

AGENDA

PLANNING COMMISSION
MONROE COUNTY
February 25, 2015
10:00 A.M.

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSION:

William Wiatt, Chairman
Elizabeth Lustberg
Ron Miller
Beth Ramsay-Vickrey
Denise Werling

STAFF:

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

COUNTY RESOLUTION 131-92 APPELLANT TO PROVIDE RECORD FOR APPEAL

SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS

SWEARING OF COUNTY STAFF

CHANGES TO THE AGENDA

APPROVAL OF MINUTES

MEETING

New Items:

1. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE DWELLING UNIT ALLOCATION SYSTEM FOR OCTOBER 15, 2014, THROUGH JANUARY 12, 2015, ROGO (2nd QUARTER YEAR 23). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY.

(File 2014-153)

[2014-153 SR PC 02.25.15 Website.PDF](#)

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

(File 2014-165)

[2014-165 SR PC 02.25.15-Website.pdf](#)

[2014-165 FILE.PDF](#)

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

~~3. 17 Cypress Avenue, Key Haven, Approximately mile marker 5: A public hearing concerning a request for a variance of four (4) feet from the required five (5) foot side yard non-shoreline setback along the northeastern property line in order to construct a pool. The subject parcel is legally described as Lot 4, Block 3, Key Haven – 8th Addition (Plat Book 5, Page 61), Key Haven, Monroe County, Florida, having real estate number 00138800.000000.~~

~~(File 2015-001)~~

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

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

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BOARD DISCUSSION

-
GROWTH MANAGEMENT COMMENTS

-
RESOLUTIONS FOR SIGNATURE

ADJOURNMENT



MEMORANDUM

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

To: Planning Commission

Through: Townsley Schwab, Sr. Director of Planning & Environmental Resources *TS*

From: Tiffany Stankiewicz, Development Administrator *TS*

Date: February 3, 2015

Subject: Residential Dwelling Unit Evaluation Report for Quarter 2, Year 23

Meeting Date: February 25, 2015

1 This report has been prepared pursuant to Section 138-26 of the Land Development Regulations
2 (LDRs). The proposed residential dwelling unit rankings attached to this report are for the
3 second quarter of year twenty-three which covers the period October 15, 2014, through January
4 12, 2015.

5
6 **I) BACKGROUND INFORMATION:**

7
8 On June 23, 1992, the Monroe County Board of County Commissioners (BOCC) adopted
9 Ordinance #016-92, implementing the Residential Dwelling Unit Allocation System. The
10 Ordinance became effective on July 13, 1992, and has been amended from time to time.

11
12 On March 15, 2006, the BOCC adopted Ordinance 009-2006 to implement the Tier System, and
13 subsequently, it was challenged by Florida Keys Citizens Coalition, Inc. and Protect Key West
14 and the Florida Keys, Inc., d/b/a Last Stand. Thomas G. Pelham, Secretary, Department of
15 Community Affairs signed the final order deciding the challenge on September 26, 2007
16 (amended Final Order issued January 2, 2008). The Tier System, still a Rate of Growth
17 Ordinance (ROGO), made changes such as sub-area boundary districts for allocation distribution,
18 basis of scoring applications, and administrative relief.

19
20 On September 21, 2012, the BOCC adopted Ordinance #021-2012, revising the ROGO
21 allocation scoring system regarding land dedications and Tier III properties containing wetlands
22 adjacent to Tier 1 properties. The ordinance became effective on December 31, 2012.
23

1 The following background information regarding applications reviewed this quarter is divided
 2 into sub districts: A) Lower Keys Sub-area and Upper Keys sub-area and B) Big Pine/No Name
 3 Key subareas.
 4

5 **A. Applications reviewed this quarter for Lower & Upper Keys Sub-areas:**
 6

	Market Rate	Affordable Housing
*Lower Keys	16	0
** Lower Keys (Adm. Relief)	0	0
***Upper Keys	11	0
****Upper Keys (Adm. Relief)	0	0
TOTAL	27	0

- 7
 8 * 04 applications are rollovers or reapplications from previous quarters.
 9 ** 0 applications are rollovers or reapplications from previous quarters.
 10 *** 02 applications are rollovers or reapplications from previous quarters.
 11 **** 0 applications are rollovers or reapplications from previous quarters.
 12

13 **B. Big Pine/No Name Key Sub-area:**
 14

- 15 1) On June 23, 1992, the Monroe County Board of Commissioners adopted
 16 Ordinance 016-1992, implementing the Residential Dwelling Unit Allocation
 17 System. The ordinance became effective on July 13, 1992 and has been amended
 18 from time to time.
 19
 20 2) In 1998, the Florida Department of Transportation, Monroe County, the Florida
 21 Department of Community Affairs, the U.S. Fish and Wildlife Service and the
 22 Florida Fish and Wildlife Conservation Commission signed a Memorandum of
 23 Agreement to develop a Habitat Conservation Plan (HCP) for the Key Deer and
 24 other protected species in the project area.
 25
 26 3) The Livable Communikeys Program (LCP), Master Plan for Future Development
 27 of Big Pine Key and No Name Key was adopted on August 18, 2004 under
 28 Ordinance 029-2004. The LCP envisioned the issuance of 200 residential
 29 dwelling units over 20 year horizon at a rate of roughly 10 per year. A minimum
 30 of twenty percent of the 10 units per year are to be set aside for affordable housing
 31 development. Below is a table tracking LCP allocations remaining at the
 32 conclusion of Quarter 1 Year 23 (October 13, 2013- October 14, 2014).
 33

Liveable Communikeys Master Plan (LCP) 2003-2023					
	Beginning Balance	Allocated thru Quarter 4 Year 22	Balance of Allocations remaining to LCP*	Deferred Allocation	Balance including Deferred Allocation(s)
Market Rate Allocations	160	95	66	7	59
Affordable Housing Allocations	40	10	30	0	30
Totals	200	105	96	7	89

* Means the total adjusted to account for expired allocations and re-use of allocations.

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- 4) On September 22, 2005, the Monroe County Board of Commissioners adopted Ordinance 025-2005 which revised the ROGO to utilize the Tier overlay as the basis for the competitive point system. The ordinance became effective on February 5, 2006.
 - 5) On June 9, 2006, the Federal Fish and Wildlife Permit was issued to 1) Monroe County, Growth Management Division, 2) Florida Department of Transportation, and 3) Florida Department of Community Affairs for Threatened and Endangered Species Incidental Take Permit (ITP) as defined within the geographic area covered by the HCP.
 - 6) Livable CommuniKeys Master Plan *Action Item 3.2.6*: Limit allocation awards in Tier I to no more than five percent of all residential units permitted over the twenty year planning period (i.e. a maximum of 10 units) or a total of $H = 0.022$ (two percent of the total H), whichever results in the lower H. Development in Tier 1 is tracked from December 27, 2004, the effective date of the Livable CommuniKeys Plan, which established the Tier System for Big Pine, and No Name Key. (Ordinance 020-2009)
 - 7) The ITP (Federal ITP #TE083411-0) requires the Permittees [1. Monroe County, Growth Management Division, 2. Florida Department of Transportation, and 3. Florida Department of Community Affairs] to ensure that the take of the covered species is minimized and mitigated. The Permittees are responsible for meeting the terms and conditions of the ITP and implementing the HCP.
 - 8) The ITP specifies in G5, “New residential development in Tier 1 (Tiers defined in HCP, Table 2.7) areas will be limited to no more than five percent of all residential units permitted over the 20-year life of the HCP (i.e., a maximum of 10 units) or a total H of 0.022), whichever results in a lower H.”
 - 9) The Incidental Take Permit (ITP) provides specific development limitations on Big Pine/No Name Keys, including, but not limited to:
 - The total impact of commercial, institutional (including public projects such as wastewater and roads), and residential development over the 20 year life of the HCP shall not exceed $H=1.1$.
 - For each H value unit of development, 3 H units of conservation lands shall be acquired, restored, and protected in perpetuity. Over the term of this permit, lands with a cumulative H value of 3.3 shall be acquired.
 - New residential development will be limited to a maximum of 200 dwelling units over the 20 year life of the HCP.
 - New residential development in Tier 1 areas will be limited to no more than 5% of all residential units permitted over the 20 year life of the HCP (no more than 10 units) or $H=0.022$ whichever results in a lower H.
 - No new development other than single-family residential and accessory uses will be permitted in Tier I areas.

As of December 31, 2014 (11 years into the 20 year permit), the County has issued 103 of the 200 building permits allowed to be issued totaling 35.1% (0.3861 H) of the total 1.1 'H' allowed, while having acquired 86% (2.8428 'H') of the total 3.3 'H' mitigation required by the HCP and ITP.

As noted above, the ITP allows development of 10 dwelling units or 0.022 H impact, whichever results in a lower H in Tier I areas on Big Pine/No Name Keys. ROGO allocations for 9 dwelling units totaling 0.0201 H have been issued to date, with 4 of these allocations resulting in building permits totaling 0.0074 'H'.

10) **Tier 1 applications previously deferred on Big Pine/No Name Key Sub-area:**

Key (Island)	Permit Number	Deferred Allocation type	Quarter, Year Deferred	Real Estate Number	H-value
No Name	96101462	Market Rate	Q4Y21 (2013)	00319494.000300	0.0026
No Name	96101461	Market Rate	Q2Y22 (2014)	00319494.000200	0.0022
No Name	96101460	Market Rate	Q2Y22 (2014)	00319494.000100	0.0043
No Name	96101465	Market Rate	Q3Y22 (2014)	00319494.000600	0.0026
No Name	96101467	Market Rate	Q3Y22 (2014)	00319494.000700	0.0034
No Name	96101468	Market Rate	Q4Y22 (2014)	00319494.000800	0.0025
No Name	96101471	Market Rate	Q1Y23 (2014)	00319494.001100	0.0027

11) **Applications reviewed this quarter for the Big Pine/No Name Key Sub-area:**

	Market Rate	Affordable Housing
*Big Pine Key/No Name Key	27	0

* 27 applications are rollovers or reapplications from previous quarters.

II) ALLOCATION FACTORS:

- A. Pursuant to Section 138-24 the number of annual allocations available is 197.
- B. Section 138-24(c) allows any unused portion of affordable housing allocations to be retained and rolled over into the next dwelling unit allocation year.
- C. Section 138-24(a)(4) allows the Planning Commission to amend the affordable housing proportions during any ROGO quarter.
- D. Section 138-27(g) limits administrative relief allocations per quarter. The number of allocations that may be awarded under administrative relief in any subarea quarter shall be no more than fifty percent (50%) of the total available market rate allocations.
- E. Section 138-24(a)(6) limits the number of allocation awards in Tier I. The annual number of allocation awards in Tier I shall be limited to no more than three (3) in the Upper Keys and no more than three (3) in the Lower Keys. The ITP limits Big Pine/No Name Key to ten (10) allocations over a twenty year period or H =0.022 whichever is lower. Below is a table tracking the Tier 1 allocations by Quarter/Year.

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Tier 1 Award limits	Key (Island)	Permit Number	Allocation type	Quarter, Year	Real Estate Number	H-value	Tier 1 Allocations Update
Limited to a maximum 10 or H= .022 whichever is lower over the life of the ITP.	Big Pine	95101613	Market Rate	Q3Y4 (1996)	00285550.000000	0.0028	Big Pine/No Name Keys Subarea: Used 9 (since 1996) out of a maximum potential of 10 or less depending on H allowance whichever comes first. Based on permits issued to properties in Tier 1 and pending permits with allocation awards the H total is .0201 (since Dec. 27, 2004).
	Big Pine	96101622	Market Rate	Q2Y6 (1998)	00289510.000000	0.0022	
	Big Pine	03102303	Adm. Relief	Q2Y16 (2008)	00289710.000000	0.0013	
	Big Pine	97101361	Market Rate	Q1Y17 (2008)	00296820.000000	0.0011	
	No Name	96101472 (Not used)	Market Rate	Q2Y19 (2011)	00319494.001300		
	No Name	96101470	Market Rate	Q2Y20 (2012)	00319494.001000	0.0029	
	No Name	96101469	Market Rate	Q2Y20 (2012)	00319494.000900	0.0032	
	No Name	96101464	Market Rate	Q3Y20 (2012)	00319494.000500	0.0024	
	No Name	96101463	Market Rate	Q4Y20 (2012)	00319494.000400	0.0019	
						0.0023	
0.0201							
Subarea Lower: Begin July 15, 2014-October 14, 2014 (Year 23)							
Lower Keys maximum annual allocations in Tier 1 is limited to 3.							Lower Keys: Used 0 out of the 3 allowed in Year 23.
Subarea Upper: Begin July 15, 2014-October 14, 2014 (Year 23)							
Upper Keys maximum annual allocations in Tier 1 is limited to 3.	Largo	05305610	Market Rate	Q1Y23 (2014)	00565390.000000	N/A	Upper Keys: Used 3 out of the 3 allowed in Year 23.
	Largo	11306042	Market Rate	Q1Y23 (2014)	00458730.000000	N/A	
	Largo	13300305	Market Rate	Q1Y23 (2014)	00450180.000000	N/A	

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Based on the Code, Comprehensive Plan, Livable CommuniKeys, Habitat Conservation Plan, and Incidental Take Permit: 1) Within the Big Pine/No Name Key Subarea, new residential development in Tier 1 is limited to no more than five percent of all residential units permitted over the twenty year planning period (i.e. a maximum of 10 units) or H=0.022, whichever results in a lower H over the life of the ITP (2003-2023). A review of the H-impacts used (0.0201) to date, shows 0.0019 remains available for Tier 1 (H limit is 0.022 - 0.0201 used = 0.0019. 2) Lower Keys Subarea has three Tier 1 allocations available in Year 23 and 3) Upper Keys Subarea has zero Tier 1 allocations available in Year 23.

- F. G5 in the ITP specifies, “New residential development in Tier 1 (Tiers defined in HCP, Table 2.7) areas is limited to no more than five percent of all residential units permitted over the 20-year life of the HCP (i.e., a maximum of 10 units) or a total H- 0.022), whichever results in a lower H.”
- G. LCP, Action Item 3.2.6: Limits allocation awards in Tier I to no more than five percent of all residential units permitted over the twenty year planning period (i.e., a maximum of 10 units) or a total H-0.022 (two percent of the total H), whichever results in a lower H.
- H. Monroe County Code Section 138-24(a)(5) Big Pine Key and No Name Key.
All allocation awards on Big Pine Key and No Name Key are subject to the provisions of the Incidental Take Permit and the Habitat Conservation Plan for the Florida Key Deer and other covered species, which may affect ROGO allocations under this article.

- 1
2 I. Monroe County Code Section 138-25(f) Expiration of allocation award: Except as
3 provided for in this division, an allocation award shall expire when its corresponding
4 building permit is not picked up after sixty (60) days of notification by certified mail of
5 the award or, after issuance of the building permit.
6
7 J. Monroe County Section 138-24 allows a total of 197 allocations per year (126 Market
8 Rate and 71 Affordable Housing).
9

10 **Year 23 Allocation Allotment Breakdown by Quarter (July 15, 2014 –July 13, 2015)**
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Area	MCC allotment by subarea	Qtr 1	Qtr 2	Qtr 3	Qtr 4
Market Rate:					
Lower Keys (Lower/Middle Keys)	57	14	14	14	15
Big Pine/No Name Keys	8	2	2	2	2
Upper Keys	61	15	15	15	16
Total:	126	31	31	31	33
Affordable Housing:					
Big Pine/No Name Keys	16*				
Lower/Upper Keys	226**				

12 Beginning balances:

- 13 a) *Big Pine/No Name Key Subarea affordable housing allocation breakdown into the two income categories are as follows: 1) very low, low, &
14 median income (7 allocations rollover from Year 22 +1 new allocation for Year 23 = 8 allocations) and 2) moderate income (7 allocations
15 rollover from Year 22 +1 new allocation for Year 23 = 8 allocations); and
16 b) **unincorporated Monroe County excluding the Big Pine/No Name Key Subarea affordable housing allocation breakdown into the two
17 income categories are as follows: 1) very low income, low income and median income (79.5 allocations rollover from Year 22 +34.5 new
18 allocation for Year 23 = 114 allocations and 2) moderate 112 allocations.
19

- 20 K. Monroe County Code Section 138-26 allows the adjustment of residential ROGO
21 allocations at the end of each quarterly allocation period of additions or subtractions to
22 the basic allocation available by subarea such as the number of dwelling unit allocation
23 awards that expired prior to the issuance of a corresponding building permit.
24

Table Shows Market Rate Allocations Available for ROGO Qrt 2 Year 23			
	Unused Mkt Rate Allocations from Qrt 1	Regular Mkt Rate Allocations from Qrt 2	Total Mkt Rate Allocations Available for Qrt 2
Lower Keys Subarea	0	14	14
Big Pine/No Name Key Subarea	0	2	2
Upper Keys Subarea	4	15	19
Total Allocations	4	31	35

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 2 L. Florida Administrative Rule 28-20.140 Comprehensive Plan (2)(b) “The number of
 3 permits issued annually for residential development under the Rate of Growth Ordinance
 4 shall not exceed a total annual unit cap of 197, plus any available unused ROGO
 5 allocations from a previous ROGO year. Each year’s ROGO allocation of 197 units shall
 6 be split with a minimum of 71 units allocated for affordable housing in perpetuity and
 7 market rate allocations not to exceed 126 residential units per year. Unused ROGO
 8 allocations may be retained and made available only for affordable housing and
 9 Administrative Relief from ROGO year to ROGO year. Unused allocations for market
 10 rate shall be available for Administrative Relief. Any unused affordable allocations will
 11 roll over to affordable housing. A ROGO year means the twelve-month period beginning
 12 on July 13.
 13

	Unused Market Rate Allocations from Year 19	Unused Market Rate Allocations from Year 20	Unused Market Rate Allocations from Year 21	Unused Market Rate Allocations from Year 22	Total Unused Market Rate Allocations
Lower Keys Subarea	11	44	14	22	91
Big Pine/No Name Key Subarea	0	0	0	0	0
Upper Keys Subarea	0	0	0	14	14
Total Allocations	11	44	14	36	105

Note: This table does not include all expired market allocations and may be revised to included expired allocation awards.

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 17 **III) EVALUATION AND RANKING:**
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19 The evaluation of the allocation applications was performed by the Planning & Environmental
 20 Resources Department pursuant to Monroe County Code and Comprehensive Plan. Positive and
 21 negative points were granted in compliance with the evaluation criteria contained in Section 138-
 22 28 of the LDRs for the Lower, Upper Keys, and Big Pine/ No Name Key Sub-areas. An
 23 evaluation report has been provided in accordance with Monroe County Code Section 138.26.
 24

25 Based on the total points scored, each allocation was ranked by sub-area. If applications received
 26 identical scores, they were first ranked by date and time. Please note that any excess allocations
 27 approved must be deducted from the next quarterly allocation period pursuant to Monroe County
 28 Code Section 138-26(e).
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32 **IV) RECOMMENDATIONS:**
 33

34 **A. Market Rate Allocations Quarter 2 Year 23:**
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36 The number of applications in the Lower Keys, Big Pine/No Name Keys, and Upper Keys sub-
 37 areas was greater than the quarterly allocation awards available. Per Section 138-26(b)(7) of the
 38 code, the rankings indicate which applications are within the quarterly allocation, and those
 39 applications whose rankings puts them outside the quarterly allocation. An additional page is
 40 attached which identifies the location of each proposed allocation by island and subdivision.
 41

1 **The Market Rate applications that are within the quarterly allocations recommended for**
2 **Quarter 2 Year 23 approval are as follows:**

3
4 Lower Keys: Applicants ranked 1 through 14.

5
6 Lower Keys Administrative Relief: No Applicants.

7
8 Big Pine/No Name Keys: Applicant ranked 1 through 2 is recommended for allocation award
9 subject to mitigation availability at the time of permitting.

10
11 Upper Keys: Applicants ranked 1 through 9.

12
13 Upper Keys Administrative Relief: No Applicants.

14
15 **B. Affordable Housing Allocations for the Lower & Upper Keys Quarter 2 Year 23:**

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17 There are two affordable housing allocation categories: 1) very low, low, & median income and
18 2) moderate income. A total of 226 affordable housing allocations are available in the two
19 categories 1) very low income, low income and median income (114 allocations) and 2)
20 moderate income (112 allocations). The Planning Commission may amend the ratio proportions
21 for affordable housing during any ROGO quarter pursuant to MCC §138-24(a)(4).

22
23 There were zero (0) affordable housing applications submitted this quarter in the moderate
24 income category and there were zero (0) affordable housing applications submitted this quarter in
25 the very low, low & median income category.

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27 **C. Affordable Housing Allocations for the Big Pine/No Name Keys Quarter 2 Year 23:**

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29 There are two affordable housing allocation categories: 1) very low, low, & median income and
30 2) moderate income. A total of 16 affordable housing allocations are available in the two
31 categories 1) very low income, low income and median income (8 allocations) and 2) moderate
32 income (8 allocations). The Planning Commission may amend the ratio proportions for
33 affordable housing during any ROGO quarter pursuant to MCC §138-24(a)(4).

34
35 There were zero (0) affordable housing applications submitted this quarter in the moderate
36 income category and there were zero (0) affordable housing applications submitted this quarter in
37 the very low, low & median income category.

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
LOWER KEYS -YEAR 23, QUARTER 2 (OCTOBER 15, 2014 TO JANUARY 12, 2015)**

Date and Time of Application								Tier	Tier Pts	Wetlands: Tier	Wetlands: Tier	Lot Agg Pts.	Land Ded Sec.	Mkt in Emp./AFH project	Flood Zone 'V'	BAT/AWT	First Four Years	Each Add. Years Sec.	Payment to Acq. Fund	Total
Tier Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot Block RE#	Designation	138-28(1)	III adj to Tier I with > 50%	III adj to Tier I with < 50%	Sec. 138-23(4)	138-23(5)	Sec. 138-23(6)				138-23(12)	up to 2	
MARKET RATE DWELLING UNITS																				
1	*	14104210	22-Oct-14	9:40 AM	Big Coppitt	Coppitt Sub. Amd.	2 2 00149590.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
2	*	14203823	10-Nov-14	2:30 PM	Duck	Plantation Island Sec 3 Pt 1 Toms Harbo	4 7 00383930.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
3	*	12104164	15-Dec-14	3:40 PM	Big Coppitt	Johnsonville	12 8 00152050.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
4	*	14104995	7-Jan-15	9:38 AM	Saddlebunch	Saddlebunch Shores	51 00159780.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
5	*	14105562	8-Jan-15	3:00 PM	Stock Island	Balido	6 & 1/2 5 1 00127830.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
6	*	13100950	31-Oct-14	10:00 AM	Ramrod	Breezeswept Beach Est.	17 & pt 16 9 00203760.000200	3	30	0	0	0	0	0	0	0	0	N/A	0	30
7	*	14105171	17-Dec-14	2:49 PM	Summerland	Summerland Key Cove Add. #6	19 2 00193350.000000	3	30	0	0	0	0	0	0	0	0	N/A	0	30
8	*	14105318	22-Dec-14	10:35 AM	Ramrod	Breezeswept Beach Est.	25 4 00202340.000000	3	30	0	0	0	0	0	0	0	0	N/A	0	30
9	*	14105316	12-Jan-15	4:15 PM	Ramrod	Mates Beach #3	67 00219650.000000	3	30	0	0	0	0	0	0	0	0	N/A	0	30
10	*	14105156	12-Dec-14	10:53 AM	Sugarloaf	Indian Mound Est.	23 8 00170490.000000	3	30	0	0	0	0	0	-4	0	0	N/A	0	26
11	*	14105158	12-Dec-14	10:56 AM	Sugarloaf	Indian Mound Est.	24 8 00170500.000000	3	30	0	0	0	0	0	-4	0	0	N/A	0	26
12	*	14105161	12-Dec-14	11:00 AM	Sugarloaf	Vacation Harbour	17 00172061.001700	3	30	0	0	0	0	0	-4	0	0	N/A	0	26
13	*	06100873	10-Jul-07	3:19 PM	Sugarloaf	Pt Govt 3	00119450.000000	1	10	N/A	N/A	0	0	0	-4	0	4	6	0	16
14	*	06104954	26-Aug-09	12:33 PM	Summerland	Summerland Est. Re-sub #2	11 & 12 5 00200140.000000	1	10	N/A	N/A	0	0	0	0	0	4	N/A	0	14
15		11102428	18-Sep-12	11:09 AM	Big Torch	PtGovtL2	00112920.000100	1	10	N/A	N/A	0	0	0	0	0	2	N/A	0	12
16		13103520	24-Feb-14	11:30 AM	Sugarloaf	N Sugarloaf Acres Sec 2	27 13 00117510.005601	1	10	0	0	0	0	0	0	0	0	N/A	0	10

* Indicates a ranking sufficient to receive an allocation award.
 @ Indicates a ranking subject to additional reviews and approvals.
 Point evaluation criteria pursuant to Monroe County Code Section 138.28.
 Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009.2007.
 Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.

The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
LOWER KEYS (ADMINISTRATIVE RELIEF) - YEAR 23, QUARTER 2 (OCTOBER 15, 2014 TO JANUARY 12, 2015)**

Date and Time of Application												Tier	Tier Pts	Sec.	Wetlands: Tier	Wetlands: Tier	Lot Agg Pts. Sec.	Land Ded	Mkt in Emp./AFH	Flood	BAT/A	First Four	Each	Payment	
Tier Rank	Permit #	BOCC Resolution	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Designation	138-28(1)	III adj to Tier I with > 50%	III adj to Tier I with < 50%	138-23(4)	Sec. 138-23(5)	Sec. 138-23(6)	Zone 'V'	WT	Years	Sec. 138-2	Acq. Fund	Total		
MARKET RATE DWELLING UNITS																									
<p>* Indicates a ranking sufficient to receive an allocation award. @ Indicates a ranking subject to additional reviews and approvals. Point evaluation criteria pursuant to Monroe County Code Section 138.28. Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009.2007. Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.</p> <p>The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.</p>																									

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKINGS,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
UPPER KEYS - YEAR 23, QUARTER 2 (OCTOBER 15, 2014 TO JANUARY 12, 2015)**

Tier Rank	Permit #	Name	Date and Time of Application				Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Mkt in Emp./AFH project Sec. 138-23(6)	Flood Zone 'V'	BAT/ AWT	First Four Years	Each Add. Years Sec. 138-23(12)	Payment to Acq. Fund	Total
			Date	Time	Key	RE#																	
MARKET RATE DWELLING UNITS																							
1	*	14303956 Native Rental Properties LLC	12-Nov-14	10:10 AM	Largo	Tavernier Harbor	3	3	00482080.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34	
2	*	14301703 Marreo, Mario	9-Jan-15	10:15 AM	Largo	Ocean Isle Est.	33	8	00540370.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34	
3	*	14303646 Alvarez, Jose	9-Jan-15	10:20 AM	Largo	Lime Grove Est. Property	Pt Tract 2		00486930.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34	
4	*	14304366 TD Group Holdings LLC	9-Jan-15	10:25 AM	Largo	Holiday Homesites	18	8	00531190.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34	
5	*	14304367 TD Group Holdings LLC	9-Jan-15	10:30 AM	Largo	Holiday Homesites	5	8	00531060.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34	
6	*	14304459 Monteagudo, Jesus	16-Dec-14	11:00 AM	Largo	Amd. Plat Key Largo Park	19	27	00529160.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34	
7	*	14304458 Monteagudo, Jesus	16-Dec-14	11:05 AM	Largo	Amd Plat Key Largo Park	20	27	00529170.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34	
8	*	14303500 Forrest Key LLC	20-Nov-14	02:00 PM	Largo	Winston Waterways #2	32	6	00547030.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34	
9	*	14301424 TNT Funding LLC	18-Nov-14	12:30 PM	Largo	Rev. Amd. Plat Riviera Village	14	3	00510670.000000	3-A	20	0	0	0	0	0	0	4	0	N/A	0	24	
10		13304409 Rook, Brian	14-Apr-14	12:00 PM	Largo	Harris Ocean Park Estates	20	7	00449600.000000	1	10	0	0	0	0	0	0	4	0	N/A	0	14	
11		10303865 Dietrich, Susanne	13-Apr-12	03:05 PM	Largo	Ocean Reef Shores	113		00569041.010000	1	10	N/A	N/A	0	0	0	0	0	2	N/A	0	12	

* Indicates a ranking sufficient to receive an allocation award.
 @ Indicates a ranking subject to additional reviews and approvals.
 Point evaluation criteria pursuant to Monroe County Code Section 138.28.
 Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009.2007.
 Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.
 M Indicates additional issues to be monitored and addressed prior to permit issuance.

The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
UPPER KEYS (ADMINISTRATIVE RELIEF) - YEAR 23, QUARTER 2 (OCTOBER 15, 2014 TO JANUARY 12, 2015)**

Date and Time of Application											Tier	Tier Pts	Sec.	Wetlands: Tier	Wetlands: Tier	Lot Agg Pts. Sec.	Land Ded Sec.	Mkt in Emp./AFH	Flood	BAT/A	First	Each Add.	Payment to			
Tier	Permit #	BOCC Resolution	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Designation	138-28(1)	III adj to Tier I with > 50%	III adj to Tier I with < 50%	138-23(4)	138-23(5)	Sec. 138-23(6)	Zone 'V'	WT	Four Years	Years Sec. 138-23(12)	Acq. Fund	Total			
MARKET RATE DWELLING UNITS																										
<p>* Indicates a ranking sufficient to receive an allocation award. © Indicates a ranking subject to additional reviews and approvals. Point evaluation criteria pursuant to Monroe County Code Section 138.28. Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009.2007. Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.</p> <p>The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.</p>																										

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
AFFORDABLE HOUSING - YEAR 23, QUARTER 2 (OCTOBER 15, 2014 TO JANUARY 12, 2015)**

Date and Time of Application											Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Mkt in Emp./AFH project Sec. 138-23(6)	Flood Zone 'V'	BAT/AWT	First Four Years	Each Add. Years Sec. 2	Payment to Acq. Fund up to 2	Total
Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#														
AFFORDABLE DWELLING UNITS Very Low, Low, Median Income No applicants under Very Low, Low, Median Income AFFORDABLE DWELLING UNITS Moderate Income																							
<p>* Indicates a ranking sufficient to receive an allocation award. @ Indicates a ranking subject to additional reviews and approvals. Point evaluation criteria pursuant to Monroe County Code Section 138.28. Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009.2007. Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.</p>																							
<p>The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.</p>																							

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS AMENDED PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
BIG PINE KEY and NO NAME KEY - YEAR 23, QUARTER 2 (OCTOBER 15, 2014 TO JANUARY 12, 2015)**

Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Located on No Name	Marsh Rabbit/ Buffer	Key Deer Corridor	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-	Payment to Acq. Fund	Mkt in Emp./ AFH projec	BAT/ AWT	Flood Zone 'V'	First Four Years	Each Add. Years Sec.	Total	
MARKET RATE DWELLING UNITS																										
1	*	06101005	Vasseur, Jorge	3-Nov-06	12:06 PM	Big Pine	Doctors Arm 3rd Add Sec B	20		00312572.002100	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	8	22
2	*	06106156	Hahn, David	11-Jan-07	3:30 PM	Big Pine	JR Matthew Properties Pt 2	pt 5 & 6		00109350.000500	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	8	22
3		14101264	Anderson, Terry	14-Nov-14	10:03 AM	Big Pine	Pine Channel Estates Sec. 2	43	4	00248820.000000	3	20	0	0	0	0	0	0	2	0	0	0	0	N/A	22	
4		13103839	Garcia, Pedro	30-Oct-13	3:25 PM	Big Pine	Pine Channel Estates Sec. 2	12	3	00248140.000000	3	20	0	0	0	0	0	0	0	0	0	0	1	N/A	21	
5		03105296	Hochstim, Jan	29-Mar-07	8:38 AM	Big Pine	Eden Pines Colony 1st Add.	4	7	00269910.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	6	20	
6		06101001	Ojeda, Alex	31-May-07	11:38 AM	Big Pine	Doctors Arm 3rd Add. Sec. B	2		00312572.000300	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	6	20	
7	c	07100485	Akins, John	12-Jun-07	10:00 AM	Big Pine	Doctors Arm	27&PtL126	1	00310280.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	6	20	
8	c	07100483	Akins, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	25&Pt24&26	1	00310260.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	6	20	
9	c	07100479	Akins, John	12-Jun-07	10:04 AM	Big Pine	Doctors Arm	23&Pt24	1	00310240.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	6	20	
10	c	07100486	Akins, John	12-Jun-07	10:06 AM	Big Pine	Doctors Arm	21 & 22	1	00310220.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	6	20	
11		07102535	Wheeler, Scott	24-Aug-07	8:45 AM	Big Pine	Eden Pines Colony 1st Add.	9		00269190.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	6	20	
12		07102237	Akins, Candace	10-Sep-07	2:40 AM	Big Pine	Eden Pines Colony	13	6	00266360.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	6	20	
13		07102238	Akins, Candace	10-Sep-07	2:45 AM	Big Pine	Eden Pines Colony 3rd Add.	3	23	00271270.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	6	20	
14		07103911	Shearin, Jerry	24-Oct-07	8:50 AM	Big Pine	Doctors Arm	48	1	00310490.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	6	20	
15		14102226	Anchor CNGO Corp.	13-Jun-14	10:47 AM	Big Pine	Hollerich	32		00285380.000000	3	20	0	0	0	0	0	0	0	0	0	0	0	N/A	20	
16		14103524	Severson, Joshua	29-Aug-14	11:04 AM	Big Pine	Atlantis Estates	26		00285491.002600	3	20	0	0	0	0	0	0	0	0	0	0	0	N/A	20	
17		06100507	Sampson, James	31-Jul-06	11:15 AM	Big Pine	Doctors Arm 3rd Add.	4		00312571.000500	2	10	N/A	N/A	0	0	0	0	0	0	0	-4	4	8	18	
18		14101545	Wise, Alan	14-Jul-14	1:45 PM	Big Pine	Pine Channel Estates Sec. 2	27	6	00249560.000000	3	20	0	0	0	0	0	0	0	0	0	-4	0	N/A	16	
19		08101995	Perez, Orlando	24-Jul-08	9:47 AM	Big Pine	Tropical Bay	31		00312890.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	N/A	14	
20		08102801	Bahn (Rev. Trust)	14-Oct-08	2:27 PM	Big Pine	Doctors Arm 1st Add.	3	5	00311610.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	N/A	14	
21		05100259	Vasquez, Jovan	10-Aug-09	8:55 AM	Big Pine	Doctors Arm 3rd Add. Sec. B	5		00312572.000600	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	N/A	14	
22		09102047	Eline, William	9-Nov-09	1:34 PM	Big Pine	Eden Pines Colony 3rd Add.	2	23	00271260.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	N/A	14	
23		10103101	Mackenzie, William	17-Sep-10	10:40 AM	Big Pine	metes and bounds			00111880.000205	3	20	N/A	N/A	0	-10	0	0	0	0	0	0	4	N/A	14	
24		05105438	Derovanessian, Jack	13-Jan-06	10:14 AM	Big Pine	Whispering Pines	15	N/A	00285660.000000	1	0	N/A	N/A	0	0	0	0	0	0	0	0	4	8	12	
25		05104831	Menge, Robert	20-Jan-06	11:00 AM	Big Pine	Port Pine Heights 2nd Add.	7	59	00295360.000000	1	0	N/A	N/A	0	0	0	0	0	0	0	0	4	8	12	
26		12100011	Peterson, Mark	9-Apr-12	12:37 PM	Big Pine	Doctors Arm Subd 3rd Add. Sec A	14		00312571.001500	2	10	N/A	N/A	0	0	0	0	0	0	0	0	2	N/A	12	
27		09102784	Pereira, Carlos	22-Oct-09	10:44 AM	Big Pine	Port Pine Heights	9	8	00290190.000000	1	0	N/A	N/A	0	0	0	0	0	0	0	0	4	N/A	4	

* Indicates a ranking sufficient to receive an allocation award which is subject to mitigation availability at the time of permitting.

*D Indicates a ranking deferred due to pending ongoing litigation with the County (see Galleon Bay v. Monroe County and State of Florida, Circuit Court Case NO. CA-K-02-595) and until ownership issues are resolved.

@ Indicates a ranking subject to Growth Management Division Director approval.

Point evaluation criteria pursuant to Monroe County Code Section 138.28.

Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009.2007.

Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.

c Indicates application received a scoring change pursuant to Board of County Commissioners Adm. Relief determination.

New development is subject to the Habitat Conservation Plan and Incidental Take Permit (ITP) TE083411-0.

The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
AFFORDABLE HOUSING - BIG PINE KEY AND NO NAME KEY YEAR 23, QUARTER 2
(OCTOBER 14, 2014 TO JANUARY 12, 2015)**

Rank	Permit #	Name	Date and Time of Application		Key	Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Located on No Name	Marsch Rabbit/ Buffer	Key Deer Corridor	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Payment to Acq. Fund	Mkt in Emp./AFH project Sec. 138-	BAT/AWT	Flood Zone 'V'	First Four Years	Each Add. Years Sec. 138-	Total
AFFORDABLE DWELLING UNITS Very Low, Low, Median Income No applicants under Very Low, Low, Median Income										-3	-5	-10	-10	-10	3	2	up to 2	6	4	-4	1	2			
AFFORDABLE DWELLING UNITS Moderate Income																									
<p>* Indicates a ranking sufficient to receive an allocation award which is subject to mitigation availability at the time of permitting. © Indicates a ranking subject to Growth Management Division Director approval. Point evaluation criteria pursuant to Monroe County Code Section 138.28. Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009.2007. Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.</p> <p>New development is subject to the Habitat Conservation Plan and Incidental Take Permit (ITP) TE083411-0. The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.</p>																									



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

To: Monroe County Planning Commission

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

From: Emily Schemper, Comprehensive Planning Manager 

Date: February 11, 2015

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

Meeting: February 25, 2015

I. REQUEST

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

Existing LUD Map Designation



Proposed LUD Map Designation



II. BACKGROUND INFORMATION

Site Information

Location: MM 98, Key Largo, Oceanside

Address: 97801 Overseas Highway

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

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

Owner/Applicant: PL Ocean Residence Holdings, LLC

Agent: Jorge Cepero, PMG Asset Services

Size of Site: 4.91 acres (213,831 SF); 4.61 acres upland (200,771 SF)

Land Use District: URM

FLUM Designation: RH

Tier Designation: III

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

Existing Use: Vacant (contains six partially completed buildings)

Existing Vegetation/Habitat: Scarified

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

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

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

According to the boundary survey provided by the applicant, the total area of the subject property is 4.91 acres (213,831 SF), including 4.61 acres of upland (200,771 SF). However, it is not clear whether the "apparent shoreline"/"edge of water" shown on the survey is the mean high water line drawn in accordance with Florida Statutes. All calculations included in the analysis of this proposed land use district map amendment are based on the aforementioned figures. A sealed boundary survey/proposed site plan, providing the exact amount of upland land situated above mean high water, shall be required at the time of application submittal for any development approval for new development affecting open space, land use density, shoreline setback, etc. This survey shall show mean high water lines drawn in accordance with

Florida Statutes. Based on more accurate information provided on a survey showing the mean high water line, calculations of density provided in this staff report are subject to change.

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

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

At its regularly scheduled meeting on January 27, 2015, the Monroe County Development Review Committee (DRC) reviewed and discussed the proposed LUD map amendment and recommended approval (see Resolution DRC01-15, Exhibit 3).

III. ANALYSIS OF PROPOSED AMENDMENT

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

Existing LUD	Type	Adopted Standards	Development potential based upon allocated density
Urban Residential-Mobile Home (URM) Gross Area: 200,771 SF (4.61 acres) Part of 2 platted lots	Residential Allocated Density	1 du/lot 5.0 du/acre (mobile home park only)	2 du* 23 du (mobile home park only)
	Transient Allocated Density	5 spaces /acre	23 rooms/spaces
	Nonresidential Maximum Intensity	0** (see Policy 101.4.22)	0**
Proposed LUD	Type	Adopted Standards	Development potential based upon allocated density
Urban Residential (UR) Gross Area: 200,771 SF (4.61 acres) Part of 2 platted lots	Residential Allocated Density	6.0 du /acre	27 du
	Transient Allocated Density	10 rooms/acre (institutional only)	46 rooms/spaces (institutional only)
	Nonresidential Maximum Intensity	0** (see Policy 101.4.22)	0**

Net Change in Development Potential based on LUD	Residential: +25 du* Transient: +23 rooms/spaces (institutional only) Nonresidential: no change**
<p>*As established in a 2002 LOU, 20 permanent residential units have been lawfully established on the subject property and may be rebuilt regardless of the allocated density on the site and exempt from the ROGO permit allocation system. Based on this figure, the total increase in allocated density potential would effectively be 7 du.</p> <p>**Although MCC Section 130-99 permits nonresidential development up to 2,499 SF in the URM land use district, the corresponding FLUM designation of Residential High (RH) has a nonresidential intensity of 0 FAR, per Policy 101.4.22 of the Comprehensive Plan. Although MCC Section 130-164 permits nonresidential intensity of 0.30 FAR (60,231 SF) for institutional and public uses in the UR land use district, the corresponding FLUM designation of Residential High (RH) has a nonresidential intensity of 0 FAR, per Policy 101.4.22 of the Comprehensive Plan. Based on this, the total increase in potential nonresidential development is 0.</p>	

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

As shown in the table, the proposed LUD map amendment would result in an increase in potential permanent residential development of 25 dwelling units and an increase in potential transient residential development of 23 dwelling units for institutional residential uses only. The maximum increase in potential nonresidential development would be zero square feet.

(Note: As established in a 2002 letter of understanding from the County, 20 permanent residential units have been lawfully established on the subject property and may be rebuilt regardless of the allocated density on the site and exempt from the ROGO permit allocation system. Based on this figure, the total increase in allocated density potential would effectively be 7 dwelling units. Additionally, the subject property has a FLUM designation of RH, which has a nonresidential intensity of 0 FAR, per Policy 101.4.22 of the Comprehensive Plan. The applicant is not proposing an amendment to the FLUM designation. Therefore, both the current maximum FAR and the proposed maximum FAR of the site would be 0 and the total increase in potential nonresidential development is 0.)

B. Impact on Community Character

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



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

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

C. Effects on Public Facilities

Traffic Circulation (Policy 301.1.1)

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

Potable Water (Policy 701.1.1)

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

Pursuant to Policy 701.1.1 of the Comprehensive Plan, the Level of Service standard for nonresidential potable water is 0.35 gallons per square foot per day. The site's FLUM designation gives it an FAR of 0, and no nonresidential potential exists for the site. Therefore, the proposed LUD amendment would not result in any net increase in nonresidential potable water demand from this site. Pursuant to Policy 701.1.1 of the Comprehensive Plan, the Level of Service standard for residential potable water is 66.5 gallons per capita per day. The proposed LUD amendment would increase the potential residential development by 7 units (2.24 residents per dwelling unit). Therefore, the proposed LUD amendment could result in a net increase in demand from this site of up to 1,043 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 residential units on the site is 7 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, Exhibit 3-8, has stated the LOS standard for residential and nonresidential flow is 145 gallons per day per equivalent dwelling unit (EDU). Under the proposed LUD category, the net increase in potential residential units on the site is 7 dwelling units, which could result in a net increase in demand from this site of up to 1,015 gallons per day if developed to its maximum residential potential. The Key Largo Wastewater Treatment District central sewer system is available to this parcel, and any new or existing development would be required to connect to the sewer system. The Key Largo Wastewater Treatment Facility is designed and constructed in accordance with the adopted levels of service treatment standards.

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

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

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

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

1. The LOS for roads is established in Traffic and Circulation Policy 301.1.1;
2. The LOS for potable water is established in Potable Water Policy 701.1.1;

3. The LOS for solid waste is established in Solid Waste Policy 801.1.1;
4. The LOS for sanitary sewer is established in Sanitary Sewer Policy 901.1.1;
5. The LOS for drainage is established in Drainage Policy 1001.1.1; and
6. The LOS for parks and recreation is established in Recreation and Open Space Policy 1201.1.1

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

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

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

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

Key Largo Livable CommuniKeys Master Plan - Action Item 1.3.7

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

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

- 5. Recognition of a need for additional detail or comprehensiveness; or

N/A

- 6. Data updates;

N/A

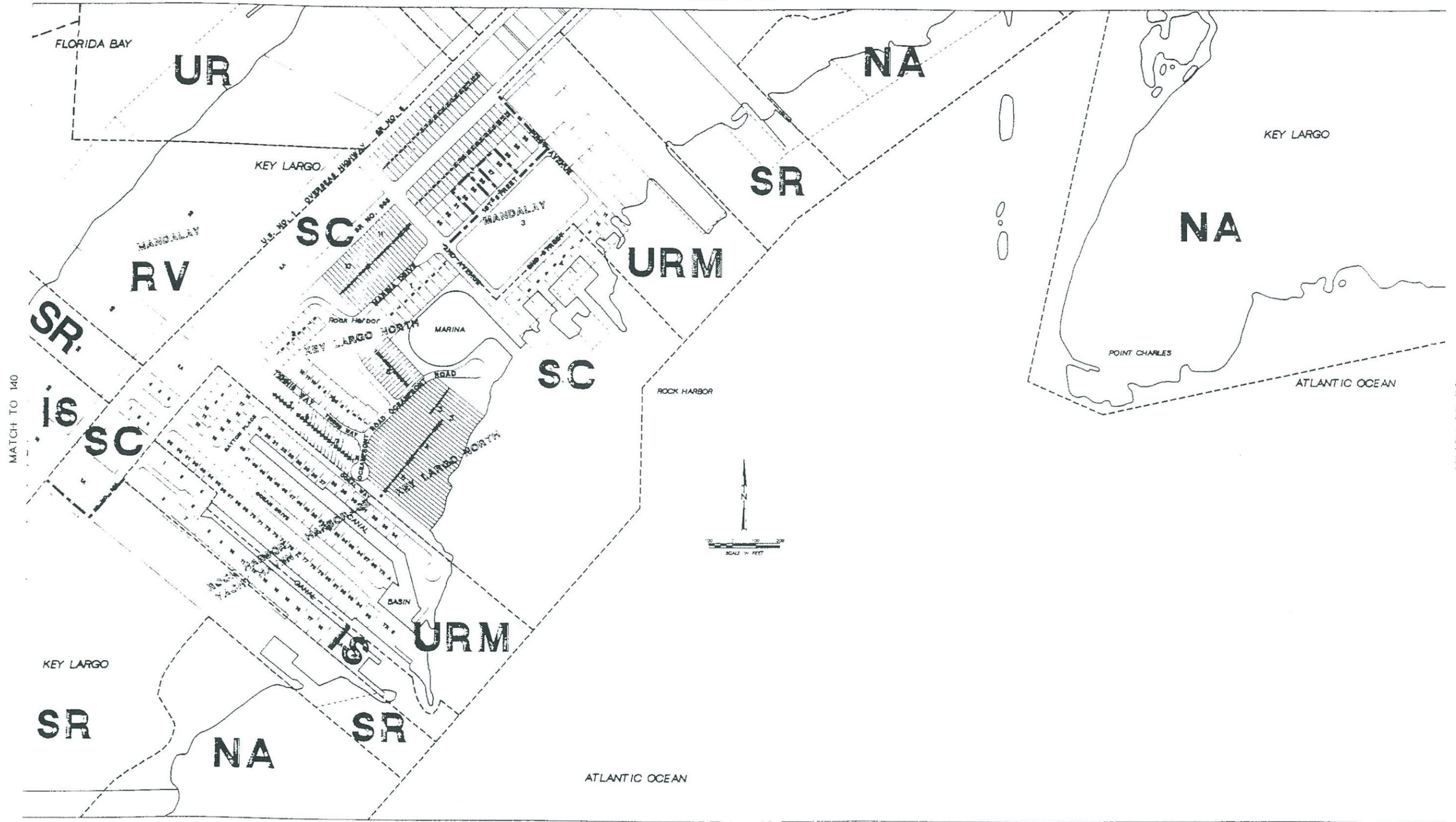
V. RECOMMENDATION

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

VI. EXHIBITS

- 1. Official Land Use District Map, Sheet 139.
- 2. Proposed LUD map amendment.
- 3. DRC Resolution No. 01-15.

MATCH TO 138



MATCH TO 140

MATCH TO 136



MATCH TO 139A

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

DSGN	DESIGN
DR	DR
CHK	CHK
APVD	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 MAY 11, 1981 AS PROVIDED IN CHAPTER 2 OF THE FLORIDA REVISED COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS, VOLUME III.

[Signature]
DIRECTOR, PLANNING DEPARTMENT

LEGN	LEGEND
ACCC	AREAS OF CRITICAL COUNTY CONCERN
AI	AIRPORT
CD	CONSERVATION DISTRICTS
CA	COMMERCIAL ZONING AREA
CSA	COMMERCIAL ZONING SPECIAL DISTRICTS
CV	COMMERCIAL ZONING VILLAGE
CR	RESTORATION

I	INDUSTRIAL
IS	IMPROVED SUBDIVISION
MF	MILITARY FACILITIES
MI	MARINE INDUSTRIES
MA	MAINLAND NATIVE AREA
NU	NATURAL
NA	NATIVE AREA
NS	NEARSHORE LAND AREAS
PR	PARK AND REFUGE AREA

RV	RECREATIONAL VEHICLE
SC	SUB URBAN COMMERCIAL
SR	SUB URBAN RESIDENTIAL
SRU	SUB URBAN RESIDENTIAL LIMITED
SS	SPARSELY SETTLED
JC	URBAN COMMERCIAL
JR	URBAN RESIDENTIAL
JRM	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.

BAR SCALE (NOT TO SCALE)
DATE: 11/11/81
SHEET 139

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**MONROE COUNTY, FLORIDA
DEVELOPMENT REVIEW COMMITTEE
RESOLUTION NO. DRC 01-15**

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

WHEREAS, during a regularly scheduled meeting held on January 27, 2015, the Development Review Committee (DRC) of Monroe County conducted a review and consideration of a request by PL Ocean Residence Holdings, LLC to amend the Land Use District Map designation from Urban Residential-Mobile Home (URM) to Urban Residential (UR) for property located at 97801 Overseas Highway, Key Largo, having real estate numbers 00090810.000000, 00090820.000000, 00090840.000000, 00090840.000100, and 00090860.000000; and

WHEREAS, based upon the information and documentation submitted, the Development Review Committee Chair and Senior Director of Planning & Environmental Resources found:



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MONROE COUNTY, FLORIDA
MONROE COUNTY BOARD OF COUNTY COMMISSIONERS
ORDINANCE NO. ____ - 2015

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

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WHEREAS, PL Ocean Residence Holdings LLC filed an application for an amendment to the Monroe County Land Use District Map to amend the Land Use District (zoning) designation from Urban Residential-Mobile Home (URM) to Urban Residential (UR); and

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WHEREAS, the subject property is located at 97801 Overseas Highway, Key Largo, approximate mile marker 98, and is described as parcels of land located in Sections 5 and 6, Township 62 South, Range 39 East, Key Largo, Monroe County, Florida, having real estate numbers 00090810.000000, 00090820.000000, 00090840.000000, 00090840.000100, and 00090860.000000; and

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WHEREAS, the subject property is currently vacant land, with several partially constructed buildings on the site for which prior development approvals have expired; and

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WHEREAS, PL Ocean Residence Holdings LLC is requesting a change to the zoning designation in order to develop attached dwelling units on the subject property, which are not permitted uses under the site's current zoning designation; and

1 **WHEREAS**, at a regularly scheduled meeting held on the 27th day of January, 2015, the
2 Monroe County Development Review Committee considered the proposed amendment and
3 recommended approval, memorialized by Resolution DRC01-15; and
4

5 **WHEREAS**, at a regularly scheduled meeting held on the ____ day of ____, 2015, the
6 Monroe County Planning Commission held a public hearing for the purpose of considering the
7 proposed Land Use District Map amendment; and
8

9 **WHEREAS**, the Monroe County Planning Commission passed Resolution No. P__-14
10 recommending _____ of the proposed amendment; and
11

12 **WHEREAS**, at a regularly scheduled meeting held on ____ day of _____, 201____, the
13 Monroe County Board of County Commissioners (BOCC) held a public hearing to consider the
14 applicant's request to amend the subject property's Land Use District (zoning) designation from
15 Urban Residential-Mobile Home (URM) to Urban Residential (UR); and
16

17 **WHEREAS**, based upon the documentation submitted and information provided in the
18 accompanying staff report, the Board makes the following Findings of Fact:
19

- 20 1. Prior to the 1986 adoption of the County's current land development regulations and their
21 associated land use district maps, the subject property was within a RU-5P (Mobile Home
22 Park Residential) zoning district;
23
- 24 2. In 1986, a series of zoning maps, entitled the Land Use District Map, were adopted for all
25 areas of the unincorporated county. On sheet 139 of the Land Use District Map, the
26 subject property is within an Urban Residential-Mobile Home (URM) Land Use District;
27
- 28 3. In 1993, a series of future land use maps associated with the comprehensive plan, entitled
29 the Future Land Use Map, were adopted for all areas of the unincorporated county. This
30 map series became effective in 1997. On map 2 of the Future Land Use Map, the subject
31 property is within a Residential High (RH) future land use category;
32
- 33 4. Map amendments to the Monroe County Land Use District Map shall not be inconsistent
34 with the provisions and intent of the Monroe County Comprehensive Plan;
35
- 36 5. Monroe County Code (MCC) §102-158 states that map amendments are not intended to
37 relieve particular hardships, nor to confer special privileges or rights on any person, nor
38 to permit an adverse change in community character, analyzed in the Monroe County
39 Comprehensive Plan, but only to make necessary adjustments in light of changed
40 conditions or incorrect assumptions or determinations as determined by the findings of
41 the BOCC;
42
- 43 6. MCC §102-158(d)(5)(b) provides that one or more of the following criteria must be met
44 for a map amendment:
45
 - 46 a. Changed projections (e.g., regarding public service needs) from those on which the
47 text or boundary was based;
 - 48 b. Changed assumptions (e.g., regarding demographic trends);

- c. Data errors, including errors in mapping, vegetative types and natural features described in volume I of the plan [the Comprehensive Plan];
- d. New issues;
- e. Recognition of a need for additional detail or comprehensiveness; or
- f. Data updates; and

7. Map amendments to the Monroe County Land Use District Map shall not be inconsistent with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

WHEREAS, based upon the documentation submitted and information provided in the accompanying staff report, the BOCC makes the following Conclusions of Law:

1. The proposed map amendment is consistent with the provisions of the Monroe County Code:
 - a. As required by MCC §102-158, the map amendment does not relieve particular hardships, nor confer special privileges or rights on any person, nor permit an adverse change in community character, as analyzed in the Monroe County Year 2010 Comprehensive Plan;
 - b. As required by MCC §102-158(d)(5)b.3., the map amendment is needed due to new issues; and
2. The proposed map amendment is consistent with the provisions and intent of the Monroe County Year 2010 Comprehensive Plan:
 - a. The Urban Residential (UR) Land Use District corresponds with the Future Land Use Map designation of Residential High (RH), and is consistent with the respective density and intensity as set forth in Policy 101.4.22;
 - b. The Urban Residential (UR) Land Use District is consistent with the purpose of the Residential High (RH) Future Land Use Map designation, as set forth in Policy 101.4.4; and
3. The proposed map amendment is not inconsistent with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern;

NOW, THEREFORE, BE IT ORDAINED BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS:

Section 1. Findings. The Board specifically adopts the findings of fact and conclusions of law stated above.

Section 2. Property Designation. The previously described property shall be designated as Urban Residential (UR), as shown on the attached map, which is hereby incorporated by reference and attached as Exhibit A.

Section 3. Severability. If any section, paragraph, subdivision, clause, sentence or provision of this ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate, or nullify the remainder of this ordinance, but the

1 effect thereof shall be confined to the section, paragraph, subdivision, clause, sentence, or
2 provision immediately involved in the controversy in which such judgment or decree shall be
3 rendered.

4
5 **Section 4. Repeal of Inconsistent Provisions.** All ordinances or parts of ordinances in conflict
6 with this ordinance are hereby repealed to the extent of said conflict.

7
8 **Section 5. Transmittal.** This ordinance shall be transmitted to the Florida State Land Planning
9 Agency as required by F.S. 380.05(11) and F.S. 380.0552(9).

10
11 **Section 6. Filing.** This ordinance shall be filed in the Office of the Secretary of the State of
12 Florida but shall not become effective until approved by the Florida State Land Planning Agency
13 and, if appealed, until the appeal is resolved pursuant to Chapter 120 of the Florida Statutes.

14
15 **Section 7. Inclusion on the Monroe County Code's Official Land Use District Map.** The
16 provisions of this Ordinance shall be included and incorporated on to the Official Land Use
17 District Map of Monroe County.

18
19 **Section 8. Effective Date.** This ordinance shall become effective as provided by law and stated
20 above.

21
22 **PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County,
23 Florida at a regular meeting held on the ____ day of _____, 201__.

24
25 Mayor Danny L. Kolhage _____
26 Mayor Pro Tem Heather Carruthers _____
27 Commissioner David Rice _____
28 Commissioner George Neugent _____
29 Commissioner Sylvia Murphy _____

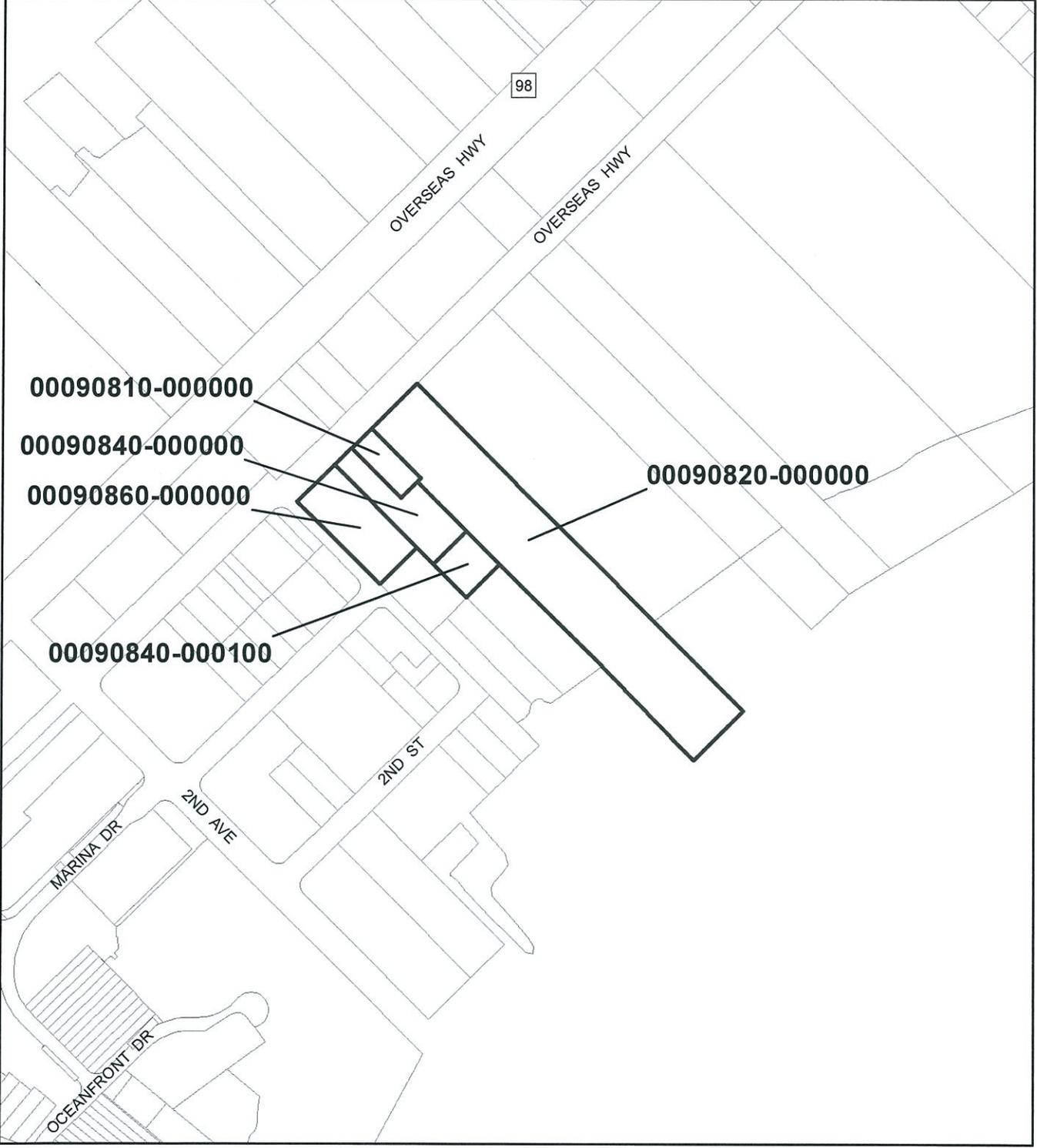
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31 **BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA**

32
33 BY _____
34 Mayor Danny L. Kolhage

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37 (SEAL)
38 ATTEST: AMY HEAVILIN, CLERK

39
40 _____
41 Deputy Clerk

Exhibit A to Ordinance# -2015



The Monroe County Land Use Map is amended as indicated above.

Proposal: Land Use change of five parcels of land in Key Largo having Real Estate Numbers: 00090820-000000, 00090810-000000, 00090840-000000, 00090840-000100 and 00090860-000000 from Urban Residential Mobile Home (URM) to Urban Residential (UR).



File #: **2014-165**

Owner's Name: PL Ocean Residence Holdings LLC

Applicant: PL Ocean Residence Holdings LLC

Agent: PMG Asset Services: Jorge Cepero

Type of Application: Map Amendment - LUD

Key: Key Largo

RE: 00090820.000000
00090810.000000
00090840.000000
00090860.000000
00090840.000100

Additional Information added to File 2014-165

Creech-Gail

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

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

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

*Best Regards,
Gail Creech
Planning Commission Coordinator*

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

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



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

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

Property Record Card -

Maps are now launching the new map application version.

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

Alternate Key: 1103730 Parcel ID: 00090810-000000

Ownership Details

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

Property Details

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

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



Land Details

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

Appraiser Notes

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

Building Permits

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

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

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

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

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/17/2014	2705 / 395	5,000,000	WD	12
3/2/2012	2558 / 800	100	CT	12
2/15/2002	1765 / 40	1,690,000	WD	M
5/1/1995	1353 / 0019	700,000	WD	M

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



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

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

Property Record Card -

Maps are now launching the new map application version.

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

Alternate Key: 1103748 Parcel ID: 00090820-000000

Ownership Details

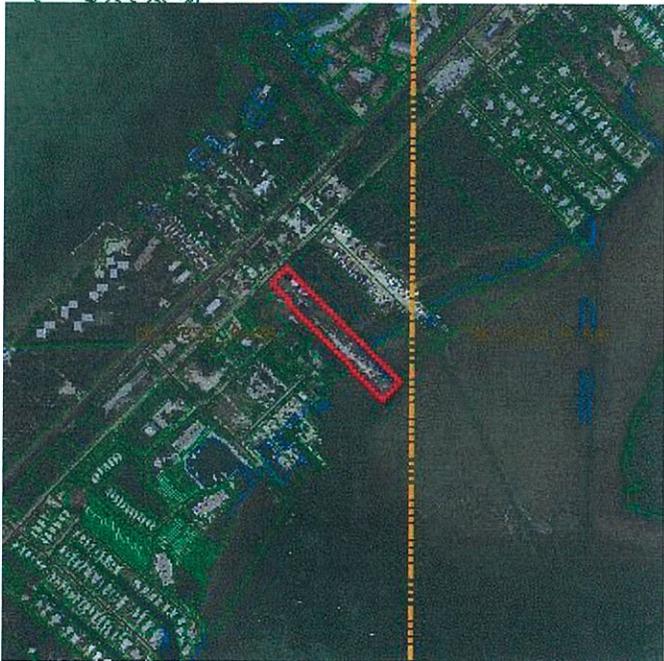
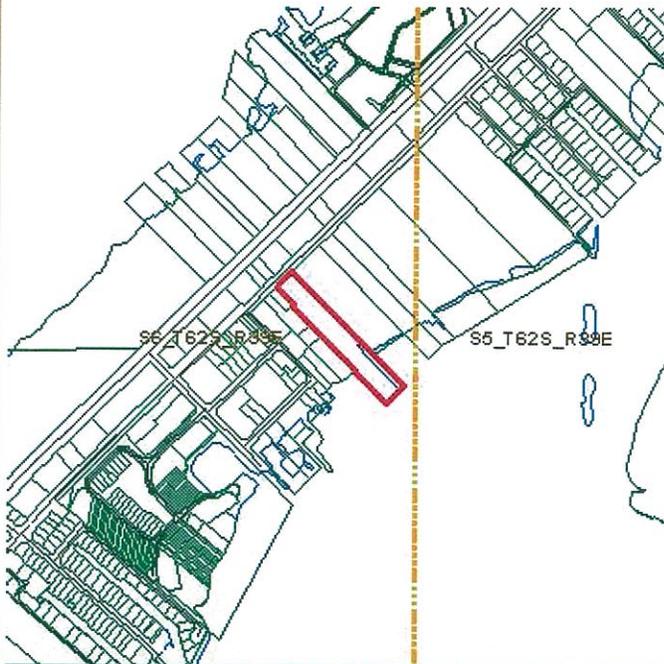
Mailing Address:

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

Property Details

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

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



Land Details

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

Misc Improvement Details

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

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

Appraiser Notes

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

Building Permits

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

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

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

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

Parcel Sales History

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

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



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

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

Property Record Card -

Maps are now launching the new map application version.

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

Alternate Key: 1103764 Parcel ID: 00090840-000000

Ownership Details

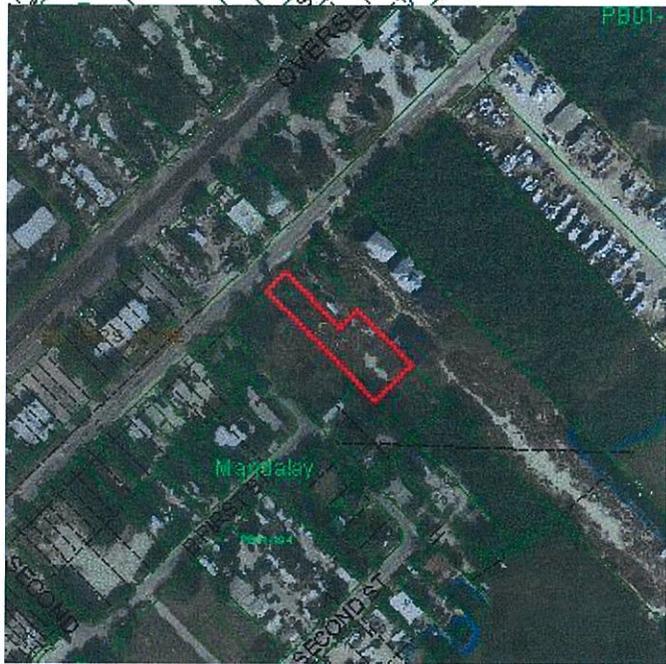
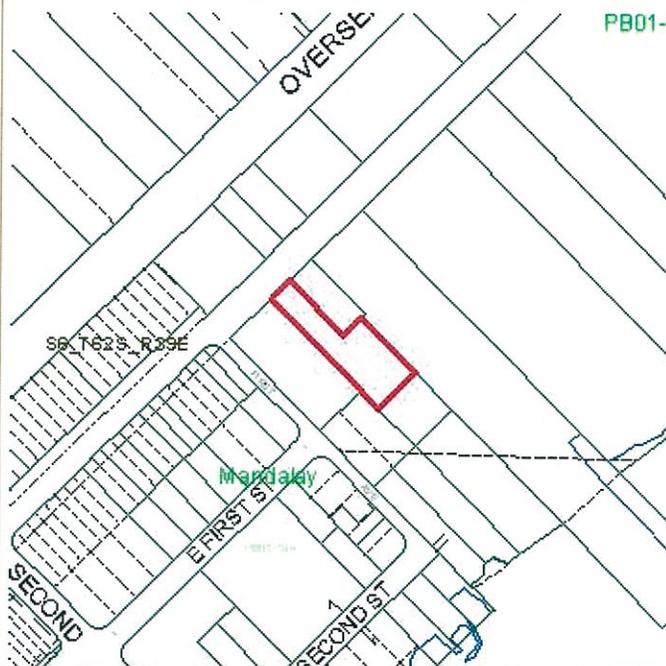
Mailing Address:

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

Property Details

PC Code: 00 - VACANT RESIDENTIAL
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 06-62-39
Property Location: VACANT LAND KEY LARGO
Legal Description: 6-62-39 ISLAND OF KEY LARGO PB1-59 PT LOT 8 OR112-92/93 OR534-866E CASE81-233-CP-12 OR974-40/41 OR2558-800/03C/T OR2705-395/98

Click Map Image to open interactive viewer



Land Details

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

Appraiser Notes

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

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

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

Parcel Sales History

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

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



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

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

Property Record Card -

Maps are now launching the new map application version.

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

Alternate Key: 1103772 Parcel ID: 00090840-000100

Ownership Details

Mailing Address:

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

Property Details

PC Code: 00 - VACANT RESIDENTIAL

Millage Group: 500K

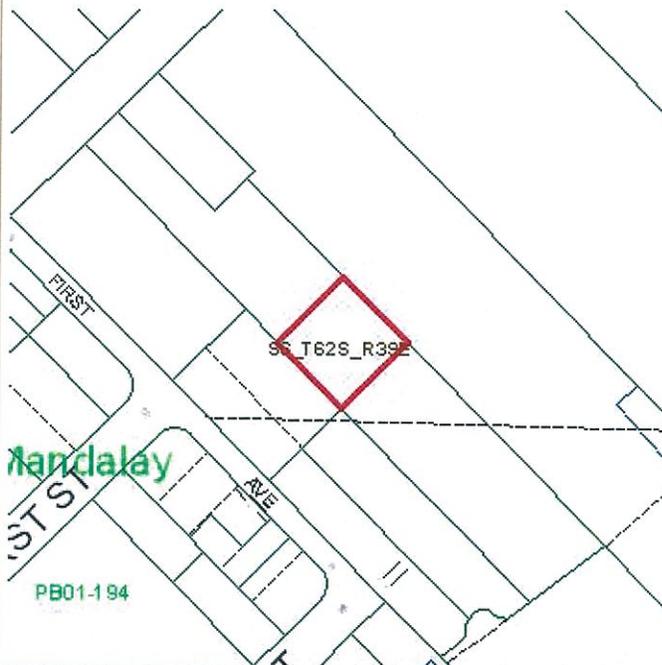
Affordable Housing: No

Section-Township-Range: 06-62-39

Property Location: VACANT LAND KEY LARGO

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

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



Land Details

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

Misc Improvement Details

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

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

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

Parcel Sales History

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

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



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

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

Property Record Card -

Maps are now launching the new map application version.

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

Alternate Key: 1103799 Parcel ID: 00090860-000000

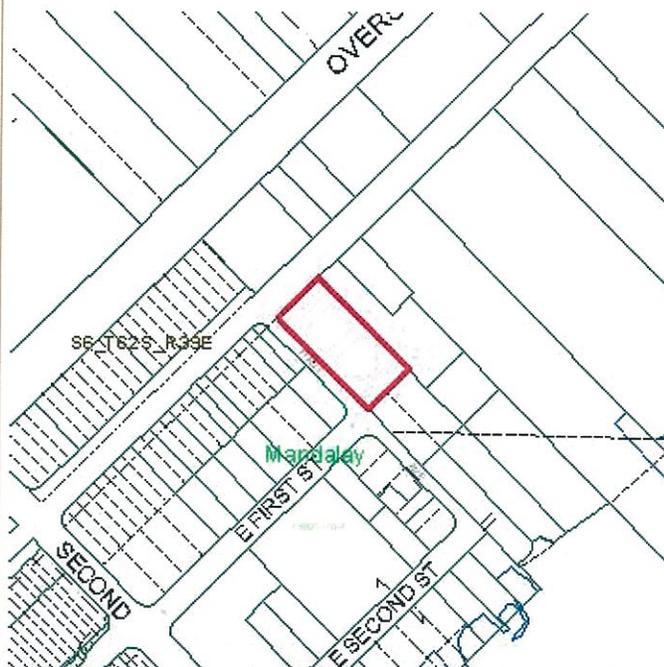
Ownership Details

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

Property Details

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

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



Land Details

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

Appraiser Notes

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

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

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

Parcel Sales History

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

This page has been visited 48,204 times.

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

Creech-Gail

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

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

Thanks!
Emily

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

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

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

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

*Best Regards,
Gail Creech
Planning Commission Coordinator*

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

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company

PMG ASSET SERVICES, LLC

Filing Information

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

Principal Address

4651 SHERIDAN STREET
SUITE #480
HOLLYWOOD, FL 33021

Changed: 04/16/2009

Mailing Address

4651 SHERIDAN STREET
SUITE #480
HOLLYWOOD, FL 33021

Changed: 04/16/2009

Registered Agent Name & Address

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

Name Changed: 04/14/2014

Address Changed: 04/14/2014

Authorized Person(s) Detail

Name & Address

Title MGR

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

Title MGR

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

Title MGR

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

Annual Reports

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

Document Images

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

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

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

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

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

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

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

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County of Monroe Growth Management Division

Planning & Environmental Resources

Department

2798 Overseas Highway, Suite 410

Marathon, FL 33050

Voice: (305) 289-2500

FAX: (305) 289-2536



Board of County Commissioners

Mayor Sylvia Murphy, Dist. 5

Mayor Pro Tem Danny L. Kollhage, Dist. 1

Heather Carruthers, Dist. 3

David Rice, Dist. 4

George Neugent, Dist. 2

Date: 11.10.14
Time: _____

Dear Applicant:

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

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

Thank you.

Gail Creech

Planning Staff

MCPA GIS Public Portal
Scott P. Russell, CFA

- Pan
- Legend
- Zoom In

MCPA GIS Public Portal
Major Roads

Zoom Out

Address

Subdivisions

Section Lines

Identify

Select

Parcels

Shoreline

Measure

Lot Lines

Print

Hooks Leads

Help

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

2014 Condo

Expand All

2013 Condo

• MCPA GIS Public Portal

• Monroe Overlay

• Subdivisions

• Section Lines

• Parcels

• Shoreline

• Lot Lines

• Hooks Leads

• Easements

• Text Displays

• Qualified Condo Sales

• Qualified Sales

• Transportation

2014 Sales

2013 Sales

2012 Sales

2011 Sales

2010 Sales

2009 Sales

2008 Sales

Road Centerline

Road Block Name

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

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

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

OBJECTID	SDE.DBO.W_PARCELS.ID	SDE.DBO.W_PARCELS.RECHAR	SDE.DBO.V
17510	91160	00091160-000000	30164
70424	00010-0001	0000010-000100	04035

Verified GC

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

✓ BELL LLOYD F JR REVOCABLE TRUST OF 2011
1008 HIGHWAY 98 E OFC BOX B
DESTIN, FL 32541-2962

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

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

✓ CARTER JOHN E SR REV TR 7/25/2005
9155 S DADELAND BLVD STE 1718
MIAMI, FL 33156-2742

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

✓ FIRST STATE BANK OF THE FLORIDA KEYS
3406 N ROOSEVELT BLVD
KEY WEST, FL 33040-4266

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

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

✓ HABER ADELINE ESTATE
9 E 2ND ST
KEY LARGO, FL 33037-4005

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

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

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

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

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

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

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

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

✓ MONROE COUNTY *Email*
PO BOX 372151
KEY LARGO, FL 33037-7151

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

✓ MY FAMILY TRUST 12/4/2012
PO BOX 370888
KEY LARGO, FL 33037-0888

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

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

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

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

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

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

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

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

Verified GC

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company

PL OCEAN RESIDENCE HOLDINGS, LLC

Filing Information

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

Principal Address

4651 SHERIDAN STREET
SUITE 480
HOLLYWOOD, FL 33021

Mailing Address

4651 SHERIDAN STREET
SUITE 480
HOLLYWOOD, FL 33021

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

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

Title MGR

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

Annual Reports

No Annual Reports Filed

Document Images

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

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 www.Sunbiz.org	
	
Detail by Entity Name	
<u>Florida Limited Liability Company</u>	
INTERSTATE PROPERTY HOLDINGS, LLC	
<u>Filing Information</u>	
Document Number	L08000059811
FEI/EIN Number	263172831
Date Filed	06/18/2008
State	FL
Status	ACTIVE
<u>Principal Address</u>	
SABADELL FINANCIAL CENTER 1111 BRICKELL AVENUE, 30TH FLOOR MIAMI, FL 33131	
Changed: 01/04/2012	
<u>Mailing Address</u>	
SABADELL FINANCIAL CENTER 1111 BRICKELL AVENUE, 30TH FLOOR MIAMI, FL 33131	
Changed: 01/04/2012	
<u>Registered Agent Name & Address</u>	
Rasile, Arlene SABADELL FINANCIAL CENTER 1111 BRICKELL AVENUE, 29TH FLOOR MIAMI, FL 33131	
Name Changed: 07/25/2013	
Address Changed: 07/25/2013	
<u>Authorized Person(s) Detail</u>	
<u>Name & Address</u>	
Title PRES	
MESA, JULIAN 1111 BRICKELL AVENUE, 30TH FLOOR MIAMI, FL 33131	
Title SVP/CFO	
TORRAS, JORDI 1111 BRICKELL AVENUE, 30TH FLOOR MIAMI, FL 33131	
Title SVP/CCO	
YOUNG, NICOLAS	

1111 BRICKELL AVENUE, 30TH FLOOR
 MIAMI, FL 33131

Title CONTROLLER

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

Title CHIEF ANALYST

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

Title CREDIT OFFICER

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

Annual Reports

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

Document Images

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

End of Additional File 2014-165

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



MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

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

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

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

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

Date: 11 / 7 / 14
Month Day Year

Property Owner:

PL Ocean Residence Holdings, LLC
Name

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

(954) 392-8788
Daytime Phone

jorgec@primegroupus.com
Email Address

Agent (if applicable):

PMG Asset Services, LLC
Name

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

(954) 392-8788
Daytime Phone

jorgec@primegroupus.com
Email Address

Legal Description of Property:

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

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

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

Current Land Use District Designation(s): URM

Proposed Land Use District Designation(s): RM

Current Future Land Use Map Designation(s): III

Tier Designation(s) RH

Total Land Area Affected in acres: 4.91 acres

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

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

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

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

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

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

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

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

N/A

- 4) **New issues:**

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

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

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

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

6) Data updates:

N/A

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

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

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

Yes _____ Date: _____
No X

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

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

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

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

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

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

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

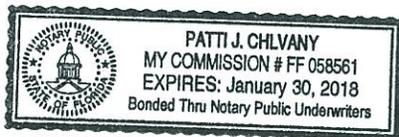
If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

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

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

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

Sworn before me this 7 day of November



Notary Public
My Commission Expires

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

PMG Asset Services, LLC.

November 7, 2014

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

RE: PL Ocean Residences- Owner's Agent Authorization

To Whom it May Concern,

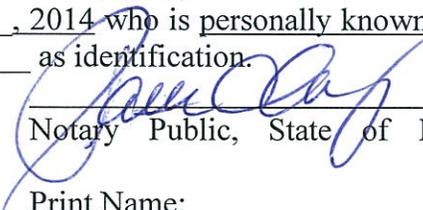
PMG Asset Services, LLC, consents to Jorge Cepero acting as agent for any Public Hearing or Administrative Application process for the PL Ocean Residences, Located on 97801 Overseas Highway, Key Largo.

PMG Asset Services, LLC.


By: Larry M. Abbo
Title: Manager

STATE OF FLORIDA
COUNTY OF BROWARD

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



Notary Public, State of Florida

Print Name: _____

Commission Expires: _____



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

This Instrument was Prepared By,

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

Record and Return to:

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

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

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

Doc# 1999408
Bk# 2705 Pg# 395

SPECIAL WARRANTY DEED

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

WITNESSETH:

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

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

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

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

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

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

EXHIBIT "A"

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

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

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

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

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

Parcel II:

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

EXHIBIT "B"

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



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

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

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

Alternate Key: 1103748 Parcel ID: 00090820-000000

Ownership Details

Mailing Address:

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

Property Details

PC Code: 00 - VACANT RESIDENTIAL

Millage Group: 500K

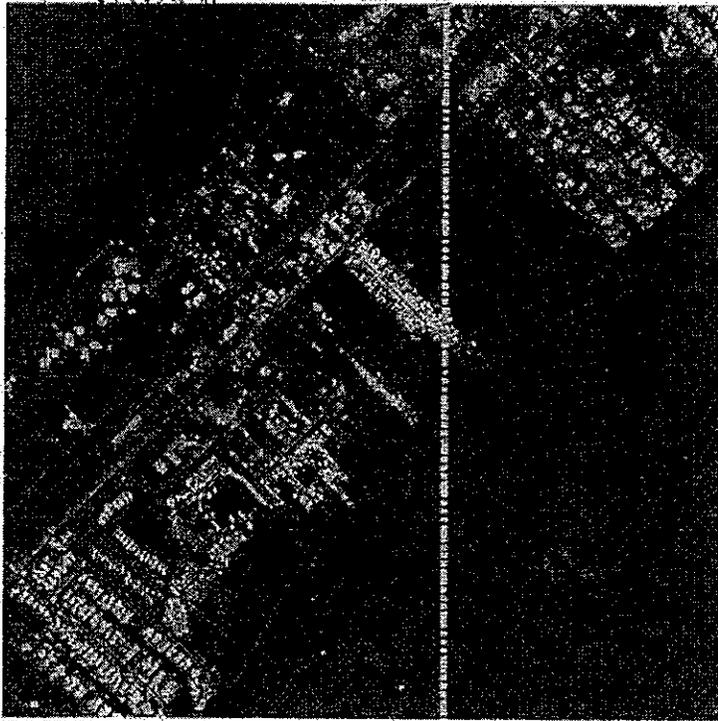
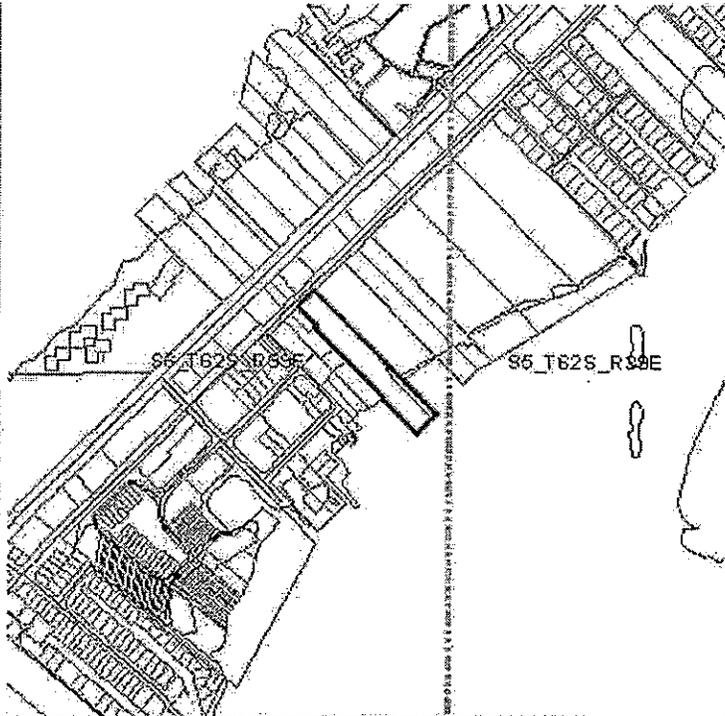
Affordable Housing: No

Section-
Township- 06-62-39
Range:

Property Location: 97801 OVERSEAS HWY KEY LARGO

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

Click Map Image to open interactive viewer



Land Details

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

Misc Improvement Details

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

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

Appraiser Notes

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

Building Permits

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

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

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

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

Parcel Sales History

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

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

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



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

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

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

Alternate Key: 1103730 Parcel ID: 00090810-000000

Ownership Details

Mailing Address:

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

Property Details

PC Code: 00 - VACANT RESIDENTIAL

Millage
Group: 500K

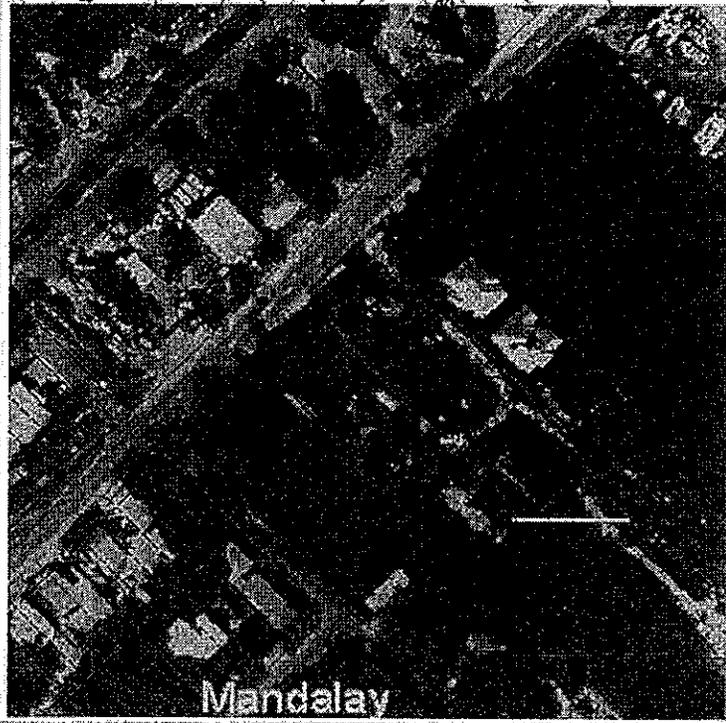
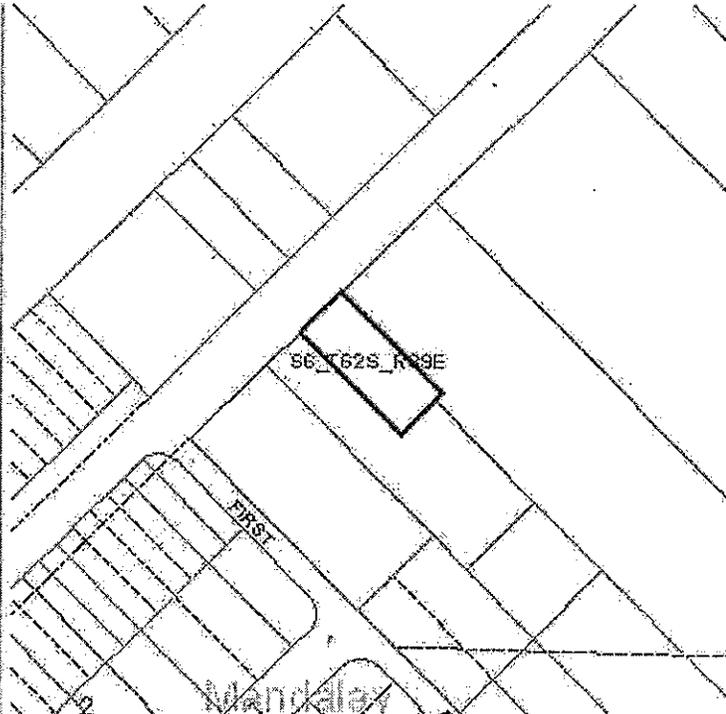
Affordable
Housing: No

Section-
Township- 06-62-39
Range:

Property
Location: 97801 OVERSEAS HWY KEY LARGO

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

Click Map Image to open interactive viewer



Land Details

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

Appraiser Notes

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

Building Permits

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

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

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

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

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
3/2/2012	2558 / 800	100	CT	12
2/15/2002	1765 / 40	1,690,000	WD	M
5/1/1995	1353 / 0019	700,000	WD	M

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



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

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

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

Alternate Key: 1103764 Parcel ID: 00090840-000000

Ownership Details

Mailing Address:

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

Property Details

PC Code: 00 - VACANT RESIDENTIAL

Millage Group: 500K

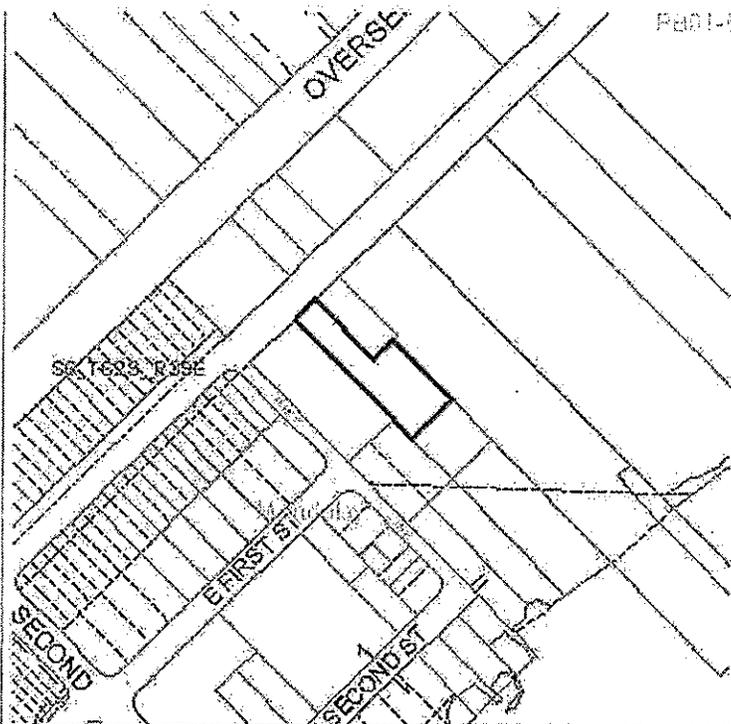
Affordable Housing: No

Section-Township-Range: 06-62-39

Property Location: VACANT LAND KEY LARGO

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

Click Map Image to open interactive viewer



Land Details

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

Appraiser Notes

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

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

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

Parcel Sales History

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

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

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



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

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

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

Alternate Key: 1103799 Parcel ID: 00090860-000000

Ownership Details

Mailing Address:

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

Property Details

PC Code: 00 - VACANT RESIDENTIAL

Millage
Group: 500K

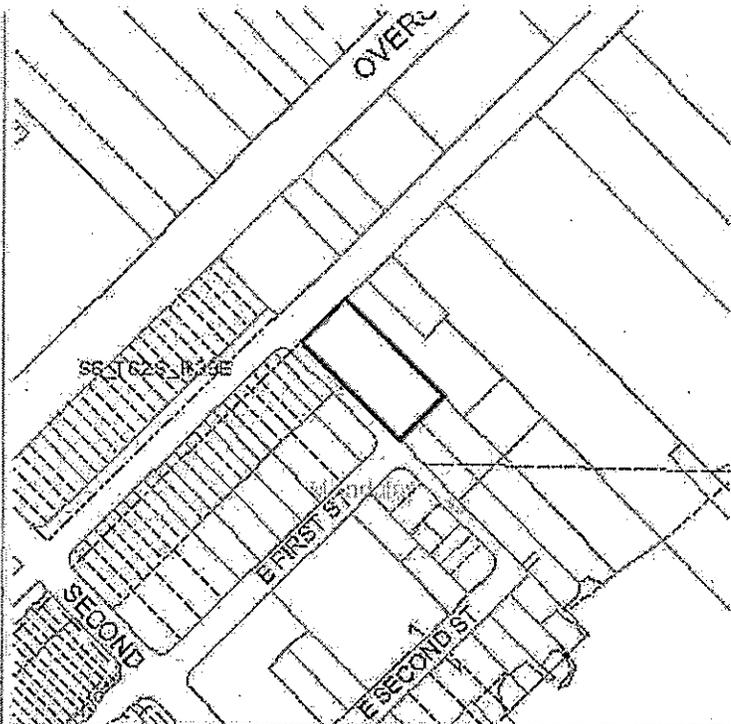
Affordable
Housing: No

Section-
Township- 06-62-39
Range:

Property
Location: 109 1ST AVE KEY LARGO

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

Click Map Image to open interactive viewer



Land Details

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

Appraiser Notes

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

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

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

Parcel Sales History

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

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

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



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

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

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

Alternate Key: 1103772 Parcel ID: 00090840-000100

Ownership Details

Mailing Address:

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

Property Details

PC Code: 00 - VACANT RESIDENTIAL

Millage Group: 500K

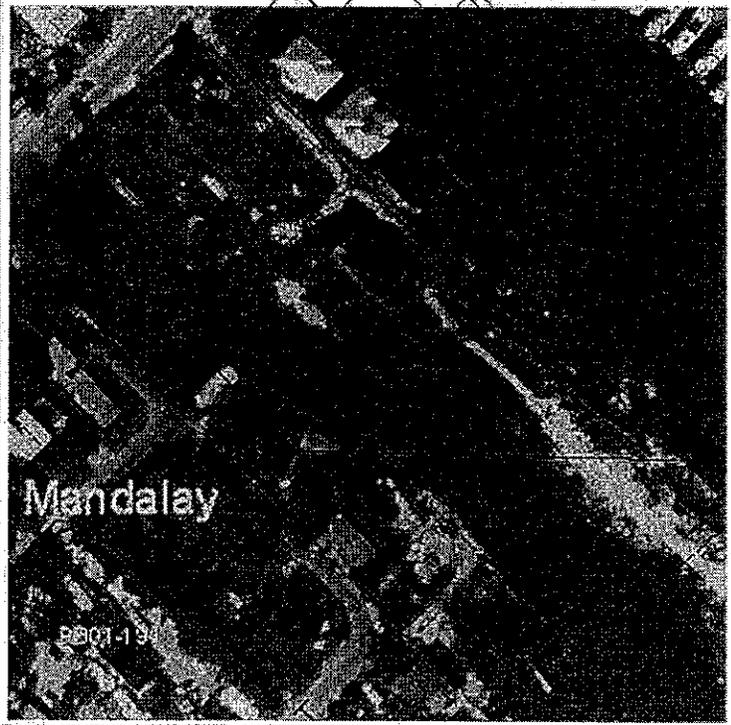
Affordable Housing: No

Section-Township-
Range: 06-62-39

Property Location: VACANT LAND KEY LARGO

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

Click Map Image to open interactive viewer



Land Details

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

Misc Improvement Details

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

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

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

Parcel Sales History

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

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

This page has been visited 134,752 times.

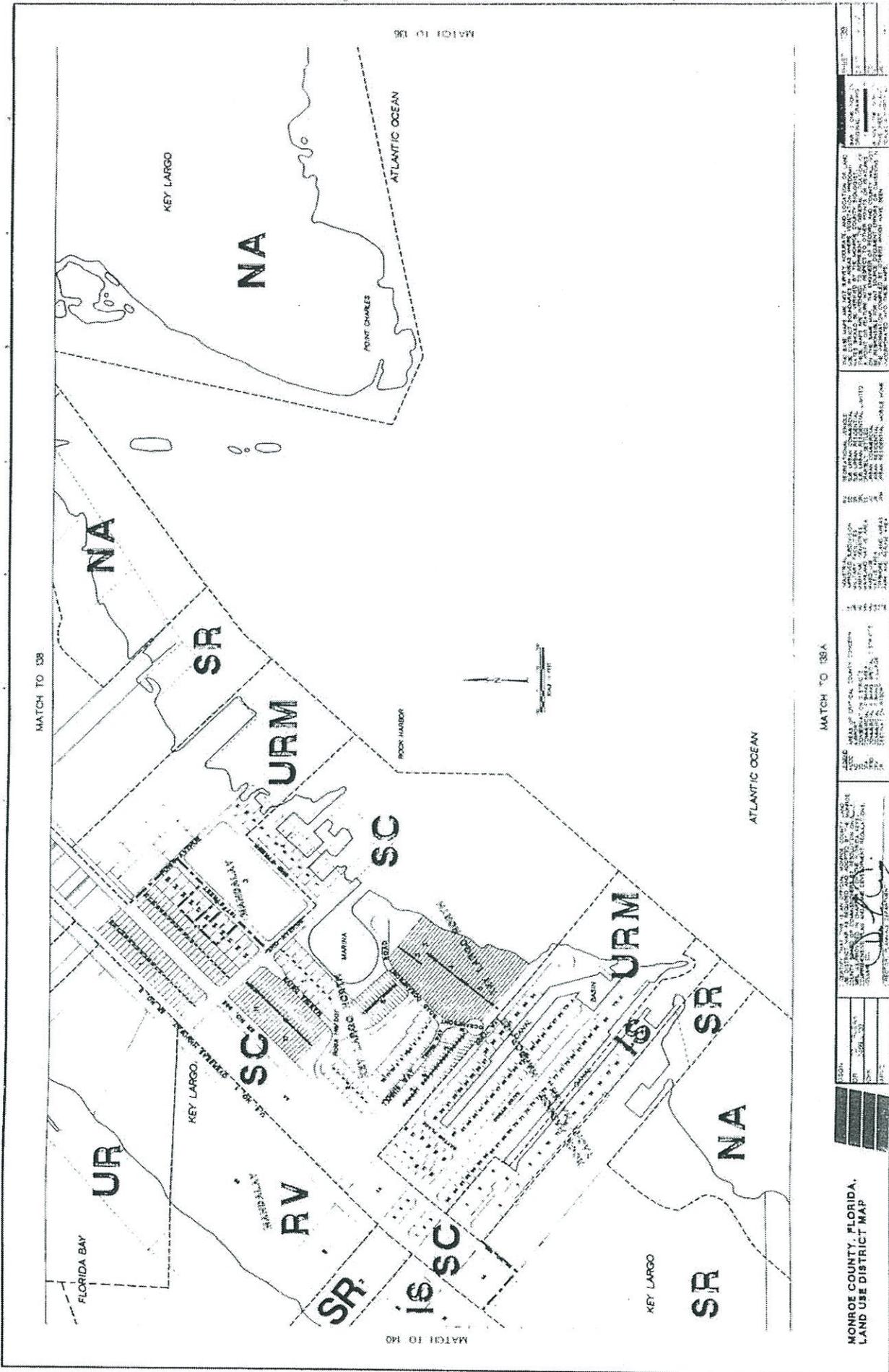
Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176



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

1:4,756

Date: 11/3/2014



MONROE COUNTY, FLORIDA, LAND USE DISTRICT MAP

LEGEND

	URBAN RESIDENTIAL
	COMMUNITY CENTER
	URBAN MEDIUM DENSITY RESIDENTIAL
	SPECIAL RESIDENTIAL
	NEIGHBORHOOD COMMERCIAL
	RESIDENTIAL VILLAGE
	INSTITUTIONAL

GENERAL NOTES:

1. THIS MAP IS A LEGAL INSTRUMENT AND SHALL BE CONSIDERED A PART OF ANY INSTRUMENT WHICH IT ACCOMPANIES.
2. THE BOUNDARIES AND AREAS SHOWN ON THIS MAP ARE THE RESULT OF A FIELD SURVEY AND SHALL BE CONSIDERED THE OFFICIAL BOUNDARIES AND AREAS FOR ALL PURPOSES.
3. THE BOUNDARIES AND AREAS SHOWN ON THIS MAP ARE SUBJECT TO THE EXISTING RECORDS OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.
4. THE BOUNDARIES AND AREAS SHOWN ON THIS MAP ARE SUBJECT TO THE EXISTING RECORDS OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.
5. THE BOUNDARIES AND AREAS SHOWN ON THIS MAP ARE SUBJECT TO THE EXISTING RECORDS OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

DATE: 11/15/1988
BY: [Signature]
TITLE: LAND USE DISTRICT MAP

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PL Ocean Residences
97801 Overseas Hwy, Key Largo



Overseas Highway, looking towards the northeast

PL Ocean Residences
97801 Overseas Hwy, Key Largo



Overseas Highway, looking towards the east

PL Ocean Residences
97801 Overseas Hwy, Key Largo



Overseas Highway, looking towards the southeast

PL Ocean Residences
97801 Overseas Hwy, Key Largo



Overseas Highway, looking towards the southeast

PL Ocean Residences
97801 Overseas Hwy, Key Largo



Overseas Highway, looking towards the south

PL Ocean Residences
97801 Overseas Hwy, Key Largo



First Avenue, looking towards E. First Street

PL Ocean Residences
97801 Overseas Hwy, Key Largo



First Avenue and E. First Street

PL Ocean Residences
97801 Overseas Hwy, Key Largo



First Avenue, looking towards Overseas Highway

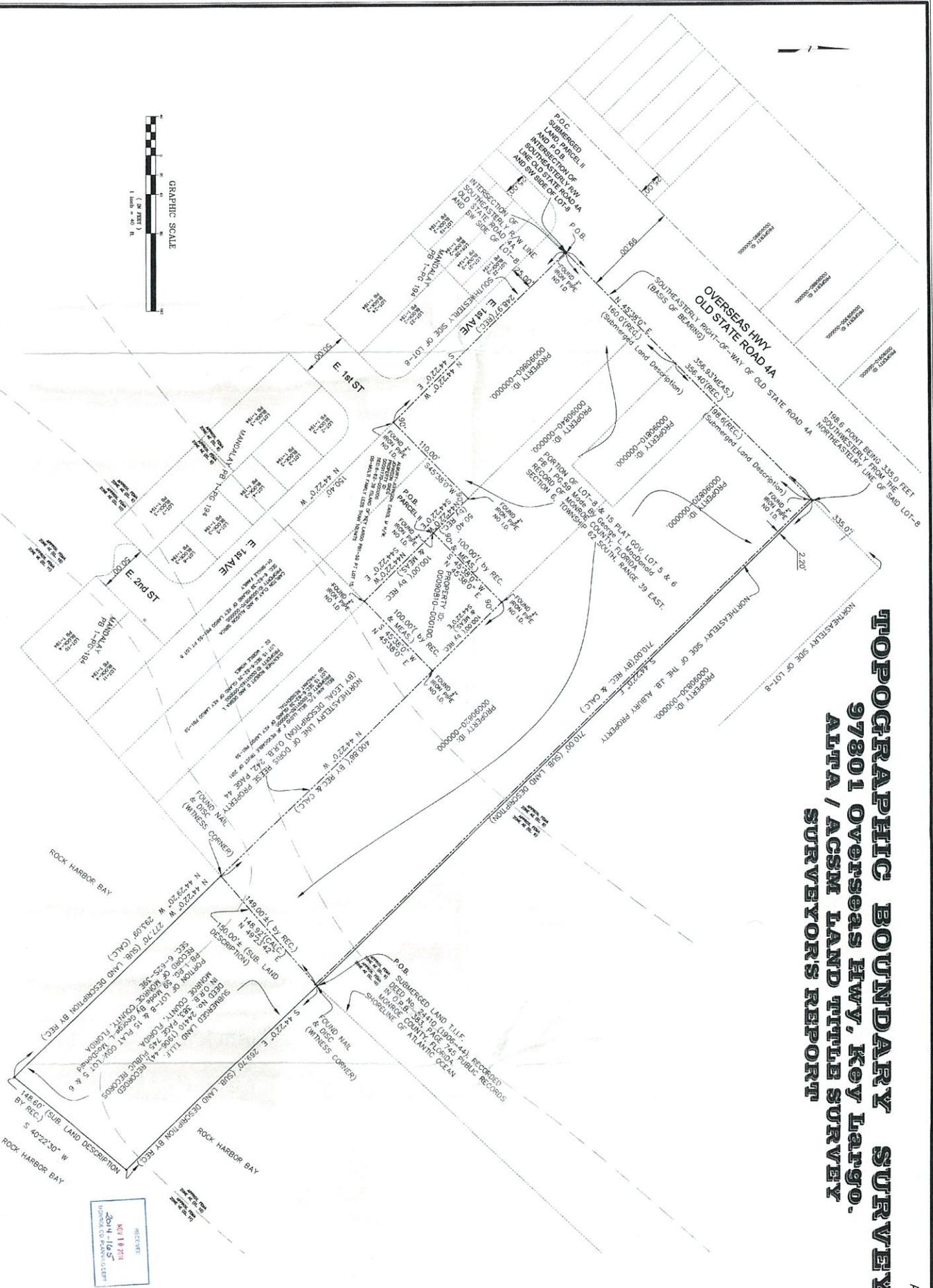
TOPOGRAPHIC BOUNDARY SURVEY

97801 Overseas Hwy, Key Largo.

ALTA / ACSM LAND TITLE SURVEY

SURVEYORS REPORT

America Layout Corp



SHEET NO.	2 OF 4
DATE	06-08-2014
PROJECT	ALTA BOUNDARY SURVEY
CLIENT	MONROE COUNTY, FLORIDA
SCALE	AS SHOWN
BY	W. H. HARRIS
CHECKED BY	W. H. HARRIS
APPROVED BY	W. H. HARRIS

PROJECT:
 ALTA BOUNDARY SURVEY
 PARCEL ID: 00090810, 90820, 90840, 90840-000100, 90860
 97801 OVERSEAS HIGHWAY
 SEC 6-62S-38E
 MONROE COUNTY, FLORIDA

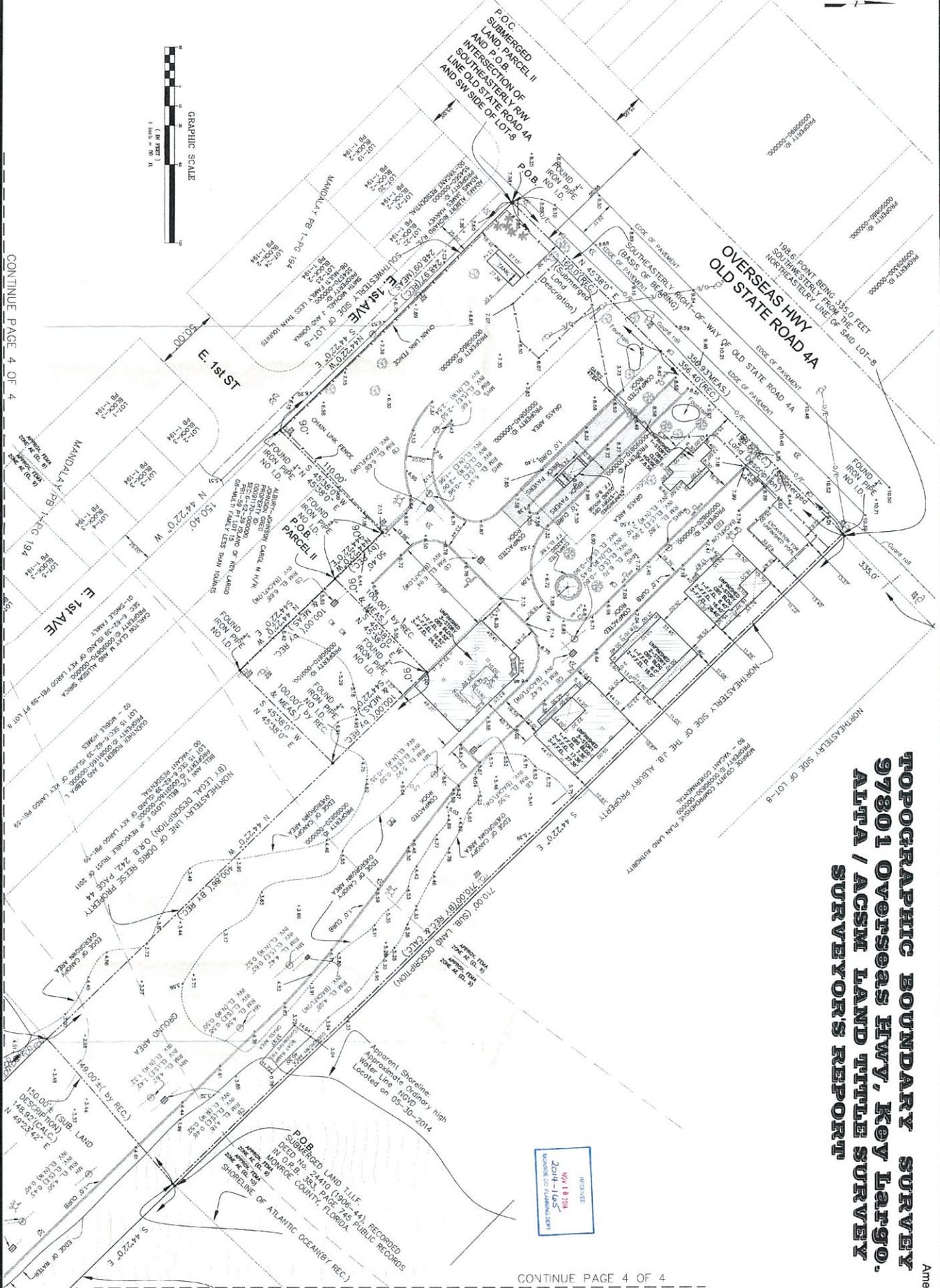
William Harris
 BY WILLIAM HARRIS
 Professional Land Surveyor
 Certificate No. 5284
 STATE OF FLORIDA

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

RECEIVED
 JOHN L. STANLEY
 MONROE COUNTY SURVEYOR



CONTINUE PAGE 4 OF 4



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

CONTINUE PAGE 4 OF 4

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

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

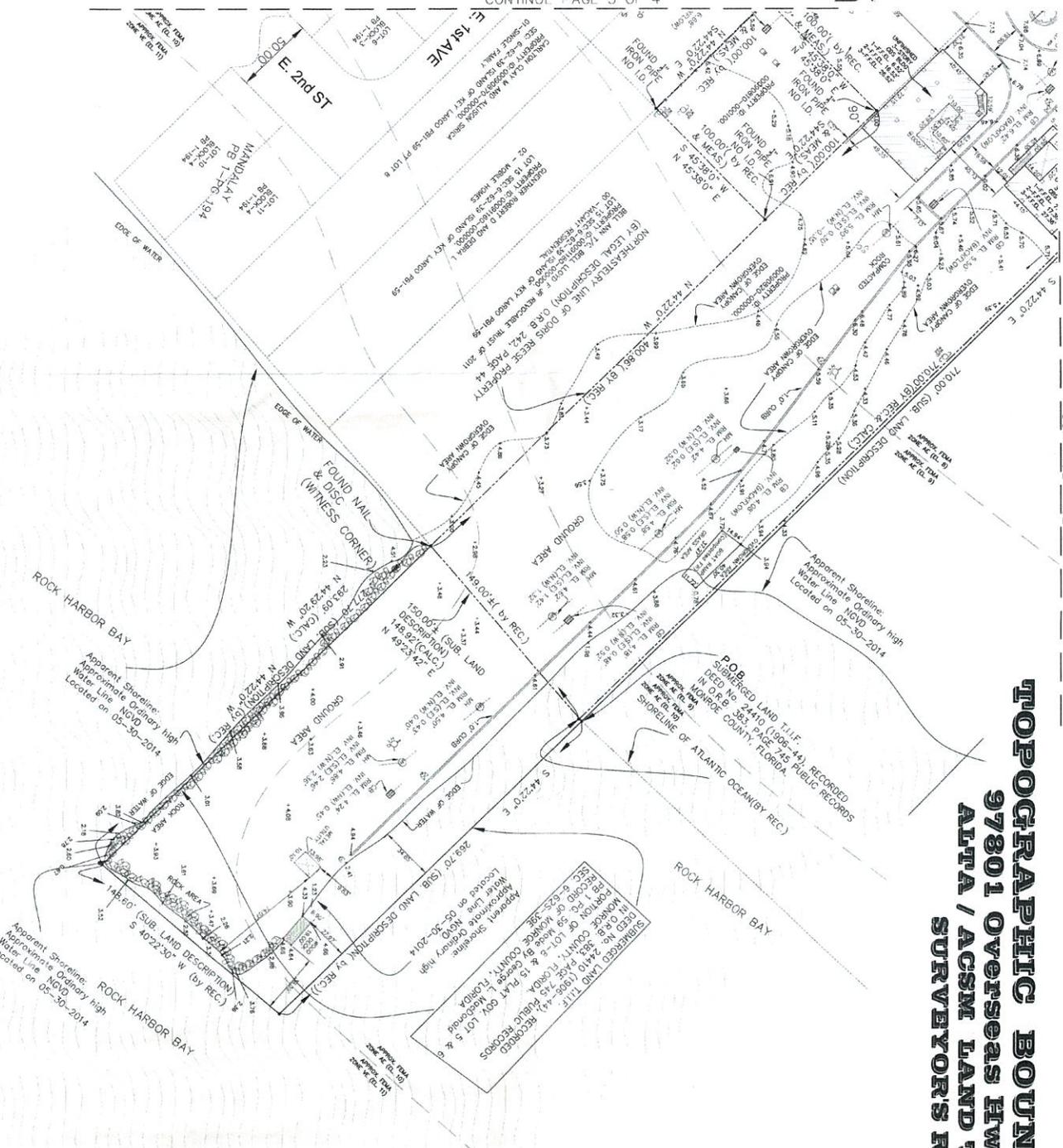


Engineering & Surveying Consultant
7659 Southwest 102nd Place
Miami, Florida 33173
LB No. 7464
Tel. 305-606-0031
Fax. 305-412-3545



**TOPOGRAPHIC BOUNDARY SURVEY
97801 OVERSEAS HWY, KEY LARGO,
ALTA / ACSM LAND TITLE SURVEY
SURVEYORS REPORT**

America Layout Corp



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MONROE COUNTY SURVEYORS

SHEET NO.	4 OF 4
PROJECT	ALTA BOUNDARY SURVEY
DATE	06-06-2014
SCALE	AS SHOWN
BY	W-H
CHKD	W-H
APP'D	
TITLE BOOK	
CD FILE	101-B
DATE	06-06-2014
SCALE	AS SHOWN
DRWN	LDJ
CHKD	W-H
APP'D	

PROJECT:
ALTA BOUNDARY SURVEY
PARCEL ID:00090810,90820,90840,90840-000100,90860
97801 OVERSEAS HIGHWAY
SEC 6-62S-39E
MONROE COUNTY, FLORIDA

William Herryman
BY WILLIAM HERRYMAN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 1008
STATE OF FLORIDA

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

TOPOGRAPHIC BOUNDARY SURVEY

97801 Overseas Hwy, Key Largo.

ALTA / ACSM LAND TITLE SURVEY

SURVEYOR'S REPORT

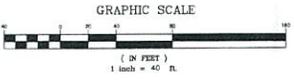
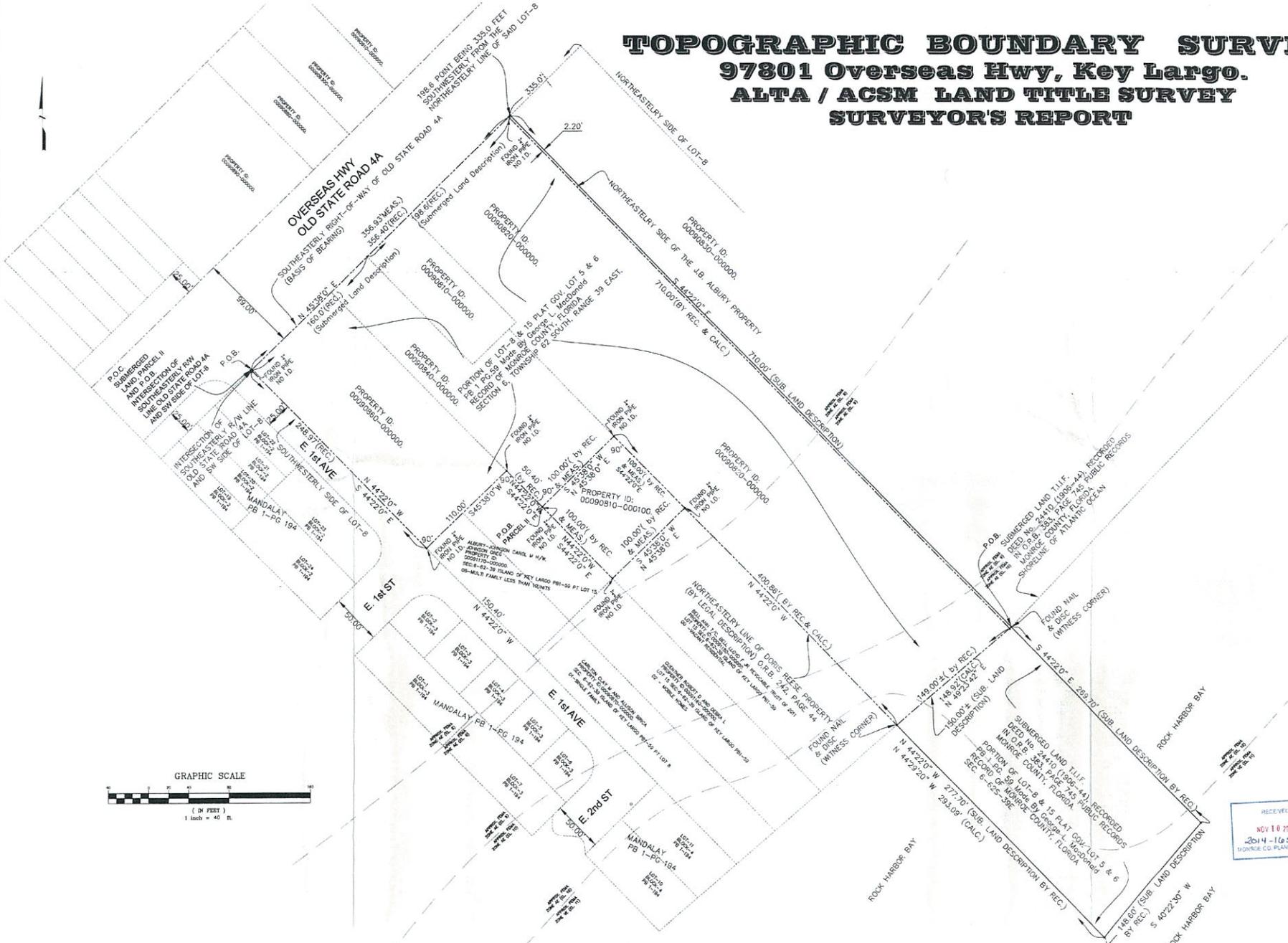


Engineering & Surveying Consultant
7689 Southwest 102nd Place
Miami, Florida 33173
LB No. 7464
Tel. 305-606-0031
Fax. 305-412-3545

BY WILLIAM H. STEWART
Professional Engineer
STATE OF FLORIDA

PROJECT: ALTA BOUNDARY SURVEY
PARCEL ID: 00090810-00000, 00090840-00000, 00090860-00000
97801 OVERSEAS HIGHWAY
SEC. 6-625-39E
MONROE COUNTY, FLORIDA

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



RECEIVED
NOV 10 2014
MONROE COUNTY DEPT

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



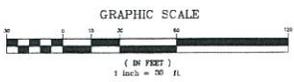
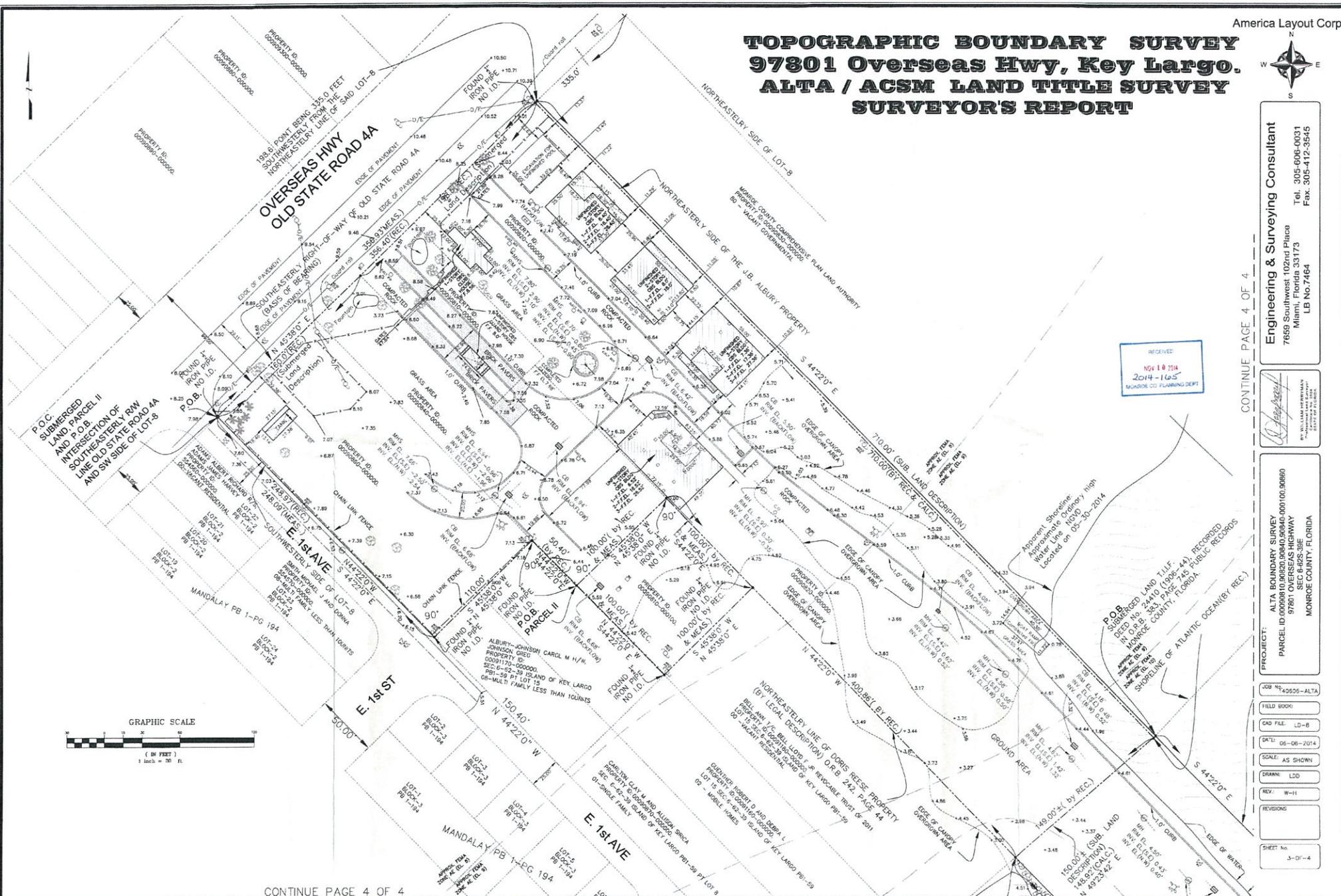
Engineering & Surveying Consultant
7659 Southwest 102nd Place
Miami, Florida 33173
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Fax. 305-412-3545
LB No. 7464

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2014-165
MONROE COUNTY PLANNING DEPT

CONTINUE PAGE 4 OF 4

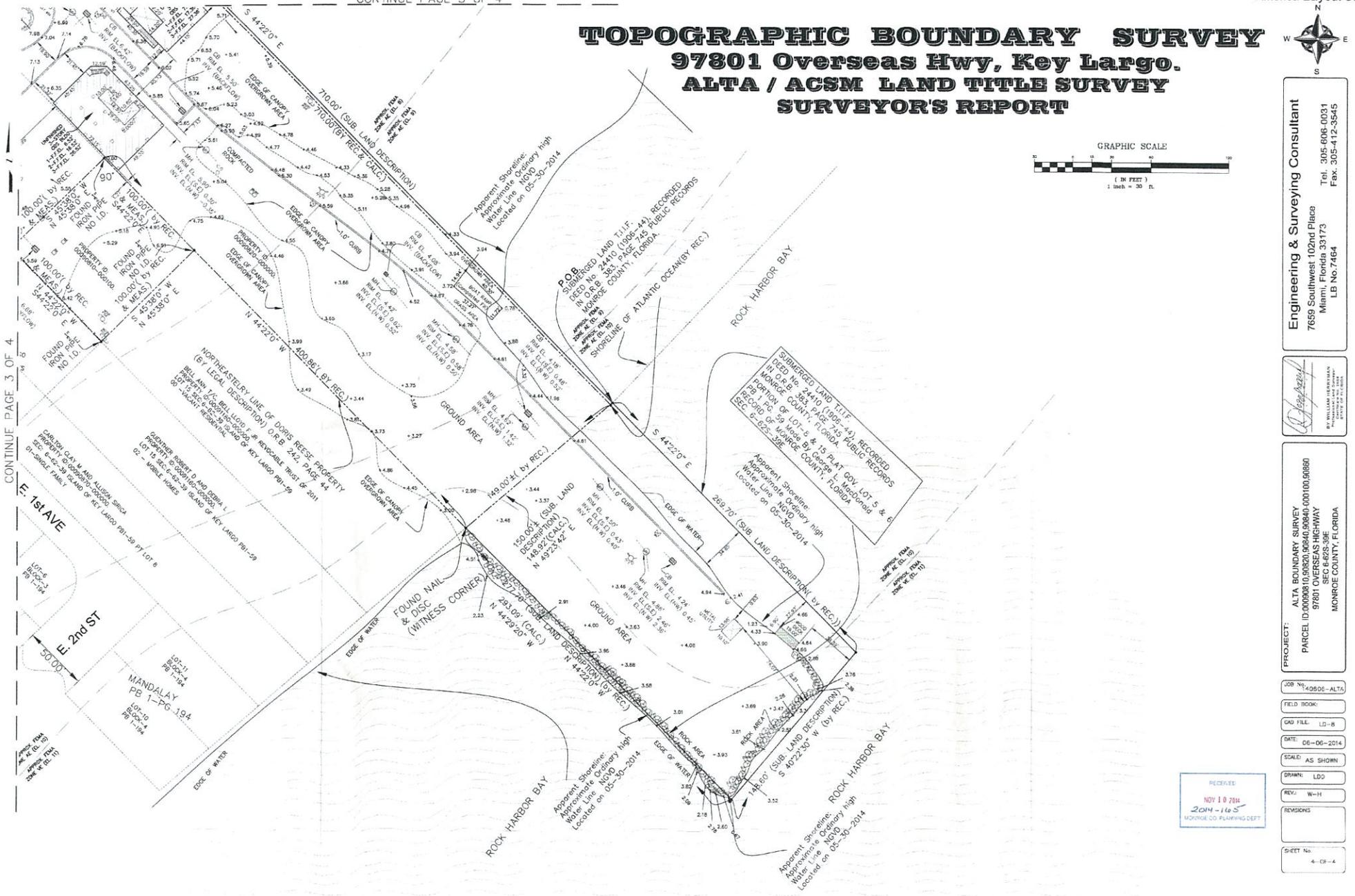
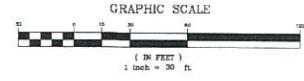
PROJECT: ALTA BOUNDARY SURVEY
PARCEL ID: 00009810-00000-0000-0000-000100-00060
97801 OVERSEAS HIGHWAY
SEC 6-825-3BE
MONROE COUNTY, FLORIDA

JOB NO:	0505-ALTA
FIELD BOOK:	
CAD FILE:	LD-8
DATE:	06-06-2014
SCALE:	AS SHOWN
DRAWN:	LSD
REV:	W-1
REVISIONS:	
SHEET No:	3-DI-4



CONTINUE PAGE 4 OF 4

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



CONTINUE PAGE 3 OF 4

E-1st AVE
E-2nd ST
50' 00'

MANDALAY
PB 1-PG-194
LOT 194
PB 1-194

Engineering & Surveying Consultant
7659 Southwest 102nd Place
Miami, Florida 33173
Tel. 305-006-0031
Fax. 305-412-3545
LB No. 7464

William H. Sherman
BY WILLIAM HERMAN
SURVEYOR
STATE OF FLORIDA

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

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

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