

DEVELOPMENT REVIEW COMMITTEE

Tuesday, February 24, 2015

AGENDA

The Monroe County Development Review Committee will conduct a meeting on Tuesday, February 24, 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
Gail Creech, Sr. Planning Commission Coordinator

CHANGES TO THE AGENDA

MINUTES FOR APPROVAL

MEETING

New Items:

1. Oceanside Marina, 5948, 5950 and 5970 Peninsular Avenue, Stock Island, Mile Marker 5; 24930 Overseas Highway, Summerland Key, Mile Marker 25; 21585 Old State Road 4A, Cudjoe Key, Mile Marker 22; 5176-5180 Suncrest Road, Stock Island, Mile Marker 5; 6800 Maloney Avenue, Unit 29, Stock Island, Mile Marker 5: A request for approval of an Amendment to a Development Agreement between Monroe County, Florida; Summerland Palms Investors, LLC, Coco Palms Developers, LLC, Suncrest Investors, LLC, Singh Investors, LLC, Barton W. Smith and Paulina Smith and Oceanside Investors, LLC allowing the transfer of market-rate Residential Rate of Growth (ROGO) exemptions from sender sites at 24930 Overseas Highway, 21585 Old State Road 4A, 5176-5180 Suncrest Road and 6800 Maloney Avenue, Unit 29 to a receiver site at 5950 Peninsula Avenue, in accordance with Monroe County Code Section 130-161.1. On the sender sites, the residential dwelling units in which the transferred market-rate ROGO exemptions are derived shall be converted to, or replaced with, affordable housing units. The Development Agreement also involves the redevelopment of 5948, 5950 and 5970 Peninsular Avenue, the receiver site, for the addition of up to 79 new, market-rate residential dwelling units, which may be used as vacation rentals, up to 17 new hotel rooms, a new restaurant with up to 150 seats, and other improvements related to the existing, partially-condominiumized marina and accessory development, 22 existing, market-rate permanent units (under condominium ownership), a boat barn (under condominium ownership), marina slips (under condominium ownership) and ancillary/accessory buildings would be maintained. An existing boat barn/light

industrial building would be demolished. The residential density, under maximum net density, would not exceed 101 total permanent residential units and 17 transient units. Not including accessory structures related to the residential uses, the nonresidential floor area would not exceed 40,000 square feet. Dockage owned by the developer would include 8 new slips, for a total of approximately 16 slips, of which at least 20% (3 slips) shall be reserved for commercial fishing vessels. New residential or nonresidential buildings shall not exceed 35 feet in height. Public access will be provided from 7:00 am until dusk. The Development Agreement concerns properties located at 5948, 5950 and 5970 Peninsular Avenue, Stock Island (legally described as Block 46, Lots 30, 31 and ½ Lot 32, Block 60, portions of Lots 1, 2 and 3, Block 61, portions of Lots 1, 2 and 3, the abandoned portion of Peninsular Avenue lying between Block 46 and Block 60, the abandoned portion of Maloney Avenue lying between Blocks 60 and 61, McDonald's Plat, also described as parcel of land in Sections 26, 34, 35 and 36, Township 37 South and Range 25 East, having real estate #'s 00126210.000000, 00126220.000000, 00126230.000000, 00127420.000000 and 00127420.000100), 24930 Overseas Highway, Summerland Key (legally described as Lot 55 and a portion of Lot 54, Summerland Yacht Harbor, having real estate #'s 00194741.000100, 00194741.000200, 00194741.000300, 00194741.000400, 00194741.000500, 00194741.000600, 00194741.000700, 00194741.000800, 00194741.000900, 00194741.001000, 00194741.001100, 00194741.001200, 00194741.001300, 00194741.001400, 00194741.001500, 00194741.001600, 00194741.001700, 00194741.001800, 00194741.001900, 00194741.002000, 00194741.002100 and 00194741.002200), 21585 Old State Road 4A, Cudjoe Key (legally described as Lot 30, Sacarma, having real estate #00174960.000000), 5176-5180 Suncrest Road, Stock Island (legally described as Lots 27 and 28, Sun Krest, having real estate # 00132680.000000) and 6800 Maloney Avenue, Unit 29, Stock Island (legally described as Unit 29 of Harbor Shores Condominium, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 982, Page 1824, having real estate #00133760-000127) (File #2014-175)

[2014-175 SR DRC 02.24.15.PDF](#)

[2014-175 FILE.PDF](#)

2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS APPROVING AN AMENDMENT TO THE LAND USE DISTRICT MAP TO EXPAND THE BOUNDARIES OF THE ROCKLAND KEY COMMERCIAL RETAIL CENTER OVERLAY DISTRICT, AS DESCRIBED IN SECTION 130-131 OF THE MONROE COUNTY CODE, FOR ONE ADDITIONAL PROPERTY DESCRIBED AS A PARCEL OF LAND IN A PART OF GOVERNMENT LOTS 6 AND 7, SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST, ROCKLAND KEY, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00122080.000302; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

(File 2014-181)

[2014-181 SR DRC 02.24.15.PDF](#)

[2014-181 FILE.PDF](#)

[2014-181 Traffic Study Methodology 01.21.15 DRAFT.pdf](#)

[2014-181 Survey of Error Strip.pdf](#)

[2014-181 Recvd 12.30.14 Survey 1-4.PDF](#)

3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM NATIVE AREA (NA) AND SUBURBAN COMMERCIAL (SC) TO SUBURBAN COMMERCIAL (SC), FOR PROPERTY LOCATED AT 101 MAGNOLIA STREET, KEY LARGO, MILE MARKER 100, LEGALLY DESCRIBED AS SQUARE 20, OCEAN ACRES (PB1-188), KEY LARGO, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE #00454520.000000, AS PROPOSED BY MAGNOLIA 101, 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.

(File 2014-173)

[2014-173 SR DRC 02.24.15-Website.pdf](#)

[2014-173 FILE.PDF](#)

[2014-173 Recvd 12.08.14 Survey.pdf](#)

4. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS TO DEFER THE APPROVAL OF APPLICATIONS FOR THE TRANSFER OF DEVELOPMENT RIGHTS TO OFFSHORE ISLANDS, TRANSFER OF ROGO EXEMPTIONS TO OFFSHORE ISLANDS, TIER AMENDMENTS FOR OFFSHORE ISLANDS; MAP AMENDMENTS FOR OFFSHORE ISLANDS TO INCREASE POTENTIAL DENSITY OR INTENSITY AND TEXT AMENDMENTS FOR OFFSHORE ISLANDS TO INCREASE DEVELOPMENT POTENTIAL (DENSITY/INTENSITY), COMMENCING JANUARY 21, 2015, UNTIL SUCH TIME AS A COMPREHENSIVE PLAN AMENDMENT PROCESS IS COMPLETED REGARDING OFFSHORE ISLANDS AND PROVIDING FOR EXPIRATION WITHIN 365 DAYS OF THE EFFECTIVE DATE OF THIS INTERIM DEVELOPMENT ORDINANCE OR WHEN THE COMPREHENSIVE PLAN AMENDMENTS BECOME EFFECTIVE, WHICHEVER COMES FIRST, PROVIDING FOR SEVERABILITY; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR AN EFFECTIVE DATE.

(File 2015-032)

[2015-032 SR DRC 02.24.15.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

To: The Monroe County Development Review Committee &
Townasley Schwab, Senior Director of Planning & Environmental Resources
Mayte Santamaria, Senior Director of Planning & Environmental Resources

From: Matthew Coyle, AICP, Principal Planner *MC*

Date: February 18, 2015

Subject: *Request for an Amendment to a Development Agreement between Monroe County, Florida; Summerland Palms Investors, LLC, Coco Palms Developers, LLC, Suncrest Landing, LLC, Singh Investors, LLC, Barton W. Smith and Paulina Smith, and Oceanside Investors, LLC concerning properties located at 5948, 5950 and 5970 Peninsular Avenue, Stock Island (legally described as Block 46, Lots 30, 31 and ½ Lot 32, Block 60, portions of Lots 1, 2 and 3, Block 61, portions of Lots 1, 2 and 3, the abandoned portion of Peninsular Avenue lying between Block 46 and Blocks 60 and 61, McDonald's Plat, also described as parcel of land in Sections 26, 34, 35 and 36, Township 37 South and Range 25 East, having real estate #'s 00126210.000000, 00126220.000000, 00126230.000000, 00127420.000000 and 00127420.000100), 24930 Overseas Highway, Summerland Key (legally described as Lot 55 and a portion of Lot 54, Summerland Yacht Harbor, having real estate #'s 00194741.000100, 00194741.000200, 00194741.000300, 00194741.000400, 00194741.000500, 00194741.000600, 00194741.000700, 00194741.000800, 00194741.000900, 00194741.001000, 00194741.001100, 00194741.001200, 00194741.001300, 00194741.001400, 00194741.001500, 00194741.001600, 00194741.001700, 00194741.001800, 00194741.001900, 00194741.002000, 00194741.002100 and 00194741.002200), 21585 Old State Road 4A, Cudjoe Key (legally described as Lot 30, Sacarma, having real estate #00174960.000000), and 5176 Suncrest Road, Stock Island (legally described as Lots 27 and 28, Sun Krest, having real estate # 00132680.000000), 6800 Maloney Avenue, Unit 29, Stock Island (described as Unit 29 of Harbor Shores Condominium, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 982, Page 1824, having real estate #00133760-000127) (File #2014-175)*

Meeting: February 24, 2015

1 I REQUEST:

2

3 The applicant is proposing a second amendment to the existing development agreement

4 between Monroe County, Florida; Summerland Palms Investors, LLC, Coco Palms

5 Developers, LLC, Suncrest Landing, LLC, Singh Investors, LLC, and Oceanside Investors.

6 The original agreement was recorded in the official records of Monroe County on December

7 19, 2013 (Planning Department File #2013-069). The first amendment to the development

1 agreement was recorded in the official records of Monroe County on December 17, 2014
2 (Planning Department File #2014-112).

3
4 The existing agreement allows the transfer of Residential Rate of Growth Ordinance (ROGO)
5 exemptions – known as Transferable ROGO Exemptions (TRE’s) - from sender sites at
6 24930 Overseas Highway (22 market-rate permanent TRE’s), 21585 Old State Road 4A (17
7 market-rate permanent TRE’s) and 5176 Suncrest Road (7 market-rate permanent TRE’s) to
8 a receiver site at 5948, 5950 and 5970 Peninsular Avenue, in accordance with MCC §130-
9 161.1. On the sender sites, the residential dwelling units in which the transferred market-rate
10 permanent TRE’s are derived shall be converted to, or replaced with, an equivalent amount
11 of deed-restricted affordable housing.

12
13 The existing agreement also involves the redevelopment of 5948, 5950 and 5970 Peninsular
14 Avenue, the receiver site, for the addition of up to 78 new, market-rate residential dwelling
15 units, which may be used as vacation rentals, up to 17 new hotel rooms, a new restaurant
16 with up to 150 seats, and other improvements related to the existing, partially-
17 condominiumized marina and accessory development. A boat barn (under condominium
18 ownership), 22 existing, market-rate permanent units (under condominium ownership) and
19 ancillary/accessory buildings would be maintained. An existing boat barn/light industrial
20 building was recently demolished under Building Permit #141-3337. Not including
21 accessory structures related to the residential uses, the nonresidential floor area would not
22 exceed 40,000 square feet. Dockage owned by the developer would include 8 new slips, for
23 a total of approximately 16 slips, of which at least 20% (3 slips) shall be reserved for
24 commercial fishing vessels.

25
26 The following amendments are proposed to the existing agreement:

- 27
- 28 • Include an abandoned portion of Peninsular Avenue right-of-way to the premises
29 associated with the Oceanside Marina property (a portion lying between Block 46
30 [east of the center of Lot 32] and Block 60). The abandonment petition is anticipated
31 to be heard by the BOCC on March 18, 2015.
 - 32 • Amend the acreage of the Oceanside Marina property to reflect the aforementioned
33 requested road abandonment.
 - 34 • Allow the transfer of one (1) additional TRE associated with a permanent residential
35 unit – from a sender site at 6800 Maloney Avenue, Unit 29.
 - 36 • Amend the total number of units allowed at the Oceanside Marina property from up
37 to 78 to up to 79 new, market rate residential dwelling units.
 - 38 • Amend the total number of deed restriction and affordable ROGO allocations from 46
39 to 47 allocations and 23 to 24 moderate income affordable ROGO allocations.
 - 40 • Amend the conceptual site plan approved of the existing agreement to a) include the
41 aforementioned requested road abandonment; b) to modify the buildings to
42 accommodate 79 market rate residential dwelling units
- 43

44 Applicant:

45 Agent: Barton W. Smith, Esq., Smith Oropeza, P.L.
46
47

1 II RELEVANT PRIOR COUNTY ACTIONS:
2

3 Location #1: Oceanside Marina, 5498, 5950 and 5970 Peninsular Ave, Stock Island
4 ("Oceanside Property"):
5

6 In 1996, the Oceanside Investors' predecessor in interest applied for a minor conditional use
7 permit for part of the Oceanside Property, 5970 Peninsular Avenue (real estate
8 #00127420.000100 only). The approval is memorialized by Development Order #12-96,
9 approved by the Director of Planning on July 23, 1996 and recorded in the official records of
10 Monroe County on September 6, 1996. The permit allowed for the construction of a 9,600 SF
11 storage building and other associated accessory improvements. A copy of Development
12 Order #12-96 is attached as Exhibit 4 to the agreement (Planning Department File #96045).
13

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

25 Following the issuance of Planning Commission Resolution #P52-97, Oceanside Investors'
26 predecessor in interest acquired the adjacent property, 5970 Peninsular Avenue. Further, the
27 22 attached, market rate residential dwelling units approved by Planning Commission
28 Resolution #P52-97 were constructed and sold under condominium ownership. As such they
29 are not part of the Oceanside Property.
30

31 In 1999, the County, the State of Florida Department of Community Affairs, Paradise Island
32 Park, Inc. and Key West Oceanside Marina entered into a development agreement allowing
33 the transfer of 22 market-rate TRE's from Paradise Island Park to Oceanside Marina. The
34 development agreement was recorded in the official records of Monroe County on April 7,
35 2000 (Book #1627, Pages #444 through #468) (Planning Department File #99039).
36

37 In 2007, the Oceanside Investors' predecessor in interest applied for an amendment to a
38 major conditional use permit for the Oceanside Property, 5950 and 5970 Peninsular Avenue
39 (real estate #00127420.000000 and real estate #00127420.000100, as well as other property
40 associated with a condominium development). The approval is memorialized by Planning
41 Commission Resolution #P21-07, approved by the Planning Commission at a public hearing
42 on April 11, 2007, signed by the Planning Commission Chair on May 9, 2007 and recorded
43 in the official records of Monroe County on July 13, 2007. The amendment allowed for the
44 demolition of several buildings and construction of 32 attached, market-rate residential
45 dwelling units; 2 boat barns; 8 wet slips; and other associated accessory improvements. A
46 copy of Planning Commission Resolution #P21-97 is attached as Exhibit 6 to the agreement.

1 Please note that this project was not fully completed and the 32 dwelling units were never
2 constructed (Planning Department File #26028).
3

4 In 2013, Oceanside Investors applied for the existing development agreement. The
5 agreement was approved by the BOCC at a public hearing on December 11, 2013, and
6 recorded in the official of Monroe County on December 19, 2013. The agreement allows the
7 transfer of the 46 market-rate TREs from three sender sites to the property. The agreement
8 also conceptually approved the scope of work of a concurrent major conditional use permit
9 application and associated site plan (File #2013-069). [Please note that as of the date of this
10 report, this project has not been completed. The applicant has 10 years from the effective
11 date of the agreement to complete the project.]
12

13 In 2013, Oceanside Investors applied for an amendment to the site's major conditional use
14 permit to improve the marina's facilities, construct 78 new market rate residential dwelling
15 units, construct 4 new hotel rooms, construct a new restaurant and carry out associated site
16 improvements. The approval is memorialized by Planning Commission Resolution #P04-14,
17 approved by the Planning Commission at a public hearing on February 26, 2014, signed by
18 the Planning Commission Chair on March 26, 2014 and recorded in the official records of
19 Monroe County on June 13, 2014 (File #2013-68). [Please note that as of the date of this
20 report, this project has not been completed. The applicant has 10 years from the effective
21 date of the agreement to complete the project.]
22

23 In 2013, Oceanside Investors applied for a minor conditional use permit to transfer the 46
24 market-rate TREs to the property. The application is currently being reviewed and processed.
25 It will be decided upon by the Director of Planning & Environmental Resources following a
26 review by the Development Review Committee (File #2013-070).
27

28 In 2014, Oceanside Investors applied for minor conditional use permits to transfer a portion
29 of the Transferable Development Rights (TDRs) required to facilitate the project approved by
30 Resolution #P04-14 to the property. The applications are currently being reviewed and
31 processed. Each will be decided upon by the Director of Planning & Environmental
32 Resources following a review by the Development Review Committee (Files #2014-041 and
33 #2014-139).
34

35 In 2014, Oceanside Investors applied for an abandonment of a segment of Peninsular Avenue
36 located north of the property (lying between Block 46 and Block 60). The abandonment was
37 approved by the BOCC on June 30, 2014, as memorialized in Resolution #116-2014 (File
38 #2014-054).
39

40 In 2014, Oceanside Investors entered into a purchase and sale agreement with Monroe
41 County to purchase the Hickory House property located north of the property. On February
42 3, 2015, Oceanside Investors closed on the Hickory House property.
43

44 In 2014, Oceanside Investors applied for an abandonment of a second segment of Peninsular
45 Avenue located north of the property (lying between Block 46 and Block 60). The

1 application is currently being reviewed and processed. It will be decided upon by the BOCC
2 (at a public hearing tentatively scheduled on March 18, 2015) (File #2014-132).
3

4 In 2014, Oceanside Investors applied for a minor conditional use permit to transfer up to 5 of
5 the transient TREs to the property. The application is currently being reviewed and
6 processed. It will be decided upon by the Director of Planning & Environmental Resources
7 following a review by the Development Review Committee (File #2014-141).
8

9 In 2014, Oceanside Investors applied for an amendment to the existing development
10 agreement. The first amendment to the development agreement was recorded in the official
11 records of Monroe County on December 17, 2014 (File #2014-112). The first amendment
12 added adjacent property and abandoned roadway (as memorialized in Resolution #116-
13 2014), increased the hotel rooms from 5 to 17, allowed the transfer of up to 12 vested rights
14 associated with a previous approval related to Hawk's Cay and amended the conceptual site
15 plan.
16

17 In 2014, Oceanside Investors applied for an amendment to the site's major conditional use
18 permit to add adjacent property and abandoned roadway, amend the total amount of hotel
19 rooms and amend the approved site plan (File #2014-133). The Planning Commission
20 approved the major conditional use permit at a public hearing on November 19, 2014.
21

22 In 2014, Oceanside Investors applied for a minor deviation to the major conditional use
23 permit to increase the amount of approved residential dwelling units. The application is
24 currently being reviewed and processed. It will be decided upon by the Director of Planning
25 & Environmental Resources (File #2015-176).
26

27 Location #2: Summerland Palms Trailer Park, 24930 Overseas Hwy, Summerland Key
28 ("Summerland Palms Property"):
29

30 The Planning & Environmental Resources Department issued a Letter of Development
31 Rights determination for the Summerland Palms Property on November 7, 2013. The letter
32 states that there are 22 ROGO exemptions, associated with lawful the existence of 22 mobile
33 homes/RVs (as market-rate, permanent residential units) (File #2013-134). A copy of the
34 letter is attached as Exhibit 11 to the original agreement.
35

36 Location #3: Rainbow's End Trailer Park, 21585 Old State Rd 4A, Cudjoe Key ("Cudjoe
37 Coco Palms Property"):
38

39 On May 13, 2008, a Letter of Development Rights Determination was issued for the Cudjoe
40 Coco Palms. The letter provided a determination that there are 16 ROGO exemptions,
41 associated with lawful the existence of 16 mobile homes (File #28019).
42

43 The May 13, 2008 letter was issued to an agent of the previous property owner. The current
44 property owner(s) submitted additional information to support the existence of an additional
45 ROGO exemption (as a permanent residential unit) and 5 RVs spaces (as transient residential
46 units). The Planning & Environmental Resources Department issued a revised Letter of

1 Development Rights determination for the Cudjoe Coco Palms Property on November 26,
2 2013. The letter states that there are 17 ROGO exemptions, associated with lawful the
3 existence of 17 mobile homes/RVs (as market-rate, permanent residential units) (File #2013-
4 132). Staff has requested additional information supporting the lawful existence of the 5 RV
5 spaces. A copy of the letter is attached as Exhibit 15 to the original agreement.
6

7 Location #4: 5176 Suncrest Rd, Stock Island (“Stock Island Suncrest Property”):
8

9 The Planning & Environmental Resources Department issued a Letter of Development
10 Rights determination for the Stock Island Suncrest Property on November 14, 2013. The
11 letter states that there are 7 ROGO exemptions, associated with lawful the existence of 7
12 mobile homes (as market-rate, permanent residential units) (File #2013-133). A copy of the
13 letter is attached as Exhibit 19 to the original agreement.
14

15 Location #5: 6800 Maloney Avenue, Unit 29, Stock Island (“Stock Island Smith Property”):
16

17 The Monroe County Building Department issued Building Permit # A-11728 for the
18 replacement of an existing mobile home.
19

20 Development Review Committee (DRC) and Planning Commission:
21

22 Initial Development Agreement (File #2013-069):

23 On July 30, 2013, this agreement was reviewed by the DRC. Staff and the DRC
24 recommended approval with amendments to the agreement.
25

26 On October 30, 2013, at a public meeting, the agreement was reviewed and discussed by
27 the Planning Commission in advance of the November 15, 2013 public hearing. On
28 November 15, 2013, at a public hearing, the agreement was reviewed by the Planning
29 Commission. The Planning Commission recommended approval with amendments to the
30 agreement. The recommendation is memorialized with Planning Commission Resolution
31 #P29-13.
32

33 On December 11, 2013, at a public hearing, the agreement was reviewed and approved
34 by the BOCC. The approval is memorialized in BOCC Resolution #353-2013.
35

36 1st Amendment to the Development Agreement (File #2014-112):

37 On August 26, 2014, this agreement was reviewed by the DRC. Staff and the DRC
38 recommended approval of the amendment.
39

40 On November 19, 2014, at a public hearing, the amendment was reviewed by the
41 Planning Commission. The Planning Commission recommended approval with revisions
42 and the recommendation is memorialized with Planning Commission Resolution #P40-
43 14.
44

45 On December 10, 2014, at a public meeting, the amendment was reviewed and approved
46 by the BOCC. The approval is memorialized in BOCC Resolution #373-2014.

1 BACKGROUND INFORMATION:

2
3 Location #1 (Oceanside Property) - Oceanside Marina, 5948, 5950 and 5970 Peninsular
4 Ave, Stock Island, mile marker 5:

5
6 Real Estate (RE) Numbers: 00127420.000000, 00127420.000100, 00126210.000000,
7 00126220.000000 and 00126230.000000

8
9 Current Property Owner: Oceanside Investors, LLC

10
11 Total Size of Parcels: Approximately 20.20 acres (approximately 12.20 acres of upland)

12
13 Land Use District: Mixed Use (MU)

14
15 Future Land Use Map (FLUM) Designation: Mixed Use / Commercial (MC)

16
17 Tier Designation: Tier III

18
19 Flood Zones: AE-EL 9, AE-EL 10 and VE-EL 13

20
21 Existing Uses: Marina, Commercial Retail, Office, Residential

22
23 Existing Vegetation / Habitat: Predominately scarified, with mangroves along some
24 segments of the shoreline and areas landscaping throughout the site

25
26 Community Character: Mixed Use



28
29
30
31
32
Oceanside Property with Land Use Districts Overlaid (Aerial dated 2012)

Location #2 (Summerland Palms Property) - Summerland Palms Trailer Park, 24930 Overseas Hwy, Summerland Key, mile marker 25:

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

Current Property Owner: Summerland Palms Investors, LLC

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

Land Use District: Urban Residential Mobile Home (URM)

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

Tier Designation: Tier III

Flood Zone: AE-EL 8

Existing Use: Mobile Home

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

Community Character: Mixed Use



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

1 **Location #3 (Cudjoe Coco Palms Property) – Rainbow’s End Trailer Park, 21585 Old**
2 **State Rd 4A, Cudjoe Key, mile marker 22:**
3

4 Real Estate (RE) Number: 00174960.000000

5 Current Property Owner: Coco Palms Developers, LLC

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

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

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

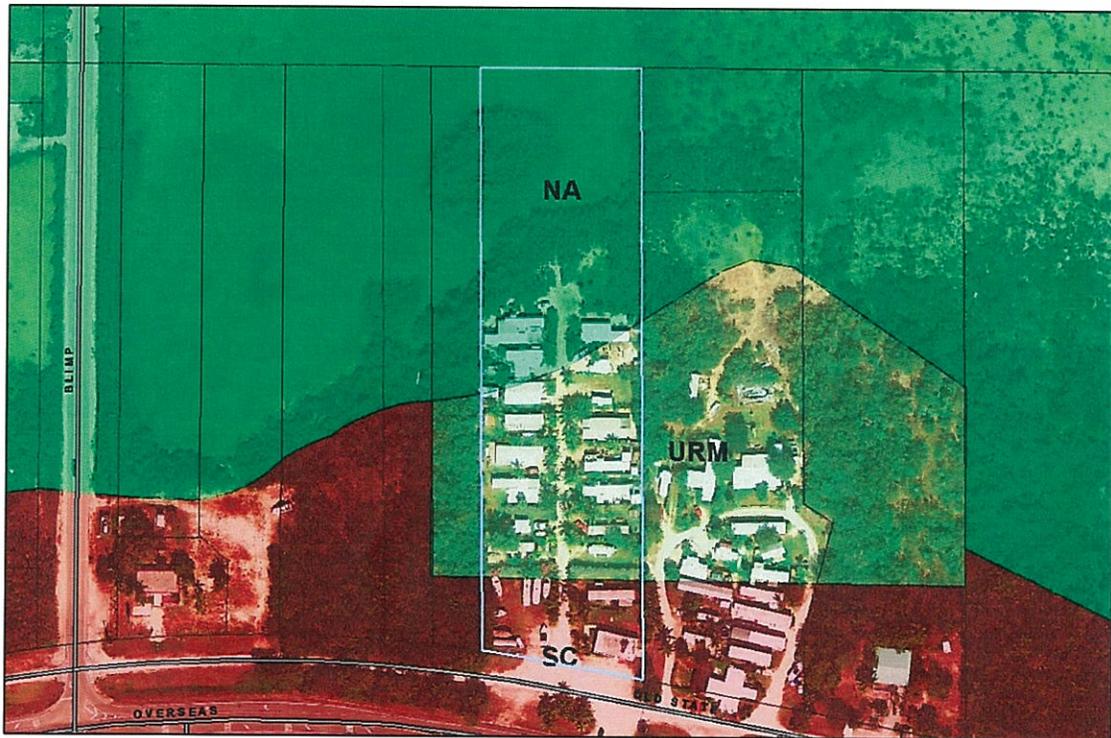
11 Tier Designation: Tier III

12 Flood Zone: AE-EL 10

13 Existing Uses: Mobile Home, Commercial Retail, RV

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

16 Community Character: Mixed Use



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

1 **Location #4 (Stock Island Suncrest Property) - 5176 Suncrest Rd, Stock Island, mile**
2 **marker 5:**

3
4 Real Estate (RE) Number: 00132680.000000

5
6 Current Property Owner: Suncrest Landing, LLC

7
8 Total Size of Parcels: Approximately 2.07 acres (Unknown amount of upland)

9
10 Land Use Districts: Mixed Use (MU) and Native Area (NA)

11
12 Future Land Use Map (FLUM) Designations: Mixed Use / Commercial (MC) and
13 Residential Conservation (RC)

14
15 Tier Designations: Tier I and Tier III

16
17 Flood Zones: AE-EL 8 and AE-EL 9

18
19 Existing Uses: Mobile Home

20
21 Existing Vegetation / Habitat: Partially scarified, with significant areas of mangroves

22
23 Community Character: Mixed Use



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

1 **Location #5 (Smith Property) – 6800 Maloney Avenue, Unit 29, Stock Island, mile**
2 **marker 5:**

3
4 Real Estate (RE) Numbers: 00133760.000127

5
6 Current Property Owner: Barton W. Smith and Paulina Smith

7
8 Total Size of Parcel: 3,982 SF (0.09 acres)

9
10 Land Use District: Urban Residential Mobile Home (URM)

11
12 Future Land Use Map (FLUM) Designation: Residential High (RH)

13
14 Tier Designation: Tier III

15
16 Flood Zone: AE-EL 9

17
18 Existing Use: Mobile home

19
20 Existing Vegetation / Habitat: Predominately scarified

21
22 Community Character: Residential and commercial fishing
23



24
25
26
27
28
29
30
31
32

1 III REVIEW OF APPLICATION:
2

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

10
11 Pursuant to Section 163.3227, Florida Statutes, a development agreement shall include the
12 following:

13
14 **[Note: As currently presented, the applicant has drafted a separate addendum to the**
15 **existing agreement, referred to as the “Second Amendment”. Therefore, the following**
16 **referenced page numbers found on the existing agreement will not be modified by**
17 **revisions to the “Second Amendment”.]**
18

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

21
22 ‘Original’ Oceanside Property: In the existing agreement, a property description is stated
23 in section I and a full legal description is provided in Exhibit 2. Ownership is stated in
24 section I and a special warranty deed is provided in Exhibit 1.

25
26 ‘Expanded’ Oceanside Property: In the First Amendment, a property description of the
27 additional land associated with the Hickory House property and the Peninsular Avenue
28 road abandonment is stated in section I (J) and I (L). Ownership is stated in section I and
29 a warranty deed (for the Hickory House property) is provided in Exhibit 26.

30
31 The applicant has a road abandonment petition anticipated to be heard by the BOCC on
32 March 18, 2015. The Second Amendment will need to include a legal description of this
33 land as it would be subject to this agreement if approved by the BOCC.

34
35 Summerland Palms Property: In the agreement, a property description is stated in section
36 I and a full legal description is provided in Exhibit 9. Ownership is stated in section I and
37 a special warranty deed is provided in Exhibit 8.

38
39 Cudjoe Coco Palms Property: In the agreement, a property description is stated in section
40 I and a full legal description is provided in Exhibit 13. Ownership is stated in section I
41 and a quit claim deed is provided in Exhibit 12.

42
43 Stock Island Suncrest Property: In the agreement, a property description is stated in
44 section I and a full legal description is provided in Exhibit 17. Ownership is stated in
45 section I and a warranty deed is provided in Exhibit 16.
46

1 Stock Island Smith Property: In the Second Amendment, a property description and
2 ownership is stated in section I (H) and a full legal description and warranty deed is
3 provided in EXHIBIT 30.
4

5 b) The duration of the agreement:
6

7 The agreement shall remain in effect for 10 years from the effective date, as stated in
8 section III (C) of the existing agreement.
9

10 c) The development uses permitted on the land, including population densities, and building
11 intensities and height:
12

13 Permitted uses on the land(s), population densities, and building intensities and height(s)
14 are provided in section III (D) of the existing agreement.
15

16 d) A description of public facilities that will service the development, including who shall
17 provide such facilities; the date any new facilities, if needed, will be constructed; and a
18 schedule to assure public facilities are available concurrent with the impacts of the
19 development:
20

21 A description of public facilities is stated in section III (E) of the existing agreement.
22

23 e) A description of any reservation or dedication of land for public purposes:
24

25 There will be no reservation or dedication of land for public purpose. This is stated in
26 section III (F) of the existing agreement.
27

28 f) A description of all local development permits approved or needed to be approved for the
29 development of the land:
30

31 Required local development permits are not provided in a single section. The requirement
32 for a major conditional use permit to redevelop the Oceanside Property is provided in
33 section III (M) of the existing agreement. The requirement for a minor conditional use
34 permit to finalize transfer the TRE's is provided in section III (L) of the existing
35 agreement. Permit requirements in general are provided in section III (U) of the existing
36 agreement, which states "This Agreement is not and shall not be construed as a
37 Development Permit, Development Approval or authorization to commence
38 development, nor shall it relieve the Parties other than Monroe County of the obligations
39 to obtain necessary Development Approvals that are required under applicable law and
40 under and pursuant to the terms of this Agreement and Monroe County Code."
41

42 g) A finding that the development permitted or proposed is consistent with the local
43 government's comprehensive plan and land development regulations:
44

45 A finding of consistency is stated in section III (O) of the existing agreement.
46

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

4
5 A description of any conditions, terms, restrictions or other requirements is not provided
6 in a single section. Such conditions, terms, restrictions and other requirements are
7 provided throughout the existing agreement, the First Amendment and the proposed
8 Second Amendment.
9

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

14
15 Breach, amendment, enforcement and termination of the development provisions are
16 provided in section III (P) of the existing agreement.
17

18 Pursuant to MCC § 130-161.1(2), a development agreement allowing the transfer of market-
19 rate, permanent residential TRE's associated with a mobile home park(s) of more than 10
20 mobile homes shall meet the following criteria:
21

22 a) Procedure - This transfer shall require an approved development agreement:
23

24 This agreement serves as a development agreement. Section 163.3220, Florida Statutes,
25 authorizes Monroe County to enter into development agreements with landowners and/or
26 governmental agencies to encourage a stronger commitment to comprehensive and
27 capital facilities planning, ensure the provision of adequate public facilities for
28 development, encourage the efficient use of resources, and reduce the economic cost of
29 development.
30

31 b) Procedure - Minor conditional use approval is required to complete the transfer:
32

33 The applicant is additionally required to receive a minor conditional use permit(s) to
34 finalize the transfer of TREs from the sender sites to the Oceanside Property receiver site.
35

36 c) Requirement - ROGO exemptions transferred under this program may be transferred on a
37 1 for 1 basis where the ROGO exemptions are to be transferred to single-family
38 residential lots or parcels within the same ROGO planning subarea. However, where
39 transfers are to be made to commercial or recreational working waterfronts (as defined by
40 Florida Statutes), or to multi-family projects in non-IS districts, the transfers shall result
41 in no fewer than two deed-restricted affordable or workforce housing units remaining on
42 an eligible sender site(s) for each market rate ROGO exemption transferred:
43

44 The agreement involves a transfer on a 1 for 1 basis. Although the receiver site is within
45 the same ROGO planning subareas as all of the sender sites, it does not currently consist
46 of single-family residential lots or parcels. As a plat not required or feasible, after any

1 approval and construction of the residential dwelling units, the developer will establish
2 individual parcels for each of the residential dwelling units via the Monroe County
3 Property Appraiser (with a unique real estate number for each single-family unit).
4

5 Note: Although the proposed 79 residential dwelling units would be attached dwellings,
6 the project is not defined as multi-family by the MCC. As defined in MCC §101-1,
7 *dwelling, attached*, means a residential dwelling unit consisting of one or more of
8 residential units that are developed without open yards on all sides of the dwelling unit.
9 This definition does not state that attached dwellings are multi-family. *Dwelling,*
10 *apartment*, means a multifamily building in which units share common entries or
11 accesses to individual units. This definition does not state that attached dwelling units
12 constitute apartments, and further, the proposal attached dwellings shall not share
13 common entries.
14

- 15 d) Requirement - The eligible sender site property(ies) shall be donated or sold to Monroe
16 County, or otherwise appropriately deed-restricted for long-term affordability. Prior to
17 acceptance of a donated or purchased parcel, all units to be maintained on site shall pass a
18 life safety inspection conducted in a manner prescribed by the Monroe County Building
19 Department. Monroe County may then lease the sender site property to a party who will
20 serve as lessee and sub-lessor of the eligible sender site(s):
21

22 The applicant has hired a professional to carry out inspection of the mobile home parks.
23 Report(s) have been provided to the County for all properties except 6800 Maloney
24 Avenue, Unit 29. This property will have to be inspected prior to any approval to transfer
25 ROGO exemptions.
26

- 27 e) Requirement - The number of transferred ROGO exemptions shall not exceed the number
28 of restricted affordable dwelling units maintained at the eligible sender sites:
29

30 The agreement involves the transfer of 47 TRE's to the receiver site and the deed-
31 restrictions of 47 affordable housing units at the sender sites.
32

- 33 f) Requirement - The resulting development or redevelopment of affordable housing
34 pursuant to the governing development agreement will be targeted to serve as closely as
35 possible the following household income categories: 25 percent very low income
36 households, 25 percent low income households, 25 percent median income households,
37 and 25 percent moderate income households (or as otherwise approved by the BOCC):
38

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

- 43 • Suncrest shall be allocated 3 low income and 4 moderate income
- 44 • Summerland Palms shall be allocated 7 low income, 10 median income and 5
45 moderate income

- Coco Palms Developers shall be allocated 1 low income, 2 median income and 14 moderate income
- Smith shall be allocated 1 moderate income

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

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

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

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

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

The agreement involves a reservation of 47 affordable housing allocations: Summerland Palms Property (22), Cudjoe Coco Palms Property (17), Stock Island Suncrest Property (7) and Stock Island Smith Property (1). Further, of the 47 affordable housing allocations, 24 would be moderate income, 12 would be median income and 11 would be low income.

As of the date of this staff report, the County has approximately 243 affordable housing ROGO allocations available for reservation. In unincorporated Monroe County, excluding the Big Pine/No Name Key ROGO subarea, there are approximately a) 168 very low income, low income and median income allocations and b) 75 moderate income allocations.

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

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

1 All of the sender sites and the receiver site subject to the agreement are located in the
2 Lower Keys ROGO subarea.
3

4 Pursuant to MCC § 130-161.1(2), a receiver site of the transfer of market-rate, permanent
5 TRE's associated with mobile home parks shall meet the following criteria:
6

7 a) Approval of a minor conditional use permit:
8

9 The applicant is additionally required to apply for and receive a minor conditional use
10 permit(s) to finalize the transfer of TRE's from the sender sites to the Oceanside Property
11 receiver site.
12

13 b) The receiver site shall be located in a Tier III designated area:
14

15 The Oceanside Property receiver site is designated Tier III.
16

17 c) The receiver site shall not be located in a velocity (V) zone:
18

19 A small portion along the southern shoreline of the Oceanside Property receiver site is
20 located in a velocity (V) zone (VE-EL 13). The property is not located exclusively in a
21 velocity (V) zone. It is predominately located in AE-EL 9 and AE-EL 10 flood zones. As
22 shown on the conceptual site plan attached to the agreement, the site within the property
23 for the proposed 79 new units would not be located in the in the velocity (V) zone.
24

25 d) A property owner cannot receive a certificate of occupancy for any unit constructed as a
26 result of a transferred ROGO exemption until all corresponding eligible sender site units
27 are completed and deed-restricted as affordable dwelling units:
28

29 This requirement is stated several times in the agreement.
30

31 e) All or any portion of the redeveloped or preserved affordable housing units may be
32 redeveloped or retained at one or more alternate or additional locations donated or sold to
33 Monroe County, identified in the Development Agreement and otherwise compliant with
34 the remainder of this section, including but not limited to the requirements set forth in
35 Monroe County Code Section 130-161.1 (2)(c)(i)(2):
36

37 Not applicable.
38

39 f) Transferred ROGO-exemptions shall remain in the same ROGO planning subarea:
40

41 All of the sender sites and the receiver site subject to the agreement are located in the
42 Lower Keys ROGO subarea.
43

44 Other Issues related to this Amendment:
45

- 46 • *Conceptual Approval of Site Plan:*

This agreement includes a conceptual site plan for the redevelopment of the Oceanside Property. Staff suggested, and the applicant accepted, language so that the applicant may submit the conceptual site plan as part of this development agreement for review and consideration, but not for final approval. A new conceptual site plan showing the requested abandonment of a portion of Peninsular Avenue and the 79th residential unit has not been submitted.

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

The First Amendment refers to 12.06 acres of total upland as associated with the property. The proposed Second Amendment, which includes the additional land area, refers to 12.20 acres of total upland as associated with the property (Note: The applicant applied for a second road abandonment. The road abandonment is anticipated to be heard by the BOCC on March 18, 2015 and if the BOCC abandons it, the total amount of upland will increase to 12.20 acres).

The existing agreement allows for up to 78 new, market rate residential dwelling units. The proposed Second Amendment allow for up to 79 units. The intensity of other uses would not be amended.

| Land Use | FAR / Density | Size of Site | Max Allowed | Proposed | Potential Used |
|---|---|-------------------------------------|--------------|-----------------------|----------------|
| Oceanside Property: | | | | | |
| Permanent Residential | 12 units / buildable ac ¹ | 12.20 upland ac (9.76 buildable ac) | 117.12 units | 79 units | 67.45% |
| Transient Residential | 15 rooms/ buildable ac ² (max net) | 12.20 upland ac (9.76 buildable ac) | 146.40 rooms | 17 rooms | 11.61% |
| Commercial Retail (low-intensity) | 0.35 FAR | 12.20 upland ac (531,432 SF) | 186,001 SF | 2,750 SF ³ | 1.48% |
| Offices | 0.40 FAR | 12.20 upland ac (531,432 SF) | 212,573 SF | 225 SF | 0.10% |
| Oceanside East Dry Storage Condominium | | | | | |
| Boat Storage (Light Industrial) | N/A ⁴ | 12.20 upland ac (531,432 SF) | 265,716 SF | 21,924 SF | 0.0 %* |
| Oceanside Residential Condominium | | | | | |
| Permanent Residential | 12 units / buildable ac ¹ | 12.20 upland ac (9.76 buildable ac) | 117.12 units | 22 units | 18.78% |
| Cumulative Total | | | | | 99.42% |

- 1: This is maximum net density (12 dwelling units per buildable acre), not allocated density (1 dwelling unit per acre), as the applicant intends to utilize TDRs to allow a total of permanent residential units that is beyond that allowed by the allocated density allowance.
- 2: This is maximum net density (15 rooms per buildable acre), not allocated density (10 rooms per acre). However, the applicant has not stated any intent to utilize TDRs to allow a total of transient residential units that is beyond that allowed by the allocated density allowance.

1 3: The low-intensity commercial retail total includes the 1,240 SF marina store / watersports
2 management and 1,510 SF restaurant seating areas.

3 4: Pursuant to a recent text amendment to the Monroe County Code (adopted by Ordinance
4 #019-2013), boat barns consist of nonresidential floor area and are thereby subject to a
5 FAR. Prior to the text amendment, the floor area of a boat barn was not considered
6 nonresidential floor area if its total floor area did not exceed 50% of the total land area on
7 which it was situated. This application was submitted prior to the effective date of
8 Ordinance #019-2013. Further, a condition of the last major conditional use permit
9 approval, #2 of #P21-07, expressly referred to this prior provision. Therefore, as the
10 applicant submitted the plans in reliance of this previous provision, and at a time in which
11 the provision was in effect, the table does not reflect the current light industrial FAR
12 requirement of 0.30 as the floor area of the boat barn (21,924 SF) does not exceed 50% of
13 the total land area (487,000 SF).
14

15 IV RECOMMENDATION:
16

17 The Planning & Environmental Resources Department recommends approval with the
18 following revisions (staff reserves the right to request additional revisions as analysis
19 continues):
20

- 21 • Include legal description of Peninsular Avenue road abandonment in Section I.
- 22 • A new conceptual site plan of the Oceanside Property, showing the expanded property
23 and additional market rate residential dwelling unit, is required to replace the conceptual
24 site plan approved as Exhibit 23 of the existing agreement and Exhibit 29 of the First
25 Amendment.
- 26 • In the event the BOCC denies the petition to abandon the Peninsular Avenue right-of-
27 way, staff will not recommend approval of the Second Amendment to the Planning
28 Commission or Board of County Commissioners.
- 29 • Submit exhibits referenced in the Second Amendment.
30

File #: **2014-175**

Owner's Name: Oceanside Investors, LLC
County of Monroe

Applicant: Oceanside Investors, LLC (2)

Agent: Barton W. Smith, Esq.

Type of Application: Development Agreement

Key: Stock Island

RE: 00127420.000000
00127420.000100
00126210.000000
00126220.000000
00126230.000000

Additional Information added to File 2014-175

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 Danny L. Kolhage, Dist. 1

Mayor Pro Tem Heather Carruthers, Dist. 3

George Neugent, Dist. 2

David Rice, Dist. 4

Sylvia Murphy, Dist. 5

We strive to be caring, professional, and fair.

Date: 12.10.14

Time: _____

Dear Applicant:

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

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

Thank you.

Jail Creech

Planning Staff

Creech-Gail

From: Davisson-Bryan - *Labels*
Sent: Wednesday, December 10, 2014 2:51 PM
To: Creech-Gail
Subject: RE: need 300' spon list
Attachments: Stock_Island_SPONs.xlsx

Follow Up Flag: Follow up
Flag Status: Completed

Attached is the spreadsheet.

Bryan

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

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

[Monroe County - GIS](#)

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

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

From: Creech-Gail
Sent: Wednesday, December 10, 2014 10:48 AM
To: Davisson-Bryan
Subject: need 300' spon list

Bryan,
I need a 300' buffer for surrounding property owners for the following RE #'s:

00127420.000000
00127420.000100
00126210.000000
00126220.000000
00126230.000000

This is not a rush. Thanks for your help.

*Best Regards,
Gail Creech
Planning Commission Coordinator*



Merry Christmas & Happy New Year!

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

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

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

812 NO. 6 FLEMING LLC
606 GREENE ST
KEY WEST, FL 33040-6625

AKTABOWSKI FRANK AND ANN M
989 OLD GREENVILLE RD
FAYETTEVILLE, GA 30215-7042

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

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

APPELLIS MICHEL
1414 NEWTON ST
KEY WEST, FL 33040

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

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

BACKWALL PARTNERS LLC
3605 SOUTH BEACH DR
TAMPA, FL 33629

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

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

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

BAMPARTNERS LP
PO BOX 287
SOUTHFIELD, MI 48037-0287

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

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

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

BEAM DAVID J AND RACHEL S
6900 MALONEY AVE UNIT 3
KEY WEST, FL 33040-6060

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

BENEDETTO GEORGE
4421 JEFFERSON HWY
JEFFERSON, LA 70121-1308

BENNER REBECCA S
2041 BLACK RIVER RD
BETHLEHEM, PA 18015-8920

BENNETT GLENN
6 EMERSON DR
CINNAMINSON, NJ 08077-4050

BERMAN BENJAMIN REV TRUST
12/21/2006
6800 MALONEY AVE LOT 55
KEY WEST, FL 33040-6073

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

BITTNER BEVERLY A
6800 MALONEY AVE LOT 39
KEY WEST, FL 33040-8112

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

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

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

BLUEWATER INVESTMENT LP
142 JFK DR
ATLANTIS, FL 33462

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

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

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

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

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

BREINES STEVEN
165 HORTON ST
BRONX, NY 10464-1620

BRUMBAUGH JOHN R
3310 N 4TH ST
HARRISBURG, PA 17110-1413

BUBBUS DAVID AND ELIZABETH DIANE JT
REV TR 9/16/11
216 N SHORE DR
RUSSELLVILLE, AR 72802-8827

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

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

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

C SERVICE LLC
61 SPOONBILL WAY
KEY WEST, FL 33040-7916

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

CAMPBELL EDWARD L AND PAMELA JO
611 SYCAMORE ST
RAVENSWOOD, WV 26164-1527

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

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

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

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

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

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

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

COUNTY OF MONROE
1100 SIMONTON ST
KEY WEST, FL 33040

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

COX STANLEY A
1648 RICHMOND RD
LEXINGTON, KY 40502

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

CUMALO PETR AND MARKET A
6900 MALONEY AVE UNIT 9
KEY WEST, FL 33040-6060

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

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

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

DBGB REV LIV TR
26 HINA ST
HILO, HI 96720

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

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

✓ DEPIERRO RICHARD
PO BOX 35
SAG HARBOR, NY 11963-0001

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

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

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

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

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

✓ ESTILL ROBERT I
2026 S QUEEN ST
YORK, PA 17403

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

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

✓ FLENARD DIANA L
6800 MALONEY AVE LOT 44
KEY WEST, FL 33040-8112

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

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

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

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

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

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

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

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

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

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

✓ GORDON LYNN J
P O BOX 131
CAPTAIN COOK, HI 96704

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

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

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

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

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

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

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

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

✓ HOYT R ASHLEY
3420 DUCK AVE
KEY WEST, FL 33040

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

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

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

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

✓ JACKSON RICHARD W
1301 FLAGLER AVE
KEY WEST, FL 33040

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

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

✓ JESSEE JASON
8 ALLAMANDA TER
KEY WEST, FL 33040-6203

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

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

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

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

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

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

✓ KEY WEST MARINA INVESTMENTS LLC
3949 EVANS AVE STE 102
FORT MYERS, FL 33901-9386

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

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

✓ LANDIS OLIVER
302 RIVER DR
SOUTHPORT, NC 28461-4110

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

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

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

✓ LEWIS MARK AND BETH
2075 WOOD ROAD
LEBANON, OH 45036

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

✓ LOOSE SCOTT C AND JAMIE A
48 CANNON ROYAL DR
KEY WEST, FL 33040-7803

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

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

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

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

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

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

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

✓ MCCARTHY CHRISTOPHER
P O BOX 406
SANDOWN, NH 03873

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

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

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

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

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

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

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

✓ MONTAGUE JUDITH
32B 9TH AVE
KEY WEST, FL 33040-5865

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

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

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

✓ NGUYEN VINCENT H
6900 MALONEY AVE UNIT 11
KEY WEST, FL 33040-6060

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

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

✓ OCEANSIDE 104 LLC
PO BOX 144745
CORAL GABLES, FL 33114-4745

✓ OCEANSIDE WET SLIP LLC
1010 KENNEDY DR STE 302
KEY WEST, FL 33040-4133

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

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

✓ OSM SLIPS LLC
PO BOX 144745
CORAL GABLES, FL 33114-4745

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

✓ OTTO CORY J
1507 18TH ST
KEY WEST, FL 33040-4619

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

✓ OYSTER POINT PROPERTIES LLC
105 E ST
HAMPTON, VA 23661

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

✓ PINA DELORES
6800 MALONEY AVE LOT 59
KEY WEST, FL 33040-8111

✓ PORTER POWELL DOUGLAS
95510 OVERSEAS HWY
KEY LARGO, FL 33037

✓ PRITZ DALE
1832 SCHAWAN LN
YORK, PA 17402

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

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

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

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

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

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

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

✓ SAWYER GREGORY M
6800 MALONEY AVE LOT 37
KEY WEST, FL 33040-8109

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

✓ SESSLER WANDA
6800 MALONEY AVE LOT 42
KEY WEST, FL 33040-8112

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

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

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

✓ SICINSKI WALTER AND BENNETT MONICA
142 TYRREL AVE
TORONTO, ONTARIO M6G 2G7
CANADA

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

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

✓ SIMONTON ROW LTD
1109 EATON ST
KEY WEST, FL 33040

✓ SIMPSON DANIEL J
6800 MALONEY AVE LOT 35
KEY WEST, FL 33040-8109

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

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

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

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

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

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

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

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

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

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

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

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

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

✓ TORTUGA WEST HOUSING LLC
210 FRONT ST STE 107
KEY WEST, FL 33040-8304

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

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

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

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

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

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

✓ WEYMOUTH LISA A
P O BOX 791249
PAIA, HI 96779

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

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

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

✓ WOLZ ROBERT J
PO BOX 1411
KEY WEST, FL 33041

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

End of Additional File 2014-175

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Request for a Development Agreement

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

Development Agreement Application Fee: \$12,900.00

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

Advertising Costs: \$245.00

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

Date of Submittal: 12 / 40 / 2014
Month Day Year

Property Owner:

Oceanside Investors, LLC

Name

1010 Kennedy Drive, Suite 303, Key West, Florida 33040

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

(305) 395-1610

Daytime Phone

jallison@theallisonfirm.net

Email Address

Agent (if applicable):

Barton W. Smith, Esq.

Name

138 - 142 Simonton Street, Key West, Florida 33040

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

(305) 296-7227

Daytime Phone

bart@smithoropeza.com

Email Address

Legal Description of Property:

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

See Development Agreement already on file with County Planning Staff

| Block | Lot | Subdivision | Key |
|--|-----|-------------|---|
| 00127420-000000, 00127420-00100, 00126210-000000, 00126220-000000, 0012126230-000000 | | | 1161624, 8884257, 1160407, 1160415, 1160423 |

Real Estate (RE) Number

Alternate Key Number

5948, 5950 and 5970 Peninsular Ave., Stock Island, FL 33040 MM5

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

Approximate Mile Marker

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

APPLICATION

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

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

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

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

See Development Agreement, First Amendment, and attached Second Amendment

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

See Development Agreement

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

See Development Agreement

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

See Development Agreement

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

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

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

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

- Complete development agreement application (unaltered and unbound);
- Correct fee (check or money order to Monroe County Planning & Environmental Resources); **included**
- Proof of ownership (i.e. Warranty Deed); **SEE TAB 1**
- Current Property Record Card(s) from the Monroe County Property Appraiser; **SEE TAB 2**
- Location map;
- Photograph(s) of site(s) from adjacent roadway(s);
- Signed and Sealed Boundary Survey(s), prepared by a Florida registered surveyor – sixteen (16) sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat);
- Written description of project; -

APPLICATION

- Typed name and address mailing labels of all property owners within a 300 foot radius of the property(s) – (three sets).** This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included **SEE TAB 4**

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

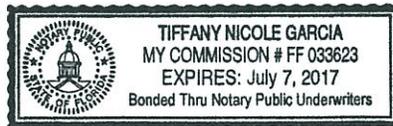
- Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property) **SEE TAB 4**
- Signed and Sealed Site Plan(s), prepared by a Florida registered architect, engineer or landscape architect– 16 sets** (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale)
- Floor Plans for all proposed structures and for any existing structures to be redeveloped – sixteen (16) sets** (drawn at an appropriate standard architectural scale and including handicap accessibility features)
- Elevations for all proposed structures and for any existing structures to be modified – 16 sets** (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure) – **to be provided**
- Landscape Plan(s) by a Florida registered landscape architect – 16 sets** (may be shown on the site plan; however, if a separate plan, drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale)
- Traffic Study(s), prepared by a licensed traffic engineer**
- Relevant Letters of Coordination**

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

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

Signature of Applicant:  Date: 12-9-2014

Sworn before me this 9th day of December 2014




Notary Public
My Commission Expires

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

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT

THIS SECOND AMENDMENT TO DEVELOPMENT AGREEMENT (“Second Amendment”) is entered into by and between Monroe County, Florida, a Political Subdivision of the State of Florida (“Monroe County”), Summerland Palms Investors, LLC, a Florida limited liability company (“Summerland Palms”), Coco Palms Developers, LLC, a Florida limited liability company, (“Coco Palms Developers”), Suncrest Investors, LLC, a Florida limited liability company (“Suncrest”) as successor in interest to Singh Investors, LLC and Suncrest Landings, LLC, Florida limited liability companies, Barton W. Smith and Paulina Smith, as husband and wife, subject to a life estate in favor of Apolonia Czerniewska and Stanislaw Czerniewska (collectively, “Smith”) and Oceanside Investors, LLC, a Florida limited liability company (“Oceanside Investors”) (collectively, the “Parties”) pursuant to Sections 110-132, 110-133, 130-161.1 of the Monroe County, Florida Code of Ordinances (“Monroe County Code”) and the Florida Local Government Development Agreement Act, Florida Statutes Sections 163.3220-163.3243 (2013) and is binding on the “Effective Date” set forth herein.

WITNESSETH:

The Parties hereby agree as follows:

I. RECITALS

A. This Second Amendment involves the transfer of one (1) Transferable Residential Rate of Growth Ordinance Exemption (“TRE”), from a Sender Site at 6800 Maloney Ave., Unit 29, Stock Island, Florida to the Oceanside Property, a Receiver Site, at 5948, 5950 and 5970 Peninsular Avenue, Stock Island, Monroe County, Florida (“Oceanside Property”). The Smith Property (as defined below) shall be included in the definition “Properties” as defined in the Development Agreement (as defined below). Any terms not defined in this Second Amendment shall have the meanings ascribed to them in the Development Agreement.

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

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

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

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

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

G. The Parties, with the exception of Suncrest, but including Suncrest's predecessor in interest, Suncrest Landing, LLC and Singh Investors, LLC, entered into a Development Agreement with the County dated December 5, 2013 ("Original Development Agreement") and the Parties, except for Smith entered into a First Amendment to Development Agreement with the County dated December 10, 2014 ("First Amendment" and with the Original Development Agreement, collectively, the "Development Agreement"), providing for the redevelopment of the Oceanside Property.

H. 6800 Maloney Ave., Unit 29, Stock Island, Florida is generally described as follows:

1. Smith owns that certain real property located at 6800 Maloney Ave., Unit 29, Stock Island, Florida ("Smith Property"). A copy of the Warranty Deed evidencing Smith's ownership is attached as Exhibit 30. Historically and currently the Smith Property was and is used as a unit within a mobile home/recreational vehicle park.

2. The Smith Property is legally described as Unit 29 of Harbor Shores Condominium, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 982, Page 1824 ("Declaration"), and all exhibits and amendments thereof, Public Records of Monroe County, Florida. A complete legal description is provided in the Warranty Deed attached as Exhibit 30.

3. As of the date of this Second Amendment, the Smith Property is assessed by the Monroe County Property Appraiser as real estate number 00133760-000127.

4. The Smith Property currently has an Urban Residential Mobile Home Land Use (Zoning) District designation and a Residential High Future Land Use Map designation. A copy of the Land Use District Map and Future Land Use Map for the Smith Property is attached as Exhibit 31.

5. The Smith Property currently has a Tier Overlay District designation of Tier III.

II. PURPOSE

The overall purpose of this Second Amendment is to allow for a reasonable use of the Smith Property and Oceanside Property by allowing the transfer of the one (1) market-rate TRE to the eligible receiver site of Oceanside Property, while assuring preservation on the Smith Property of one (1) residential dwelling unit as affordable housing.

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

III. TERMS OF AGREEMENT

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

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

1. Section I.M.4. is hereby amended as follows:

The Cudjoe Coco Palms Property currently has Urban Residential Mobile Home (“URM”), Native Area (“NA”) and Suburban Commercial (“SC”) Land Use (Zoning) District designations and Mixed Use Commercial (“MC”), Residential Conservation (“RC”) and ~~Mixed Use Commercial (“MC”)~~ Residential High (“RH”) Future Land Use Map designations. A copy of the Land Use District Map and Future Land Use Map for the Cudjoe Coco Palms Property is attached as Exhibit 14.

2. Section II is hereby amended by inserting the following at the end of Section II:

K. Smith desires to transfer the TRE rights (“Smith TRE”), attributable to the one (1) lawfully-established and recognized market-rate, permanent residential dwelling unit on the Smith Property, to the Oceanside Property. Simultaneously therewith, Smith agrees to deed restrict the one (1) residential dwelling unit at the Smith Property and to maintain those residential dwelling units as affordable housing pursuant to Monroe County Code Section 130-161.1.

L. This Agreement will allow for a reasonable use of the Smith Property and Oceanside Property by allowing the transfer of the market-rate Smith TRE to the eligible receiver site of Oceanside Property, while assuring preservation on the Smith Property of the one (1) residential dwelling unit as affordable housing.

3. Section III.B. is hereby amended as follows:

B. Legal Description and Ownership. The legal descriptions for the Properties subject to this Agreement are set forth in Exhibits 2, 9, 13, ~~and~~ 17, 24, 26 and 30.

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

e. The redevelopment of the Oceanside Property includes the addition of up to ~~78~~ 79 new, market rate residential dwelling units, which may be used as vacation rentals, up to 17 new hotel rooms, a new restaurant, and other improvements related to the existing marina and accessory development. The residential density would not exceed ~~100~~ 101 permanent residential units and 17 transient units. Not including accessory structures related to the residential uses, the nonresidential intensity shall not exceed 40,000 square feet.

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

The ~~Cudjoe Coeo Palms Property~~ Stock Island Suncrest Property shall be developed with seven (7) mobile homes (or other allowed types of residential dwelling units). All seven (7) residential dwelling units shall be deed-restricted as affordable housing pursuant to the Monroe County Code.

6. Section III.D. is hereby amended by inserting the following at the end of Section III.D.:

5. Smith Property, 6800 Maloney Ave., Unit 29, Stock Island, Florida:

- a. The Smith Property currently has an Urban Residential Mobile Home (“URM”) Land Use (Zoning) District designation and a Residential High (“RH”) Future Land Use Map designation.
- b. In accordance with this Agreement and with the RH Future Land Use Map category, as set forth in Monroe County Comprehensive Plan Policy 101.4.4, the permitted uses in the RH Future Land Use Map category include mobile homes, detached residential dwellings and accessory uses. Mobile homes and detached residential dwellings are eligible to be deed-restricted as affordable housing.
- c. In accordance with this Agreement and with the URM Land Use (Zoning) District, as set forth in Monroe County Code Section 130-99, and in compliance with other provisions of the Code, the permitted uses in the URM Land Use (Zoning) District include mobile homes, detached residential dwellings and accessory uses. Mobile homes and detached residential dwellings are eligible to be deed-restricted as affordable housing.
- e. The Smith Property shall be developed with one (1) mobile home (or other allowed type of residential dwelling unit). The one (1) residential dwelling unit shall be deed-restricted as affordable housing pursuant to the Monroe County Code.
- f. If the mobile home on the Smith Property is replaced with a new residential dwelling unit, the height of any new structure shall not exceed 35 feet, except as provided by Monroe County Code, as amended.

7. Section III.E. is amended as follows:

Public Facilities. At the sender sites, Summerland Palms, Cudjoe Coco Palms, Smith Property and Stock Island Suncrest, there are no impacts on public facilities since the number of residential dwelling units is derived from pre-existing, lawfully-established mobile homes and the number of residential dwelling units shall not be increased by approval and application of this Agreement. Moreover, at the receiver site, Oceanside, the impact on public facilities is nominal. The numbers of existing residential dwelling units at two of the sender sites, Summerland Palms and Cudjoe Coco Palms, were recognized in the planning for the sewage treatment plant serving the Cudjoe Regional Sewer system. The number of existing residential dwelling units at the other sender sites, Stock Island Suncrest and Smith Property, and the receiver site, Oceanside, were recognized in the planning of the sewage treatment plant serving Stock Island. The number of residential dwelling units at the receiver sites on Stock Island was accounted for as existing in the data base prepared for the Monroe County 2010 Comprehensive Plan.

8. Section III.E.4. is amended as follows:

The Oceanside Property, Smith Property and Stock Island Suncrest Property are connected to central sewer via KW Resort Utilities Corp.'s system. The Summerland Palms Property and Cudjoe Coco Palms Property currently utilize on-site systems. The Summerland Palms Property and Cudjoe Coco Palms Property are scheduled to be connected to the Cudjoe Regional Sewer System.

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

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

a. The Oceanside Property consists of ~~20.06~~ 20.20 gross acres consisting of ~~12.06~~ 12.20 acres of upland and 8.0 acres of submerged land. There currently exist twenty-two (22) market-rate residential dwelling units, in the form of condominium units on the property.

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

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

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

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

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

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

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

- i. In addition to the already existing twenty-two (22) attached, market-rate residential dwelling units, up to ~~seventy-eight (78)~~ seventy-nine (79) new attached, market-rate residential dwelling units, each of which may be configured to include a separately rentable "lockout" consisting of no more than one (1) bedroom and one (1) bathroom, all of which may be used for vacation rental use, provided Oceanside Investors constructs and 1) installs and maintains a gated entrance and 2) establishes a homeowner's or property owner's association that expressly regulates or manages vacation rental uses.
- ii. A hotel with up to seventeen (17) new hotel rooms.
- iii. Eight (8) existing wet slips that have existed for over 40 years but have not been properly permitted. Twenty percent (20%) of Oceanside Investors' wet slips shall be restricted to use by commercial fishing vessels.
- iv. A restaurant with up to 150 seats and up to 3,859 square feet of floor area.

- v. Additional amenities ancillary and accessory to the vacation rental and hotel use, including a lobby, gatehouse, offices, fitness center, bath house, maintenance, housekeeping and watersports consisting of up to 9,352 square feet as depicted on plans submitted with this Agreement.
- vi. A marina store, dock master, and watersport offices consisting of up to 1,973 square feet as depicted on plans submitted with this Agreement.
- vii. Parking areas and landscaping
- viii. Public access is permitted to the Oceanside Property, Hickory House and Abandoned Road waterfront boardwalk as depicted on the conceptual site plan attached to this Agreement as Exhibit ~~29~~ 32, which shall be open to the public free of charge from 7:00 a.m. to dusk three hundred sixty-five (365) days per year. Oceanside Investors may establish and enforce reasonable rules related to use of the waterfront boardwalk and conduct by the public while using the waterfront boardwalk from 7 a.m. to dusk. Oceanside Investors agrees that no physical barrier may be erected to close off access or create the appearance that access during daylight hours is restricted. This condition shall survive the expiration of the Agreement.

10. Section III.H.a. is amended as follows:

- a. Vacation Rental use of each of Oceanside Property's ~~seventy-eight (78)~~ seventy-nine (79) new attached market rate dwelling units, and of each dwelling unit's lockout, shall be allowed, provided that the Oceanside Property is operated as a gated community with an entrance gate and fence surrounding the property and establishes a homeowner's or property owner's association that expressly regulates or manages vacation rental uses. Pursuant to Monroe County Code Section 101-1 "Definitions" a vacation rental unit is defined as "an attached or detached dwelling unit that is rented, leased or assigned for tenancies of less than 28 days duration."

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

I. **Rental License.** Monroe County Code Section 23-85 requires each person engaged in the business of renting accommodations, including vacation rentals and other public lodgings licensed pursuant to Chapter 509, Florida Statutes, to pay a business tax and to obtain annually a business tax receipt for each place of business at which the rental occurs. Each of the new ~~seventy-eight (78)~~ seventy-nine (79) residential dwelling units and each of the lockouts within such units engaged in Vacation Rental use shall be deemed a "place of business" subject to taxation under Monroe County Code Section 23-85. Oceanside Investors, its successors and assigns, so long as all or a portion of the property is used for vacation rentals, shall pay the business tax imposed pursuant to Monroe County Code Section 23-85 for each vacation rental unit and for each lockout utilized for or held out as public

lodging, in addition to the seventeen (17) hotel rooms. Pursuant to this Agreement, Oceanside Investors will be required to obtain a total of ~~one hundred seventy-three (173)~~ one hundred seventy-five (175) business tax receipts, consisting of one receipt for each dwelling unit, one receipt for each lockout, and one receipt for each hotel room and shall pay the business tax for each unit, lockout, and hotel room being utilized in the business of Vacation Rental annually. The tax collector may not accept the tax or issue receipts for the business tax unless the vacation rentals are licensed pursuant to Ch. 509, Florida Statutes.

12. Section III.J. is hereby amended as follows:

J. Deed Restrictions for Affordable Housing. The Summerland Palms Property consists of twenty-two (22) parcels of record, with the mobile home spaces/parcels depicted in a survey of the Summerland Palms Condo Association, Inc. dated August 22, 2007. The Cudjoe Coco Palms Property consists of one (1) parcel of record, with the mobile home spaces depicted in the survey dated September 10, 2013. The Stock Island Suncrest Property consists of one (1) parcel of record, with the mobile home spaces depicted in the survey dated September 10, 2013. The Smith Property consists of one (1) parcel of record, with the mobile home space depicted in the Declaration.

- a. The Summerland Palms Property shall have a single deed-restriction for twenty-two (22) affordable housing units and shall be recorded on all land described in I. Recitals, L. and legally described in Exhibit 9 of this Agreement.
- b. The Cudjoe Coco Palms Property shall have a single deed-restriction for seventeen (17) affordable housing units and shall be recorded on all land described in I. Recitals, M. and legally described in Exhibit 13 of this Agreement.
- c. The Stock Island Suncrest Property shall have a single deed-restriction for seven (7) affordable housing units and shall be recorded on all land described in I. Recitals, N. and legally described in Exhibit 17 of this Agreement.
- d. The Smith Property shall have a single deed-restriction for one (1) affordable housing unit and shall be recorded on all land described in I. Recitals, H. of the Second Amendment and legally described in Exhibit 30 of this Agreement.

13. Section III.K.c. is hereby amended as follows:

- b. At Monroe County's request, Coco Palms Developers, ~~Singh Investors~~, Suncrest, ~~and~~ Summerland Palms ~~and~~ Smith, their successors and/or assigns shall provide Monroe County with an annual report demonstrating compliance with the eligibility requirements of Monroe County Code Section 130-161.

13. Section III.L.b. is hereby amended as follows:

- b. Neither tourist housing use nor vacation rental use of the affordable housing units established on the Summerland Palms Property, Cudjoe Coco Palms Property, ~~or~~ Stock Island Suncrest Property or Smith Property, or any other affordable housing resulting from this Agreement shall be allowed

14. Section III.L.e.i. is hereby amended as follows:

- i. By a corresponding resolution, the Board of County Commissioners reserves ~~forty-six (46)~~ forty-seven (47) allocations, comprised of ~~twenty-three (23)~~ twenty-four (24) moderate income affordable ROGO allocations, twelve (12) median income affordable ROGO allocations, and eleven (11) low income affordable ROGO allocations for award to the above mentioned mobile home parks until five (5) years from the effective date of this agreement.
 - a. Suncrest shall be allocated three (3) low income and four (4) moderate income affordable ROGO allocations.
 - b. Summerland Palms shall be allocated seven (7) low income, ten (10) median income and five (5) moderate affordable ROGO allocations.
 - c. Coco Palms Developers shall be allocated one (1) low income, two (2) median income and fourteen (14) moderate income ROGO allocations.
 - d. Smith shall be allocated one (1) moderate income affordable ROGO allocation.

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

M. Site Plan Approval: Monroe County does hereby accept the conceptual site plan of the Oceanside Property. The conceptual site plan is attached as Exhibit ~~29~~ 32, and supersedes the previously accepted conceptual site plans which was were attached to the Development Agreement as Exhibit 23 and to the First Amendment as Exhibit 29. The development shall be consistent with all applicable codes, including but not limited to the Monroe County Comprehensive Plan and Monroe County Code. Following a review of compliance with such codes, the final site plan must be approved by the Monroe County Planning Commission as an amendment to the Property's major conditional use permit. The Planning Commission has final authority over the development approval and the site plan which may be amended by the Planning Commission.

- C. **Effect of Second Amendment to Development Agreement.** Except as expressly modified in this Second Amendment, all terms and provisions in the Development Agreement for the Parties remain unchanged and continue in full force and effect.
- D. **Recording.** Monroe County shall record this Second Amendment with the Clerk of the Circuit Court of Monroe County within fourteen (14) days following signature by all Parties. Oceanside Investors agrees that it shall be responsible for all recording fees and other related fees and costs related to the recording and delivery of this Second Amendment as described in this section. The provisions hereof shall remain in full force and effect

during the term provided herein and shall be binding upon all successors in interest to the Parties to this Second Amendment.

- E. **Conflicting Resolutions.** All resolutions or parts thereof in conflict with the provisions of this Second Amendment and its resolution are hereby repealed to the extent of such conflict.
- F. **Severability.** If any part of this Second Amendment is contrary to, prohibited by, or deemed invalid under any applicable law or regulation, such provisions shall be inapplicable and deemed omitted to the extent so contrary, prohibited, or invalid; however, the remainder of the Second Amendment shall not be invalidated thereby and shall be given full force and effect as if the contrary, prohibited, or invalid provision was never a part hereof.
- G. **Effective Date.** The “Effective Date” of this Second Amendment is January 22, 2014.

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

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

Summerland Palms Investors, LLC

By: _____
PRITAM SINGH, managing member

Date: _____

Suncrest Investors, LLC

By: _____
PRITAM SINGH, managing member

Date: _____

Oceanside Investors, LLC

By: _____
PRITAM SINGH, managing member

Date: _____

Coco Palms Developers, LLC

By: _____
PRITAM SINGH, managing member

Date: _____

State of _____)

County of _____)

County of _____)

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

Name:

Smith

Barton W. Smith, individually

Date: _____

Paulina Smith, individually

Date: _____

Apolonia Czerniewska, individually

Date: _____

Stanislaw Czerniewska, individually

Date: _____

State of _____)

)

County of _____)

The foregoing instrument was acknowledged before me on this ____ day of _____, 2014, by Barton W. Smith and Paulina Smith, as husband and wife, Apolonia Czerniewska and Stanislaw Czerniewska. Each is personally known to me and did not take an oath.

Name:

Monroe County

**Monroe County Board of County
Commissioners**

Date

MAYOR SYLVIA MURPHY

ATTEST: AMY HEAVILIN, CLERK

DEPUTY CLERK

**This document was prepared by
and should be returned to:**

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

SPECIAL WARRANTY DEED

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

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

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

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

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

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

Signed, sealed and delivered in the presence of ATLAS FL II SPE LLC, a North Carolina limited liability company the following witnesses:

Max Labrada
Print Name: Max Labrada

DACE BITTNER
Print Name: DACE BITTNER

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

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

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



Brian Bennett
Printed/Typed Name of Notary

My Commission Expires: 5/9/2014

EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

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

PART A:

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

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

TOGETHER WITH

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

UPLAND TERMINUS BOUNDARY LINE:

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

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

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

PARCEL A:

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

AND ALSO

PARCEL B:

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

ALSO

PARCEL C:

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

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

ALSO

PARCEL D:

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

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

ALSO

PARCEL E:

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

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

ALSO

PARCEL F:

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

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

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

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

PARCEL G:

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

ALSO

PARCEL H:

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

PARCEL I:

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

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

ALSO

PARCEL J:

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

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

MISSING CALL OF EAST 376.50')

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

LESS (CONDOMINIUM):

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

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

LESS THE FOLLOWING PIERS:

NORTH PIER:

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

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

MIDDLE PIER:

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

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

LESS THE FOLLOWING PIER:

SOUTH PIER:

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

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

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

LESS THE FOLLOWING PARCEL:

DRY STORAGE:

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

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

EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. Reservations contained in Deed from the Trustees of the Internal Improvement Fund of the State of Florida, filed March 29, 1960 in Book 180, Page 381 . Note: The right of entry has been released pursuant to S270.11, F.S.
2. State of Florida Department of Administration Division of State Planning Affidavit Regarding the Florida Keys Area of Critical State Concern recorded August 13, 1976 in Book 668, Page 43.
3. Easement granted to The Utility Board of the City of Key West, Florida by instrument recorded March 19, 2002 in Book 1769, Page 863.
4. Grant of Non-Exclusive Easement granted to Oceanside Development Corporation, a Florida corporation and Oceanside Residential Condominium Association, Inc., a Florida not-for-profit corporation by instrument recorded March 19, 2002 in Book 1769, Page 1151.
5. Grant of Non-Exclusive Easement and Provider Agreement granted to Oceanside Development Corporation, a Florida corporation and Oceanside Residential Condominium Association, Inc., a Florida not-for-profit corporation by instrument recorded March 19, 2002 in Book 1769, Page 1164.
6. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
7. Rights of the United States Government to that part of the Land, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
8. Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously, under water (submerged).
9. Reservation(s) in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in the Deed recorded November 16, 1964 in Book 325, Page 595, as to: a. 3/4 interest in all phosphate, mineral and metal rights. b. 1/2 interest in all petroleum rights. c. Rights of exploration in conjunction with

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

10. Storm Sewer Easement to the State of Florida for the use and benefit of the State Road Department of Florida recorded September 27, 1966 in Book 379, Page 1033.
11. Drainage Easement in favor of the State Road Department of Florida recorded October 21, 1966 in Book 381, Page 225.
12. Reservation in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in the Deed recorded January 29, 1970 in Book 446, Page 255, as to: a. 3/4 interest in all phosphate, mineral, and metal rights b. 1/2 interest in all petroleum rights. c. Rights of exploration in conjunction with phosphate, mineral, metal and/or petroleum rights have been released pursuant to Florida Statute 270.11(2).
13. Reservation in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in the Deed recorded March 26, 1973 in Book 534, Page 198, as to: a. 3/4 interest in all phosphate, mineral, and metal rights. b. 1/2 interest in all petroleum rights. c. Rights of exploration in conjunction with phosphate, mineral, metal and/or petroleum rights have been released pursuant to Florida Statute 270.11(2).
14. Easement in favor of the Utility Board of the City of Key West recorded January 27, 1977 in Book 690, Page 313.
15. Reservation in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in the Deed recorded December 6, 1985 in Book 959, Page 2354, as to: a. 3/4 interest in all phosphate, mineral, and metal rights. b. 1/2 interest in all petroleum rights. c. Rights of exploration in conjunction with phosphate, mineral, metal and/or petroleum rights have been released pursuant to Florida Statute 270.11(2).
16. Grant of Non-Exclusive Access and Parking Easement Agreement in favor of Oceanside Marina Condominium Association, Inc., as recorded July 1, 1997 in Book 1464, Page 1517.
17. County Ordinance 10-77, providing for the annual levy on garbage and trash collection fees to be assessed upon this parcel of land.
18. Grant of Easement (Launching) as recorded August 1, 2003 in Book 1915, Page 92.
19. Grant of Easement (Ingress, Egress, Utilities, Drainage, Encroachments and Maintenance) as recorded August 1, 2003 in Book 1915, Page 100.

20. All the covenants, conditions, restriction, easements, assessments and possible liens, terms and other provisions of Declaration of Condominium and Exhibits thereto, recorded August 11, 2003 in Book 1918, Page 1967, Public Records of Monroe County, Florida, and as further amended, including, but not limited to one or more of the following: provisions for private charges or assessments; liens for liquidated damages; and/or option, right of first refusal or prior approval of a future purchaser or occupant. NOTE: Developers Right of First Refusal was terminated in Book 2201, Page 1282 and in Book 2212, Page 1604. (As to Condo Parcels only)
21. County Resolution No. 265-2004, providing for the annual levy for wastewater assessments recorded June 23, 2005 in Book 2126, Page 511.
22. Terms and conditions of the Monroe County Planning Commission Resolution No. P21-07 recorded July 13, 2007 in Book 2308, Page 801.



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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1161624 Parcel ID: 00127420-000000

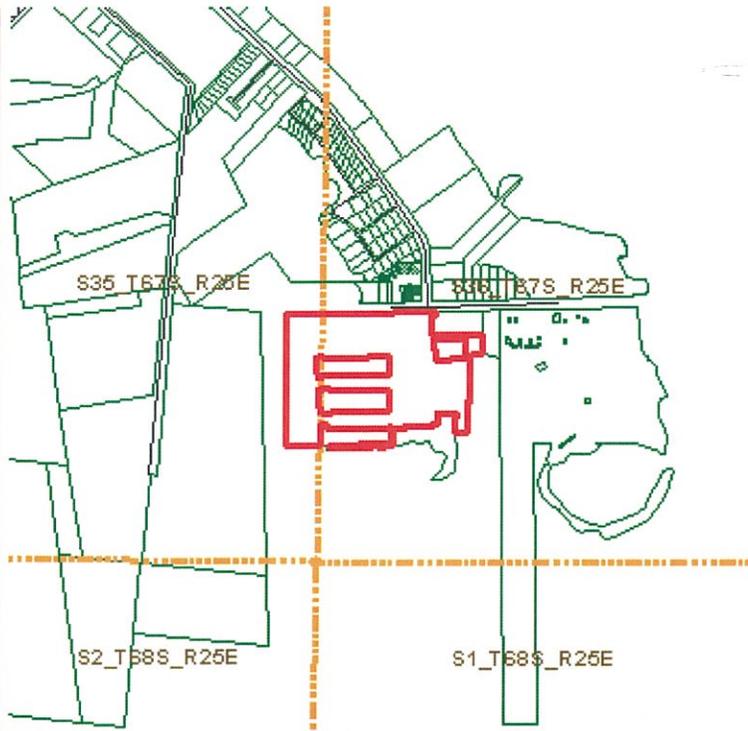
Ownership Details

Mailing Address:
 OCEANSIDE INVESTORS LLC
 PO BOX 144745
 CORAL GABLES, FL 33114-4745

Property Details

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

Click Map Image to open interactive viewer



Land Details

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

Building Summary

Number of Buildings: 6
 Number of Commercial Buildings: 6
 Total Living Area: 45361

Year Built: 1969

Building 1 Details

Building Type
 Effective Age 23
 Year Built 1969
 Functional Obs 0

Condition A
 Perimeter 142
 Special Arch 0
 Economic Obs 0

Quality Grade 250
 Depreciation % 30
 Grnd Floor Area 1,240

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

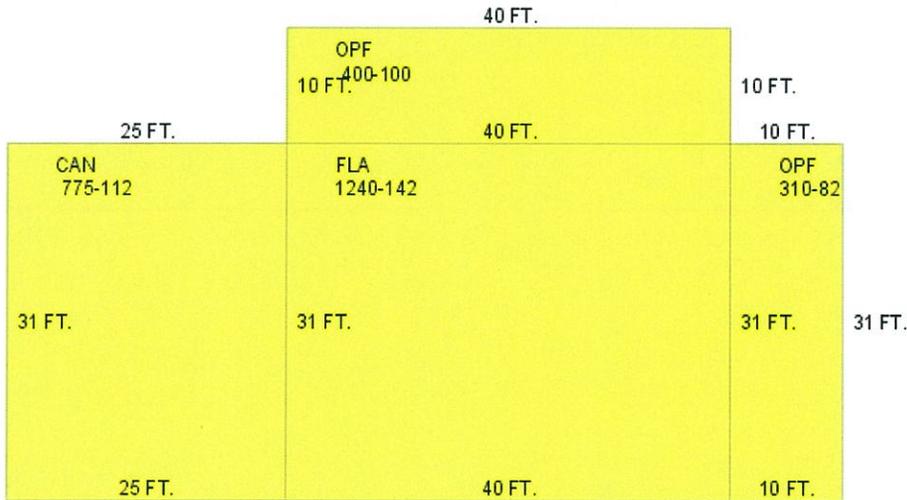
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

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

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



Sections:

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

Interior Finish:

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

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|-----------------|--------|
| 3284 | AVE WOOD SIDING | 100 |

Building 2 Details

Building Type
Effective Age 23
Year Built 1970
Functional Obs 0

Condition A
Perimeter 468
Special Arch 0
Economic Obs 0

Quality Grade 250
Depreciation % 30
Grnd Floor Area 9,704

Inclusions:

Roof Type
Heat 1
Heat Src 1

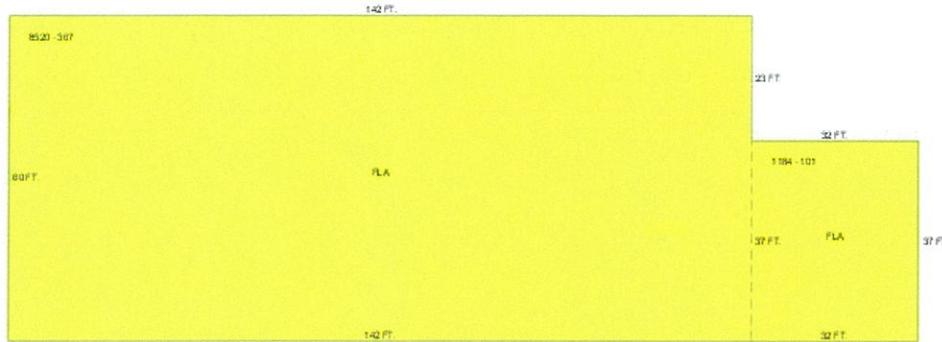
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

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

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



Sections:

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

Interior Finish:

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

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|--------------|--------|
| 3285 | METAL SIDING | 100 |

Building 3 Details

Building Type
 Effective Age 15
 Year Built 1969
 Functional Obs 0

Condition A
 Perimeter 800
 Special Arch 0
 Economic Obs 0

Quality Grade 250
 Depreciation % 20
 Grnd Floor Area 30,000

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

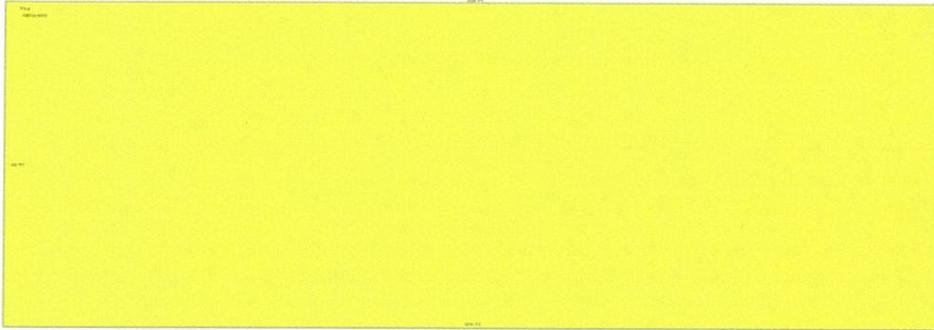
Extra Features:

2 Fix Bath 0

Vacuum 0

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

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



Sections:

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

Interior Finish:

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

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|--------------|--------|
| 3286 | METAL SIDING | 100 |

Building 4 Details

Building Type
 Effective Age 15
 Year Built 1983
 Functional Obs 0

Condition A
 Perimeter 180
 Special Arch 0
 Economic Obs 0

Quality Grade 250
 Depreciation % 20
 Grnd Floor Area 988

Inclusions:

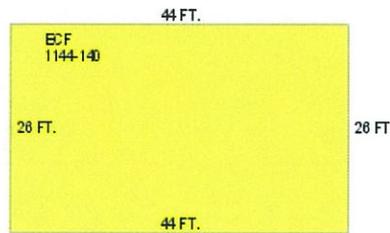
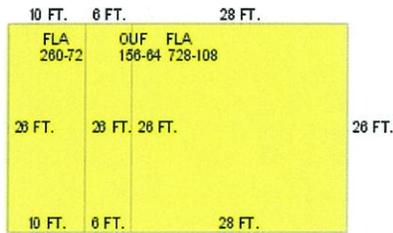
Roof Type
 Heat 1

Roof Cover
 Heat 2

Foundation
 Bedrooms 0

Heat Src 1
Extra Features:
 2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 18

Heat Src 2
 Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

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

Interior Finish:

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

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|--------------|--------|
| 3287 | METAL SIDING | 100 |

Building 5 Details

Building Type
Effective Age 23
Year Built 1975
Functional Obs 0

Condition A
Perimeter 60
Special Arch 0
Economic Obs 0

Quality Grade 250
Depreciation % 30
Grnd Floor Area 225

Inclusions:

Roof Type
Heat 1
Heat Src 1

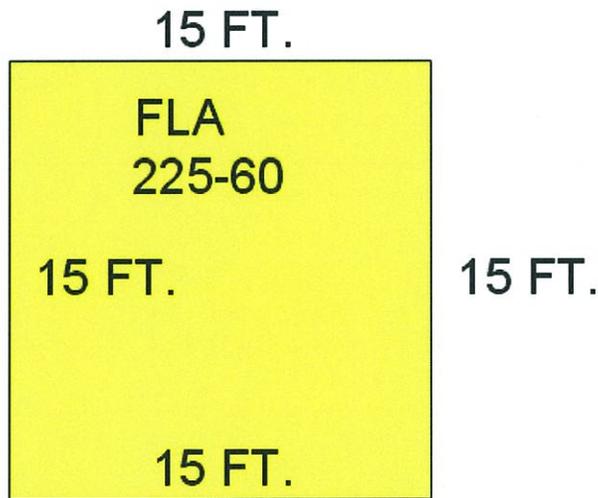
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

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

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



Sections:

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

Interior Finish:

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

Exterior Wall:

| | | | | |
|---|-----|---|------|-------|
| 4 | FLA | 1 | 1995 | 2,400 |
| 6 | OPX | 1 | 2003 | 2,010 |
| 7 | OUU | 1 | 2003 | 54 |
| 8 | OPX | 1 | 1995 | 100 |
| 9 | OUU | 1 | 2003 | 50 |

Interior Finish:

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

Exterior Wall:

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

Misc Improvement Details

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

| | | | | | | | | |
|----|--------------------|----------|-----|-----|------|------|---|----|
| 22 | RK2:BOAT RACKS | 10 UT | 0 | 0 | 1989 | 1990 | 1 | 30 |
| 23 | FN2:FENCES | 1,330 SF | 7 | 190 | 1993 | 1994 | 5 | 30 |
| 24 | CL2:CH LINK FENCE | 3,120 SF | 6 | 520 | 1993 | 1994 | 1 | 30 |
| 25 | PT3:PATIO | 1,240 SF | 0 | 0 | 1994 | 1995 | 2 | 50 |
| 26 | WD2:WOOD DECK | 564 SF | 0 | 0 | 1994 | 1995 | 4 | 40 |
| 27 | AC2:WALL AIR COND | 2 UT | 0 | 0 | 1994 | 1995 | 1 | 20 |
| 28 | WD2:WOOD DECK | 60 SF | 12 | 5 | 1994 | 1995 | 1 | 40 |
| 29 | AP2:ASPHALT PAVING | 2,008 SF | 0 | 0 | 1994 | 1995 | 1 | 25 |
| 30 | PT3:PATIO | 400 SF | 100 | 4 | 1993 | 1994 | 2 | 50 |
| 31 | WD2:WOOD DECK | 400 SF | 100 | 4 | 1983 | 1984 | 4 | 40 |
| 32 | CB2:DET CABANA | 100 SF | 10 | 10 | 1993 | 1994 | 3 | 60 |
| 33 | UB2:UTILITY BLDG | 72 SF | 12 | 6 | 1989 | 1990 | 2 | 50 |
| 34 | UB3:LC UTIL BLDG | 40 SF | 10 | 4 | 1989 | 1990 | 1 | 30 |
| 35 | UB2:UTILITY BLDG | 96 SF | 12 | 8 | 1992 | 1993 | 3 | 50 |
| 36 | UB2:UTILITY BLDG | 96 SF | 12 | 8 | 1992 | 1993 | 3 | 50 |
| 37 | FN2:FENCES | 600 SF | 60 | 10 | 1995 | 1996 | 5 | 30 |
| 38 | FN2:FENCES | 600 SF | 60 | 10 | 1995 | 1996 | 5 | 30 |
| 39 | FN2:FENCES | 192 SF | 16 | 12 | 1998 | 1999 | 5 | 30 |
| 40 | SW2:SEAWALL | 1,720 SF | 430 | 4 | 1998 | 1999 | 1 | 60 |

Appraiser Notes

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

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

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

Building Permits

| Bldg Number | Date Issued | Date Completed | Amount | Description | Notes |
|-------------|-------------|----------------|---------|-------------|---|
| 13102737 | 07/22/2013 | | 4,635 | Commercial | PERMIT APPROVAL TO INSALL VIDEO CAMERA'S FOR SECURITY |
| 14103480 | 07/30/2014 | | 0 | | INVASIVE EXOTIC REMOVAL |
| 06106750 | 03/15/2007 | | 225,000 | Commercial | New Marina entrance |

| | | | | | | |
|----|----------|------------|------------|-----------|------------|-----------------------------|
| | 10105254 | 09/02/2010 | | 0 | Commercial | WIRE RANGE HOOD |
| | 10104979 | 08/19/2010 | | 0 | Commercial | POOL, SPA, FENCE. |
| | 13100536 | 02/28/2013 | | 3,800 | Commercial | TEMP OFFICE TRAILER |
| | 13100535 | 02/28/2013 | | 10,000 | Commercial | DEMO INTERIOR |
| | 13100536 | 02/28/2013 | | 3,800 | Commercial | PLACE TEMP OFFICE 8 X 40 FT |
| | 13102543 | 06/27/2013 | | 0 | | DEMO BATH HOUSE. |
| 1 | 94-0659 | 08/01/1994 | 03/01/1995 | 200,000 | Commercial | COMM.RESTAURANT |
| | 95-0276 | 08/01/1994 | 03/01/1995 | 500 | Commercial | ENCLOSURE |
| | 94-1251 | 10/01/1994 | 10/01/1995 | 3,025 | Commercial | BUILDING MISC. |
| 4 | 981173 | 08/21/1998 | 06/11/1999 | 25,000 | Commercial | SEAWALL |
| 5 | 991605 | 06/23/1999 | 01/20/2000 | 9,500 | Commercial | COMMERCIAL ROOFING |
| 6 | 00/2271 | 05/24/2000 | 01/01/2001 | 25,000 | Commercial | SEAWALL-REPAIR |
| 7 | 01-2637 | 08/24/2001 | 06/10/2002 | 3,000,000 | Commercial | BOAT STORAGE BLDG |
| 8 | 01-2635 | 08/24/2001 | 06/10/2002 | 3,000,000 | Commercial | BOAT STORAGE BLDG |
| 9 | 01-5372 | 08/24/2001 | 06/10/2002 | 3,000,000 | Commercial | BOAT STORAGE BLDG |
| 10 | 11/4681 | 12/26/2001 | 12/29/2006 | 16,025 | Commercial | SIDEWALK-REPLACE |
| 11 | 01/4666 | 12/21/2001 | 06/10/2002 | 6,000 | Commercial | COMM. MISC. |
| 12 | 01/2635 | 08/24/2001 | 12/28/2007 | 3,000,000 | Commercial | site upgrades |
| 13 | 02/1355 | 05/09/2002 | 12/29/2006 | 150,000 | Commercial | EXPANSION OF REST. |
| 14 | 02/1758 | 05/14/2002 | 06/10/2002 | 72,000 | Commercial | DOCK |
| 15 | 02-2525 | 07/12/2002 | 03/13/2003 | 150,000 | Commercial | ADD TO RESTAURANT& C.O. |
| 17 | 01-2634 | 12/19/2001 | 12/29/2006 | 30,000 | Commercial | SLAB 1,466 SF |
| | 04-1801 | 05/28/2004 | 02/16/2005 | 99,720 | Commercial | ELECTRIC MISCELLANEOUS |
| | 01102653 | | 12/29/2006 | 0 | Commercial | new SFR |
| | 01102654 | | 12/29/2006 | 0 | Commercial | new SFR |
| | 01102655 | | 12/29/2006 | 0 | Commercial | new SFR |
| | 01102656 | | 12/29/2006 | 0 | Commercial | new SFR |
| | 01102658 | | 12/29/2006 | 0 | Commercial | new SFR |
| | 01102659 | | 12/29/2006 | 0 | Commercial | new SFF |
| | 01102660 | | 12/29/2006 | 0 | Commercial | new SFR |
| | 01102661 | | 12/30/2003 | 0 | Commercial | new SFR |
| | 01102657 | | 12/30/2003 | 0 | Commercial | new SFR |
| | 01102642 | | 12/30/2003 | 0 | Commercial | new SFR |
| | 01102641 | | 12/30/2003 | 0 | Commercial | new SFR |
| | 01102640 | | 12/30/2003 | 0 | Commercial | new SFR |
| | 01102639 | | 12/30/2003 | 0 | Commercial | new SFR |
| | 01102645 | | 12/30/2003 | 0 | Commercial | new SFR |
| | 01102643 | | 12/30/2003 | 0 | Commercial | new SFR |
| | 01102647 | | 12/30/2003 | 0 | Commercial | new SFRO |
| | 01102646 | | 12/30/2003 | 0 | Commercial | new SFR |
| | 01102648 | | 12/30/2003 | 0 | Commercial | new SFR |
| | 01102649 | | 12/30/2003 | 0 | Commercial | new SFR |
| | 01102650 | | 12/30/2003 | 0 | Commercial | new SFR |

| | | | | | |
|----------|------------|------------|------------|------------|--|
| 01102651 | 12/30/2003 | 0 | Commercial | new SFR | |
| 01102652 | 12/30/2003 | 0 | Commercial | new SFR | |
| 05104135 | 08/05/2005 | 12/29/2006 | 5,000 | Commercial | DEMO DRYWALL & TILE |
| 05105320 | 04/28/2006 | 12/28/2007 | 500,000 | Commercial | INTERIOR RENOVATIONS FOR 1ST FLOOR , CONCRETE SLAB, & ROOF |
| 06104082 | 03/12/2007 | 12/28/2007 | 10,000 | Commercial | Install New Buffer Tank |
| 07101892 | 05/24/2007 | | 100,000 | Commercial | DEMO METAL BUILD |
| 07101628 | 06/05/2007 | 12/28/2007 | 16,000 | Commercial | Install Kitchen Hoods |
| 07102762 | 08/13/2007 | | 2,400 | Commercial | Fire Suppression System |
| 07102478 | 07/26/2007 | 01/16/2008 | 1,200 | Commercial | Propane Tank & Lines |
| 07103478 | 09/13/2007 | | 57,000 | Commercial | Dock Improvements & Repairs |

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

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

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

Parcel Sales History

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

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

This page has been visited 24,046 times.

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



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

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

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

The offices of the Property Appraiser will be closed **Thursday** and **Friday** November 27th & 28th for Thanksgiving. Our offices will re-open Monday, December 1st, at 8 am.

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 8884257 Parcel ID: 00127420-000100

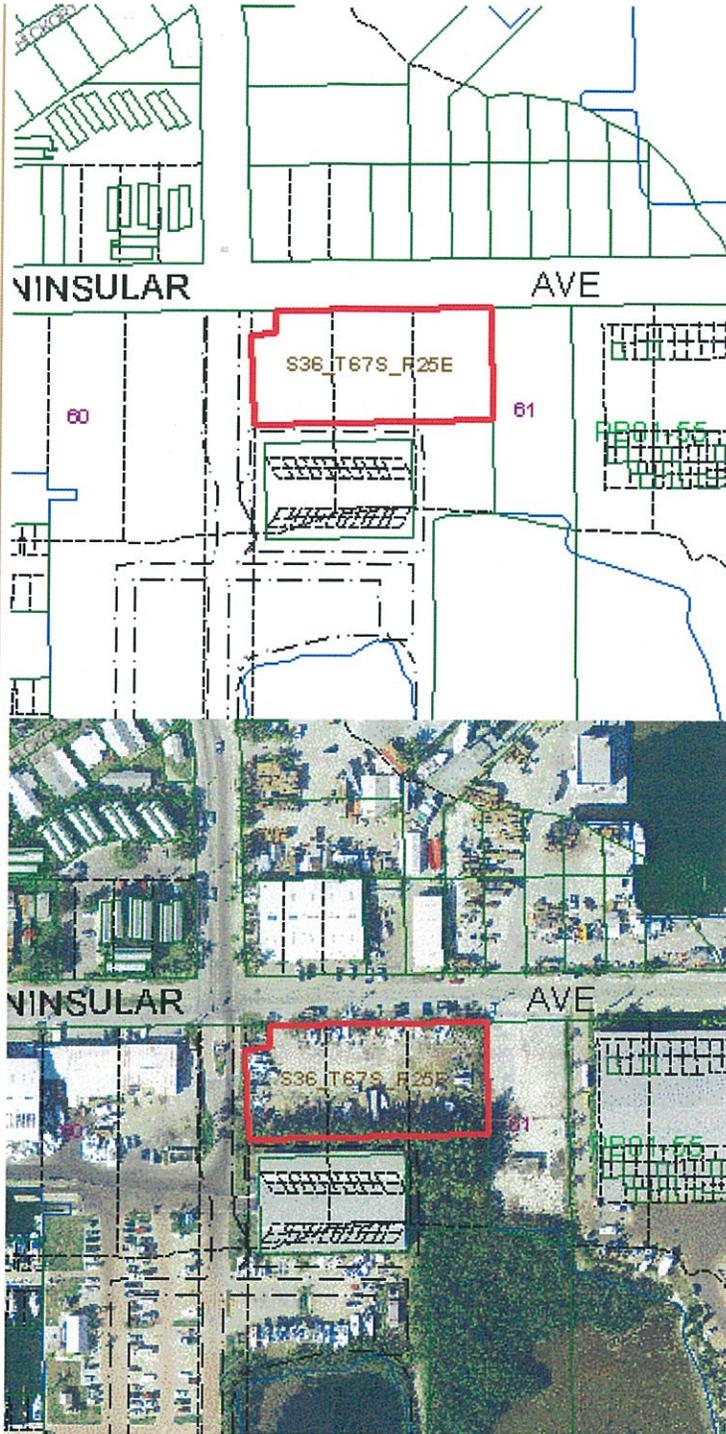
Ownership Details

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

Property Details

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

Click Map Image to open interactive viewer



Land Details

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

Appraiser Notes

THE BUILDING SETS ON ALL THREE LOTS. THE HIGH QUALITY GRADE IS FOR THE EXCEPTIONAL CONSTRUCTION. THE ET5-01 HAS BEEN DOUBLED TO GET HE CORRECT VALUE!!-05 "SKT BUILDING" BAY 1 & 2 ANDREW ALUMINUM 294-8848 BAY 3 TPE STRUCTURES INC. 305-293-41111 BAY 4 WILLET MARINE 293-0110 BAY 5 KEY FABRICATION 294-7509 BAY 6 MONTAGE BAY 7 & 8,9 & 10 CHEMICAL 296-4028 BAY 11 & 12 FLA KEYS ELECTRIC 296-4028 TPP 8928330 - INTERIOR TRIM BY KEVIN CHANEY (#5)

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

Building Permits

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

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

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

Parcel Sales History

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

| Sale Date | Official Records Book/Page | Price | Instrument | Qualification |
|-----------|----------------------------|------------|------------|---------------|
| 6/13/2013 | 2634 / 572 | 4,750,000 | WD | 12 |
| 1/26/2011 | 2503 / 2018 | 15,932,400 | WD | 12 |

11/25/2014

Property Search -- Monroe County Property Appraiser

| | | | | |
|-----------|-------------|-----------|-------------|-----------|
| 8/23/2005 | 2146 / 1633 | 2,800,000 | WD | O |
| 1/1/1996 | 1402 / 1644 | 58,400 | WD | P |
| 12/1/1995 | 1380 / 0841 | 175,000 | WD | Q |

This page has been visited 65,190 times.

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



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

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

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

The offices of the Property Appraiser will be closed Thursday and Friday November 27th & 28th for Thanksgiving. Our offices will re-open Monday, December 1st, at 8 am.

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1160407 Parcel ID: 00126210-000000

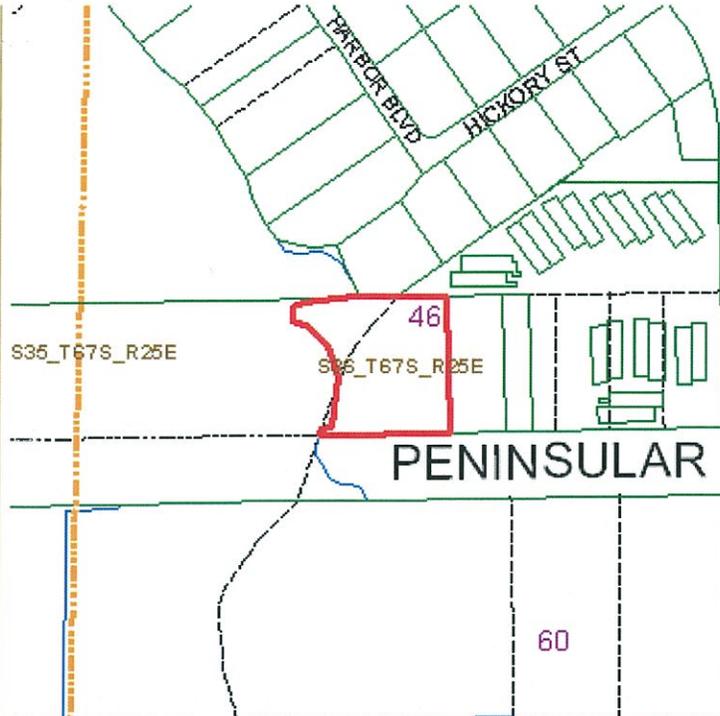
Ownership Details

Mailing Address:
COUNTY OF MONROE
C/O BOCC
1100 SIMONTON ST
KEY WEST, FL 33040

Property Details

PC Code: 86 - COUNTIES OTHER THAN (PC/LIST)
Millage Group: 110A
Affordable Housing: No
Section-Township- Range: 35-67-25
Property Location: 5948 PENINSULAR AVE SOUTH STOCK ISLAND
Legal Description: BK 46 LT 30 STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 OR396-430-431 OR849-2215D/C OR909-2011 OR1486-1843 OR2003-1905/06Q/C OR2255-1923

Click Map Image to open interactive viewer



Exemptions

| Exemption | Amount |
|------------------|------------|
| 14 - COUNTYLANDS | 622,941.00 |

Land Details

| Land Use Code | Frontage | Depth | Land Area |
|---------------|----------|-------|--------------|
| 8600 - COUNTY | 0 | 0 | 15,000.00 SF |

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 3798
 Year Built: 1958

Building 1 Details

Building Type
 Effective Age 50
 Year Built 1958
 Functional Obs 0

Condition E
 Perimeter 462
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 60
 Grnd Floor Area 3,798

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

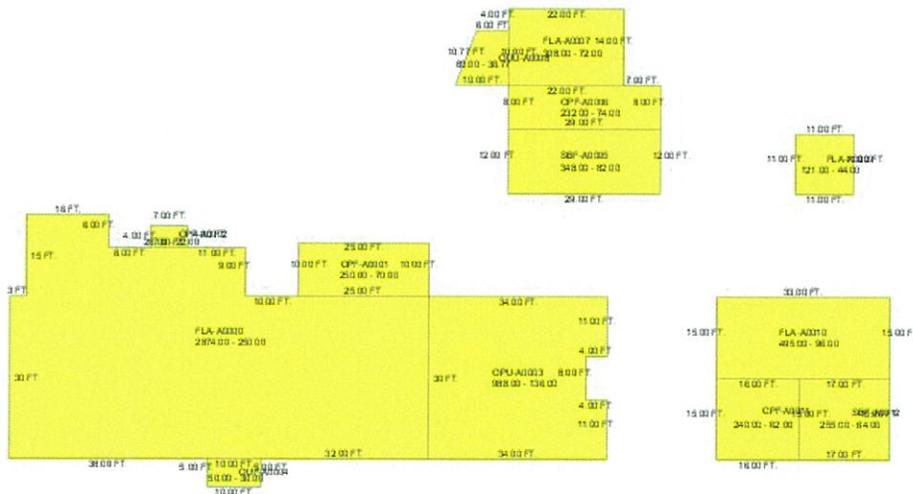
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 2
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 10

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



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % | Finished Basement % | Area |
|-----|------|----------------|-----------|------------|-------|-----|------------|---------------------|-------|
| 1 | FLA | 3:WD FR STUCCO | 1 | 1958 | | Y | | | 2,874 |
| 2 | OPF | | 1 | 1958 | | | | | 250 |

| | | | | | | |
|----|-----|----------------|---|------|---|-----|
| 3 | OPF | | 1 | 1958 | | 28 |
| 4 | OPU | | 1 | 1958 | | 988 |
| 5 | OUF | | 1 | 1958 | | 50 |
| 6 | SBF | 3:WD FR STUCCO | 1 | 1958 | | 348 |
| 7 | CPF | | 1 | 1958 | | 232 |
| 8 | FLA | 3:WD FR STUCCO | 1 | 1958 | Y | 308 |
| 9 | OOU | | 1 | 1958 | | 80 |
| 10 | FLA | 3:WD FR STUCCO | 1 | 1958 | N | 121 |
| 11 | FLA | 3:WD FR STUCCO | 1 | 1958 | N | 495 |
| 12 | CPF | | 1 | 1958 | | 240 |
| 13 | SBF | | 1 | 1958 | | 255 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|---------------|--------|-----------|-----|
| | | APTS-A | 100 | N | N |
| | 1 | APTS-A | 100 | N | N |
| | 1 | APTS-A | 100 | N | Y |
| | 1 | REST/CAFET-A- | 100 | N | Y |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|--------------------|--------|
| 3236 | AB AVE WOOD SIDING | 100 |

Misc Improvement Details

| Nbr | Type | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|----------------|----------|--------|-------|------------|-----------|-------|------|
| 1 | PT3:PATIO | 220 SF | 22 | 10 | 1957 | 1958 | 2 | 50 |
| 2 | PT3:PATIO | 450 SF | 10 | 45 | 1964 | 1965 | 2 | 50 |
| 3 | DK4:WOOD DOCKS | 66 SF | 6 | 11 | 1969 | 1970 | 3 | 40 |
| 4 | FN2:FENCES | 756 SF | 126 | 6 | 1979 | 1980 | 2 | 30 |
| 5 | SW2:SEAWALL | 498 SF | 166 | 3 | 1974 | 1975 | 2 | 60 |
| 6 | DK4:WOOD DOCKS | 200 SF | 20 | 10 | 1974 | 1975 | 3 | 40 |
| 7 | DK4:WOOD DOCKS | 318 SF | 106 | 3 | 1974 | 1975 | 3 | 40 |
| 8 | PT3:PATIO | 348 SF | 87 | 4 | 1974 | 1975 | 2 | 50 |
| 9 | PT3:PATIO | 210 SF | 70 | 3 | 1974 | 1975 | 2 | 50 |
| 10 | DK4:WOOD DOCKS | 64 SF | 4 | 16 | 1970 | 2005 | 3 | 40 |
| 11 | DK4:WOOD DOCKS | 1,155 SF | 11 | 105 | 1970 | 2005 | 3 | 40 |
| 12 | DK4:WOOD DOCKS | 112 SF | 28 | 4 | 1970 | 2005 | 3 | 40 |

Appraiser Notes

| |
|---|
| 14-1 |
| HICKORY HOUSE RESTAURANT, IS VACANT NOT IN USE, REDUCED THE EFF. AGE & THE WALL TYPE, REMOVED AC, BARRY |

Building Permits

| Bldg Number | Date Issued | Date Completed | Amount | Description | Notes |
|-------------|-------------|----------------|--------|-------------|----------------------------|
| 04-0445 | 07/06/2004 | 05/25/2005 | 225 | Commercial | AWNINGS |
| 07100377 | 01/29/2007 | 06/19/2007 | 3,500 | Commercial | CHAIN LINK FENCE Temporary |

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 | 236,299 | 25,503 | 361,139 | 622,941 | 571,634 | 622,941 | 0 |
| 2013 | 236,299 | 25,503 | 374,514 | 636,316 | 519,668 | 636,316 | 0 |
| 2012 | 236,299 | 25,503 | 374,514 | 636,316 | 472,426 | 636,316 | 0 |
| 2011 | 236,299 | 25,503 | 374,514 | 636,316 | 429,479 | 636,316 | 0 |
| 2010 | 254,021 | 25,781 | 318,696 | 598,498 | 390,436 | 598,498 | 0 |
| 2009 | 254,021 | 25,921 | 75,000 | 354,942 | 354,942 | 354,942 | 0 |
| 2008 | 277,651 | 26,200 | 75,000 | 378,851 | 378,851 | 378,851 | 0 |
| 2007 | 196,147 | 23,576 | 390,000 | 609,723 | 609,723 | 609,723 | 0 |
| 2006 | 333,867 | 19,346 | 390,000 | 525,365 | 525,365 | 0 | 525,365 |
| 2005 | 247,085 | 19,466 | 225,000 | 491,551 | 491,551 | 0 | 491,551 |
| 2004 | 122,774 | 47,689 | 150,000 | 320,463 | 320,463 | 0 | 320,463 |
| 2003 | 122,774 | 48,526 | 120,000 | 291,300 | 291,300 | 0 | 291,300 |
| 2002 | 122,774 | 49,390 | 120,000 | 292,164 | 292,164 | 0 | 292,164 |
| 2001 | 122,774 | 49,971 | 105,000 | 277,745 | 277,745 | 0 | 277,745 |
| 2000 | 122,774 | 29,739 | 105,000 | 257,513 | 257,513 | 0 | 257,513 |
| 1999 | 122,774 | 30,240 | 105,000 | 258,014 | 258,014 | 0 | 258,014 |
| 1998 | 81,849 | 30,989 | 105,000 | 217,838 | 217,838 | 0 | 217,838 |
| 1997 | 81,849 | 31,807 | 105,000 | 218,656 | 218,656 | 0 | 218,656 |
| 1996 | 31,245 | 32,802 | 105,000 | 169,047 | 169,047 | 0 | 169,047 |
| 1995 | 31,245 | 33,439 | 105,000 | 169,684 | 169,684 | 0 | 169,684 |
| 1994 | 31,245 | 34,406 | 105,000 | 170,651 | 170,651 | 0 | 170,651 |
| 1993 | 77,215 | 23,720 | 108,000 | 208,935 | 208,935 | 0 | 208,935 |
| 1992 | 77,215 | 3,855 | 108,000 | 189,070 | 189,070 | 0 | 189,070 |
| 1991 | 77,215 | 3,945 | 108,000 | 189,160 | 189,160 | 0 | 189,160 |
| 1990 | 136,757 | 4,035 | 90,720 | 231,512 | 231,512 | 0 | 231,512 |
| 1989 | 136,712 | 4,080 | 90,720 | 231,512 | 231,512 | 0 | 231,512 |
| 1988 | 105,194 | 3,554 | 90,720 | 199,468 | 199,468 | 0 | 199,468 |
| 1987 | 72,176 | 3,713 | 90,720 | 166,609 | 166,609 | 0 | 166,609 |
| 1986 | 72,350 | 3,833 | 90,720 | 166,903 | 166,903 | 0 | 166,903 |
| 1985 | 71,161 | 3,993 | 52,000 | 127,154 | 127,154 | 0 | 127,154 |
| 1984 | 70,481 | 4,152 | 52,000 | 126,633 | 126,633 | 0 | 126,633 |

| | | | | | | | |
|------|--------|-------|--------|---------|---------|---|---------|
| 1983 | 70,481 | 4,272 | 52,000 | 126,753 | 126,753 | 0 | 126,753 |
| 1982 | 67,896 | 4,341 | 45,000 | 117,237 | 117,237 | 0 | 117,237 |

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 |
|------------|----------------------------|-----------|------------|---------------|
| 11/28/2006 | 2255 / 1923 | 3,125,000 | <u>WD</u> | <u>M</u> |
| 1/28/2004 | 2003 / 1905 | 557,000 | <u>QC</u> | <u>M</u> |
| 11/1/1997 | 1486 / 1843 | 800,000 | <u>WD</u> | <u>M</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

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

The offices of the Property Appraiser will be closed **Thursday** and **Friday** November 27th & 28th for Thanksgiving. Our offices will re-open Monday, December 1st, at 8 am.

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1160415 Parcel ID: 00126220-000000

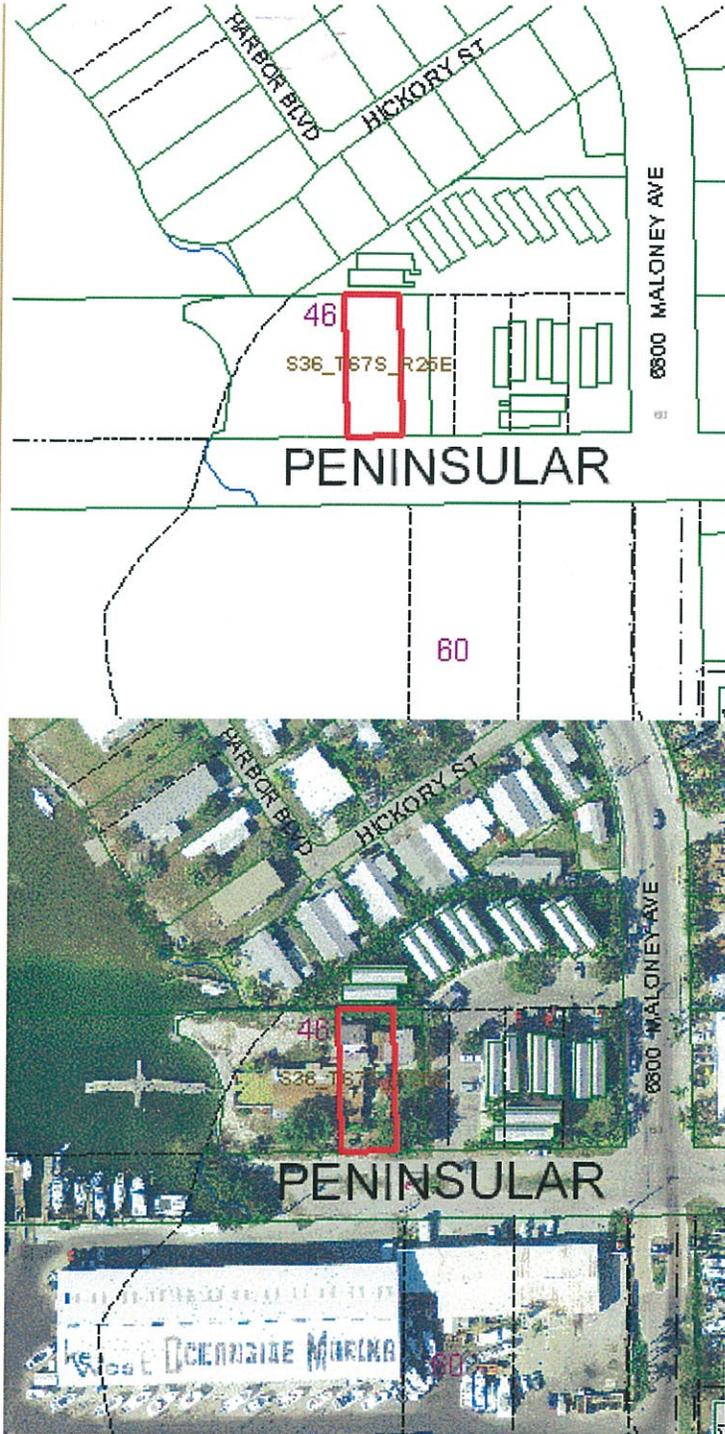
Ownership Details

Mailing Address:
COUNTY OF MONROE
C/O BOCC
1100 SIMONTON ST
KEY WEST, FL 33040

Property Details

PC Code: 80 - VACANT GOVERNMENTAL
Millage Group: 110A
Affordable Housing: No
Section-
Township- 35-67-25
Range:
Property Location: VACANT LAND SOUTH STOCK ISLAND
Legal BK 46 LT 31 STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 OR396-430/431 OR849-2215D/C OR909-
Description: 2011 OR1486-1843 OR2003-1905/06Q/C OR2255-1923

Click Map Image to open interactive viewer



Exemptions

| Exemption | Amount |
|------------------|-----------|
| 14 - COUNTYLANDS | 55,359.00 |

Land Details

| Land Use Code | Frontage | Depth | Land Area |
|---------------|----------|-------|-------------|
| 8600 - COUNTY | 50 | 125 | 6,250.00 SF |

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 | 194,063 | 194,063 | 50,327 | 194,063 | 0 |
| 2013 | 0 | 0 | 201,250 | 201,250 | 45,752 | 201,250 | 0 |
| 2012 | 0 | 0 | 201,250 | 201,250 | 41,593 | 201,250 | 0 |
| 2011 | 0 | 0 | 201,250 | 201,250 | 37,812 | 201,250 | 0 |
| 2010 | 0 | 0 | 188,370 | 188,370 | 34,375 | 188,370 | 0 |
| 2009 | 0 | 0 | 31,250 | 31,250 | 31,250 | 31,250 | 0 |
| 2008 | 0 | 0 | 31,250 | 31,250 | 31,250 | 31,250 | 0 |
| 2007 | 0 | 0 | 93,750 | 93,750 | 93,750 | 93,750 | 0 |
| 2006 | 0 | 0 | 87,500 | 87,500 | 87,500 | 0 | 87,500 |
| 2005 | 0 | 0 | 62,500 | 62,500 | 62,500 | 0 | 62,500 |
| 2004 | 0 | 0 | 33,125 | 33,125 | 33,125 | 0 | 33,125 |
| 2003 | 0 | 0 | 33,125 | 33,125 | 33,125 | 0 | 33,125 |
| 2002 | 0 | 0 | 33,125 | 33,125 | 33,125 | 0 | 33,125 |
| 2001 | 0 | 0 | 33,125 | 33,125 | 33,125 | 0 | 33,125 |
| 2000 | 0 | 0 | 33,125 | 33,125 | 33,125 | 0 | 33,125 |
| 1999 | 0 | 0 | 33,125 | 33,125 | 33,125 | 0 | 33,125 |
| 1998 | 0 | 0 | 33,125 | 33,125 | 33,125 | 0 | 33,125 |
| 1997 | 0 | 0 | 33,125 | 33,125 | 33,125 | 0 | 33,125 |
| 1996 | 0 | 0 | 33,125 | 19,875 | 19,875 | 0 | 19,875 |
| 1995 | 0 | 0 | 33,125 | 33,125 | 33,125 | 0 | 33,125 |
| 1994 | 0 | 0 | 33,125 | 33,125 | 33,125 | 0 | 33,125 |
| 1993 | 0 | 0 | 33,125 | 33,125 | 33,125 | 0 | 33,125 |
| 1992 | 0 | 0 | 33,125 | 33,125 | 33,125 | 0 | 33,125 |
| 1991 | 0 | 0 | 33,125 | 33,125 | 33,125 | 0 | 33,125 |
| 1990 | 0 | 0 | 32,500 | 32,500 | 32,500 | 0 | 32,500 |
| 1989 | 0 | 0 | 32,500 | 32,500 | 32,500 | 0 | 32,500 |
| 1988 | 0 | 0 | 22,500 | 22,500 | 22,500 | 0 | 22,500 |
| 1987 | 0 | 0 | 22,500 | 22,500 | 22,500 | 0 | 22,500 |
| 1986 | 0 | 0 | 20,313 | 20,313 | 20,313 | 0 | 20,313 |
| 1985 | 0 | 0 | 18,750 | 18,750 | 18,750 | 0 | 18,750 |
| 1984 | 0 | 0 | 18,750 | 18,750 | 18,750 | 0 | 18,750 |
| 1983 | 0 | 0 | 18,750 | 18,750 | 18,750 | 0 | 18,750 |
| 1982 | 0 | 0 | 10,000 | 10,000 | 10,000 | 0 | 10,000 |

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 |
|------------|----------------------------|-------|-------------|---------------|
| 11/28/2006 | 2255 / 1923 | 1 | WD | M |
| 1/28/2004 | 2003 / 1905 | 1 | QC | M |
| 11/1/1997 | 1486 / 1843 | 1 | WD | M |

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



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Property Appraiser
Monroe County, Florida

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

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

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

Alternate Key: 1160423 Parcel ID: 00126230-000000

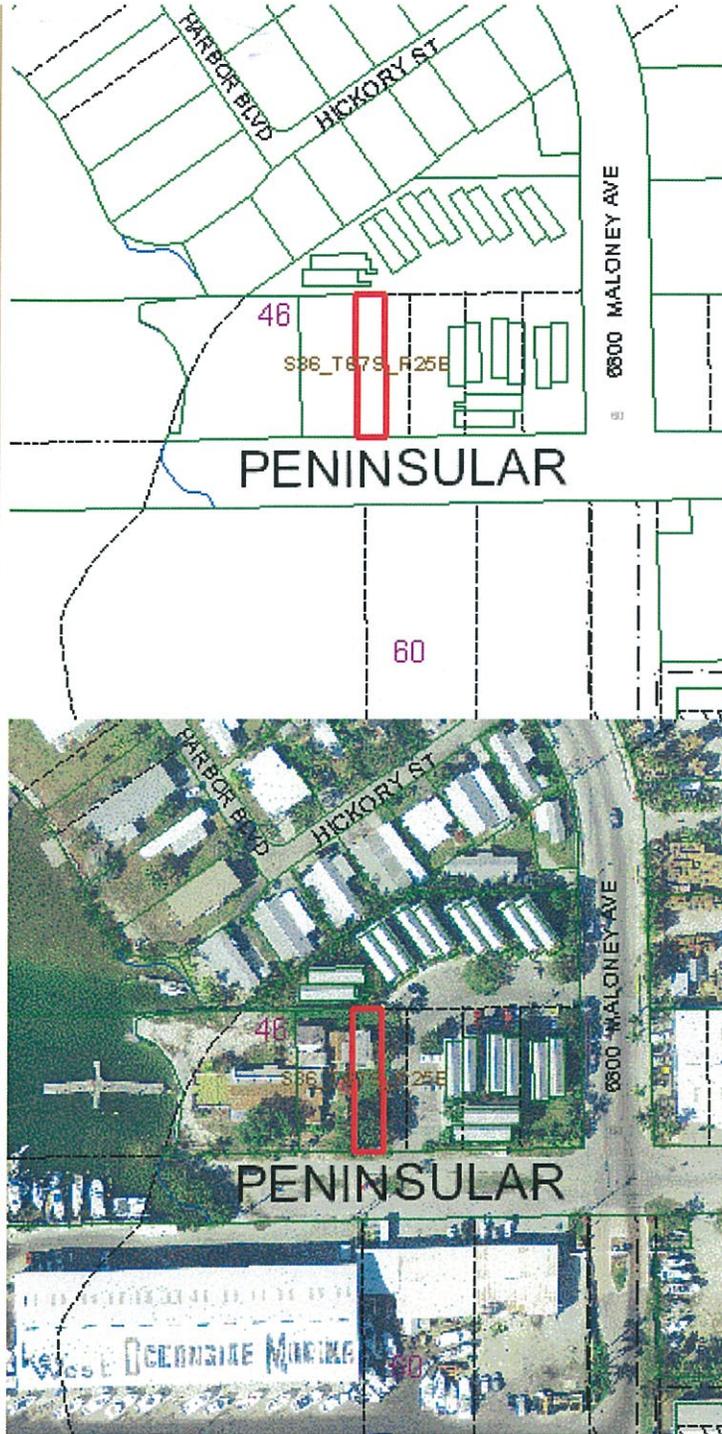
Ownership Details

Mailing Address:
COUNTY OF MONROE
C/O BOCC
1100 SIMONTON ST
KEY WEST, FL 33040

Property Details

PC Code: 80 - VACANT GOVERNMENTAL
Millage Group: 110A
Affordable Housing: No
Section-
Township- 35-67-25
Range:
Property Location: VACANT LAND SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 W1/2 LOT 32 BLK 46 OR396-430/431 OR849-2215D/C OR909-2011 OR1486-1843 OR2003-1905/06Q/C OR2255-1923

Click Map Image to open interactive viewer



Exemptions

| Exemption | Amount |
|------------------|-----------|
| 14 - COUNTYLANDS | 32,730.00 |

Land Details

| Land Use Code | Frontage | Depth | Land Area |
|---------------|----------|-------|-------------|
| 8600 - COUNTY | 25 | 125 | 3,125.00 SF |

Misc Improvement Details

| Nbr | Type | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|-------------------|----------|--------|-------|------------|-----------|-------|------|
| 1 | CL2:CH LINK FENCE | 2,432 SF | 608 | 4 | 1998 | 1999 | 1 | 30 |

Building Permits

| Bldg | Number | Date Issued | Date Completed | Amount | Description | Notes |
|------|--------|-------------|----------------|--------|-------------|-----------|
| 1 | 991650 | 08/12/1999 | 10/27/1999 | 6,250 | Residential | ATF FENCE |

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

| Roll Year | Total Bldg Value | Total Misc Improvement Value | Total Land Value | Total Just (Market) Value | Total Assessed Value | School Exempt Value | School Taxable Value |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2014 | 0 | 2,128 | 122,344 | 124,472 | 29,755 | 124,472 | 0 |
| 2013 | 0 | 2,256 | 126,875 | 129,131 | 27,050 | 129,131 | 0 |
| 2012 | 0 | 2,426 | 126,875 | 129,301 | 24,591 | 129,301 | 0 |
| 2011 | 0 | 2,554 | 126,875 | 129,429 | 22,356 | 129,429 | 0 |
| 2010 | 0 | 2,681 | 113,995 | 116,676 | 20,324 | 116,676 | 0 |
| 2009 | 0 | 2,852 | 15,625 | 18,477 | 18,477 | 18,477 | 0 |
| 2008 | 0 | 2,979 | 15,625 | 18,604 | 18,604 | 18,604 | 0 |
| 2007 | 0 | 2,770 | 46,875 | 49,645 | 49,645 | 49,645 | 0 |
| 2006 | 0 | 2,921 | 43,750 | 46,671 | 46,671 | 0 | 46,671 |
| 2005 | 0 | 3,035 | 31,250 | 34,285 | 34,285 | 0 | 34,285 |
| 2004 | 0 | 3,149 | 16,563 | 19,712 | 19,712 | 0 | 19,712 |
| 2003 | 0 | 3,301 | 16,563 | 19,864 | 19,864 | 0 | 19,864 |
| 2002 | 0 | 3,415 | 16,563 | 19,978 | 19,978 | 0 | 19,978 |
| 2001 | 0 | 3,528 | 16,563 | 20,091 | 20,091 | 0 | 20,091 |
| 2000 | 0 | 2,241 | 16,563 | 18,804 | 18,804 | 0 | 18,804 |
| 1999 | 0 | 0 | 16,563 | 16,563 | 16,563 | 0 | 16,563 |
| 1998 | 0 | 0 | 16,563 | 16,563 | 16,563 | 0 | 16,563 |
| 1997 | 0 | 0 | 33,125 | 33,125 | 33,125 | 0 | 33,125 |
| 1996 | 0 | 0 | 33,125 | 19,875 | 19,875 | 0 | 19,875 |
| 1995 | 0 | 0 | 33,125 | 33,125 | 33,125 | 0 | 33,125 |
| 1994 | 0 | 0 | 33,125 | 33,125 | 33,125 | 0 | 33,125 |
| 1993 | 0 | 0 | 33,125 | 33,125 | 33,125 | 0 | 33,125 |
| 1992 | 0 | 0 | 33,125 | 33,125 | 33,125 | 0 | 33,125 |
| 1991 | 0 | 0 | 33,125 | 33,125 | 33,125 | 0 | 33,125 |
| 1990 | 0 | 0 | 32,500 | 32,500 | 32,500 | 0 | 32,500 |
| 1989 | 0 | 0 | 32,500 | 32,500 | 32,500 | 0 | 32,500 |
| 1988 | 0 | 0 | 22,500 | 22,500 | 22,500 | 0 | 22,500 |
| 1987 | 0 | 0 | 22,500 | 22,500 | 22,500 | 0 | 22,500 |

| | | | | | | | |
|------|---|---|--------|--------|--------|---|--------|
| 1986 | 0 | 0 | 20,313 | 20,313 | 20,313 | 0 | 20,313 |
| 1985 | 0 | 0 | 18,750 | 18,750 | 18,750 | 0 | 18,750 |
| 1984 | 0 | 0 | 18,750 | 18,750 | 18,750 | 0 | 18,750 |
| 1983 | 0 | 0 | 18,750 | 18,750 | 18,750 | 0 | 18,750 |
| 1982 | 0 | 0 | 10,000 | 10,000 | 10,000 | 0 | 10,000 |

Parcel Sales History

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| Sale Date | Official Records Book/Page | Price | Instrument | Qualification |
|------------|----------------------------|-------|------------|---------------|
| 11/28/2006 | 2255 / 1923 | 1 | <u>WD</u> | <u>M</u> |
| 1/28/2004 | 2003 / 1905 | 1 | <u>QC</u> | <u>M</u> |
| 11/1/1997 | 1486 / 1843 | 1 | <u>WD</u> | <u>M</u> |

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

✓ BRUMBAUGH JOHN R
3310 N 4TH ST
HARRISBURG, PA 17110-1413

✓ TORTUGA WEST HOUSING LLC
210 FRONT ST STE 107
KEY WEST, FL 33040-8304

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

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

✓ BACLE PETER L
15 AMARYLLIS DR
KEY WEST, FL 33040

✓ UP DEVELOPMENT KEY WEST HOLDINGS
LLC
C/O OFSM MGT OFFICE
3201 E COLONIAL DR OFC
ORLANDO, FL 32803-5198

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

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

~~UP DEVELOPMENT KEY WEST HOLDINGS
LLC
C/O OFSM MGT OFFICE
3201 E COLONIAL DR OFC
ORLANDO, FL 32803-5198~~

✓ AKTABOWSKI FRANK AND ANN M
989 OLD GREENVILLE RD
FAYETTEVILLE, GA 30215-7042

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

✓ BEAM DAVID J AND RACHEL S
6900 MALONEY AVE UNIT 3
KEY WEST, FL 33040-6060

✓ HOYT R ASHLEY
3420 DUCK AVE
KEY WEST, FL 33040

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

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

✓ PINA DELORES
6800 MALONEY AVE LOT 59
KEY WEST, FL 33040-8111

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

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

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

✓ SAWYER GREGORY M
6800 MALONEY AVE LOT 37
KEY WEST, FL 33040-8109

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

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

✓ LEWIS MARK AND BETH
2075 WOOD ROAD
LEBANON, OH 45036

~~UP DEVELOPMENT KEY WEST HOLDINGS
LLC
C/O OFSM MGT OFFICE
3201 E COLONIAL DR OFC
ORLANDO, FL 32803-5198~~

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

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

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

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

✓ WOLZ ROBERT J
PO BOX 1411
KEY WEST, FL 33041

✓ BITTNER BEVERLY A
6800 MALONEY AVE LOT 39
KEY WEST, FL 33040-8112

✓ CAMPBELL EDWARD L AND PAMELA JO
611 SYCAMORE ST
RAVENSWOOD, WV 26164-1527

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

✓ OTTO CORY J
1507 18TH ST
KEY WEST, FL 33040-4619

✓ FLENARD DIANA L
6800 MALONEY AVE LOT 24
KEY WEST, FL 33040-8112

✓ SICINSKI WALTER AND BENNETT MONICA
142 TYRREL AVE
TORONTO, ONTARIO M6G 2G7
CANADA

✓ SESSLER WANDA
6800 MALONEY AVE LOT 42
KEY WEST, FL 33040-8112

✓ CUMALO PETR AND MARKET
6900 MALONEY AVE UNIT 9
KEY WEST, FL 33040-6060

✓ DEPIERRO RICHARD
PO BOX 35
SAG HARBOR, NY 11963-0001

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

✓ UP DEVELOPMENT KEY WEST HOLDINGS
LLC
C/O OFSM MGT OFFICE
3201 E COLONIAL DR OFC
ORLANDO, FL 32803-5198

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

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

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

✓ NGUYEN VINCENT H
6900 MALONEY AVE UNIT 11
KEY WEST, FL 33040-6060

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

✓ BARBER BERENICE
6900 MALONEY AVE
KEY WEST, FL 33040

✓ SIMPSON DANIEL J
6800 MALONEY AVE LOT 35
KEY WEST, FL 33040-8109

✓ GORDON LYNN J
P O BOX 131
CAPTAIN COOK, HI 96704

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

RCM OF KEY WEST LLC
1025 SANDYS WAY
KEY WEST, FL 33040

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

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

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

✓ BUBBUS DAVID AND ELIZABETH DIANE JT
REV TR 9/16/11
216 N SHORE DR
RUSSELLVILLE, AR 72802-8827

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

✓ MONTAGUE JUDITH
32B 9TH AVE
KEY WEST, FL 33040-5865

✓ PRITZ DALE
1832 SCHAWAN LN
YORK, PA 17402

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

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

✓ OCEANSIDE 104 LLC
613 FLEMING ST APT 2
KEY WEST, FL 33040-6864

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

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

✓ SIMONTON ROW LTD
1109 EATON ST
KEY WEST, FL 33040

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

✓ ESTILL ROBERT I
2026 S QUEEN ST
YORK, PA 17403

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

✓ 812 NO. 6 FLEMING LLC
606 GREENE ST
KEY WEST, FL 33040-6625

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

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

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

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

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

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

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

✓ LANDIS OLIVER
302 RIVER DR
SOUTHPORT, NC 28461-4110

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

✓ SIMON CHARLES T
23550 CENTER RIDGE RD
WESTLAKE, OH 44145-3655

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

✓ MARLIN INTEGRATED CAPITAL III LLC
C/O MCCANN MICHELLE CPA
180 SUGARLOAF DR
SUMMERLAND KEY, FL 33042-3673

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

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

~~CONFIDENTIAL DATA F.S. 119.07~~

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

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

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

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

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

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

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

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

✓ WHITEHEAD BRIAN J
49 SUNSET KEY
KEY WEST, FL 33040

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

MOREAN WILLIAM D LV TR DTD 4-7-81
AND REST 11-3-93
2201 4TH ST N STE 201
SAINT PETERSBURG, FL 33704-4300

✓ BLUEWATER INVESTMENT LP
142 JFK DR
ATLANTIS, FL 33462

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

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

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

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

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

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

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

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

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

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

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

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

✓ BERMAN BENJAMIN REV TRUST
12/21/2006
6800 MALONEY AVE LOT 55
KEY WEST, FL 33040-6073

~~SIMONTON ROW LTD
1109 EATON ST
KEY WEST, FL 33040~~

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

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

~~ESTILL ROBERT F
2026 S QUEEN ST
YORK, PA 17403~~

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

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

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

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

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

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

✓ OCEANSIDE WET SLIP LLC
1010 KENNEDY DR STE 302
KEY WEST, FL 33040-4133

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

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

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

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

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

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

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

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

✓
~~UP DEVELOPMENT KEY WEST HOLDINGS
LLC
C/O OFSM MGT OFFICE
3201 E COLONIAL DR OFC
ORLANDO, FL 32803-5198~~

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

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

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

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

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

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

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

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

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

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

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

✓
LOOSE SCOTT C AND JAMIE A
48 CANNON ROYAL DR
KEY WEST, FL 33040-7803

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

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

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

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

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

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

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

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

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

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

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

✓ KEY WEST MARINA INVESTMENTS LLC
3949 EVANS AVE STE 102
FORT MYERS, FL 33901-9386

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

✓ ~~O5M SLIPS LLC
6810 FRONT ST
KEY WEST, FL 33040-6040~~

✓ BAMPARTNERS LP
PO BOX 287
SOUTHFIELD, MI 48037-0287

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

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

✓ WEYMOUTH LISA A
P O BOX 791249
PAIA, HI 96779

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

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

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

✓ PORTER POWELL DOUGLAS
95510 OVERSEAS HWY
KEY LARGO, FL 33037

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

~~BENEDETTO GEORGE
4421 JEFFERSON HWY
JEFFERSON, LA 70121-1308~~

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

~~FOLEY WALTER AND KAY TRUST 4/16/07
C/O FOLEY WALTER A AND MURLYN KAY
TRUSTEES
875 WEST LOOP 304
CROCKETT, TX 75835~~

✓ RICHARDS LIVING TRUST 7/20/2007
C/O RICHARDS DEAN ALLEN JR TRUSTEE
1214 VON PHISTER ST
KEY WEST, FL 33040

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

✓ COX STANLEY A
1648 RICHMOND RD
LEXINGTON, KY 40502

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

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

✓ OYSTER POINT PROPERTIES LLC
105 E ST
HAMPTON, VA 23661

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

~~MOREAN WILLIAM D LV TR DTD 4-7-81
AND REST 11-3-93
2201 4TH ST N STE 201
SAINT PETERSBURG, FL 33704-4300~~

~~O5M SLIPS LLC
PO BOX 2039
KEY WEST, FL 33045-2039~~

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

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

~~OCEANSIDE WET SLIP LLC
1010 KENNEDY DR STE 302
KEY WEST, FL 33040-4133~~

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

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

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

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

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

✓ HARLOW JAMES MYRON DECLARATION
TRUST 12/7/2001
16657 HOLLY LN
SUMMERLAND KEY, FL 33042-3508

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

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

~~HARLOW JAMES MYRON DECLARATION
TRUST 12/7/2001
16657 HOLLY LN
SUMMERLAND KEY, FL 33042-3508~~

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

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

~~FOLEY WALTER AND KAY TRUST 4/16/07
C/O FOLEY WALTER A AND MURLYN KAY
TRUSTEES
875 WEST LOOP 304
CROCKETT, TX 75835~~

✓ JACKSON RICHARD W
1301 FLAGLER AVE
KEY WEST, FL 33040

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

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

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

✓ MCCARTHY CHRISTOPHER
P O BOX 406
SANDOWN, NH 03873

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

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

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

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

✓ BENNETT GLENN
6 EMERSON DR
CINNAMINSON, NJ 08077-4050

~~NASET WALLACE J AND RUTH S
20717 6TH AVE W
SUMMERLAND KEY, FL 33042-4010~~

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

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

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

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

✓ OSM SLIPS LLC
PO BOX 2039
KEY WEST, FL 33045-2039

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

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

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

✓ SMITH KEITH A TRUSTEE
(K S SMITH MD PROFITSHARING PLAN)
PO BOX 1267
SUMAS, WA 98295

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

~~FOLEY WALTER AND KAY TRUST 4/16/07
C/O FOLEY WALTER A AND MURLYN KAY
TRUSTEES
875 WEST LOOP 304
CROCKETT, TX 75835~~

OCEANSIDE WET SLIP LLC
PO BOX 2039
KEY WEST, FL 33045-2039

~~OSM SLIPS LLC
PO BOX 2039
KEY WEST, FL 33045-2039~~

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

~~UNITED STATES OF AMERICA
ATLANTA, GA 30345~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

✓ ~~JESSEE JASON
8 ALLAMANDA TER
KEY WEST, FL 33040-6203~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

~~RICHARDS LIVING TRUST 7/20/07
C/O RICHARDS DEAN ALLEN JR TRUSTEE
1214 VON PHISTER ST
KEY WEST, FL 33040~~

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

~~DBGB REV TR DTD 7/10/2000
C/O BERRYHILL DONALD J AND GLENNA
TRUSTEES
26 HINA ST
HILO, HI 96720~~

~~MORGAN HUGH J
404 SOUTH ST
KEY WEST, FL 33040-8138~~

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

✓ ~~BENNER REBECCA S
2041 BLACK RIVER RD
BETHLEHEM, PA 18015-8920~~

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

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

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

✓ ~~APPELLIS MICHEL
1414 NEWTON ST
KEY WEST, FL 33040~~

✓ C SERVICE LLC
61 SPOONBILL WAY
KEY WEST, FL 33040-7916

OCEANSIDE WET SLIP LLC
PO BOX 2039
KEY WEST, FL 33045-2039

LOW KEY CHARTER SERVICES INC
6800 MALONEY AVE LOT 47
KEY WEST, FL 33040-8112

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

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

✓ BACKWALL PARTNERS LLC
3605 SOUTH BEACH DR
TAMPA, FL 33629

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

~~UP DEVELOPMENT KEY WEST HOLDINGS
LLC
C/O OFSM MGT OFFICE
3201 E COLONIAL DR OFC
ORLANDO, FL 32803-5198~~

~~UP DEVELOPMENT KEY WEST HOLDINGS
LLC
C/O OFSM MGT OFFICE
3201 E COLONIAL DR OFC
ORLANDO, FL 32803-5198~~

~~UP DEVELOPMENT KEY WEST HOLDINGS
LLC
C/O OFSM MGT OFFICE
3201 E COLONIAL DR OFC
ORLANDO, FL 32803-5198~~

~~UP DEVELOPMENT KEY WEST HOLDINGS
LLC
C/O OFSM MGT OFFICE
3201 E COLONIAL DR OFC
ORLANDO, FL 32803-5198~~

~~UP DEVELOPMENT KEY WEST HOLDINGS
LLC
C/O OFSM MGT OFFICE
3201 E COLONIAL DR OFC
ORLANDO, FL 32803-5198~~

~~UP DEVELOPMENT KEY WEST HOLDINGS
LLC
C/O OFSM MGT OFFICE
3201 E COLONIAL DR OFC
ORLANDO, FL 32803-5198~~

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

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

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

✓ KEY WEST HARBOUR YACHT CLUB TR
6/28/2010
C/O CRUZ FERMIN P TRUSTEE
6818 SEAVIEW BLVD
HUDSON, FL 34667-1032

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

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

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

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

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

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

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

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

~~UP DEVELOPMENT KEY WEST HOLDINGS
LLC
C/O OFSM MGT OFFICE
3201 E COLONIAL DR OFC
ORLANDO, FL 32803-5198~~

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



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: The Development Review Committee
Townasley Schwab, Senior Director of Planning & Environmental Resources
Mayté Santamaria, Senior Director of Planning & Environmental Resources

From: Matthew Coyle, AICP, Principal Planner *MC*

Date: February 17, 2015

Subject: *AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT MAP TO EXPAND THE BOUNDARIES OF THE ROCKLAND KEY COMMERCIAL RETAIL CENTER OVERLAY DISTRICT, AS DESCRIBED IN SECTION 130-131 OF THE MONROE COUNTY CODE, FOR ONE ADDITIONAL PROPERTY DESCRIBED AS A PARCEL OF LAND IN A PART OF GOVERNMENT LOTS 6 AND 7, SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST, ROCKLAND KEY, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00122080.000302, AS PROPOSED BY ROCKLAND INVESTMENT CORPORATION INC.*

Meeting: February 24, 2015

1
2
3
4
5
6
8

I REQUEST

The property owner is requesting an amendment to the Land Use District Map to expand the boundaries of the Rockland Key Commercial Retail Center Overlay District to include the subject property.



9
10
11

Subject property (Yellow) with Rockland Key Commercial Retail Center Overlay (Red) and Land Use District Overlay (Aerial 2012)

1 II BACKGROUND INFORMATION:

2
3 **Location:** Rockland Key, mile marker 9 (Gulf of Mexico side of US 1)

4 **Address:** 121 Overseas Highway (US 1), Rockland Key

5 **Description:** A parcel of land in a part of Government Lots 6 and 7, Section 21, Township
6 67 South, Range 26 East, Rockland Key, Monroe County, Florida

7 **Real Estate Number:** 00122080.000302

8 **Property Owner/Applicant:** Rockland Investment Corporation, Inc.

9 **Agent:** Trepanier & Associates

10 **Size of Site:** 4,375 SF (0.10 acres) according to survey

11 **Land Use District:** Industrial (I)

12 **Future Land Use Map (FLUM) Designation:** Industrial (I)

13 **Tier Designation:** Tier III

14 **Existing Use:** Industrial

15 **Existing Vegetation / Habitat:** Scarified

16 **Community Character of Immediate Vicinity:** Industrial and Commercial Retail

17 **Flood Zone:** AE-EL 10

18
19 III RELEVANT PRIOR COUNTY ACTIONS:

20
21 On April 17, 2013, the Monroe County Board of County Commissioners adopted Ordinance
22 No. 017-2013 establishing Monroe County Code Section 130-131, Rockland Key
23 Commercial Retail Center Overlay District, to create an overlay district on Rockland Key
24 that allows commercial retail development.

25
26 On April 17, 2013, the Monroe County Board of County Commissioners adopted Ordinance
27 No. 018-2013 approving an amendment to the Land Use District Map to establish the
28 boundaries of the Rockland Key Commercial Retail Center Overlay District.

29
30 IV REVIEW OF APPLICATION:

31
32 *Criteria:*

33
34 In order to be approved, a map amendment must be consistent with the provisions of
35 §102-158(d)(5)(b): 1. Changed projections (e.g., regarding public service needs) from
36 those on which the text or boundary was based; 2. Changed assumptions (e.g., regarding
37 demographic trends); 3. Data errors, including errors in mapping, vegetative types and
38 natural features described in volume I of the plan; 4. New issues; 5. Recognition of a
39 need for additional detail or comprehensiveness; or 6. Data updates.

40
41 While MCC §102-158(d)(5)(b) provides criteria for map amendments, the County must
42 also ensure that proposed amendments further the objectives, policies, land uses,
43 densities/intensities and level of service standards in the comprehensive plan. As a

1 designated Area of Critical State Concern (ACSC), pursuant to Sections 380.05 and
2 380.0552, F.S., the County's land development regulations must be consistent with
3 Principles for Guiding Development (PGD). The County must balance all the PGDs and
4 ensure that land development regulations are consistent with and implement the
5 comprehensive plan.
6



7
8 *Adopted Overlay Boundary (Red)*

9 *Proposed Expansion to Overlay Boundary*
10 *(Yellow)*

11 *Analysis:*

12
13 An overlay district is an area where certain additional requirements are superimposed upon
14 an underlying land use (zoning) district. The underlying land use district designation of
15 Industrial (I) and the FLUM designation of Industrial (I) shall remain in effect.
16

17 *Consistency of the proposed amendment with the provisions and intent of the Monroe County*
18 *Year 2010 Comprehensive Plan:*
19

1 Staff has determined that the proposed map amendment is not inconsistent with the
2 provisions and intent of the Year 2010 Comprehensive Plan.

3
4 The applicant is not proposing an amendment to the FLUM designation of Industrial (I).
5 Policies from the 2010 Comprehensive Plan that directly pertain to the proposed
6 amendment include:

7
8 *Policy 101.4.7:* The principal purpose of the Industrial land use category is to provide for
9 the development of industrial, manufacturing, and warehouse and distribution uses. Other
10 commercial, public, residential, and commercial fishing-related uses are also allowed.

11
12 *Policy 101.4.21:* Monroe County hereby adopts the following density and intensity
13 standards for the future land use categories, which are shown on the Future Land Use
14 Map and described in Policies 101.4.1 - 101.4.17:
15

| Future Land Use Densities and Intensities | | | |
|--|---------------------------------|--|--|
| Future Land Use Category And Corresponding Zoning | Allocated Density (per acre) | Maximum Net Density (per buildable acre) | Maximum Intensity (floor area ratio) |
| ... | | | |
| Industrial (I) (I and MI zoning) | 1 du 0 rooms/spaces | 2 du N/A | 0.25-0.60 |
| ... | | | |

16
17 *Consistency of the proposed amendment with the provisions and intent of the Monroe County*
18 *Code:*

19
20 In accordance with MCC§ 102-158(d)(5), the BOCC may consider the adoption of an
21 ordinance enacting the proposed change based on one or more of the following factors:

- 22
23 1. *Changed projections (e.g., regarding public service needs) from those on which the text*
24 *or boundary was based:*

25
26 Staff has not identified any changed projections that would necessitate the expansion of
27 the Rockland Key Commercial Retail Center Overlay District.

- 28
29 2. *Changed assumptions (e.g., regarding demographic trends):*

30
31 Staff has not identified any changed assumptions that would necessitate the expansion of
32 the overlay district.

- 33
34 3. *Data errors, including errors in mapping, vegetative types and natural features described*
35 *in Volume 1 of the Year 2010 Comprehensive Plan:*
36

1 The applicant has asserted that this property was intended to be a part of the Rockland
2 Key Commercial Retail Center Overlay District but due to a scrivener's error in the legal
3 description it was not included.
4

5 4. *New issues:*
6

7 Staff has not identified any new issues that would necessitate the expansion of the
8 overlay district.
9

10 5. *Recognition of a need for additional detail or comprehensiveness:*
11

12 Staff has not identified any recognition of a need for additional detail or
13 comprehensiveness that would necessitate the expansion of the overlay district.
14

15 6. *Data updates:*
16

17 Staff has not identified any data updates that would necessitate the expansion of the
18 overlay district.
19

20 7. *For FLUM changes, the principles for guiding development as defined in the Florida*
21 *Statutes relating to changes to the comprehensive plan:*
22

23 Not applicable.
24

25 *Impact on Community Character:*
26

27 MCC §102-158 maintains that map amendments are not intended to relieve particular
28 hardships, nor to confer special privileges or rights on any person, nor to permit a change
29 in community character, as analyzed in the Year 2010 Comprehensive Plan, but only to
30 make necessary adjustments in light of changed conditions.
31

32 As the uses and land use intensities for the overlay district are consistent with the subject
33 property's future land use map category of Industrial (I), application of the proposed
34 overlay district on the subject property would not adversely impact community character
35 as envisioned by the comprehensive plan.
36

37 *Land Use Intensities:*
38

39 Note: As the applicant is not requesting a FLUM amendment, the maximum residential
40 densities and nonresidential intensities as permitted by the Comprehensive Plan will not
41 be affected. Further, the Rockland Key Commercial Retail Center Overlay District has
42 cap in the maximum floor area of 335,000 SF of nonresidential floor area, which this site
43 will be subject to within the overlay (*The cumulative total of all commercial floor area*
44 *within the overlay district shall not exceed a maximum floor area of 335,000 square feet.*)
45

1 *Consistency of the proposed amendment with the Principles for Guiding Development*

2
3 The proposed amendment would not be inconsistent with any of the principles for
4 guiding development.

5
6 V RECOMMENDATION:

7
8 Staff recommends APPROVAL of the proposed amendment to the Land Use District Map of
9 the Monroe County Land Development Code to expand the boundaries of the Rockland Key
10 Commercial Retail Center Overlay District, as described in Section 130-131, for one
11 additional property described as a parcel of land in a part of government lots 6 and 7, section
12 21, township 67 south, range 26 east, Rockland Key, Monroe County, Florida, having real
13 estate number 00122080.000302.

14
15 VI EXHIBITS:

- 16
17 1. Section 130-131 Rockland Key Commercial Retail Center Overlay District
18

File #: **2014-181**

Owner's Name: Rockland Investment Corporation Inc.

Applicant: Rockland Investment Corporation Inc.

Agent: Trepanier & Associates

Type of Application: Map Amendment - LUD

Key: Rockland Key

RE: 00122080.000302

Additional Information added to File 2014-181

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 Danny L. Kolhage, Dist. 1

Mayor Pro Tem Heather Carruthers, Dist. 3

George Neugent, Dist. 2

David Rice, Dist. 4

Sylvia Murphy, Dist. 5

We strive to be caring, professional, and fair.

Date: 12.30.14

Time: _____

Dear Applicant:

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

Rockland Investment Corp. Inc. 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

Monroe Outline

Subdivisions

Section Lines

SECTION TEXT

Parcels

Shoreline

Lot Lines

Hooks Leads

Help

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

2014 Condo

2013 Condo
Expand All

2012 Condo

• Monroe Overlay

• Subdivisions

• Section Lines

• Parcels

• Shoreline

• Lot Lines

• Hooks Leads

• Easements

• Text Displays

• Qualified Condo Sales

• Qualified Sales

• Transportation

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...
 Full Extent Zoom to the full extent tool was clicked!
 Latitude: 30.9647 Longitude: -81.683094

Basemap Select a basemap Locate Clear

Buffer Results: 9 features found Zoom Remove highlight
 Export results to: |" Delimited Go

| OBJECTID | SDE.DBO.W_PARCELS.ID | SDE.DBO.W_PARCELS.RECHAR | SDE.DBO.W |
|----------|----------------------|--------------------------|-----------|
| 25445 | 122080.000303 | 00122080-000303 | 95267 |

Verified GC

✓ ANSON LLC
2 BAY DR
KEY WEST, FL 33040

✓ BASIN DEVELOPMENT CO LLC
121 US HIGHWAY 1 STE 103
KEY WEST, FL 33040-5456

✓ CITY OF KEY WEST
525 ANGELA ST
KEY WEST, FL 33040

✓ MONROE COUNTY
1100 SIMONTON ST
KEY WEST, FL 33040

✓ ROCKLAND INVESTMENT CORPORATION INC
121 US HWY 1
STE 109
KEY WEST, FL 33040

✓ ROCKLAND OPERATIONS LLC
PO BOX 787
KEY WEST, FL 33041-0787

✓ SJK INVESTMENT LLC
121 US HIGHWAY ONE, STE 103
KEY WEST, FL 33040

Verified GC

End of Additional File 2014-181

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: 12 / 30 / 2014
Month Day Year

Property Owner:

Rockland Investment Corporation Inc
Name

121 US Hwy 1, Suite 103, Key West, FL 33040
Mailing Address

C/o 305.293.8983

Daytime Phone

C/o Owen@OwenTrepanier.com

Email Address

Agent (if applicable):

Trepanier and Associates, Inc
Name

1421 First Street, Key West, FL 33040
Mailing Address

305.293.8983

Daytime Phone

Owen@OwenTrepanier.com

Email Address

Legal Description of Property:

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

21 67 26 PT GOVT LOT 6 AND 7(A/K/A PT OF PARCEL GG-03) ROCKLAND KEY

Block Lot Subdivision Key

Portion of RE No. 00122080-000302

Real Estate (RE) Number

121 Overseas Hwy, Rockland Key MM 9

Street Address Approximate Mile Marker

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

Current Land Use District Designation(s): Industrial

Proposed Land Use District Designation(s): Industrial &

Current Future Land Use Map Designation(s): Industrial

Tier Designation(s) Tier III- Infill Area

Total Land Area Affected in acres: 0.1 ac. (4,375 sq. ft.)

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):

Light Industrial: 4,375 sq. ft.

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:**

No change in projections

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

No change in assumptions

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

The need for this map amendment results from a scrivener's error in the legal description of the property. The error resulted in a 25ft-wide strip of land extending 175ft into the development site that was inadvertently left out of the original map amendment.

- 4) **New issues:**

No new issues

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

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

NA

6) Data updates:

NA

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):

Correcting this mapping error will result in a more functional and appropriate use of the site (as originally contemplated). No additional development rights will result.

Has a previous Land Use District Map amendment application been submitted for this site within the past two years? The larger site received a map amendment approval in 04/17/13 (Ord. No. 018-2013); however, this particular piece was inadvertently left out. Technically this parcel has not had a previous amendment in the past two years

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

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

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

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

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

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

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

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

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

Signature of Applicant: _____

Date: 12/23/14

Pres. Tropicana Assoc. Inc

Sworn before me this 23rd day of December, 2014



Richard Puente
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.

Authorization Form

I, Basin Development Company, LLC; SJK Investments, LLC; Rockland Investment Corporation, Inc
Please Print Name(s) of Owner(s)

authorize Trepanier & Associates, Inc. to be the representative for 00122080-000200,
Name of Agent Address(es)/ RE Number(s)

00122080-000304, 00122070-00201, 00122070-000200, 00122070-000400,
Address(es)/ RE Number(s)

00122070-000500, 00122070-000600, 00122080-000300, 00122080-000302, 0122080-00303
Address(es)/ RE Number(s)

and act on my/our behalf with regard to this issue.

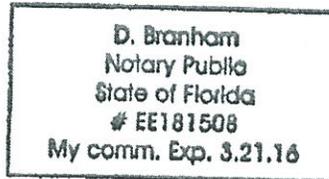
Susan Kemp
Signature(s) of Owner
Susan J. Kemp; MGRM of SJK Investments,
LLC., and President of
Rockland Investment Corporation, Inc.

William Kemp
William O. Kemp; MGRM of Basin
Development Company, LLC.

Subscribed and sworn to (or affirmed) before me on 10.19.12 (date) by
Susan Kemp and William Kemp.
Please Print Name of Affiant

He/She is personally known to me or has
presented _____
as identification.

D. Branham
Notary's Signature and Seal



Deborah Branham Name of Acknowledger printed or stamped
Title or Rank
Commission Number, if any

Existing Rockland Key Commercial
Retail Center Overlay District

Subject Parcel

RE No.
00122080-000302

Borrow Pit

TOPPING INDUSTRIAL

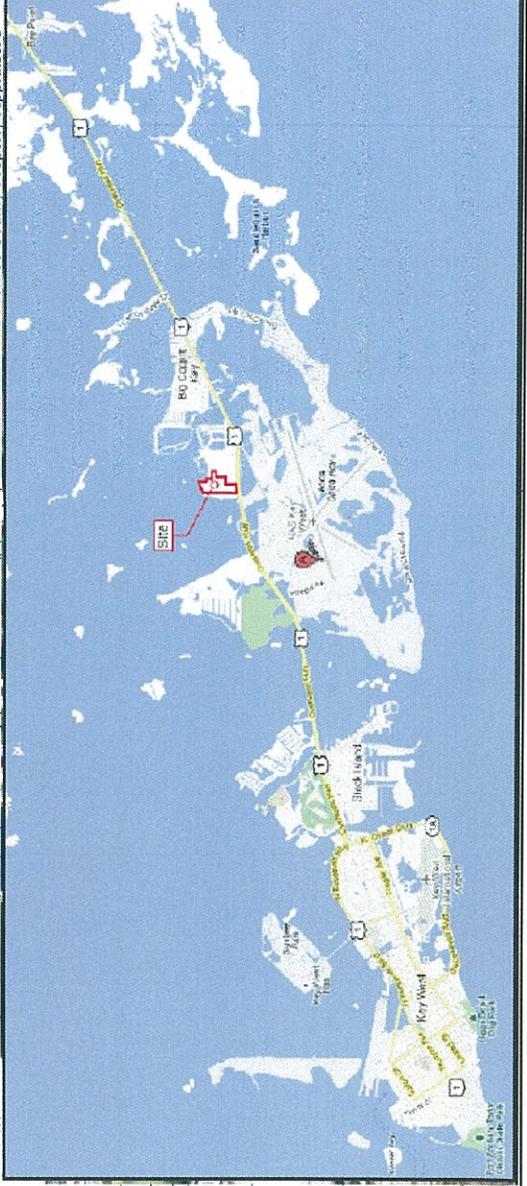
OVERSEAS

- Legend
- Selected Features
 - Hooks/Leads
 - Lot Lines
 - Easements
 - Road Centerlines
 - Water Names
 - Parcels
 - Shoreline
 - Section Lines

PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

DISCLAIMER: The Monroe County Property Appraiser's





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

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

The offices of the Property Appraiser will be closed **Thursday the 25th** and **Friday the 26th** for Christmas Holiday.

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

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

Alternate Key: 9007285 Parcel ID: 00122080-000302

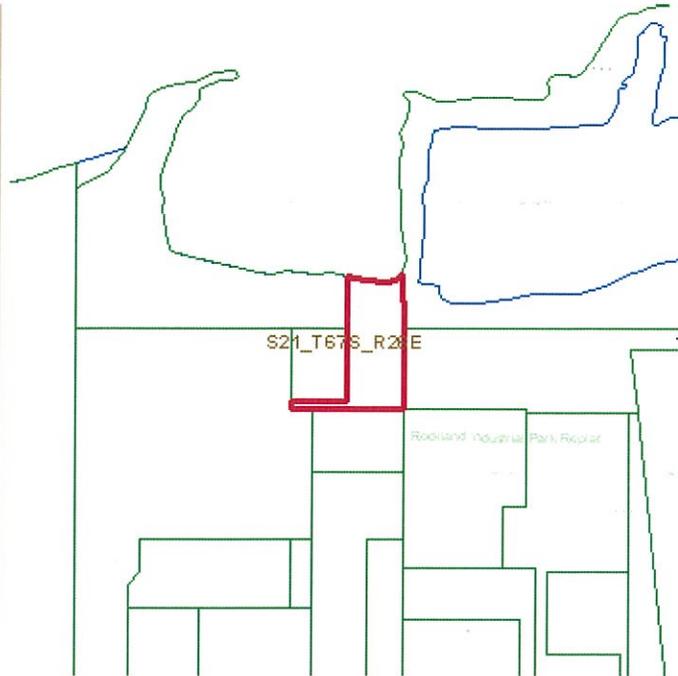
Ownership Details

Mailing Address:
ROCKLAND INVESTMENT CORP INC
121 US HIGHWAY 1 STE 103
KEY WEST, FL 33040-5456

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 100B
Affordable Housing: No
Section-Township-Range: 21-67-26
Property Location: 121 OVERSEAS HWY ROCKLAND KEY
Legal Description: 21 67 26 PT GOVT LOT 6 AND 7(A/K/A PT OF PARCEL GG-03) ROCKLAND KEY OR1746-124/26 OR1938-149/51C OR2358-2215/16 OR2469-1062/63 OR2642-814CERT

Click Map Image to open interactive viewer



Land Details

| Land Use Code | Frontage | Depth | Land Area |
|-----------------------|----------|-------|--------------|
| 1M0D - COMMERCIAL DRY | | | 0.60 AC |
| 100D - COMMERCIAL DRY | 0 | 0 | 48,125.00 SF |

Misc Improvement Details

| Nbr | Type | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|--------------------|----------|--------|-------|------------|-----------|-------|------|
| 1 | AP2:ASPHALT PAVING | 3,374 SF | 0 | 0 | 2005 | 2006 | 2 | 25 |
| 2 | PT2:BRICK PATIO | 1,518 SF | 0 | 0 | 2005 | 2006 | 1 | 50 |

| | | | | | | | | |
|---|-----------|--------|----|---|------|------|---|----|
| 3 | PT3:PATIO | 312 SF | 39 | 8 | 2005 | 2006 | 2 | 50 |
|---|-----------|--------|----|---|------|------|---|----|

Appraiser Notes

SPLITTING OUT PART OF RE (39375SQFT) PER OR 2149-1828 FOR THE 2006 TAX ROLL

THE ELY .622AC (27,111 SQ FT) OF PT GOVT LOTS 6 AND 7 (LYING NLY OF PARCEL GG-03) (FORMERLY PART OF RE 00122080-000200 AK 9007219) IS NOW COMBINED INTO THIS PARCEL PER OR2469-1062/63. DONE FOR THE 2010 TAX ROLL.

PARCEL BEING USED AS A CONSTRUCTION OFFICE/YARD; KEYED MISC; DOUBLEWIDE MH OFFICE IS OWNED BY BAT CONSTRUCTION (THE SAME OWNERS OWN THE LAND BUT BOTH ARE UNDER DIFFERENT COMPANIES) - INFORMED TANGIBLE.

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 | 14,974 | 255,374 | 270,348 | 245,554 | 0 | 270,348 |
| 2013 | 0 | 15,492 | 207,739 | 223,231 | 223,231 | 0 | 223,231 |
| 2012 | 0 | 16,007 | 194,380 | 210,387 | 210,387 | 0 | 210,387 |
| 2011 | 0 | 16,524 | 196,530 | 213,054 | 213,054 | 0 | 213,054 |
| 2010 | 0 | 17,042 | 244,655 | 261,697 | 261,697 | 0 | 261,697 |
| 2009 | 0 | 17,559 | 481,250 | 498,809 | 498,809 | 0 | 498,809 |
| 2008 | 0 | 18,076 | 649,688 | 667,764 | 667,764 | 0 | 667,764 |
| 2007 | 0 | 18,594 | 288,750 | 307,344 | 307,344 | 0 | 307,344 |
| 2006 | 0 | 19,111 | 288,750 | 307,861 | 307,861 | 0 | 307,861 |
| 2005 | 0 | 0 | 569,121 | 569,121 | 569,121 | 0 | 569,121 |
| 2004 | 0 | 0 | 341,472 | 341,472 | 341,472 | 0 | 341,472 |
| 2003 | 0 | 0 | 341,472 | 341,472 | 341,472 | 0 | 341,472 |
| 2002 | 0 | 0 | 341,472 | 341,472 | 341,472 | 0 | 341,472 |

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 |
|------------|----------------------------|-----------|------------|---------------|
| 5/28/2010 | 2469 / 1062 | 100 | QC | 11 |
| 4/29/2008 | 2358 / 2215 | 1,250,000 | WD | Q |
| 12/13/2001 | 1746 / 124 | 437,200 | WD | Q |

This instrument prepared by or under
the supervision of and should be returned
after recording to:

06/09/2010 4:20PM
DEED DOC STAMP CL: TRINA \$0.70

Name: Judith Kenney, Attorney
Address: Judith Kenney & Associates, P.A.
2001 Biscayne Blvd., Suite 2620
Miami, Florida 33137

Doc# 1792875
Bk# 2469 Pg# 1062

A portion of Alternate Key No. 9007219

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made and entered into as of this ^{28th}
day of May, 2010, between Basin Development Company, LLC, a
Florida limited liability company ("Grantor"), whose mailing
address is 121 U.S. Highway 1, Key West, Florida 33040, and
Rockland Investment Corporation, Inc., a Florida corporation
("Grantee"), whose mailing address is 121 U.S. Highway 1, Key
West, Florida 33040.

W I T N E S E T H:

GRANTOR, in consideration of Ten Dollars (\$10.00) and other
good and valuable consideration paid by Grantee, the receipt and
sufficiency of which are hereby acknowledged, has granted,
bargained and sold, and by these presents does grant, bargain and
sell, to Grantee, and Grantee's successors and assigns forever,
the following property located in Monroe County, Florida (the
"Property"), to wit:

A PARCEL OF LAND LYING AND BEING IN GOVERNMENT LOT 7, SECTION 21, TOWNSHIP 67
SOUTH, RANGE 26 EAST, MONROE COUNTY, FLORIDA AND SAID PARCEL BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF U.S. HIGHWAY NO. 1 (OLD
FLORIDA STATE ROAD NO. 5) AND THE WEST ABUTMENT OF THE ROCKLAND KEY VIADUCT;
THENCE SOUTH 63°09'20" WEST, ALONG THE ORIGINAL CENTERLINE OF THE SAID OLD FLORIDA
STATE ROAD NO. 5, A DISTANCE OF 2110.00 FEET TO A POINT; THENCE NORTH, A DISTANCE OF
970.73 FEET TO A POINT; THENCE WEST A DISTANCE OF 1562.10 FEET TO A POINT; THENCE
NORTH, A DISTANCE OF 1154.98 FEET TO A POINT AND FROM HEREINAFTER TO BE KNOWN AS
THE "POINT OF BEGINNING"; THENCE CONTINUING NORTH, A DISTANCE OF 180.37 FEET TO A
POINT TO A POINT OF INTERSECTION WITH THE MEAN HIGH WATER LINE (MHWL) OF THE GULF
OF MEXICO (ELEVATION 1.40 FEET (N.G.V.D. 1929); THENCE SOUTH 27°22'38" WEST,
MEANDERING THE ECCENTRICITIES OF THE SAID MHWL, A DISTANCE OF 15.13 FEET; THENCE
SOUTH 12°01'54" WEST, A DISTANCE OF 18.25 FEET; THENCE SOUTH 62°54'45" WEST, A DISTANCE
OF 4.69 FEET; THENCE NORTH 80°16'03" WEST, A DISTANCE OF 14.19 FEET; THENCE NORTH
82°28'44" WEST, A DISTANCE OF 30.57 FEET; THENCE NORTH 78°21'52" WEST, A DISTANCE OF
33.12 FEET; THENCE SOUTH 75°07'39" WEST, A DISTANCE OF 35.83 FEET; THENCE NORTH 80°03'07"
WEST, A DISTANCE OF 40.03 FEET; THENCE NORTH 73°32'13" WEST, A DISTANCE OF 9.67 FEET;
THENCE SOUTH, LEAVING THE SAID MHWL, A DISTANCE OF 160.49 FEET; THENCE EAST, A
DISTANCE OF 175.00 FEET BACK TO THE " POINT OF BEGINNING",

CONTAINING 27,111 SQUARE FEET OR 0.622 ACRES MORE OR LESS.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining thereto.

TO HAVE AND TO HOLD unto Grantee and Grantee's heirs, successors and assigns in fee simple forever.

IN WITNESS WHEREOF, Grantor has executed this Quit Claim Deed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

BASIN DEVELOPMENT COMPANY, LLC

Sign Name: Mirelis Teller

Print Name: MIRELIS TELLER

Sign Name: Claus A. Peris
Print Name: CLAUS A. PERIS

By: William O. Kemp
William O. Kemp, Manager

By: Steve R. Henson
Steve R. Henson, Manager

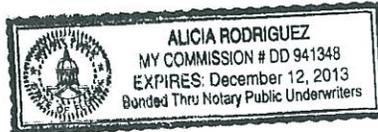
STATE OF FLORIDA

COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 28th day of May, 2010, by William O. Kemp and Steve R. Henson, as Managers of Basin Development Company, LLC, who are personally known to me/provided as identification and did/did not take an oath.

Alicia Rodriguez
Notary Public

My Commission Expires:



547

548

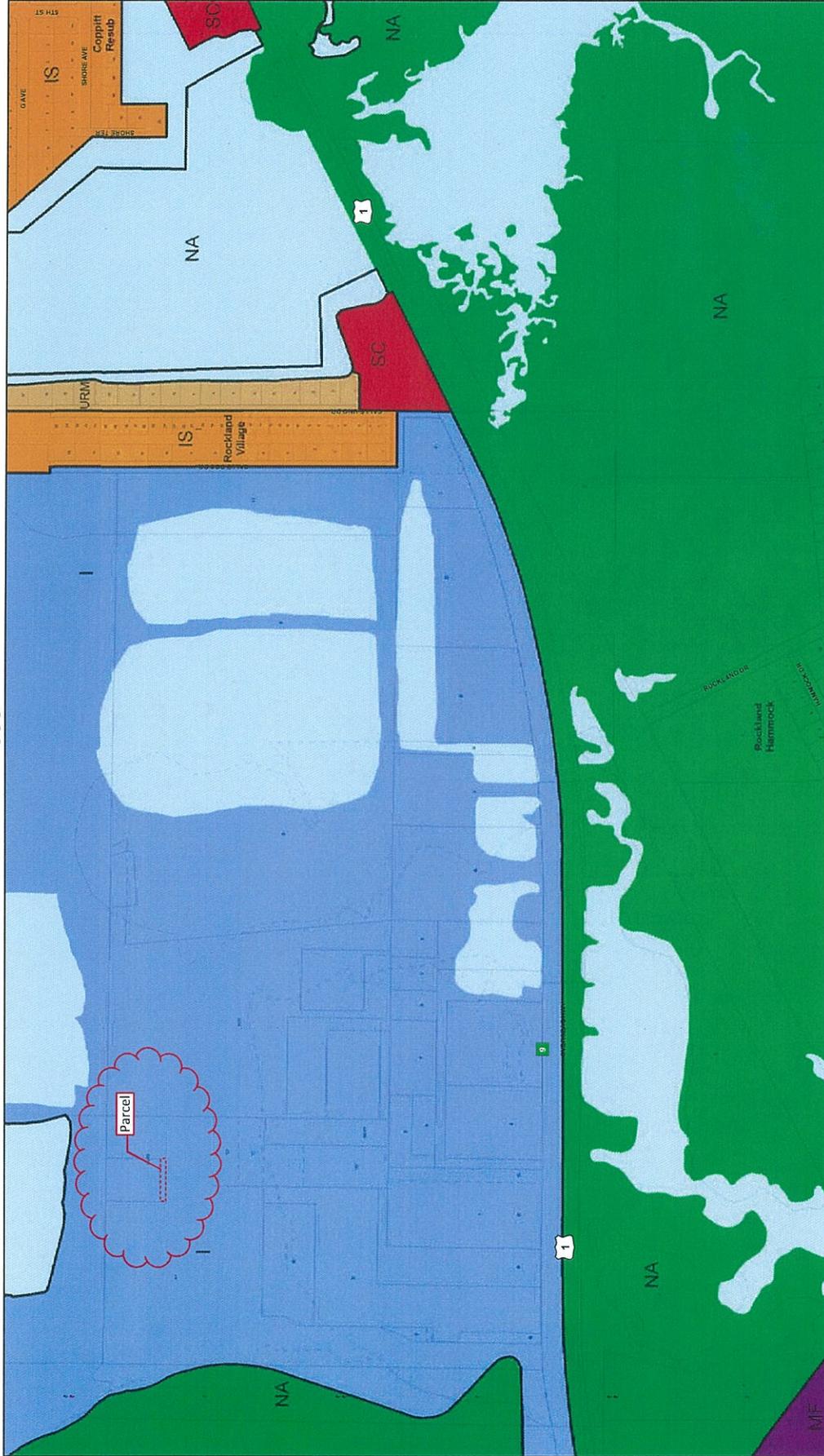
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Monroe County, Florida Land Use District Map

Supplement: 000 Date: January 17, 2007

Certified by the County Commission Resolution No. _____



_____ Aref Joulani, Director of Planning & Environmental Resources

_____ Ty Symroski, Director of Growth Management

Sheet: 554

556

| | | | | | |
|------|----------------------------------|-------|--|--------|--|
| ACCC | Area of County Critical Concern | IS | Improved Subdivision | SS | Sparsely Settled |
| AD | Airport | IS-D | Improved Subdivision (Duplex) | UC | Urban Commercial |
| CD | Conservation District | IS-M | Improved Subdivision (Medium Density) | URM | Urban Residential Medium Density |
| CFA | Conservation Fishing Area | IS-MI | Improved Subdivision (Military Facilities) | URML | Urban Residential Medium Density Limited |
| CFSD | Commercial Fishing Special Dist. | MI | Mainland Native Area | URML-L | Urban Residential Medium Density Limited |
| CFV | Commercial Fishing Village | MJ | Mixed Use | | |
| DR | Destination Resort | | | | |
| I | Industrial | | | | |
| | | NA | Native Area | | |
| | | OS | Offshore Island Area | | |
| | | RA | Research Park | | |
| | | RV | Recreational Vehicle | | |
| | | SC | Suburban Residential | | |
| | | SR | Suburban Residential | | |
| | | SR-L | Suburban Residential Limited | | |

The base maps are not survey accurate, and the location of land use district boundaries in areas where vegetation predominates should be verified by the Monroe County geomatics department. These maps are not intended to be used for legal purposes. The engineer of record and County will not be responsible for any source document errors or omissions in the information compiled by others which have been incorporated into these maps.

Notice Area - 300ft Buffer



| RE | Property Owner | Address | City | State | Zip |
|-----------------|-------------------------------------|----------------------------|------|-------|------------|
| 00122080-000000 | ROCKLAND OPERATIONS LLC | PO BOX 787 | KW | FL | 33041-0787 |
| 00122081-000100 | CITY OF KEY WEST | 525 ANGELA ST | KW | FL | 33040 |
| 00122080-000200 | BASIN DEVELOPMENT CO LLC | 121 US HIGHWAY 1 STE 103 | KW | FL | 33040-5456 |
| 00122081-000200 | ROCKLAND OPERATIONS LLC | PO BOX 787 | KW | FL | 33041-0787 |
| 00122070-000700 | MONROE COUNTY | 1100 SIMONTON ST | KW | FL | 33040 |
| 00122080-000300 | ROCKLAND INVESTMENT CORPORATION INC | 121 US HWY 1 STE 109 | KW | FL | 33040 |
| 00122080-000302 | ROCKLAND INVESTMENT CORP INC | 121 US HIGHWAY 1 STE 103 | KW | FL | 33040-5456 |
| 00122080-000304 | SJK INVESTMENT LLC | 121 US HIGHWAY ONE STE 103 | KW | FL | 33040 |
| 00122080-000303 | ANSON LLC | 2 BAY DR | KW | FL | 33040 |

✓ 00122080-000000
ROCKLAND OPERATIONS LLC
PO BOX 787
KEY WEST, FL 33041-0787

✓ 00122081-000100
CITY OF KEY WEST
525 ANGELA ST
KEY WEST, FL 33040

✓ 00122080-000200
BASIN DEVELOPMENT CO LLC
121 US HIGHWAY 1 STE 103
KEY WEST, FL 33040-5456

✓ ~~00122081-000200~~
~~ROCKLAND OPERATIONS LLC~~
~~PO BOX 787~~
~~KEY WEST, FL 33041-0787~~

✓ 00122070-000700
MONROE COUNTY
1100 SIMONTON ST
KEY WEST, FL 33040

✓ 00122080-000300
ROCKLAND INVESTMENT
CORPORATION INC
121 US HWY 1
KEY WEST, FL 33040

✓ ~~00122080-000302~~
~~ROCKLAND INVESTMENT CORP INC~~
~~121 US HIGHWAY 1 STE 103~~
~~KEY WEST, FL 33040-5456~~

✓ 00122080-000304
SJK INVESTMENT LLC
121 US HIGHWAY ONE
KEY WEST, FL 33040

✓ 00122080-000303
ANSON LLC
2 BAY DR
KEY WEST, FL 33040



KBP CONSULTING, INC.

MEMORANDUM

To: John Arrieta, P.E.
URS

From: Karl B. Peterson, P.E.

Date: January 21, 2015

Subject: Rockland Key Commercial
Traffic Analysis Methodology

Rockland Key Commercial is a proposed retail development to be located near Milemarker 8.5 on the west side of Rockland Key, Monroe County, Florida. The following is a preliminary proposed traffic analysis methodology to assess the traffic impacts associated with the proposed development program.

Development

Existing:

- General Light Industrial (33 acres)

Proposed:

- Commercial Retail (334,700 square feet)
- Gasoline Service Station with Convenience Store (16 fueling positions)

Traffic Study

Based upon the information presented above, it is evident that a Level 3 Monroe County traffic analysis will be required.

Intersections to be Evaluated

- US 1 / Overseas Highway & 2nd Street (and driveways to west)
- US 1 / Overseas Highway & Rockland Drive
- US 1 / Overseas Highway & Boca Chica Road (CR 941)

In addition, we will take into consideration the potential impacts created by this project at the intersection of US 1 / Overseas Highway and Key Deer Boulevard / Chapman Lane and possible measures to mitigate these impacts.

Trip Generation

We will utilize the Institute of Transportation Engineers (ITE) *Trip Generation Manual (9th Edition)* for the purposes of estimating the trip generation characteristics for this site. ITE Land Use #820 will be applied to the retail components and ITE Land Use #945 will be applied to the gasoline service station with convenience store. An estimate of the internalization between these two (2) primary uses will be developed and applied. Reductions for pass-by and transit services / bicycle / pedestrian modes will also be taken into consideration.

Trip Length

The maximum trip lengths for this development are expected to be 8.5 miles to the west (toward Key West) and approximately 50 miles to the east (toward Marathon).

Documentation

A Level 3 traffic impact study will be prepared documenting the background conditions, trip generation characteristics, trip distribution, intersection analyses, and traffic impacts by mile marker in accordance with the current Monroe County LOS and Reserve Capacity Table.

SKETCH & DESCRIPTION
A PORTION OF SECTION 21
 TOWNSHIP 67 SOUTH, RANGE 26 EAST
 ROCKLAND KEY, MONROE COUNTY, FLORIDA

LAND DESCRIPTION:

A parcel of land in a Part of Government Lots 6 & 7, Section 21, Township 67 South, Range 26 East, on Rockland Key, Monroe County, Florida and being more particularly described as follows:

COMMENCE at the intersection of the centerline of U.S. Highway No. 1 (State Road No. 5) and the West Abutment of Rockland Key Viaduct; thence S 63°09'20" W along the original centerline of U.S. Highway No. 1, a distance of 2110.00 feet; thence North, 970.73 feet; thence West, 1562.10 feet; thence North, 904.96 feet; thence West, 175.00 feet to the POINT OF BEGINNING; thence continue West, 175.00 feet; thence North, 25.00 feet; thence East, 175.00 feet; thence South, 25.00 feet to the POINT OF BEGINNING.

Said lands situate and being in Monroe County, Florida, containing 4,375 square feet, more or less.

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the centerline of U.S. Highway No. 1 having a bearing of S 63°09'20" W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: C = Centerline; L.B. = Licensed Business; M.C.R. = Monroe County Records; No. = Number; O.R.B. = Official Records Book; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 1-28-2015


 KEITH M. CHEE-A-TOW, P.L.S.
 Florida Registration No. 5328
 AVIROM & ASSOCIATES, INC.
 L.B. No. 3300

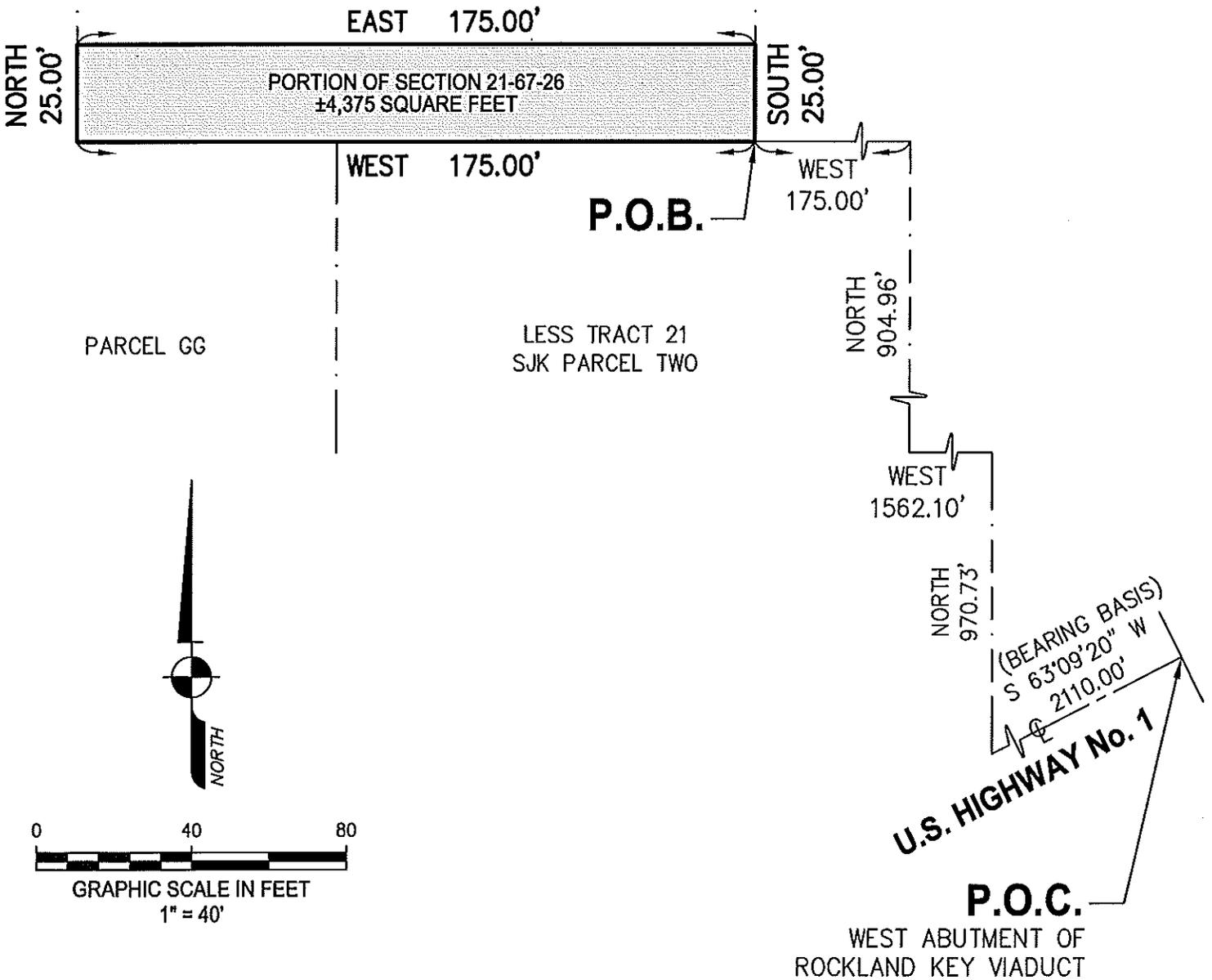
NOT VALID WITHOUT SHEETS 1 & 2

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---|--------|-----------|--------|----------|-------|------------|-----|--------|----------|--------|------|---------|-------|--------|
| <p>REVISIONS</p> <table border="1" style="width: 100%; height: 100px;"> <tr><td> </td><td> </td></tr> </table> | | | | | | | | | | | | | | |  <p>AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2ND AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 TEL. (561) 392-2594, FAX (561) 394-7125 www.AVIROM-SURVEY.com <small>©2015 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small></p> | <table border="1" style="width: 100%; height: 100%;"> <tr><td>JOB #:</td><td>8792-2-1A</td></tr> <tr><td>SCALE:</td><td>1" = 40'</td></tr> <tr><td>DATE:</td><td>01/28/2015</td></tr> <tr><td>BY:</td><td>S.A.M.</td></tr> <tr><td>CHECKED:</td><td>K.M.C.</td></tr> <tr><td>F.B.</td><td>— PG. —</td></tr> <tr><td>SHEET</td><td>1 OF 2</td></tr> </table> | JOB #: | 8792-2-1A | SCALE: | 1" = 40' | DATE: | 01/28/2015 | BY: | S.A.M. | CHECKED: | K.M.C. | F.B. | — PG. — | SHEET | 1 OF 2 |
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| SCALE: | 1" = 40' | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DATE: | 01/28/2015 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BY: | S.A.M. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CHECKED: | K.M.C. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| F.B. | — PG. — | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SHEET | 1 OF 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

SKETCH & DESCRIPTION
A PORTION OF SECTION 21
 TOWNSHIP 67 SOUTH, RANGE 26 EAST
 ROCKLAND KEY, MONROE COUNTY, FLORIDA

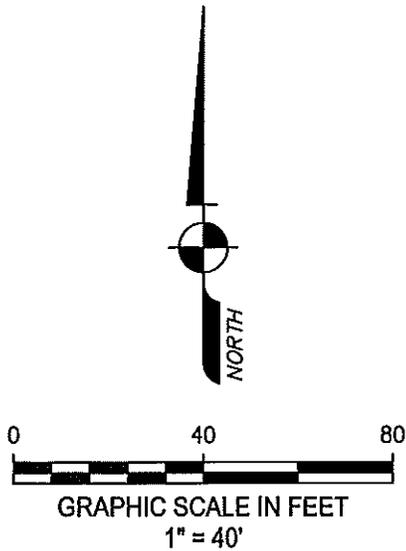
NE CORNER ROCKLAND PROPERTY
 (O.R.B. 2149, PG. 1828, M.C.R.)

ROCKLAND INVESTMENT
 CORPORATION, INC.
 (O.R.B. 2358, PG. 2215, M.C.R.)



PARCEL GG

LESS TRACT 21
 SJK PARCEL TWO



(BEARING BASIS)
 S 63°09'20" W
 2110.00'
U.S. HIGHWAY No. 1

P.O.C.
 WEST ABUTMENT OF
 ROCKLAND KEY VIADUCT

NOT VALID WITHOUT SHEETS 1 & 2

REVISIONS

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AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 S.W. 2ND AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 TEL. (561) 392-2594, FAX (561) 394-7125
 www.AVIROM-SURVEY.com

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| | |
|----------|------------|
| JOB #: | 8792-2-1A |
| SCALE: | 1" = 40' |
| DATE: | 01/28/2015 |
| BY: | S.A.M. |
| CHECKED: | K.M.C. |
| F.B. | — PG. — |
| SHEET | 2 OF 2 |

MATCH LINE (SEE SHEET 4 OF 4)

MATCH LINE (SEE SHEET 4 OF 4)

RECEIVED
DEC 30 2014
2014-181
MONROE CO. PLANNING DEPT

GRAPHIC SCALE IN FEET
SCALE: 1" = 40'

NGVD 1929
ELEVATIONS

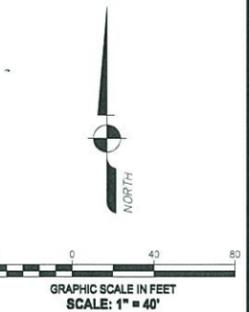
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| 176 | 9562 |
| 177 | 9563 |
| 178 | 9564 |
| 179 | 9565 |
| 180 | 9566 |
| 181 | 9567 |
| 182 | 9568 |
| 183 | 9569 |
| 184 | 9570 |
| 185 | 9571 |
| 186 | 9572 |
| 187 | 9573 |
| 188 | 9574 |
| 189 | 9575 |
| 190 | 9576 |
| 191 | 9577 |
| 192 | 9578 |
| 193 | 9579 |
| 194 | 9580 |
| 195 | 9581 |
| 196 | 9582 |
| 197 | 9583 |
| 198 | 9584 |
| 199 | 9585 |
| 200 | 9586 |
| 201 | 9587 |
| 202 | 9588 |
| 203 | 9589 |
| 204 | 9590 |
| 205 | 9591 |
| 206 | 9592 |
| 207 | 9593 |
| 208 | 9594 |
| 209 | 9595 |
| 210 | 9596 |
| 211 | 9597 |
| 212 | 9598 |
| 213 | 9599 |
| 214 | 9600 |
| 215 | 9601 |
| 216 | 9602 |
| 217 | 9603 |
| 218 | 9604 |
| 219 | 9605 |
| 220 | 9606 |
| 221 | 9607 |
| 222 | 9608 |
| 223 | 9609 |
| 224 | 9610 |
| 225 | 9611 |
| 226 | 9612 |
| 227 | 9613 |
| 228 | 9614 |
| 229 | 9615 |
| 230 | 9616 |
| 231 | 9617 |
| 232 | 9618 |
| 233 | 9619 |
| 234 | 9620 |
| 235 | 9621 |
| 236 | 9622 |
| 237 | 9623 |
| 238 | 9624 |
| 239 | 9625 |
| 240 | 9626 |
| 241 | 9627 |
| 242 | 9628 |
| 243 | 9629 |
| 244 | 9630 |
| 245 | 9631 |
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| 247 | 9633 |
| 248 | 9634 |
| 249 | 9635 |
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| 251 | 9637 |
| 252 | 9638 |
| 253 | 9639 |
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| 259 | 9645 |
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| 279 | 9665 |
| 280 | 9666 |
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| 282 | 9668 |
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| 284 | 9670 |
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| 289 | 9675 |
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| 311 | 9697 |
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| 357 | 9743 |
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| 369 | 9755 |
| 370 | 9756 |
| 371 | 9757 |
| 372 | 9758 |
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| 385 | 9771 |
| 386 | 9772 |
| 387 | 9773 |
| 388 | 9774 |
| 389 | 9775 |
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| 391 | 9777 |
| 392 | 9778 |
| 393 | 9779 |
| 394 | 9780 |
| 395 | 9781 |
| 396 | 9782 |
| 397 | 9783 |
| 398 | 9784 |
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| 402 | 9788 |
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| 410 | 9796 |
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| 412 | 9798 |
| 413 | 9799 |
| 414 | 9800 |
| 415 | 9801 |
| 416 | 9802 |
| 417 | 9803 |
| 418 | 9804 |
| 419 | 9805 |
| 420 | 9806 |
| 421 | 9807 |
| 422 | 9808 |
| 423 | 9809 |
| 424 | 9810 |
| 425 | 9811 |
| 426 | 9812 |
| 427 | 9813 |
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| 432 | 9818 |
| 433 | 9819 |
| 434 | 9820 |
| 435 | 9821 |
| 436 | 9822 |
| 437 | 9823 |
| 438 | 9824 |
| 439 | 9825 |
| 440 | 9826 |
| 441 | 9827 |
| 442 | 9828 |
| 443 | 9829 |
| 444 | 9830 |
| 445 | 9831 |
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| 448 | 9834 |
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| 450 | 9836 |
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| 452 | 9838 |
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| 454 | 9840 |
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| 458 | 9844 |
| 459 | 9845 |
| 460 | 9846 |
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| 462 | 9848 |
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| 464 | 9850 |
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| 466 | 9852 |
| 467 | 9853 |
| 468 | 9854 |
| 469 | 9855 |
| 470 | 9856 |
| 471 | 9857 |
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| 473 | 9859 |
| 474 | 9860 |
| 475 | 9861 |
| 476 | 9862 |
| 477 | 9863 |
| 478 | 9864 |
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| 480 | 9866 |
| 481 | 9867 |
| 482 | 9868 |
| 483 | 9869 |
| 484 | 9870 |
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| 486 | 9872 |
| 487 | 9873 |
| 488 | 9874 |
| 489 | 9875 |
| 490 | 9876 |
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| 510 | 9896 |
| 511 | 9897 |
| 512 | 9898 |
| 513 | 9899 |
| 514 | 9900 |
| 515 | 9901 |
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| 517 | 9903 |
| 518 | 9904 |
| 519 | 9905 |
| 520 | 9906 |
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| 522 | 9908 |
| 523 | 9909 |
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| 525 | 9911 |
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| 553 | 9939 |
| 554 | 9940 |
| 555 | 9941 |
| 556 | 9942 |
| 557 | 9943 |
| 558 | 9944 |
| 559 | 9945 |
| 560 | 9946 |
| 561 | 9947 |
| 562 | 9948 |
| 563 | 9949 |
| 564 | 9950 |
| 565 | 9951 |
| 566 | 9952 |
| 567 | 9953 |
| 568 | 9954 |
| 569 | 9955 |
| 570 | 9956 |
| 571 | 9957 |
| 572 | 9958 |
| 573 | 9959 |
| 574 | 9960 |
| 575 | 9961 |
| 576 | 9962 |
| 577 | 9963 |
| 578 | 9964 |
| 579 | 9965 |
| 580 | 9966 |
| 581 | 9967 |
| 582 | 9968 |
| 583 | 9969 |
| 584 | 9970 |
| 585 | 9971 |
| 586 | 9972 |
| 587 | 9973 |
| 588 | 9974 |
| 589 | 9975 |
| 590 | 9976 |
| 591 | 9977 |
| 592 | 9978 |
| 593 | 9979 |
| 594 | 9980 |
| 595 | 9981 |
| 596 | 9982 |
| 597 | 9983 |
| 598 | 9984 |
| 599 | 9985 |
| 600 | 9986 |
| 601 | 9987 |
| 602 | 9988 |
| 603 | 9989 |
| 604 | 9990 |
| 605 | 9991 |
| 606 | 9992 |
| 607 | 9993 |
| 608 | 9994 |
| 609 | 9995 |
| 610 | 9996 |
| | |

MATCH LINE (SEE SHEET 3 OF 4)

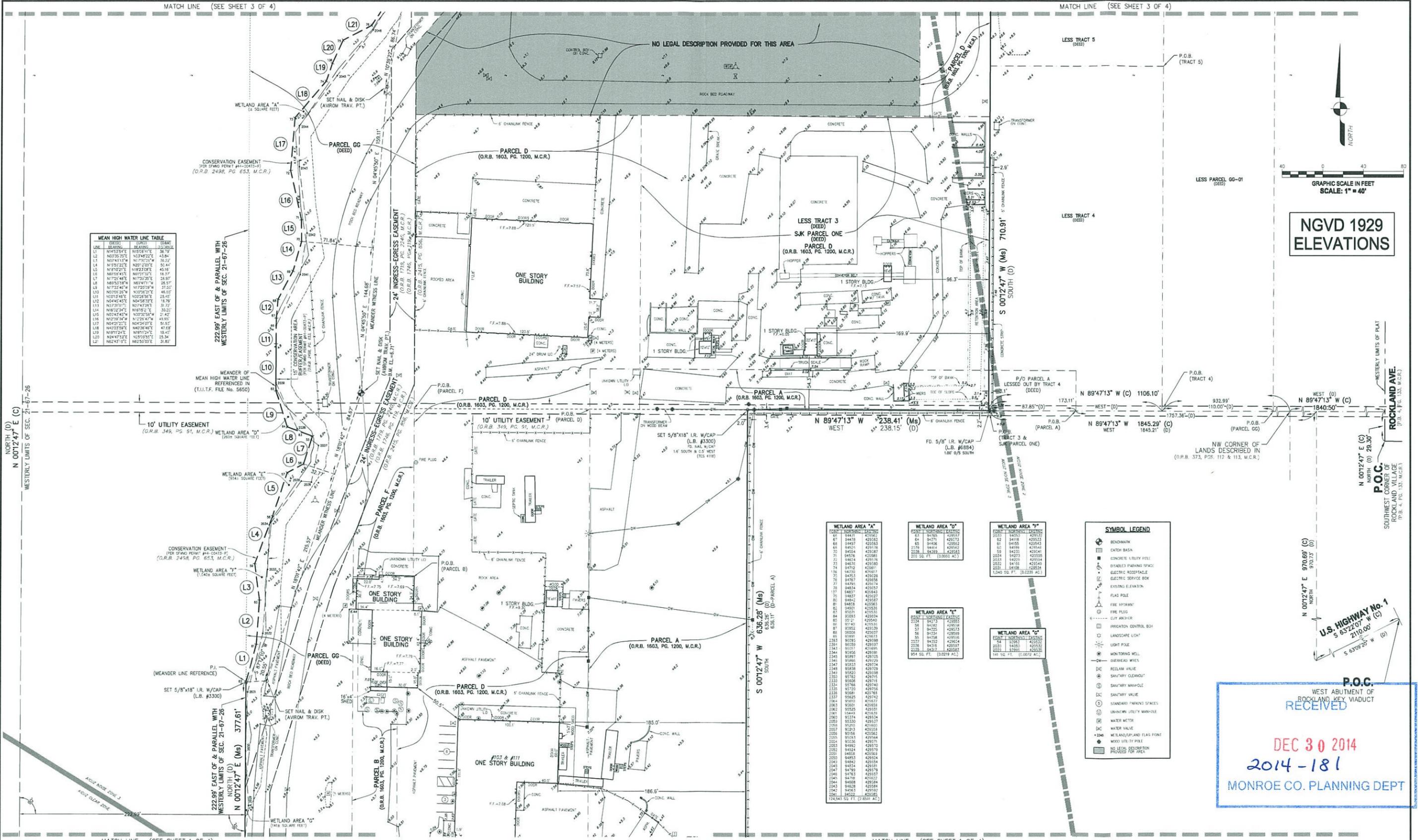
MATCH LINE (SEE SHEET 3 OF 4)

MEAN HIGH WATER LINE TABLE

| LINE | DEED | SECTION | POINT | ELEVATION |
|------|-----------|----------|-------|-----------|
| L1 | N 01247 E | 21-67-26 | 100 | 20.50 |
| L2 | N 01247 E | 21-67-26 | 101 | 20.50 |
| L3 | N 01247 E | 21-67-26 | 102 | 20.50 |
| L4 | N 01247 E | 21-67-26 | 103 | 20.50 |
| L5 | N 01247 E | 21-67-26 | 104 | 20.50 |
| L6 | N 01247 E | 21-67-26 | 105 | 20.50 |
| L7 | N 01247 E | 21-67-26 | 106 | 20.50 |
| L8 | N 01247 E | 21-67-26 | 107 | 20.50 |
| L9 | N 01247 E | 21-67-26 | 108 | 20.50 |
| L10 | N 01247 E | 21-67-26 | 109 | 20.50 |
| L11 | N 01247 E | 21-67-26 | 110 | 20.50 |
| L12 | N 01247 E | 21-67-26 | 111 | 20.50 |
| L13 | N 01247 E | 21-67-26 | 112 | 20.50 |
| L14 | N 01247 E | 21-67-26 | 113 | 20.50 |
| L15 | N 01247 E | 21-67-26 | 114 | 20.50 |
| L16 | N 01247 E | 21-67-26 | 115 | 20.50 |
| L17 | N 01247 E | 21-67-26 | 116 | 20.50 |
| L18 | N 01247 E | 21-67-26 | 117 | 20.50 |
| L19 | N 01247 E | 21-67-26 | 118 | 20.50 |
| L20 | N 01247 E | 21-67-26 | 119 | 20.50 |
| L21 | N 01247 E | 21-67-26 | 120 | 20.50 |



NGVD 1929 ELEVATIONS



WETLAND AREA "A"

| | | |
|-----|--------|--------|
| 69 | 844.11 | 429261 |
| 70 | 844.11 | 429261 |
| 71 | 844.11 | 429261 |
| 72 | 844.11 | 429261 |
| 73 | 844.11 | 429261 |
| 74 | 844.11 | 429261 |
| 75 | 844.11 | 429261 |
| 76 | 844.11 | 429261 |
| 77 | 844.11 | 429261 |
| 78 | 844.11 | 429261 |
| 79 | 844.11 | 429261 |
| 80 | 844.11 | 429261 |
| 81 | 844.11 | 429261 |
| 82 | 844.11 | 429261 |
| 83 | 844.11 | 429261 |
| 84 | 844.11 | 429261 |
| 85 | 844.11 | 429261 |
| 86 | 844.11 | 429261 |
| 87 | 844.11 | 429261 |
| 88 | 844.11 | 429261 |
| 89 | 844.11 | 429261 |
| 90 | 844.11 | 429261 |
| 91 | 844.11 | 429261 |
| 92 | 844.11 | 429261 |
| 93 | 844.11 | 429261 |
| 94 | 844.11 | 429261 |
| 95 | 844.11 | 429261 |
| 96 | 844.11 | 429261 |
| 97 | 844.11 | 429261 |
| 98 | 844.11 | 429261 |
| 99 | 844.11 | 429261 |
| 100 | 844.11 | 429261 |

WETLAND AREA "D"

| | | |
|-----|--------|--------|
| 61 | 844.11 | 429261 |
| 62 | 844.11 | 429261 |
| 63 | 844.11 | 429261 |
| 64 | 844.11 | 429261 |
| 65 | 844.11 | 429261 |
| 66 | 844.11 | 429261 |
| 67 | 844.11 | 429261 |
| 68 | 844.11 | 429261 |
| 69 | 844.11 | 429261 |
| 70 | 844.11 | 429261 |
| 71 | 844.11 | 429261 |
| 72 | 844.11 | 429261 |
| 73 | 844.11 | 429261 |
| 74 | 844.11 | 429261 |
| 75 | 844.11 | 429261 |
| 76 | 844.11 | 429261 |
| 77 | 844.11 | 429261 |
| 78 | 844.11 | 429261 |
| 79 | 844.11 | 429261 |
| 80 | 844.11 | 429261 |
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| 82 | 844.11 | 429261 |
| 83 | 844.11 | 429261 |
| 84 | 844.11 | 429261 |
| 85 | 844.11 | 429261 |
| 86 | 844.11 | 429261 |
| 87 | 844.11 | 429261 |
| 88 | 844.11 | 429261 |
| 89 | 844.11 | 429261 |
| 90 | 844.11 | 429261 |
| 91 | 844.11 | 429261 |
| 92 | 844.11 | 429261 |
| 93 | 844.11 | 429261 |
| 94 | 844.11 | 429261 |
| 95 | 844.11 | 429261 |
| 96 | 844.11 | 429261 |
| 97 | 844.11 | 429261 |
| 98 | 844.11 | 429261 |
| 99 | 844.11 | 429261 |
| 100 | 844.11 | 429261 |

WETLAND AREA "F"

| | | |
|-----|--------|--------|
| 61 | 844.11 | 429261 |
| 62 | 844.11 | 429261 |
| 63 | 844.11 | 429261 |
| 64 | 844.11 | 429261 |
| 65 | 844.11 | 429261 |
| 66 | 844.11 | 429261 |
| 67 | 844.11 | 429261 |
| 68 | 844.11 | 429261 |
| 69 | 844.11 | 429261 |
| 70 | 844.11 | 429261 |
| 71 | 844.11 | 429261 |
| 72 | 844.11 | 429261 |
| 73 | 844.11 | 429261 |
| 74 | 844.11 | 429261 |
| 75 | 844.11 | 429261 |
| 76 | 844.11 | 429261 |
| 77 | 844.11 | 429261 |
| 78 | 844.11 | 429261 |
| 79 | 844.11 | 429261 |
| 80 | 844.11 | 429261 |
| 81 | 844.11 | 429261 |
| 82 | 844.11 | 429261 |
| 83 | 844.11 | 429261 |
| 84 | 844.11 | 429261 |
| 85 | 844.11 | 429261 |
| 86 | 844.11 | 429261 |
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| 88 | 844.11 | 429261 |
| 89 | 844.11 | 429261 |
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| 92 | 844.11 | 429261 |
| 93 | 844.11 | 429261 |
| 94 | 844.11 | 429261 |
| 95 | 844.11 | 429261 |
| 96 | 844.11 | 429261 |
| 97 | 844.11 | 429261 |
| 98 | 844.11 | 429261 |
| 99 | 844.11 | 429261 |
| 100 | 844.11 | 429261 |

WETLAND AREA "E"

| | | |
|-----|--------|--------|
| 61 | 844.11 | 429261 |
| 62 | 844.11 | 429261 |
| 63 | 844.11 | 429261 |
| 64 | 844.11 | 429261 |
| 65 | 844.11 | 429261 |
| 66 | 844.11 | 429261 |
| 67 | 844.11 | 429261 |
| 68 | 844.11 | 429261 |
| 69 | 844.11 | 429261 |
| 70 | 844.11 | 429261 |
| 71 | 844.11 | 429261 |
| 72 | 844.11 | 429261 |
| 73 | 844.11 | 429261 |
| 74 | 844.11 | 429261 |
| 75 | 844.11 | 429261 |
| 76 | 844.11 | 429261 |
| 77 | 844.11 | 429261 |
| 78 | 844.11 | 429261 |
| 79 | 844.11 | 429261 |
| 80 | 844.11 | 429261 |
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| 83 | 844.11 | 429261 |
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| 85 | 844.11 | 429261 |
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| 92 | 844.11 | 429261 |
| 93 | 844.11 | 429261 |
| 94 | 844.11 | 429261 |
| 95 | 844.11 | 429261 |
| 96 | 844.11 | 429261 |
| 97 | 844.11 | 429261 |
| 98 | 844.11 | 429261 |
| 99 | 844.11 | 429261 |
| 100 | 844.11 | 429261 |

WETLAND AREA "G"

| | | |
|-----|--------|--------|
| 61 | 844.11 | 429261 |
| 62 | 844.11 | 429261 |
| 63 | 844.11 | 429261 |
| 64 | 844.11 | 429261 |
| 65 | 844.11 | 429261 |
| 66 | 844.11 | 429261 |
| 67 | 844.11 | 429261 |
| 68 | 844.11 | 429261 |
| 69 | 844.11 | 429261 |
| 70 | 844.11 | 429261 |
| 71 | 844.11 | 429261 |
| 72 | 844.11 | 429261 |
| 73 | 844.11 | 429261 |
| 74 | 844.11 | 429261 |
| 75 | 844.11 | 429261 |
| 76 | 844.11 | 429261 |
| 77 | 844.11 | 429261 |
| 78 | 844.11 | 429261 |
| 79 | 844.11 | 429261 |
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| 81 | 844.11 | 429261 |
| 82 | 844.11 | 429261 |
| 83 | 844.11 | 429261 |
| 84 | 844.11 | 429261 |
| 85 | 844.11 | 429261 |
| 86 | 844.11 | 429261 |
| 87 | 844.11 | 429261 |
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| 94 | 844.11 | 429261 |
| 95 | 844.11 | 429261 |
| 96 | 844.11 | 429261 |
| 97 | 844.11 | 429261 |
| 98 | 844.11 | 429261 |
| 99 | 844.11 | 429261 |
| 100 | 844.11 | 429261 |

SYMBOL LEGEND

- BENCHMARK
- CATCH BASIN
- CONCRETE UTILITY PIPE
- DISABLED PARKING SPACE
- ELECTRIC REEFSPACE
- ELECTRIC SERVICE BOX
- EXISTING ELEVATION
- FLAG POLE
- FIRE HYDRANT
- FIRE TRUSS
- CUT AND-CR
- IRRIGATION CONTROL BOX
- LANDSCAPE LIGHT
- LIGHT POLE
- MONITORING WELL
- OVERHEAD WIRE
- RECLAIM VALVE
- SANITARY CLEANOUT
- SANITARY MANHOLE
- SANITARY VALVE
- STANDARD PARKING SPACES
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER VALVE
- WETLAND/UPLAND FLAG POINT
- WOOD UTILITY POLE
- NO LEGAL DESCRIPTION PROVIDED FOR AREA

P.O.C.
WEST ABUTMENT OF
ROCKLAND KEY VIADUCT
RECEIVED
DEC 30 2014
2014-181
MONROE CO. PLANNING DEPT



AVIROM & ASSOCIATES, INC.
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www.AVIROM-SURVEY.com
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| REVISIONS | DATE | F.B./PG. | BY | CKD | REVISIONS | DATE | F.B./PG. | BY | CKD |
|--|----------|----------|------------|--------|-----------|------|----------|----|-----|
| Title Commitment with encumbrances from Schedule B-I | 04-05-11 | | Commitment | K.W.C. | K.M.C. | | | | |
| Added AUC12 Footprint Lines | 02-18-12 | | n/a | K.W.C. | K.M.C. | | | | |

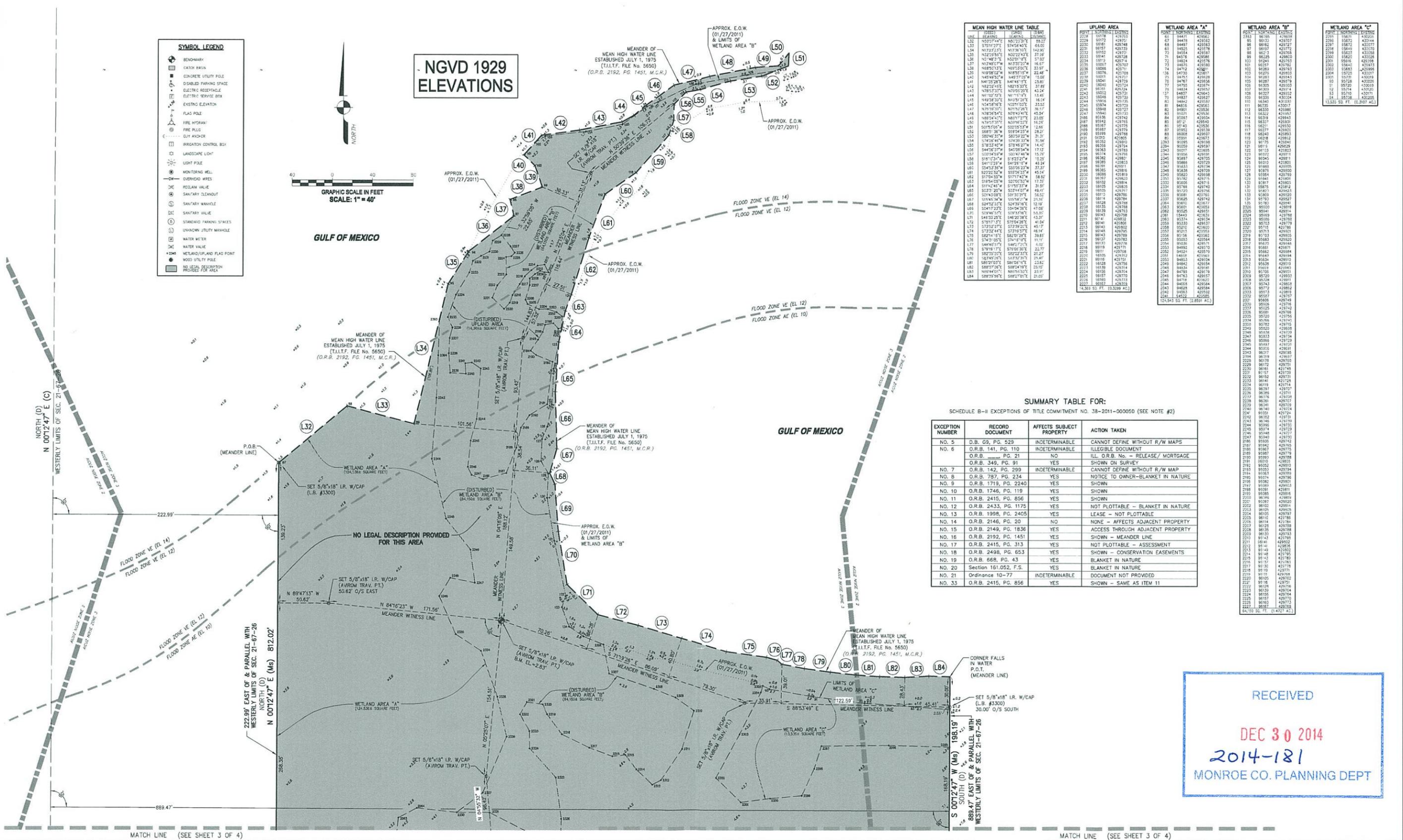
BOUNDARY, TOPOGRAPHIC & MEAN HIGH WATER LINE SURVEY
PORTIONS OF GOVERNMENT LOTS 6 & 7
SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST
JOB #: 8792
SCALE: 1" = 40'
DATE: 01/27/2011
BY: S.A.M.
CHECKED: K.M.C.
F.B. 1541 PG. 38-77
SHEET 2 OF 4

SYMBOL LEGEND

- BENCHMARK
- CATCH BASIN
- CONCRETE UTILITY POLE
- DISABLED PARKING SPACE
- ELECTRIC RECEPTACLE
- ELECTRIC SERVICE BOX
- EXISTING ELEVATION
- FLAG POLE
- FIRE HYDRANT
- FIRE FLUJ
- GUY ANCHOR
- IRIGATION CONTROL BOX
- LANDSCAPE LIGHT
- LIGHT POLE
- MONITORING WELL
- OVERHEAD WIPES
- REGULAM VALVE
- SAUNTRY CLEANOUT
- SAUNTRY MANHOLE
- SAUNTRY VALVE
- STANDARD PARKING SPACES
- UNCOMMON UTILITY MANHOLE
- WATER METER
- WATER VALVE
- WETLAND/UPLAND FLAG POINT
- WOOD UTILITY POLE
- NO LEGAL DESCRIPTION PROVIDED FOR AREA



NGVD 1929 ELEVATIONS



MEAN HIGH WATER TABLE

| POINT | NORTHING | EASTING | ELEVATION |
|-------|----------|----------|-----------|
| L32 | 10071.47 | 10071.47 | 28.27 |
| L33 | 10071.47 | 10071.47 | 28.27 |
| L34 | 10071.47 | 10071.47 | 28.27 |
| L35 | 10071.47 | 10071.47 | 28.27 |
| L36 | 10071.47 | 10071.47 | 28.27 |
| L37 | 10071.47 | 10071.47 | 28.27 |
| L38 | 10071.47 | 10071.47 | 28.27 |
| L39 | 10071.47 | 10071.47 | 28.27 |
| L40 | 10071.47 | 10071.47 | 28.27 |
| L41 | 10071.47 | 10071.47 | 28.27 |
| L42 | 10071.47 | 10071.47 | 28.27 |
| L43 | 10071.47 | 10071.47 | 28.27 |
| L44 | 10071.47 | 10071.47 | 28.27 |
| L45 | 10071.47 | 10071.47 | 28.27 |
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| L74 | 10071.47 | 10071.47 | 28.27 |
| L75 | 10071.47 | 10071.47 | 28.27 |
| L76 | 10071.47 | 10071.47 | 28.27 |
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| L80 | 10071.47 | 10071.47 | 28.27 |
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| L82 | 10071.47 | 10071.47 | 28.27 |
| L83 | 10071.47 | 10071.47 | 28.27 |
| L84 | 10071.47 | 10071.47 | 28.27 |

UPLAND AREA

| POINT | NORTHING | EASTING | ELEVATION |
|-------|----------|----------|-----------|
| U1 | 10071.47 | 10071.47 | 28.27 |
| U2 | 10071.47 | 10071.47 | 28.27 |
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| U5 | 10071.47 | 10071.47 | 28.27 |
| U6 | 10071.47 | 10071.47 | 28.27 |
| U7 | 10071.47 | 10071.47 | 28.27 |
| U8 | 10071.47 | 10071.47 | 28.27 |
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| U10 | 10071.47 | 10071.47 | 28.27 |
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| U86 | 10071.47 | 10071.47 | 28.27 |
| U87 | 10071.47 | 10071.47 | 28.27 |
| U88 | 10071.47 | 10071.47 | 28.27 |
| U89 | 10071.47 | 10071.47 | 28.27 |
| U90 | 10071.47 | 10071.47 | 28.27 |
| U91 | 10071.47 | 10071.47 | 28.27 |
| U92 | 10071.47 | 10071.47 | 28.27 |
| U93 | 10071.47 | 10071.47 | 28.27 |
| U94 | 10071.47 | 10071.47 | 28.27 |
| U95 | 10071.47 | 10071.47 | 28.27 |
| U96 | 10071.47 | 10071.47 | 28.27 |
| U97 | 10071.47 | 10071.47 | 28.27 |
| U98 | 10071.47 | 10071.47 | 28.27 |
| U99 | 10071.47 | 10071.47 | 28.27 |
| U100 | 10071.47 | 10071.47 | 28.27 |

WETLAND AREA "A"

| POINT | NORTHING | EASTING | ELEVATION |
|-------|------------|----------|-----------|
| WA1 | 10071.47 | 10071.47 | 28.27 |
| WA2 | 10071.47 | 10071.47 | 28.27 |
| WA3 | 10071.47 | 10071.47 | 28.27 |
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| WA83 | 10071.47</ | | |



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 

Date: February 12, 2015

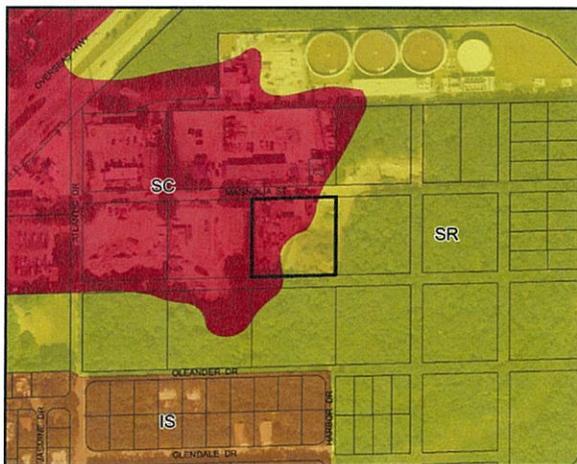
Subject: REQUEST BY MAGNOLIA 101, LLC. TO AMEND THE LAND USE DISTRICT (LUD) MAP OF THE MONROE COUNTY LAND DEVELOPMENT CODE FROM SUBURBAN COMMERCIAL (SC) AND SUBURBAN RESIDENTIAL (SR) TO SUBURBAN COMMERCIAL (SC) FOR PROPERTY LOCATED AT 101 MAGNOLIA STREET, MARKER 100, KEY LARGO.

Meeting: February 24, 2015

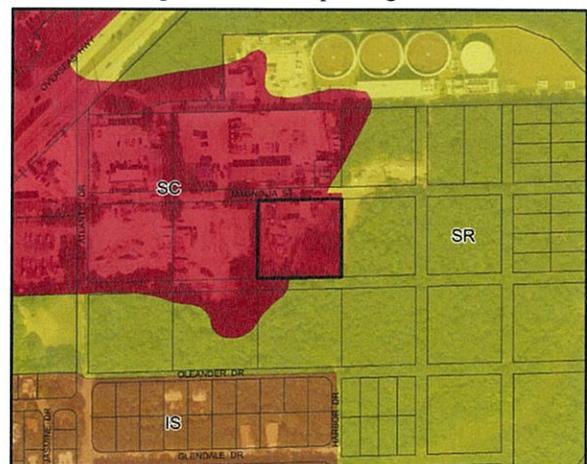
I. REQUEST

On December 8, 2014, Magnolia 101, LLC submitted an application requesting to amend the Land Use District (LUD) Map of the Monroe County Land Development Code from Suburban Commercial (SC) and Suburban Residential (SR) to Suburban Commercial (SC) for property located at 101 Magnolia Street, Key Largo, having real estate number 00454520.000000.

Existing LUD Map Designation



Proposed LUD Map Designation



II. BACKGROUND INFORMATION

Site Information

Location: MM 100, Key Largo, Oceanside

Address: 101 Magnolia Street

Description: Square 20, Ocean Acres (Plat Book 1, Page 188)

Real Estate Number: 00454520.000000

Owner/Applicant: Magnolia 101, LLC

Agent: Scott Black, Vernis & Bowling

Size of Site: 43,000 SF (0.99 acres)

Land Use District: SR and SC

FLUM Designation: MC

Tier Designation: III

Flood Zones: AE (EL 8)

Existing Use: Partially Light Industrial; Partially Vacant

Existing Vegetation/Habitat: Partially Scarified; Partially Restored Hammock

Community Character of Immediate Vicinity: Adjacent land has Suburban Commercial zoning to the north and west, developed with public and industrial uses (Monroe County Public Works, and Florida Keys Aqueduct Authority); and vacant land with Suburban Residential zoning to the east and south.

The subject property currently has Land Use District (LUD) designations of Suburban Commercial (SC) and Suburban Residential (SR) (see Exhibit 1) and a Future Land Use Map (FLUM) designation of Mixed Use/Commercial (MC). The property was within a GU (General Use) zoning district prior to September 15, 1986 when it was re-designated as partially SC and partially SR (the final adoption of the LUD map was in 1992). With the adoption of the Comprehensive Plan's FLUM in 1997, the subject parcel was given its current FLUM designation of Mixed Use/Commercial (MC). This designation was confirmed for the entire parcel by administrative interpretation as part of a Letter of Understanding for the site dated April 29, 2013 (see Exhibit 2). The current LUD designation of SR on the southeast portion of the site is inconsistent with the MC FLUM. Per Policy 101.4.22 of the Comprehensive Plan, the MC FLUM is consistent with the following LUD designations: Suburban Commercial (SC), Urban Commercial (UC), Destination Resort (DR), Recreational Vehicle (RV), Mixed Use (MU) and Maritime Industries (MI).

The subject property is currently assessed as vacant commercial land by the property appraiser, however, the applicant states that the existing use of the property is solid waste processing and material recovery facility, including construction and demolition debris recycling. There is currently a 3-sided concrete structure on the site used for the purpose of processing the recycling products.

According to the boundary survey provided by the applicant, the total area of the subject property is 43,000 SF (0.99 acres). Based on Monroe County GIS data, the portion of the parcel with an SC LUD designation has an area of 23,000 SF, and the portion of the parcel with an SR LUD designation has an area of 20,000 SF. All calculations included in the analysis of this proposed LUD map amendment are based on the aforementioned figures.

In 1991, the Monroe County Building Department issued Building Permit #913-3552, approving the construction of a 1,104 SF unenclosed storage shed on the subject parcel. This is the first building permit on file for the subject property. In 1999, the Building Department issued Building Permit #993-0162 approving security lighting for the outdoor storage area.

In 2002, a minor conditional use permit was issued for the construction of a 1,104 SF structure to be used as a waste separation facility on the subject parcel (Planning Department File #22016). The approval was memorialized by Development Order #02-02, signed by the Planning Director on April 28, 2002 and recorded in the official records of Monroe County on June 7, 2002.

In 2003, the Building Department issued Building Permit #023-3419, approving the construction of a 1,106 SF commercial building on the subject parcel and other site improvements related to Development Order #02-02 (note: the building permit file is filed with RE 00454110.000000, not RE 00454520.000000). The building received a certificate of occupancy on November 7, 2003.

In addition, since 2002, several other building permits have been issued for the subject parcel to facilitate the waste separation facility, including Building Permit #103-7017, which was issued on April 11, 2011 for stormwater-related improvements.

As part of the previous approval authorized by Development Order #02-02, the County applied a condition requiring the property owner to place a conservation easement on the SR portion of the subject parcel. Previous clearing has been carried out on the subject parcel, including within the conservation easement, without the benefit of a building permit and has been the subject of code enforcement action. Expansion of the approved light industrial use on the site into the SR portion of the subject parcel without the benefit of a permit has also resulted in code enforcement action. As discussed in the LOU dated April 29, 2013 (Exhibit 2), the proposed LUD map amendment to SC for the entire parcel is one of several steps the applicant must take to receive permits for a light industrial use on the southeastern portion of the parcel. Removal by the County of the conservation easement on the site would also be necessary before permits for light industrial use could be issued for that portion of the site. There is no guarantee that the County will approve removal of the conservation easement.

The applicant has stated that they wish to amend the LUD designation to SC for the entire parcel in order to eliminate the current inconsistency between the FLUM designation of MC and LUD designation of SR on the southeastern portion of the site. As discussed above, the LUD map amendment is also one of several steps the applicant must take to move towards resolving several ongoing code enforcement violations.

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 |
|---|--|--|--|
| Suburban Commercial (SC) Gross Upland Area: 23,000 SF (0.53 acres) (based on MC GIS) | Residential Allocated Density | 3 du/acre | 1.59 du |
| | Transient Allocated Density | 5 rooms/spaces /acre | 2.65 rooms/spaces |
| | Nonresidential Maximum Intensity | 0.10 - 0.40 FAR | 2,300 - 9,200 SF |
| Suburban Residential (SR) Gross Upland Area: 20,000 SF (0.46 acres) (based on MC GIS) | Residential Allocated Density | 0.5 du/acre | 0.23 du |
| | Transient Allocated Density | 10 rooms/spaces /acre | 4.6 rooms/spaces |
| | Nonresidential Maximum Intensity | 2,499 SF (retail/office) 0.25 FAR (public/institutional) | 2,499 - 5,000 SF |
| Total Existing Maximum Potential Development | Residential | | 1 du |
| | Transient | | 7 rooms/spaces |
| | Nonresidential | | 14,200 SF |
| Proposed LUD | Type | Adopted Standards | Development potential based upon allocated density |
| Suburban Commercial (SC) Gross Upland Area: 43,000 SF (0.99 acres) | Residential Allocated Density | 3 du/acre | 4 du |
| | Transient Allocated Density | 5 rooms/spaces /acre | 2 rooms/spaces |
| | Nonresidential Maximum Intensity | 0.10 - 0.40 FAR | 4,300 - 17,200 SF |
| Net Change in Development Potential based on LUD | Residential: +3 du Transient: -5 rooms/spaces Nonresidential: +3,000 SF | | |

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 3 dwelling units and a decrease in potential transient residential development of 5 dwelling units for institutional residential uses. The maximum increase in potential nonresidential development would be 3,000 square feet.

B. Impact on Community Character

Parcels surrounding the subject property currently have LUD designations of Suburban Commercial and Suburban Residential. Land uses surrounding the subject property include vacant land, public uses, and light industrial uses.



The parcel has a tier designation of Tier III. The majority of the site is scarified, consisting of pea-rock gravel and some paved areas. The southeast portion of the site has some areas of partially restored hammock.

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 has access to US 1 in Key Largo via Magnolia Street and Atlantic Drive. 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 this segment in Key Largo (MM 99.5 to MM106) 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 Reverse 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 demand in Monroe County in 2013 was 16.73 MGD and projections indicate a slight increase to an annual average demand of 17.28 MGD for 2015.

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 proposed LUD amendment would increase the site’s nonresidential development potential by 3,000 SF, which could result in a net increase in nonresidential potable water demand of 1,050 gallons per day from this site if developed to its maximum nonresidential potential. 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 3 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 447 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 through September 30, 2024. The contract authorizes the use of in-state facilities; thereby, providing the County with approximately ten years of guaranteed capacity for the haul-out and disposal of 95,000 tons/year of solid waste not including yard waste. Under the proposed LUD category, the net increase in potential nonresidential development is 3,000 SF, and in potential residential units on the site is 3 dwelling units. Currently there is sufficient capacity for such an increase.

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, 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 3 dwelling units, which could result in a net increase in demand from this site of up to 435 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 101.4.5

The principal purpose of the Mixed Use/ Commercial land use category is to provide for the establishment of commercial land use (zoning) districts where various types of commercial retail and office may be permitted at intensities which are consistent with the community character and the natural environment. Employee housing and commercial apartments are also permitted. In addition, Mixed Use/Commercial land use districts are to establish and conserve areas of mixed uses, which may include maritime industry, light industrial uses, commercial fishing, transient and permanent residential, institutional, public, and commercial retail uses.

This land use category is also intended to allow for the establishment of mixed use development patterns, where appropriate. Various types of residential and non-residential uses may be permitted; however, heavy industrial uses and similarly incompatible uses shall be prohibited. The County shall continue to take a proactive role in encouraging the maintenance and enhancement of community character and recreational and commercial working waterfronts.

In order to protect environmentally sensitive lands, the following development controls shall apply to all hammocks, pinelands, and disturbed wetlands within this land use category:

1. only low intensity commercial uses shall be allowed;
2. a maximum floor area ratio of 0.10 shall apply; and
3. maximum net residential density shall be zero.

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:

- 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.

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 Planning Director's recent interpretation of the Future Land Use Map (FLUM) district boundary on this parcel. The current LUD designation of SR on the southeast portion of the parcel is inconsistent with the FLUM designation, which is MC for the entire parcel. The proposed LUD designation of SC for the entire parcel would be consistent with its MC FLUM designation.

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 Suburban Commercial (SC) and Suburban Residential (SR) to Suburban Commercial (SC) for property located at 101 Magnolia Street, Key Largo, having real estate number 00454520.000000.

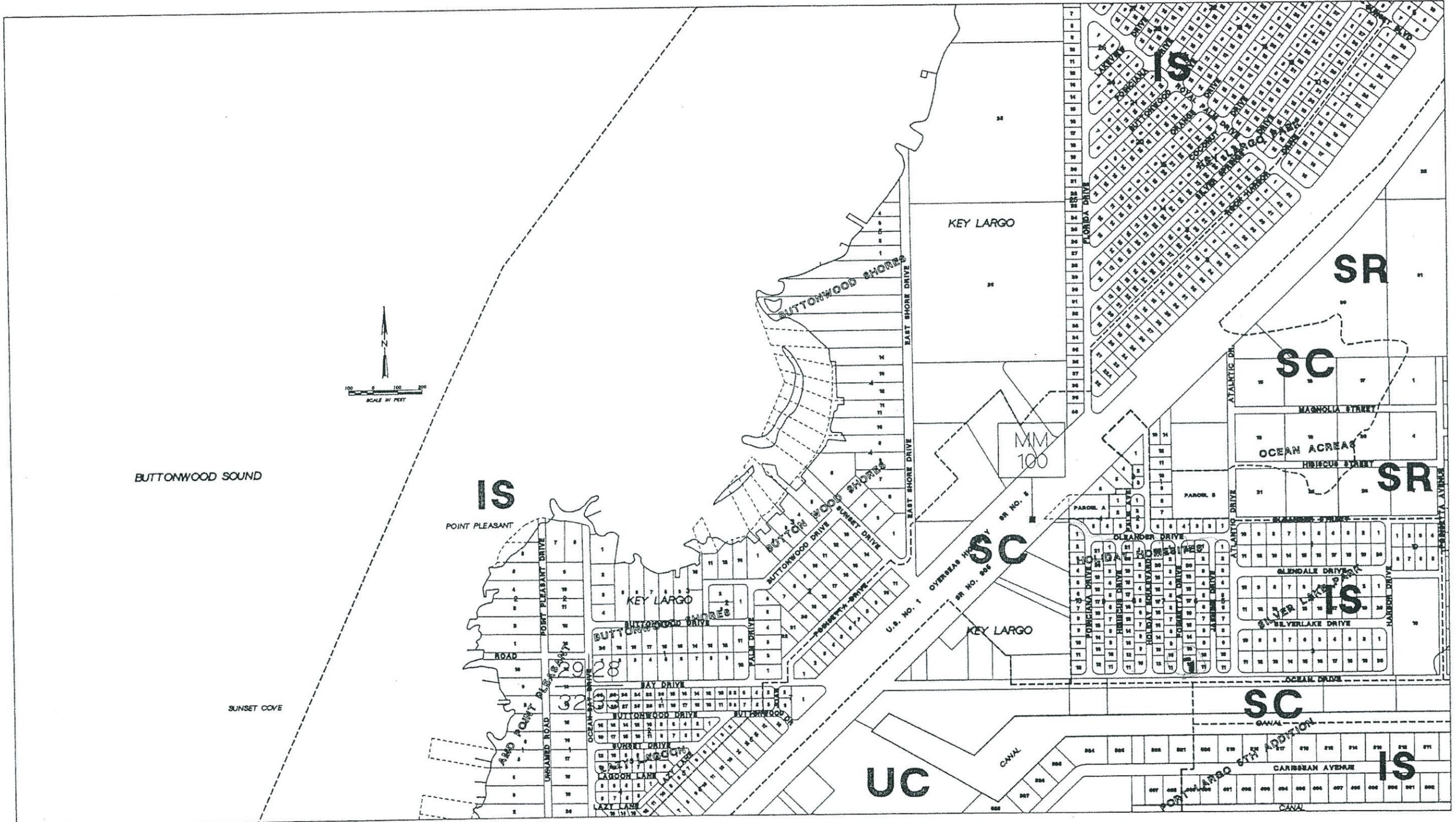
VI. EXHIBITS

1. Official Land Use District Map, Sheet 133.
2. Letter of Understanding, dated 04/29/2013.
3. Proposed LUD map amendment.

Key Largo

Exhibit 1 to Staff Report

MATCH TO 132



MATCH TO 126

MATCH TO 134

MONROE COUNTY, FLORIDA, LAND USE DISTRICT MAP



| | |
|------|-----------|
| DSGN | TD TRUEAX |
| DR | 2468 U133 |
| CHK | |
| APVD | |

I CERTIFY THAT THIS IS AN OFFICIAL MONROE COUNTY LAND USE DISTRICT MAP AS REQUIRED AND ADOPTED BY THE MONROE COUNTY BOARD OF COMMISSIONERS BY RESOLUTION ON 04-11-06, AS PROVIDED IN CHAPTER 17 OF THE FLORIDA KEYS COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS, VOLUME III.

[Signature]
DIRECTOR, PLANNING DEPARTMENT

| LEGEND | |
|--------|--------------------------------------|
| ACCC | AREAS OF CRITICAL COUNTY CONCERN |
| AD | AIRPORT |
| CD | CONSERVATION DISTRICTS |
| CFA | COMMERCIAL FISHING AREA |
| CFSD | COMMERCIAL FISHING SPECIAL DISTRICTS |
| CFV | COMMERCIAL FISHING VILLAGE |
| DR | DESTINATION RESORT |

| | |
|----|-----------------------|
| I | INDUSTRIAL |
| IS | IMPROVED SUBDIVISION |
| MF | MILITARY FACILITIES |
| MI | MARITIME INDUSTRIES |
| MA | MAIN AND NATIVE AREA |
| MU | MIXED USE |
| NA | NATIVE AREA |
| OS | OFFSHORE ISLAND AREAS |
| PR | PARK AND REFUGE AREA |

| | |
|-----|-------------------------------|
| RV | RECREATIONAL VEHICLE |
| SC | SUB URBAN COMMERCIAL |
| SR | SUB URBAN RESIDENTIAL |
| SRL | SUB URBAN RESIDENTIAL LIMITED |
| SS | SPARSELY SETTLED |
| UC | URBAN COMMERCIAL |
| UR | URBAN RESIDENTIAL |
| URM | URBAN RESIDENTIAL MOBILE HOME |

THE BASE MAPS ARE NOT SURVEY ACCURATE, AND LOCATION OF LAND USE DISTRICT BOUNDARIES IN AREAS WHERE VEGETATION PREDOMINATES SHOULD BE VERIFIED BY THE MONROE COUNTY BIOLOGIST. THESE MAPS ARE INTENDED TO REPRESENT THE GENERAL LOCATION OF A POINT OR FEATURE WITH RESPECT TO OTHER POINTS OR FEATURES ON THE SAME MAP. THE ENGINEER OF RECORD AND COUNTY WILL NOT BE RESPONSIBLE FOR ANY SOURCE DOCUMENT ERRORS OR OMISSIONS IN THE INFORMATION COMPILED BY OTHERS WHICH HAVE BEEN INCORPORATED INTO THESE MAPS.

| | |
|-----------|-------------|
| SHEET 133 | |
| DATE | 1-19-88 |
| REV | |
| NO. | |
| PROJ | SE 10015.X0 |
| NO. | |

COMPOSITE
OVERLAY
SCREEN

IDENTIFICATION
PROVIDE
FILE

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

April 29, 2013

William W. Riley
Bilzin Sumberg Attorneys at Law
1450 Brickell Avenue
Miami, FL 33131

SUBJECT: LETTER OF UNDERSTANDING CONCERNING FOUR (4) PARCELS OF LAND OWNED BY MAGNOLIA 101 LLC, LOCATED ON MAGNOLIA STREET, KEY LARGO AND HAVING REAL ESTATE NUMBERS 00454110.000000, 00454220.000000, 00454230.000000 AND 00454520.000000

Mr. Riley,

Pursuant to §110-3 of the Monroe County Code (MCC), this document shall constitute a Letter of Understanding (LOU). On February 6, 2013, a Pre-Application Conference regarding the above-referenced property was held at the office of the Monroe County Planning & Environmental Resources Department in Marathon. Attendees of the meeting included William Riley, Brian Lindback, and Howard Nelson (hereafter referred to as "the Applicant") and Townsley Schwab, Senior Director of Planning & Environmental Resources, Michael Roberts, Senior Administrator of Environmental Resources, Joseph Haberman, Planning & Development Review Manager, and Kathleen Windsor, Code Compliance (hereafter referred to as "Staff").

Materials presented for review included:

- (a) Pre-Application Conference Request Form;
- (b) Monroe County Property Record Cards;
- (c) Monroe County Land Use District Map and Future Land Use Map; and
- (d) Site Plan by unknown and not dated.

I. APPLICANT PROPOSAL

The Applicant is proposing to redevelop the site by expanding the area in which the existing waste separation facility was originally approved to utilize by Development Order #02-02



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

II. SUBJECT PROPERTY DESCRIPTION

1. The subject property is located at the eastern end of Magnolia Street on Key Largo, situated at approximate mile marker 100 on the Atlantic Ocean side of US 1. The business currently operating on the property is Atlantic Trash & Transfer LLC.
2. The property is comprised of four adjacent parcels, legally described as Squares (also referred to as Lots) 1, 4, 5, 20, Ocean Acres (PB1-188), Key Largo, Monroe County, Florida and assessed under real estate (RE) numbers 00454110.000000 (Lot 1), 00454220.000000 (Lot 4), 00454230.000000 (Lot 5) and 00454520.000000 (Lot 20). Note: The property is often referred to as part Lots 35, 36 and 45, which, as shown on the plat, underlie the squares referenced in the preceding legal description.
3. According to the Ocean Acres plat, Lot 1 consists of 38,020 SF of land area (190.1' x 200'), Lot 4 consists of 38,020 SF of land area (190.1' x 200'), Lot 5 consists of 38,000 SF of land area (190' x 200'), and Lot 20 consists of 43,000 SF of land area (215' x 200').

All calculations included in this letter are based on the dimensions provided on the plat, which may be inaccurate. A boundary survey was not submitted for review. In addition, the site plan submitted with the application did not provide the total amount of upland. A sealed boundary survey indicating the total amount of upland area shall be required at the time of application submittal for any development approval affecting open space or land use intensity. If the amount of upland area provided on the boundary survey differs from the dimensions on the plat, then calculations provided in this letter are subject to change.

III. RELEVANT PRIOR PLANNING & ENVIRONMENTAL RESOURCE DEPT. ACTIONS

1. In 1991, the Monroe County Building Department issued Building Permit #913-3552, approving the construction of a 1,104 SF unenclosed storage shed on Lot 20. This is the first building permit on file for the subject property. In 1999, the Building Department issued Building Permit #993-0162 approving security lighting for the outdoor storage area on Lot 20.
2. In 2002, a minor conditional use permit was issued for the construction of a 1,104 SF structure to be used as a waste separation facility on Lot 20 (Planning Department File #22016). The approval was memorialized by Development Order #02-02, signed by the planning director on April 28, 2002 and recorded in the official records of Monroe County on June 7, 2002.
3. In 2003, the Building Department issued Building Permit #023-3419, approving the construction of a 1,106 SF commercial building on Lot 20 and other site improvements related to Development Order #02-02 (note: the building permit file is filed with RE 00454110.000000, not RE 00454520.000000). The building received a certificate of occupancy on November 7, 2003. In addition, since 2002, several other building permits have been issued on Lot 20 to facilitate the waste separation facility.

IV. REVIEW

The following land development regulations directly affect the proposal; however, please note that there are other land development regulations not referred to nor described in this letter which may govern future development as well.

1. In 1992, a revised series of zoning maps, entitled the Official Land Use District Map, were adopted for all areas of the unincorporated county. This map series, dated 1988, consisted of 583 sheets scaled at 1"=20'.

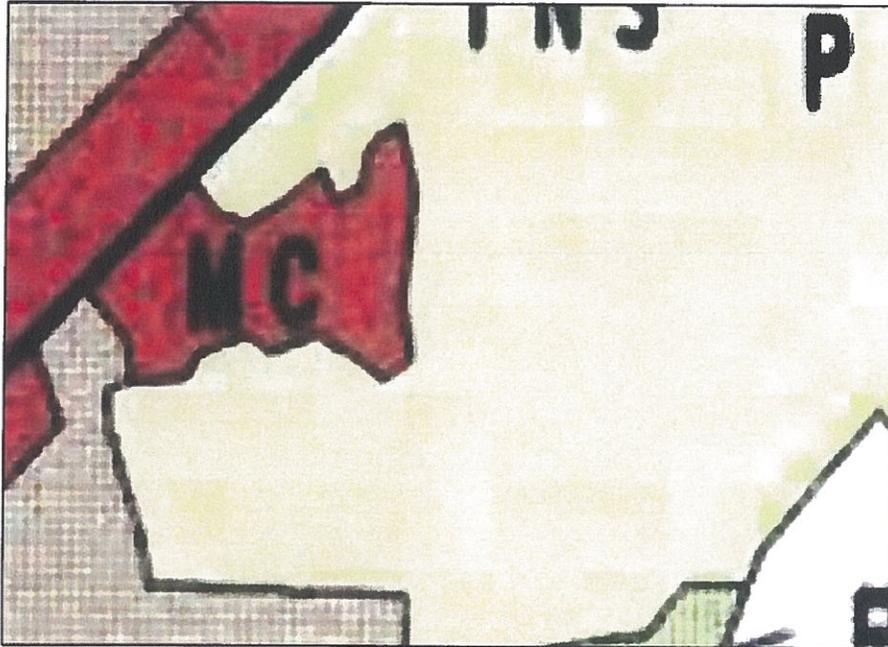
On the Official Land Use District Map, the subject property is partially within a Suburban Commercial (SC) land use (zoning) district (western side) and partially within a Suburban Residential (SR) land use (zoning) district (eastern side). Note: Lots 20 and 1 are partially SC and partially SR, while Lots 4 and 5 are entirely SR.

In 1993, a series of future land use maps associated with the comprehensive plan, entitled the Future Land Use Map (FLUM), were adopted for all areas of the unincorporated county. This map series, which became effective in 1997, consisted of 8 sheets scaled at 1"=2,000'.

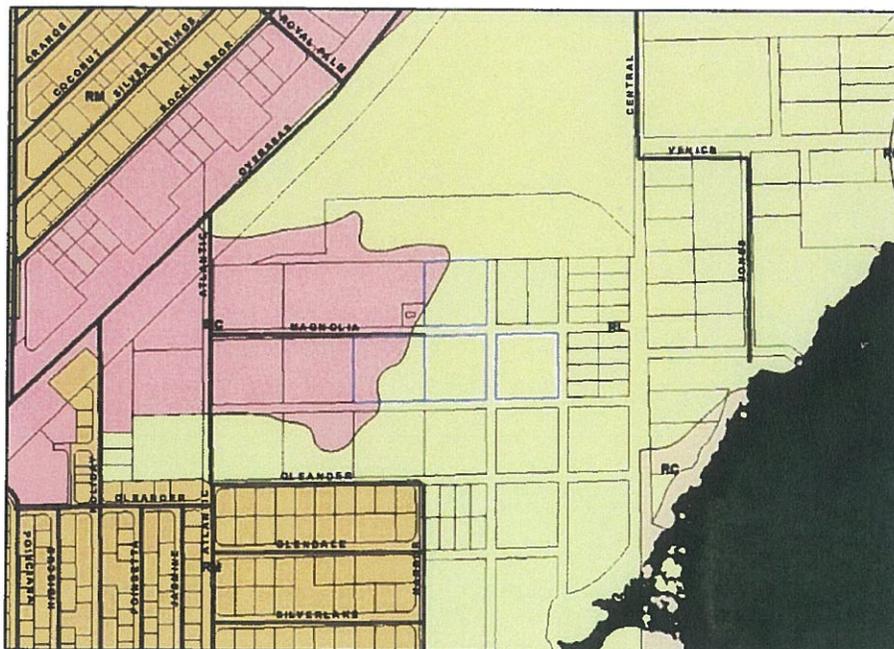
Using the Monroe County GIS database - consistent with the boundaries of the SC district, the property is within a Mixed Use / Commercial (MC) FLUM category and consistent with the boundaries of the SR district, the property is within a Residential Low (RL) FLUM

category. Note: Lots 20 and 1 are partially MC and partially RL, while Lots 4 and 5 are entirely RL.

The boundaries of the FLUM for the subject property and surrounding area as shown on the official FLUM Map are as follows:



As presented by Staff to the Applicant at the pre-application conference, the boundaries of the FLUM for the subject property and surrounding area as shown in the GIS database were as follows:

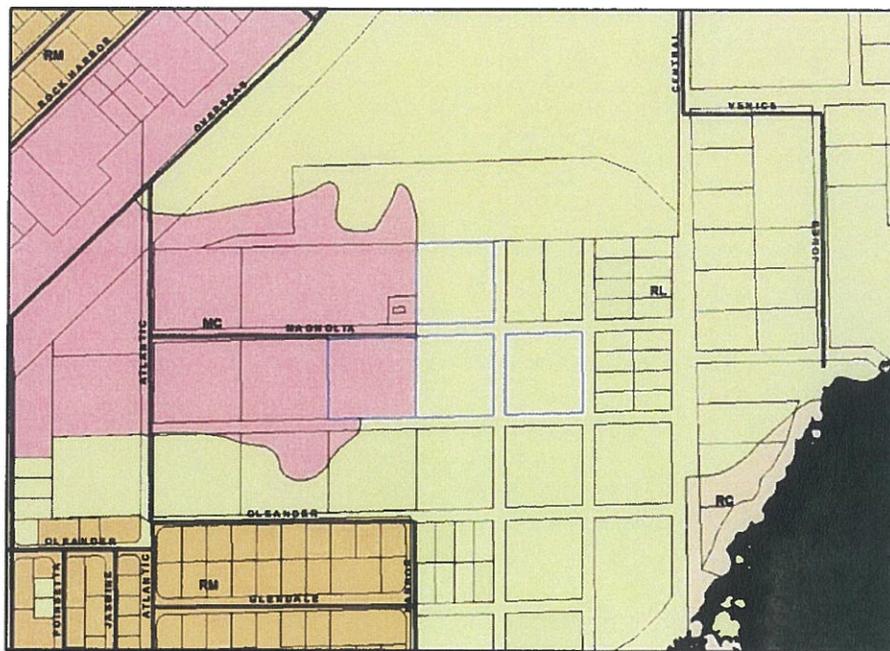


At the pre-application conference, the Applicant did not dispute the land use district boundaries; however, the Applicant did dispute the FLUM boundaries as they are depicted in the county's GIS database. Following an independent review of the official FLUM map, the Applicant asserted that the MC/RL boundary line runs north/south, not northeast/southwest. Under this interpretation, Lot 20 is designated MC in its entirety, as opposed to partially MC and partially RL.

Pursuant to MCC §102-21(b)h., the planning director has the jurisdiction and the authority to render interpretations of the FLUM.

After a detailed review of the official FLUM map (attached), the planning director has concluded that the MC/RL line does in fact run north/south and not at an angle. Using geographic points on the map, staff has also concluded that Lot 20 is entirely within the MC future land use category; however, using the same logic, Lot 1, which is located northeast of Lot 20, is entirely within the RL future land use category.

The amended boundaries of the FLUM for the subject property and surrounding area as shown in the GIS database are as follows:



With this FLUM boundary interpretation, there is an inconsistency between the Official Land Use District Map and the official FLUM. The Applicant may submit a map amendment application to modify either map to resolve the inconsistency or await a county-initiated process that would address remedying the inconsistency (however please be aware that the county does not have any immediate plans to do so at this time or in the near future).

2. Lot 20 (RE 00454520.000000) is designated Tier III. Lot 1 (RE 00454110.000000), Lot 4 (RE 00454220.000000) and Lot 5 (RE 00454230.000000) are designated Tier I.
3. The Applicant's proposal involves expanding the operations of the waste separation facility, which is a light industrial use, to all areas of Lot 20.

All of Lot 20 is MC on the official FLUM. A light industrial use would be consistent with the purpose of the MC future land use category as set forth Comprehensive Plan Policy 101.4.5, which is to provide for the establishment of commercial zoning districts where various types of commercial retail and office may be permitted at intensities which are consistent with the community character and the natural environment.

A portion of Lot 20 is SC on the Official Land Use District Map. Pursuant to MCC §130-43, light industrial use is consistent with the purpose of the SC district, which is to establish areas for commercial uses designed and intended primarily to serve the needs of the immediate planning area in which they are located.

The remaining portion of Lot 20 is SR on the Official Land Use District Map. Pursuant to MCC §130-44, a light industrial use is not consistent with the purpose of the SR district, which is to establish areas of low- to medium-density residential uses characterized principally by single-family detached dwellings.

Prior to any approval allowing light industrial use of all of Lot 20, the Official Land Use District Map must be amended.

4. As shown on the proposed site plan, the Applicant is proposing to develop the subject property with a 900 SF "Class I Waste Transfer Building" and several accessory structures and outdoor storage areas associated with the light industrial use.

Pursuant to MCC §130-93, in the SC district, density-permitting, light industrial uses may be permitted with a minor conditional use permit, provided that a) the parcel proposed for development does not have an area of greater than two acres; b) the parcel proposed for development is separated from any established residential use by at least a class C bufferyard; and c) all outside storage areas are screened from adjacent use by a solid fence, wall or hedge at least six feet in height.

Pursuant to MCC §130-94, in the SR district, light industrial uses are not permitted.

Prior to any approval allowing light industrial use of all of Lot 20, the Official Land Use District Map must be amended.

5. If the Applicant successfully receives a map amendment to designate all of Lot 20 as SC, an amendment to the site's minor conditional use permit will be required prior to the issuance of any building permits related to the expansion. Minor conditional use permit applications

are approved, approved with conditions or denied by the planning director following a public meeting of the Development Review Committee.

Pursuant to MCC §110-67, when considering applications for a minor conditional use permit, the planning director shall consider the extent to which 1) the conditional use is consistent with the purposes, goals, objectives and standards of the Comprehensive Plan and the MCC; 2) the conditional use is consistent with the community character of the immediate vicinity of the parcel proposed for development; 3) the design of the proposed development minimizes adverse effects, including visual impacts, or the proposed use on adjacent properties; 4) the proposed use will have an adverse effect on the value of surrounding properties; 5) the adequacy of public facilities and services, including, but not limited to, roadways, park facilities, police and fire protection, hospital and Medicare services, disaster preparedness program, drainage systems, refuse disposal, water and sewers, judged according to standards from and specifically modified by the public facilities capital improvements adopted in the annual report required by the Land Development Code; 6) the applicant for conditional use approval has the financial and technical capacity to complete the development as proposed and has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development; 7) the development will adversely affect a known archaeological, historical or cultural resource; 8) public access to public beaches and other waterfront areas is preserved as a part of the proposed development; and 9) the proposed use complies with all additional standards imposed on it by the particular provision of the Land Development Code authorizing such use and by all other applicable requirements of the MCC.

6. If the Applicant successfully receives a map amendment to designate all of Lot 20 as SC, in the SC district, the following land use intensities apply:

| <i>Land Use</i> | <i>Floor Area Ratio (FAR)</i> | <i>Size of Site</i> | <i>Maximum Allowed</i> | <i>Proposed Amount of Building Floor Area</i> | <i>Potential Used</i> |
|-----------------|-------------------------------|---------------------|------------------------|---|-----------------------|
| Light industry | 0.30 FAR | 43,000 SF | 12,900 SF | 900 SF | 7% |

As proposed, the building would not exceed that allowed by the land use intensity requirements.

Note: there is not a FAR for light industrial uses in the SR district as such uses are not permitted.

7. In the SC district, there is a required open space ratio of at least 0.20 or 20 percent. In the SR district, there is a required open space ratio of at least 0.50 or 50 percent.

The site plan submitted in the application does not provide enough information to fully determine if the proposed development is in compliance with the open space requirements.

8. The required non-shoreline setbacks in the SC and SR districts are as follows: Front yard – 25’; Rear yard – 10’; and Side yard – 10’/15’ (where 10’ is required for one side and 15’ is the minimum combined total of both sides).

There is a front yard setback requirement of 25’ along the right-of-way of Magnolia, a 5’ side yard setback requirement along the western property line, a 10’ side yard setback along the eastern property line and a 10’ rear yard setback along the southern property line.

Staff could not determine if the proposed new development would be in compliance as the site plan was not provided in scale.

9. The development would be subject to the following off-street parking requirements:

| <i>Specific Use</i> | <i>Multiplier</i> | <i>Proposed</i> | <i>Required Spaces</i> |
|---------------------|--------------------|-----------------|------------------------|
| Industrial | 2 space / 1,000 SF | 900 SF | 1 space |

If the site is open to the open to the public, an additional handicap-accessible space shall be required. If there are 1 to 25 total parking spaces in a lot, at least one accessible parking space is required. Such spaces shall be designed and marked for exclusive use of those individuals who have a severe physical disability and have permanent or temporary mobility problems who have been issued either a disabled parking permit or a license plate. In addition, parking access aisles must be part of an accessible route to the building entrance. The access aisle shall be striped diagonally to designate it as a no-parking zone. Curb ramps must be located outside of the disabled parking spaces and access aisles.

All regular parking spaces, with the exception of parallel, must be at least 8’6” in width by 18’ in length. Parallel parking spaces must be 8’6” in width by 25’ in length. Handicap-accessible parking spaces must be at least 12’ in width with an access aisle of 5’ in width. Further, each required parking space shall have direct and unrestricted access to an aisle of the following minimum width:

| <i>Parking Pattern</i> | <i>One Way Aisle Width</i> | <i>Two Way Aisle Width</i> |
|------------------------|----------------------------|----------------------------|
| 0 degrees | 12’ | 24’ |
| 30/45 degrees | 15’ | 24’ |
| 60 degrees | 18’ | 24’ |
| 75 degrees | 22’ | 24’ |
| 90 degrees | 24’ | 24’ |

Parking is not shown on the proposed site plan.

10. All non-residential uses with 0 SF to 2,499 SF of floor area are required to have a loading/unloading space, measuring 11’ by 35’.

The proposed site plan shows a 15, by 80’ loading area.

11. A district bufferyard is required. Along a SC/SR boundary line, a class “D” district boundary bufferyard is required. A class “D” bufferyard has a minimum width of 20’ and

its planting requirements are described/illustrated in MCC §114-128. Existing vegetation may satisfy all or a portion of the bufferyard requirements.

A landscaping plan was not provided.

12. There are clearing limits for new development.

For Lot 20, which is tier III, 40 percent of upland native vegetation or 3,000 SF, whichever is greater, may be cleared; however, the maximum amount of clearing shall be no more than 7,500 SF of upland native vegetative area.

The clearing of parcels in tier III shall be limited to 7,500 SF per parcel. For parcels greater than 30,000 SF, with the exception of parcels on Big Pine Key and No Name Key, clearing for one driveway of reasonable configuration up to 18' in width is permitted to provide reasonable access to the property for each parcel and shall be exempt from maximum clearing limit of 7,500 SF. Clearing for a driveway shall be recommended by a county biologist and approved by the planning director. The proposed driveway design shall minimize fragmentation; avoid specimen trees; and take the shortest reasonable route. In no case shall clearing, including the driveway, exceed 20 percent of the entire site.

There has been previous clearing that has been carried out without the benefit of a building permit. Such clearing shall require after-the-fact approval with appropriate mitigation.

13. Mitigation will be required for qualifying native vegetation removed for development. The number, species and sizes of plants to be mitigated shall be identified in an existing conditions report prepared and submitted by the Applicant and approved by the County Biologist.

There has been previous clearing that has been carried out without the benefit of a building permit. Such clearing shall require after-the-fact approval with appropriate mitigation.

14. In accordance with MCC §118-7(1), to the maximum extent practicable, development shall be sited so as to preserve all listed threatened, endangered, commercially exploited, and regionally important native plant species and all native trees with a diameter at breast height (DBH) of greater than 4".
15. There is an existing access drive to the site, to/from Magnolia Street. As shown on the proposed site plan, access would remain the same.
16. A stormwater management plan shall be required as a part of any conditional use permit or building permit application that involves modifications to the site. This plan shall detail pre and post development water flow and storage on site with supporting calculations. Pursuant to MCC §114-3(e), water management areas shall be legally reserved to and maintained by the operational entity and be dedicated on the plat, deed restriction, or easements. Any change in the use of the property must comply with this regulation and any other requirements of the Comprehensive Plan and the Land Development Code. Stormwater

management areas shall be connected to a public road or other location from which operation and maintenance means of access are legally and physically available to the operational entity, in accordance with county land development regulations governing subdivision of land. As provided in MCC §114-3 (g), it is the responsibility of the applicant to provide a stormwater management plan for the development that contains sufficient information for the planning director to evaluate the environmental and stormwater discharge characteristics of the affected areas, the potential and predicted impacts of the proposed activity on community waters, and the effectiveness and acceptability of those measures proposed by the applicant for reducing adverse impacts. The stormwater management plan shall contain maps, charts, graphs, tables, photographs, narrative descriptions, calculations, explanations, and citations to supporting references, and any additional information deemed necessary by the planning director. The stormwater management plan must be sealed by an engineer registered in the state with experience in stormwater management and drainage design.

Note: Building Permit #103-7017 was issued on April 11, 2011 for stormwater-related improvement on Lot 20.

17. No structure or building shall be developed that exceeds a maximum height of 35'. Height means the vertical distance between grade and the highest part of any structure, including mechanical equipment, but excluding chimneys; spires and/or steeples on structures used for institutional and/or public uses only; radio and/or television antenna, flagpoles; solar apparatus; utility poles and/or transmission towers; and certain antenna supporting structures with attached antenna and/or collocations as permitted in MCC Chapter 146. However, in no event shall any of the exclusions enumerated in this section be construed to permit any habitable or usable space to exceed the applicable height limitations.

Grade means the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure, or the crown or curb of the nearest road directly adjacent to the structure, whichever is higher.

Building elevations were not provided.

18. A traffic study was not submitted. The projected trip generation and level of service of US 1 directly affect whether or not the redevelopment may be permitted or prohibited. The County's traffic consultant shall review the traffic impact analysis as part of a development approval application to determine to what extent the redevelopment will affect the level of service along US 1. According to the 2012 US 1 Arterial Travel Time and Delay Study, Segment 23 of US 1 had an "A" level of service.
19. No building permit shall be issued by the county for impact-producing development unless the applicant has paid the applicable impact fees. Therefore, for redevelopment that increases the amount of dwelling units and/or non-residential floor area above that existing on the site prior to redevelopment, an impact fee(s) will be assessed.

V. OTHER ISSUES CONCERNING THE PROPOSAL

1. As part of the previous approval authorized by Development Order #02-02, the County applied a condition requiring the property owner to place a conservation easement of the SR portion of Lot 20. The Applicant would like the County to remove this condition in order to allow the expansion of light industrial use on Lot 20 into the area previously conditioned for conservation. Staff would consider dissolving this condition if the Applicant placed additional land, such Tier I-designated Lot 1 (RE 00454110.000000, Lot 4 (RE 00454220.000000) and Lot 5 (RE 00454230.000000), into a new conservation easement and/or donated such land to the County. Such an arrangement shall only be reviewed in full and agreed upon during the amendment to the minor conditional use permit process.
2. Any development on Key Largo shall be consistent with all goals, strategies and action items of the Key Largo Livable CommuniKeys Plan. A copy of this plan will be provided upon request.
3. The Applicant inquired about the possibility of a successful road abandonment of Magnolia Street. Staff cannot make any recommendations related to a future application. The Applicant can submit a road abandonment petition and it will be processed in accordance with MCC §19-1:

Sec. 19-1. Abandonment of rights-of-way.

- (a) No dedicated and accepted right-of-way in the county shall be abandoned where:
 - (1) The right-of-way terminates on a body of open water; or
 - (2) The right-of-way provides access to the public to land on open water; or
 - (3) The abandonment would preclude a way for the public to maintain access to the water.
 - (b) In all other cases of abandonment, no right-of-way shall be abandoned unless there is an agreement to do so by all affected property owners. For purposes of this subsection, an affected property owner is the owner of property which, if the right-of-way is abandoned, will:
 - (1) Have access that is currently used by that property owner eliminated;
 - (2) Have the only platted access eliminated;
 - (3) Have the paved area adjacent to that property increased for turn-around purposes; or
 - (4) Be increased in size.
 - (c) A road may be abandoned only at the terminal portion of the road and in its full width unless the abandonment will comply with the County Code requirements for road, turn-around, and fire-rescue access and one of the following circumstances exists:
 - (1) An adjacent lot owner has on the platted right-of-way or within a setback a substantial structure which predates the Special Session Law 59-1578 pertaining to maps, plats and right-of-way. The term "substantial structure" specifically does not include wood or metal fences, sheds or tiki huts or other items not listed which are accessory structures.
 - (2) The abandonment is requested by a county department or governmental agency for a public purpose.
 - (d) The board of county commissioners considers these a restriction on the rights of individuals who desire to abandon properties in accordance with F.S. § 336.09.
4. Prior to the issuance of any building permit, if such review is required, all proposed development shall be found in compliance by the Monroe County Building Department, the

Monroe County Public Works Division and the Monroe County Office of the Fire Marshal. Staff recommends that the Applicant coordinate with these offices prior to application submittal. The Planning & Environmental Resources Department does not review for compliance with the Florida Building Code.

5. The site is designated partially within AE-EL 8, AE-EL 9 and AE-EL 10 flood zones on the Federal Emergency Management Agency (FEMA)'s flood insurance rate maps. All new structures must be built to floodplain management standards that meet those for flood protection.

* * * * *

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

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

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

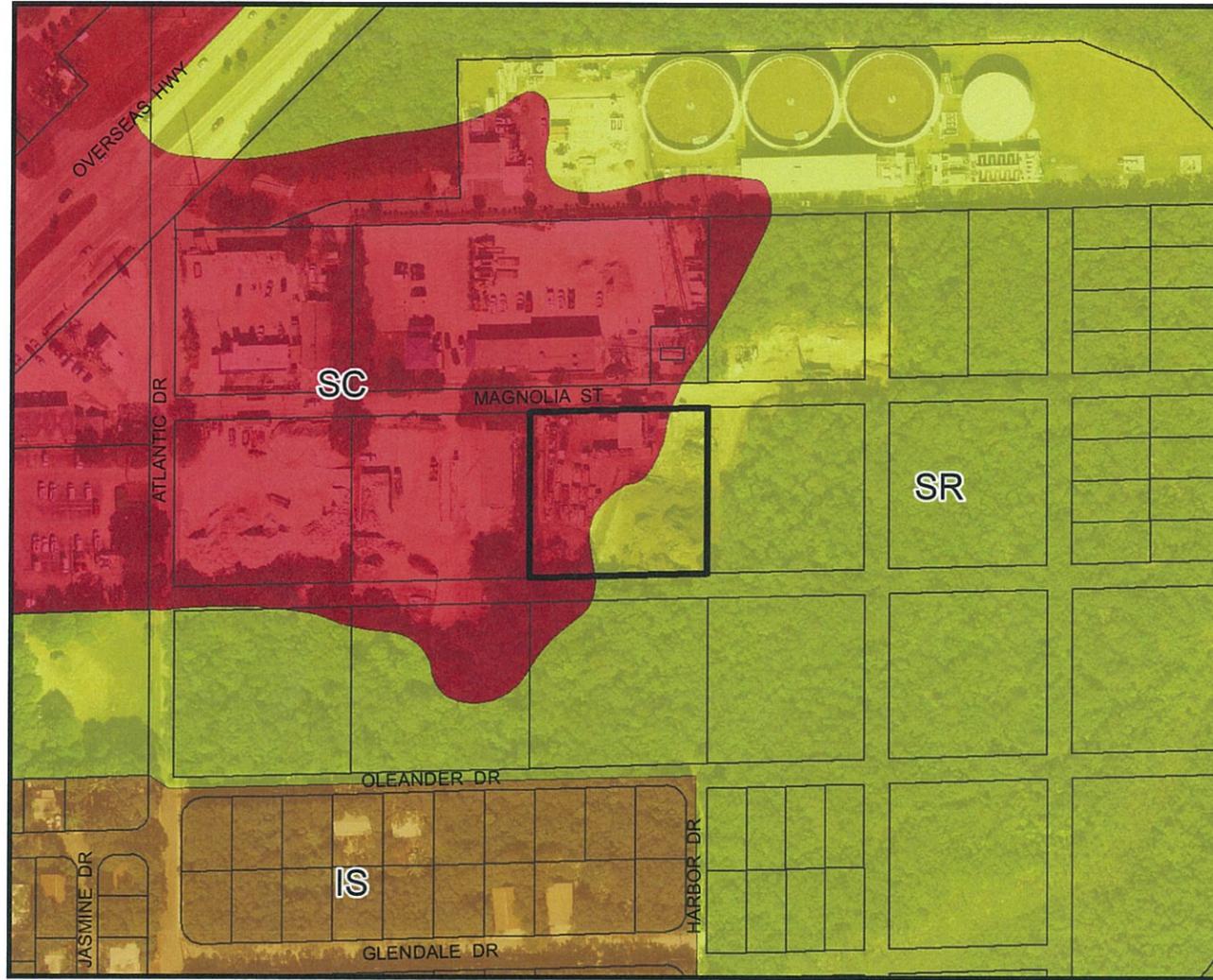
Sincerely yours,



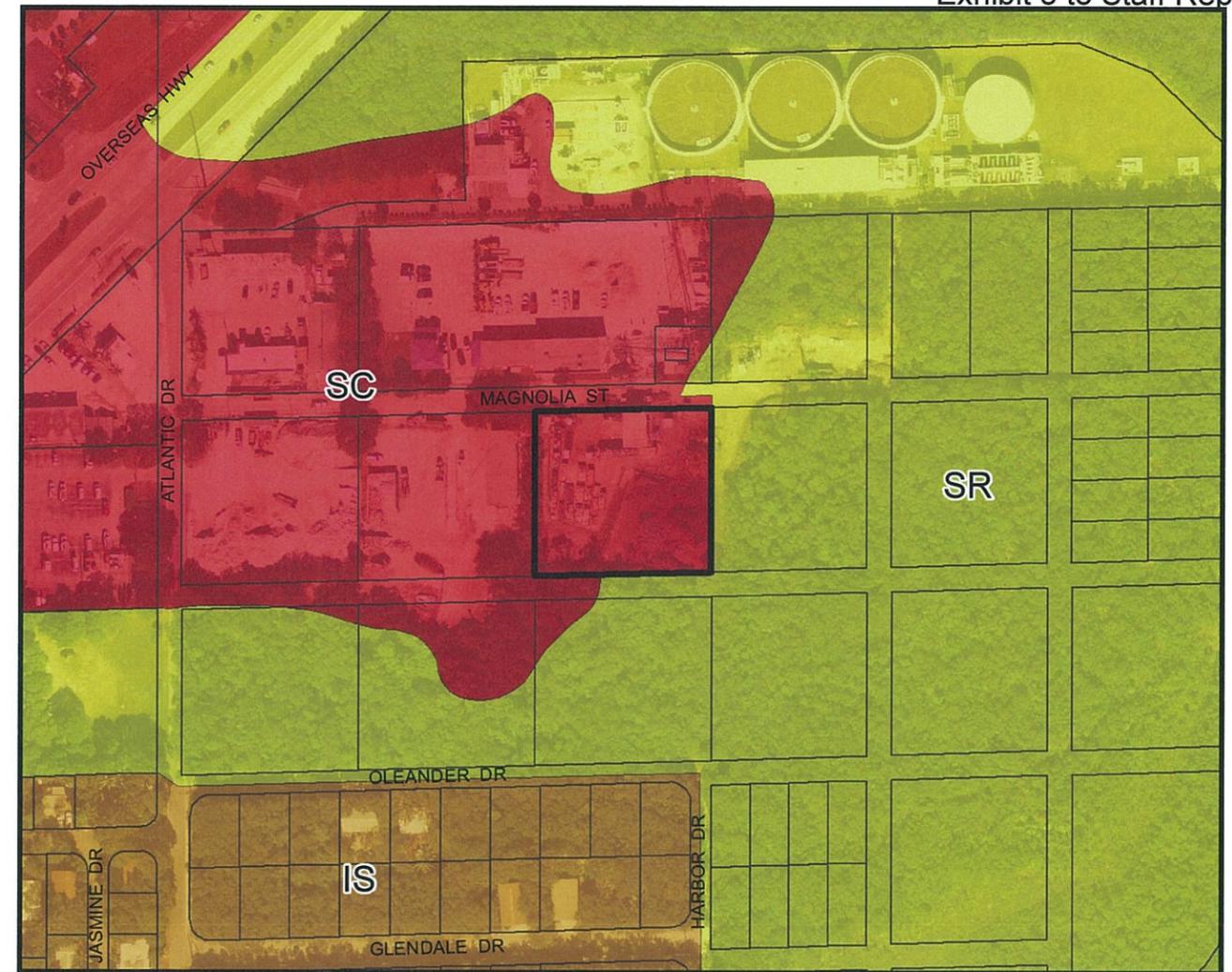
Townsley Schwab,
Senior Director Planning & Environmental Resources

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

Monroe County Land Use Amendment

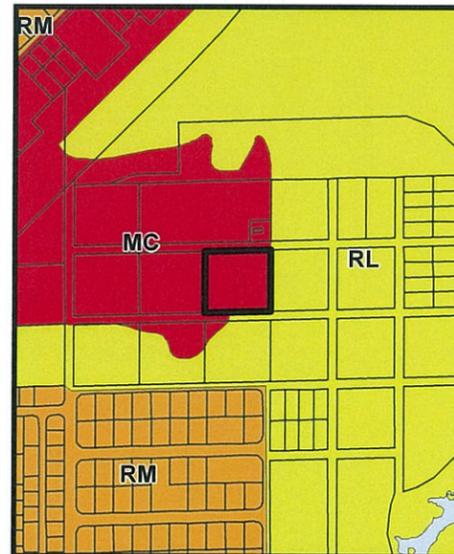


Existing Conditions

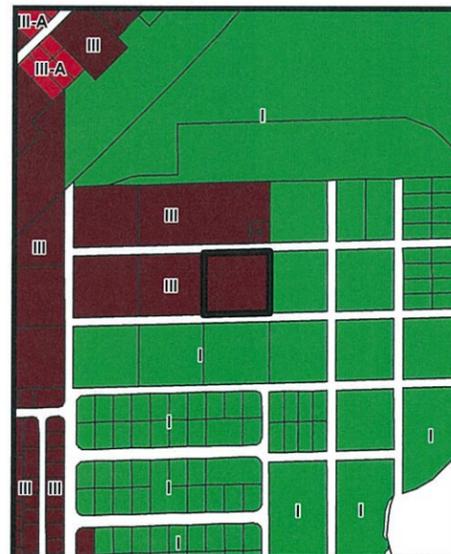


Proposed Conditions

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: 100 Map Amendment #: _____
 Acreage: 1.0 Land Use District Map #: 134

Ordinance No.: _____
 Date of Adoption: _____

Proposal: Land Use change of one parcel from Suburban Commercial (SC) and Suburban Residential (SR) to Suburban Commercial (SC)

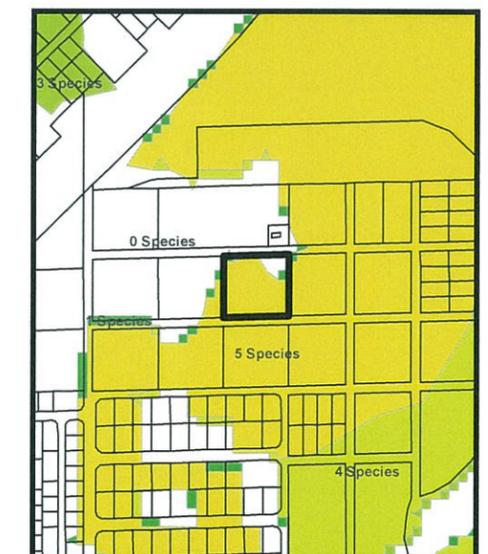
Property Description:
 RE Number: 00454520-000000

| Monroe County LUD | |
|-------------------|--------------|
| Zone | Color |
| III-A | Dark Red |
| III | Dark Green |
| II | Light Green |
| I | Yellow |
| UC | Orange |
| UR | Light Yellow |
| URM | Light Green |
| IS | Yellow |
| SR | Green |
| SC | Red |
| SS | Light Green |
| OS | Light Green |
| CD | Dark Green |
| CFSD | Dark Green |
| CFA | Dark Green |
| AD | Dark Green |
| MI | Dark Green |
| MN | Dark Green |
| NA | Dark Green |
| RV | Dark Green |
| PR | Dark Green |
| MF | Dark Green |
| DR | Dark Green |
| UC | Orange |
| UR | Light Yellow |
| URM | Light Green |
| IS | Yellow |
| SR | Green |
| SC | Red |
| SS | Light Green |
| OS | Light Green |
| CD | Dark Green |
| CFSD | Dark Green |
| CFA | Dark Green |
| AD | Dark Green |
| MI | Dark Green |
| MN | Dark Green |
| NA | Dark Green |
| RV | Dark Green |
| PR | Dark Green |
| MF | Dark Green |
| DR | Dark Green |

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 #: **2014-173**

Owner's Name: Magnolia 101 LLC

Applicant: Magnolia 101 LLC

Agent: Scott Black & Vernis & Bowling

Type of Application: Map Amendment - LUD

Key: Key Largo

RE: 00454520.000000

Additional Information added to File 2014-173

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 Danny L. Kolhage, Dist. 1

Mayor Pro Tem Heather Carruthers, Dist. 3

George Neugent, Dist. 2

David Rice, Dist. 4

Sylvia Murphy, Dist. 5

We strive to be caring, professional, and fair.

Date: 12.08.14

Time: _____

Dear Applicant:

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

Magnolia 101 LLC
Project / Name to the Monroe County Planning Department.

Thank you.

Gail Creech

Planning Staff

MCPA GIS Public Portal
Scott P. Russell, CFA

- Pan
- Legend
- Zoom In

MCPA GIS Public Portal
Major Roads

Zoom Out

Address

Find

Identify

Select

Buffer

Measure

Print

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 Extent Zoom to the full extent tool was clicked!

Latitude: 29.96884 Longitude: -80.436647

Basemap Select a basemap Locate Clear

Buffer Results 28 features found Zoom Remove highlight

Export results to " " Delimited Go

| OBJECTID | SDE.DBO.W_PARCELS.ID | SDE.DBO.W_PARCELS.RECHAR | SDE.DBO.W |
|----------|----------------------|--------------------------|-----------|
|----------|----------------------|--------------------------|-----------|

Verified GE

✓ BOARD OF COUNTY COMMISSIONERS OF
MONROE COUNTY
500 WHITEHEAD ST
KEY WEST, FL 33040 *email*

✓ BOARD OF TRUSTEES OF THE INTNL IMP TRUST
FUND OF
3900 COMMONWEALTH BLVD MAIL STATION 115
TALLAHASSEE, FL 32399-3000

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

✓ CROWN CASTLE TOWERS 09 LLC
4017 WASHINGTON RD PMB 353
CANONSBURG, PA 15317-2520

✓ DOHERTY ROBERT M AND YVETTE L/E
13 BAY RD
KEY LARGO, FL 33037-2924

✓ FLORIDA KEYS AQUEDUCT AUTHORITY
1100 KENNEDY DR
KEY WEST, FL 33040-4021

✓ JTW ACCOUNT SERIES LLC SERIES 1
8409 N MILITARY TRL STE 107
WEST PALM BEACH, FL 33410-6321

✓ KEY LARGO WASTEWATER TREATMENT
DISTRICT
PO BOX 370491
KEY LARGO, FL 33037-0491

~~KEY LARGO WASTEWATER TREATMENT
DISTRICT
P O BOX 491
KEY LARGO, FL 33037~~

~~MAGNOLIA 101, LLC
195 N AIRPORT RD
TAVERNIER, FL 33070~~

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

✓ SANTE CHRISTOPHER D AND PAMELA
P O BOX 3006
KEY LARGO, FL 33037

✓ TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000

✓ TOMKO GERALD G AND RACHEL E
219 OLEANDER DR
KEY LARGO, FL 33037

Verified GE

End of Additional File 2014-173

VERNIS & BOWLING

ATTORNEYS AT LAW • EST. 1970

81990 OVERSEAS HWY. 3RD FLR. ISLAMORADA FLORIDA 33036 • TELEPHONE 305-664-4675 • 305-664-5414

December 5, 2014

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

RE: *Magnolia 101 LLC - Brian Lindback*
Our File No. 3516-131160

Dear Sir/Madam:

Attached you will find find the following materials:

- Atlantic Trash & Transfer, LLC's check in the amount of \$5,236.00;
- Request for a Land Use District (LUD) Map Amendment Application;
- Warranty Deed by Ocean Recycling, LLC to Magnolia, LLC;
- Property Record Card of Magnolia, LLC;
- Location maps and photographs of Magnolia 101, LLC;
- Property Appraiser Radius Report;
- Applicants;
- Agent Authorization - LUD Amendment Application;
- Letter of Understanding;
- Florida Department of State Division of Corporations information; and
- Surveys of Magnolia 101, LLC.

Should you need any additional information or have any questions, please contact my office.

Sincerely,



Scott C. Black
For the Firm

SCB:nr

Enclosures

cc: Brian Lindback (w/o enclosures)

CLEARWATER, FL
DELAND, FL
FORT MYERS, FL
HOLLYWOOD, FL

ISLAMORADA, FL
JACKSONVILLE, FL
KEY WEST, FL
MIAMI, FL

NORTH PALM BEACH, FL
PENSACOLA, FL
TAMPA, FL
BIRMINGHAM, FL

MOBILE, AL
ATLANTA, GA
GULFPORT, MS
CHARLOTTE, NC

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: 12 / 5 / 14
Month Day Year

Property Owner:

Magnolia 101 LLC - Brian Lindback
Name

195 N. Airport Rd. Tavernier, FL
Mailing Address 33070

305-451-2900
Daytime Phone

Atlantictrash@att.net
Email Address

Agent (if applicable):

Scott C. Black, Esq
Name

81990 Overseas Hwy, Islamorada FL
Mailing Address 33036

305-664-4675
Daytime Phone

sblack@florida-law.com
Email Address

Legal Description of Property:

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

PB-1 P-188 20 Ocean Acres Key Largo
Block Lot Subdivision Key

0045-4520 1558109
Real Estate (RE) Number Alternate Key Number

101 Magnolia Key Largo, FL 100 Oceanside
Street Address Approximate Mile Marker

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

Current Land Use District Designation(s): Partial (SC) Partial (RL)
Proposed Land Use District Designation(s): Total (SC)
Current Future Land Use Map Designation(s): Mixed Use / Commercial (MC)
Tier Designation(s): III
Total Land Area Affected in acres: 43,000 sq ft

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):

Solid Waste processing facility - Material Recovery Facility
Construction and Demolition debris recycling

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

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

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

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

- 4) New issues:

Conflict between Official Land Use Map and Future
Land Use Map. To resolve conflict Lot 20 shall be 100%
(SC) - see Letter of Understanding - April 29, 2013

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

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

6) Data updates:

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):

*Map / zoning change will not change current use of property.
Property surrounded by consistent commercial properties.*

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:

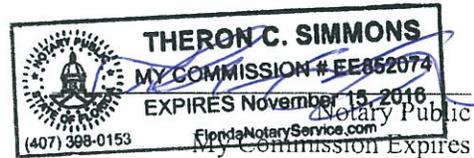
- Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)
- Any other Monroe County documents including Letters of Understanding pertaining to the proposed Land Use District Map amendment**

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.

Signature of Applicant: *Theron C. Simmons* Date: 12/4/14

Sworn before me this 4th day of December 2014



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.

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Carla L. Bahn
Coral Reef Title Company
83266 Overseas Highway
Islamorada, FL 33036

Property Appraisers Parcel Identification (Folio) Numbers:
00454520; 00454230; 00454220 454110

03/05/2008 11:17AM
DEED DOC STAMP CL: RHONDA \$9,450.00

Doc# 1685024
Bk# 2348 Pg# 1824

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 3rd day of March, 2008 by Ocean Acres Recycling, LLC, a Florida Limited Liability Company, herein called the grantor, to Magnolia 101, LLC, a Florida Limited Liability Company whose post office address is 195 N. Airport Rd, Tavernier, FL 33070, hereinafter called the Grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in MONROE County, State of Florida, viz.:

Squares 1, 4, 5 and 20, OCEAN ACRES, according to the Plat thereof, as recorded in Plat Book 1 at Page 188 of the Public Records of Monroe County, Florida.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005.

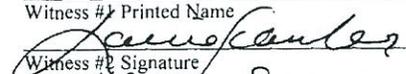
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Ocean Acres Recycling, LLC, a Florida
Limited Liability Company


Carl E. Lindback, III, Managing Member
PO Box 489, Islamorada, FL 33036


Witness #1 Signature
Carla L. Bahn

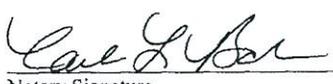
Witness #1 Printed Name

Witness #2 Signature
LAURIE SCANLON
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 3rd day of March, 2008 by Carl E. Lindback, III, Managing Member of Ocean Acres Recycling, LLC, a Florida Limited Liability Company on behalf of the corporation. He/She is personally known to me or has produced FL as identification.

SEAL




Notary Signature
Carla L. Bahn
Printed Notary Signature



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

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

The offices of the Property Appraiser will be closed **Thursday** and **Friday** November 27th & 28th for Thanksgiving. Our offices will re-open Monday, December 1st, at 8 am.

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

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

Alternate Key: 1558109 Parcel ID: 00454520-000000

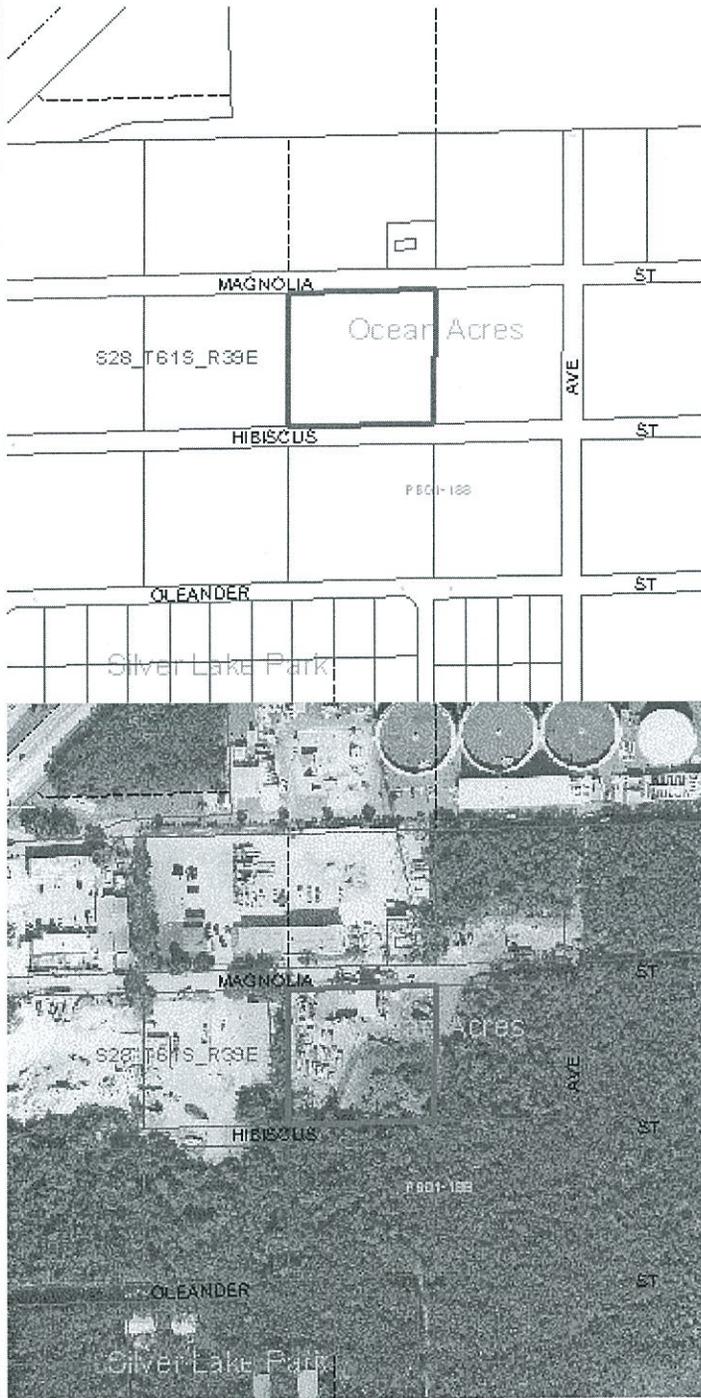
Ownership Details

Mailing Address:
MAGNOLIA 101 LLC
195 N AIRPORT RD
TAVERNIER, FL 33070

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 28-61-39
Property Location: VACANT LAND KEY LARGO
Subdivision: OCEAN ACRES
Legal Description: OCEAN ACRES PB1-188 KEY LARGO BLK 20 G9-528-29 OR1111-1311/21PROBATE OR1111-1306 OR1398-184/213FJ OR1548-1551Q/C OR1548-1552 OR1972-1096/1100 OR2160-1063/64 OR2348-1824

Click Map Image to open interactive viewer



Land Details

| Land Use Code | Frontage | Depth | Land Area |
|-----------------------|----------|-------|--------------|
| 1M0D - COMMERCIAL DRY | 215 | 200 | 43,000.00 SF |

Misc Improvement Details

| Nbr | Type | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|-------------------|----------|--------|-------|------------|-----------|-------|------|
| 1 | CL2:CH LINK FENCE | 5,994 SF | 6 | 999 | 1992 | 1993 | 1 | 30 |

| | | | | | | | | |
|---|-------------|----------|---|---|------|------|---|----|
| 2 | CA2:CARPORT | 1,100 SF | 0 | 0 | 1992 | 1993 | 2 | 50 |
|---|-------------|----------|---|---|------|------|---|----|

Appraiser Notes

CA2(2)= 1104 SF (BLDG PERMIT 91-3-3552)

Building Permits

| Bldg | Number | Date Issued | Date Completed | Amount | Description | Notes |
|------|----------|-------------|----------------|--------|-------------|---------------|
| | 10301976 | 07/12/2012 | 07/13/2012 | 1 | | CONCRETE WALL |

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 | 9,938 | 118,250 | 128,188 | 19,158 | 0 | 128,188 |
| 2013 | 0 | 10,136 | 118,250 | 128,386 | 17,417 | 0 | 128,386 |
| 2012 | 0 | 10,334 | 5,500 | 15,834 | 15,834 | 0 | 15,834 |
| 2011 | 0 | 10,532 | 6,000 | 16,532 | 16,532 | 0 | 16,532 |
| 2010 | 0 | 11,044 | 19,800 | 30,844 | 30,844 | 0 | 30,844 |
| 2009 | 0 | 11,662 | 29,700 | 41,362 | 41,362 | 0 | 41,362 |
| 2008 | 0 | 12,175 | 38,610 | 50,785 | 50,785 | 0 | 50,785 |
| 2007 | 0 | 10,104 | 64,350 | 74,454 | 74,454 | 0 | 74,454 |
| 2006 | 0 | 10,621 | 64,350 | 74,971 | 74,971 | 0 | 74,971 |
| 2005 | 0 | 11,044 | 64,350 | 75,394 | 75,394 | 0 | 75,394 |
| 2004 | 0 | 11,468 | 64,350 | 75,818 | 75,818 | 0 | 75,818 |
| 2003 | 0 | 11,985 | 290,250 | 302,235 | 302,235 | 0 | 302,235 |
| 2002 | 0 | 12,409 | 25,800 | 38,209 | 38,209 | 0 | 38,209 |
| 2001 | 0 | 12,832 | 19,350 | 32,182 | 32,182 | 0 | 32,182 |
| 2000 | 0 | 8,641 | 19,350 | 27,991 | 27,991 | 0 | 27,991 |
| 1999 | 0 | 8,911 | 19,350 | 28,261 | 28,261 | 0 | 28,261 |
| 1998 | 0 | 9,181 | 19,350 | 21,388 | 21,388 | 0 | 21,388 |
| 1997 | 0 | 9,508 | 19,350 | 21,388 | 21,388 | 0 | 21,388 |
| 1996 | 0 | 9,778 | 19,350 | 21,388 | 21,388 | 0 | 21,388 |
| 1995 | 0 | 10,047 | 19,350 | 29,397 | 29,397 | 0 | 29,397 |
| 1994 | 0 | 10,374 | 25,800 | 36,174 | 36,174 | 0 | 36,174 |
| 1993 | 0 | 0 | 25,800 | 25,800 | 25,800 | 0 | 25,800 |
| 1992 | 0 | 0 | 25,800 | 25,800 | 25,800 | 0 | 25,800 |
| 1991 | 0 | 0 | 25,800 | 25,800 | 25,800 | 0 | 25,800 |
| 1990 | 0 | 0 | 25,800 | 25,800 | 25,800 | 0 | 25,800 |
| 1989 | 0 | 0 | 25,800 | 25,800 | 25,800 | 0 | 25,800 |

| | | | | | | | |
|------|---|---|--------|--------|--------|---|--------|
| 1988 | 0 | 0 | 25,800 | 25,800 | 25,800 | 0 | 25,800 |
| 1987 | 0 | 0 | 25,800 | 25,800 | 25,800 | 0 | 25,800 |
| 1986 | 0 | 0 | 25,800 | 25,800 | 25,800 | 0 | 25,800 |
| 1985 | 0 | 0 | 25,800 | 25,800 | 25,800 | 0 | 25,800 |
| 1984 | 0 | 0 | 25,800 | 25,800 | 25,800 | 0 | 25,800 |
| 1983 | 0 | 0 | 16,301 | 16,301 | 16,301 | 0 | 16,301 |
| 1982 | 0 | 0 | 16,301 | 16,301 | 16,301 | 0 | 16,301 |

Parcel Sales History

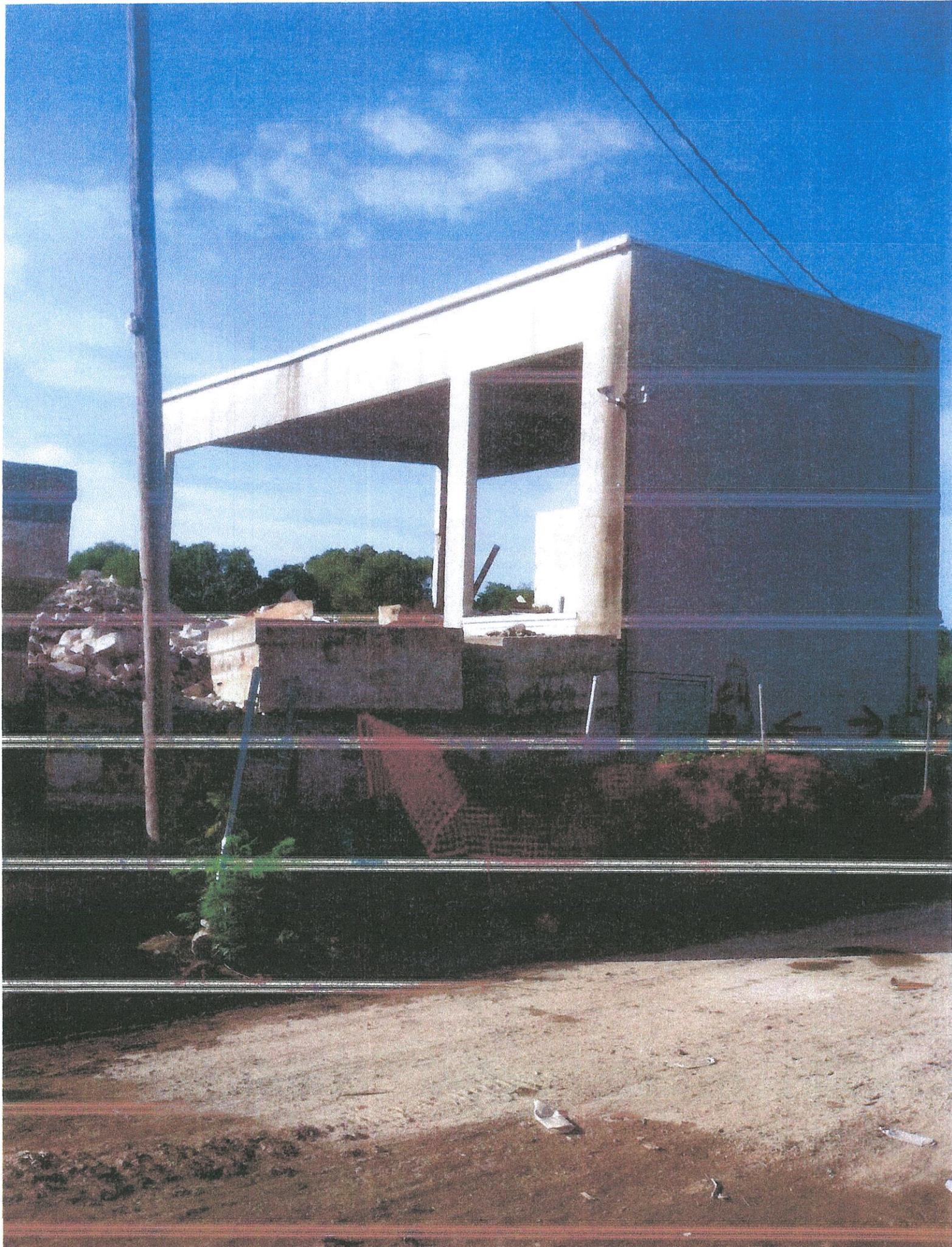
NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

| Sale Date | Official Records Book/Page | Price | Instrument | Qualification |
|------------|----------------------------|-----------|------------|---------------|
| 3/3/2008 | 2348 / 1824 | 1,350,000 | WD | M |
| 10/20/2005 | 2160 / 1063 | 1,999,000 | WD | M |
| 11/20/1998 | 1548 / 1552 | 280,000 | WD | M |
| 10/1/1989 | 1111 / 1306 | 85,000 | WD | M |

This page has been visited 63,465 times.

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





Monroe County, Florida

MCPA GIS Public Portal

MONROE COUNTY PROPERTY
APPRAISER OFFICE



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

1:1,494

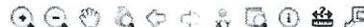
Date: 11/24/2014

Monroe County - Growth Management - Web Map Application

Monroe County Download GIS Data

Print Find RE Number Find AK Number Search Owner Name

1:1,494 Go



Results

Clear All

- 454520 (1)
 - Parcels (1)
 - 00454520-000000

Map Contents

- MonroeCountySDE_Environmental_Lay
 - Overview
 - MCPA
 - Habitat 2009
 - Tier Overlay District
 - Zoning
 - Future Land Use Map (FLUM)
 - 2006 Orthophotography
 - 2009 Orthophotography
 - 2012 image catalog



Monroe County - Growth Management - Web Map Application

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1:1,494 Go



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 - Tier Overlay District
 - Zoning
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 - 2006 Orthophotography
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 - 2012 image catalog



Monroe County Property Appraiser - Radius Report

| | | | | |
|--|----------------------------|-------------------|-----------------|----------------------------------|
| AK: 1558061 | Parcel ID: 00454480-000000 | Physical Location | ATLANTIC DR | KEY LARGO |
| Legal Description: ALL BK 16 AND BK 17 LESS THE S 69FT OF THE E 69FT OCEAN ACRES PB1-188 KEY LARGO OR504-591 C | | | | |
| Owners Name: FLORIDA KEYS AQUEDUCT AUTHORITY | | | | |
| Address: 1100 KENNEDY DR | | KEY WEST | FL | 33040-4021 |
| AK: 1557803 | Parcel ID: 00454220-000000 | Physical Location | VACANT LAND | KEY LARGO |
| Legal Description: OCEAN ACRES KEY LARGO PB1-188 LOTS 35-36 & 45 SEC- 28 TWP-61S R-39E SQR 4 G9-528-529 OR1111-1306 | | | | |
| Owners Name: MAGNOLIA 101 LLC <i>Applicant</i> | | | | |
| Address: 195 N AIRPORT RD | | TAVERNIER | FL | 33070 |
| AK: 8916914 | Parcel ID: 00454490-000100 | Physical Location | 230 MAGNOLIA ST | KEY LARGO |
| Legal Description: OCEAN ACRES PB1-88 KEY LARGO THE S 69FT OF THE E 6 9FT OF BK 17 OR504-591 OR1031-1875QC OR1031- | | | | |
| Owners Name: CROWN CASTLE TOWERS 09 LLC C/O CROWN CASTLE USA INC | | | | |
| Address: 4017 WASHINGTON RD PMB 353 | | CANONSBURG | PA | 15317-2520 |
| AK: 1557706 | Parcel ID: 00454120-000000 | Physical Location | VACANT LAND | KEY LARGO |
| Legal Description: OCEAN ACRES KEY LARGO PB1-188 LOTS 35-36 & 45 W1/ 2 SQR 2 G66-569 OR866-878/879 OR866-1473 OR1C | | | | |
| Owners Name: BOARD OF TRUSTEES OF THE INTNL IMP TRUST FUND OF THE ST OF FL %FL DEPT OF ENV PRO DIV | | | | |
| Address: 3900 COMMONWEALTH BLVD MAIL STATION 115 | | TALLAHASSEE | FL | 32399-3000 |
| AK: 1557919 | Parcel ID: 00454330-000000 | Physical Location | VACANT LAND | KEY LARGO |
| Legal Description: OCEAN ACRES KEY LARGO PB1-188 LOTS 35-36 & 45 SEC- 28 TWP-61S R-39E SQR 8 G66-569 OR866-878/879 O | | | | |
| Owners Name: BOARD OF TRUSTEES OF THE INTNL IMP TRUST FUND OF THE ST OF FL %FL DEPT OF ENV PRO DIV | | | | |
| Address: 3900 COMMONWEALTH BLVD MAIL STATION 115 | | TALLAHASSEE | FL | 32399-3000 <i>Duplicate</i> |
| AK: 9068896 | Parcel ID: 00454490-000101 | Physical Location | MAGNOLIA ST | KEY LARGO |
| Legal Description: BUILDING ONLY | | | | |
| Owners Name: S MOBILITY BMIN FL 0241 BELLSOUTH UNREG TAX SECT C/O CROWN CASTLE SOUTH | | | | |
| Address: 4017 WASHINGTON RD PMB 353 | | CANONSBURG | PA | 15317-2520 |
| AK: 1558133 | Parcel ID: 00454550-000000 | Physical Location | VACANT LAND | KEY LARGO |
| Legal Description: OCEAN ACRES PB1-188 KEY LARGO BLK 23 OR594-814 OR7 72-1647 OR1586-1573F/J OR2235-1685/87 | | | | |
| Owners Name: TITF C/O DEP | | | | |
| Address: 3900 COMMONWEALTH BLVD | | TALLAHASSEE | FL | 32399-3000 32399-3000 |
| AK: 1557137 | Parcel ID: 00453550-000000 | Physical Location | 219 OLEANDER DR | KEY LARGO |
| Legal Description: BK 1 LT 6 SILVER LAKE PARK SUBD KEY LARGO PB4-95 O R520-28 OR826-488D/C OR826-489 OR1843-1686Q/C | | | | |
| Owners Name: TOMKO GERALD G AND RACHEL E | | | | |
| Address: 219 OLEANDER DR | | KEY LARGO | FL | 33037 |
| AK: 1557099 | Parcel ID: 00453510-000000 | Physical Location | VACANT LAND | KEY LARGO |
| Legal Description: BK 1 LT 2 SILVER LAKE PARK SUBD PB4-95 KEY LARGO O R389-824/25 OR837-1116 OR1468-126 OR1695-2023/ | | | | |
| Owners Name: COUNTY OF MONROE C/O BOARD OF COUNTY COMMISSIONERS | | | | |
| Address: 500 WHITEHEAD ST | | KEY WEST | FL | 33040 |
| AK: 1557129 | Parcel ID: 00453540-000000 | Physical Location | VACANT LAND | KEY LARGO |
| Legal Description: BK 1 LT 5 SILVER LAKE PARK SUBD KEY LARGO PB4-95 O R541-46 OR1941-2450 | | | | |
| Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY | | | | |
| Address: 1200 TRUMAN AVE STE 207 | | KEY WEST | FL | 33040-7270 |
| AK: 1557960 | Parcel ID: 00454380-000000 | Physical Location | VACANT LAND | KEY LARGO |
| Legal Description: BK 10 LT 4 OCEAN ACRES KEY LARGO PB1-188 LOTS 35-3 6 & 45 SEC 28 TWP 61S R 39E B120 G66-569 OR866 | | | | |
| Owners Name: BOARD OF TRUSTEES OF THE INTNL IMP TRUST FUND OF THE ST OF FL DEPT OF ENV PRO DIV OF ST | | | | |
| Address: 3900 COMMONWEALTH BLVD MAIL STATION 115 | | TALLAHASSEE | FL | 32399-3000 <i>Duplicate</i> |

X
 AK: 1557811 Parcel ID: 00454230-000000 Physical Location VACANT LAND KEY LARGO
 Legal Description: OCEAN ACRES KEY LARGO PB1-188 LOTS 35-36 & 45 SEC- 28 TWP-61S R-39E SQR 5 G9-528-529 OR1111-1311/
 Owners Name: MAGNOLIA 101 LLC Applicant
 Address: 195 N AIRPORT RD TAVERNIER FL 33070

AK: 1558095 Parcel ID: 00454510-000000 Physical Location MAGNOLIA ST KEY LARGO
 Legal Description: OCEAN ACRES PB1-188 KEY LARGO BLK 19 OR555-274 OR1 031-1875QC OR1031-1876AFF OR1031-1877 OR1328
 Owners Name: BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY
 Address: 500 WHITEHEAD ST KEY WEST FL 33040

X
 AK: 1557692 Parcel ID: 00454110-000000 Physical Location VACANT LAND KEY LARGO
 Legal Description: OCEAN ACRES KEY LARGO PB1-188 LOTS 35-36 & 45 SEC- 28 TWP-61S R-39E B120 SQR 1 G9-528-529 OR1111-
 Owners Name: MAGNOLIA 101 LLC Applicant
 Address: 195 N AIRPORT RD TAVERNIER FL 33070

AK: 1558125 Parcel ID: 00454540-000000 Physical Location VACANT LAND KEY LARGO
 Legal Description: OCEAN ACRES PB1-188 KEY LARGO SQR 22 OR594-814 O R1010-189 OR2324-1828/30
 Owners Name: TIFF C/O DEP
 Address: 3900 COMMONWEALTH BLVD MAIL STATION 115 TALLAHASSEE FL 32399-3000

AK: 1557111 Parcel ID: 00453530-000000 Physical Location VACANT LAND KEY LARGO
 Legal Description: BK 1 LT 4 SILVER LAKE PARK SUBD KEY LARGO PB4-95 O R610-751 OR636-728 OR640-194 OR1109-2483 OR13
 Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
 Address: 1200 TRUMAN AVE STE 207 KEY WEST FL 33040-7270 Duplicate

AK: 1558087 Parcel ID: 00454500-000000 Physical Location 65 ATLANTIC DR KEY LARGO
 Legal Description: OCEAN ACRES KEY LARGO PB1-188 LOTS 35-36 AND 45 BL K 18 OR357-339 OR699-764 OR699-767-68 OR744-20
 Owners Name: DOHERTY ROBERT M AND YVETTE L/E
 Address: 13 BAY RD KEY LARGO FL 33037-2924

AK: 1557951 Parcel ID: 00454370-000000 Physical Location VACANT LAND KEY LARGO
 Legal Description: BK 10 LT 3 OCEAN ACRES KEY LARGO PB1-188 LOTS 35-3 6 & 45 SEC 28 TWP 61S R 39E B120 G66-569 OR866
 Owners Name: BOARD OF TRUSTEES OF THE INTNL IMP TRUST FUND OF THE ST OF FL %FL DEPT OF ENV PRO DIV
 Address: 3900 COMMONWEALTH BLVD MAIL STATION 115 TALLAHASSEE FL 32399-3000 Duplicate

AK: 1558117 Parcel ID: 00454530-000000 Physical Location VACANT LAND KEY LARGO
 Legal Description: OCEAN ACRES PB1-188 KEY LARGO BLK 21 G66-569 OR247 4-1200T/D OR2686-2340T/D
 Owners Name: JTW ACCOUNT SERIES LLC SERIES 1 C/O JTW INC AGENT ASHTON DEPEYSTER
 Address: 8409 N MILITARY TRL STE 107 WEST PALM BEACH FL 33410-6321

AK: 1557081 Parcel ID: 00453500-000000 Physical Location VACANT LAND KEY LARGO
 Legal Description: BK 1 LT 1 SILVER LAKE PARK SUBD KEY LARGO PB4-95 OR610-751 OR636-728 OR640-194 OR793-1022/1023
 Owners Name: COUNTY OF MONROE C/O BOCC
 Address: 1100 SIMONTON ST KEY WEST FL 33040 Duplicate

AK: 1557935 Parcel ID: 00454350-000000 Physical Location VACANT LAND KEY LARGO
 Legal Description: BK 10 LT 1 OCEAN ACRES KEY LARGO PB1-188 LOTS 35-3 6 & 45 SEC 28 TWP 61S R 39E B120 G66-569 OR866
 Owners Name: BOARD OF TRUSTEES OF THE INTNL IMP TRUST FUND OF THE ST OF FL %FL DEPT OF ENV PRO DIV
 Address: 3900 COMMONWEALTH BLVD STATION 115 TALLAHASSEE FL 32399-3000 Duplicate

AK: 1557943 Parcel ID: 00454360-000000 Physical Location VACANT LAND KEY LARGO
 Legal Description: BK 10 LT 2 OCEAN ACRES KEY LARGO PB1-188 LOTS 35-3 6 & 45 SEC 28 TWP 61S R 39E B120 G66-569 OR866
 Owners Name: BOARD OF TRUSTEES OF THE INTNL IMP TRUST FUND OF THE ST OF FL %FL DEPT OF ENV PRO DIV
 Address: 3900 COMMONWEALTH BLVD MAIL STATION 115 TALLAHASSEE FL 32399-3000 Duplicate

AK: 1557102 Parcel ID: 00453520-000000 Physical Location VACANT LAND KEY LARGO
 Legal Description: BK 1 LT 3 SILVER LAKE PARK SUBD PB4-95 KEY LARGO O R389-820/21 OR928-603D/C OR928-605AFF OR928-6
 Owners Name: COUNTY OF MONROE C/O BOARD OF COUNTY COMMISSIONERS
 Address: 500 WHITEHEAD ST KEY WEST FL 33040 Duplicate

| | | | | |
|---|----------------------------|-------------------|-----------------|-----------|
| AK: 1558109 | Parcel ID: 00454520-000000 | Physical Location | VACANT LAND | KEY LARGO |
| Legal Description: OCEAN ACRES PB1-188 KEY LARGO BLK 20 G9-528-29 OR1 111-1311/21PROBATE OR1111-1306 OR1398-184/21 | | | | |
| Owners Name: MAGNOLIA 101 LLC <i>Applicant</i> | | | | |
| Address: 195 N AIRPORT RD TAVERNIER FL 33070 | | | | |
| <hr/> | | | | |
| AK: 1557901 | Parcel ID: 00454320-000000 | Physical Location | VACANT LAND | KEY LARGO |
| Legal Description: OCEAN ACRES KEY LARGO PB1-188 LOTS 35-36 & 45 SEC- 28 TWP-61S R-39E SQR 7 G66-569 OR866-878/879 C | | | | |
| Owners Name: BOARD OF TRUSTEES OF THE INTNL IMP TRUST FUND OF THE ST OF FL %FL DEPT OF ENV PRO DIV | | | | |
| Address: 3900 COMMONWEALTH BLVD MAIL STATION 115 TALLAHASSEE FL 32399-3000 <i>Duplicate</i> | | | | |
| <hr/> | | | | |
| AK: 1095711 | Parcel ID: 00087100-000100 | Physical Location | 100301 OVERSEAS | KEY LARGO |
| Legal Description: 27/28 61 39 ISLAND OF KEY LARGO PT LOT 30 LYING SE LY OF H/W OR786-444 OR786-445C OR1052-1949/5 | | | | |
| Owners Name: KEY LARGO WASTEWATER TREATMENT DISTRICT | | | | |
| Address: PO BOX 370491 KEY LARGO FL 33037-0491 | | | | |
| <hr/> | | | | |
| AK: 1558052 | Parcel ID: 00454470-000000 | Physical Location | 300 ATLANTIC DR | KEY LARGO |
| Legal Description: BLK 15 OCEAN ACRES PB1-188 KEY LARGO OR647-251 OR705-716 OR776-1496 OR925-12/13E OR963-2450 C | | | | |
| Owners Name: SANTE CHRISTOPHER D AND PAMELA | | | | |
| Address: P O BOX 3006 KEY LARGO FL 33037 | | | | |
| <hr/> | | | | |
| AK: 8681771 | Parcel ID: 00087100-000200 | Physical Location | VACANT LAND | KEY LARGO |
| Legal Description: 28-61-39 ISLAND OF KEY LARGO PART OF LOTS 22 & 23 & ALL OF LT 31 LYING SE'LY OF H/W (16.55AC) | | | | |
| Owners Name: KEY LARGO WASTEWATER TREATMENT DISTRICT | | | | |
| Address: P O BOX 491 KEY LARGO FL 33037 <i>Duplicate</i> | | | | |

FLORIDA KEYS AQUEDUCT
AUTHORITY
1100 KENNEDY DRIVE
KEY WEST, FL 33040

CROWN CASTLE TOWERS 09, LLC
C/O CROWN CASTLE USA, INC.
4017 WASHINGTON ROD. PMB 353
CANONSBURG, PA 15317-2530

BOARD OF TRUSTEES OF THE INTNL
TRUST FUND OF THE ST OF FL %FL
DEPT OF ENV PRO DIV OF ST LANDS
3900 COMMONWEALTH BLVD.
MAIL STATION 115
TALLAHASSEE, FL 32399-3000

GERALD G. & RACHAEL E. TOMKO
219 OLEANDER DRIVE
KEY LARGO, FL 33037

S MOBILITY BMIN FL 0241
BELL SOUTH UNREG TAX SECT
C/O CROWN CASTLE SOUTH
4017 WASHINGTON ROD. PMB 353
CANONSBURG, PA 15317-2530

TIITF
C/O DEP
3900 COMMONWEALTH BLVD.
MAIL STATION 115
TALLAHASSEE, FL 32399-3000

COUNTY OF MONROE
C/O BOARD OF COUNTY
COMMISSIONERS *email*
500 WHITEHEAD STREET
KEY WEST, FL 33040

BOARD OF COUNTY
COMMISSIONERS OF MONROE
COUNTY
500 WHITEHEAD STREET
KEY WEST, FL 33040

TIFF
C/O DEP
3900 COMMONWEALTH BLVD.
MAIL STATION 115
TALLAHASSEE, FL 32399-3000

MONROE COUNTY COMPREHENSIVE
PLAN AUTHORITY
12000 TRUMAN AVE., SUITE 207
KEY WEST, FL 33040

ROBERT M. & YVETTE DOHERTY L/E
13 BAY ROAD
KEY LARGO, FL 33037

JTW ACCOUNT SERIES LLC SERIES 1
C/O JTW INC. AGENT ASHTON
DEPEYSTER G FLASH GP INC
8409 N. MILITARY TRAIL, SUITE 107
WET PALM BEACH, FL 33410-6321

KEY LARGO WASTE WATER
TREATMENT DISTRICT
PO BOX 491
KEY LARGO, FL 33037-0491

CHRIS D & PAMELA SANTE
PO BOX 3006
KEY LARGO, FL 33037

VERNIS & BOWLING

ATTORNEYS AT LAW • EST. 1970

81990 OVERSEAS HWY. 3RD FLR. ISLAMORADA FLORIDA 33036 • TELEPHONE 305-664-4675 • 305-664-5414

December 1, 2014

Monroe County Planning and
Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

AGENT AUTHORIZATION - LUD MAP AMENDMENT APPLICATION

Property: 101 Magnolia, Key Largo FL
Owner: Magnolia 101 LLC
RE#: 00454520
Alt Key: 1558109

To Whom it May Concern:

This shall confirm that Brian Lindback, MGMR, Magnolia 101 LLC., has authorized Scott Black, and Vernis and Bowling, to act as its agent with regard to its LUD map amendment application and request. Accordingly, please direct all communications regarding the map amendment request to our office. In accordance with the LUD amendment instructions, Mr. Lindback's notarized authorization is below. Please contact our office if anything further is needed to process the application request.

Sincerely,

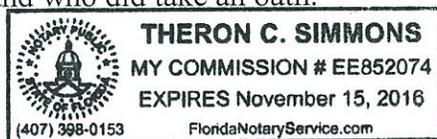

Scott C. Black
For the Firm

STATE OF FLORIDA }
 } SS
COUNTY OF MONROE }

I, Brian Lindback, hereby authorize Scott Black and Vernis and Bowling to act as my agent as it pertains to the LUD map amendment application.


Brian Lindback

The foregoing instrument was acknowledged before me this 4th day of December, 2014, by Brian Lindback, who is personally known to me or who has produced identification and who did take an oath.




NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/15/16

CLEARWATER, FL
DELAND, FL
FORT MYERS, FL
HOLLYWOOD, FL

ISLAMORADA, FL
JACKSONVILLE, FL
KEY WEST, FL
MIAMI, FL

NORTH PALM BEACH, FL
PENSACOLA, FL
TAMPA, FL
BIRMINGHAM, FL

MOBILE, AL
ATLANTA, GA
GULFPORT, MS
CHARLOTTE, NC

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

April 29, 2013

William W. Riley
Bilzin Sumberg Attorneys at Law
1450 Brickell Avenue
Miami, FL 33131

SUBJECT: LETTER OF UNDERSTANDING CONCERNING FOUR (4) PARCELS OF LAND OWNED BY MAGNOLIA 101 LLC, LOCATED ON MAGNOLIA STREET, KEY LARGO AND HAVING REAL ESTATE NUMBERS 00454110.000000, 00454220.000000, 00454230.000000 AND 00454520.000000

Mr. Riley,

Pursuant to §110-3 of the Monroe County Code (MCC), this document shall constitute a Letter of Understanding (LOU). On February 6, 2013, a Pre-Application Conference regarding the above-referenced property was held at the office of the Monroe County Planning & Environmental Resources Department in Marathon. Attendees of the meeting included William Riley, Brian Lindback, and Howard Nelson (hereafter referred to as "the Applicant") and Townsley Schwab, Senior Director of Planning & Environmental Resources, Michael Roberts, Senior Administrator of Environmental Resources, Joseph Haberman, Planning & Development Review Manager, and Kathleen Windsor, Code Compliance (hereafter referred to as "Staff").

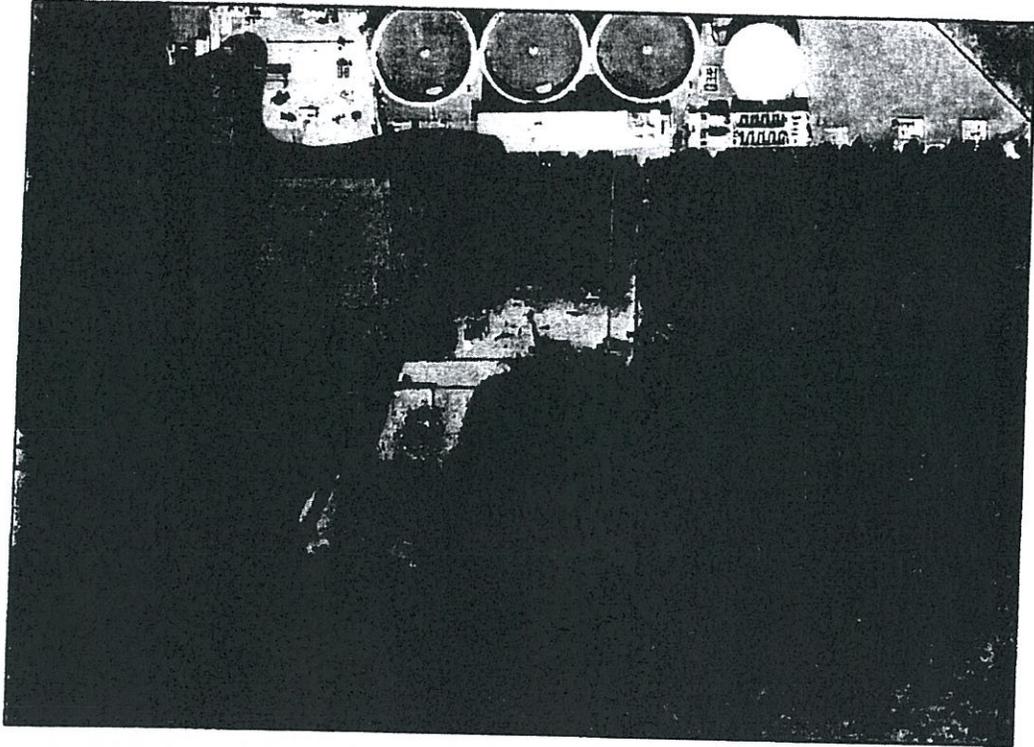
Materials presented for review included:

- (a) Pre-Application Conference Request Form;
- (b) Monroe County Property Record Cards;
- (c) Monroe County Land Use District Map and Future Land Use Map; and
- (d) Site Plan by unknown and not dated.

I. APPLICANT PROPOSAL

The Applicant is proposing to redevelop the site by expanding the area in which the existing waste separation facility was originally approved to utilize by Development Order #02-02



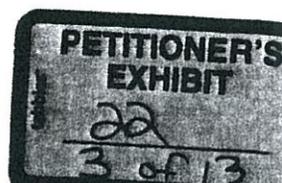


Subject Property with Land Use Districts Overlaid (Aerial dated 2012)

II. SUBJECT PROPERTY DESCRIPTION

1. The subject property is located at the eastern end of Magnolia Street on Key Largo, situated at approximate mile marker 100 on the Atlantic Ocean side of US 1. The business currently operating on the property is Atlantic Trash & Transfer LLC.
2. The property is comprised of four adjacent parcels, legally described as Squares (also referred to as Lots) 1, 4, 5, 20, Ocean Acres (PB1-188), Key Largo, Monroe County, Florida and assessed under real estate (RE) numbers 00454110.000000 (Lot 1), 00454220.000000 (Lot 4), 00454230.000000 (Lot 5) and 00454520.000000 (Lot 20). Note: The property is often referred to as part Lots 35, 36 and 45, which, as shown on the plat, underlie the squares referenced in the preceding legal description.
3. According to the Ocean Acres plat, Lot 1 consists of 38,020 SF of land area (190.1' x 200'), Lot 4 consists of 38,020 SF of land area (190.1' x 200'), Lot 5 consists of 38,000 SF of land area (190' x 200'), and Lot 20 consists of 43,000 SF of land area (215' x 200').

All calculations included in this letter are based on the dimensions provided on the plat, which may be inaccurate. A boundary survey was not submitted for review. In addition, the site plan submitted with the application did not provide the total amount of upland. A sealed boundary survey indicating the total amount of upland area shall be required at the time of application submittal for any development approval affecting open space or land use intensity. If the amount of upland area provided on the boundary survey differs from the dimensions on the plat, then calculations provided in this letter are subject to change.



III. RELEVANT PRIOR PLANNING & ENVIRONMENTAL RESOURCE DEPT. ACTIONS

1. In 1991, the Monroe County Building Department issued Building Permit #913-3552, approving the construction of a 1,104 SF unenclosed storage shed on Lot 20. This is the first building permit on file for the subject property. In 1999, the Building Department issued Building Permit #993-0162 approving security lighting for the outdoor storage area on Lot 20.
2. In 2002, a minor conditional use permit was issued for the construction of a 1,104 SF structure to be used as a waste separation facility on Lot 20 (Planning Department File #22016). The approval was memorialized by Development Order #02-02, signed by the planning director on April 28, 2002 and recorded in the official records of Monroe County on June 7, 2002.
3. In 2003, the Building Department issued Building Permit #023-3419, approving the construction of a 1,106 SF commercial building on Lot 20 and other site improvements related to Development Order #02-02 (note: the building permit file is filed with RE 00454110.000000, not RE 00454520.000000). The building received a certificate of occupancy on November 7, 2003. In addition, since 2002, several other building permits have been issued on Lot 20 to facilitate the waste separation facility.

IV. REVIEW

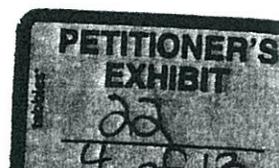
The following land development regulations directly affect the proposal; however, please note that there are other land development regulations not referred to nor described in this letter which may govern future development as well.

1. In 1992, a revised series of zoning maps, entitled the Official Land Use District Map, were adopted for all areas of the unincorporated county. This map series, dated 1988, consisted of 583 sheets scaled at 1"=20'.

On the Official Land Use District Map, the subject property is partially within a Suburban Commercial (SC) land use (zoning) district (western side) and partially within a Suburban Residential (SR) land use (zoning) district (eastern side). Note: Lots 20 and 1 are partially SC and partially SR, while Lots 4 and 5 are entirely SR.

In 1993, a series of future land use maps associated with the comprehensive plan, entitled the Future Land Use Map (FLUM), were adopted for all areas of the unincorporated county. This map series, which became effective in 1997, consisted of 8 sheets scaled at 1"=2,000'.

Using the Monroe County GIS database - consistent with the boundaries of the SC district, the property is within a Mixed Use / Commercial (MC) FLUM category and consistent with the boundaries of the SR district, the property is within a Residential Low (RL) FLUM

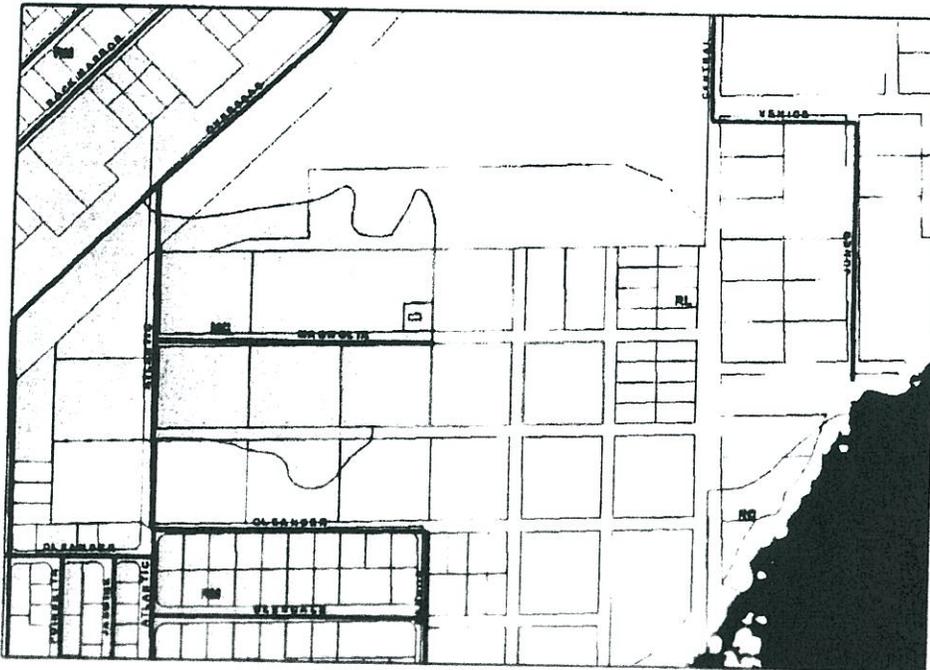


At the pre-application conference, the Applicant did not dispute the land use district boundaries; however, the Applicant did dispute the FLUM boundaries as they are depicted in the county's GIS database. Following an independent review of the official FLUM map, the Applicant asserted that the MC/RL boundary line runs north/south, not northeast/southwest. Under this interpretation, Lot 20 is designated MC in its entirety, as opposed to partially MC and partially RL.

Pursuant to MCC §102-21(b)h., the planning director has the jurisdiction and the authority to render interpretations of the FLUM.

After a detailed review of the official FLUM map (attached), the planning director has concluded that the MC/RL line does in fact run north/south and not at an angle. Using geographic points on the map, staff has also concluded that Lot 20 is entirely within the MC future land use category; however, using the same logic, Lot 1, which is located northeast of Lot 20, is entirely within the RL future land use category.

The amended boundaries of the FLUM for the subject property and surrounding area as shown in the GIS database are as follows:



With this FLUM boundary interpretation, there is an inconsistency between the Official Land Use District Map and the official FLUM. The Applicant may submit a map amendment application to modify either map to resolve the inconsistency or await a county-initiated process that would address remedying the inconsistency (however please be aware that the county does not have any immediate plans to do so at this time or in the near future).

2. Lot 20 (RE 00454520.000000) is designated Tier III. Lot 1 (RE 00454110.000000), Lot 4 (RE 00454220.000000) and Lot 5 (RE 00454230.000000) are designated Tier I.
3. The Applicant's proposal involves expanding the operations of the waste separation facility, which is a light industrial use, to all areas of Lot 20.

All of Lot 20 is MC on the official FLUM. A light industrial use would be consistent with the purpose of the MC future land use category as set forth Comprehensive Plan Policy 101.4.5, which is to provide for the establishment of commercial zoning districts where various types of commercial retail and office may be permitted at intensities which are consistent with the community character and the natural environment.

A portion of Lot 20 is SC on the Official Land Use District Map. Pursuant to MCC §130-43, light industrial use is consistent with the purpose of the SC district, which is to establish areas for commercial uses designed and intended primarily to serve the needs of the immediate planning area in which they are located.

The remaining portion of Lot 20 is SR on the Official Land Use District Map. Pursuant to MCC §130-44, a light industrial use is not consistent with the purpose of the SR district, which is to establish areas of low- to medium-density residential uses characterized principally by single-family detached dwellings.

Prior to any approval allowing light industrial use of all of Lot 20, the Official Land Use District Map must be amended.

4. As shown on the proposed site plan, the Applicant is proposing to develop the subject property with a 900 SF "Class I Waste Transfer Building" and several accessory structures and outdoor storage areas associated with the light industrial use.

Pursuant to MCC §130-93, in the SC district, density-permitting, light industrial uses may be permitted with a minor conditional use permit, provided that a) the parcel proposed for development does not have an area of greater than two acres; b) the parcel proposed for development is separated from any established residential use by at least a class C bufferyard; and c) all outside storage areas are screened from adjacent use by a solid fence, wall or hedge at least six feet in height.

Pursuant to MCC §130-94, in the SR district, light industrial uses are not permitted.

Prior to any approval allowing light industrial use of all of Lot 20, the Official Land Use District Map must be amended.

5. If the Applicant successfully receives a map amendment to designate all of Lot 20 as SC, an amendment to the site's minor conditional use permit will be required prior to the issuance of any building permits related to the expansion. Minor conditional use permit applications



are approved, approved with conditions or denied by the planning director following a public meeting of the Development Review Committee.

Pursuant to MCC §110-67, when considering applications for a minor conditional use permit, the planning director shall consider the extent to which 1) the conditional use is consistent with the purposes, goals, objectives and standards of the Comprehensive Plan and the MCC; 2) the conditional use is consistent with the community character of the immediate vicinity of the parcel proposed for development; 3) the design of the proposed development minimizes adverse effects, including visual impacts, or the proposed use on adjacent properties; 4) the proposed use will have an adverse effect on the value of surrounding properties; 5) the adequacy of public facilities and services, including, but not limited to, roadways, park facilities, police and fire protection, hospital and Medicare services, disaster preparedness program, drainage systems, refuse disposal, water and sewers, judged according to standards from and specifically modified by the public facilities capital improvements adopted in the annual report required by the Land Development Code; 6) the applicant for conditional use approval has the financial and technical capacity to complete the development as proposed and has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development; 7) the development will adversely affect a known archaeological, historical or cultural resource; 8) public access to public beaches and other waterfront areas is preserved as a part of the proposed development; and 9) the proposed use complies with all additional standards imposed on it by the particular provision of the Land Development Code authorizing such use and by all other applicable requirements of the MCC.

6. If the Applicant successfully receives a map amendment to designate all of Lot 20 as SC, in the SC district, the following land use intensities apply:

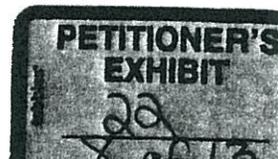
| <i>Land Use</i> | <i>Floor Area Ratio (FAR)</i> | <i>Size of Site</i> | <i>Maximum Allowed</i> | <i>Proposed Amount of Building Floor Area</i> | <i>Potential Used</i> |
|-----------------|-------------------------------|---------------------|------------------------|---|-----------------------|
| Light industry | 0.30 FAR | 43,000 SF | 12,900 SF | 900 SF | 7% |

As proposed, the building would not exceed that allowed by the land use intensity requirements.

Note: there is not a FAR for light industrial uses in the SR district as such uses are not permitted.

7. In the SC district, there is a required open space ratio of at least 0.20 or 20 percent. In the SR district, there is a required open space ratio of at least 0.50 or 50 percent.

The site plan submitted in the application does not provide enough information to fully determine if the proposed development is in compliance with the open space requirements.



8. The required non-shoreline setbacks in the SC and SR districts are as follows: Front yard – 25'; Rear yard – 10'; and Side yard – 10'/15' (where 10' is required for one side and 15' is the minimum combined total of both sides).

There is a front yard setback requirement of 25' along the right-of-way of Magnolia, a 5' side yard setback requirement along the western property line, a 10' side yard setback along the eastern property line and a 10' rear yard setback along the southern property line.

Staff could not determine if the proposed new development would be in compliance as the site plan was not provided in scale.

9. The development would be subject to the following off-street parking requirements:

| <i>Specific Use</i> | <i>Multiplier</i> | <i>Proposed</i> | <i>Required Spaces</i> |
|---------------------|--------------------|-----------------|------------------------|
| Industrial | 2 space / 1,000 SF | 900 SF | 1 space |

If the site is open to the open to the public, an additional handicap-accessible space shall be required. If there are 1 to 25 total parking spaces in a lot, at least one accessible parking space is required. Such spaces shall be designed and marked for exclusive use of those individuals who have a severe physical disability and have permanent or temporary mobility problems who have been issued either a disabled parking permit or a license plate. In addition, parking access aisles must be part of an accessible route to the building entrance. The access aisle shall be striped diagonally to designate it as a no-parking zone. Curb ramps must be located outside of the disabled parking spaces and access aisles.

All regular parking spaces, with the exception of parallel, must be at least 8'6" in width by 18' in length. Parallel parking spaces must be 8'6" in width by 25' in length. Handicap-accessible parking spaces must be at least 12' in width with an access aisle of 5' in width. Further, each required parking space shall have direct and unrestricted access to an aisle of the following minimum width:

| <i>Parking Pattern</i> | <i>One Way Aisle Width</i> | <i>Two Way Aisle Width</i> |
|------------------------|----------------------------|----------------------------|
| 0 degrees | 12' | 24' |
| 30/45 degrees | 15' | 24' |
| 60 degrees | 18' | 24' |
| 75 degrees | 22' | 24' |
| 90 degrees | 24' | 24' |

Parking is not shown on the proposed site plan.

10. All non-residential uses with 0 SF to 2,499 SF of floor area are required to have a loading/unloading space, measuring 11' by 35'.

The proposed site plan shows a 15, by 80' loading area.

11. A district bufferyard is required. Along a SC/SR boundary line, a class "D" district boundary bufferyard is required. A class "D" bufferyard has a minimum width of 20' and

its planting requirements are described/illustrated in MCC §114-128. Existing vegetation may satisfy all or a portion of the bufferyard requirements.

A landscaping plan was not provided.

12. There are clearing limits for new development.

For Lot 20, which is tier III, 40 percent of upland native vegetation or 3,000 SF, whichever is greater, may be cleared; however, the maximum amount of clearing shall be no more than 7,500 SF of upland native vegetative area.

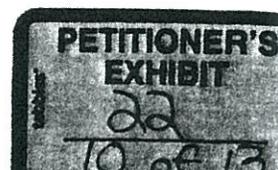
The clearing of parcels in tier III shall be limited to 7,500 SF per parcel. For parcels greater than 30,000 SF, with the exception of parcels on Big Pine Key and No Name Key, clearing for one driveway of reasonable configuration up to 18' in width is permitted to provide reasonable access to the property for each parcel and shall be exempt from maximum clearing limit of 7,500 SF. Clearing for a driveway shall be recommended by a county biologist and approved by the planning director. The proposed driveway design shall minimize fragmentation; avoid specimen trees; and take the shortest reasonable route. In no case shall clearing, including the driveway, exceed 20 percent of the entire site.

There has been previous clearing that has been carried out without the benefit of a building permit. Such clearing shall require after-the-fact approval with appropriate mitigation.

13. Mitigation will be required for qualifying native vegetation removed for development. The number, species and sizes of plants to be mitigated shall be identified in an existing conditions report prepared and submitted by the Applicant and approved by the County Biologist.

There has been previous clearing that has been carried out without the benefit of a building permit. Such clearing shall require after-the-fact approval with appropriate mitigation.

14. In accordance with MCC §118-7(1), to the maximum extent practicable, development shall be sited so as to preserve all listed threatened, endangered, commercially exploited, and regionally important native plant species and all native trees with a diameter at breast height (DBH) of greater than 4".
15. There is an existing access drive to the site, to/from Magnolia Street. As shown on the proposed site plan, access would remain the same.
16. A stormwater management plan shall be required as a part of any conditional use permit or building permit application that involves modifications to the site. This plan shall detail pre and post development water flow and storage on site with supporting calculations. Pursuant to MCC §114-3(e), water management areas shall be legally reserved to and maintained by the operational entity and be dedicated on the plat, deed restriction, or easements. Any change in the use of the property must comply with this regulation and any other requirements of the Comprehensive Plan and the Land Development Code. Stormwater



management areas shall be connected to a public road or other location from which operation and maintenance means of access are legally and physically available to the operational entity, in accordance with county land development regulations governing subdivision of land. As provided in MCC §114-3 (g), it is the responsibility of the applicant to provide a stormwater management plan for the development that contains sufficient information for the planning director to evaluate the environmental and stormwater discharge characteristics of the affected areas, the potential and predicted impacts of the proposed activity on community waters, and the effectiveness and acceptability of those measures proposed by the applicant for reducing adverse impacts. The stormwater management plan shall contain maps, charts, graphs, tables, photographs, narrative descriptions, calculations, explanations, and citations to supporting references, and any additional information deemed necessary by the planning director. The stormwater management plan must be sealed by an engineer registered in the state with experience in stormwater management and drainage design.

Note: Building Permit #103-7017 was issued on April 11, 2011 for stormwater-related improvement on Lot 20.

17. No structure or building shall be developed that exceeds a maximum height of 35'. Height means the vertical distance between grade and the highest part of any structure, including mechanical equipment, but excluding chimneys; spires and/or steeples on structures used for institutional and/or public uses only; radio and/or television antenna, flagpoles; solar apparatus; utility poles and/or transmission towers; and certain antenna supporting structures with attached antenna and/or collocations as permitted in MCC Chapter 146. However, in no event shall any of the exclusions enumerated in this section be construed to permit any habitable or usable space to exceed the applicable height limitations.

Grade means the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure, or the crown or curb of the nearest road directly adjacent to the structure, whichever is higher.

Building elevations were not provided.

18. A traffic study was not submitted. The projected trip generation and level of service of US 1 directly affect whether or not the redevelopment may be permitted or prohibited. The County's traffic consultant shall review the traffic impact analysis as part of a development approval application to determine to what extent the redevelopment will affect the level of service along US 1. According to the 2012 US 1 Arterial Travel Time and Delay Study, Segment 23 of US 1 had an "A" level of service.
19. No building permit shall be issued by the county for impact-producing development unless the applicant has paid the applicable impact fees. Therefore, for redevelopment that increases the amount of dwelling units and/or non-residential floor area above that existing on the site prior to redevelopment, an impact fee(s) will be assessed.

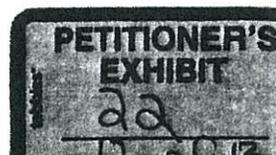


V. OTHER ISSUES CONCERNING THE PROPOSAL

1. As part of the previous approval authorized by Development Order #02-02, the County applied a condition requiring the property owner to place a conservation easement of the SR portion of Lot 20. The Applicant would like the County to remove this condition in order to allow the expansion of light industrial use on Lot 20 into the area previously conditioned for conservation. Staff would consider dissolving this condition if the Applicant placed additional land, such Tier I-designated Lot 1 (RE 00454110.000000, Lot 4 (RE 00454220.000000) and Lot 5 (RE 00454230.000000), into a new conservation easement and/or donated such land to the County. Such an arrangement shall only be reviewed in full and agreed upon during the amendment to the minor conditional use permit process.
2. Any development on Key Largo shall be consistent with all goals, strategies and action items of the Key Largo Livable CommuniKeys Plan. A copy of this plan will be provided upon request.
3. The Applicant inquired about the possibility of a successful road abandonment of Magnolia Street. Staff cannot make any recommendations related to a future application. The Applicant can submit a road abandonment petition and it will be processed in accordance with MCC §19-1:

Sec. 19-1. Abandonment of rights-of-way.

- (a) No dedicated and accepted right-of-way in the county shall be abandoned where:
 - (1) The right-of-way terminates on a body of open water; or
 - (2) The right-of-way provides access to the public to land on open water; or
 - (3) The abandonment would preclude a way for the public to maintain access to the water.
 - (b) In all other cases of abandonment, no right-of-way shall be abandoned unless there is an agreement to do so by all affected property owners. For purposes of this subsection, an affected property owner is the owner of property which, if the right-of-way is abandoned, will:
 - (1) Have access that is currently used by that property owner eliminated;
 - (2) Have the only platted access eliminated;
 - (3) Have the paved area adjacent to that property increased for turn-around purposes; or
 - (4) Be increased in size.
 - (c) A road may be abandoned only at the terminal portion of the road and in its full width unless the abandonment will comply with the County Code requirements for road, turn-around, and fire-rescue access and one of the following circumstances exists:
 - (1) An adjacent lot owner has on the platted right-of-way or within a setback a substantial structure which predates the Special Session Law 59-1578 pertaining to maps, plats and right-of-way. The term "substantial structure" specifically does not include wood or metal fences, sheds or tiki huts or other items not listed which are accessory structures.
 - (2) The abandonment is requested by a county department or governmental agency for a public purpose.
 - (d) The board of county commissioners considers these a restriction on the rights of individuals who desire to abandon properties in accordance with F.S. § 336.09.
4. Prior to the issuance of any building permit, if such review is required, all proposed development shall be found in compliance by the Monroe County Building Department, the



Monroe County Public Works Division and the Monroe County Office of the Fire Marshal. Staff recommends that the Applicant coordinate with these offices prior to application submittal. The Planning & Environmental Resources Department does not review for compliance with the Florida Building Code.

5. The site is designated partially within AE-EL 8, AE-EL 9 and AE-EL 10 flood zones on the Federal Emergency Management Agency (FEMA)'s flood insurance rate maps. All new structures must be built to floodplain management standards that meet those for flood protection.

* * * * *

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

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

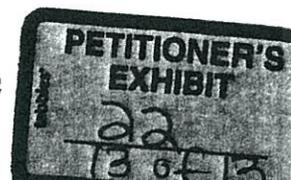
We trust that this information is of assistance. If you have any questions regarding the contents of this letter, or if we may further assist you with your project, please feel free to contact our Marathon office at (305)289-2500.

Sincerely yours,



Townsley Schwab,
Senior Director Planning & Environmental Resources

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



**FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS****Detail by Entity Name****Florida Limited Liability Company**

MAGNOLIA 101 LLC

Filing Information

| | |
|------------------------|--------------|
| Document Number | L08000020386 |
| FEI/EIN Number | N/A |
| Date Filed | 02/26/2008 |
| State | FL |
| Status | ACTIVE |
| Effective Date | 02/25/2008 |

Principal Address101 MAGNOLIA
KEY LARGO, FL 33037

Changed: 03/15/2010

Mailing Address195 N. AIRPORT RD.
TAVERNIER, FL 33070**Registered Agent Name & Address**LINDBACK, BRIAN ESR
195 N. AIRPORT RD.
TAVERNIER, FL 33070**Authorized Person(s) Detail****Name & Address**

Title MGRM

LINDBACK, BRIAN
195 N. AIRPORT RD.
TAVERNIER, FL 33070**Annual Reports**

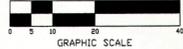
| Report Year | Filed Date |
|--------------------|-------------------|
| 2012 | 04/27/2012 |
| 2013 | 04/16/2013 |
| 2014 | 04/19/2014 |

Document Images

| | |
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| 03/15/2010 -- ANNUAL REPORT | View image in PDF format |
| 02/24/2009 -- ANNUAL REPORT | View image in PDF format |
| 02/26/2008 -- Florida Limited Liability | View image in PDF format |

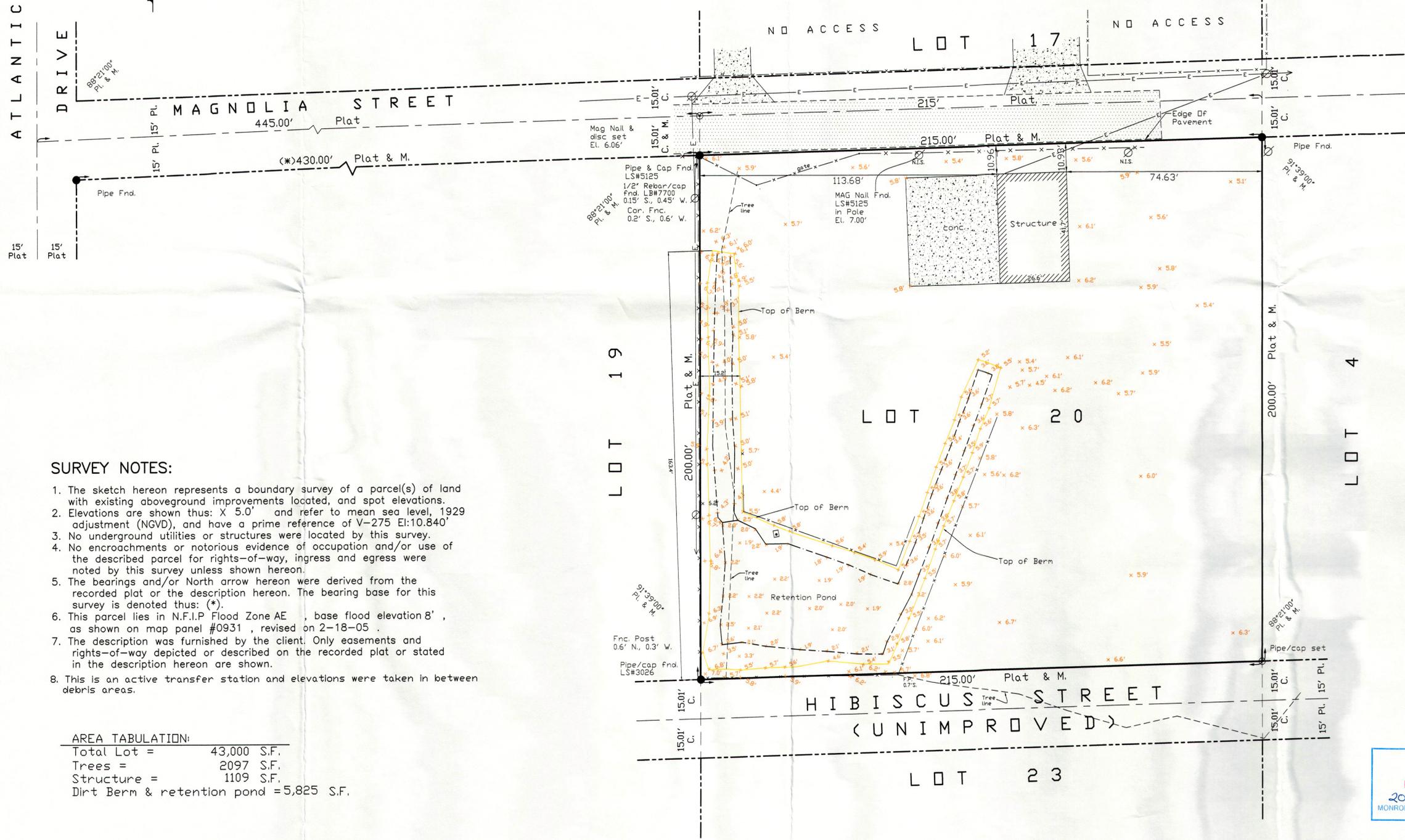
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State of Florida, Department of State



DESCRIPTION:

Lot 20, OCEAN ACRES, according to the Plat thereof as recorded in Plat Book 1, at Page 188 of the Public Records of Monroe County, Florida.



SURVEY NOTES:

1. The sketch hereon represents a boundary survey of a parcel(s) of land with existing aboveground improvements located, and spot elevations.
2. Elevations are shown thus: X 5.0' and refer to mean sea level, 1929 adjustment (NGVD), and have a prime reference of V-275 El:10.840'
3. No underground utilities or structures were located by this survey.
4. No encroachments or notorious evidence of occupation and/or use of the described parcel for rights-of-way, ingress and egress were noted by this survey unless shown hereon.
5. The bearings and/or North arrow hereon were derived from the recorded plat or the description hereon. The bearing base for this survey is denoted thus: (*).
6. This parcel lies in N.F.I.P Flood Zone AE, base flood elevation 8', as shown on map panel #0931, revised on 2-18-05.
7. The description was furnished by the client. Only easements and rights-of-way depicted or described on the recorded plat or stated in the description hereon are shown.
8. This is an active transfer station and elevations were taken in between debris areas.

AREA TABULATION:

| | |
|------------------------------|-------------|
| Total Lot = | 43,000 S.F. |
| Trees = | 2097 S.F. |
| Structure = | 1109 S.F. |
| Dirt Berm & retention pond = | 5,825 S.F. |



Florida Certificate of
Authorization No. LB 7992

I hereby certify that the survey hereon was performed under my direct supervision and is true and correct to the best of my knowledge and belief.

DAVID S. MASSEY, P.S.M. # 5125

Section 28, Township 61 South, Range 39 East
Monroe County, Florida

Scale: 1" = 20'

Drawn By: AMR

Fieldbook: 178

Surveyed: 11/11/14

Prepared for: Atlantic Trash & Transfer
Phone: (305) 853-0066
FAX: (305) 853-0233

MASSEY-RICHARDS SURVEYING & MAPPING, LLC. # 88888 OVERSEAS HWY. / P.O. BOX 619, - TAVERNIER, FL. 33070

ABBREVIATIONS/LEGEND

| | |
|--------------------|--------------------|
| Found | Found |
| 1/2" Iron Pipe | 1/2" Iron Pipe |
| 1/4" Iron Pipe | 1/4" Iron Pipe |
| 1/8" Iron Pipe | 1/8" Iron Pipe |
| 1/2" Galv. Pipe | 1/2" Galv. Pipe |
| 1/4" Galv. Pipe | 1/4" Galv. Pipe |
| 1/8" Galv. Pipe | 1/8" Galv. Pipe |
| 1/2" PVC Pipe | 1/2" PVC Pipe |
| 1/4" PVC Pipe | 1/4" PVC Pipe |
| 1/8" PVC Pipe | 1/8" PVC Pipe |
| 1/2" HDPE Pipe | 1/2" HDPE Pipe |
| 1/4" HDPE Pipe | 1/4" HDPE Pipe |
| 1/8" HDPE Pipe | 1/8" HDPE Pipe |
| 1/2" Steel Pipe | 1/2" Steel Pipe |
| 1/4" Steel Pipe | 1/4" Steel Pipe |
| 1/8" Steel Pipe | 1/8" Steel Pipe |
| 1/2" Concrete Pipe | 1/2" Concrete Pipe |
| 1/4" Concrete Pipe | 1/4" Concrete Pipe |
| 1/8" Concrete Pipe | 1/8" Concrete Pipe |
| 1/2" Brick | 1/2" Brick |
| 1/4" Brick | 1/4" Brick |
| 1/8" Brick | 1/8" Brick |
| 1/2" Block | 1/2" Block |
| 1/4" Block | 1/4" Block |
| 1/8" Block | 1/8" Block |
| 1/2" Gravel | 1/2" Gravel |
| 1/4" Gravel | 1/4" Gravel |
| 1/8" Gravel | 1/8" Gravel |
| 1/2" Sand | 1/2" Sand |
| 1/4" Sand | 1/4" Sand |
| 1/8" Sand | 1/8" Sand |
| 1/2" Silt | 1/2" Silt |
| 1/4" Silt | 1/4" Silt |
| 1/8" Silt | 1/8" Silt |
| 1/2" Clay | 1/2" Clay |
| 1/4" Clay | 1/4" Clay |
| 1/8" Clay | 1/8" Clay |
| 1/2" Rock | 1/2" Rock |
| 1/4" Rock | 1/4" Rock |
| 1/8" Rock | 1/8" Rock |
| 1/2" Boulders | 1/2" Boulders |
| 1/4" Boulders | 1/4" Boulders |
| 1/8" Boulders | 1/8" Boulders |
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| 1/8" Water | 1/8" Water |
| 1/2" Air | 1/2" Air |
| 1/4" Air | 1/4" Air |
| 1/8" Air | 1/8" Air |
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| 1/4" Snow | 1/4" Snow |
| 1/8" Snow | 1/8" Snow |
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| 1/4" Ice | 1/4" Ice |
| 1/8" Ice | 1/8" Ice |
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| 1/4" Frost | 1/4" Frost |
| 1/8" Frost | 1/8" Frost |
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| 1/4" Driveways | 1/4" Driveways |
| 1/8" Driveways | 1/8" Driveways |
| 1/2" Sidewalks | 1/2" Sidewalks |
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| 1/8" Decks | 1/8" Decks |
| 1/2" Porches | 1/2" Porches |
| 1/4" Porches | 1/4" Porches |
| 1/8" Porches | 1/8" Porches |
| 1/2" Driveways | 1/2" Driveways |
| 1/4" Driveways | 1/4" Driveways |
| 1/8" Driveways | 1/8" Driveways |
| 1/2" Sidewalks | 1/2" Sidewalks |
| 1/4" Sidewalks | 1/4" Sidewalks |
| 1/8" Sidewalks | 1/8" Sidewalks |
| 1/2" Paths | 1/2" Paths |
| 1/4" Paths | 1/4" Paths |
| 1/8" Paths | 1/8" Paths |

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MONROE CO. PLANNING DEPT



MEMORANDUM
MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

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

From: Mayté Santamaria, Senior Director of Planning & Environmental Resources

Date: February 11, 2015

Subject: AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS TO DEFER THE APPROVAL OF APPLICATIONS FOR THE TRANSFER OF DEVELOPMENT RIGHTS TO OFFSHORE ISLANDS, TRANSFER OF ROGO EXEMPTIONS TO OFFSHORE ISLANDS, TIER AMENDMENTS FOR OFFSHORE ISLANDS; MAP AMENDMENTS FOR OFFSHORE ISLANDS TO INCREASE POTENTIAL DENSITY OR INTENSITY AND TEXT AMENDMENTS FOR OFFSHORE ISLANDS TO INCREASE DEVELOPMENT POTENTIAL (DENSITY/INTENSITY), COMMENCING JANUARY 21, 2015, UNTIL SUCH TIME AS A COMPREHENSIVE PLAN AMENDMENT PROCESS IS COMPLETED REGARDING OFFSHORE ISLANDS AND PROVIDING FOR EXPIRATION WITHIN 365 DAYS OF THE EFFECTIVE DATE OF THIS INTERIM DEVELOPMENT ORDINANCE OR WHEN THE COMPREHENSIVE PLAN AMENDMENTS BECOME EFFECTIVE, WHICHEVER COMES FIRST, PROVIDING FOR SEVERABILITY; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR AN EFFECTIVE DATE.

Meeting: February 24, 2015

I. REQUEST

The Monroe County Planning & Environmental Resources is proposing an interim development ordinance (IDO) to defer the approval of applications for the transfer of development rights to offshore islands, transfer of ROGO exemptions to offshore islands, tier amendments for offshore islands, map amendments for offshore islands to increase potential density or intensity and text amendments to increase development potential (density/intensity).

II. BACKGROUND INFORMATION

The Monroe County Board of County Commissioners held a special meeting on October 7, 2014, to consider the transmittal of the proposed amendments (the Monroe County 2030 Comprehensive Plan) to the Florida Department of Economic Opportunity (DEO) and the hearing was continued to December 10, 2014, to discuss the following:

- *Policies 101.5.31 and 101.5.32: BOCC directed staff to work on height policies for addressing the replacement of existing buildings which exceed the 35ft height limit, architectural features, flood protection purposes and affordable housing. Staff to present drafts during the regular December BOCC meeting.*
- *BOCC directed staff to work on an inventory/data of privately-owned offshore islands. Staff to present draft during the regular December BOCC meeting.*

During the regular December 10, 2014 BOCC meeting, a public hearing was held to discuss proposed height and offshore island policies and to consider the transmittal of the proposed amendments (the Monroe County 2030 Comprehensive Plan) to the DEO. The BOCC directed staff to maintain the existing adopted height and offshore island policies and to process separate amendments to address these topics. A special BOCC transmittal hearing was set for January 14, 2015 for the proposed the Monroe County 2030 Comprehensive Plan.

The Monroe County Board of County Commissioners, at a special meeting on January 14, 2015, unanimously passed a motion to direct staff to impose a temporary moratorium upon certain development applications of Offshore Islands due to pending legislation (updates to the Comprehensive Plan).

During the regular January 21, 2015 BOCC meeting, the Monroe County Board of County Commissioners adopted Resolution No. 022-2015 directing the Monroe County Planning and Environmental Resources Department to process an Ordinance to defer the approval of applications for the transfer of development rights to offshore islands, transfer of ROGO exemptions to offshore islands, tier amendments for offshore islands, map amendments for offshore islands to increase potential density or intensity and text amendments to increase development potential (density/intensity).

III. ANALYSIS OF PROPOSED AMENDMENT

The Comprehensive Plan amendment process remains pending and an ongoing process, an interim development ordinance to temporary defer new applications from being processed is necessary to ensure new amendment(s) regarding Offshore Islands are fully evaluated, including the provision of public participation in the planning process.

It is the intent of the proposed interim development ordinance is to temporarily defer the approval of applications for the transfer of development rights to offshore islands, transfer of ROGO exemptions to offshore islands, tier amendments for offshore islands, map amendments for offshore islands to increase potential density or intensity and text amendments to increase development potential (density/intensity) - in order to allow County staff time to compose and process Comprehensive Plan amendments pertaining to offshore islands.

IV. STAFF RECOMMENDATION

Staff recommends approval of the proposed interim development ordinance.

V. EXHIBITS

1. Draft Ordinance
2. BOCC Resolution 022-2015



ORDINANCE - 2015

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AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS TO DEFER THE APPROVAL OF APPLICATIONS FOR THE TRANSFER OF DEVELOPMENT RIGHTS TO OFFSHORE ISLANDS, TRANSFER OF ROGO EXEMPTIONS TO OFFSHORE ISLANDS, TIER AMENDMENTS FOR OFFSHORE ISLANDS; MAP AMENDMENTS FOR OFFSHORE ISLANDS TO INCREASE POTENTIAL DENSITY OR INTENSITY AND TEXT AMENDMENTS FOR OFFSHORE ISLANDS TO INCREASE DEVELOPMENT POTENTIAL (DENSITY/INTENSITY), COMMENCING JANUARY 21, 2015, UNTIL SUCH TIME AS A COMPREHENSIVE PLAN AMENDMENT PROCESS IS COMPLETED REGARDING OFFSHORE ISLANDS AND PROVIDING FOR EXPIRATION WITHIN 365 DAYS OF THE EFFECTIVE DATE OF THIS INTERIM DEVELOPMENT ORDINANCE OR WHEN THE COMPREHENSIVE PLAN AMENDMENTS BECOME EFFECTIVE, WHICHEVER COMES FIRST, PROVIDING FOR SEVERABILITY; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, on January 21, 2015, the Monroe County Board of County Commissioners adopted Resolution No. 022-2015 directing the Monroe County Planning and Environmental Resources Department to process an Ordinance to defer the approval of applications for the transfer of development rights to offshore islands, transfer of ROGO exemptions to offshore islands, tier amendments for offshore islands, map amendments for offshore islands to increase potential density or intensity and text amendments to increase development potential (density/intensity); and

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WHEREAS, the Monroe County Board of County Commissioners, at a special meeting on January 14, 2015 in Marathon, Florida unanimously passed a motion to direct staff to impose a temporary moratorium upon certain development applications of Offshore Islands due to pending legislation; and

1 **WHEREAS**, on December 10, 2014, the Board of County Commissioners directed that
2 pending and proposed new Comprehensive Plan amendments specifically concerning Offshore
3 Islands and building height restrictions be removed from the larger Comprehensive Plan update
4 project (2030 Comprehensive Plan) and that each be considered as a separate and distinct
5 Comprehensive Plan Amendment to be voted upon and submitted to the State of Florida separately
6 from the rest of the cumulative Comprehensive Plan update project package; and
7

8 **WHEREAS**, the Comprehensive Plan amendment process remains pending and an
9 ongoing process, an ordinance to prohibit new applications from being processed is necessary to
10 ensure new Amendment(s) regarding Offshore Islands are fully evaluated, including the provision
11 of public participation in the planning process; and

12 **WHEREAS**, absent an ordinance addressing the interim time period between the current
13 adopted Comprehensive Plan and the adoption of the new Amendment(s), regarding Offshore
14 Islands, Offshore Islands will be subject to potential development that fails to address Tier
15 designations, habitat review and/or consideration of new Comprehensive Plan policies currently
16 under review and consideration by the Board of County Commissioners.
17

18 **NOW THERE, BE IT ORDAINED BY THE BOARD OF COUNTY**
19 **COMMISSIONERS OF MONROE COUNTY, FLORIDA:**

20 **Section 1. Moratorium Imposed.** Monroe County Planning and Environmental Resource
21 Department shall defer the approval of applications that include the Transfer of Development
22 Rights to offshore islands, Transfer of ROGO Exemptions to offshore islands, Tier Amendments
23 for offshore islands, Map Amendments or Text Amendments having the effect of increasing
24 development potential on offshore islands, commencing January 21, 2015, for 365 days from the
25 effective date of this ordinance or until such time as a comprehensive plan amendment process is
26 completed and becomes effective, whichever comes first..
27

28 **Section 2. Term.** The moratorium imposed by this Ordinance is temporary and, unless
29 dissolved earlier by the Board of County Commissioners, shall automatically dissolve upon the
30 adoption of comprehensive plan amendments specifically concerning Offshore Islands, the
31 formulation of which shall be expeditiously pursued. In no event, however, shall the moratorium
32 imposed by this Ordinance extend beyond 365 days.
33

34 **Section 3. Severability.** The provisions of this Ordinance are declared to be severable and
35 if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be
36 invalid or unconstitutional, such decision shall not affect the validity of the remaining sections,
37 sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the
38 legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.
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**MONROE COUNTY, FLORIDA
RESOLUTION NO. 022 -2015**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, DIRECTING THE MONROE COUNTY PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT TO PROCESS AN ORDINANCE TO DEFER THE APPROVAL OF APPLICATIONS FOR THE TRANSFER OF DEVELOPMENT RIGHTS TO OFFSHORE ISLANDS, TRANSFER OF ROGO EXEMPTIONS TO OFFSHORE ISLANDS, TIER AMENDMENTS FOR OFFSHORE ISLANDS; MAP AMENDMENTS FOR OFFSHORE ISLANDS TO INCREASE POTENTIAL DENSITY OR INTENSITY AND TEXT AMENDMENTS FOR OFFSHORE ISLANDS TO INCREASE DEVELOPMENT POTENTIAL (DENSITY/INTENSITY), COMMENCING JANUARY 21, 2015, UNTIL SUCH TIME AS A COMPREHENSIVE PLAN AMENDMENT PROCESS IS COMPLETED REGARDING OFFSHORE ISLANDS AND PROVIDING FOR EXPIRATION WITHIN 365 DAYS OF THE EFFECTIVE DATE OF AN INTERIM DEVELOPMENT ORDINANCE OR WHEN THE COMPREHENSIVE PLAN AMENDMENTS BECOME EFFECTIVE, WHICHEVER COMES FIRST.

WHEREAS, the Board of County Commissioners of Monroe County, at a special meeting on January 14, 2015 in Marathon , Florida unanimously passed a motion to direct staff to impose a temporary moratorium upon certain development applications of Offshore Islands due to pending legislation; and

WHEREAS, Monroe County is currently in the process of updating its Comprehensive Plan, to the 2030 Comprehensive Plan which includes updates and revisions on policies regulating development on all lands within the County, including Offshore Islands; and

WHEREAS, on December 10, 2014, the Board of County Commissioners directed that pending and proposed new Comprehensive Plan amendments specifically concerning Offshore Islands and building height restrictions be removed from the larger Comprehensive Plan update project and that each be considered as a separate and distinct Comprehensive Plan Amendment to be voted upon and submitted to the State of Florida separately from the rest of the cumulative Comprehensive Plan update project package; and

WHEREAS, during a special meeting of the Board of County Commissioners to consider the transmittal of the 2030 Comprehensive Plan amendment package on January 14, 2015, a discussion was held and motion made and passed to direct staff not to accept any applications regarding Offshore Islands that would involve a Transfer of Development Rights to Offshore Islands, Transfer of ROGO

Exemptions to Offshore Islands, and Map Amendments or Text Amendments that would bring about increased density or intensity to Offshore Islands; and

WHEREAS, the Comprehensive Plan amendment process remains pending and an ongoing process, an ordinance to prohibit new applications from being processed is necessary to ensure new Amendment(s) regarding Offshore Islands are fully evaluated, including the provision of public participation in the planning process; and

WHEREAS, absent an ordinance addressing the interim time period between the current adopted Comprehensive Plan and the adoption of the new Amendment(s), regarding Offshore Islands, Offshore Islands will be subject to potential development that fails to address Tier designations, habitat review and/or consideration of new Comprehensive Plan policies currently under review and consideration by the Board of County Commissioners; and

WHEREAS, staff has been directed to process an ordinance to ensure that no Transfer of Development Rights to offshore islands, Transfer of ROGO Exemptions to offshore islands, tier amendments for offshore islands, Map Amendment or Text Amendment applications increasing development potential on offshore islands will be accepted until new and revised Monroe County Comprehensive Plan Amendment(s) concerning offshore islands has been formally adopted and approved by the State of Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY:

Staff of the Planning & Environmental Resources Department shall process an interim development ordinance which defers the approval of applications that include the Transfer of Development Rights to offshore islands, Transfer of ROGO Exemptions to offshore islands, tier amendments for offshore islands, Map Amendments or Text Amendments having the effect of increasing development potential on offshore islands, commencing January 21, 2015, until such time as a comprehensive plan amendment process is completed regarding offshore islands. The proposed interim development ordinance shall provide for a sunset date no greater than 365 days from its effective date or when the comprehensive plan amendments become effective, whichever comes first.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida, at a regular meeting of the Board held on the 21st day of January, 2015.

Mayor Danny L. Kolhage
Mayor Pro Tem Heather Carruthers
Commissioner George Neugent
Commissioner David Rice
Commissioner Sylvia Murphy

Yes
Yes
Yes
Yes
Yes

Attest: AMY HEAVILIN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA



(SEAL)

Deputy Clerk

By: _____

Mayor

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM:
STEVEN T. WILLIAMS
ASSISTANT COUNTY ATTORNEY
Date 1/20/15