Date Filed	06/18/2008
State	FL
Status	ACTIVE

Principal Address
SABADELL FINANCIAL CENTER
1111 BRICKELL AVENUE, 30TH FLOOR
MIAMI, FL 33131

Changed: 01/04/2012

Mailing Address
SABADELL FINANCIAL CENTER
1111 BRICKELL AVENUE, 30TH FLOOR
MIAMI, FL 33131

Changed: 01/04/2012

Registered Agent Name & Address
Rasile, Arlene
SABADELL FINANCIAL CENTER
1111 BRICKELL AVENUE, 29TH FLOOR
MIAMI, FL 33131

Name Changed: 07/25/2013
Address Changed: 07/25/2013

Authorized Person(s) Detail

Name & Address

Title PRES
MESA, JULIAN
1111 BRICKELL AVENUE, 30TH FLOOR
MIAMI, FL 33131

Title SVP/CFO
TORRAS, JORDI
1111 BRICKELL AVENUE, 30TH FLOOR
MIAMI, FL 33131

Title SVP/CCO
YOUNG, NICOLAS

1111 BRICKELL AVENUE, 30TH FLOOR
MIAMI, FL 33131

Title CONTROLLER

ACOSTA, ALFONSO
1111 BRICKELL AVENUE, 29TH FLOOR
MIAMI, FL 33131

Title CHIEF ANALYST

ZUKOVSKI, MARCELA
SABADELL FINANCIAL CENTER
1111 BRICKELL AVENUE, 30TH FLOOR
MIAMI, FL 33131

Title CREDIT OFFICER

LAIN, MIGUEL A
SABADELL FINANCIAL CENTER
1111 BRICKELL AVENUE, 30TH FLOOR
MIAMI, FL 33131

Annual Reports

Report Year	Filed Date
2012	01/04/2012
2013	07/25/2013
2014	04/08/2014

Document Images

04/08/2014 -- ANNUAL REPORT	View image in PDF format
07/25/2013 -- ANNUAL REPORT	View image in PDF format
01/04/2012 -- ANNUAL REPORT	View image in PDF format
04/18/2011 -- ANNUAL REPORT	View image in PDF format
03/30/2010 -- ANNUAL REPORT	View image in PDF format
04/22/2009 -- ANNUAL REPORT	View image in PDF format
06/18/2008 -- Florida Limited Liability	View image in PDF format

End of Additional File 2014-165

REQUEST FOR A LAND USE DISTRICT (LUD) MAP
AMENDMENT APPLICATION



MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

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

Amendment to Land Use Map District (Residential) Application Fee: \$4,131.00
Amendment to Land Use District Map (Non-Residential) Application Fee: \$4,929.00

In addition to the above application fees, the following fees also apply to each application:

Advertising Costs: \$245.00
Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed
Technology Fee: \$20.00

Date: 11 / 7 / 14
Month Day Year

Property Owner:

PL Ocean Residence Holdings, LLC
Name

4651 Sheridan St. #480, Hollywood Fl. 33021
Mailing Address

(954) 392-8788
Daytime Phone

jorgec@primegroupus.com
Email Address

Agent (if applicable):

PMG Asset Services, LLC
Name

4651 Sheridan St. #480, Hollywood Fl. 33021
Mailing Address

(954) 392-8788
Daytime Phone

jorgec@primegroupus.com
Email Address

Legal Description of Property:

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

Block	Lot	Subdivision	Key Largo Key
<u>00090810/00090820/00090840/00090860 and 6 zeros and 00090840-000100</u>			
Real Estate (RE) Number		Alternate Key Number	
<u>97801 Overseas HWY., Key Largo</u>		<u>Mile Marker 98</u>	
Street Address		Approximate Mile Marker	

**REQUEST FOR A LAND USE DISTRICT (LUD) MAP
AMENDMENT APPLICATION**

Current Land Use District Designation(s): URM

Proposed Land Use District Designation(s): RM

Current Future Land Use Map Designation(s): III

Tier Designation(s) RH

Total Land Area Affected in acres: 4.91 acres

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

The property is mostly vacant. Around 2005, construction of some infrastructure improvements started, along with some of the vertical improvements. It seems most of the water & sewer was completed, and a large portion of the road and drainage. 4 homes have completed shell, a club house and guardhouse have partial shell.

In accordance with Sec. 102-158, the BOCC may consider the adoption of an ordinance enacting the proposed change based on one or more of six factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

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

Because development of new mobile home parks are prohibited, no new mobile home allocations can be issued, thus the existence of the mobile home category in this location is not necessary.

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

No new mobile home parks can be developed in the Florida Keys as they are prohibited. A category that is specific to mobile homes is not appropriate once the mobile homes no longer exist.

- 3) **Data errors, including errors in mapping, vegetative types and natural features described in volume 1 of the plan:**

N/A

- 4) **New issues:**

Mobile homes are no longer present in the property. Mobile homes are dangerous during hurricanes, thus they are no longer allowed. Also, the applicant intends to add a substantial number of work-force housing units (24), which is not possible under URM.

**REQUEST FOR A LAND USE DISTRICT (LUD) MAP
AMENDMENT APPLICATION**

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

The current category of URM does not allow attached dwelling
units. However, attached dwelling units is more common in this
area.

6) Data updates:

N/A

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

The category of URM has historically been used for mobile home parks.
This change would make the Land Use District more relevant, and would
allow for different housing types without adversely affecting the
surrounding areas. The additional work-force housing component would
help alleviate a chronic need of the community.

Has a previous Land Use District Map amendment application been submitted for this site within the past two years?

Yes _____ Date: _____
No X

All of the following must be submitted in order to have a complete application submittal:

(Please check as you attach each required item to the application)

- Complete Land Use District Map amendment application** (unaltered and unbound); and
- Correct fee** (check or money order to Monroe County Planning & Environmental Resources); and
- Proof of ownership (i.e. Warranty Deed)**; and
- Current Property Record Card(s) from the Monroe County Property Appraiser**; and
- Location map from Monroe County Property Appraiser**; and
- Copy of current Land Use District Map** (please request from the Planning & Environmental Resources Department prior to application submittal); and
- Copy of current Future Land Use Map** (please request from the Planning & Environmental Resources Department prior to application submittal); and
- 300 foot radius map from Monroe County Property Appraiser Office**
- List of surrounding property owners from 300 foot radius map**
- Photograph(s) of site from adjacent roadway(s); and**

**REQUEST FOR A LAND USE DISTRICT (LUD) MAP
AMENDMENT APPLICATION**

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

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

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

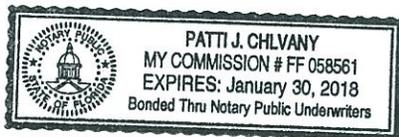
If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

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

FL Ocean Residence Holdings, LLC,
by: PHG at FL Ocean Residences, LLC,
by: Prime Hospitality Group III, LLC,
by PMG Asset Services, LLC

Signature of Applicant: _____ *[Signature]* **MANAGER** Date: 11-7-14

Sworn before me this 7 day of November



Notary Public
My Commission Expires

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

PMG Asset Services, LLC.

November 7, 2014

Monroe County
Planning & Environmental Resources Department
2798 Overseas Highway, Suite 400
Marathon, FL 33050

RE: PL Ocean Residences- Owner's Agent Authorization

To Whom it May Concern,

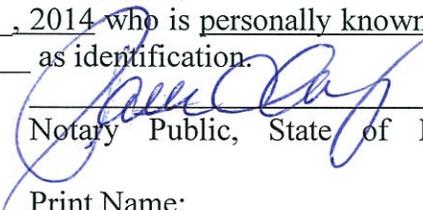
PMG Asset Services, LLC, consents to Jorge Cepero acting as agent for any Public Hearing or Administrative Application process for the PL Ocean Residences, Located on 97801 Overseas Highway, Key Largo.

PMG Asset Services, LLC.


By: Larry M. Abbo
Title: Manager

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by Larry M. Abbo of PMG Asset Services, LLC., this 7 day of November, 2014 who is personally known to me or who produced _____ as identification.



Notary Public, State of Florida

Print Name: _____

Commission Expires: _____



Doc# 1999408 09/30/2014 9:09AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

This Instrument was Prepared By,

Interstate Property Holdings, LLC
1111 Brickell Avenue, 29th Floor
Miami, Florida 33131
Contact: Arlene M. Rasile

09/30/2014 9:09AM
DEED DOC STAMP CL: Krys \$35,000.00

Record and Return to:

Shore to Shore Title, LLC
6111 Broken Sound Parkway
Suite 350
Boca Raton, Florida 33487

Doc# 1999408
Bk# 2705 Pg# 395

Parcel IDs: 00090810-000000; 00090820-000000;
00090840-000000; 00090840-000100; 00090860-
000000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 17 day of September, 2014 between Interstate Property Holdings, LLC, a Florida limited liability company (the "Grantor"), whose mailing address is 1111 Brickell Avenue, 29th Floor, Miami, Florida 33131, and PL Ocean Residence Holdings, LLC, a Florida limited liability company, (the "Grantee"), whose mailing address is 4651 Sheriden Street, Suite 480, Hollywood, Florida 33021.

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$ 10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, transfer, release, convey and confirm unto Grantee and Grantee's successors, heirs and assigns the real property (the "Property") located in Monroe County, Florida, and more particularly described in Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: See Exhibit "B" attached hereto and made a part hereof by reference as if fully set forth herein.

TOGETHER with all the tenements, hereditaments, and appurtenances belonging or in any way appertaining to the Property,

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby specially warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, OR ANY OTHER

EXHIBIT "A"

A portion of Lots 8 and 15, according to the Plat of Government Lots 5 & 6 and the NW 1/4 of the NW 1/4 of section 5 and Lots 1 & 2 of Section 6, Township 62 South, Range 39 East, made by George L. MacDonald and recorded in Plat Book 1 at Page 59, Public Records of Monroe County, Florida, more particularly described as follows:

Begin at the intersection of the Southeasterly right-of-way line of Old State Road 4A and the Southwesterly side of said Lot 8, thence run Northeasterly along the said Southeasterly right-of-way line, a distance of 356.40 feet to the Northeasterly side of the J.B. Albury property; thence Southeasterly along the said Northeasterly side of the J.B. Albury property, a distance of 710 feet, more or less, to the shoreline of the Atlantic Ocean as described in Official Records Book 242, Page 44 of the Public Records of Monroe County, Florida; thence Southwesterly along said shoreline, a distance of 149 feet, more or less, to the Northeasterly line of the Doris Reese property, as described in said Official Record Book 242, Page 44; thence Northwesterly along said Northeasterly line, a distance of 400.86 feet; thence proceed at right angles to the last described course and parallel with the said Southeasterly right-of-way line, a distance of 100.00 feet; thence proceed Northwesterly at right angles to the last described course, a distance of 50.40 feet; thence proceed Southwesterly at right angles to the last described course, a distance of 110.00 feet to the Southwesterly line of said Lot 8; thence proceed Northwesterly along said Southwesterly line of Lot 8, a distance of 248.97 feet to the point of Beginning.

Together with that certain parcel of submerged land, described in T.I.I.F. Deed No. 24410 (1906-44), recorded in Official Records Book 383, Page 745 of the Public Records of Monroe County, Florida, and described verbatim hereinafter:

A parcel of submerged land in the Straits of Florida, in Section 6, Township 62 South, Range 39 East, Key Largo, Monroe County, Florida, fronting a portion of Lots 8 and 15 (PB 1, PG 59) more particularly described as follows:

From the intersection of the Southeasterly side of the right-of-way of Old State Road 4-A and the Southwesterly side of said Lot 8, George L. MacDonald's Plat recorded in Plat Book 1 at Page 59, Public Records of Monroe County, Florida, run North 45°38' East along the said Southeasterly side of Old State Road 4-A, a distance of 160 feet; thence continue North 45°38' East along the said Southeasterly side of Old State Road 4-A, for a distance of 198.6 feet to a point (said point being 335.0 feet Southwesterly from the Northeasterly line of said Lot 8); thence run South 44°22' East along a line parallel with and 335.0 feet Southwesterly from the Northeasterly line of said Lot 8, a distance of 710 feet, more or less, to the mean high tide line on the shore of the straits of Florida and the Point of Beginning of the parcel hereinafter described; thence continue South 44°22' East, a distance of 269.7 feet; thence South 40°22'30" West, a distance of 148.6 feet, thence North 44°22' West, a distance of 277.7 feet to the said mean high tide line; thence Northeasterly meandering said mean high tide line, a distance of 150 feet, more or less, to the Point of Beginning.

Parcel II:

A portion of Lot 8, according to the Plat of Government Lots 5 and 6 and the NW 1/4 of the NW 1/4 of Sections 5 and Lots 1 and 2 of Section 6, Township 62 South Range 39 East, made by George L MacDonald and recorded in Plat Book 1 at Page 59 of the Public Records of Monroe County, Florida, more particularly described as follows: Commence at the A Point of intersection of the Southeasterly Right-of-Way line of Old State Road 4-A and the Southwesterly line of said Lot 8, and run Southeasterly along said Southwesterly line of Lot 8 for 248.97 feet; thence deflect 90° left and run 110.00 feet; thence deflect 90° right and run South easterly for 50.4 feet along the line common to the J.B. Albury and the Richard C. Albury properties to the Point of Beginning of the hereinafter described parcel; thence continue Southeasterly along the last described course for 100.00 feet; thence deflect 90° left and run Northeasterly along the Northwesterly line of the now or formerly Doris Reese property for 100.00 feet; thence deflect 90° left and run Northwesterly for 100.00 feet; thence deflect 90° left and run Southwesterly for 100.00 feet to the Point of Beginning.

EXHIBIT "B"

1. All assessments and real estate property taxes for the year 2014 and all subsequent years, which are not yet due and payable.
2. Easements or claims of easements not shown by the public records.
3. All matters contained on the Plat of Plat of Macdonald's Survey for Lots 5 and 6 and the Northwest Quarter of the Northwest Quarter of Section 5-62S-39E, and Lots 1 and 2 of Section 6-62S-39E, as recorded in Plat Book 1, page 59-T, of the Public Records of Monroe County, Florida.
4. Riparian and littoral rights are not insured.
5. Those portions of the property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
6. The rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary lines separating the publicly used area from the upland private area.
7. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands and lands accreted to such lands.
8. The Coastal Construction Control Line affecting the insured land established pursuant to Section 161.052 and Section 161.053, Florida Statutes, together with the statutory restrictions and requirements imposed in connection therewith, including the disclosure and survey requirements pursuant to Section 161.57, Florida Statutes.
9. Any portion of the insured parcel lying waterward of an established Erosion Control Line.



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: 1103748 Parcel ID: 00090820-000000

Ownership Details

Mailing Address:

INTERSTATE PROPERTY HOLDINGS LLC
1111 BRICKELL AVE STE 2910
MIAMI, FL 33131-3156

Property Details

PC Code: 00 - VACANT RESIDENTIAL

Millage Group: 500K

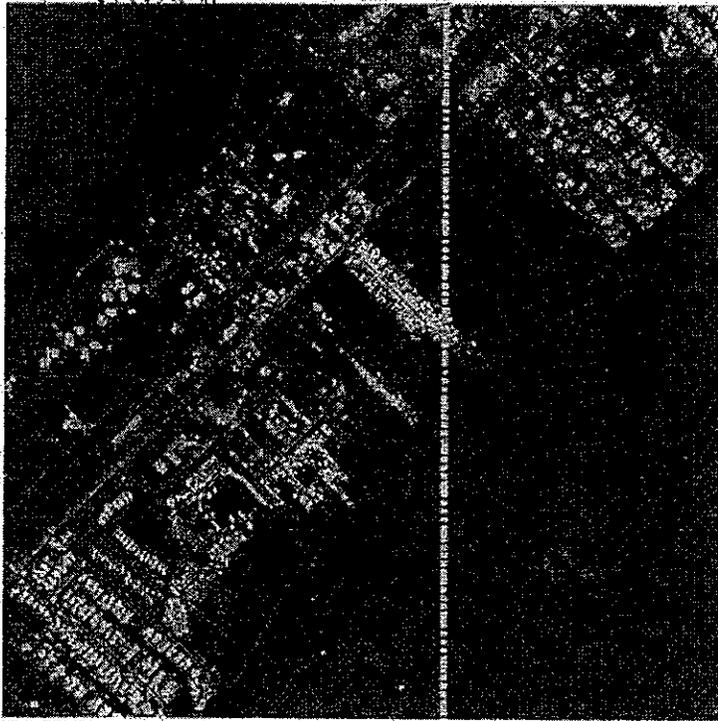
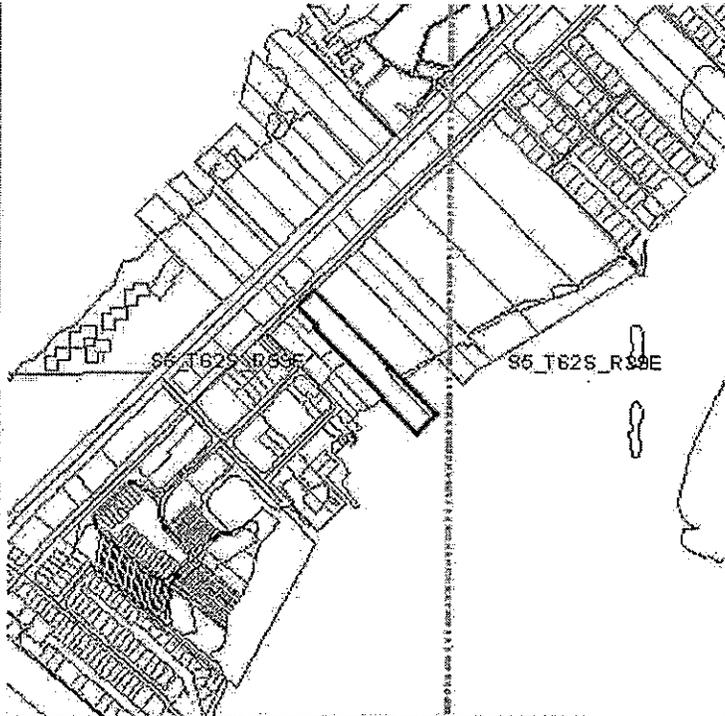
Affordable Housing: No

Section-Township-Range: 06-62-39

Property Location: 97801 OVERSEAS HWY KEY LARGO

Legal Description: 6-62-39 ISLAND OF KEY LARGO PB1-59 PT LOT 8 AND. BAY BTM (II DEED 24410) CHANCERY 16-866 OR242-43/45
Description: OR383-745II CASE81-233-CP-12 OR974-843/46P/R OR1346-1520/21 OR1346-1533/36PET OR1346-1536DC OR1353-19/20 OR1765-40/41 OR2558-800/03C/T

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
P10W - PERMITTED SFR WATER	0	0	128,200.00 SF
000X - ENVIRONMENTALLY SENS	0	0	0.30 AC

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	500 SF	100	5	1998	1999	3	30

2	SW2:SEAWALL	2,085 SF	695	3	1975	1976	1	60
3	DK4:WOOD DOCKS	160 SF	0	0	1984	1985	2	40
4	DK4:WOOD DOCKS	160 SF	0	0	1984	1985	2	40
5	DK4:WOOD DOCKS	160 SF	0	0	1984	1985	2	40
6	FD2:FLOATING DOCK	1 UT	0	0	1984	1985	2	20

Appraiser Notes

2001/04/25 ROCK HARBOR PARK INC. 20 UNITS PLUS TEMP SITES ALSO INCLUDES AK#1103730 .23AC AK#1103764 .51AC.AK#1103799 .62 AC. ALL TRACKS IN USE UNITS #10 THRU #19 ON THIS PARCEL. BA

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	2304706	11/14/2002	07/10/2003	1		DEMOLITION OF MOBIL HOME
	2305192	12/19/2002	07/10/2003	1		DEMO/SCREEN PORCH

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	20,146	1,492,278	1,512,424	1,512,424	0	1,512,424
2012	0	20,189	274,706	294,895	263,453	0	294,895
2011	0	21,055	218,448	239,503	239,503	0	239,503
2010	0	21,504	468,037	489,541	489,541	0	489,541
2009	0	22,381	702,056	724,437	724,437	0	724,437
2008	0	23,434	1,404,056	1,427,490	1,427,490	0	1,427,490
2007	0	16,871	2,340,093	2,356,964	2,356,964	0	2,356,964
2006	0	15,277	1,316,343	1,331,620	1,331,620	0	1,331,620
2005	0	15,856	560,710	576,566	576,566	0	576,566
2004	0	16,274	560,710	576,984	576,984	0	576,984
2003	0	16,861	560,710	577,571	577,571	0	577,571
2002	0	17,488	560,710	578,198	578,198	0	578,198
2001	0	17,856	512,763	530,619	530,619	0	530,619
2000	0	0	146,513	146,513	146,513	0	146,513
1999	0	0	146,513	146,513	146,513	0	146,513
1998	0	0	146,513	146,513	146,513	0	146,513
1997	0	0	146,513	146,513	146,513	0	146,513

1996	0	0	146,513	146,513	146,513	0	146,513
1995	0	0	146,513	146,513	146,513	0	146,513
1994	0	0	146,513	146,513	146,513	0	146,513
1993	0	0	146,513	146,513	146,513	0	146,513
1992	0	0	146,513	146,513	146,513	0	146,513
1991	0	0	146,513	146,513	146,513	0	146,513
1990	0	0	146,513	146,513	146,513	0	146,513
1989	0	0	146,513	146,513	146,513	0	146,513
1988	0	0	146,513	146,513	146,513	0	146,513
1987	0	0	146,539	146,539	146,539	0	146,539
1986	0	0	101,654	101,654	101,654	0	101,654
1985	0	0	101,654	101,654	101,654	0	101,654
1984	0	0	101,654	101,654	101,654	0	101,654
1983	0	0	101,654	101,654	101,654	0	101,654
1982	0	0	101,654	101,654	101,654	0	101,654

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
3/2/2012	2558 / 800	100	CT	12
2/15/2002	1765 / 40	1	WD	M
5/1/1995	1353 / 0019	1	WD	M

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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: 1103730 Parcel ID: 00090810-000000

Ownership Details

Mailing Address:

INTERSTATE PROPERTY HOLDINGS LLC
1111 BRICKELL AVE STE 2910
MIAMI, FL 33131-3156

Property Details

PC Code: 00 - VACANT RESIDENTIAL

Millage
Group: 500K

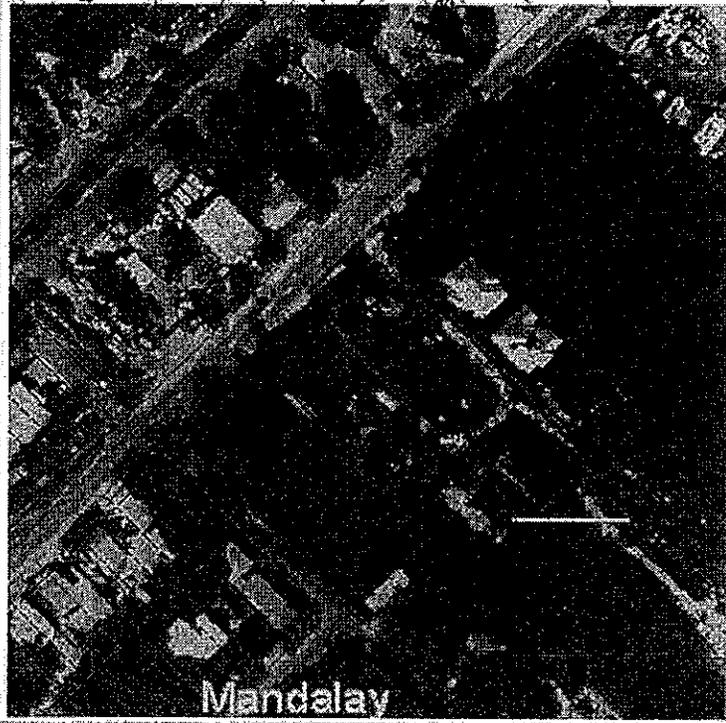
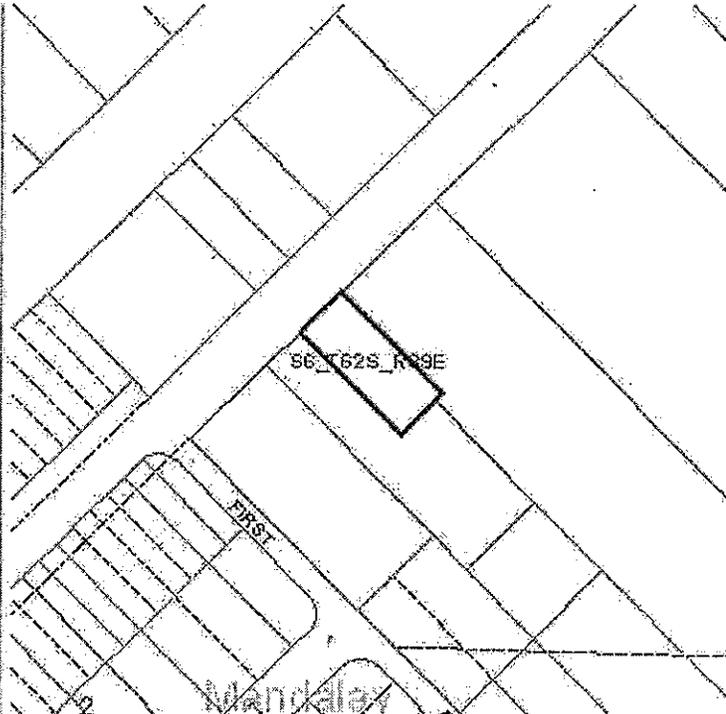
Affordable
Housing: No

Section-
Township- 06-62-39
Range:

Property
Location: 97801 OVERSEAS HWY KEY LARGO

Legal 6-62-39 ISLAND OF KEY LARGO PT LOT 8 CHANCERY 16-866 OR242-43/45 CASE81-233-CP-12 OR974-843/46P/R
Description: OR1346-1520/21PET OR1346-1533/34 OR1346-1536DC OR1353-19/20 OR1353-44/45C OR1765-40/41 OR2558-800/03CT

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
P10W - PERMITTED SFR WATER	0	0	9,000.00 SF

Appraiser Notes

2001/04/25 ROCK HARBOR PARK INC. 1 UNIT ON THIS PARCEL. BA

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	04303195	01/03/2005	11/18/2005	1		DEMO MOBILE HOME
	04305031	11/23/2004		1		FENCE & GATES TEMPORARY
	05302491	02/21/2006		1		REPLACE MH W/SFR, UNIT #13, MODEL C
	05302496	02/21/2006		1		REPLACE MH W/SFR, UNIT 3 MODEL B
	05302498	02/21/2006		1		REPLACE MH W/SFR, UNIT #2, MODEL D
	05302502	02/21/2006		1		REPLACE MH W/SFR UNIT #1 MODEL A
	06300902	03/27/2006		1		GUARDHOUSE
	06300545	03/27/2006		1		GAZABEO
	06300904	08/01/2006		1		CLUBHOUSE

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	0	0	240,759	240,759	240,759	0	240,759
2012	0	0	240,759	240,759	108,900	0	240,759
2011	0	0	240,759	240,759	99,000	0	240,759
2010	0	0	90,000	90,000	90,000	0	90,000
2009	0	0	90,000	90,000	90,000	0	90,000
2008	0	0	135,000	135,000	135,000	0	135,000
2007	0	0	135,000	135,000	135,000	0	135,000
2006	21,289	2,452	78,750	102,491	102,491	0	102,491
2005	175,484	2,536	78,750	256,770	256,770	0	256,770
2004	199,285	2,628	78,750	280,663	280,663	0	280,663
2003	104,887	2,712	78,750	186,349	186,349	0	186,349
2002	51,705	2,195	47,250	101,150	101,150	0	101,150
2001	43,966	2,288	30,057	76,311	76,311	0	76,311
2000	34,196	1,067	11,500	46,763	46,763	0	46,763
1999	34,196	1,108	11,500	46,804	46,804	0	46,804
1998	34,196	1,149	11,500	46,845	46,845	0	46,845
1997	34,196	1,190	11,500	46,886	46,886	0	46,886
1996	34,196	1,231	11,500	46,927	46,927	0	46,927
1995	34,196	1,272	11,500	46,968	46,968	0	46,968
1994	34,196	1,313	11,500	47,009	47,009	0	47,009
1993	34,196	1,354	11,500	47,050	47,050	0	47,050

1992	34,196	650	11,500	46,346	46,346	0	46,346
1991	34,196	650	11,500	46,346	46,346	0	46,346
1990	34,196	650	11,500	46,346	46,346	0	46,346
1989	33,170	650	11,500	45,320	45,320	0	45,320
1988	27,144	650	11,500	39,294	39,294	0	39,294
1987	26,809	650	11,500	38,959	38,959	0	38,959
1986	26,952	650	1,940	29,542	29,542	0	29,542
1985	26,131	650	1,940	28,721	28,721	0	28,721
1984	24,160	650	1,940	26,750	26,750	0	26,750
1983	24,160	650	1,940	26,750	26,750	0	26,750
1982	24,751	650	1,940	27,341	27,341	0	27,341

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
3/2/2012	2558 / 800	100	CT	12
2/15/2002	1765 / 40	1,690,000	WD	M
5/1/1995	1353 / 0019	700,000	WD	M

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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: 1103764 Parcel ID: 00090840-000000

Ownership Details

Mailing Address:

INTERSTATE PROPERTY HOLDINGS LLC
1111 BRICKELL AVE STE 2910
MIAMI, FL 33131-3156

Property Details

PC Code: 00 - VACANT RESIDENTIAL

Millage Group: 500K

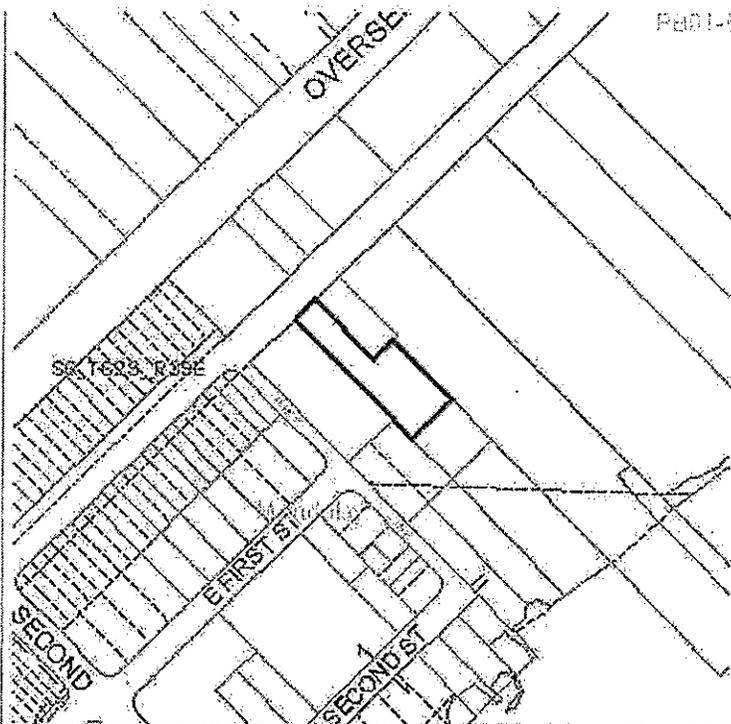
Affordable Housing: No

Section-Township-Range: 06-62-39

Property Location: VACANT LAND KEY LARGO

Legal Description: 6-62-39 ISLAND OF KEY LARGO PB1-59 PT LOT 8 OR112-92/93 OR534-866E CASEB1-233-CP-12 OR974-843/46P/R
OR1346-1520/21 OR1346-1533/36PET OR1346-1536DC OR1353-19/20 OR1353-44/45C OR1765-40/41 OR2558-800/03C/T

Click Map Image to open interactive viewer



P801-1



P801-1

Land Details

Land Use Code	Frontage	Depth	Land Area
000H - VACANT HIGHWAY	0	0	22,320.00 SF

Appraiser Notes

2001/04/25 ROCK HARBOR PARK INC. ENTRANCE AND UNIT#7 AND UNIT #8 ON THIS PARCEL. BA

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	0	0	85,635	85,635	85,635	0	85,635
2012	0	0	380,601	380,601	270,072	0	380,601
2011	0	0	380,601	380,601	245,520	0	380,601
2010	0	0	223,200	223,200	223,200	0	223,200
2009	0	0	223,200	223,200	223,200	0	223,200
2008	0	0	334,800	334,800	334,800	0	334,800
2007	0	0	334,800	334,800	334,800	0	334,800
2006	0	0	66,960	66,960	66,960	0	66,960
2005	0	0	66,960	66,960	66,960	0	66,960
2004	0	0	66,960	66,960	66,960	0	66,960
2003	0	0	66,960	66,960	66,960	0	66,960
2002	0	0	66,960	66,960	66,960	0	66,960
2001	0	0	66,648	66,648	66,648	0	66,648
2000	0	0	25,500	25,500	25,500	0	25,500
1999	0	0	25,500	25,500	25,500	0	25,500
1998	0	0	25,500	25,500	25,500	0	25,500
1997	0	0	25,500	25,500	25,500	0	25,500
1996	0	0	25,500	25,500	25,500	0	25,500
1995	0	0	25,500	25,500	25,500	0	25,500
1994	0	0	25,500	25,500	25,500	0	25,500
1993	0	0	25,500	25,500	25,500	0	25,500
1992	0	0	25,500	25,500	25,500	0	25,500
1991	0	0	25,500	25,500	25,500	0	25,500
1990	0	0	25,500	25,500	25,500	0	25,500
1989	0	0	25,500	25,500	25,500	0	25,500
1988	0	0	25,500	25,500	25,500	0	25,500
1987	0	0	25,500	25,500	25,500	0	25,500
1986	0	0	13,375	13,375	13,375	0	13,375
1985	0	0	13,375	13,375	13,375	0	13,375
1984	0	0	13,375	13,375	13,375	0	13,375
1983	0	0	13,375	13,375	13,375	0	13,375
1982	0	0	13,375	13,375	13,375	0	13,375

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
3/2/2012	2558 / 800	100	CT	12
2/15/2002	1765 / 40	1	WD	M
5/1/1995	1353 / 0019	1	WD	M

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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: 1103799 Parcel ID: 00090860-000000

Ownership Details

Mailing Address:

INTERSTATE PROPERTY HOLDINGS LLC
1111 BRICKELL AVE STE 2910
MIAMI, FL 33131-3156

Property Details

PC Code: 00 - VACANT RESIDENTIAL

Millage
Group: 500K

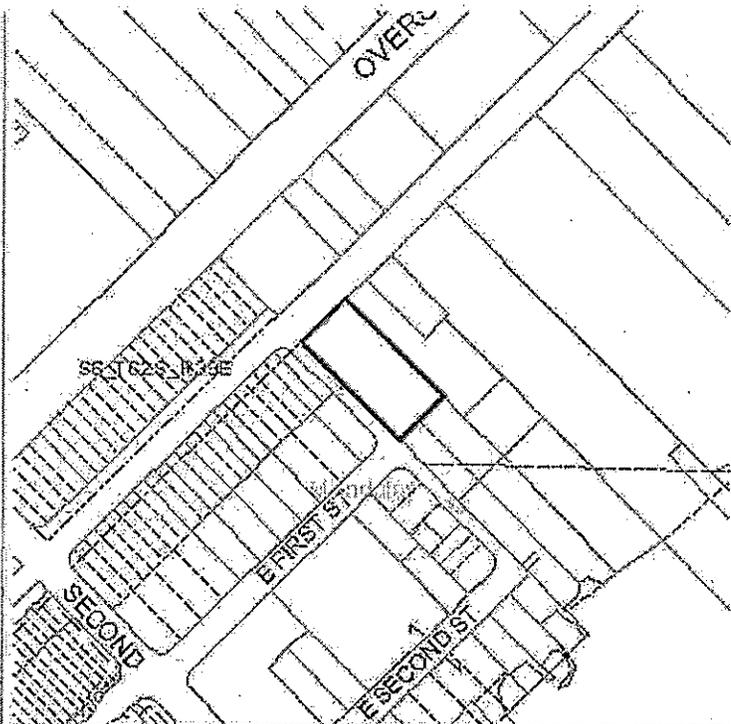
Affordable
Housing: No

Section-
Township- 06-62-39
Range:

Property
Location: 109 1ST AVE KEY LARGO

Legal 6-62-39 ISLAND OF KEY LARGO PT LOT 8 PB1-59 OR73-169 CASE 81-233-CP-12 OR974-843/46P/R OR1346-
Description: 1520/21 OR1346-1533/34PET OR1346-1536DC OR1353-19/20 OR1353-44/45C OR1765-40/41 OR2558-800/03C/T

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
M10D - RESIDENTIAL DRY	0	0	27,344.00 SF

Appraiser Notes

2001/04/25 ROCK HARBOR PARK INC. UNITS 1 THRU 6 ON THIS PARCEL. BA

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	0	0	43,338	43,338	43,338	0	43,338
2012	0	0	43,338	43,338	43,338	0	43,338
2011	0	0	43,338	43,338	40,605	0	43,338
2010	0	0	36,914	36,914	36,914	0	36,914
2009	0	0	36,914	36,914	36,914	0	36,914
2008	0	0	300,784	300,784	300,784	0	300,784
2007	0	0	300,784	300,784	300,784	0	300,784
2006	0	0	300,784	300,784	300,784	0	300,784
2005	0	0	218,752	218,752	218,752	0	218,752
2004	0	0	82,032	82,032	82,032	0	82,032
2003	0	0	82,032	82,032	82,032	0	82,032
2002	0	0	82,032	82,032	82,032	0	82,032
2001	0	0	81,021	81,021	81,021	0	81,021
2000	0	0	31,000	31,000	31,000	0	31,000
1999	0	0	31,000	31,000	31,000	0	31,000
1998	0	0	31,000	31,000	31,000	0	31,000
1997	0	0	31,000	31,000	31,000	0	31,000
1996	0	0	31,000	31,000	31,000	0	31,000
1995	0	0	31,000	31,000	31,000	0	31,000
1994	0	0	31,000	31,000	31,000	0	31,000
1993	0	0	31,000	31,000	31,000	0	31,000
1992	0	0	31,000	31,000	31,000	0	31,000
1991	0	0	31,000	31,000	31,000	0	31,000
1990	0	0	31,000	31,000	31,000	0	31,000
1989	0	0	31,000	31,000	31,000	0	31,000
1988	0	0	31,000	31,000	31,000	0	31,000
1987	0	0	31,000	31,000	31,000	0	31,000
1986	0	0	23,719	23,719	23,719	0	23,719
1985	0	0	23,719	23,719	23,719	0	23,719
1984	0	0	23,719	23,719	23,719	0	23,719
1983	0	0	23,719	23,719	23,719	0	23,719
1982	0	0	23,719	23,719	23,719	0	23,719

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
3/2/2012	2558 / 800	100	CT	12
2/15/2002	1765 / 40	1	WD	M
5/1/1995	1353 / 0019	1	WD	M

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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: 1103772 Parcel ID: 00090840-000100

Ownership Details

Mailing Address:

INTERSTATE PROPERTY HOLDINGS LLC
1111 BRICKELL AVE STE 2910
MIAMI, FL 33131-3156

Property Details

PC Code: 00 - VACANT RESIDENTIAL

Millage Group: 500K

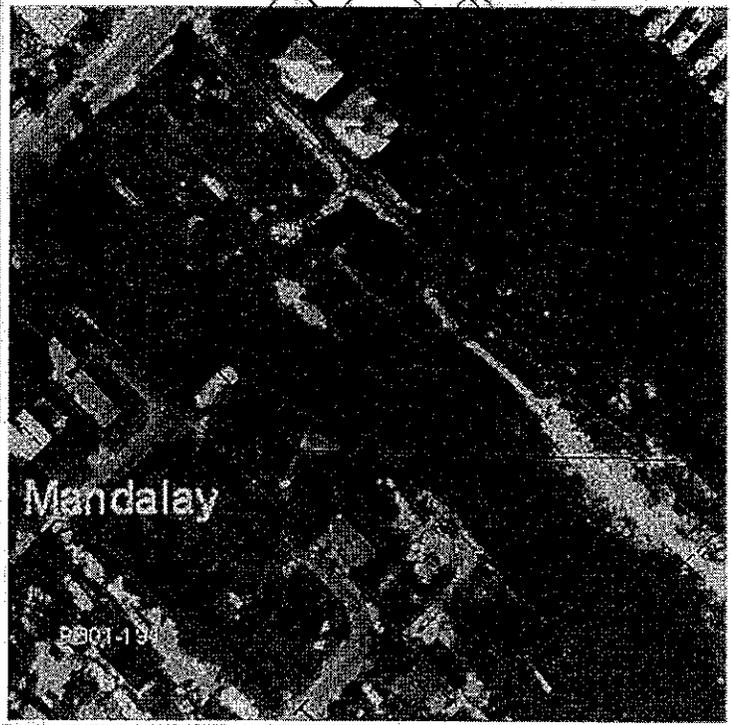
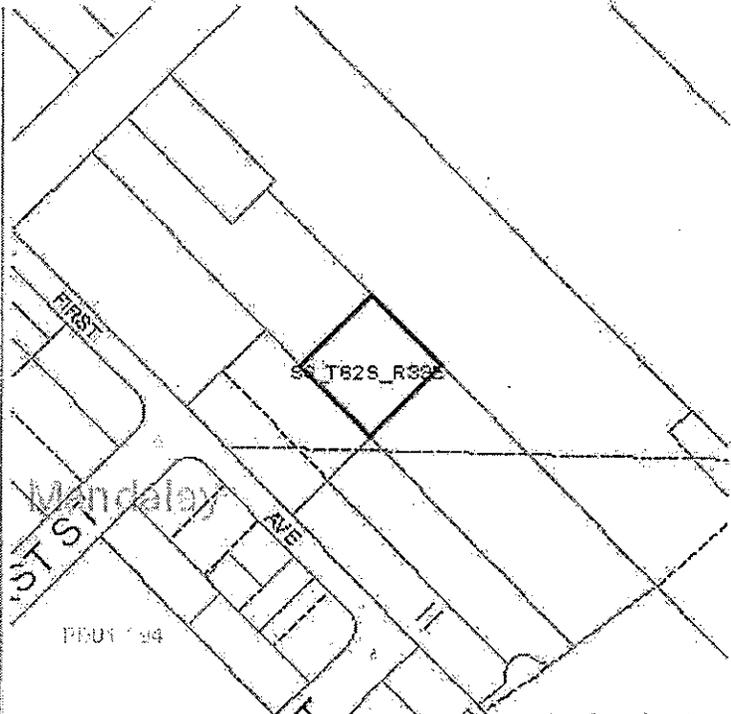
Affordable Housing: No

Section-Township-
Range: 06-62-39

Property Location: VACANT LAND KEY LARGO

Legal Description: 6 62 39 ISLAND OF KEY LARGO PB1-59 PT LOT 8 (PARCEL 8-B) OR757-224 OR1223-309 OR1353-21/22
OR1765-42/43 OR2558-800/03C/T

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
M10D - RESIDENTIAL DRY	0	0	10,000.00 SF

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	400 SF	0	0	1971	1972	3	50

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	0	1,600	25,125	26,725	26,725	0	26,725
2012	0	1,600	10,039	11,639	4,440	0	11,639
2011	0	1,600	10,057	11,657	4,037	0	11,657
2010	0	1,600	2,070	3,670	3,670	0	3,670
2009	0	1,600	3,105	4,705	4,705	0	4,705
2008	0	1,600	69,000	70,600	70,600	0	70,600
2007	0	1,600	115,000	116,600	116,600	0	116,600
2006	0	1,600	46,000	47,600	47,600	0	47,600
2005	0	1,600	34,500	36,100	36,100	0	36,100
2004	0	1,600	11,500	13,100	13,100	0	13,100
2003	0	1,600	11,500	13,100	13,100	0	13,100
2002	0	1,600	11,500	13,100	13,100	0	13,100
2001	0	1,680	11,500	13,180	13,180	0	13,180
2000	0	704	11,500	12,204	12,204	0	12,204
1999	0	736	11,500	12,236	12,236	0	12,236
1998	0	768	11,500	12,268	12,268	0	12,268
1997	0	800	11,500	12,300	12,300	0	12,300
1996	0	832	11,500	12,332	12,332	0	12,332
1995	20,572	0	11,500	32,072	32,072	0	32,072
1994	20,572	0	11,500	32,072	32,072	0	32,072
1993	20,572	0	11,500	32,072	32,072	0	32,072
1992	20,572	0	11,500	32,072	32,072	0	32,072
1991	20,572	0	11,500	32,072	32,072	0	32,072
1990	20,572	0	11,500	32,072	32,072	0	32,072
1989	20,801	0	11,500	32,301	32,301	0	32,301
1988	14,954	0	11,500	26,454	26,454	0	26,454
1987	14,744	0	11,500	26,244	26,244	0	26,244
1986	14,825	0	6,029	20,854	20,854	0	20,854
1985	14,314	0	6,029	20,343	20,343	0	20,343
1984	13,287	0	6,029	19,316	19,316	0	19,316
1983	13,287	0	6,029	19,316	19,316	19,316	0
1982	13,588	0	6,029	19,617	19,617	19,617	0

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
3/2/2012	2558 / 800	100	CT	12
5/1/1995	1353 / 0021	40,000	WD	V
5/1/1992	1223 / 309	5,000	WD	U

This page has been visited 134,752 times.

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



THIS PROPERTY LOCATION MAP HAS BEEN COMPILED FOR INTERNAL OFFICE USE AS AN AID IN THE PREPARATION OF THE MONROE COUNTY TAX ROLL. IT IS NOT A SURVEY AND THE OWNERSHIP INFORMATION DEPICTED THEREON SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES. NEITHER MONROE COUNTY NOR THE OFFICE OF THE PROPERTY APPRAISER ASSUMES RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.

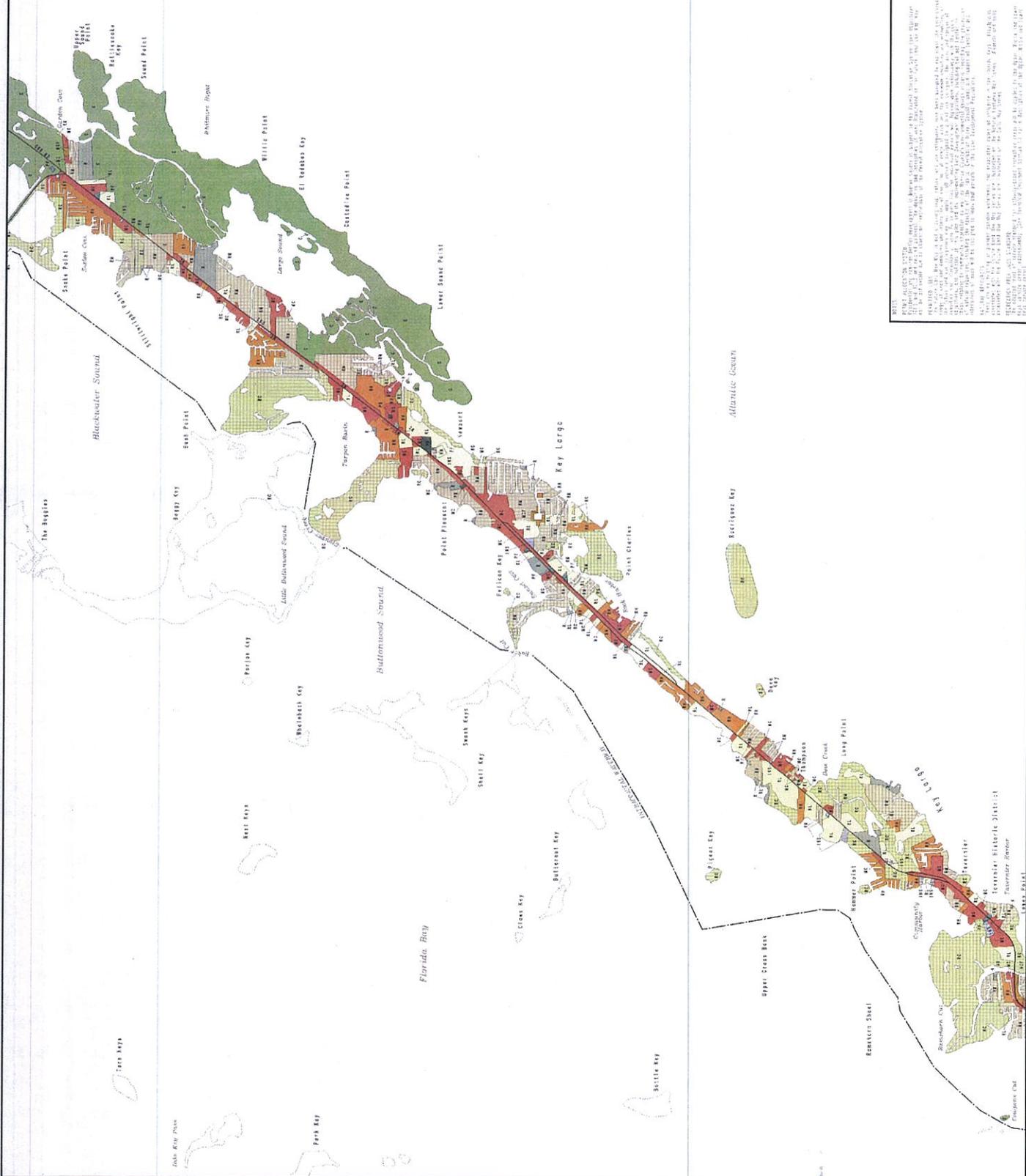
1:4,756

Date: 11/3/2014

MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN

FUTURE LAND USE

- RESIDENTIAL**
- Residential Conservation
 - Residential - Low
 - Residential - Medium
 - Residential - High
- COMMERCIAL**
- Mixed Use/Commercial
 - Mixed Use/Commercial Fishing
- OTHER**
- Industrial
 - Agriculture
 - Recreation
 - Education
 - Public Buildings/Forensic
 - Public Facilities
 - Airport/Airport
 - Utility
 - Recreation
 - Conservation

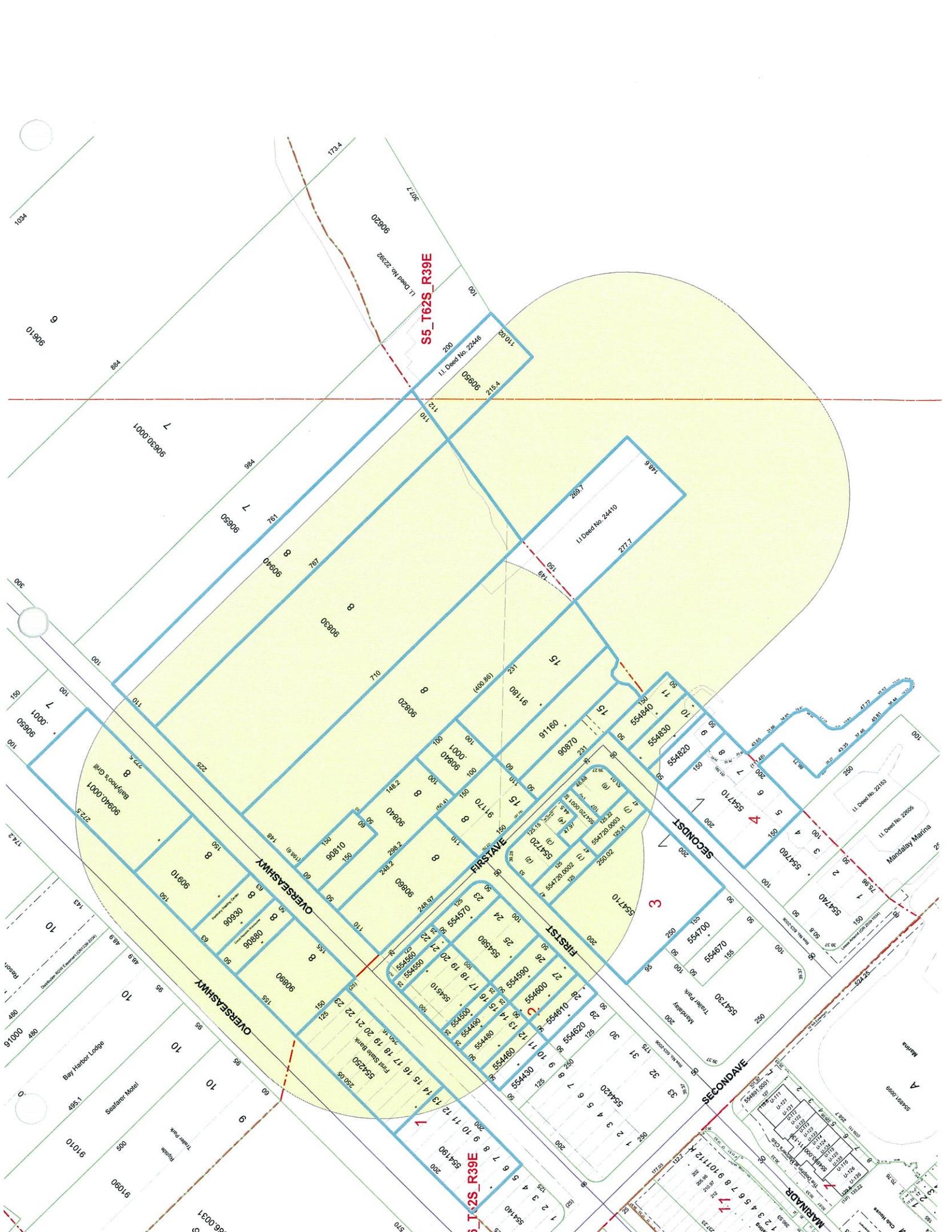


W Waterways/Other Features
W Waterway District
 0 100 200 300 400 500 Feet
 SOURCE: U.S. Army Corps of Engineers, 1997
 121. The map was prepared by the Monroe County Planning Department, 1997.
 122. The map was prepared by the Monroe County Planning Department, 1997.
 123. The map was prepared by the Monroe County Planning Department, 1997.
 124. The map was prepared by the Monroe County Planning Department, 1997.
 125. The map was prepared by the Monroe County Planning Department, 1997.
 126. The map was prepared by the Monroe County Planning Department, 1997.
 127. The map was prepared by the Monroe County Planning Department, 1997.
 128. The map was prepared by the Monroe County Planning Department, 1997.
 129. The map was prepared by the Monroe County Planning Department, 1997.
 130. The map was prepared by the Monroe County Planning Department, 1997.

ADOPTED JAN. 1997

 MAP 2

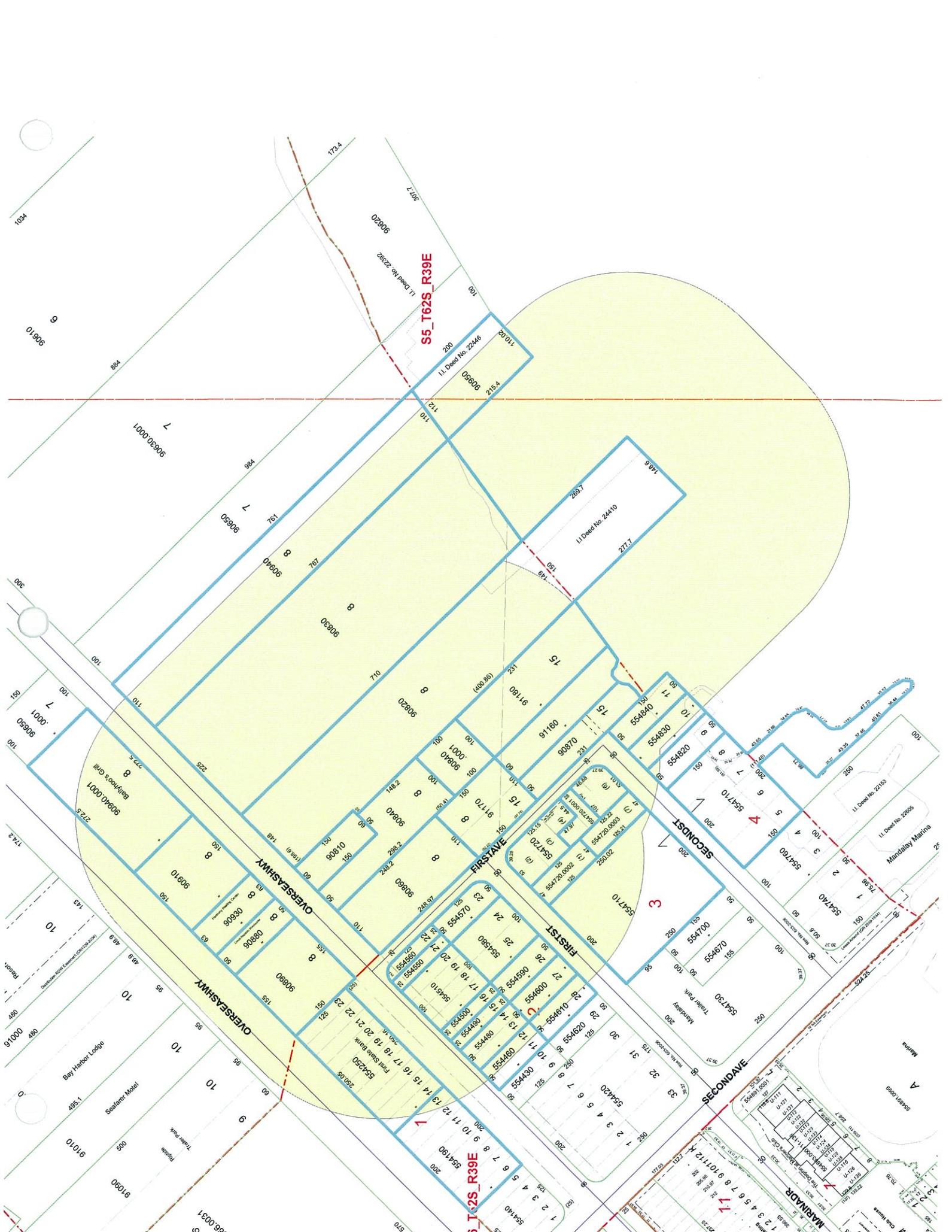
NOTES:
 1. This map is a future land use map and does not represent any current or proposed development. It is intended to provide a general overview of the county's future land use patterns and to guide future development.
 2. The map is based on the county's Comprehensive Plan and other planning documents.
 3. The map is subject to change as the county's needs and priorities evolve.
 4. The map is not intended to be used as a legal document or to create any legal rights or obligations.
 5. The map is the property of the Monroe County Planning Department and is loaned to you for informational purposes only.
 6. The map is not to be reproduced or distributed without the written permission of the Monroe County Planning Department.
 7. The map is not to be used for any purpose other than that for which it was prepared.
 8. The map is not to be used as a basis for any legal action or claim.
 9. The map is not to be used as a basis for any contract or agreement.
 10. The map is not to be used as a basis for any other purpose.



S5_T62S_R39E

I2S_R39E

C



S5_T62S_R39E

I2S_R39E

C

NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	RECHAR_1	AK	LEGAL1	LEGAL2	LOCATION	KEYNAME
ADAMS JAMES HARVEY		18404 SW 87TH CT		CUTLER BAY	FL	33157-7226	00554560-000000	1680052	BK 2 LT 22 MANDALAY I R579-317 OR1275-887R/ VACANT LAND			KEY LARGO
FIRST STATE BANK OF TH C/O ACCOUNT PAYABLE		3406 N ROOSEVELT BLVD		KEY WEST	FL	33040-4266	00554250-000000	1679747	BK 1 LT MANDALAY PB1-17, 18, 19, 20, 21, 22 & 97670 OVERSEAS HWY			KEY LARGO
SMITH MICHAEL J AND DONNA		515 CARIBBEAN BLVD		KEY LARGO	FL	33037-4342	00554570-000000	1680061	BK 2 LT 23 MANDALAY KE 845-285D/C OR1008-134 22 FIRST AVE			KEY LARGO
UPPER KEYS MARINE CONSTRUCTION INC		PO BOX 372790		KEY LARGO	FL	33037-7790	00090870-000000	1103829	6 62 39 ISLAND OF KEY L 804E IR541-573 OR749-3 97674 OVERSEAS HWY			KEY LARGO
GUENTHER ROBERT D AND DEBRA L		110 PUEBLO ST		TAVERNIER	FL	33070-2125	00091160-000000	1105031	PT LOT 15 6 62 39 ISLAND -451/52 OR1638-1271/77; 8 E 2ND ST			KEY LARGO
CARLTON CLAY M AND ALLISON SIRICA		218 SE 14TH ST APT TS106		MIAMI	FL	33131-3342	00090870-000000	1103802	6 62 39 ISLAND OF KEY L 323/24 OR574-372 OR82 103 FIRST AVE			KEY LARGO
BELL LLOYD F JR REVOCABLE TRUST OF 2011		1008 HIGHWAY 98 E OFC BOX B		DESTIN	FL	32541-2962	00091180-000000	1105058	6 62 39 ISLAND OF KEY L 74 661-245/46 OR838-55 VACANT LAND			KEY LARGO
MONROE COUNTY C/O HABITAT FOR HUMA		PO BOX 2151		KEY LARGO	FL	33037-2151	00554720-000100	8929526	PT SQ# 3 MANDALAY PB TEREST) OR1432-1510/11 VACANT FIRST AVE			KEY LARGO
DELGADO SANTOS AND CYNTHIA		23 E FIRST ST		KEY LARGO	FL	33037-4036	00554720-000200	9101990	(LEASEHOLD INTEREST) F EY LARGO E2-434 G40-73 23 E FIRST ST			KEY LARGO
MY FAMILY TRUST 12/A/; C/O STOIA SAMUEL C TRI		PO BOX 370888		KEY LARGO	FL	33037-0888	00554710-000000	1680206	MANDALAY PB1-194 KEY AND 8 SCOR 4 AND ADJ FILL 36 E SECOND ST			KEY LARGO
MONROE COUNTY C/O HABITAT FOR HUMA		PO BOX 372151		KEY LARGO	FL	33037-7151	00554720-000000	1680214	PT SQ# 3 MANDALAY PB TEREST) E2-434 G40-73/ VACANT E 1ST ST			KEY LARGO
HAROUN HANY AND CHRISTINE		70 JEAN LA FITTE DR		KEY LARGO	FL	33037-2345	00554190-000000	1680351	BK 4 LT 9 MANDALAY PB1-74 OR587-959D/C OR1010 34 E SECOND ST			KEY LARGO
MONROE COUNTY COMPREHENSIVE PLAN LAND AT 1200 TRUMAN AVE STE 207		34 E 2ND ST		KEY WEST	FL	33040-7270	00090830-000000	1103756	6 62 39 ISLAND OF KEY L -4064 OR832-1109/1110 VACANT LAND			KEY LARGO
LAMB WILLIAM R AND CHERYL L		97675 OVERSEAS HWY		KEY LARGO	FL	33037	00554820-000000	1680311	BK 4 LT 9 MANDALAY PB1-74 OR587-959D/C OR1010 34 E SECOND ST			KEY LARGO
VALDES CARLOS AND ELOINA				KEY LARGO	FL	33037	00554800-000000	1679976	BK 2 LTS 13 & 14 MANDALAY OR587-959D/C OR1010 34 E SECOND ST			KEY LARGO
HABER ADELINE ESTATE C/O ZUMA DANIEL V P/R		9 E 2ND ST		KEY LARGO	FL	33037-4005	00554800-000000	1680338	BK 4 LT 11 MANDALAY PE 655-222 OR1177-1633D/C 9 E SECOND ST			KEY LARGO
ADAMS JAMES HARVEY		18404 SW 87TH CT		KEY LARGO	FL	33037-4005	00554800-000000	1680338	BK 4 LT 11 MANDALAY PE 655-222 OR1177-1633D/C 9 E SECOND ST			KEY LARGO
LANDRY BONNIE LAVONNE		24 E FIRST ST		CUTLER BAY	FL	33157-7226	00554550-000000	1680044	BK 2 LOT 21 MANDALAY I R579-317Q OR1275-887F 97685 OVERSEAS HWY			KEY LARGO
MY FAMILY TRUST 12/A/; C/O STOIA SAMUEL C TRI		PO BOX 370888		KEY LARGO	FL	33037-4013	00554580-000000	1680079	BLK 2 LOTS 24-25 MANE 50-742 OR805-278 OR801 24 E FIRST ST			KEY LARGO
SANTE CHRIS D		PO BOX 373006		KEY LARGO	FL	33037-0888	00554590-000000	1680087	BK 2 LT 26 MANDALAY PE 847-230 OR1748-2003 OI 28 E FIRST ST			KEY LARGO
MY FAMILY TRUST 12/A/; C/O STOIA SAMUEL C TRI		PO BOX 370888		KEY LARGO	FL	33037-0006	00554600-000000	1679950	MANDALAY PB1-194 KEY 92 OR900-2AFF OR900-3I 97645 OVERSEAS HWY			KEY LARGO
CARMEL ASSETS LLC		100 ALMERIA AVE STE 350		KEY LARGO	FL	33037-0888	00554610-000000	1680109	BK 2 LT 28 MANDALAY PE 800-897 OR800-898 OR114 VACANT LAND			KEY LARGO
HARRINGTON GERALD I		30 EAST 1ST STREET		CORAL GABLES	FL	33134-6031	00554490-000000	1679984	BK 2 LT 15 MANDALAY PE 802-2420D/C OR802-241 97665 OVERSEAS HWY			KEY LARGO
CARMEL ASSETS LLC		100 ALMERIA AVE STE 350		KEY LARGO	FL	33037	00554600-000000	1680095	BK 2 LT 27 MANDALAY PE 5-1099D/C OR1119-2357 30 E FIRST ST			KEY LARGO
GO FOR IT ADVENTURES LLC		P O BOX 282		CORAL GABLES	FL	33134-6031	00554500-000000	1679992	BK 2 LT 16 MANDALAY PE 802-2420D/C OR802-241 VACANT LAND			KEY LARGO
INTERSTATE PROPERTY HOLDINGS LLC		1111 BRICKELL AVE STE 2910		TAVERNIER	FL	33070	00554510-000000	1680001	BK 2 LTS 17-20 MANDALAY 97 OR802-2420D/C OR80 97671 OVERSEAS HWY			KEY LARGO
HART ROBERT S L/E		85 E 2ND ST		MIAMI	FL	33131-3156	00090820-000000	1103748	6 62 39 ISLAND OF KEY L BAY BTM (II DEED 24410) 97801 OVERSEAS HWY			KEY LARGO
MY FAMILY TRUST DATEL C/O STOIA SAMUEL C TRI		PO BOX 370888		KEY LARGO	FL	33037-4005	00554830-000000	1680320	BK 4 LT 10 MANDALAY PE OR1063-732D/C OR1070 85 E SECOND ST			KEY LARGO
STOIA SAMUEL C TRUSTEE		PO BOX 370888		KEY LARGO	FL	33037-0888	00090940-000000	1103870	6 62 39 ISLAND OF KEY L 333-335 OR667-210/15 C 97901 OVERSEAS HWY			KEY LARGO
INTERSTATE PROPERTY HOLDINGS LLC		1111 BRICKELL AVE STE 2910		KEY LARGO	FL	33037-0888	00090950-000000	1103888	6 62 39 ISLAND OF KEY L D ADI TO PT LOT 8 OR24 VACANT LAND			KEY LARGO
THE CONCH HEADQUARTERS INC		PO BOX 371012		MIAMI	FL	33131-3156	00090840-000100	1103772	6 62 39 ISLAND OF KEY L CEL 8-B) OR757-224 OR1 VACANT LAND			KEY LARGO
HARMONY HEALING CENTER INC		97840 OVERSEAS HWY		KEY LARGO	FL	33037-1012	00090880-000000	1103811	6 62 39 ISLAND OF KEY L 306 OR545-577D/C OR6I 97800 OVERSEAS HWY			KEY LARGO
CARTER JOHN E SR REV T C/O KESHEN NELSON C P		9155 S DADELAND BLVD STE 1718		MIAMI	FL	33156-2742	00090910-000000	1103861	6 62 39 ISLAND OF KEY L RCEL 3 & 4 (63X150) G36 97840 OVERSEAS HWY			KEY LARGO
INTERSTATE PROPERTY HOLDINGS LLC		1111 BRICKELL AVE STE 2910		MIAMI	FL	33131-3156	00090910-000000	1103845	6 62 39 ISLAND OF KEY L OR317-417/418 OR338-2 97500 OVERSEAS HWY			KEY LARGO
INTERSTATE PROPERTY HOLDINGS LLC		1111 BRICKELL AVE STE 2910		MIAMI	FL	33131-3156	00090840-000000	1103764	6 62 39 ISLAND OF KEY L 92/93 OR534-866E CASE VACANT LAND			KEY LARGO
STORY & STOKY LLC		103900 B OVERSEAS HWY		KEY LARGO	FL	33037	00090810-000000	1103730	6 62 39 ISLAND OF KEY L 66 OR242-43/45 CASE81 97801 OVERSEAS HWY			KEY LARGO
JOHNSON GREG		305 FIRST AVE		KEY LARGO	FL	33037-4037	00090940-000100	8802706	06 62 39 ISLAND OF KEY L R244-333 OR337-270 97860 OVERSEAS HWY			KEY LARGO
HERNANDEZ MAYKE		31 E 2ND ST		KEY LARGO	FL	33037-4005	00554720-000300	9102400	(LEASEHOLD INTEREST) P Y LARGO E2-434 G40-73/ 31 E SECOND ST			KEY LARGO
INTERSTATE PROPERTY HOLDINGS LLC		1111 BRICKELL AVE STE 2910		MIAMI	FL	33131-3156	00090860-000000	1103799	6 62 39 ISLAND OF KEY L 69 CASE 81-233-CP-12 OF 109 FIRST AVE			KEY LARGO

HARVEY ADAMS JAMES
18404 SW 87TH CT
CUTLER BAY, FL 33157-7226

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

MICHAEL J AND DONNA SMITH
515 CARIBBEAN BLVD
KEY LARGO, FL 33037-4342

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

GUENTHER ROBERT D AND DEBRA L
110 PUEBLO ST
TAVERNIER, FL 33070-2125

CLAY M CARLTON AND ALLISON SIRICA
218 SE 14TH ST APT TS106
MIAMI, FL 33131-3342

LLOYD F BELL, JR
1008 HIGHWAY 98 E OFC BOX B
DESTIN, FL 32541-2962

MONROE COUNTY
C/O HABITAT FOR HUMANITY OF THE
UPPER KEYS INC
PO BOX 2151 *email*
KEY LARGO, FL 33037-2151

SANTOS AND CYNTHIA DELGADO
23 E FIRST ST
KEY LARGO, FL 33037-4036

MY FAMILY TRUST
C/O STOIA SAMUEL C TRUSTEE
PO BOX 370888
KEY LARGO, FL 33037-0888

~~MONROE COUNTY
C/O HABITAT FOR HUMANITY OF THE
UPPER KEYS INC
PO BOX 372151
KEY LARGO, FL 33037-7151~~

HANY AND CHRISTINE HAROUN
70 JEAN LA FITTE DR
KEY LARGO, FL 33037-2345

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY
1200 TRUMAN AVE
STE 207
KEY WEST, FL 33040-7270

WILLIAM R AND CHERYL L LAMB
34 E 2ND ST
KEY LARGO, FL 33037

CARLOS AND ELOINA VALDES
97675 OVERSEAS HWY
KEY LARGO, FL 33037

ALLINE HABER ESTATE
C/O DANIEL V ZUMA
9 E 2ND ST
KEY LARGO, FL 33037-4005

~~JAMES HARVEY ADAMS
18404 SW 87TH CT
CUTLER BAY, FL 33157-7226~~

BONNIE LAVONNE LANDRY
24 E FIRST ST
KEY LARGO, FL 33037-4013

~~MY FAMILY TRUST
C/O SAMUEL C STOIA TRUSTEE
PO BOX 370888
KEY LARGO, FL 33037-0888~~

✓ CHRIS D SANTE
PO BOX 373006
KEY LARGO, FL 33037-3006

~~MY FAMILY TRUST
C/O SAMUEL C STOIA TRUSTEE
PO BOX 370888
KEY LARGO, FL 33037-0888~~

CARMEL ASSETS LLC
100 ALMERIA AVE
STE 350
CORAL GABLES, FL 33134-6031

✓ GERALD I HARRINGTON
30 EAST 1ST STREET
KEY LARGO, FL 33037

~~CARMEL ASSETS LLC
100 ALMERIA AVE
STE 350
CORAL GABLES, FL 33134-6031~~

GO FOR IT ADVENTURES LLC
P O BOX 282
TAVERNIER, FL 33070

INTERSTATE PROPERTY HOLDINGS LLC
1111 BRICKELL AVE
STE 2910
MIAMI, FL 33131-3156

✓ ROBERT S HART
85 E 2ND ST
KEY LARGO, FL 33037-4005

~~MY FAMILY TRUST
SAMUEL C STOIA TRUSTEE
PO BOX 370888
KEY LARGO, FL 33037-0888~~

✓ SAMUEL C STOIA TRUSTEE
PO BOX 370888
KEY LARGO, FL 33037-0888

~~INTERSTATE PROPERTY HOLDINGS LLC
1111 BRICKELL AVE
STE 2910
MIAMI, FL 33131-3156~~

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

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

JOHN E CARTER, SR
C/O NELSON C KESHEN
9155 S DADELAND BLVD
STE 1718
MIAMI, FL 33156-2742

~~INTERSTATE PROPERTY HOLDINGS LLC
1111 BRICKELL AVE
STE 2910
MIAMI, FL 33131-3156~~

~~INTERSTATE PROPERTY HOLDINGS LLC
1111 BRICKELL AVE
STE 2910
MIAMI, FL 33131-3156~~

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

JOHNSON GREG
105 FIRST AVE
KEY LARGO, FL 33037-4037

✓ MAYKE HERNANDEZ
31 E 2ND ST
KEY LARGO, FL 33037-4005

~~INTERSTATE PROPERTY HOLDINGS LLC
1111 BRICKELL AVE
STE 2910
MIAMI, FL 33131-3156~~

PL Ocean Residences
97801 Overseas Hwy, Key Largo



Overseas Highway, looking towards the northeast

PL Ocean Residences
97801 Overseas Hwy, Key Largo



Overseas Highway, looking towards the east

PL Ocean Residences
97801 Overseas Hwy, Key Largo



Overseas Highway, looking towards the southeast

PL Ocean Residences
97801 Overseas Hwy, Key Largo



Overseas Highway, looking towards the southeast

PL Ocean Residences
97801 Overseas Hwy, Key Largo



Overseas Highway, looking towards the south

PL Ocean Residences
97801 Overseas Hwy, Key Largo



First Avenue, looking towards E. First Street

PL Ocean Residences
97801 Overseas Hwy, Key Largo



First Avenue and E. First Street

PL Ocean Residences
97801 Overseas Hwy, Key Largo



First Avenue, looking towards Overseas Highway

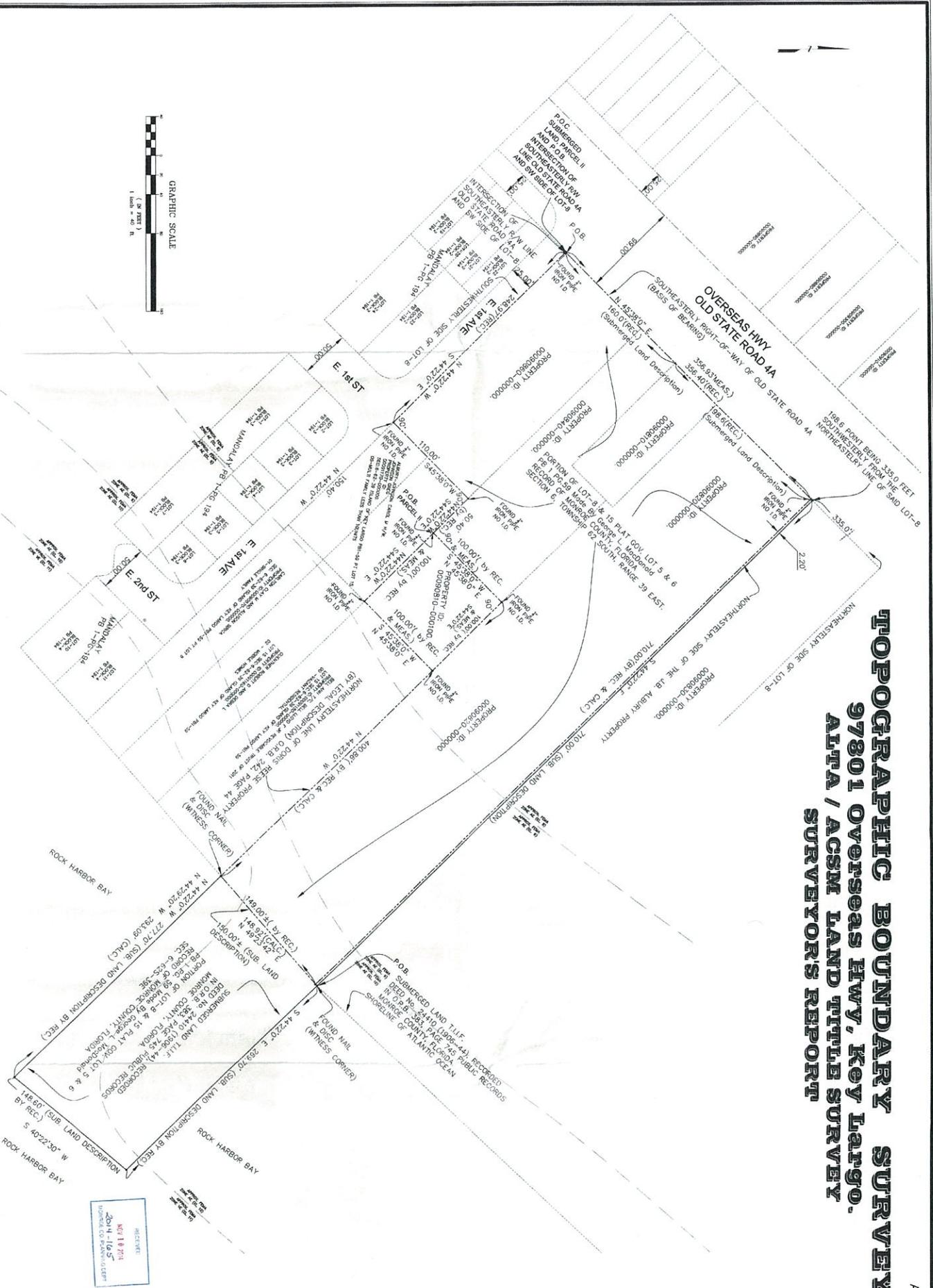
TOPOGRAPHIC BOUNDARY SURVEY

97801 Overseas Hwy, Key Largo.

ALTA / ACSM LAND TITLE SURVEY

SURVEYORS REPORT

America Layout Corp



RECEIVED
 JOHN L. ST
 MONROE COUNTY SURVEYORS
 06/18/2014

SHEET NO.	2 OF 4
DATE	06-18-2014
PROJECT	ALTA BOUNDARY SURVEY
CLIENT	MONROE COUNTY, FLORIDA
SCALE	AS SHOWN
BY	W. H.
CHECKED	W. H.
APPROVED	

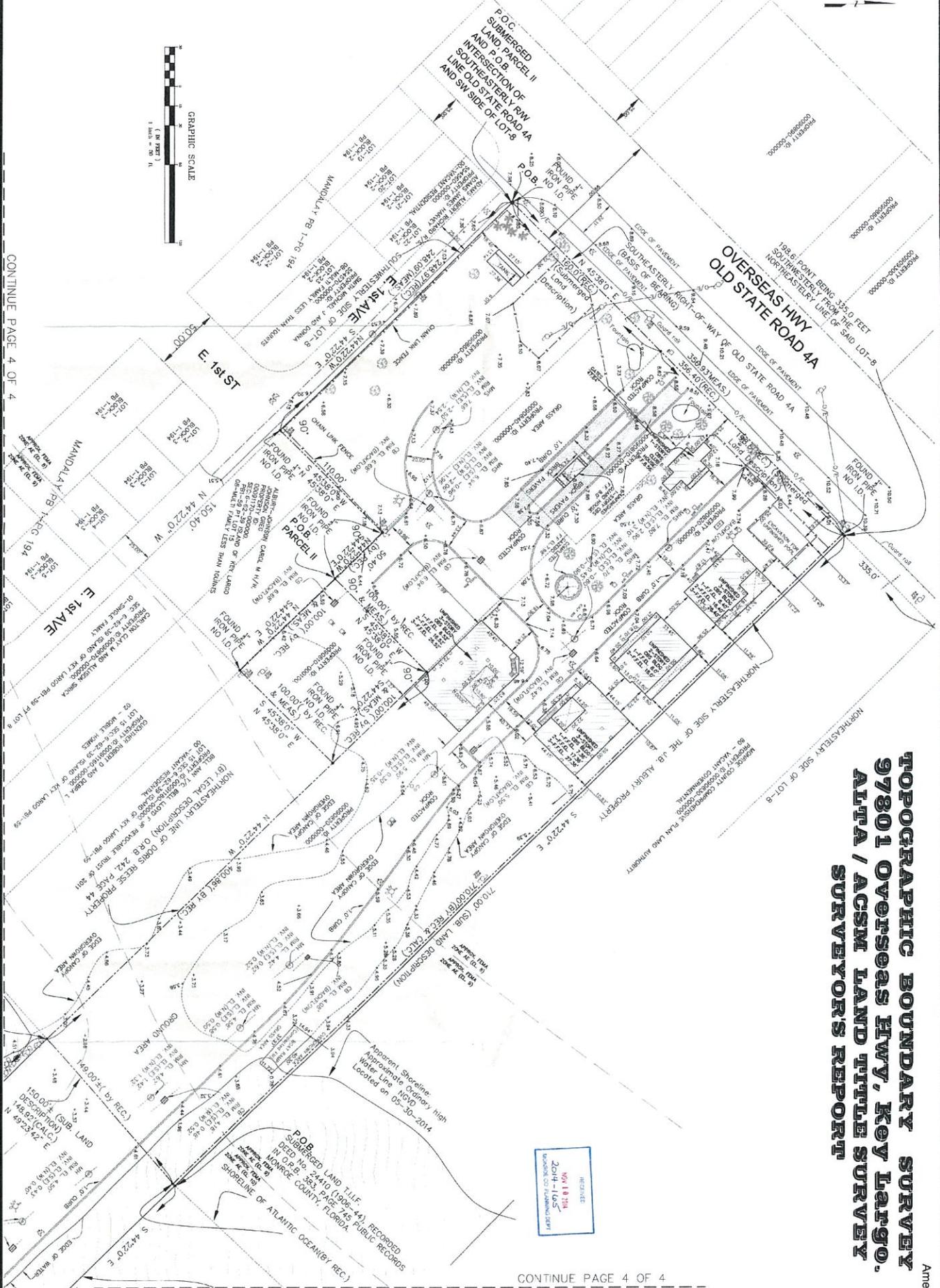
PROJECT:
 ALTA BOUNDARY SURVEY
 PARCEL ID: 000908010, 90820, 90840, 90840-000100, 90860
 97801 OVERSEAS HIGHWAY
 SEC 6-62S-38E
 MONROE COUNTY, FLORIDA

BY WILLIAM HENRYMAN
 Professional Land Surveyor
 Certificate No. 5284
 STATE OF FLORIDA

Engineering & Surveying Consultant
 7659 Southwest 102nd Place
 Miami, Florida 33173
 LB No. 7464
 Tel. 305-606-0031
 Fax. 305-412-3545



CONTINUE PAGE 4 OF 4



**TOPOGRAPHIC BOUNDARY SURVEY
97801 Overseas Hwy, Key Largo,
ALTA / ACSM LAND TITLE SURVEY
SURVEYORS REPORT**

CONTINUE PAGE 4 OF 4

SHEET NO.	1-37-4
DATE	05-30-2014
BY	WILLIAM HERRINGMAN
CHECKED BY	WILLIAM HERRINGMAN
SCALE	AS SHOWN
PROJECT	ALTA BOUNDARY SURVEY
PARCEL ID	00090810, 90820, 90840, 90840-000100, 90860
SEC	6-62S-36E
COUNTY	MONROE COUNTY, FLORIDA

PROJECT:
ALTA BOUNDARY SURVEY
PARCEL ID: 00090810, 90820, 90840, 90840-000100, 90860
97801 OVERSEAS HIGHWAY
SEC 6-62S-36E
MONROE COUNTY, FLORIDA

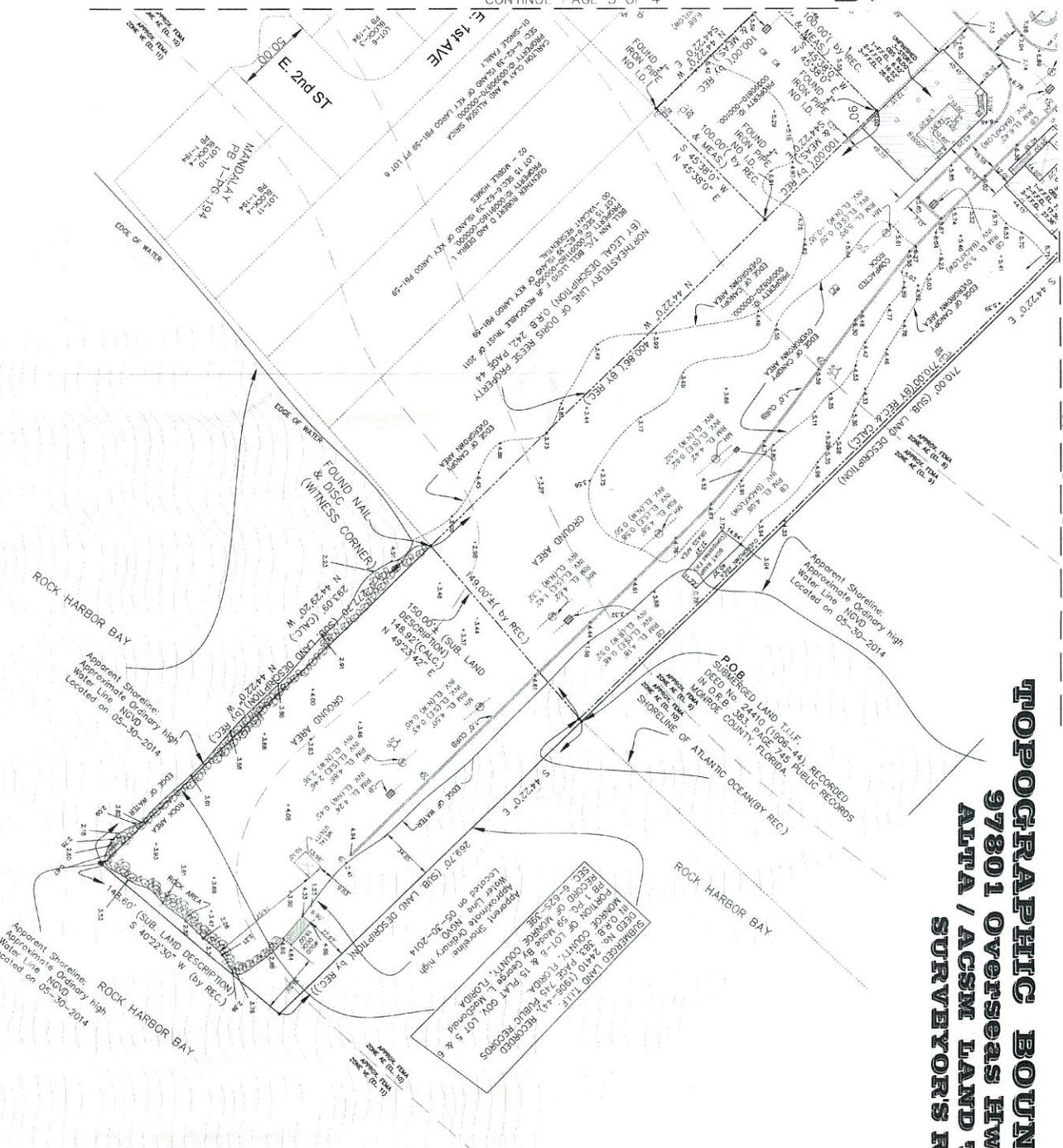


Engineering & Surveying Consultant
7659 Southwest 102nd Place
Miami, Florida 33173
LB No. 7464
Tel. 305-606-0031
Fax. 305-412-3545



TOPOGRAPHIC BOUNDARY SURVEY
97801 Overseas Hwy, Key Largo.
ALTA / ACSM LAND TITLE SURVEY
SURVEYORS REPORT

America Layout Corp



RECEIVED
 NOV 10 2014
 MONROE COUNTY SURVEYOR'S OFFICE

PROJECT:	ALTA BOUNDARY SURVEY
PARCEL ID:	00090810, 90920, 90940, 90940-000100, 90980
ADDRESS:	97801 OVERSEAS HIGHWAY
SECTION:	SEC 6-62S-39E
COUNTY:	MONROE COUNTY, FLORIDA
DATE:	06-06-2014
SCALE:	AS SHOWN
DRIVER:	LDJ
REVISOR:	W-H
REVISIONS:	
SHEET NO.:	4 OF 4

BY WILLIAM HENRYMAN
 PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 5088
 STATE OF FLORIDA

Engineering & Surveying Consultant
 7659 Southwest 102nd Place
 Miami, Florida 33173
 LB No. 7464
 Tel. 305-606-0031
 Fax. 305-412-3545

TOPOGRAPHIC BOUNDARY SURVEY

97801 Overseas Hwy, Key Largo.

ALTA / ACSM LAND TITLE SURVEY

SURVEYOR'S REPORT

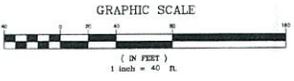
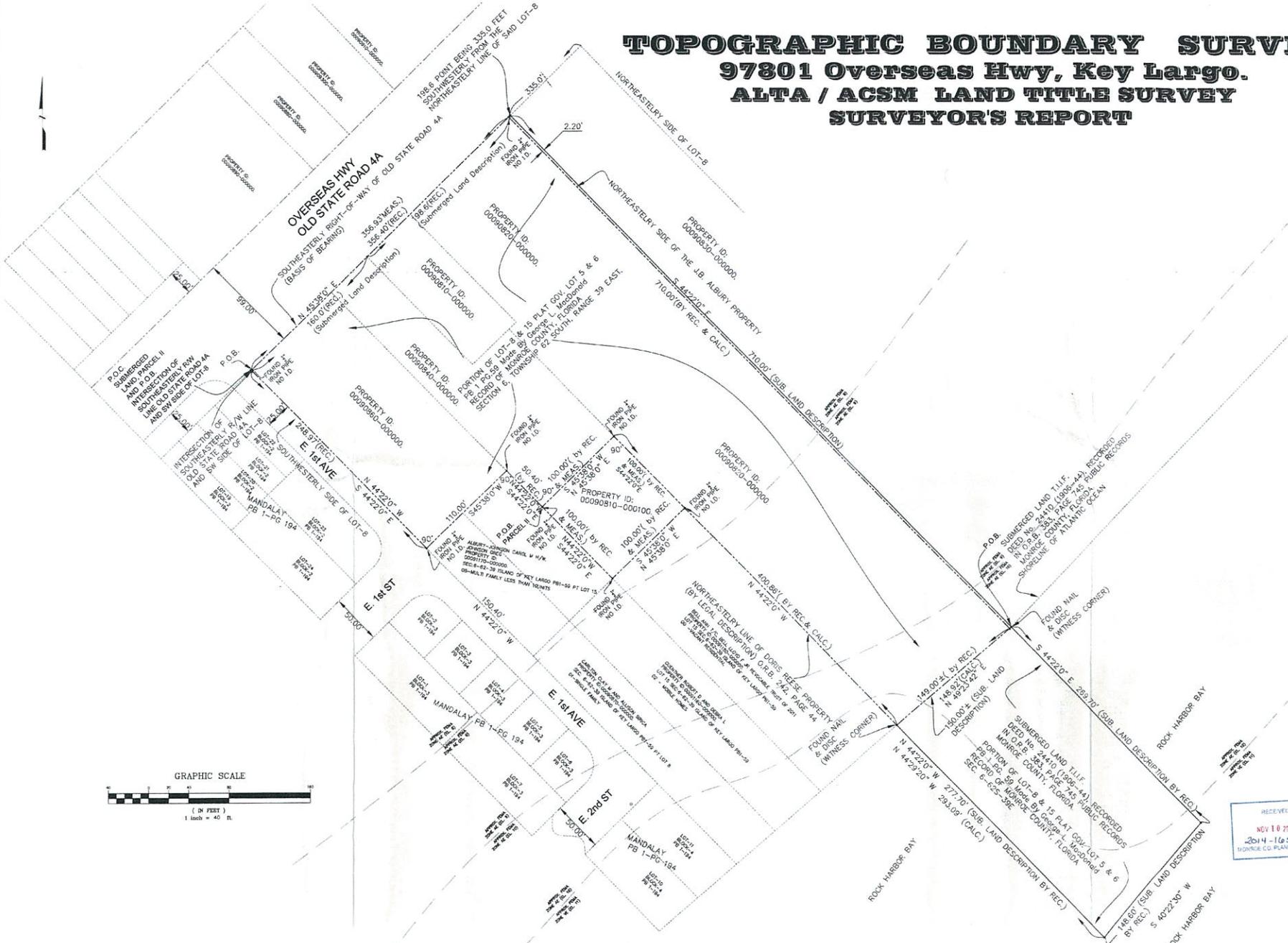


Engineering & Surveying Consultant
7689 Southwest 102nd Place
Miami, Florida 33173
LB No. 7464
Tel. 305-606-0031
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BY WILLIAM H. STEWART
Professional Engineer
STATE OF FLORIDA

PROJECT: ALTA BOUNDARY SURVEY
PARCEL ID: 00090810-00020-00040-00040-0009080
97801 OVERSEAS HIGHWAY
SEC 6-625-39E
MONROE COUNTY, FLORIDA

JOB NO. 40606-ALTA
FIELD BOOK:
CAD FILE: L3-B
DATE: 06-06-2014
SCALE: AS SHOWN
DRAWN: LDD
REV: W-H
REVISIONS:
SHEET No. 2-OF-4



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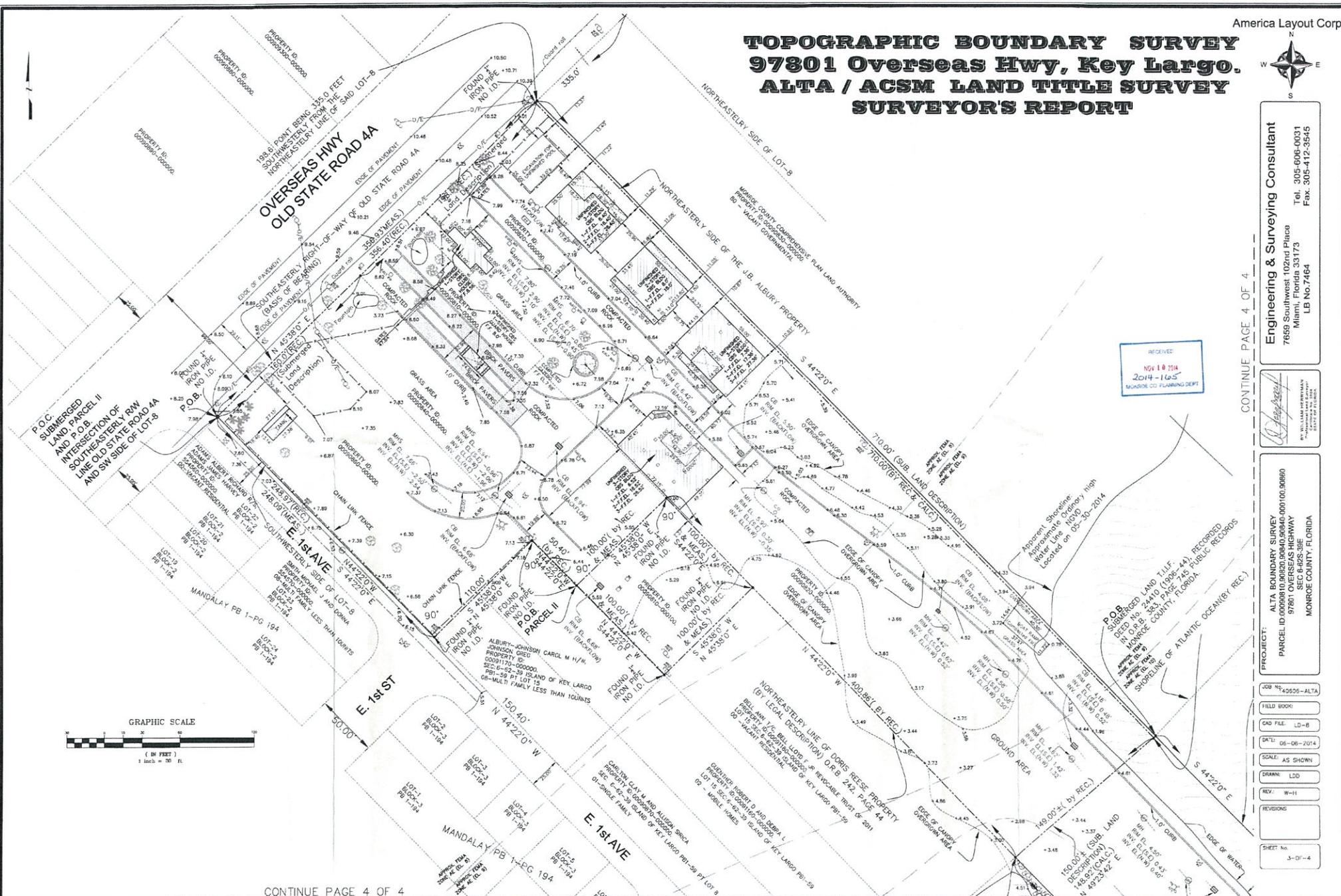
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PROJECT: ALTA BOUNDARY SURVEY
PARCEL ID: 00009810-00000-0000-0000-000100-00060
97801 OVERSEAS HIGHWAY
SEC 6-82S-38E
MONROE COUNTY, FLORIDA

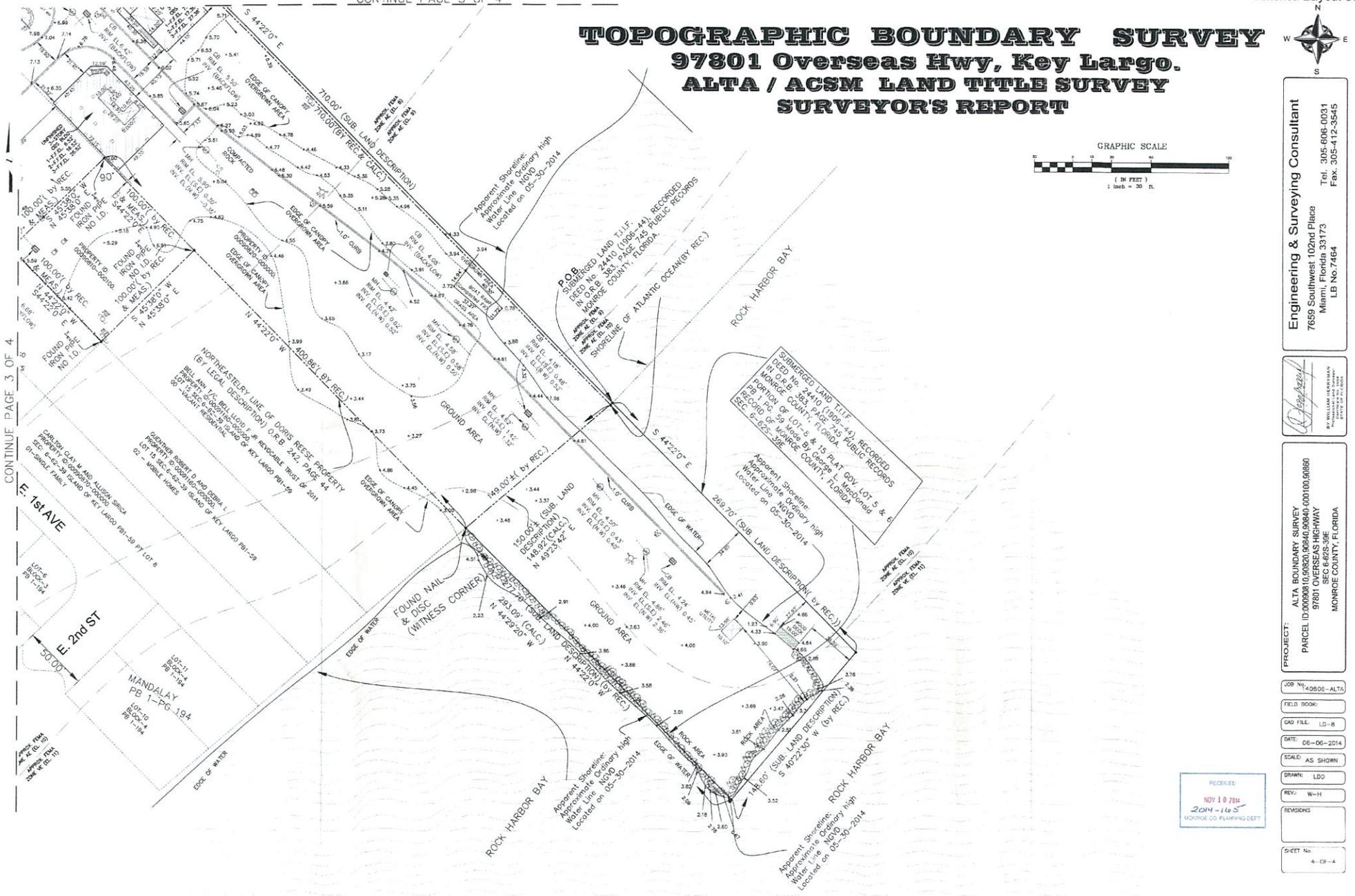
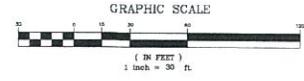
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CAD FILE:	LD-8
DATE:	06-06-2014
SCALE:	AS SHOWN
DRAWN:	LSD
REV:	W-1
REVISIONS:	
SHEET No:	3-DI-4

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CONTINUE PAGE 3 OF 4

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LB No. 7464

William W. McPherson
BY WILLIAM W. McPHERSON
SURVEYOR

PROJECT:
ALTA BOUNDARY SURVEY
PARCEL ID: 00000810, 50820, 90840, 90840, 000100, 90860
97801 OVERSEAS HIGHWAY
SEC 6-62S-39E
MONROE COUNTY, FLORIDA

JOB NO: 4086-ALTA
FIELD BOOK:
CAD FILE: LD-8
DATE: 06-06-2014
SCALE: AS SHOWN
DRAWN: LDD
REV: W-H
REVISIONS:
SHEET No: 4-08-4

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