

## DEVELOPMENT REVIEW COMMITTEE

Tuesday, March 24, 2015

### AGENDA

The Monroe County Development Review Committee will conduct a meeting on Tuesday, March 24, 2015, beginning at 1:00 PM at the Marathon Government Center, Media & Conference Room (1<sup>st</sup> floor, rear hallway), 2798 Overseas Highway, Marathon, Florida.

CALL TO ORDER

ROLL CALL

#### DRC MEMBERS:

Townsley Schwab, Senior Director of Planning and Environmental Resources  
Mayte Santamaria, Senior Director of Planning and Environmental Resources  
Mike Roberts, Sr. Administrator, Environmental Resources  
DOT Representative  
Steve Zavalney, Captain, Fire Prevention  
Public Works Department Representative

#### STAFF MEMBERS

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

CHANGES TO THE AGENDA

MINUTES FOR APPROVAL

MEETING

New Items:

1. Playa Largo Resort, 97450 Overseas Highway, Key Largo, mile marker 97.5: A public meeting concerning a request for an Amendment to a Major Conditional Use Permit. The requested approval is required for the development of a proposed 177-unit hotel and associated accessory uses. The subject property is legally described as Tracts 4B and 5B, Amended Plat of Mandalay (Plat Book 2, Page 25), Key Largo, and also a tract of submerged land in the Bay of Florida fronting said Tract 5B (TIIF Deed No. 22416), Monroe County, Florida, having real estate number 00555010.000000.

(File 2015-031)

[2015-031 SR DRC 03.24.15.PDF](#)

[2015-031 FILE.PDF](#)

[2015-031 Traffic Study Rev Feb 2015.pdf](#)

[2015-031 Recvd 02.11.15 Website Bldg Plans.PDF](#)

[2015-031 Recvd 02.11.15 Website Landscape Plans.PDF](#)

[2015-031 Recvd 02.11.15 Website Site Plans.PDF](#)

2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY COMPREHENSIVE PLAN POLICY 101.4.26 TO PROVIDE AN EXCEPTION TO THE HEIGHT LIMIT FOR WIND TURBINES OWNED AND OPERATED BY A PUBLIC UTILITY; CREATING POLICY 101.5.31 TO ADDRESS NON-HABITABLE ARCHITECTURAL DECORATIVE FEATURES WITHIN THE OCEAN REEF COMMUNITY; CREATING POLICIES 101.5.32 AND 101.5.33 TO PROVIDE CERTAIN EXCEPTIONS TO THE HEIGHT LIMIT IN ORDER TO PROTECT PROPERTY FROM FLOODING AND REDUCE FLOOD INSURANCE COSTS; AND CREATING POLICY 101.5.34 TO PROVIDE AN EXCEPTION TO THE HEIGHT LIMIT EXCLUSIVELY FOR AFFORDABLE OR EMPLOYEE/WORKFORCE DWELLING UNITS THAT MEET THE INCOME LIMITS FOR THE VERY LOW, LOW AND/OR MEDIAN INCOME CATEGORIES ON PROPERTIES DESIGNATED AS TIER 3; 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 INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE.

(File 2015-006)

[2015-006 SR DRC 03.24.15.pdf](#)

3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY COMPREHENSIVE PLAN POLICIES 101.5.8 AND 101.13.5 WITHIN THE FUTURE LAND USE ELEMENT AND POLICIES 207.1.2 WITHIN THE CONSERVATION AND COASTAL MANAGEMENT ELEMENT TO FURTHER CLARIFY THE DEVELOPMENT OF OFFSHORE ISLANDS; 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 INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE.

(File 2015-007)

[2015-007 SR DRC 03.24.15-Website.PDF](#)

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

ADJOURNMENT



## MEMORANDUM

### MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

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

From: Emily Schemper, Comprehensive Planning Manager *ES*

Date: March 12, 2015

Subject: *Request for an Amendment to a Major Conditional Use Permit, Playa Largo Resort, 97450 Overseas Highway, Key Largo, Real Estate #00555010.000000 (File #2015-031)*

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**Meeting: March 24, 2015**

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1 I REQUEST:

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3 Prime Hospitality Group is requesting approval of an amendment to the site's approved  
4 major conditional use permit and associated site plan, memorialized by Planning  
5 Commission Resolution #P40-07 and three subsequent minor deviations. The amendment  
6 would allow the addition of 15 transient units to the previously approved site plan, for a total  
7 of 177 transient hotel units, hotel-associated accessory uses, one (1) commercial apartment,  
8 and 2,500 square feet of commercial retail nonresidential floor area.  
9



30 **Subject Property (2012 aerial)**

1 Location:

2 Address: 97450 Overseas Highway, Key Largo, mile marker 97.4 (Florida Bay side of  
3 US 1)

4 Legal Description: Tracts 4B and 5B, Amended Plat of Mandalay (PB2-25), and also a  
5 tract of submerged land in the Bay of Florida fronting said Tract 5B, (TIIF Deed No.  
6 22416), Key Largo, Monroe County, Florida

7 Real Estate Number: 00555010.000000  
8

9 Applicant:

10 Owner: Key Largo Hospitality Land Trust, Steve B. Greenfield as Trustee

11 Agent: Prime Hospitality Group  
12

13 **II RELEVANT PRIOR COUNTY ACTIONS:**

14  
15 In 2005, the Planning Commission approved a request by Mandalay Resort LLC for an  
16 amendment to the property's major conditional use permit in order to redevelop a 154-unit  
17 RV park with a 92-unit hotel, a commercial apartment, and other accessory development.  
18 The approval was memorialized in Resolution #P51-05. The redevelopment plan approved  
19 under #P51-05 was not completed and subsequently modified in 2007.  
20

21 In 2007, the Planning Commission approved requests by Mandalay Resort LLC for an off-  
22 street parking variance and an amendment to the property's major conditional use permit in  
23 order to redevelop the site with a 124-unit hotel, a commercial apartment, and other  
24 accessory development. The approvals were memorialized in Resolutions #P39-07 (parking  
25 variance) and #P40-07 (major conditional use permit). Resolution #P40-07 was filed and  
26 recorded on January 31, 2008. The major conditional use permit was effective upon  
27 recording date. By its terms, it was effective for three years, initially set to expire on January  
28 30, 2011. Since the approval of Resolution P40-07, the County's method of defining a hotel  
29 "unit" has changed. Based on the number of bedroom-bathroom combinations, the 124-unit  
30 hotel approved by Resolution P40-07 is now considered to be a 154-unit hotel under current  
31 land development regulations.  
32

33 In 2010, a time extension was granted in accordance with Florida Senate Bill 360. The  
34 project was provided a new expiration date of January 29, 2013 to acquire all required  
35 certificates of occupancy.  
36

37 In 2012, a time extension was granted in accordance with Florida House Bill 7207. The  
38 project was provided a new expiration date of January 29, 2015 to acquire all required  
39 certificates of occupancy.  
40

41 On September 21, 2012, the applicant received a minor deviation to the major conditional use  
42 permit to allow a) the reconfiguration and consolidation of the approved buildings into fewer  
43 buildings; b) an increase in the number of parking spaces from 147 to 161, and; c) the  
44 addition of three accessory playing courts.  
45

1 On October 11, 2013, the applicant received a minor deviation to the major conditional use  
2 permit to allow a) minor modifications to the approved buildings and b) a mulched exercise  
3 pathway.

4  
5 On October 18, 2013, building permit #133-0330 was issued for site work associated with the  
6 project. Among other items, this permit included approvals for stormwater management,  
7 clearing areas, and mitigation fees.

8  
9 The following building permits have been issued thus far for buildings within the proposed  
10 development:

- 11 #133-4880, issued on 8/20/14 for construction of the “beach lounge” building;
- 12 #133-4881, issued on 9/9/2014 for construction of one (1) commercial apartment;
- 13 #133-4882, issued on 9/9/2014 for a restaurant building – the Marina Grill;
- 14 #133-4883, issued on 8/20/2014 for four (4) bungalows;
- 15 #133-4884, issued on 8/20/2014 for five (5) bungalows;
- 16 #133-4885, issued on 9/9/2014 for one (1) ADA compliant bungalow;
- 17 #133-5054, issued on 3/20/2014 for the hotel building; and
- 18 #143-4585, issued on 2/11/2015 for a pool.

19  
20 On May 28, 2014, a time extension was granted in accordance with §110-73 of the Monroe  
21 County Code. The project was provided with a new expiration date of January 29, 2017 to  
22 acquire all required certificates of occupancy.

23  
24 On November 21, 2014, the applicant received a minor deviation to the major conditional use  
25 permit to allow a) minor modifications to the approved site plan, including the addition of 16  
26 parking spaces, and b) eight (8) additional hotel rooms (for a total of 162 transient units).

### 27 28 III BACKGROUND INFORMATION:

- 29
- 30 1. Size of Site: 515,161 SF (11.83 acres) of total upland
- 31 2. Land Use District: Recreational Vehicle (RV)
- 32 3. Future Land Use Map (FLUM) Designation: Mixed Use/Commercial (MC)
- 33 4. Tier Designation: Tier III-A (SPA)
- 34 5. Flood Zone: Part X, Part AE-EL 9, Part AE-EL 10, & Part VE-EL 13
- 35 6. Existing Use: Vacant (previously developed with an RV park), with approved  
36 development in progress
- 37 7. Existing Vegetation / Habitat: Partially scarified with areas of hammock
- 38 8. Community Character of Immediate Vicinity: Single-family residential to the southwest;  
39 multi-family residential to the northeast; commercial to the south and east (within median  
40 of US1).

### 41 42 IV REVIEW OF APPLICATION:

43  
44 MCC §110-67 provides the standards which are applicable to all conditional uses. When  
45 considering applications for a major conditional use permit, the Planning Commission shall  
46 consider the extent to which:

- 1 1. *The conditional use is consistent with the purposes, goals, objectives and standards of the*  
2 *Comprehensive Plan and the Land Development Code:*

3  
4 Policies from the *Monroe County Year 2010 Comprehensive Plan* that directly pertain to  
5 the proposed use include:  
6

7 Policy 101.4.5: The principal purpose of the Mixed Use/ Commercial land use  
8 category is to provide for the establishment of commercial land use (zoning) districts  
9 where various types of commercial retail and office may be permitted at intensities  
10 which are consistent with the community character and the natural environment.  
11 Employee housing and commercial apartments are also permitted. In addition, Mixed  
12 Use/Commercial land use districts are to establish and conserve areas of mixed uses,  
13 which may include maritime industry, light industrial uses, commercial fishing,  
14 transient and permanent residential, institutional, public, and commercial retail uses.  
15

16 This land use category is also intended to allow for the establishment of mixed use  
17 development patterns, where appropriate. Various types of residential and non-  
18 residential uses may be permitted; however, heavy industrial uses and similarly  
19 incompatible uses shall be prohibited. The County shall continue to take a proactive  
20 role in encouraging the maintenance and enhancement of community character and  
21 recreational and commercial working waterfronts.  
22

23 Policy 101.20.2: The Community Master Plans shall be incorporated into the 2010  
24 Comprehensive Plan as a part of the plan and be implemented as part of the  
25 Comprehensive Plan. The following Community Master Plans have been completed  
26 in accordance with the principles outlined in this section and adopted by the BOCC:  
27

\*\*\*

28 5. The Key Largo Livable CommuniKeys Master Plan is incorporated by  
29 reference into the 2010 Comprehensive Plan. The term Strategies in the Master  
30 Plan is equivalent to the term Objectives in the Comprehensive Plan and the term  
31 Action Item is equivalent to the term Policy; the meanings and requirements for  
32 implementation are synonymous.  
33

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34 Action items of the *Key Largo Community Master Plan* (aka the Livable CommuniKeys  
35 Plan) that directly pertain to the subject property and proposed redevelopment include:  
36

37 Action Item 1.3.1: Continue to use the FLUM and Land Use District Maps to regulate  
38 development of individual parcels with respect to density, intensity, bulk regulations,  
39 and all other land development regulation. This will protect the existing conformance  
40 status of most uses and promote orderly development consistent with the  
41 Comprehensive Plan.  
42

43 Purposes of the Land Development Code that pertain to the subject property and  
44 proposed redevelopment include:  
45

1           Sec. 130-42. - Purpose of the recreational vehicle district (RV). The purpose of  
2           the RV districts is to establish areas suitable for the development of destination  
3           resorts for recreational vehicles and other transient units such as seasonal  
4           residential units.  
5

- 6           2. *The conditional use is consistent with the community character of the immediate vicinity*  
7           *of the parcel proposed for development:*  
8

9           The proposed development is consistent with the community character of the immediate  
10           vicinity of the subject parcel.  
11

12           The area surrounding the subject property consists of multi-family residential within  
13           Urban Residential zoning to the northeast (Rock Harbor Condominiums); large single-  
14           family homes within Suburban Residential zoning to the southwest; and both vacant and  
15           commercial land within Suburban Commercial zoning to the south and east in the median  
16           of US1 (Upper Keys Commerce Center, Shell World, and a warehouse).  
17

18           Transient units have existed on the subject property for decades in the form of an RV  
19           park with one commercial apartment and associated nonresidential uses. The proposed  
20           hotel rooms would be new uses, but they are consistent with the previously-established  
21           transient uses on the site.  
22

- 23           3. *The design of the proposed development minimizes adverse effects, including visual*  
24           *impacts, of the proposed use on adjacent properties:*  
25

26           The proposed redevelopment minimizes adverse effects, including visual impacts, on  
27           adjacent properties.  
28

29           The architectural style of the proposed buildings is consistent with Florida Keys  
30           architecture in design, materials, and color, and includes features that provide visual  
31           interest. The applicant will retain much of the existing hammock on the site and has  
32           agreed to transplant several of the largest existing native trees to other areas of the site.  
33           The applicant states that the layout of the buildings was designed to preserve as much of  
34           the native habitat as possible and to maintain ample landscape buffers all around the  
35           property.  
36

- 37           4. *The proposed use will have an adverse impact on the value of surrounding properties:*  
38

39           There is no evidence indicating that the proposed redevelopment will have an adverse  
40           impact on the value of the surrounding properties.  
41

- 42           5. *The adequacy of public facilities and services, including, but not limited to, roadways,*  
43           *park facilities, police and fire protection, hospital and Medicare services, disaster*  
44           *preparedness program, drainage systems, refuse disposal, water and sewers, judged*  
45           *according to standards from and specifically modified by the public facilities capital*  
46           *improvements adopted in the annual report required by the Land Development Code:*

1 a) Roads:  
2

3 *Localized Impacts & Access Management:* If applicable to their respective  
4 jurisdiction, new or reconfigured access to/from developments shall be approved by  
5 the Public Works Division or the Florida Department of Transportation (FDOT). The  
6 applicant has coordinated with FDOT regarding access from US1 to and from the  
7 property. The proposed development will utilize one existing access drive to/from  
8 US1, and will add a secondary emergency access drive as requested by the fire  
9 department. An access connection permit will be required from the Public Works  
10 Division for the new access.  
11

12 According to the traffic study submitted by the applicant, a dedicated southbound  
13 right-turn lane is not required or warranted at this location based on the projected  
14 driveway volumes (1,221 daily trips; 55 peak hour trips) anticipated for the proposed  
15 development. This study has been reviewed by the County's traffic consultant (URS)  
16 and coordination continues as to whether or not a dedicated southbound right-turn  
17 lane is required on this segment, which has a posted speed limit of 50 mph. The  
18 applicant asserts that the proposal has been reviewed by FDOT and they have not  
19 requested the addition of a dedicated southbound right-turn lane. Further discussion is  
20 necessary to determine what will be required.  
21

22 *Level of Service (LOS):* A level 3 traffic impact study for the proposed development  
23 was submitted in 2007 as part of the application for the previous amendment to the  
24 major conditional use permit, approved by Planning Commission Resolution P40-07.  
25 The 2007 study was reviewed and approved by the County's traffic consultant (URS).  
26 In 2012, the applicant provided a memo from the transportation engineer who  
27 authored the 2007 study verifying that the 2007 study findings were still valid for the  
28 2012 revised site plan, which included one commercial apartment, 124 transient hotel  
29 units (which would be counted as 154 hotel rooms under the County's current land  
30 development regulations), and various hotel amenities.  
31

32 The proposed use is located within Segment #22 of US1, which is operating at a LOS  
33 of A, according to the 2013 U.S.1 Arterial Travel Time and Delay Study. The current  
34 proposal includes an increase in hotel rooms to 177 (23 additional rooms). The  
35 applicant has provided a trip generation analysis for the new total of 177 units and  
36 one commercial apartment. Prior to approval of the requested amendment to the  
37 major conditional use permit, either a revised level 3 traffic impact study for the  
38 entire development, or certification from a transportation engineer indicating that the  
39 findings of the 2007 study are still valid, will be required.  
40

- 41 b) Stormwater: A surface water management plan was approved for the site as part of  
42 building permit #133-0330. The drainage and grading plan submitted with the current  
43 application for an amendment to the major conditional use permit appears to be  
44 consistent with that approved previously, but shall be reviewed and approved by the  
45 County Engineer/County Biologist and if necessary, the South Florida Water

1 Management District (SFWMD) prior to the issuance of any building permit for the  
2 Phase II structure.

3  
4 c) Sewer: The applicant has submitted a letter of coordination from the Florida  
5 Department of Environmental Protection, via email dated January 16, 2015. The  
6 applicant shall also coordinate with the Key Largo Wastewater Treatment District.

7  
8 d) Water: The applicant has submitted a letter of coordination from the Florida Keys  
9 Aqueduct Authority, dated January 23, 2015.

10  
11 e) Refuse Disposal: The applicant has submitted a letter of coordination from Monroe  
12 County Public Works – Solid Waste Management, dated January 21, 2015.

13  
14 f) Emergency Management: The applicant has submitted a letter of coordination from  
15 the County Fire Marshal’s Office, via email dated January 14, 2015.

16  
17 6. *The applicant for conditional use approval has the financial and technical capacity to*  
18 *complete the development as proposed and has made adequate legal provision to*  
19 *guarantee the provision and development of any open space and other improvements*  
20 *associated with the proposed development:*

21  
22 There is no evidence to support or disprove the applicant’s financial and technical  
23 capacity. The developer has successfully completed several other projects in the Florida  
24 Keys, including some of the same nature and scale.

25  
26 7. *The development will adversely affect a known archaeological, historical or cultural*  
27 *resource:*

28  
29 The proposed redevelopment will not adversely affect any known archaeological,  
30 historical or cultural resources.

31  
32 8. *Public access to public beaches and other waterfront areas is preserved as part of the*  
33 *proposed development:*

34  
35 Access to beaches on this site has historically been restricted to guests of the RV Park.  
36 The applicant’s proposal for the redevelopment of the site will continue to allow for  
37 restricted access to the beach and waterfront areas to guests of the hotel and restaurant.

38  
39 9. *The proposed use complies with all additional standards imposed on it by the particular*  
40 *provision of the Land Development Code authorizing such use and by all other*  
41 *applicable requirements of the Monroe County Code:*

42  
43 a) Residential Rate of Growth Ordinance (ROGO) (§138-19 – §138-28): *Compliance to*  
44 *be determined.*

1 The proposal involves a total of 177 transient units and one permanent dwelling unit.  
2 The County has officially recognized 154 transient units and one permanent dwelling  
3 unit as lawfully established on the site and therefore not subject to ROGO. The  
4 applicant will be required to transfer an additional 23 transient ROGO allocations to  
5 the subject property (to be formally executed by a forthcoming, separate minor  
6 conditional use permit approval) prior to the issuance of any building permits for  
7 those 23 transient units. The applicant has stated their intent to transfer the required  
8 number of transient ROGO exemptions to the site, and has already initiated  
9 discussions with staff regarding eligible sender sites for the additional transient  
10 ROGO units.  
11

12 b) Non-Residential Rate of Growth Ordinance (NROGO) (§138-47 – §138-56): *In*  
13 *compliance.*  
14

15 The NROGO shall apply to the development of all new and expanded nonresidential  
16 floor area, except as exempted by MCC §138-50, for which a building permit or other  
17 final development approval is required. Pursuant to MCC §138-50(1), the NROGO  
18 shall not apply to development with no net increase in nonresidential floor area.  
19 Nonresidential floor area means the sum of the total floor area for a nonresidential  
20 building or structure, as defined in MCC §101-1. Additionally, covered and  
21 unenclosed boat racks with three or fewer sides not associated with retail sales of  
22 boats are not considered nonresidential floor area. Further, the term "nonresidential  
23 floor area" does not include space occupied by residential uses, including spaces  
24 occupied by a transient residential unit and an institutional-residential use as defined  
25 in MCC §101-1.  
26

27 The proposed development includes 2,500 SF of nonresidential floor area (1,562 SF  
28 Marina Grill + 389 SF Marketessen + 549 SF Lobby Bar), which is consistent with  
29 the most recently approved site plan under the minor deviation approved on  
30 November 21, 2014. The remaining floor area is occupied by transient residential  
31 uses, or accessory uses thereto, and is thereby not defined as nonresidential floor area.  
32 The County has officially recognized 12,085 square feet of nonresidential floor area  
33 as lawfully established on the site and therefore not subject to NROGO.  
34

35 c) Purpose of the RV District (§130-42): *In compliance.*  
36

37 The proposed hotel use is consistent with the purpose of the RV district, which is to  
38 establish areas suitable for the development of destination resorts for recreational  
39 vehicles and other transient units such as seasonal residential units.  
40

41 d) Permitted Uses (§130-92): *In compliance.*  
42

43 In total, the proposed redevelopment consists of the following uses:  
44

- 45 • Hotel
- 46 - 177 transient units.

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- Accessory uses, including guest support building, ballrooms, fitness center, pool, tennis courts, multi-use court, dock, and other amenities and services related to the hotel.
- Commercial Apartment
  - 1 permanent dwelling unit, in the form of a detached commercial apartment.
- Commercial Retail
  - Restaurant (“Marina Grill”): 1,562 SF
  - Market (“Marketessen”): 389 SF
  - Restaurant (“Lobby Bar”): 549 SF
  - Total = 2,500 SF

In the RV district, *hotels* of 50 or more rooms may be permitted with a major conditional use permit provided that a) The hotel has restaurant facilities on or adjacent to the premises; and b) Access to US 1 is by way of an existing curb cut, a signalized intersection, or a curb cut that is separated from any other curb cut on the same side of US 1 by at least 400 feet. Additionally, commercial retail uses of less than 2,500 square feet of floor area are permitted as of right within the RV district.

Pursuant to MCC §130-163, notwithstanding density and intensity provisions, the owners of land upon which a lawfully established dwelling unit, mobile home, or transient residential unit exists shall be entitled to one dwelling unit for each type of dwelling unit in existence before January 4, 1996. Such legally-established dwelling unit shall not be considered as a nonconforming use. The County has officially recognized one (1) commercial apartment as lawfully established on the site prior to 1996, and the owner is therefore entitled to one (1) commercial apartment, which will not be considered as a nonconforming use.

e) Residential Density and Maximum Floor Area Ratio (§130-157, §130-162 & §130-164): *In compliance.*

Proposed Land Use Intensity:					
Land Use	FAR / Density	Size of Site	Max Allowed	Proposed	Potential Used
Transient Residential (hotel)	15 rooms/ acre	11.83 upland acres	177 hotel rooms	177 hotel rooms	100%
Permanent Residential (commercial apartment)	N/A	N/A	N/A	1 unit* (commercial apartment)	N/A*
Commercial Retail	<2,500 SF	N/A	2,500 SF	2,500 SF	N/A
Cumulative Total					100%

\* MCC §130-163. - Existing residential dwellings.

Notwithstanding the provisions of sections 130-157, 130-158, and 130-162, the owners of land upon which a lawfully established dwelling unit, mobile home, or transient residential unit exists shall be entitled to one dwelling unit for each type of dwelling unit in existence before January 4, 1996. Such legally-established dwelling unit shall not be considered as a nonconforming use.

1  
2 f) Required Open Space (§118-9, §130-157, §130-162 & §130-164): *In compliance.*  
3

4 Although the land development regulations do not include a minimum open space  
5 requirement for the RV district, the proposed site plan indicates that 48.17% of the  
6 site will be pervious open space, which is consistent with the most recently approved  
7 site plan under the minor deviation approved on November 21, 2014.  
8

9 There is a required shoreline setback open space ratio of 70%. The site plan did not  
10 provide the square footage of the shoreline setback area and did not provide the  
11 proposed square footage of open space within the shoreline setback area. However,  
12 the proposed site plan is consistent with the most recently approved site plan under  
13 the minor deviation approved on November 21, 2014.  
14

15 g) Minimum Yards and Shoreline Setback (§130-186 & §118-12): *In compliance.*  
16

17 Although the land development regulations do not define required non-shoreline  
18 setbacks for the RV district, the proposed site plan shows a 30' front yard setback  
19 along US1, a 20' side yard setback along the northeast property line, and a 30' side  
20 yard setback along the southwest property line. These setbacks are consistent with the  
21 required bufferyard planting area widths required for the site.  
22

23 Pursuant to MCC §118-12, along unaltered shorelines, principal structures shall be set  
24 back 50 feet as measured from the mean high water (MHW) line or the landward  
25 extent of the mangroves, whichever is further landward. Accessory structures, as  
26 defined in MCC §101-1, within the shoreline setback shall be constructed at a  
27 foundation height not to exceed 18" above existing grade and shall meet the  
28 following design criteria: a) in no event shall the total, combined area of all structures  
29 occupy more than 30 percent of the shoreline setback; and b) accessory structures  
30 other than docks and erosion control structures shall be set back a minimum of 25  
31 feet, as measured from the mean high water (MHW) line or the landward extent of the  
32 mangroves, whichever is further landward, and shall be located in upland areas.  
33

34 In accordance with MCC §118-12(o), for structures serving commercial uses, the  
35 Director of Planning & Environmental resources or the Planning Commission may  
36 approve deviations from the requirements of MCC §118-12 as part of a minor or  
37 major conditional use permit. Such approval may include additional structures or  
38 uses, provided that such approval is consistent with any permitted uses, densities, and  
39 intensities of the land use district (RV), furthers the purposes of MCC §118-12, is  
40 consistent with the general standards applicable to all uses, and the proposed  
41 structures are located in a disturbed area of an altered shoreline. Such additional uses

1 are limited to waterfront dining areas, pedestrian walkways, public monuments or  
2 statues, informational kiosks, fuel or septic facilities, and water-dependent marina  
3 uses. Any such development shall make adequate provision for a water quality  
4 monitoring program for a period of five years after the completion of the  
5 development.  
6

7 The proposed site plan is consistent with the most recently approved site plan under  
8 the minor deviation approved on November 21, 2014 and shows no changes within  
9 the shoreline setback area.  
10

11 h) Maximum Height (§130-187): *In Compliance.*

12 No structure or building shall be development that exceeds a maximum height of 35’.  
13

14 Building elevations for the Phase II building were submitted with the application. All  
15 other structures were reviewed for compliance with the height regulations as part of  
16 the previously approved site plans and no changes are proposed. Building permits  
17 have been issued for all other structures on the site plan other than the Phase II  
18 building.  
19

20  
21 i) Surface Water Management Criteria (§114-3): *Compliance to be determined.*

22 A surface water management plan was approved for the site as part of building permit  
23 #133-0330, which was issued on October 18, 2013. The drainage and grading plan  
24 submitted with the current application for an amendment to the major conditional use  
25 permit appears to be consistent with that approved previously, but shall be reviewed  
26 and approved by the County Engineer/County Biologist and if necessary, the South  
27 Florida Water Management District (SFWMD) prior to the issuance of any building  
28 permit for the Phase II structure.  
29

30  
31 j) Wastewater Treatment Criteria (§114-5): *Compliance to be determined by KLWTD  
32 and DEP.*

33  
34 k) Fencing (§114-20): *In compliance.*

35 The proposed site plan does not include any fencing. Any new proposals for fencing  
36 shall be reviewed independently for compliance as an accessory structure/use under a  
37 building permit application.  
38

39  
40 l) Floodplain Management (§122-1 – §122-6): *Full compliance to be determined upon  
41 building permit application review.*

42 The site is designated within a flood zone on the Federal Emergency Management  
43 Agency’s flood insurance rate maps. All new structures, including the hotel, must be  
44 built to floodplain management standards that meet or exceed those for flood  
45 protection.  
46

- 1 m) Energy Conservation Standards (§114-45): *Full compliance to be determined upon*  
2 *building permit application review.*  
3

4 The development proposal includes the following required energy conservation  
5 measures: reduced coverage by asphalt, concrete, rock and similar substances in  
6 streets, parking lots and other areas to reduce local air temperatures and reflected light  
7 and heat; the installation of native plants in required landscaping, which will reduce  
8 the requirements for water and maintenance; the installation of shade trees, which  
9 will provide shade for parking areas; and the provision of structural shading.  
10

11 Not enough information was provided to determine if the development proposal  
12 includes the following required energy conservation measures: use of energy-efficient  
13 feature in window design; use of operable windows and ceiling fans; installation of  
14 energy-efficient appliances and equipment; prohibition of deed restrictions or  
15 covenants that would prevent or unnecessarily hamper energy conservation efforts;  
16 installation of energy-efficient lighting for streets, parking areas, recreation areas, and  
17 other interior and exterior public areas; and orientation of structures, as possible, to  
18 reduce solar heat gain by walls and to use the natural cooling effects of the wind.  
19

- 20 n) Potable Water Conservation Standards (§114-46): *Full compliance to be determined*  
21 *upon building permit application review.*  
22

- 23 o) Environmental Design Criteria and Mitigation Standards (§118-6, §118-7 & §118-8):  
24 *In compliance.*  
25

26 The subject property is predominately scarified, but does contain some areas of native  
27 habitat. The most recently approved site plan under Resolution P40-07 and  
28 subsequent minor deviations was found to be in compliance with Environmental  
29 Design Criteria and Mitigation Standards and mitigation calculations have been done  
30 as part of the review of issued building permits. The proposed amendment to the  
31 major conditional use permit does not propose any additional clearing.  
32

- 33 p) Required Parking (§114-67): *In compliance.*  
34

35 In 2007, the Planning Commission adopted Resolution P39-07 which approved a  
36 parking variance for the site. Under the parking variance, the parking requirement for  
37 154 hotel rooms and 1 commercial apartment was reduced by 7%, from 158 parking  
38 spaces to 147 parking spaces. The current proposal increases the number of hotel  
39 rooms by 23. The required parking for this increase is an additional 23 spaces, for a  
40 total parking requirement of 170 spaces. The application proposes a total of 177  
41 spaces, and is therefore in compliance.  
42  
43  
44  
45  
46

Required Parking:			
Specific Use	Multiplier	Proposed	Required
Approved Variance (P39-07) Hotel: 154 units Commercial Apartment: 1 unit	Per variance	Hotel: 154 rooms Commercial Apartment: 1 unit	147 spaces
Hotel: 23 additional rooms	1 space per each 1-bedroom unit	23 rooms (1-bedroom)	23 spaces
<b>Total Required for 177 Hotel Rooms + 1 Commercial Apartment</b>			<b>170 spaces</b>
<b>Total Proposed</b>			<b>177 spaces</b>

1  
2 q) Required Loading and Unloading Spaces (§114-69): *In compliance.*

3  
4 No additional loading space is required for the proposed site plan. Building permits  
5 have been issued for site work and all buildings other than the Phase II building.  
6

7 r) Required Landscaping (§114-99 – §114-105): *In compliance.*

8  
9 Since the property is within an RV district, no parking lot landscaping is required.  
10

11 s) Required Bufferyards (§114-124 – §114-130): *In compliance.*

12  
13 A landscape plan was approved for the site as part of the previous major conditional  
14 use permit (P40-07), its subsequent minor deviations, and associated building  
15 permits. No changes to the site plan are proposed which would change the bufferyard  
16 requirements for the site.  
17

18 Along US1, a class “E” major street bufferyard is required. The proposed site plan  
19 shows a 30’ class “E” bufferyard along US1. Along the southwest property line, a  
20 class “E” district boundary buffer is required between the RV and SR land use  
21 districts. The proposed site plan shows a 30’ class “E” bufferyard along the southwest  
22 property line. Along the northeast property line, a class “D” district boundary buffer  
23 is required between the RV and UR land use districts. The proposed site plan shows a  
24 20’ class “D” bufferyard along the northeast property line.  
25

26 t) Outdoor Lighting (§114-159 – §114-163): *Full compliance to be determined upon*  
27 *building permit application review.*

28  
29 Outdoor lighting is not being reviewed as part of this application. Any new outdoor  
30 lighting shall be reviewed independently for compliance as an accessory use/structure  
31 under a building permit application.  
32

33 u) Signs (§142-1 – §142-7): *Full compliance to be determined upon building permit*  
34 *application review.*  
35

1 Signage is not being reviewed as part of this application. Any new signage shall be  
2 reviewed independently for compliance as an accessory use/structure under a building  
3 permit application.  
4

5 v) Access Standards (§114-195 – §114-201): *Compliance to be determined.*  
6

7 The proposed development will utilize one existing access drive to/from US1, and  
8 will add a secondary emergency access drive as requested by the fire department. An  
9 access connection permit will be required from the Public Works Division for the  
10 new access.  
11

12 According to the traffic study submitted by the applicant, a dedicated southbound  
13 right-turn lane is not required or warranted at this location based on the projected  
14 driveway volumes (1,221 daily trips; 55 peak hour trips) anticipated for the proposed  
15 development. This study has been reviewed by the County’s traffic consultant (URS)  
16 and coordination continues as to whether or not a dedicated southbound right-turn  
17 lane is required on this segment, which has a posted speed limit of 50 mph. The  
18 applicant asserts that the proposal has been reviewed by FDOT and they have not  
19 requested the addition of a dedicated southbound right-turn lane. Further discussion is  
20 necessary to determine what will be required.  
21

22 w) Chapter 533, Florida Statutes: *Full compliance to be determined upon building permit*  
23 *application review.*  
24

25 All accessibility standards as required by Florida Statutes and the Americans with  
26 Disabilities Act (ADA) must be met.  
27

28 There shall be at least one ADA accessible parking space for every 25 vehicle parking  
29 spaces. The proposed site plan includes 177 parking spaces, which requires 7 ADA  
30 accessible parking spaces. The proposed site plan shows 8 ADA accessible parking  
31 spaces and is therefore in compliance.  
32

33 Building requirements will be reviewed upon submittal of building permit  
34 applications for the structures.  
35

36 x) Other Issues.  
37

38 Vacation rental use of the commercial apartment:

39 The applicant has indicated that the owners of the property intend to use the  
40 commercial apartment (the “beach house”) as a vacation rental unit. Pursuant to MCC  
41 §101-1, commercial apartment means an attached or detached residential dwelling  
42 unit located on the same parcel of land as a nonresidential use that is intended to serve  
43 as permanent housing for the owner or employees of that nonresidential use. The term  
44 does not include a tourist housing use or vacation rental use.  
45

1 The proposed commercial apartment shall serve as permanent housing for the owner  
2 or employees of the resort hotel, and may not be used for vacation rental purposes.  
3

4 V RECOMMENDED ACTION:  
5

6 Staff recommends APPROVAL to the Planning Commission if all of the following  
7 conditions are met (conditions 1-10 were originally included as part of the approval of P40-  
8 07 and subsequent minor deviations):  
9

- 10 1. During construction for each phase, the applicant shall coordinate with the County  
11 Biologist in order to ensure that the hammock barriers are intact; and
- 12 2. All permanent structures shall be a minimum of ten (10) feet apart; and
- 13 3. Project is valid for a maximum duration of three (3) years. If necessary the applicant  
14 is allowed to apply for an extension of no more than one (1) year within its original  
15 validity; and
- 16 4. Prior to the issuance of a building permit, the permit shall be conditioned to prevent  
17 jet skis on the property at any time; and
- 18 5. Prior to the issuance of a building permit, the permit shall be conditioned to prohibit  
19 lighting directed towards Rock Harbor Condominium Assoc.; and
- 20 6. Prior to the issuance of a building permit, the permit shall be conditioned to prevent  
21 entertainment at Playa Largo past the hour of 10:00 p.m.; and
- 22 7. Prior to the issuance of a building permit, the permit shall be conditioned to prevent  
23 an increase in the number of docking facilities; and
- 24 8. Prior to the issuance of a building permit, the permit shall be conditioned to ensure  
25 that Playa Largo will provide transportation via a van shuttle service for both guests  
26 and Playa Largo Employees; and
- 27 9. If there are no changes to the surface water management plan approved under  
28 building permit 133-0330, prior to issuance of a building permit, the applicant shall  
29 submit in writing to the Monroe County Public Works & Engineering Division that  
30 there will be no change in the surface water management plan as approved under  
31 building permit 133-0330; and
- 32 10. No clearing shall be permitted for the mulch exercise path within the required  
33 bufferyards; and
- 34 11. Twenty-three (23) of the 177 transient units are NOT exempt from the County's Rate  
35 of Growth Ordinance (ROGO) and thus require Transferrable ROGO Exemptions  
36 (TRE's) to be transferred onto the property prior to the approval of any building  
37 permit associated with their development; and
- 38 12. Prior to the issuance of a building permit for the Phase II building, a level 3 traffic  
39 study shall be submitted and approved by the County's traffic consultant; and

1 13. Per the definition of commercial apartment in MCC §101-1, the commercial  
2 apartment shall serve as permanent housing for the owner or employee(s) of the resort  
3 hotel, and may not be used for vacation rental purposes.

4  
5 VI PLANS REVIEWED:  
6

- 7 • Playa Largo, Alta Boundary Survey, prepared by William Herryman, dated 1/28/2014.
- 8 • Sheet C-1, Minor Change to Conditional Use – Site plan and Site Data, by Allen E.  
9 Perez, P.E., dated June 2012, Revision 4 dated 1/22/2015, signed and sealed 2/6/2015.
- 10 • Sheet C-5, Drainage & Grading Plan (Master), by Allen E. Perez, P.E., dated June 2012,  
11 Revision 4 dated 1/22/2015.
- 12 • Sheet A006, Phase II Building C Reference Site Plan, by Mayer S. Abbo, Prime Design  
13 Associates, dated 1/15/2015.
- 14 • Sheet A201, Phase II Building C First Floor Plan, by Mayer S. Abbo, Prime Design  
15 Associates, dated 1/15/2015.
- 16 • Sheet A202, Phase II Building C Second Floor, by Mayer S. Abbo, Prime Design  
17 Associates, dated 1/15/2015.
- 18 • Sheet A203, Phase II Building C Third Floor, by Mayer S. Abbo, Prime Design  
19 Associates, dated 1/15/2015.
- 20 • Sheet A204, Phase II Building C Roof Plan, by Mayer S. Abbo, Prime Design  
21 Associates, dated 1/15/2015.
- 22 • Sheet A301, Phase II Building C Elevations, by Mayer S. Abbo, Prime Design  
23 Associates, dated 1/15/2015.
- 24 • Sheet L-1A, Reference Planting Plan & Plant Schedule, by Andrew Witkin, Witkin Hults  
25 Design Group, dated 1/24/2015, signed and sealed 1/23/2015.
- 26 • Sheet L-6A, Phase 2: Planting Plan, by Andrew Witkin, Witkin Hults Design Group,  
27 dated 1/24/2015, signed and sealed 1/23/2015.
- 28 • Sheet L-1A, Planting Details & Notes, by Andrew Witkin, Witkin Hults Design Group,  
29 dated 1/26/2015, signed and sealed 1/23/2015.

**File #:** **2015-031**

**Owner's Name:** Key Largo Hospitality Land Trust

**Applicant:** Key Largo Hospitality Land Trust

**Agent:** Prime Hospitality Group

**Type of Application:** Major - Amend

**Key:** Key Largo

**RE:** 00555010.000000

## **Additional Information added to File 2015-031**

County of Monroe  
Growth Management Division

Planning & Environmental Resources

Department

2798 Overseas Highway, Suite 410

Marathon, FL 33050

Voice: (305) 289-2500

FAX: (305) 289-2536



Board of County Commissioners

Mayor Danny L. Kolhage, Dist. 1

Mayor Pro Tem Heather Carruthers, Dist. 3

George Neugent, Dist. 2

David Rice, Dist. 4

Sylvia Murphy, Dist. 5

*We strive to be caring, professional, and fair.*

Date: 2.11.15

Time: \_\_\_\_\_

Dear Applicant:

This is to acknowledge submittal of your application for Major  
Type of application

Key Largo Hospitality Land Trust to the Monroe County Planning Department.  
Project / Name

Thank you.



Planning Staff

- MCPA GIS Public Portal
- Scott P. Russell, CFA
- Pan
- Legend
- Zoom In
- MCPA GIS Public Portal
- Map
- Zoom Out
- Address
- Find
- Identify
- Select
- Buffer
- Measure
- Print
- Hooks Leads
- Help
- Elements our Getting Started tutorial!
- 2014 Condo
- 2013 Condo
- Expand All
- 2012 MCPA GIS Public Portal
- Monroe Overlay
- 2011 Condo
- Subdivisions
- Section Lines
- 2010 Condo
- Parcels
- Shoreline
- Lot Lines
- 2009 Condo
- Hooks Leads
- Easements
- 2008 Condo
- Text Displays
- Qualified Condo Sales
- 2014 Sales
- Qualified Sales
- Transportation
- 2013 Sales
- 2012 Sales
- 2011 Sales
- 2010 Sales
- 2009 Sales
- 2008 Sales
- Road Centerline
- Road Block Name



Verified GC

✓ 97 PALMS SOUTH L C  
9357 CALLIANDRA DR  
BOYNTON BEACH, FL 33436-3034

✓ ADAM RYAN A REV TR OF 05/13/05  
600 S ATLANTIC AVE  
DAYTONA BEACH, FL 32118

✓ BAKER KEITH A  
7555 CONIFER DR  
COLORADO SPRINGS, CO 80920-4529

✓ BANKS ROBERT W  
3831 SW 56TH ST  
FORT LAUDERDALE, FL 33312-6207

✓ BELLIS STEPHEN L AND MARTHA A LIV TR DTD  
11/23/05  
PO BOX 524  
INDIAN RIVER, MI 49749-0524

✓ BENNARDO MARIANNE DECLARATION OF  
TRUST 7/10/2013  
1009 AZALEA RD  
DELRAY BEACH, FL 33483-6601

✓ BERNAT DOLORES P TRUST AGR 4/23/1998  
12832 QUAIL CT  
PALOS HEIGHTS, IL 60463-2282

✓ BESADA HUMBERTO AND MARCIA  
2155 SW 123RD CT  
MIAMI, FL 33175-7723

✓ BOCA MARINA COURT LLC  
31 SENECA RD  
SEA RANCH LAKES, FL 33308-2325

✓ BODKER TERRI L  
97652 OVERSEAS HWY APT P4  
KEY LARGO, FL 33037-2206

✓ BOLAND C SAMUEL AND KATHY B  
97652 OVERSEAS HWY APT C4  
KEY LARGO, FL 33037-2202

~~✓ BOLAND C SAMUEL AND KATHY B  
97652 OVERSEAS HWY HH 7  
KEY LARGO, FL 33037-2221~~

✓ BORKOWSKI RICHARD V AND CATHERINE M  
5 GREENWICH CT  
SHOREHAM, NY 11786-2017

✓ BROCK LISA M  
14606 JOCKEYS RIDGE DR  
CHARLOTTE, NC 28277-3716

✓ BURGESS CHRISTOPHER R AND ANGELA D  
15440 SW 148 PL  
MIAMI, FL 33187

✓ CAMMAROTA ARMAND A JR  
305 EAST BAY TREE CIR  
VERNON HILLS, IL 60061

✓ CHARUR CARLOS AND MARIA CHRISTINA  
9155 S DADELAND BLVD STE 1818  
MIAMI, FL 33156-2742

✓ CHILDREE RONALD M  
97652 OVERSEAS HWY APT T12  
KEY LARGO, FL 33037-2226

✓ CLARK JAMES C AND DIANA  
1673 SOUTH ST  
NEW HAVEN, VT 5472

✓ COPLAN JANET SUE TRUST 4/30/2014  
97652 OVERSEAS HWY APT C8  
KEY LARGO, FL 33037-2223

✓ CORRADINI CAROL ANN LIV TR 06/06/2006  
7744 SW 193RD ST  
CUTLER BAY, FL 33157-7389

✓ CULLEN ROBERT F JR AND KAREN J  
14641 SW 67TH AVENUE  
MIAMI, FL 33101

✓ DILLON WILLIAM  
30800 S WIXOM RD  
WIXOM, MI 48393-2418

~~✓ DOT/ST.OF FL  
TRANSPORTATION)  
TALLAHASSEE, FL 32399~~

✓ DOTTL PETER J AND MARY P JT REV TR  
01/11/06  
5426 COUNTY HWY A  
BROOKLYN, WI 53521

✓ ELIADES STEVEN AND JEANNE  
31 STARLIGHT DR  
HOPEWELL JUNCTION, NY 12533

✓ ESPY ALEXANDRA BEATON  
PO BOX 123  
DILLON, CO 80435-0123

✓ FAGGIONI RONALD A AND CAROLYN I  
2073 HENDRICKS AVE  
BELLMORE, NY 11710-3058

✓ FAMILY TRUST U/W/O CAROLINE P  
BRUMBAUGH 7/27/1998  
6479 SUNSET DR  
MIAMI, FL 33143-4676

✓ FIRST MIDWEST TRUST COMPANY  
PO BOX 990  
MOLINE, IL 61266-0990

✓ FOX AMY M  
97652 OVERSEAS HWY APT P5  
KEY LARGO, FL 33037-2206

✓ FRANZ P AND L FAMILY TRUST 1/12/1990  
97652 OVERSEAS HWY APT HH45  
KEY LARGO, FL 33037-2220

✓ GAC MARIA U  
573 SHERIDAN RD  
GLENCOE, IL 60022-1764

✓ GARCIA AVELINO AND MONICA G  
8401 SW 84TH TER  
MIAMI, FL 33143-6919

✓ GOLDSTEIN AMBER E  
97652 OVERSEAS HWY APT S5  
KEY LARGO, FL 33037-2203

✓ GREENSPAN RICHARD R & YVETTE M  
16073 BRIER CREEK DR  
DELRAY BEACH, FL 33446-9561

✓ HALEY JAMES A TRUST  
11034 SW 37TH MNR  
DAVIE, FL 33328-1318

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

✓ HARRELSON PEGGY GREGSON REVOCABLE  
TRUST 3/14/14  
1119 S 3RD AVE  
BOZEMAN, MT 59715-5264

✓ HARRIS WALTER R AND MARGARET  
424 SPRICE AVE  
WEST ISLIP, NY 11795

✓ HAYNIE J NEIL AND SUSAN INCE  
1700 SW 12 AVE  
BOCA RATON, FL 33486

✓ HEELY CATHERINE G  
9 NOCTURNE ROAD  
MONROE TOWNSHIP, NJ 08831-7971

✓ HEINER FREDERICK H AND DONNA E  
97652 OVERSEAS HWY APT T9  
KEY LARGO, FL 33037-2226

✓ HEINRICH LAURA J  
97652 OVERSEAS HWY PH 2  
KEY LARGO, FL 33037-2220

✓ HELSEL ZANE AND JOAN E  
2144 PENNINGTON RD  
EWING, NJ 08638-1433

✓ HENRIQUES ROBERT C  
11 CHESTER SQ  
GLOUCESTER, MA 01930-1313

✓ HENRY MORRIS  
97652 OVERSEAS HWY APT M12  
KEY LARGO, FL 33037-2225

✓ HILLEND DAVID V  
97652 OVERSEAS HWY APT C11  
KEY LARGO, FL 33037-2223

✓ HOLTON TIMOTHY R AND JENNIFER A  
296 WASHINGTON AVE  
MEMPHIS, TN 38103

✓ KALATZIS DIMITRIOS AND JOANNE  
97652 OVERSEAS HWY APT M7  
KEY LARGO, FL 33037-2225

✓ KATZMAN HOWARD E AND SHIRLEY R  
7255 SW 140TH TER  
PALMETTO BAY, FL 33158-1265

✓ KAVANAGH JEANNE A ESTATE  
97652 OVERSEAS HWY APT HH47  
KEY LARGO, FL 33037-2220

✓ KERCKAERT MICHAEL AND SHANNON  
5825 HEMPSTEAD RD  
OXFORD, MI 48371-1233

✓ ~~KEY LARGO HOSPITALITY LAND TRUST  
4651 SHERIDAN ST STE 480  
HOLLYWOOD, FL 33021-3430~~

✓ KLASFELD ILENE AND JON  
1908 NW 4TH AVE APT 112  
BOCA RATON, FL 33432-1501

✓ KLUMPENAAR BRAM  
296 CLAUDE AVE  
DORVAL, QUEBEC H9S 3B2  
CANADA

✓ KRAUSE JOSEPH AND FRANCES  
2637 NW 23RD WAY  
BOCA RATON, FL 33431-4015

✓ KROHN JOHN RAMON JR  
61 BITTERN DR  
GETTYSBURG, PA 17325-8611

✓ LESPERANCE LISA V  
1411 NW NORTH RIVER DR  
MIAMI, FL 33125-2656

✓ LEVY BARUCH AND JANE  
2708 OAKMONT CT  
WESTON, FL 33332-1834

✓ LISOR SUZANNE K REV TR  
1103 SPRING BROOKE DR  
GOSHEN, IN 46528-5059

✓ MAJOY CHRISTOPHER O & MARLENE  
1149 SHELTERED BROOK DR  
HURON, OH 44839-2824

✓ MAYER ANN E FINN AND ROBERT T  
3 FAIRVIEW TER  
GREENLAND, NH 03840-2242

✓ MCCASSEY EVERETT A AND MICHELLE  
117 AKIOHALA PL  
KAILUA, HI 96734-3902

✓ MCGEE LAWRENCE U  
5110 PALMERSTON LN  
WINSTON SALEM, NC 27104-1431

✓ MILANESE GARY  
97652 OVERSEAS HWY APT T4  
KEY LARGO, FL 33037-2205

✓ MOFFITT GREGORY P AND REGINA A  
29453 CEDAR NECK RD  
OCEAN VIEW, DE 19970

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

✓ MONROE COUNTY FLORIDA  
1100 SIMONTON ST  
KEY WEST, FL 33040 *email*

MOSS STEPHEN E  
42 ONEIDA AVE  
OAKLAND, NJ 07436-3731

✓ NIEBLER-SPARE LUCIANN M REV LIV TR AGR  
3/17/2008  
1865 BRICKELL AVE APT A1811  
MIAMI, FL 33129-1650

✓ OKUN THEODORE  
97652 OVERSEAS HWY PH 7  
KEY LARGO, FL 33037-2221

✓ PEREZ ROBERT L AND VIOLET M  
1919 DRISCOLL ST  
HOUSTON, TX 77019-6101

✓ RAHAIM ANDREW D AND JEAN T  
6 AUSPICE CIR  
NEWARK, DE 19711-2976

✓ ROBERTS WILLIAM C AND MARY A  
763 CHAPMAN LOOP  
THE VILLAGES, FL 32162

✓ ROBINSON JOHN G AND BARBARA J  
97652 OVERSEAS HWY OFC  
KEY LARGO, FL 33037-2216

✓ SANTANA RAMON R & YOLANDA  
PO BOX 901368  
HOMESTEAD, FL 33090-1368

✓ SCHOTT DEANA L  
2056 HUTTON PT  
LONGWOOD, FL 32779-2855

✓ SCULL PROPERTIES LLC  
7960 OLD GEORGETOWN RD STE 8C  
BETHESDA, MD 20814-2418

✓ SEVERSON DONALD R AND LOUANNE DEC  
TRUST 11/12/96  
PO BOX 886  
ELKHORN, WI 53121

✓ SHUGG ROBERT C AND ELIZABETH A  
97652 OVERSEAS HWY APT M10  
KEY LARGO, FL 33037-2225

✓ SIMPSON JOHN AND MARY  
541 FOREST GATE CRES  
WATERLOO, ONTARIO N2V 2X3  
CANADA

✓ SINISCALCO WAYNE P & LORIN BLAKE  
97652 OVERSEAS HWY APT HH31  
KEY LARGO, FL 33037-2218

✓ SMITH BRIAN R T AND PENELOPE J  
97652 OVERSEAS HWY APT T5  
KEY LARGO, FL 33037-2205

✓ SOMOGYI ROBERT J AND MARILYN B  
42 W COLLEGE AVE APT 314S  
YARDLEY, PA 19067-1553

✓ SPRINKLE GEORGE C JR AND MELISSA  
17205 SW 256TH ST  
HOMESTEAD, FL 33031

✓ STARR MOORE  
3290 NORTHSIDE PKWY NW STE 375  
ATLANTA, GA 30327-2273

✓ STELRI LLC  
3532 E HIGGINS DR  
MOUNT PLEASANT, SC 29466-6890

✓ STONE THOMAS J TRUST 7/21/2000  
PO BOX 372880  
KEY LARGO, FL 33037-7880

✓ SULLIVAN PATRICIA P TR 11/3/2003  
535 LUENGA AVE  
CORAL GABLES, FL 33146-2716

THE HARBORAGE CONDO CORP  
59 OCEAN DR  
KEY LARGO, FL 33037

TIELEN GISELA B  
97652 OVERSEAS HWY APT HH4  
KEY LARGO, FL 33037-2207

TUCKER ROBERT J AND CHARLENE A  
401 CLOVER MILL RD  
EXTON, PA 19341-2502

UPPER KEYS COMMERCE CENTER INC  
PO BOX 373006  
KEY LARGO, FL 33037-3006

VALERIUS THOMAS F AND LYNN C  
9200 SW 85TH ST  
MIAMI, FL 33173-4527

VEIL MARK AND TINA  
107 WOODSMUIR CT  
PALM BEACH GARDENS, FL 33418-8020

WALSH FRANK B JR REVOCABLE TRUST  
11/30/1996  
97652 OVERSEAS HWY APT HH33  
KEY LARGO, FL 33037-2203

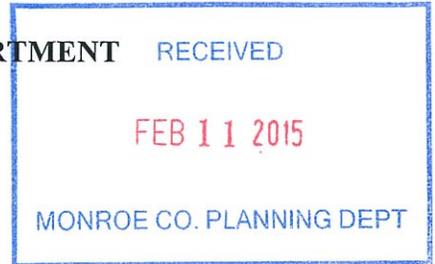
WALTZMAN STUART REV TRUST 12/4/1998  
333 E 30TH ST APT 18J  
NEW YORK, NY 10016-6459

WATERMAN JAMES H TRUSTEE  
193 ATLANTIC BLVD  
KEY LARGO, FL 33037

WESTER DAVID A AND SHARON M  
4244 CHASE AVE  
MIAMI BEACH, FL 33140-3008

**End of Additional File 2015-031**

**APPLICATION  
MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**



**Request for a Major Conditional Use Permit**

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

Major Conditional Use Permit Application Fee: \$10,014.00

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

Advertising Costs: \$245.00

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

Traffic Study Review: \$5,000.00

**Date of Submittal:** 02 / 09 / 15  
Month Day Year

**Applicant/Agent Authorized to Act for the Property Owner:**

Prime Hospitality Group

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

4651 Sheridan St. Suite #480, Hollywood Fl. 33021

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

(954) 691-7757 (cell)

Daytime Phone

jorgec@primegroupus.com

Email Address

**Property Owner:**

Key Largo Hospitality Land Trust, Steven B. Greenfield as Trustee

(Name/Entity)

Contact Person

4651 Sheridan St. Suite #480, Hollywood Fl. 33021

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

(954) 392-8788 ext. 319

Daytime Phone

jorgec@primegroupus.com

Email Address

**Legal Description of Property:**

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

Tracts 4-B and 5-B

Block

Lot

Mandalay

Subdivision

Largo

Key

00555010-000000

Real Estate (RE) Number

1680508

Alternate Key Number

97450 Overseas Hwy, Key Largo, Fl.

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

97.5

Approximate Mile Marker

**APPLICATION**

Land Use District Designation of Property: RV

Present Land Use of Property: Hotel (under construction)

Proposed Land Use of Property: Same

Total Area of Property: 14 AC

Total Upland Area within Property: 11.826 AC

**If non-residential or commercial floor area is proposed, please provide:**

\_\_\_\_\_ Total number of non-residential buildings

\_\_\_\_\_ Total non-residential floor area in square feet

**If residential dwelling units are proposed, please provide:**

\_\_\_\_\_ Total number of residential buildings

\_\_\_\_\_ Total number of permanent, market-rate units

\_\_\_\_\_ Total number of permanent, affordable units

15 Total number of transient units (hotel, recreational vehicle and/or campground)

Has a previous application been submitted for this site within the past two years? Yes \_\_\_ No purpose Not for this

**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)

- Completed application form
- Correct fee (check or money order to Monroe County Planning & Environmental Resources)
- Proof of ownership (i.e. Warranty Deed)
- Current property record card(s) from the Monroe County Property Appraiser
- Photograph(s) of site from adjacent roadway
- Written description of project
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 8 sets (at a minimum, survey should include elevations; all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage; and total acreage by habitat)
- Environmental Designation Survey (prepared in accordance with Monroe County Code §110-70 a.)
- Community Impact Statement (prepared in accordance with Monroe County Code §110-70 b.)
- Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 8 sets (drawn to a scale of 1:10 or 1:20). At a minimum, the site plan should include the following:
  - Date, north point and graphic scale
  - Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
  - All attributes from the boundary survey
  - Future Land Use Map (FLUM) designation(s) of the site

## APPLICATION

- Land Use (Zoning) District designation(s) of site
  - Tier designation(s) of the site
  - Flood zones pursuant to the Flood Insurance Rate Map
  - Setback lines as required by the Land Development Code
  - Locations and dimensions of all existing and proposed structures, including all paved areas and clear site triangles
  - Size and type of buffer yards and parking lot landscaping areas, including the species and number of plants (*unless a separate landscape plan showing such is submitted*)
  - Extent and area of wetlands, open space preservation areas and conservation easements
  - Delineation of habitat types to demonstrate buildable area on the site, including any heritage trees identified and any potential species that may use the site (certified by an approved biologist and based on the most current professionally-recognized mapping by the U.S. Fish and Wildlife Service) (*unless a separate landscape plan showing such is submitted*)
  - Location of fire hydrants or fire wells
  - The location of public utilities, including location of the closest available water supply system or collection lines and the closest available wastewater collection system or collection lines (with wastewater system provider) or on-site system proposed to meet required County and State of Florida wastewater treatment standards
  - A table providing the total land area of the site, the total buildable area of the site, the type and square footage of all nonresidential land uses, the type and number of all residential dwelling units, the amounts of impervious and pervious areas, and calculations for land use intensity, open space ratio, and off-street parking
- Landscape Plan by a Florida registered landscape architect – 8 sets (may be shown on the site plan; however, if a separate plan, drawn to a scale of 1:10 or 1:20). At a minimum, the landscaping plan should include the following:
- Date, north point and graphic scale
  - Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
  - Locations and dimensions of all existing and proposed structures, including all paved areas
  - Open space preservation areas
  - Existing natural features
  - Size and type of buffer yards including the species, size and number of plants
  - Parking lot landscaping including the species, size and number of plants
  - Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced
  - Transplantation plan (if required)
- Stormwater/ Surface Water Management Plan – 8 sets (including existing and proposed topography, all drainage structures, retention areas, drainage swales and existing and proposed permeable and impermeable areas)
- Building Floor Plans for all proposed structures and for any existing structures to be redeveloped – 8 sets (drawn at an appropriate standard architectural scale)
- Building Elevations for all proposed structures and for any existing structures to be modified – 8 sets (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure)
- Traffic Study, prepared by a licensed traffic engineer
- Transportation fee of \$5,000 to cover the cost of experts hired by the Growth Management Division to review the traffic study (any unused funds deposited will be returned upon permit approval)
- Construction Management Plan, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging)

APPLICATION

- Typed name and address mailing labels of all property owners within a 300 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included
Radius report from Monroe County Property Appraiser supporting the required labels
Proof of Coordination are required from the following:
Florida Keys Aqueduct Authority (FKAA)
Florida Keys Electric Cooperative (FKEC) or Keys Energy Services
Monroe County Office of the Fire Marshal
Monroe County Solid Waste Management
Florida Department of Health if wastewater flows are less than or equal to 5,000 gallons per day or Florida Department of Environmental Protection if wastewater flows exceed 5,000 gallons per day

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

- Notarized Agent Authorization Power of Attorney
Vegetation Survey or Habitat Evaluation Index
Construction Phasing Plan
Additional Proof of Coordination may be required for your project, please contact with the Planning & Environmental Resources Department to identify other agencies expected to review the project. Other agencies may include, but are not limited to:
Key West Resort Utilities
Key Largo Wastewater Treatment District (KLWTD)
South Florida Water Management District (SFWMD)
Florida Department of Transportation (FDOT)
Florida Department of Environmental Protection (FDEP)
Florida Department of State, Division of Historic Resources
Florida Game and Freshwater Fish Commission (FGFFC)
U.S. Army Corps of Engineers (ACOE)
U.S. Fish and Wildlife Service (USFW)

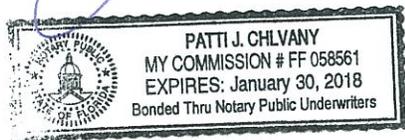
If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

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

Larry M. Abbo, as Manager for Key Largo Hospitality Group, LLC, POA for Key Largo Hospitality Land Trust, Steven B. Greenfield as Trustee

Signature of Applicant: [Signature], Manager Date: February 09, 2015

Sworn before me this [Signature] day of February 2015



[Signature]
Notary Public
My Commission Expires

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



PRIME**HOSPITALITY**GROUP

## TRANSMITTAL LETTER

To: Planning and Environmental Resource Department

From: Jorge Cepero

Date: February 10, 2015

Ref.: Playa Largo Resort- Major Conditional Use Permit

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To Whom It May Concern:

Enclosed please find the following application for a Major Conditional Use Permit. The application is split between 2 FedEx packages, as follows:

In Fedex Box-

- I. Application package for Major Conditional Use Permit containing:
  - A. Completed Application Form
  - B. Check for application fee of \$10,000.00
  - C. Proof of ownership
  - D. Current Property Record Card
  - E. Photographs of Site from Overseas Hwy.
  - F. Description of Project (Narrative)
  - G. Boundary Survey (11x17)
  - H. Environmental Designation Survey
    1. Area Cleared Exhibit (11x17)
    2. Native Habitat/Conservation Easement Exhibit- Landscape Buffers (11x17)
    3. Native Habitat/Conservation Easement Exhibit- 4B Preserve (11x17)
    4. Tree Relocation Plan (11x17)
  - I. Community Impact Statement
  - J. Site Plan (11x17)
  - K. Landscape Plan (11x17)
  - L. Stormwater / Surface Water Management Plan (11x17)
  - M. Building Floor Plans (11x17)
  - N. Building Elevations (11x17)

- O. Traffic Study
- P. Transportation Fee
- Q. Construction Management Plan
- R. Mailing Labels
- S. Radius Report from Monroe County
- T. Proof of Coordination with:
  - 1. FKAA
  - 2. FKEC
  - 3. Fire Marshal
  - 4. DEP
- U. Power of Attorney

II. Environmental Designation Survey Exhibits in 23x26 containing:

- A. Area Cleared Exhibit
- B. Native Habitat/Conservation Easement Exhibit- Landscape Buffers
- C. Tree Relocation Plan

III. Original Traffic Report

In FedEx Tube-

- I. Eight sets of 24x26 plans containing the following:
  - A. Survey, Signed & Sealed
  - B. Site Plan, Signed & Sealed
  - C. Stormwater / Surface Water Management Plan
  - D. Building Floor Plans
  - E. Building Elevations
  - F. Landscape Plan

If you require additional information, please do not hesitate to call me.

Thank you,

Jorge S. Cepero  
Prime Homes  
4651 Sheridan Street, Suite 480  
Phone: 954-392-8788 ext 319  
Fax: 954-889-0889

Prepared by and Return to:  
N. Dwayne Gray, Jr., Esquire  
Zimmerman, Kiser & Sutcliffe, P.A.  
315 East Robinson Street, Suite 600  
Orlando, Florida 32801  
Our File Number: 10048-358

Parcel ID: 00555010-00000066239

Doc# 1912251 12/17/2012 2:03PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

12/17/2012 2:03PM  
DEED DOC STAMP CL: DS \$51,100.00

Doc# 1912251  
Bk# 2604 Pg# 637

**SPECIAL WARRANTY DEED**

STATE OF FLORIDA  
COUNTY OF MONROE

**THIS SPECIAL WARRANTY DEED**, made this November 20, 2012, between **WALNUT & VINE PROPERTIES I, LLC**, a Delaware limited liability company, whose mailing address is: 120 E. Palmetto Park Road, Suite 100, Boca Raton, FL 33432, hereinafter called the "Grantor", to **Key Largo Hospitality Land Trust, Steven B. Greenfield as Trustee**, whose mailing address is: c/o Key Largo Hospitality Group, LLC, 4651 Sheridan Street, #480, Hollywood, FL 33021, hereinafter called the "Grantee":

Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, as the successors and assigns of corporations.

**W I T N E S S E T H:** That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain real property located in Monroe County Florida, thereto, as described as follows (hereinafter collectively the "Property"):

Tracts 4B and 5B of Amended Plat of Mandalay on Key Largo, according to the plat thereof as recorded in Plat Book 2, Page 25, Public Records of Monroe County, Florida, and also a tract of submerged land in the Bay of Florida fronting said Tract 5B, conveyed by Trustees of the Internal Improvement Fund of the State of Florida by its Deed No. 22416, more particularly described as follows:

From the intersection of the dividing line between Tracts 4B and 5B, according to said Amended Plat of Mandalay, with the Northwesterly right of way line of State Road No. 5, run North 49°55'40" West along said dividing line, a distance of 500 ft. to the mean high tide on the shore of the Bay of Florida and the Point of Beginning of the tract hereinafter described; thence meandering said mean high tide line in a Northeasterly direction, a distance of 537 ft. more or less to the South line of Lot 9, as shown on plat of "Gov. Lots 5 & 6 and the NW - 1/4 of the NW - 1/4 of Section 5 and Lots 1 & 2 of Sec. 6, Tp 62 S, R 39 E" and recorded in Plat Book 1, Page 59, Public Records of Monroe Co., Fla.; thence North 88°55' West along the said South line of Lot 9, a distance of 75 ft. more or less to the most Westerly corner of said Lot 9, as shown on said plat; thence North 44°22' West, a distance of 145 ft.; thence South 40°21' West, a distance of 509.6 ft. to the Northwesterly prolongation of the dividing line between Tracts 4B and 5B, according to said Amended Plat of Mandalay; thence South 49°55'40" East, along said Northwesterly prolongation, a distance of 200 ft. to the Point of Beginning.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

This Special Warranty Deed confers on the trustee the power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the real property described in this instrument.

**AND**, the Grantor hereby covenants with said Grantee, that the Grantor is lawfully seized of said Property in fee simple: that the Grantor has good right and lawful authority to sell and convey said Property; that the Grantor hereby warrants the title to said Property only against the lawful claims of persons claiming by, through or under Grantor, but not otherwise; subject to taxes accruing subsequent to DECEMBER 31, 2012; covenants, conditions and restrictions of record; zoning and use restrictions in effect or which may hereafter come into existence due to government action; and matters shown on the plat, however said reference shall not serve to re-impose same on the Property.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Walnut & Vine Properties I, LLC, a Delaware limited liability company

Linda M Phillips  
Witness signature  
Linda M Phillips  
Print witness name  
[Signature]  
Witness signature  
Deborah J. Minerva  
Print witness name

By: [Signature]  
Print Name: Clyde Measey  
Title: Vice President

State of Florida  
County of Collier

THE FOREGOING INSTRUMENT was acknowledged before me this 20th day of November, 2012 by Clyde Measey, as Vice President of Walnut & Vine Properties I, LLC, a Delaware limited liability company, who is personally known to me or who has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public

NOTARY PUBLIC STATE OF FLORIDA  
Print Notary Name Linda M. Phillips  
Commission # EE039252  
My Commission Expires: NOV. 25, 2014  
BONDED THROUGH ATLANTIC BONDING CO., INC.  
Notary Seal

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Walnut & Vine Properties I, LLC, a Delaware limited liability company

Anila Kosta  
Witness signature

By: Lisa M. Wilcoxson

ANILA KOSTA  
Print witness name

Print Name: Lisa Wilcoxson  
Title: Assistant Vice President

Brad Boersma  
Witness signature

BRAD BOERSMA  
Print witness name

State of Florida  
County of Collier

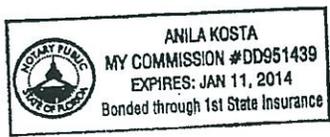
THE FOREGOING INSTRUMENT was acknowledged before me this 20th day of November, 2012 by Lisa Wilcoxson, as Assistant Vice President of Walnut & Vine Properties I, LLC, a Delaware limited liability company, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Anila Kosta  
Notary Public

ANILA KOSTA  
Print Notary Name

My Commission Expires: 01/11/2014

Notary Seal



**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

office (305) 292-3420  
 fax (305) 292-3501  
 Website tested on  
 Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

The offices of the Property Appraiser will be closed Monday, February 20th in observance of President's Day.

**Property Record View**

Alternate Key: 1680508 Parcel ID: 00555010-000000

**Ownership Details**

Mailing Address:  
 WALNUT AND VINE PROPERTIES I LLC  
 C/O CORPORATION SERVICES CO  
 2711 CENTERVILLE RD STE 400  
 WILMINGTON, DE 19808-1646

**Property Details**      **NOTES TO FINANCIAL STATEMENTS**

PC Code: 10 - VACANT COMMERCIAL  
 Millage Group: 500K  
 Affordable Housing: No  
 Section-  
 Township- 06-62-39  
 Range:  
 Property Location: 97450 OVERSEAS HWY KEY LARGO  
 Legal AMD PLAT OF MANDALAY PB2-25 KEY LARGO TRACT 4-B (2.4AC) AND TRACT 5-B (9.32AC) & ADJ BAY  
 Description: BTM (2.31AC) II NO 22416 OR288-282/86 OR477-589/90 OR531-864 OR668-315 OR826-2489E OR926-1722/1723 OR2125-102/05 OR2485-16/16A OR2485-2431/34AMDC/T

Show Parcel Map - Must have Adobe Flash Player 10.3 or higher

**Land Details**

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	0	0	11.72 AC
000X - ENVIRONMENTALLY SENS	0	0	2.31 AC

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	BR2:BOAT RAMP	600 SF	30	20	1975	2006	1	60
1	RW2:RETAINING WALL	1,086 SF	362	3	1975	1976	4	50
2	AP2:ASPHALT PAVING	6,500 SF	0	0	1975	1976	2	25

3	FN2:FENCES	720 SF	120	6	1975	1976	2	30
4	CL2:CH LINK FENCE	12,300 SF	2,050	6	1981	1982	1	30
6	FN2:FENCES	510 SF	85	6	1983	1984	2	30
7	DK4:WOOD DOCKS	2,510 SF	0	0	1983	1984	5	40
8	DK4:WOOD DOCKS	100 SF	0	0	1983	1984	4	40

**Appraiser Notes**

AS OF 02/15/08 ONLY 2 BLDGS LEFT ON PROPERTY- SALES OFFICE AT HWY & DOCKSIDE BLDG (OLD REST.) THE REST DEMOED 06-07

2/15/08 PLAZA CRYSTAL RESORT

PLANNING COMMISSION RESOLUTION NO P40-07 TO PERMIT DEVELOPMENT OF A 124 UNIT HOTEL RESORT WITH ACCESSORY USES AND 1 COMMERCIAL APARTMENT FOR GUESTS

CONDITIONAL USE PERMIT EXTENDED FOR TWO (2) YEARS UNTIL JANUARY 29, 2013, NO FURTHER EXTENSION CAN BE GIVEN - HOWEVER A 1 YEAR EXTENSION MAYBE APPLIED FOR NO LATER THAN JANUARY 29, 2013.

AMERICAN OUTDOOR RESORTS BLDG #1 = BAITSTORE BLDG #2 = BATHHOUSE BLDG #3 = MOBILEHOME W/ROOF OVER BLDG #4 = MOBILEHOME BLDG #5 = OFFICE-STORE-RESTROOMS W/2ND FLOOR ADDITION ADDED IN 1990 (1/95) 115 RV SITES AS PER SITE PLAN

PROPERTY BEING REDEVELOPED INTO CONDOS

**Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	302929	07/06/2000	01/01/2001	1		ELECTRIC MISCELLANEOUS
	9832893	05/27/1999	11/16/1999	1		SEWAGE TREATMENT
	06306159	10/30/2006	01/16/2007	1		DEMO BLDGS& ROADWAYS

**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
2011	0	65,042	6,153,231	6,218,273	6,218,273	0	6,218,273
2010	0	65,132	7,721,231	7,786,363	7,786,363	0	7,786,363
2009	0	65,312	9,375,731	9,441,043	9,441,043	0	9,441,043
2008	230,557	65,492	13,787,731	23,249,844	23,249,844	0	23,249,844
2007	219,867	23,099	13,787,731	23,249,844	23,249,844	0	23,249,844
2006	618,401	60,152	13,787,731	14,466,284	14,466,284	0	14,466,284
2005	558,736	59,575	1,723,669	4,653,315	4,653,315	0	4,653,315
2004	544,109	61,522	1,723,669	4,653,315	4,653,315	0	4,653,315
2003	544,109	64,245	1,723,669	4,653,315	4,653,315	0	4,653,315
2002	505,567	66,192	1,723,669	4,653,315	4,653,315	0	4,653,315
2001	505,567	68,969	2,413,044	4,653,315	4,653,315	0	4,653,315
2000	505,567	42,100	2,413,044	3,013,952	3,013,952	0	3,013,952

1999	505,567	43,842	2,413,044	3,013,952	3,013,952	0	3,013,952
1998	353,123	45,078	2,413,044	3,013,952	3,013,952	0	3,013,952
1997	353,123	46,828	2,413,044	3,013,952	3,013,952	0	3,013,952
1996	325,211	48,053	2,413,044	3,013,952	3,013,952	0	3,013,952
1995	325,211	49,807	2,413,044	3,013,952	3,013,952	0	3,013,952
1994	304,338	51,038	1,930,481	3,013,952	3,013,952	0	3,013,952
1993	304,338	52,808	1,930,481	2,543,427	2,543,427	0	2,543,427
1992	304,338	54,083	1,930,481	2,582,156	2,582,156	0	2,582,156
1991	303,280	55,861	1,930,481	2,582,156	2,582,156	0	2,582,156
1990	303,337	57,707	1,930,481	2,582,156	2,582,156	0	2,582,156
1989	216,499	60,093	1,930,481	2,582,156	2,582,156	0	2,582,156
1988	194,642	41,678	1,930,273	2,210,811	2,210,811	0	2,210,811
1987	191,533	43,248	1,034,984	1,738,884	1,738,884	0	1,738,884
1986	191,943	44,501	874,684	1,558,189	1,558,189	0	1,558,189
1985	149,376	46,075	874,684	1,595,114	1,595,114	0	1,595,114
1984	91,191	12,862	873,991	1,373,664	1,373,664	0	1,373,664
1983	91,191	12,908	837,572	941,671	941,671	0	941,671
1982	86,709	11,802	837,572	936,083	936,083	0	936,083

### 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
9/27/2010	2485 / 2431	0	CT	11
9/16/2010	2485 / 16	100	CT	12
6/9/2005	2125 / 102	28,000,000	WD	Z

This page has been visited 76,083 times.

Monroe County Property Appraiser  
 Karl D. Borglum  
 P.O. Box 1176  
 Key West, FL 33041-1176

Playa Largo Resort  
Major Conditional Use Permit  
97450 Overseas Hwy, Key Largo



Overseas Highway, looking south from north end. Taken January 14, 2015

Playa Largo Resort  
Major Conditional Use Permit  
97450 Overseas Hwy, Key Largo



Overseas Highway, looking towards construction entry. Taken January 14, 2015

Playa Largo Resort  
Major Conditional Use Permit  
97450 Overseas Hwy, Key Largo



Overseas Highway, looking north from south end. Taken January 14, 2015

# Key Largo Hospitality Group, LLC

## Playa Largo Resort Major Conditional Use Permit 97450 Overseas Hwy, Key Largo

### Project Description- Narrative

February 9, 2015

Playa Largo Resort is situated on the bay side of Key Largo, by mile marker 97.5. In 2007, Monroe County approved the redevelopment of the old America Outdoor RV Park, with 154 hotel units and one residence. In 2012, the county approved a Minor Deviation to the Conditional Use, to change the site plan, but maintain the same number of units. In 2014, the county approved another Minor Deviation to add 8 hotel units, for a total of 162 hotel units.

The construction of the project began in 2013, and completion is scheduled for early 2016. It consists of a 152 room main hotel building, 10 bungalows, 1 residence, a stand alone restaurant, a dock, and a guest support building. The amenities include a natural beach, a dock, hotel pool, 2 tennis courts, and a multi-use court.

The layout of the buildings, and the orientation of the suites, was designed to maximize water views, while preserving as much of the native habitat as possible, without crowding the shoreline. It uses interconnected courtyards, and maintains ample landscape buffers all around the property. The bungalows, in particular were placed in such a way as to preserve as much of the existing hammock as possible, in order to achieve an "escape from civilization" feel.

With this application we would like to request an additional 15 hotel units, for a total of 177.

# Key Largo Hospitality Group, LLC

## Playa Largo Resort Major Conditional Use Permit 97450 Overseas Hwy, Key Largo

### Community Impact Statement

February 9, 2015

Section 110-70b of the Monroe County Code requires that a Community Impact Statement be provided when applying for a Major Conditional Use. As such, we provide the following responses to each item, if relevant to the project, requested in this code section.

*1. General description of proposed development:*

*(i) Provide a general written description of the proposed development; include in this description the proposed phases of development or operation and facility use, target dates for each of these, and date of completion; in addition, indicate the site size, developing staging and appropriate descriptive measures such as quantity and type of residential units, commercial floor area, tourist accommodation units, seating and parking capacities;*

Response:

Playa Largo is a 154-room resort situated on the bay side of Key Largo, by mile marker 97.5. The resort consists of 144 suites in the main hotel building, 10 bungalows, 1 beach house, which will be used as a vacation rental, a stand alone restaurant, a dock, and a guest support building. The amenities include a natural beach, a dock, hotel pool, 2 tennis courts and a multi-use court. There are 177 parking spaces.

An additional 8 transient units were approved in 2014 for the main building, and in this application we are requesting 15 transient units more, for the main building. Construction of the resort began at the end of 2013, and is currently on-going. Completion of all units, included the 15 being requested now, will be completed simultaneously, by February 2016. Although the plans refer to a phase 2, this is for approval purposes only, as the new wing will be completed along with the rest of the project. The previously approved 8 transient units and the 15 transient units being requested through this application will be contained in a new wing of the main building, and together will form the Phase II approval.

# Key Largo Hospitality Group, LLC

*(ii) Identify aspects of the project design, such as a clustering, which were incorporated to reduce public facilities costs and improve the scenic quality of the development; describe building and siting specifications which were used to reduce hurricane and fire damage potential to comply with federal flood insurance regulations and the comprehensive land use plan;*

Response:

The resort's site plan design took an existing approved layout in which buildings were scattered throughout the site, and through a Minor Change to the Conditional Use Permit, concentrated all of the suites in one main building without changing the density or impacts to the site, which maximizes systems efficiencies, reduces the number of utility connections, and the linear footage of infrastructure that needs to be provided. The Land Use designation for the property is RV, which allows for transient uses, such as hotels. However, converting the property from an RV park to a hotel reduces the impact on the roads, because it eliminates the RVs which would otherwise be using those roads. The design style is Florida Traditional which is vernacular to the keys. The layout of the buildings, and the orientation of the suites was designed to maximize water views, while preserving as much of the native habitat as possible, without crowding the shoreline. It uses interconnected courtyards, and maintains ample landscape buffers all around the property. The bungalows, in particular were placed in such a way as to preserve as much of the existing hammock as possible, in order to achieve an "escape from civilization" feel. The hammock provides not only the visual screening that gives the perception of being in a far away escape, but it provides noise buffering from Overseas highway, and the considerable shading even lowers temperature in that area.

The building elevations meet federal flood insurance regulations. The structures are fully sprinklered for full fire protection, and all doors and windows are impact resistant to minimize hurricane damage.

\*\*\*    \*\*\*    \*\*\*

*2. Impact assessment on public facilities and water supply:*

*(i) Identify projected daily potable water demands at the end of each development phase and specify any consumption rates that have been assumed for the projection;*

Response:

Phase I: 154 transient units @ 180 gdp = 27,720 gdp

Phase II: 23 (8 previous approved + 15 being requested) transient units @ 180 gdp = 4,140 gdp

\*\*\*    \*\*\*    \*\*\*

*(ii) Provide proof of coordination with the Florida Keys Aqueduct Authority; assess the present and projected capacity of the water supply system and the ability of such system to provide adequate water for the proposed development; and*

Response:

Enclosed is a letter from FKAA showing coordination with regards to the water supply, and their confirmation that they can supply water for the new units. The water system was designed to accommodate 177 transient units from the beginning, so no major redesign will be necessary.

\*\*\*    \*\*\*    \*\*\*

# Key Largo Hospitality Group, LLC

*(iii) Describe measures to ensure that water pressure and flow will be adequate for fire protection for the type of construction proposed;*

Response:

The fire protection system was designed to accommodate 177 transient units in a new wing from the beginning, so no major redesign will be necessary.

\*\*\* \*\*

**3. Public facilities—Wastewater management:**

*(i) Provide proof of coordination with the Florida Department of Health and Rehabilitative Services;*

Response:

Enclosed is an email from FDEP showing coordination with regards to the wastewater management, and their confirmation that they can handle the new transient units.

\*\*\* \*\*

*(ii) Provide projection of the average flows of wastewater generated by the development at the end of each development phase; describe proposed treatment system, method and degree of treatment, quality of effluent, and location of effluent and sludge disposal areas; identify method and responsibilities for operation and maintenance of facilities;*

Response:

Phase I: 154 transient units @ 150 gdp = 23,100 gdp

Phase II: 23 (8 previous approved + 15 being requested) transient units @ 150 gdp = 3,450 gdp

The existing approved system consists of gravity lines which supply 2 separate on-site lift stations, which in turn connect to the forcemain on Overseas highway. Two lift stations were used in order to minimize the amount of piping on site. The on-site portion, including the lift stations, will be private, and maintenance will be the resort's responsibility. The wastewater system was designed to accommodate 177 transient units from the beginning, so no major redesign will be necessary.

\*\*\* \*\*

*(iii) If public facilities are to be used, provide proof of coordination with the county waste collection and disposal district; assess the present and projected capacity of the treatment and transmission facilities and the ability of such facilities to provide adequate service to the proposed development; and*

Response:

Enclosed is an email from Monroe County's Solid Waste Management showing coordination with regards to waste collection and disposal, and their confirmation that they can handle the new transient units. The county sends all of its solid waste to landfills outside of Monroe county, so capacity is not an issue.

\*\*\* \*\*

# Key Largo Hospitality Group, LLC

(iv) If applicable, provide a description of the volume and characteristics of any industrial or other effluents;

Response:

There is no industrial or other effluents.

\*\*\*    \*\*\*    \*\*\*

4. Public facilities—Solid waste:

(i) Identify projected average daily volumes of solid waste generated by the development at the end of each phase; indicate proposed methods of treatment and disposal;

Response:

Solid waste will be removed from site, and taken to a landfill outside of Monroe county.

We have contacted the Department of Health & Sanitation and Monroe County's Waste Management Division and requested the numbers of Cheeca Lodge for comparison. Based on this information, we project the following:

Phase I (154 transient units, plus restaurant, bar, catering, etc)

Size of dumpster	2 Yards which can hold 1,500 pounds
Number of "pulls" per week	2, or 3,000 lbs. per week
Total solid waste per day	428.6 lbs. per day for Phase I

Most of the solid waste generated at a hotel comes from the restaurant, bar, catering, etc, which not only produces food waste, but food & delivery containers. The rooms generate only about 40% of the total waste of the hotel, given that hotel guests do not produce much refuse, volume-wise. The 60% allocated to the other uses is not expected to change much with a small increase in the number of units as is the case here, so we take 40% of the total solid waste per day (428.6 lbs. x 0.40= 171.4 lbs.), divide it by the Phase I number of rooms (171.4 lbs./ 154 rooms= 1.11 lbs./room), multiply times the additional rooms (1.11 lbs./room x 23 new rooms= 25.5 lbs.), and add that to the Phase I total (428.6 lbs. + 25.5 lbs.= 454.2 lbs.) for the Phase II total.

Phase II (177 transient units, plus restaurant, bar, catering, etc)

Solid Waste from Rooms Only	171.4 lbs. (40% of 428.6 lbs.)
Amount per Room per Day	1.11 lbs. (171.4 lbs. / 154)
Amount for 25 rooms per day	25.5 (1.11 lbs. x 23 new rooms)
Total Solid Waste per Day	454.2 lbs. (428.6 lbs. + 25.5)

\*\*\*    \*\*\*    \*\*\*

(ii) Provide proof of coordination with county municipal services district; assess the present and projected capacity of the solid waste treatment and disposal system and the ability of such facilities to provide adequate services to the proposed development;

Response:

Enclosed is an email from Monroe County's Solid Waste Management showing coordination with regards to waste collection and disposal, and their confirmation that they can handle the new transient units. The county sends all of its solid waste to landfills out of Monroe county, so capacity is not an issue.

# Key Largo Hospitality Group, LLC

(iii) Comply with the requirements of section 114-200 concerning any applicable traffic study;

Response:

Traffic study is enclosed.

\*\*\* \*\*

5. Public facilities—Transportation:

(i) Provide a projection of the expected vehicle trip generation at the completion of each development phase; describe in terms of external trip generation and average daily and peak hour traffic;

Response:

The traffic study prepared in 2014 for the 154 unit hotel (phase I) projected the following:

Daily trips: 1,015            Peak hour trips: 83 AM and 93 PM

The attached traffic study for the 177 unit hotel (phase I & II) projects the following:

Daily trips: 1,221            Peak hour trips: 95 AM and 107 PM

\*\*\* \*\*

(ii) If the project site is adjacent to U.S. 1, describe the measures, such as setbacks and access limitations, which have been incorporated into the project design to reduce impacts upon U.S. 1;

Response:

The project has one main entry/exit, and a secondary exit requested by the Fire Department. However, most of the use is expected to take place at the main entry. Because the property has a very long frontage to Overseas Highway, the predominant use of one entry/exit minimizes the impact on said road.

The landscape buffers along Overseas highway range from 30' to a generous 75'.

\*\*\* \*\*

6. Housing:

(i) If the project includes residential development, provide breakdown of the proposed residential units by price range or rental range and type of unit such as single-family, duplex, townhouse, etc.;

Response:

The project currently consists of 152 hotel suites, plus 15 being requested now, 10 bungalows and 1 beach house. The bungalows and residence are stand alone structures (similar to a single family home). The 15 new transient units will be hotel suites. The bungalows and beach house will be managed as part of the resort.

\*\*\* \*\*

# Key Largo Hospitality Group, LLC

*(ii) If lots are to be sold without constructed dwelling units, indicate the number and percentage of such lots and the extent of improvements to be made prior to sale;*

Response:

No lots are to be sold without constructed dwelling units.

\*\*\* \*\*

*(iii) Assess the potential of the proposed development to meet local or regional housing needs; in particular, indicate any measures taken to provide low- and moderate-income housing;*

Response:

The resort will not have any low or moderate housing of any type on-site, as no workforce housing is required. However, an affiliated company has acquired the project formerly know as Ciudadmar, and intends to use a portion of it to build 24 workforce apartments for rent to house some of the staff for the Playa Largo resort.

\*\*\* \*\*

*7. Special considerations:*

*(i) Describe the relationship of the proposed development to the comprehensive land use plan objectives and policies; also indicate relationships between existing or proposed public facilities plans; identify any conflicts;*

Response:

The original 154 unit hotel has gone through several levels of review, and has been issued several approvals over the years, including the most recent approval of an additional 8 transient units, ensuring compliance with the land use plan objectives and policies. The object of this application is to request 15 more transient units, bringing the total to 177, which is within the zoning density allowed for this property.

There are no existing or proposed public facilities, and there are no conflicts we are aware off.

\*\*\* \*\*

*(ii) Indicate any relationships of the project to special land use and development district such as airport noise and hazard zones, solid or liquid waste treatment or disposal areas;*

Response:

The resort is not near any airports, hazard zones or solid waste treatment or disposal areas.

\*\*\* \*\*

*(iii) If applicable, assess the impact of the proposed development upon other adjacent or nearby municipalities or counties;*

Response:

The resort is not adjacent or near enough to other municipalities or counties to have any impact on them.

\*\*\* \*\*

# **Key Largo Hospitality Group, LLC**

8. The data and information provided in a community impact statement shall be coordinated with data and other information and/or permits required by local, regional, state or federal regulatory or reviewing agencies as appropriate to the major conditional use proposed.

Response:

The resort was originally designed to accommodate 177 transient units, so there will only be need for minimal redesigns, and coordination with other agencies has been taking place.

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\*\*\*    \*\*\*    \*\*\*

# **Key Largo Hospitality Group, LLC**

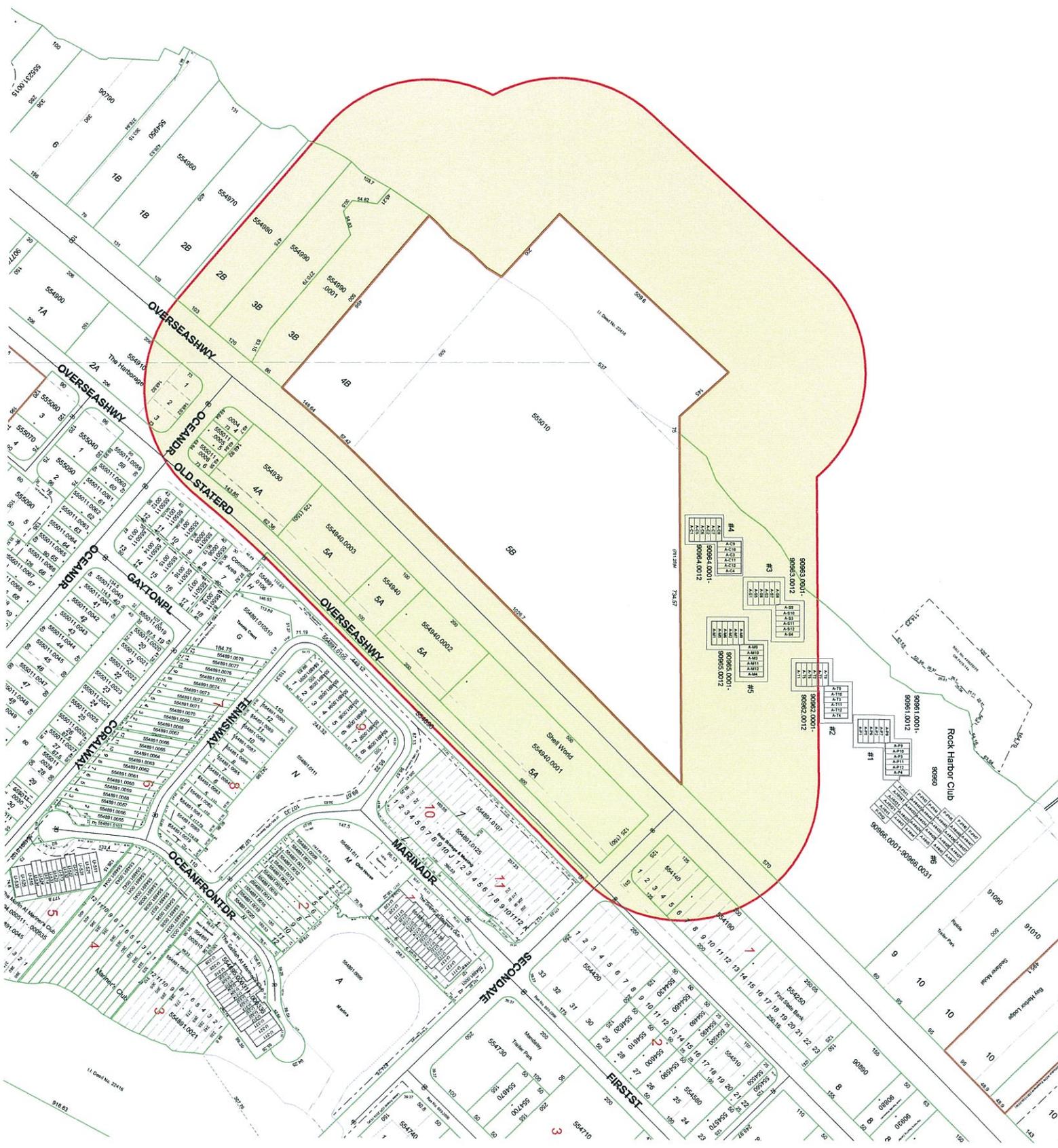
Playa Largo Resort  
Major Conditional Use Permit  
97450 Overseas Hwy, Key Largo

## Construction Management Plan

February 9, 2015

This project is already under construction, and we plan on building the additional 15 units being requested through this application during same construction period as the 162 units already in process. The new phase 2 wing is in the center of the site, so it will not affect the shore or adjacent properties any more than the existing construction process already does. Therefore, no additional measures are needed for the phase 2 construction.

Should you have any questions, please do not hesitate to contact me at (954) 392-8788, ext. 319.



GARCIA AVELINO AND MONICA G

✓ 3401 SW 84TH TER,  
MIAMI, FL 33143-6919

WALTZMAN STUART REV TRUST 12/4/1998

✓ 333 E 30TH ST APT 18J,  
NEW YORK, NY 10016-6459

BANKS ROBERT W

✓ 3831 SW 56TH ST,  
FORT LAUDERDALE, FL 33312-6207

WATERMAN JAMES H TRUSTEE

✓ (J H WATERMAN TR AG 3-19-97)  
193 ATLANTIC BLVD,  
KEY LARGO, FL 33037

~~MONROE COUNTY COMPREHENSIVE PLAN  
LAND AUTHORITY~~

~~1200 TRUMAN AVE STE 207,  
KEY WEST, FL 33040-7270~~

SIMPSON JOHN AND MARY

✓ 541 FOREST GATE CRES,  
WATERLOO, ONTARIO N2V 2X3

MAYER ANN E FINN AND ROBERT T

✓ 3 FAIRVIEW TER,  
GREENLAND, NH 03840-2242

ELASFELD ILENE AND JON

✓ 1903 NW 4TH AVE APT 112,  
BOCA RATON, FL 33432-1501

WISOR SUZANNE K REV TR

✓ 1103 SPRING BROOKE DR,  
GOSHEN, IN 46528-5059

STONE THOMAS J TRUST 7/21/2000

✓ PO BOX 372880,  
KEY LARGO, FL 33037-7880

FOX AMY M

✓ 97652 OVERSEAS HWY APT P5,  
KEY LARGO, FL 33037-2206

CULLEN ROBERT F JR AND KAREN J

✓ 14641 SW 67TH AVENUE,  
MIAMI, FL 33101

BROCK LISA M

✓ 14606 JOCKEYS RIDGE DR,  
CHARLOTTE, NC 28277-3716

BURGESS CHRISTOPHER R AND ANGELA D

✓ 15440 SW 148 PL,  
MIAMI, FL 33187

SCHOTT DEANA L

✓ 2056 HUTTON PT,  
LONGWOOD, FL 32779-2855

DILLON WILLIAM

✓ 30800 S WIXOM RD,  
WIXOM, MI 48393-2418

BODKER TERRI L

✓ 97652 OVERSEAS HWY APT P4,  
KEY LARGO, FL 33037-2206

BOLAND C SAMUEL AND KATHY B

✓ 97652 OVERSEAS HWY HH 7,  
KEY LARGO, FL 33037-2221

MONROE COUNTY FLORIDA

✓ 1100 SIMONTON ST,  
KEY WEST, FL 33040

97 PALMS SOUTH L C

✓ C/O TUFTS KATHY  
9357 CALLIANDRA DR,  
BOYNTON BEACH, FL 33436-3034

MONROE COUNTY COMPREHENSIVE PLAN  
LAND AUTHORITY

✓ 1200 TRUMAN AVE STE 207,  
KEY WEST, FL 33040-7270

HALE SALLY M 2004 REVOCABLE TRUST

23 FAIRWAY HEIGHTS RD,  
CENTER HARBOR, NH 03226

HALEY JAMES A TRUST

✓ 11034 SW 37TH MNR,  
DAVIE, FL 33328-1318

STARR MOORE

✓ 3290 NORTHSIDE PKWY NW STE 375,  
ATLANTA, GA 30327-2273

~~WATERMAN JAMES H TRUSTEE~~

~~(J H WATERMAN TR AG 3-19-97)  
193 ATLANTIC BLVD,  
KEY LARGO, FL 33037~~

HAROUN HANY AND CHRISTINE

✓ 70 JEAN LA FITTE DR,  
KEY LARGO, FL 33037-2345

HAYNIE J NEIL AND SUSAN INCE

✓ 1700 SW 12 AVE,  
BOCA RATON, FL 33486

GREENSPAN RICHARD R AND YVETTE M

✓ 16073 BRIER CREEK DR,  
DELRAY BEACH, FL 33446-9561

KROHN JOHN RAMON JR

✓ 61 BITTERN DR,  
GETTYSBURG, PA 17325-8611

HEINER FREDERICK H AND DONNA E

✓ 97652 OVERSEAS HWY APT T9,  
KEY LARGO, FL 33037-2226

KRAUSE JOSEPH AND FRANCES  
2637 NW 23RD WAY,  
BOCA RATON, FL 33431-4015

VEIL MARK AND TINA  
107 WOODSMUIR CT,  
PALM BEACH GARDENS, FL 33418-8020

~~THE HARBORAGE CONDO CORP  
59 OCEAN DR,  
KEY LARGO, FL 33037~~

SPRINKLE GEORGE C JR AND MELISSA B  
17205 SW 256TH ST,  
HOMESTEAD, FL 33031

SANTANA RAMON R AND YOLANDA ACEBAL  
PO BOX 901368,  
HOMESTEAD, FL 33090-1368

~~KEY LARGO HOSPITALITY LAND TRUST  
C/O KEY LARGO HOSPITALITY GROUP LLC  
4651 SHERIDAN ST STE 480,  
HOLLYWOOD, FL 33021-3430~~

SULLIVAN PATRICIA P TR 11/3/2003  
535 LUENGA AVE,  
CORAL GABLES, FL 33146-2716

TUCKER ROBERT J AND CHARLENE A  
401 CLOVER MILL RD,  
EXTON, PA 19341-2502

WALSH FRANK B JR REVOCABLE TRUST  
11/30/1996  
97652 OVERSEAS HWY APT HH33,  
KEY LARGO, FL 33037-2203

RAHAIM ANDREW D AND JEAN T  
6 AUSPICE CIR,  
NEWARK, DE 19711-2976

✓ KALATZIS DIMITRIOS AND JOANNE  
97652 OVERSEAS HWY APT M7,  
KEY LARGO, FL 33037-2225

✓ HARRELSON PEGGY GREGSON REVOCABLE  
TRUST 3/14/14  
C/O HARRELSON MIKE CO-TRUSTEE  
1119 S 3RD AVE,  
BOZEMAN, MT 59715-5264

✓ CHARUR CARLOS AND MARIA CHRISTINA  
9155 S DADELAND BLVD STE 1818,  
MIAMI, FL 33156-2742

✓ LESPERANCE LISA V  
1411 NW NORTH RIVER DR,  
MIAMI, FL 33125-2656

✓ BELLIS STEPHEN L AND MARTHA A LIV TR  
DTD 11/23/05  
PO BOX 524,  
INDIAN RIVER, MI 49749-0524

✓ HENRY MORRIS  
97652 OVERSEAS HWY APT M12,  
KEY LARGO, FL 33037-2225

✓ ADAM RYAN A REV TR OF 05/13/05  
600 S ATLANTIC AVE,  
DAYTONA BEACH, FL 32118

~~BOLAND G SAMUEL AND KATHY B  
97652 OVERSEAS HWY APT C4,  
KEY LARGO, FL 33037-2202~~

✓ SHUGG ROBERT C AND ELIZABETH A  
97652 OVERSEAS HWY APT M10,  
KEY LARGO, FL 33037-2225

✓ SINISCALCO WAYNE P AND LORIN BLAKE  
97652 OVERSEAS HWY APT HH31,  
KEY LARGO, FL 33037-2218

✓ SOMOGYI ROBERT J AND MARILYN B  
42 W COLLEGE AVE APT 314S,  
YARDLEY, PA 19067-1553

✓ THE HARBORAGE CONDO CORP  
59 OCEAN DR,  
KEY LARGO, FL 33037

✓ MOFFITT GREGORY P AND REGINA A  
29453 CEDAR NECK RD,  
OCEAN VIEW, DE 19970

✓ BAKER KEITH A  
7555 CONIFER DR,  
COLORADO SPRINGS, CO 80920-4529

✓ HELSEL ZANE AND JOAN E  
2144 PENNINGTON RD,  
EWING, NJ 08638-1433

✓ VALERIUS THOMAS F AND LYNN C  
9200 SW 85TH ST,  
MIAMI, FL 33173-4527

✓ HENRIQUES ROBERT C  
11 CHESTER SQ,  
GLOUCESTER, MA 01930-1313

✓ ROBERTS WILLIAM C AND MARY A  
763 CHAPMAN LOOP,  
THE VILLAGES, FL 32162

✓ OKUN THEODORE  
97652 OVERSEAS HWY PH 7,  
KEY LARGO, FL 33037-2221

✓ GOLDSTEIN AMBER E  
97652 OVERSEAS HWY APT S5,  
KEY LARGO, FL 33037-2203

ROBINSON JOHN G AND BARBARA J

✓ 97652 OVERSEAS HWY OFC,  
KEY LARGO, FL 33037-2216

✓ BESADA HUMBERTO AND MARCIA

2155 SW 123RD CT,  
MIAMI, FL 33175-7723

✓ HEELY CATHERINE G

9 NOCTURNE ROAD,  
MONROE TOWNSHIP, NJ 08831-7971

✓ SEVERSON DONALD R AND LOUANNE DEC  
TRUST 11/12/96

PO BOX 886,  
ELKHORN, WI 53121

✓ KATZMAN HOWARD E AND SHIRLEY R

7255 SW 140TH TER,  
PALMETTO BAY, FL 33158-1265

✓ MCGEE LAWRENCE U

5110 PALMERSTON LN,  
WINSTON SALEM, NC 27104-1431

✓ CLARK JAMES C AND DIANA

1673 SOUTH ST,  
NEW HAVEN, VT 05472

✓ ELIADES STEVEN AND JEANNE

31 STARLIGHT DR,  
HOPEWELL JUNCTION, NY 12533

✓ BOCA MARINA COURT LLC

31 SENECA RD,  
SEA RANCH LAKES, FL 33308-2325

✓ CAMMAROTA ARMAND A JR

305 EAST BAY TREE CIR,  
VERNON HILLS, IL 60061

✓ LEVY BARUCH AND JANE

2708 OAKMONT CT,  
WESTON, FL 33332-1834

✓ GAC MARIA U

573 SHERIDAN RD,  
GLENCOE, IL 60022-1764

✓ WESTER DAVID A AND SHARON M

4244 CHASE AVE,  
MIAMI BEACH, FL 33140-3008

✓ BERNAT DOLORES P TRUST AGR 4/23/1998

12832 QUAIL CT,  
PALOS HEIGHTS, IL 60463-2282

✓ CORRADINI CAROL ANN LIV TR 06/06/2006

7744 SW 193RD ST,  
CUTLER BAY, FL 33157-7389

✓ FIRST MIDWEST TRUST COMPANY

C/O FIRST MIDWEST BANK TRUST DIVISION  
PO BOX 990,  
MOLINE, IL 61266-0990

✓ STELRI LLC

C/O LEROY  
3532 E HIGGINS DR,  
MOUNT PLEASANT, SC 29466-6890

✓ FRANZ P AND L FAMILY TRUST 1/12/1990

97652 OVERSEAS HWY APT HH45,  
KEY LARGO, FL 33037-2220

✓ HEINRICH LAURA J

97652 OVERSEAS HWY PH 2,  
KEY LARGO, FL 33037-2220

✓ HOLTON TIMOTHY R AND JENNIFER A

296 WASHINGTON AVE,  
MEMPHIS, TN 38103

~~MONROE COUNTY COMPREHENSIVE PLAN  
LAND AUTHORITY~~

~~1200 TRUMAN AVE STE 207,  
KEY WEST, FL 33040-7270~~

✓ FAGGIONI RONALD A AND CAROLYN I

2073 HENDRICKS AVE,  
BELLMORE, NY 11710-3058

✓ SCULL PROPERTIES LLC

C/O SCULL DAVID  
7960 OLD GEORGETOWN RD STE 8C,  
BETHESDA, MD 20814-2418

✓ CHILDREE RONALD M

97652 OVERSEAS HWY APT T12,  
KEY LARGO, FL 33037-2226

✓ MCCASSEY EVERETT A AND MICHELLE M

117 AKIOHALA PL,  
KAILUA, HI 96734-3902

✓ MAJOY CHRISTOPHER O AND MARLENE M

1149 SHELTERED BROOK DR,  
HURON, OH 44839-2824

✓ FAMILY TRUST U/W/O CAROLINE P  
BRUMBAUGH 7/27/1998

C/O BRUMBAUGH JOHN M TRUSTEE  
6479 SUNSET DR,  
MIAMI, FL 33143-4676

~~THE HARBORAGE CONDO CORP~~

~~59 OCEAN DR,  
KEY LARGO, FL 33037~~

✓ TIELEN GISELA B

97652 OVERSEAS HWY APT HH4,  
KEY LARGO, FL 33037-2207

✓ PEREZ ROBERT L AND VIOLET M

1919 DRISCOLL ST,  
HOUSTON, TX 77019-6101

BENNARDO MARIANNE DECLARATION OF TRUST 7/10/2013

1009 AZALEA RD,  
DELRAY BEACH, FL 33483-6601

MILANESE GARY

97652 OVERSEAS HWY APT T4,  
KEY LARGO, FL 33037-2205

HARRIS WALTER R AND MARGARET M

424 SPRICE AVE,  
WEST ISLIP, NY 11795

ESPY ALEXANDRA BEATON

PO BOX 123,  
DILLON, CO 80435-0123

KLUMPENAAR BRAM

296 CLAUDE AVE,  
DORVAL, QUEBEC H9S 3B2

NIEBLER-SPARE LUCIANN M REV LIV TR AGR  
3/17/2008

1865 BRICKELL AVE APT A1811,  
MIAMI, FL 33129-1650

KAVANAGH JEANNE A ESTATE

97652 OVERSEAS HWY APT HH47,  
KEY LARGO, FL 33037-2220

BORKOWSKI RICHARD V AND CATHERINE M

5 GREENWICH CT,  
SHOREHAM, NY 11786-2017

COPLAN JANET SUE TRUST 4/30/2014

97652 OVERSEAS HWY APT C8,  
KEY LARGO, FL 33037-2223

UPPER KEYS COMMERCE CENTER INC

PO BOX 373006,  
KEY LARGO, FL 33037-3006

HILLEND DAVID V

97652 OVERSEAS HWY APT C11,  
KEY LARGO, FL 33037-2223

DOTTL PETER J AND MARY P JT REV TR  
01/11/06

5426 COUNTY HWY A,  
BROOKLYN, WI 53521

SMITH BRIAN R T AND PENELOPE J

97652 OVERSEAS HWY APT T5,  
KEY LARGO, FL 33037-2205

KERCKAERT MICHAEL AND SHANNON

5825 HEMPSTEAD RD,  
OXFORD, MI 48371-1233

~~CLARK JAMES C AND DIANA~~

~~1673 SOUTH ST,  
NEW HAVEN, VT 05472~~

~~DOT/ST.OF FL~~

~~(STATE OF FLORIDA DEPT OF  
TRANSPORTATION),  
TALLAHASSEE, FL 32399~~

~~CHARUR EMILIO~~

~~9155 S DADELAND BLVD STE 1818,  
MIAMI, FL 33156-2742~~

# Monroe County Property Appraiser - Radius Report

AK: 1103934	Parcel ID: 00090961-000300	Physical Location	97652 OVERSEAS	APT P3	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR650-72/73 OR853-11					
Owners Name: GARCIA AVELINO AND MONICA G					
Address: 8401 SW 84TH TER		MIAMI	FL	33143-6919	
AK: 1103951	Parcel ID: 00090961-000500	Physical Location	97652 OVERSEAS	APT P5	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR686-779 OR815-					
Owners Name: FOX AMY M					
Address: 97652 OVERSEAS HWY APT P5		KEY LARGO	FL	33037-2206	
AK: 1680427	Parcel ID: 00554940-000200	Physical Location	VACANT LAND		KEY LARGO
Legal Description: AMD PLAT OF MANDALAY KEY LARGO PB2-25 PT TR 5A O R545-778 OR556-536 OR808-1087/1088 OR1011-1585					
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY					
Address: 1200 TRUMAN AVE STE 207		KEY WEST	FL	33040-7270	
AK: 1104027	Parcel ID: 00090961-001200	Physical Location	97652 OVERSEAS	APT P12	KEY LARGO
Legal Description: APT 12 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO 3-645 OR775-640 OR799-395 OR1553-392					
Owners Name: WALTZMAN STUART REV TRUST 12/4/1998					
Address: 333 E 30TH ST APT 18J		NEW YORK	NY	10016-6459	
AK: 1103918	Parcel ID: 00090961-000100	Physical Location	97652 OVERSEAS	APT P1	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR625-855/856					
Owners Name: CULLEN ROBERT F JR AND KAREN J					
Address: 14641 SW 67TH AVENUE		MIAMI	FL	33101	
AK: 1104051	Parcel ID: 00090962-000200	Physical Location	97652 OVERSEAS	APT T2	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 2 8.3% COMMON ELEMENTS OR636-276 OR990-65/6					
Owners Name: HALE SALLY M 2004 REVOCABLE TRUST					
Address: 23 FAIRWAY HEIGHTS RD		CENTER HARBOR	NH	03226	
AK: 1104043	Parcel ID: 00090962-000100	Physical Location	97652 OVERSEAS	APT T1	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR656-111/12 OR1314-					
Owners Name: BANKS ROBERT W					
Address: 3831 SW 56TH ST		FORT LAUDERDALE	FL	33312-6207	
AK: 1104060	Parcel ID: 00090962-000300	Physical Location	97652 OVERSEAS	APT T3	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR646-388 OR823-245-					
Owners Name: BROCK LISA M					
Address: 14606 JOCKEYS RIDGE DR		CHARLOTTE	NC	28277-3716	
AK: 1104001	Parcel ID: 00090961-001000	Physical Location	97652 OVERSEAS	APT P10	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR661-839					
Owners Name: HALEY JAMES A TRUST					
Address: 11034 SW 37TH MNR		DAVIE	FL	33328-1318	
AK: 1679631	Parcel ID: 00554140-000000	Physical Location	97610 OVERSEAS		KEY LARGO
Legal Description: BK 1 LTS 1-5 MANDALAY PB1-194 KEY LARGO OR171-548/ 549 OR534-800E OR777-938 OR846-190D/C OR1007-					
Owners Name: WATERMAN JAMES H TRUSTEE (J H WATERMAN TR AG 3-19-97)					
Address: 193 ATLANTIC BLVD		KEY LARGO	FL	33037	
AK: 1103977	Parcel ID: 00090961-000700	Physical Location	97652 OVERSEAS	APT P7	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 7 658-334-335 OR1259-1360/61 OR1540-2442/43 OR15-					
Owners Name: BURGESS CHRISTOPHER R AND ANGELA D					
Address: 15440 SW 148 PL		MIAMI	FL	33187	

AK: 1103993 Parcel ID: 00090961-000900 Physical Location 97652 OVERSEAS APT P9 KEY LARGO  
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 9 8.5% COMMON ELEMENTS OR687-249 OR841-110  
Owners Name: STARR MOORE  
Address: 3290 NORTHSIDE PKWY NW STE 375 ATLANTA GA 30327-2273

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AK: 1680401 Parcel ID: 00554940-000000 Physical Location VACANT LAND KEY LARGO  
Legal Description: AMD PLAT OF MANDALAY KEY LARGO PB2-25 PT TRACT 5A OR596-275 OR792-1071Q/C OR815-779 OR933-247  
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
Address: 1200 TRUMAN AVE STE 207 KEY WEST FL 33040-7270

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AK: 1103985 Parcel ID: 00090961-000800 Physical Location 97652 OVERSEAS APT P8 KEY LARGO  
Legal Description: APT 8 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO -832-833 OR888-1836 OR1213-909/10 OR1753-2265C  
Owners Name: SCHOTT DEANA L  
Address: 2056 HUTTON PT LONGWOOD FL 32779-2855

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AK: 1680419 Parcel ID: 00554940-000100 Physical Location 97600 OVERSEAS KEY LARGO  
Legal Description: AMD PLAT OF MANDALAY KEY LARGO PB2-25 PT TR 5A 35-174 OR787-1458 OR1007-87/88Q/C OR1452-2208/  
Owners Name: WATERMAN JAMES H TRUSTEE (J H WATERMAN TR AG 3-19-97)  
Address: 193 ATLANTIC BLVD KEY LARGO FL 33037

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AK: 1103926 Parcel ID: 00090961-000200 Physical Location 97652 OVERSEAS APT P2 KEY LARGO  
Legal Description: UNIT 2 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO OR607-350 OR1315-839D/C OR1317-1183/93EST-PR  
Owners Name: SIMPSON JOHN AND MARY  
Address: 541 FOREST GATE CRES WATERLOO ON N2V 2X3 CANADA

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AK: 1103969 Parcel ID: 00090961-000600 Physical Location 97652 OVERSEAS APT P6 KEY LARGO  
Legal Description: APT 6 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO -615 OR665-500 OR670-729 OR824-1095 OR824-1096  
Owners Name: DILLON WILLIAM  
Address: 30800 S WIXOM RD WIXOM MI 48393-2418

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AK: 1679682 Parcel ID: 00554190-000000 Physical Location 97630 OVERSEAS KEY LARGO  
Legal Description: BK 1 LTS 6-13 MANDALAY PB1-194 KEY LARGO OR34-258 OR534-802E OR600-654 OR618-417 OR718-243 OR8  
Owners Name: HAROUN HANY AND CHRISTINE  
Address: 70 JEAN LA FITTE DR KEY LARGO FL 33037-2345

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AK: 1104019 Parcel ID: 00090961-001100 Physical Location 97652 OVERSEAS APT P11 KEY LARGO  
Legal Description: UNIT 11 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO 53-256/57 OR688-274/75 OR748-514 OR1110-654 OR  
Owners Name: MAYER ANN E FINN AND ROBERT T  
Address: 3 FAIRVIEW TER GREENLAND NH 03840-2242

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AK: 8497628 Parcel ID: 00090961-000400 Physical Location 97652 OVERSEAS APT P4 KEY LARGO  
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 4 7.1% COMMON ELEMENTS OR612-553 OR810-31  
Owners Name: BODKER TERRI L  
Address: 97652 OVERSEAS HWY APT P4 KEY LARGO FL 33037-2206

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AK: 1104752 Parcel ID: 00090966-002000 Physical Location 97652 OVERSEAS APT HH43 KEY LARGO  
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 43 & 3.07% LEMENTS OR778-231 OR920-529/30 OR1408-649/5C  
Owners Name: HAYNIE J NEIL AND SUSAN INCE  
Address: 1700 SW 12 AVE BOCA RATON FL 33486

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AK: 1104418 Parcel ID: 00090964-001200 Physical Location 97652 OVERSEAS APT C12 KEY LARGO  
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR681-204 OR786-90/  
Owners Name: KLASFELD ILENE AND JON  
Address: 1908 NW 4TH AVE APT 112 BOCA RATON FL 33432-1501

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AK: 1104612 Parcel ID: 00090966-000600 Physical Location 97652 OVERSEAS APT HH7 KEY LARGO  
Legal Description: APT 7 ROCK HARBOR CONDOMINIUM 6 OR778-705 OR847-69 7 OR931-2309 OR1015-1892 OR1168-973/74 OR1518-  
Owners Name: BOLAND C SAMUEL AND KATHY B  
Address: 97652 OVERSEAS HWY HH 7 KEY LARGO FL 33037-2221

AK: 1104396 Parcel ID: 00090964-001000 Physical Location 97652 OVERSEAS APT C10 KEY LARGO  
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR714-758 OR1078-21  
Owners Name: GREENSPAN RICHARD R AND YVETTE M  
Address: 16073 BRIER CREEK DR DELRAY BEACH FL 33446-9561

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AK: 1104191 Parcel ID: 00090963-000300 Physical Location 97652 OVERSEAS APT S3 KEY LARGO  
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR612-635 OR823-601  
Owners Name: LISOR SUZANNE K REV TR  
Address: 1103 SPRING BROOKE DR GOSHEN IN 46528-5059

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AK: 1680435 Parcel ID: 00554940-000300 Physical Location VACANT LAND KEY LARGO  
Legal Description: AMD PLAT OF MANDALAY KEY LARGO PB2-25 PT TR 5A O R562-411 OR1028-35TR OR1813-1460/61 OR1813-14  
Owners Name: MONROE COUNTY FLORIDA  
Address: 1100 SIMONTON ST KEY WEST FL 33040

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AK: 1104809 Parcel ID: 00090966-002500 Physical Location 97652 OVERSEAS APT PH1 KEY LARGO  
Legal Description: APT P-1 ROCK HARBOR CONDOMINIUM 6 OR778-694 OR2340 -817/18D/C OR2374-99 OR2635-102021R/S  
Owners Name: KROHN JOHN RAMON JR  
Address: 61 BITTERN DR GETTYSBURG PA 17325-8611

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AK: 1104841 Parcel ID: 00090966-002900 Physical Location 97652 OVERSEAS APT PH5 KEY LARGO  
Legal Description: APT P5 ROCK HARBOR CONDOMINIUM #6 OR778-1326 OR8 07-1971 OR822-411 OR1626-1988/90 OR1682-764 (U)  
Owners Name: STONE THOMAS J TRUST 7/21/2000  
Address: PO BOX 372880 KEY LARGO FL 33037-7880

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AK: 1680478 Parcel ID: 00554980-000000 Physical Location 97280 OVERSEAS KEY LARGO  
Legal Description: NE PT TR 2 B AMD PLAT OF MANDALAY PB2-25 OR540-16 OR543-1025 OR937-1885 OR1117-490 OR1149-23851  
Owners Name: 97 PALMS SOUTH L C C/O TUFTS KATHY  
Address: 9357 CALLIANDRA DR BOYNTON BEACH FL 33436-3034

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AK: 1104124 Parcel ID: 00090962-000900 Physical Location 97652 OVERSEAS APT T9 KEY LARGO  
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR655-67-68 OR828-  
Owners Name: HEINER FREDERICK H AND DONNA E  
Address: 97652 OVERSEAS HWY APT T9 KEY LARGO FL 33037-2226

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AK: 1104175 Parcel ID: 00090963-000100 Physical Location 97652 OVERSEAS APT S1 KEY LARGO  
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR624-177 OR801-610  
Owners Name: KRAUSE JOSEPH AND FRANCES  
Address: 2637 NW 23RD WAY BOCA RATON FL 33431-4015

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AK: 1104493 Parcel ID: 00090965-000700 Physical Location 97652 OVERSEAS APT M7 KEY LARGO  
Legal Description: APT 7 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO 14-296 OR860-1470 OR1067-348 OR1440-1734 OR15  
Owners Name: KALATZIS DIMITRIOS AND JOANNE  
Address: 97652 OVERSEAS HWY APT M7 KEY LARGO FL 33037-2225

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AK: 1104230 Parcel ID: 00090963-000700 Physical Location 97652 OVERSEAS APT S7 KEY LARGO  
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 7 8.5% COMMON ELEMENTS OR604-838 OR756-179  
Owners Name: SOMOGYI ROBERT J AND MARILYN B  
Address: 42 W COLLEGE AVE APT 314S YARDLEY PA 19067-1553

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AK: 1104710 Parcel ID: 00090966-001600 Physical Location 97652 OVERSEAS APT HH35 KEY LARGO  
Legal Description: APT 35 ROCK HARBOR CONDOMINIUM 6 OR778-886 OR812-4 19 OR817-280 OR1038-1684/93 OR1335-590/91M/T C  
Owners Name: VEIL MARK AND TINA  
Address: 107 WOODSMUIR CT PALM BEACH FL 33418-8020

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AK: 1104388 Parcel ID: 00090964-000900 Physical Location 97652 OVERSEAS APT C9 KEY LARGO  
Legal Description: APT NO 9 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO OR716-566 OR1078-2160AFF OR1331-394AFF OR13  
Owners Name: HARRELSON PEGGY GREGSON REVOCABLE TRUST 3/14/14 C/O HARRELSON MIKE CO-TRUSTEE  
Address: 1119 S 3RD AVE BOZEMAN MT 59715-5264

AK: 1680524	Parcel ID: 00555011-000400	Physical Location	VACANT LAND	KEY LARGO
Legal Description: THE HARBORAGE KEY LARGO PB 6-46 LOT 4 & 2.00% COMM ON ELEMENTS OR632-85				
Owners Name: THE HARBORAGE CONDO CORP				
Address: 59 OCEAN DR			KEY LARGO	FL 33037
AK: 1680541	Parcel ID: 00555011-000600	Physical Location	VACANT LAND	KEY LARGO
Legal Description: THE HARBORAGE KEY LARGO PB 6-46 LOT 6 & 2.00% COMM ON ELEMENTS OR632-85				
Owners Name: THE HARBORAGE CONDO CORP				
Address: 59 OCEAN DR			KEY LARGO	FL 33037
AK: 8848692	Parcel ID: 00554990-000100	Physical Location	97360 OVERSEAS	KEY LARGO
Legal Description: AMD PLAT OF MANDALAY PB2-25 KEY LARGO PORTION T 3-B (NE) OR577-629 OR573-479 OR784-749 OR784				
Owners Name: CHARUR CARLOS AND MARIA CHRISTINA				
Address: 9155 S DADELAND BLVD STE 1818			MIAMI	FL 33156-2742
AK: 1104655	Parcel ID: 00090966-001000	Physical Location	97652 OVERSEAS APT HH25	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 25 & 3.07% LEMENTS OR778-217 OR829-1608 OR951-1864/186				
Owners Name: MOFFITT GREGORY P AND REGINA A				
Address: 29453 CEDAR NECK RD			OCEAN VIEW	DE 19970
AK: 1104591	Parcel ID: 00090966-000400	Physical Location	97652 OVERSEAS APT HH5	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 6 APT 5 OR781-1574 O R826-2121 OR1407-124 OR1780-75/77 OR1780-78AF				
Owners Name: SPRINKLE GEORGE C JR AND MELISSA B				
Address: 17205 SW 256TH ST			HOMESTEAD	FL 33031
AK: 1104469	Parcel ID: 00090965-000400	Physical Location	97652 OVERSEAS APT M4	KEY LARGO
Legal Description: APT 4 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO -118 OR1023-2374 OR1597-957/58				
Owners Name: LESPERANCE LISA V				
Address: 1411 NW NORTH RIVER DR			MIAMI	FL 33125-2656
AK: 1104434	Parcel ID: 00090965-000100	Physical Location	97652 OVERSEAS APT M1	KEY LARGO
Legal Description: APT 1 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO -402/03 OR824-335 OR1009-2027 OR1270-1348 OR12				
Owners Name: BAKER KEITH A				
Address: 7555 CONIFER DR			COLORADO SPRINGS	CO 80920-4529
AK: 1104451	Parcel ID: 00090965-000300	Physical Location	97652 OVERSEAS APT M3	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR654-185/86 OR1014-				
Owners Name: SANTANA RAMON R AND YOLANDA ACEBAL				
Address: PO BOX 901368			HOMESTEAD	FL 33090-1368
AK: 1104531	Parcel ID: 00090965-001100	Physical Location	97652 OVERSEAS APT M11	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO R700-308 OR806-919 OR1310-204/05 OR1585-2162 C				
Owners Name: BELLIS STEPHEN L AND MARTHA A LIV TR DTD 11/23/05				
Address: PO BOX 524			INDIAN RIVER	MI 49749-0524
AK: 1104353	Parcel ID: 00090964-000600	Physical Location	97652 OVERSEAS APT C6	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 6 8.5% COMMON ELEMENTS OR698-778 OR940-775.				
Owners Name: HELSEL ZANE AND JOAN E				
Address: 2144 PENNINGTON RD			EWING	NJ 08638-1433
AK: 1680508	Parcel ID: 00555010-000000	Physical Location	97450 OVERSEAS	KEY LARGO
Legal Description: AMD PLAT OF MANDALAY PB2-25 KEY LARGO TRACT 4-B (2 .4AC) AND TRACT 5-B (9.32AC) & ADJ BAY BTM (2				
Owners Name: KEY LARGO HOSPITALITY LAND TRUST C/O KEY LARGO HOSPITALITY GROUP LLC				
Address: 4651 SHERIDAN ST STE 480			HOLLYWOOD	FL 33021-3430
AK: 1104540	Parcel ID: 00090965-001200	Physical Location	97652 OVERSEAS APT M12	KEY LARGO
Legal Description: APT NO 12 ROCK HARBOR CONDOMINIUM NO 5 KEY OR725-511 OR1099-1314 OR1103-1352C OR1255-84				
Owners Name: HENRY MORRIS				
Address: 97652 OVERSEAS HWY APT M12			KEY LARGO	FL 33037-2225

AK: 1104647 Parcel ID: 00090966-000900 Physical Location 97652 OVERSEAS APT HH24 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 24 & 3.72% LEMENTS OR778-888 OR1014-289 OR1174-1140/42  
 Owners Name: VALERIUS THOMAS F AND LYNN C  
 Address: 9200 SW 85TH ST MIAMI FL 33173-4527

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AK: 1104141 Parcel ID: 00090962-001100 Physical Location 97652 OVERSEAS APT T11 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR682-753 OR835-1  
 Owners Name: SULLIVAN PATRICIA P TR 11/3/2003  
 Address: 535 LUENGA AVE CORAL GABLES FL 33146-2716

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AK: 1104442 Parcel ID: 00090965-000200 Physical Location 97652 OVERSEAS APT M2 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 2 680-188 OR784-131 OR840-491 OR870-1860FJ CASE  
 Owners Name: ADAM RYAN A REV TR OF 05/13/05  
 Address: 600 S ATLANTIC AVE DAYTONA BEACH FL 32118

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AK: 1104574 Parcel ID: 00090966-000200 Physical Location 97652 OVERSEAS APT HH3 KEY LARGO  
 Legal Description: APT 3 ROCK HARBOR CONDOMINIUM 6 OR778-892 OR811-18 01 OR1110-1647 OR2456-881  
 Owners Name: HENRIQUES ROBERT C  
 Address: 11 CHESTER SQ GLOUCESTER MA 01930-1313

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AK: 1104361 Parcel ID: 00090964-000700 Physical Location 97652 OVERSEAS APT C7 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 7 8.5% COMMON ELEMENTS OR687-592 OR789-763  
 Owners Name: TUCKER ROBERT J AND CHARLENE A  
 Address: 401 CLOVER MILL RD EXTON PA 19341-2502

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AK: 1104337 Parcel ID: 00090964-000400 Physical Location 97652 OVERSEAS APT C4 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 4 7.1% COMMON ELEMENTS OR646-439 OR844-809  
 Owners Name: BOLAND C SAMUEL AND KATHY B  
 Address: 97652 OVERSEAS HWY APT C4 KEY LARGO FL 33037-2202

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AK: 1104515 Parcel ID: 00090965-000900 Physical Location 97652 OVERSEAS APT M9 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 9 8.5% COMMON ELEMENTS OR715-463 OR1631-18  
 Owners Name: ROBERTS WILLIAM C AND MARY A  
 Address: 763 CHAPMAN LOOP THE VILLAGES FL 32162

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AK: 1104698 Parcel ID: 00090966-001400 Physical Location 97652 OVERSEAS APT HH33 KEY LARGO  
 Legal Description: APT 33 ROCK HARBOR CONDOMINIUM 6 OR778-224 OR2581- 1245/53WILL OR2591-1497  
 Owners Name: WALSH FRANK B JR REVOCABLE TRUST 11/30/1996  
 Address: 97652 OVERSEAS HWY APT HH33 KEY LARGO FL 33037-2203

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AK: 1104523 Parcel ID: 00090965-001000 Physical Location 97652 OVERSEAS APT M10 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR704-431 OR1190-3  
 Owners Name: SHUGG ROBERT C AND ELIZABETH A  
 Address: 97652 OVERSEAS HWY APT M10 KEY LARGO FL 33037-2225

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AK: 1104868 Parcel ID: 00090966-003100 Physical Location 97652 OVERSEAS APT PH7 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM 6 APT P7 OR778-882 OR975-1 981 OR 975-1982AFF OR1429-1640/41 OR1745-2127  
 Owners Name: OKUN THEODORE  
 Address: 97652 OVERSEAS HWY PH 7 KEY LARGO FL 33037-2221

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AK: 1104507 Parcel ID: 00090965-000800 Physical Location 97652 OVERSEAS APT M8 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR670-40/41 OR941-  
 Owners Name: RAHAIM ANDREW D AND JEAN T  
 Address: 6 AUSPICE CIR NEWARK DE 19711-2976

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AK: 1104680 Parcel ID: 00090966-001300 Physical Location 97652 OVERSEAS APT HH31 KEY LARGO  
 Legal Description: APT 31 ROCK HARBOR CONDOMINIUM #6 OR781-1588 OR 839-971 OR839-972Q/C OR951-810/13 OR951-815AF  
 Owners Name: SINISCALCO WAYNE P AND LORIN BLAKE  
 Address: 97652 OVERSEAS HWY APT HH31 KEY LARGO FL 33037-2218

AK: 1104213	Parcel ID: 00090963-000500	Physical Location	97652 OVERSEAS	APT S5	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 5 8.5% COMMON ELEMENTS OR666-835 OR1096-12;					
Owners Name: GOLDSTEIN AMBER E					
Address: 97652 OVERSEAS HWY APT S5		KEY LARGO	FL	33037-2203	
AK: 1104604	Parcel ID: 00090966-000500	Physical Location	97652 OVERSEAS	APT HH6	KEY LARGO
Legal Description: APT 6 ROCK HARBOR CONDOMINIUM PT 6 OR778-238 -305 OR877-2423 OR1055-2109 OR1055-2110/2112 O					
Owners Name: ROBINSON JOHN G AND BARBARA J					
Address: 97652 OVERSEAS HWY OFC		KEY LARGO	FL	33037-2216	
AK: 1104663	Parcel ID: 00090966-001100	Physical Location	97652 OVERSEAS	APT HH26	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 26 & 3.07% ELEMENTS OR778-192 (UR WD & TRUST ON FIL					
Owners Name: LEVY BARUCH AND JANE					
Address: 2708 OAKMONT CT		WESTON	FL	33332-1834	
AK: 1680397	Parcel ID: 00554930-000000	Physical Location	VACANT LAND		KEY LARGO
Legal Description: AMD PLAT OF MANDALAY KEY LARGO PB2-25 TR 4A OR38 9-878 OR732-318 CASE #80-326-CP-12 OR835-2404 (					
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY					
Address: 1200 TRUMAN AVE STE 207		KEY WEST	FL	33040-7270	
AK: 1104302	Parcel ID: 00090964-000100	Physical Location	97652 OVERSEAS	APT C1	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO & 8.3% COMMON ELEMENTS OR664-649/650 OR1					
Owners Name: BESADA HUMBERTO AND MARCIA					
Address: 2155 SW 123RD CT		MIAMI	FL	33175-7723	
AK: 1104221	Parcel ID: 00090963-000600	Physical Location	97652 OVERSEAS	APT S6	KEY LARGO
Legal Description: APT NO 6 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO 600-486 OR785-1214/1216 OR814-348 OR925-388/388					
Owners Name: GAC MARIA U					
Address: 573 SHERIDAN RD		GLENCOE	IL	60022-1764	
AK: 1104205	Parcel ID: 00090963-000400	Physical Location	97652 OVERSEAS	APT S4	KEY LARGO
Legal Description: APT NO 4 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO OR601-508 OR808-2105 OR820-297 OR844-183 OR1					
Owners Name: FAGGIONI RONALD A AND CAROLYN I					
Address: 2073 HENDRICKS AVE		BELLMORE	NY	11710-3058	
AK: 1104272	Parcel ID: 00090963-001100	Physical Location	97652 OVERSEAS	APT S11	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR682-773 OR798-246					
Owners Name: HEELY CATHERINE G					
Address: 9 NOCTURNE ROAD		MONROE TOWNSHIP	NJ	08831-7971	
AK: 1104132	Parcel ID: 00090962-001000	Physical Location	97652 OVERSEAS	APT T10	KEY LARGO
Legal Description: APT NO 10 ROCK HARBOR CONDOMINIUM NO 2 KEY R656-173/74 OR1103-446 OR1614-562					
Owners Name: WESTER DAVID A AND SHARON M					
Address: 4244 CHASE AVE		MIAMI BEACH	FL	33140-3008	
AK: 1104256	Parcel ID: 00090963-000900	Physical Location	97652 OVERSEAS	APT S9	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 9 8.5% COMMON ELEMENTS OR600-479 OR764-125;					
Owners Name: SCULL PROPERTIES LLC C/O SCULL DAVID					
Address: 7960 OLD GEORGETOWN RD STE 8C		BETHESDA	MD	20814-2418	
AK: 1104248	Parcel ID: 00090963-000800	Physical Location	97652 OVERSEAS	APT S8	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 8 8.5% COMMON ELEMENTS OR630-580 OR785-373					
Owners Name: SEVERSON DONALD R AND LOUANNE DEC TRUST 11/12/96					
Address: PO BOX 886		ELKHORN	WI	53121	
AK: 1104701	Parcel ID: 00090966-001500	Physical Location	97652 OVERSEAS	APT HH34	KEY LARGO
Legal Description: APT 34 ROCK HARBOR CONDOMINIUM NO 6 OR778-203 3-2023 OR864-1526 OR1531-599/600					
Owners Name: BERNAT DOLORES P TRUST AGR 4/23/1998					
Address: 12832 QUAIL CT		PALOS HEIGHTS	IL	60463-2282	

AK: 1104159 Parcel ID: 00090962-001200 Physical Location 97652 OVERSEAS APT T12 KEY LARGO  
 Legal Description: APT 12 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO 1-658 OR1145-2385/87 OR1558-325 OR1775-1979/79.  
 Owners Name: CHLDREE RONALD M  
 Address: 97652 OVERSEAS HWY APT T12 KEY LARGO FL 33037-2226

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AK: 1104183 Parcel ID: 00090963-000200 Physical Location 97652 OVERSEAS APT S2 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 2 8.3% COMMON ELEMENTS OR621-822 OR807-949.  
 Owners Name: KATZMAN HOWARD E AND SHIRLEY R  
 Address: 7255 SW 140TH TER PALMETTO BAY FL 33158-1265

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AK: 1104329 Parcel ID: 00090964-000300 Physical Location 97652 OVERSEAS APT C3 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR641-215/16 OR764-8  
 Owners Name: CORRADINI CAROL ANN LIV TR 06/06/2006  
 Address: 7744 SW 193RD ST CUTLER BAY FL 33157-7389

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AK: 1104345 Parcel ID: 00090964-000500 Physical Location 97652 OVERSEAS APT C5 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 5 OR717-362 OR1487-302 OR2001-1701  
 Owners Name: MCCASSEY EVERETT A AND MICHELLE M  
 Address: 117 AKIOHALA PL KAILUA HI 96734-3902

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AK: 1104850 Parcel ID: 00090966-003000 Physical Location 97652 OVERSEAS APT PH6 KEY LARGO  
 Legal Description: UNIT P-6 ROCK HARBOR CONDOMINIUM OR781-1566 2107 OR2612-1154  
 Owners Name: MCGEE LAWRENCE U  
 Address: 5110 PALMERSTON LN WINSTON SALEM NC 27104-1431

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AK: 1104281 Parcel ID: 00090963-001200 Physical Location 97652 OVERSEAS APT S12 KEY LARGO  
 Legal Description: APT 12 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO 3-588 OR845-227 OR1117-316/317 OR1475-963/67  
 Owners Name: FIRST MIDWEST TRUST COMPANY C/O FIRST MIDWEST BANK TRUST  
 Address: PO BOX 990 MOLINE IL 61266-0990

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AK: 1104671 Parcel ID: 00090966-001200 Physical Location 97652 OVERSEAS APT HH27 KEY LARGO  
 Legal Description: APT 27 ROCK HARBOR CONDOMINIUM NO 6 OR778-690 3-1625 OR1115-1803 OR1571-1092/93 OR2695-2272/  
 Owners Name: MAJOY CHRISTOPHER O AND MARLENE M  
 Address: 1149 SHELTERED BROOK DR HURON OH 44839-2824

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AK: 1104728 Parcel ID: 00090966-001700 Physical Location 97652 OVERSEAS APT HH36 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM NUMBER 6 APT 36 OR2356-1470(PROB44-2008-CP-43-P) OR2385-1067/  
 Owners Name: CLARK JAMES C AND DIANA  
 Address: 1673 SOUTH ST NEW HAVEN VT 05472

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AK: 1104833 Parcel ID: 00090966-002800 Physical Location 97652 OVERSEAS APT PH4 KEY LARGO  
 Legal Description: ROCK HARBOR CONDOMINIUM #6 APT P4 OR780-28 OR799-7 46 OR832-1933OR919-2188Q/C OR978-1621 OR1093  
 Owners Name: STELRI LLC C/O LEROY  
 Address: 3532 E HIGGINS DR MOUNT PLEASANT SC 29466-6890

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AK: 1104116 Parcel ID: 00090962-000800 Physical Location 97652 OVERSEAS APT T8 KEY LARGO  
 Legal Description: APT 8 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO -119 OR687-883 OR696-646C OR781-788 OR781-789  
 Owners Name: FAMILY TRUST U/W/O CAROLINE P BRUMBAUGH 7/27/1998 C/O BRUMBAUGH JOHN M TRUSTEE  
 Address: 6479 SUNSET DR MIAMI FL 33143-4676

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AK: 1104787 Parcel ID: 00090966-002300 Physical Location 97652 OVERSEAS APT HH46 KEY LARGO  
 Legal Description: APT 46 ROCK HARBOR CONDOMINIUM NO 6 OR781-723 6-359/368 OR856-1231 OR905-1919/1920 OR2005-19/  
 Owners Name: ELIADES STEVEN AND JEANNE  
 Address: 31 STARLIGHT DR HOPEWELL JUNCTION NY 12533

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AK: 1104779 Parcel ID: 00090966-002200 Physical Location 97652 OVERSEAS APT HH45 KEY LARGO  
 Legal Description: APT 45 & 3.07% COMMON ELEMENTS ROCK HARBOR OMINIUM #6 OR778-884 OR901-1425 OR949-1272 /  
 Owners Name: FRANZ P AND L FAMILY TRUST 1/12/1990  
 Address: 97652 OVERSEAS HWY APT HH45 KEY LARGO FL 33037-2220

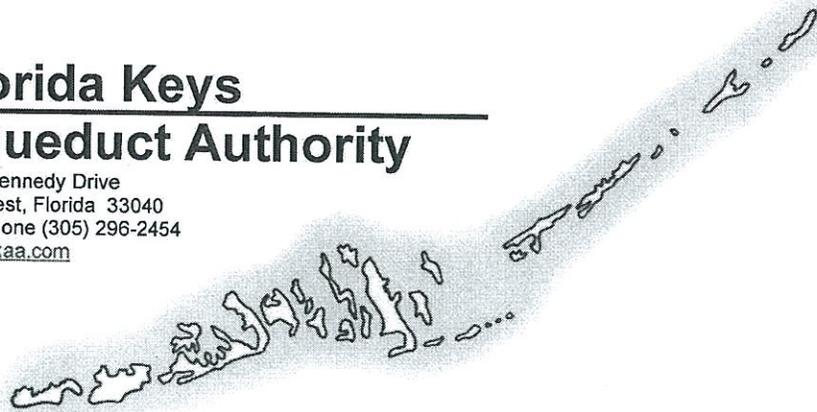
AK: 1680532	Parcel ID: 00555011-000500	Physical Location	VACANT LAND	KEY LARGO
Legal Description: THE HARBORAGE KEY LARGO PB 6-46 LOT 5 & 2.00% COMM ON ELEMENTS OR632-85				
Owners Name: THE HARBORAGE CONDO CORP				
Address: 59 OCEAN DR KEY LARGO FL 33037				
AK: 1104311	Parcel ID: 00090964-000200	Physical Location	97652 OVERSEAS APT C2	KEY LARGO
Legal Description: APT 2 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO -607 OR789-1598 OR857-1931/32 OR957-2367/68 OR				
Owners Name: BOCA MARINA COURT LLC				
Address: 31 SENECA RD SEA RANCH LAKES FL 33308-2325				
AK: 1104817	Parcel ID: 00090966-002600	Physical Location	97652 OVERSEAS APT PH2	KEY LARGO
Legal Description: APT P2 ROCK HARBOR CONDOMINIUM NO 6 OR783-1853 820-2384 OR1076-544 OR1224-2417/18 OR1241-2493				
Owners Name: HEINRICH LAURA J				
Address: 97652 OVERSEAS HWY PH 2 KEY LARGO FL 33037-2220				
AK: 1104582	Parcel ID: 00090966-000300	Physical Location	97652 OVERSEAS APT HH4	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 4 & 4.65% COMMON EMENTS OR778-247				
Owners Name: TIELEN GISELA B				
Address: 97652 OVERSEAS HWY APT HH4 KEY LARGO FL 33037-2207				
AK: 1104639	Parcel ID: 00090966-000800	Physical Location	97652 OVERSEAS APT HH23	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 23 OR778-890 OR820 -1742 OR994-317 OR1248-2330/2331 OR1682-1837/31				
Owners Name: CAMMAROTA ARMAND A JR				
Address: 305 EAST BAY TREE CIR VERNON HILLS IL 60061				
AK: 1104744	Parcel ID: 00090966-001900	Physical Location	97652 OVERSEAS APT HH41	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 6 APT 41 OR781-1567 932-333 OR1001-2499Q/C OR2337-79/92F/J OR2411-				
Owners Name: HOLTON TIMOTHY R AND JENNIFER A				
Address: 296 WASHINGTON AVE MEMPHIS TN 38103				
AK: 1104621	Parcel ID: 00090966-000700	Physical Location	97652 OVERSEAS APT HH21	KEY LARGO
Legal Description: APT 21 ROCK HARBOR CONDOMINIUM 6 OR778-196 OR1070- 2029 OR1190-395/408FJ OR1430-420/21C OR1430-41				
Owners Name: PEREZ ROBERT L AND VIOLET M				
Address: 1919 DRISCOLL ST HOUSTON TX 77019-6101				
AK: 1104761	Parcel ID: 00090966-002100	Physical Location	97652 OVERSEAS APT HH44	KEY LARGO
Legal Description: APT 44 ROCK HARBOR CONDOMINIUM 6 OR778-1710 OR855- 2477 OR1003-2340 OR1151-2443 OR1276-28AFF OR				
Owners Name: BENNARDO MARIANNE DECLARATION OF TRUST 7/10/2013				
Address: 1009 AZALEA RD DELRAY BEACH FL 33483-6601				
AK: 1104795	Parcel ID: 00090966-002400	Physical Location	97652 OVERSEAS APT HH47	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 47 & 3.07% LEMENTS OR778-698 OR864-2329/2330 OR1366-23				
Owners Name: KAVANAGH JEANNE A ESTATE				
Address: 97652 OVERSEAS HWY APT HH47 KEY LARGO FL 33037-2220				
AK: 1104086	Parcel ID: 00090962-000500	Physical Location	97652 OVERSEAS APT T5	KEY LARGO
Legal Description: APT 5 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO 691-480 OR1295-646				
Owners Name: SMITH BRIAN R T AND PENELOPE J				
Address: 97652 OVERSEAS HWY APT T5 KEY LARGO FL 33037-2205				
AK: 1104078	Parcel ID: 00090962-000400	Physical Location	97652 OVERSEAS APT T4	KEY LARGO
Legal Description: APT 4 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO -699 OR692-638 OR789-1698 OR1131-961 OR1250-4C				
Owners Name: MILANESE GARY				
Address: 97652 OVERSEAS HWY APT T4 KEY LARGO FL 33037-2205				
AK: 1104108	Parcel ID: 00090962-000700	Physical Location	97652 OVERSEAS APT T7	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 7 8.5% COMMON ELEMENTS OR677-110 OR788-946				
Owners Name: BORKOWSKI RICHARD V AND CATHERINE M				
Address: 5 GREENWICH CT SHOREHAM NY 11786-2017				

AK: 1104477	Parcel ID: 00090965-000500	Physical Location	97652 OVERSEAS	APT M5	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 5 8.5% COMMON ELEMENTS OR718-69 OR888-1086					
Owners Name: KERCKAERT MICHAEL AND SHANNON					
Address: 5825 HEMPSTEAD RD		OXFORD	MI	48371-1233	
AK: 1104264	Parcel ID: 00090963-001000	Physical Location	97652 OVERSEAS	APT S10	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT #10 .5% COMMON ELEMENTS OR674-706 OR917-871 C					
Owners Name: HARRIS WALTER R AND MARGARET M					
Address: 424 SPRICE AVE		WEST ISLIP	NY	11795	
AK: 1104370	Parcel ID: 00090964-000800	Physical Location	97652 OVERSEAS	APT C8	KEY LARGO
Legal Description: APT 8 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO -551 OR820-1090 OR820-1091/92 OR1030-1367/68 OI					
Owners Name: COPLAN JANET SUE TRUST 4/30/2014					
Address: 97652 OVERSEAS HWY APT C8		KEY LARGO	FL	33037-2223	
AK: 1104736	Parcel ID: 00090966-001800	Physical Location	97652 OVERSEAS	APT HH37	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NUMBER 6 APT 37 0 OR812-1221 OR905-1921/1922 OR2356-1470(PROF					
Owners Name: CLARK JAMES C AND DIANA					
Address: 1673 SOUTH ST		NEW HAVEN	VT	05472	
AK: 1104825	Parcel ID: 00090966-002700	Physical Location	97652 OVERSEAS	APT PH3	KEY LARGO
Legal Description: UNIT P3 ROCK HARBOR CONDOMINIUM 6 OR779-320 2188Q/C OR964-702 OR1169-880/82 OR2465-2406/07					
Owners Name: ESPY ALEXANDRA BEATON					
Address: PO BOX 123		DILLON	CO	80435-0123	
AK: 1680389	Parcel ID: 00554910-000000	Physical Location	97300 OVERSEAS		KEY LARGO
Legal Description: AMD PLAT OF MANDALAY KEY LARGO PB2-25 TR 2A & 1 2 & 3 THE HARBORAGE PB6-46 OR495-405 OR4:					
Owners Name: UPPER KEYS COMMERCE CENTER INC					
Address: PO BOX 373006		KEY LARGO	FL	33037-3006	
AK: 1680362	Parcel ID: 00554890-000000	Physical Location	VACANT LAND		KEY LARGO
Legal Description: AMD PLAT OF MANDALAY KEY LARGO PB2-25 PT TR 5 (NW 25' TR 5) OR539-409E OR566-255 OR764-23/24 (REM					
Owners Name: DOT/ST.OF FL (STATE OF FLORIDA DEPT OF					
Address: TRANSPORTATION)		TALLAHASSEE	FL	32399	
AK: 1104485	Parcel ID: 00090965-000600	Physical Location	97652 OVERSEAS	APT M6	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 6 8.5% COMMON ELEMENTS OR704-422 OR877-242:					
Owners Name: KLUMPENAAR BRAM					
Address: 296 CLAUDE AVE		DORVAL	QUI H95 3B2	CANADA	
AK: 1104400	Parcel ID: 00090964-001100	Physical Location	97652 OVERSEAS	APT C11	KEY LARGO
Legal Description: APT NO 11 ROCK HARBOR CONDOMINIUM NO 4 KEY R700-574 OR1653-2488 OR2232-2213TR OR2635-18C					
Owners Name: HILLENDAVID V					
Address: 97652 OVERSEAS HWY APT C11		KEY LARGO	FL	33037-2223	
AK: 1680486	Parcel ID: 00554990-000000	Physical Location	97340 OVERSEAS		KEY LARGO
Legal Description: AMD PLAT OF MANDALAY PB2-25 KEY LARGO PORTION T 3-B (SW) OR577-629 OR573-479 OR784-749 OR78:					
Owners Name: CHARUR EMILIO					
Address: 9155 S DADELAND BLVD STE 1818		MIAMI	FL	33156-2742	
AK: 1104094	Parcel ID: 00090962-000600	Physical Location	97652 OVERSEAS	APT T6	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 6 R677-105 OR792-1342 OR1187-66 OR1238-1631/40C.					
Owners Name: NIEBLER-SPARE LUCIANN M REV LIV TR AGR 3/17/2008					
Address: 1865 BRICKELL AVE APT A1811		MIAMI	FL	33129-1650	
AK: 1104566	Parcel ID: 00090966-000100	Physical Location	97652 OVERSEAS	APT HH1	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM 6 APT 1 OR781-1581 OR873-1 041 OR1215-2248 OR1547-1851 OR2420-116/18					
Owners Name: DOTTL PETER J AND MARY P JT REV TR 01/11/06					
Address: 5426 COUNTY HWY A		BROOKLYN	WI	53521	



## Florida Keys Aqueduct Authority

1100 Kennedy Drive  
Key West, Florida 33040  
Telephone (305) 296-2454  
[www.fkaa.com](http://www.fkaa.com)



January 23, 2015

J. Robert Dean  
Chairman  
District 3

Antoinette M. Appe  
Vice-Chairman  
District 4

Brian L. Barroso  
Secretary/Treasurer  
District 1

Melva G. Wagner  
District 2

David C. Ritz  
District 5

Kirk C. Zuelch  
Executive Director

Jorge Cepero  
Prime Group  
4651 Sheridan Street, Suite 480  
Hollywood, Fl. 33021

RE: Key Largo Hotel-Playa Largo-Gulf  
97450 Overseas Highway-Key Largo  
RE#: 00555010-000000  
Location #021635-3" Meter

Dear Mr. Cepero,

This letter will serve as proof of coordination of the above referenced project with the Florida Keys Aqueduct Authority.

There is an 8" water main located on Overseas Highway in front of the proposed site which appears adequate to serve this project.

Plans are being reviewed by Engineering to determine meter requirements and system development charges.

Should you have any questions or require any further information please feel free to call me.

Sincerely,  
Florida Keys Aqueduct Authority

Marnie L. Walterson  
Distribution Design Supervisor

CC Sue Reich, Customer Service Manager Tavernier  
Yusi Bonachea, Customer Service Manager Marathon  
Christie Martin, Customer Service Manager Key West



**FLORIDA KEYS ELECTRIC COOPERATIVE  
ASSOCIATION, INC. – FKEC**

91630 OVERSEAS HIGHWAY, P.O. BOX 377, TAVERNIER, FL 33070-0377 PHONE (305) 852-2431 FAX: (305) 852-4794

January 16, 2015

Prime Group  
Jorge Cepero  
4651 Sheridan Street, Suite 480  
Hollywood, FL 33021  
[jorgec@PrimeGroupsUS.com](mailto:jorgec@PrimeGroupsUS.com)

**Re: Letter of Coordination: Proposed construction of Playa Largo Hotel with 177 units located  
in Key Largo at 97540 Overseas Hwy. RE#00555010-000000**

Dear Jorge,

The facilities and operations of Florida Keys Electric Cooperative Association, Inc. (FKEC) are designed to accommodate normal electrical load growth, providing sufficient energy is available from our mainland supplier. FKEC anticipates no significant problems in providing power to the property referenced above.

Easements may be required.

When preliminary electrical and site plans are available, please arrange to meet with FKEC Engineering staff to review and plan the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith Kropf".

Keith Kropf, PE  
Director of Engineering

## Jorge Cepero

---

**From:** Zavalney-Steve [Zavalney-Steve@MonroeCounty-FL.Gov]

**Sent:** Wednesday, January 14, 2015 2:16 PM

**To:** 'jorgec@primegroupus.com'

**Subject:** RE: Playa Cristal- Major Cond Use- 177 units- Fire

Mr Cepero,

I cannot speak for the Key Largo Fire Department about providing service. It should not be an issue, but you may need to speak to them directly; as they are their own, independent jurisdiction.

What I *can* state on behalf of the County Fire Marshal's Office is that no additional coordination is required between the developer and this office to expand the scope of the project. Any issues will be revealed upon plan review.

Let me know if you need more information or clarification.

*Steven M. Zavalney*

**Captain, Monroe County Fire Rescue, Fire Prevention**

**(305) 453-8726 (Key Largo Satellite Office)**

**(305) 289-6010 (Fire Rescue main Office)**

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**Please Note:** Florida has a very broad public records law. Most written communications to or from the County regarding County business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure if the privacy statement above does not apply.

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**From:** Jorge Cepero [mailto:jorgec@primegroupus.com]

**Sent:** Wednesday, January 14, 2015 11:30 AM

**To:** Zavalney-Steve

**Subject:** Playa Cristal- Major Cond Use- 177 units- Fire

Hello Captain,

We are increasing the number of hotel units from 154 to 177 at the Playa Largo hotel. We have designed all systems to be able to handle 177 units. Can you provide an availability letter/email confirming that the fire department can provide service for the additional 23 units?

Address: 97540 Overseas Highway

Folio: 00555010-000000

2/9/2015

Thanks,



Jorge Cepero  
4651 Sheridan Street, Suite 480  
Hollywood, Fl. 33021  
[jorgec@PrimeGroupUS.com](mailto:jorgec@PrimeGroupUS.com)

Tel. (954) 392-8788 Ext. 319  
Fax. (954) 392-8748  
[www.PrimeGroupUS.com](http://www.PrimeGroupUS.com)



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**BOARD OF COUNTY COMMISSIONERS**  
Mayor Danny L. Kolhage, District 1  
Mayor Pro Tem Heather Carruthers, District 3  
George Neugent, District 2  
David Rice, District 4  
Sylvia J. Murphy, District 5

**Monroe County Solid Waste Management**  
1100 Simonton St., Rm. 2-231  
Key West, FL 33040  
Phone: 305-292-4432  
Fax: 305-292-4558



January 21, 2015

Jorge Cepero  
Prime Group  
4651 Sheridan Street, Suite 480  
Hollywood, Fl. 33021

Re: Major Conditional Use - 177 Units - Playa Cristal/Playa Largo Hotel

Dear Mr. Cepero:

Thank you for contacting Monroe County Solid Waste Management to coordinate waste disposal for the above-reference project.

Upon review, we offer the following:

1. Keys Sanitary Service (KSS) is the exclusive provider of solid waste collection in the Upper Keys. Please contact KSS at 305-451-2025 to set up commercial waste disposal services.
2. We also highly encourage you coordinate to with KSS to arrange for separate recycling services, and Mike Basham, the County's Environmental Coordinator-Recycling, will be happy to assist you with recycling education and information; Mike can be reached at 305-745-4307.
3. Please ensure an ample area is identified and coordinated with KSS for placement of solid waste containers and recycling bins.
4. Although you did not indicate a construction and demolition (C&D) debris removal plan, please be advised that Monroe County Code requires a specialty hauler license for C&D haulers.

Should you have any questions, please feel free to contact me.

Sincerely,

  
Beth Leto  
Asst. Public Works Director

cc: Monroe County Planning Department

## Jorge Cepero

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**From:** Oni, James [James.Oni@dep.state.fl.us]  
**Sent:** Friday, January 16, 2015 4:38 PM  
**To:** jorgec@primegroupus.com  
**Subject:** RE: Playa Cristal- Major Cond Use- 177 units- DEP

Jorge,

The Department has no objection to the proposed increase in the number of hotel units since it will be economically beneficial to the area and provides job benefit to the people as well. A modification to the wastewater permit issued by the Department for the project may be required and we recommend that you communicate with us as to the determination of what will be required.

Thank you,  
James Oni

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**From:** Jorge Cepero [mailto:jorgec@primegroupus.com]  
**Sent:** Friday, January 16, 2015 2:03 PM  
**To:** Oni, James  
**Subject:** Playa Cristal- Major Cond Use- 177 units- DEP

Hello James,

We are increasing the number of hotel units from 154 to 177 at the Playa Largo hotel (formerly known as Playa Cristal or Key Largo Hotel). We have designed all systems to be able to handle 177 units. Monroe county requires that we notify you that we intend to increase the number of units by 23. Once Monroe county approves the new units, we will apply to KLWTD and to DEP to update the waste water permit. In the mean time, can you please let us know if there's anything you need from us at this time?

Thanks,

Address: 97540 Overseas Highway  
Folio: 00555010-000000  
DEP Permit #: 281237-160-DWC/CM

Thanks,



Jorge Cepero  
4651 Sheridan Street, Suite 480  
Hollywood, Fl. 33021  
[jorgec@PrimeGroupUS.com](mailto:jorgec@PrimeGroupUS.com)

Tel. (954) 392-8788 Ext. 319  
Fax. (954) 392-8748  
[www.PrimeGroupUS.com](http://www.PrimeGroupUS.com)

**LIMITED POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS**

By this Limited Power of Attorney, Steven B. Greenfield, Esquire, as trustee of the **Key Largo Hospitality Land Trust**, a Florida land trust ("Principal"), hereby appoints **Key Largo Hospitality Group, LLC**, a Florida limited liability company ("Agent"), as its attorney in fact, to perform any and all land development duties relating to the Key Largo Hotel Project at 97450 Overseas Highway, Key Largo, Florida 33037 ("Project"), including any and all applications for infrastructure permits and approvals, and building permits, from all governmental agencies having jurisdiction over the Project.

Principal hereby grants to Agent full power and authority to exercise or perform any act, power, duty, right or obligation whatsoever that Principal now has or may hereafter acquire, relating to any person, matter, transaction or any interest, arising out of, and in furtherance of Agent's management responsibilities as set forth in the Agreement.

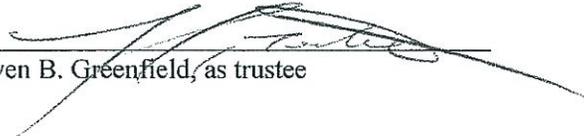
Except as otherwise limited by applicable law, or by this power of attorney, Agent has full power and authority to perform, without prior court approval, everything necessary in exercising any of the powers herein granted, as fully as Principal might or could do if personally present, with full power of substitution or revocation. Principal hereby ratifies and confirms that Agent shall lawfully have, by virtue of this limited power of attorney, the powers herein granted.

This instrument is to be construed and interpreted as a limited power of attorney. This instrument is executed and delivered in the State of Florida, and the laws of the State of Florida shall govern all questions as to the validity of this power and the construction of its provisions.

Third parties may rely upon the representations of the Agent as to all matters relating to any power granted to the Agent, and no person who may act in reliance upon the representations of the Agent shall incur any liability to Principal as a result of permitting the Agent to exercise any power prior to receipt of written notice of revocation. Any third party may rely on a duly executed counterpart of this instrument, or a copy certified by the Agent to be a true copy of the original hereof, as fully and completely as if such third party had received the original of this instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the 20 day of Dec, 2012.

Key Largo Hospitality Land Trust,  
a Florida land trust

By:   
Steven B. Greenfield, as trustee

**SEALED AND DELIVERED  
IN THE PRESENCE OF:**

  
Print name: CARA J. LAUDANNO

  
Print name: Cary M. Osofsky





**PRIME DESIGN ASSOCIATES**  
ARCHITECTURE PLANNING DESIGN

A.A. 2902224  
4681 SHERBORN ST. SUITE 400  
INDIAN CREEK PALM BEACH  
FLORIDA 33411  
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FAX: 561.832.8748

PEA  
**MAYER S. ABRAHAM ARCHITECT**  
1000 N. W. 10TH AVENUE, SUITE 1100  
MIAMI, FLORIDA 33136  
PHONE: 305.571.1111  
FAX: 305.571.1112

**Playa Largo Hotel**  
9745 Overseas Highway  
Key Largo FL 33037

**Site Plan Comparison**

Client:   
Project:   
Phase:   
Drawing:   
Scale:   
Date:   
Sheet:   
A000



**PLAYA LARGO RESORT  
CLEARING AS BUILT (Feb 2, 2015)**

Areas cleared of natives, exotics or from which relocated trees were harvested. Areas may have contained a mix of mature trees and undergrowth, or no trees at all.



See Plan Comparison History Sheet



**PRIME DESIGN ASSOCIATES**  
ARCHITECTURE PLANNING DESIGN

AA 26 00 2234  
4657 SHERIDAN ST. SUITE 400  
MIAMI, FL 33133  
PHONE: 305.338.3321  
FAX: 305.338.3321

**SEAL**  
**MAYER S. ARNO, ARCHITECT**  
I AM A LICENSED ARCHITECT IN THE STATE OF FLORIDA. I HAVE REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROJECT DESCRIBED HEREIN. I HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. I HAVE ALSO REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROJECT DESCRIBED HEREIN. I HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

**PLAYA LARGO HOTEL**  
9745 Overseas Highway  
Key Largo FL 33037

**PLAYA LARGO HOTEL**  
9745 Overseas Highway  
Key Largo FL 33037

**PRELIMINARY NOT FOR CONSTRUCTION**

Reference Site Plan

Scale: 1" = 50'-0"  
Date: 01-15-19  
Project Name: Playa Largo Hotel  
Checked By: [Signature]  
Project No: A006

A006

**SITE PLAN NOTES**

1. REFER TO THE SITE PLAN FOR THE LOCATION OF THE PROPOSED BUILDING AND THE EXISTING BUILDINGS AND STRUCTURES ON THE SITE. THE PROPOSED BUILDING IS SHOWN IN YELLOW.

2. THE PROPOSED BUILDING IS A THREE-STORY BUILDING WITH A TOTAL AREA OF 10,000 SQ. FT. THE EXISTING BUILDINGS ARE A THREE-STORY BUILDING WITH A TOTAL AREA OF 10,000 SQ. FT. AND A TWO-STORY BUILDING WITH A TOTAL AREA OF 10,000 SQ. FT.

3. THE PROPOSED BUILDING IS TO BE CONSTRUCTED ON THE SITE OF THE EXISTING BUILDING. THE EXISTING BUILDING IS TO BE DEMOLISHED AND THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ITS PLACE.

4. THE PROPOSED BUILDING IS TO BE CONSTRUCTED ON THE SITE OF THE EXISTING BUILDING. THE EXISTING BUILDING IS TO BE DEMOLISHED AND THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ITS PLACE.

5. THE PROPOSED BUILDING IS TO BE CONSTRUCTED ON THE SITE OF THE EXISTING BUILDING. THE EXISTING BUILDING IS TO BE DEMOLISHED AND THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ITS PLACE.

**SITE PLAN NOTES**

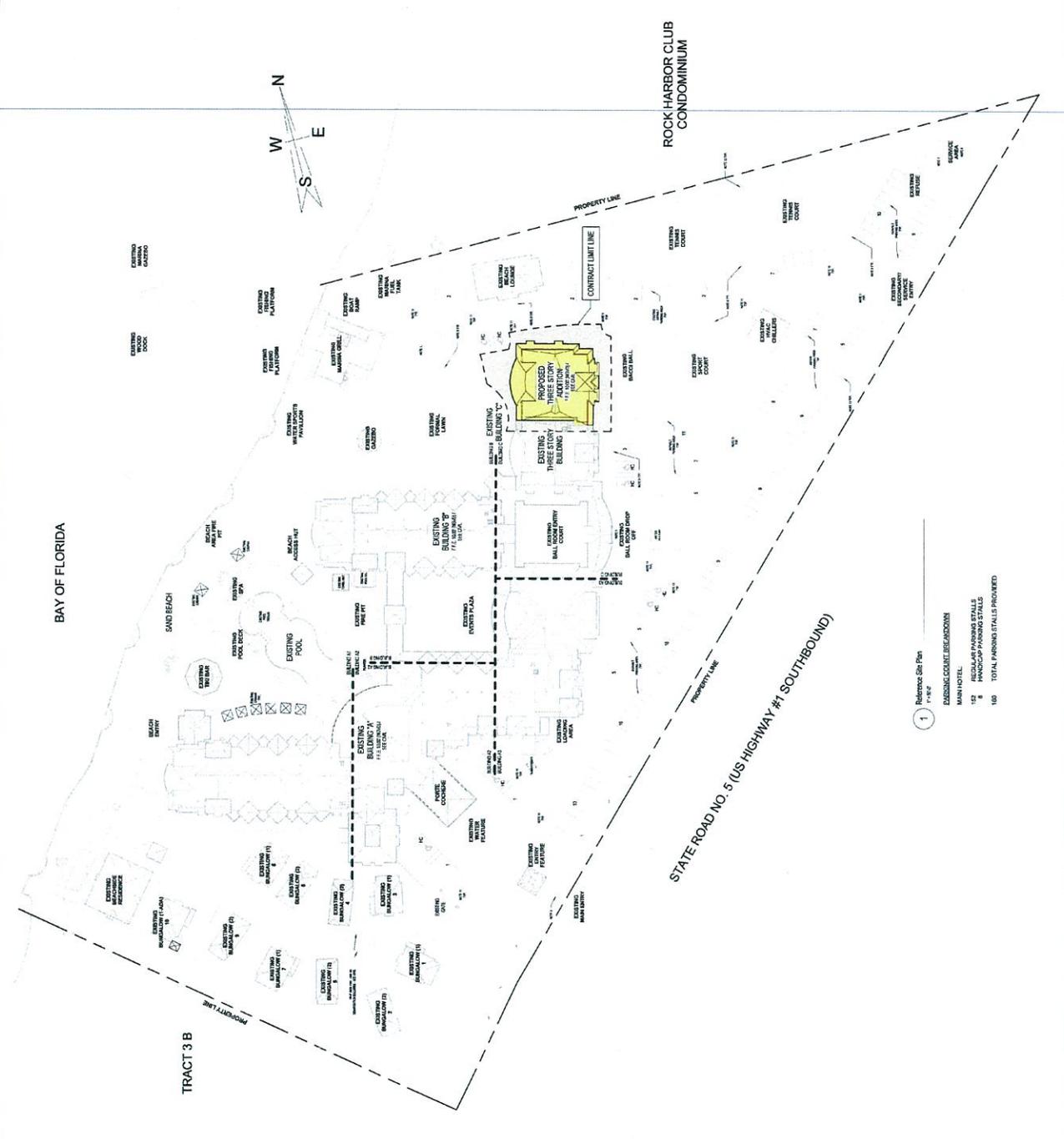
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- 1 Reference Site Plan  
1/16/19
- EXISTING COUNT BREAKROOMS
  - MAIN HOTEL
  - 152 REGULAR PARKING STALLS
  - 6 SPECIALTY PARKING STALLS
  - 180 TOTAL PARKING STALLS PROPOSED









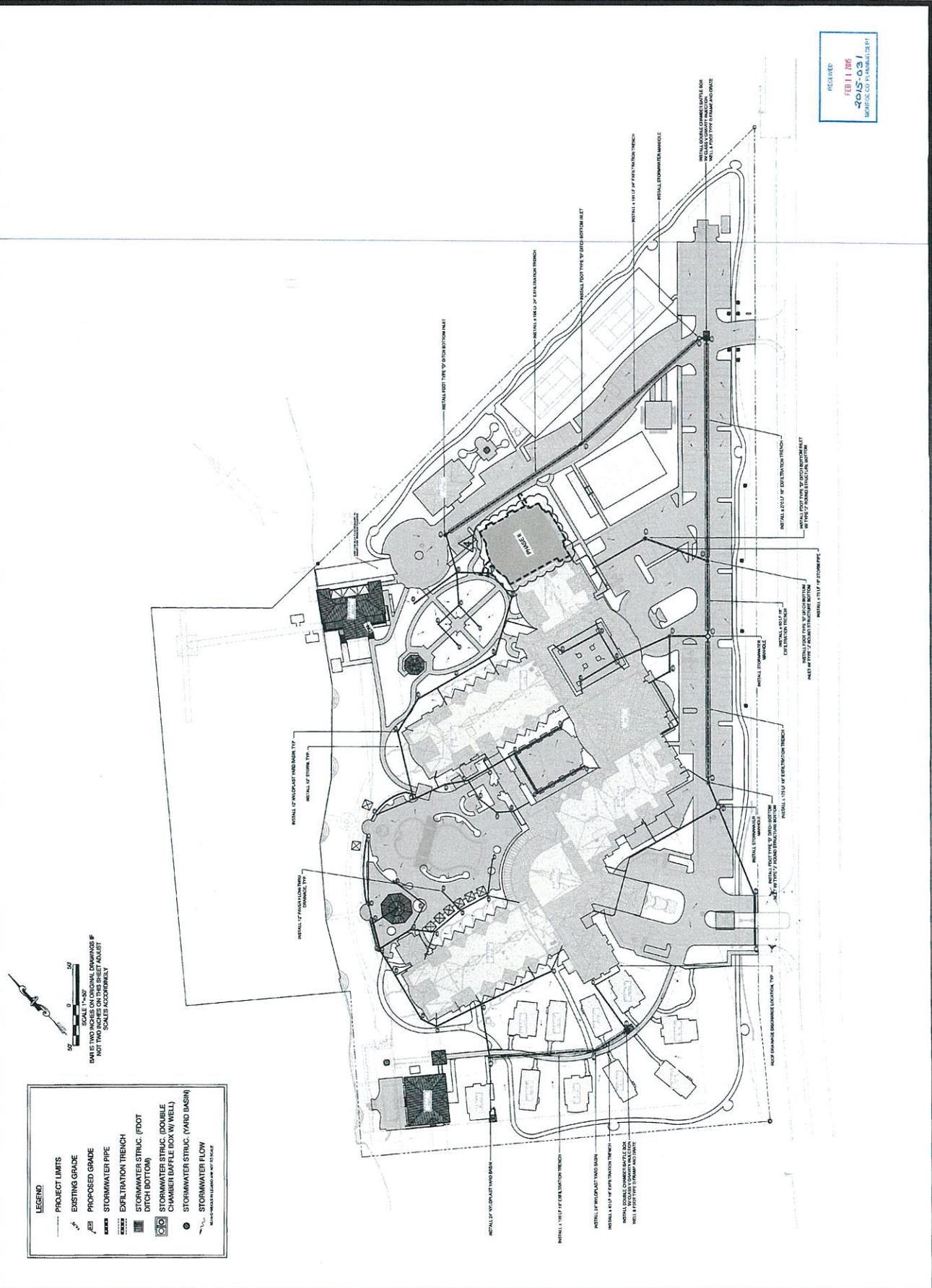
KEY LARGO HOSPITALITY LAND TRUST  
 4651 SHERIDAN ST., STE. # 490  
 HOLLYWOOD, FL 33021

KEY LARGO HOTEL  
 DRAINAGE & GRADING PLAN (MASTER)

REVISONS:  
 ORIGINAL: JUNE 2012

PEREZ ENGINEERING & DEVELOPMENT, INC.  
 CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT  
 1910 PARK TOWER CENTER, SUITE 1400, MIAMI, FL 33139  
 TEL: (305) 259-9440 FAX: (305) 259-0214

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 1505 S.W. 8th St.  
 MIAMI, FL 33135



**LEGEND**

[Symbol]	PROJECT LIMITS
[Symbol]	EXISTING GRADE
[Symbol]	PROPOSED GRADE
[Symbol]	STORMWATER PIPE
[Symbol]	EXFILTRATION TRENCH
[Symbol]	STORMWATER STRUC. (FOOT DITCH BOTTOM)
[Symbol]	STORMWATER STRUC. DOUBLE CHAMBER BUFFER BOX W/ WELL
[Symbol]	STORMWATER STRUC. (YARD BASIN)
[Symbol]	STORMWATER FLOW

NOT TO SCALE





PHASE II PLANT LIST

TREES/PALMS		EXISTING PHASE I
SYMBOL	QUAN.	* DENOTES NATIVE SPECIES
EX		DELONIX REGIA ROYAL PONCIRANA F.G., F.F.
1		10'-12" HT. X 5" SPR. Z CAL. F.G.
3		10' OAH HT., FULL F.G.
2		12' C.T. - 16' C.T. MIN. F.G. - MATCHED IN GROUPS

(DOES NOT REPRESENT ALL EXISTING TREES)



SHRUBS AND GROUNDCOVERS

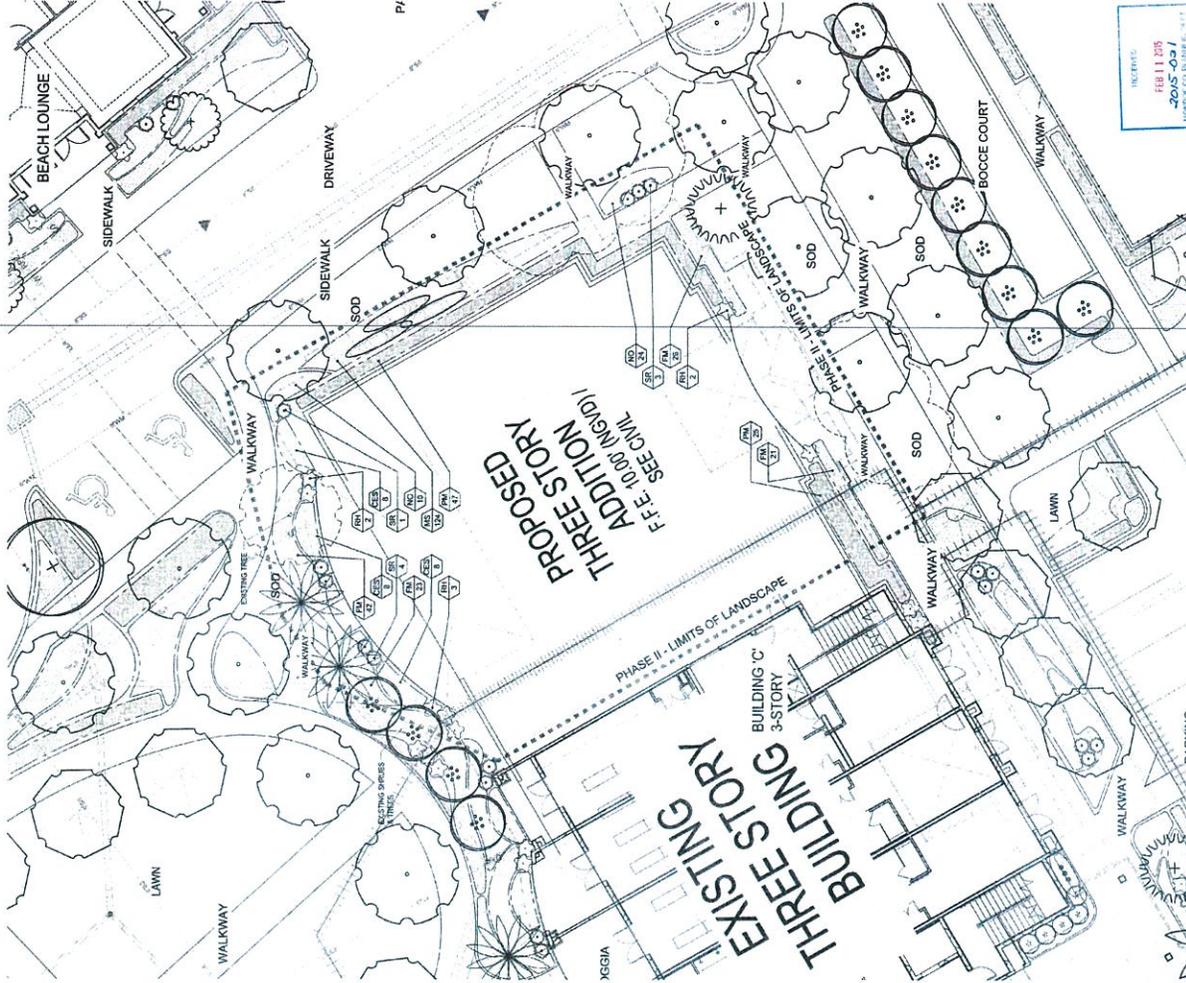
SYMBOL	QUAN.	PROPOSED MATERIAL
CES	24	24" HT. X 24" SPR / 24" O.C. 3 GAL. *Conocarpus erectus sericeus SILVER BUTTWOOD
FM	112	15" HT. X 15" SPR / 15" O.C. 3 GAL. Ficus microcarpa 'Green Island' GREEN ISLAND FIGUS
MS	124	12" HT. X 12" SPR / 15" O.C. 1 GAL. Microsorum scolopendrium WART FERN
NO	34	24" HT. X 15" SPR / 24" O.C. 3 GAL. Nerium oleander 'Petite Pink' OLEANDER DWARF
PM	72	24" HT. X 24" SPR / 24" O.C. 3 GAL. Podocarpus macrophyllus 'COLUMBY' PODOCARPUS
RH	7	4" O.A. HT. 7 GAL. Rhapis excelsa LADY PALM
SR	8	30" HT. X 30" SPR / 30" O.C. 7 GAL. Strelitzia reginae BIRD OF PARADISE



DRIVING PHASE 2 PERMIT  
Date: 1/24/15  
Scale: 1" = 40'  
Drawing: 201  
Sheet No.:



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PLAYA LARGO RESORT  
4B Conservation Easement



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MONROE CO. PLANNING DEPT







AA 200223-4  
5501 WOODVILLE BLVD SUITE 400  
MOLLYWOOD FL 33133  
VOICE: 954.392.8788  
FAX: 954.392.8748

SEAL  
MAYER S. ABDO, ARCHITECT  
I am a duly Licensed Professional Architect in the State of Florida, License No. 12000, and I hereby certify that I am the author of the design and construction documents herein, or that I am a duly Licensed Professional Architect in the State of Florida, License No. 12000, and I hereby certify that I am the author of the design and construction documents herein, or that I am a duly Licensed Professional Architect in the State of Florida, License No. 12000, and I hereby certify that I am the author of the design and construction documents herein.

Playa Largo Hotel  
Building C Phase II  
9745 Overseas Highway  
Key Largo FL 33037

PRELIMINARY  
NOT FOR  
CONSTRUCTION

Phase II Building C  
Third Floor  
A203

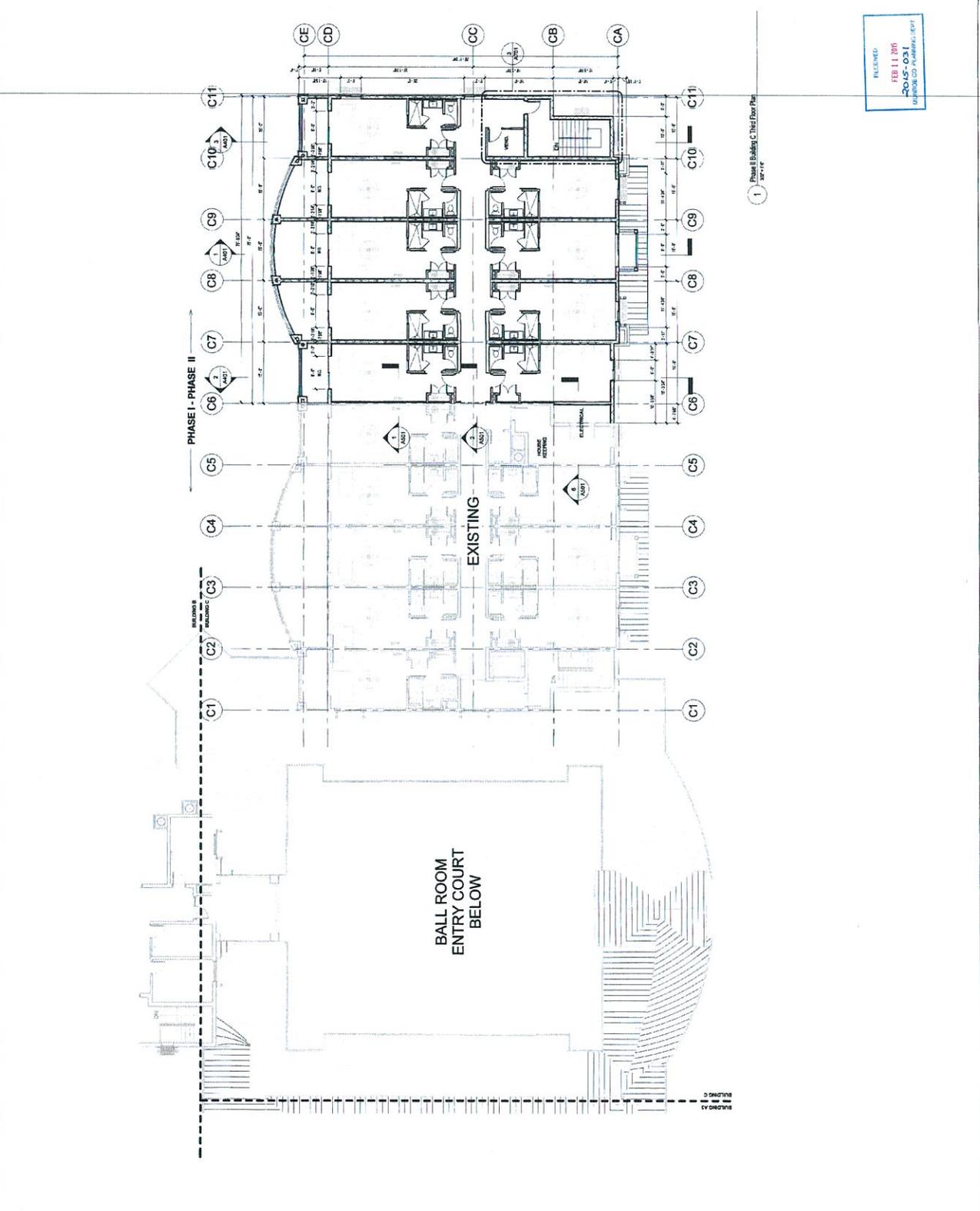
**GENERAL FLOOR PLAN NOTES**  
1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.  
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.  
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.  
4. ALL CONCRETE SHALL BE 4000 PSI.  
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**FLOOR PLAN KEY NOTES**  
1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.  
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MAYER S. ABDO, ARCHITECT



**ELEVATION / SECTION NOTES**

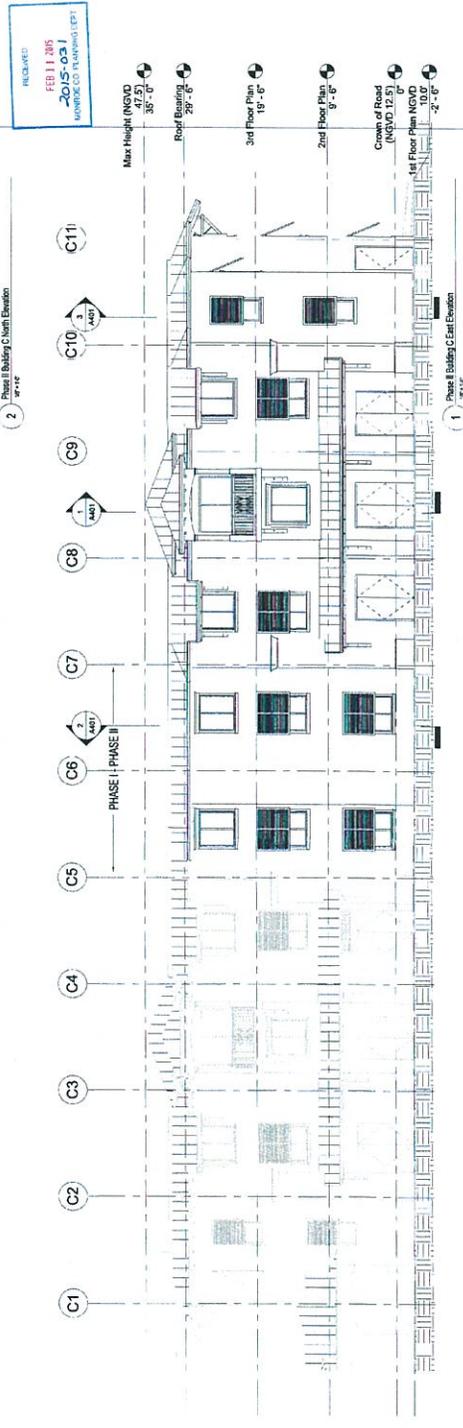
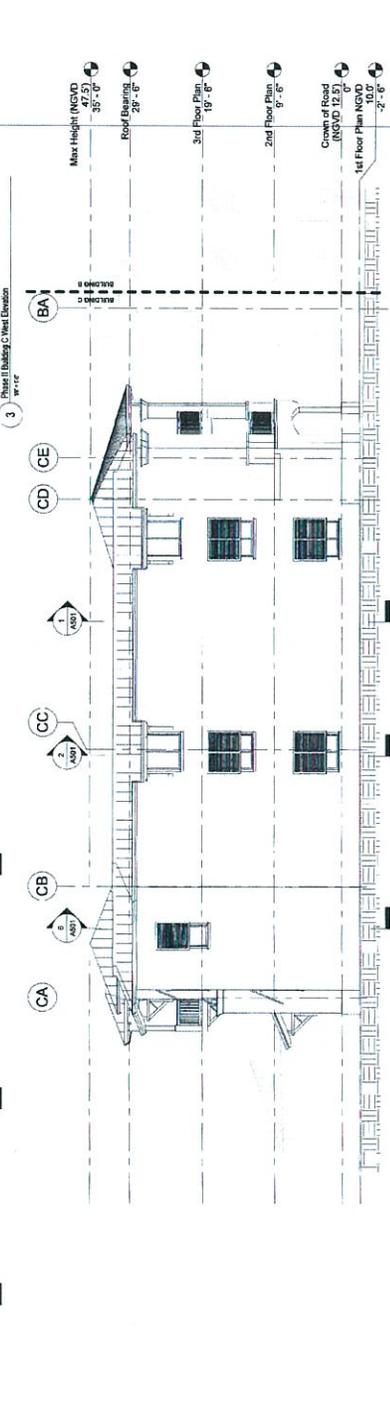
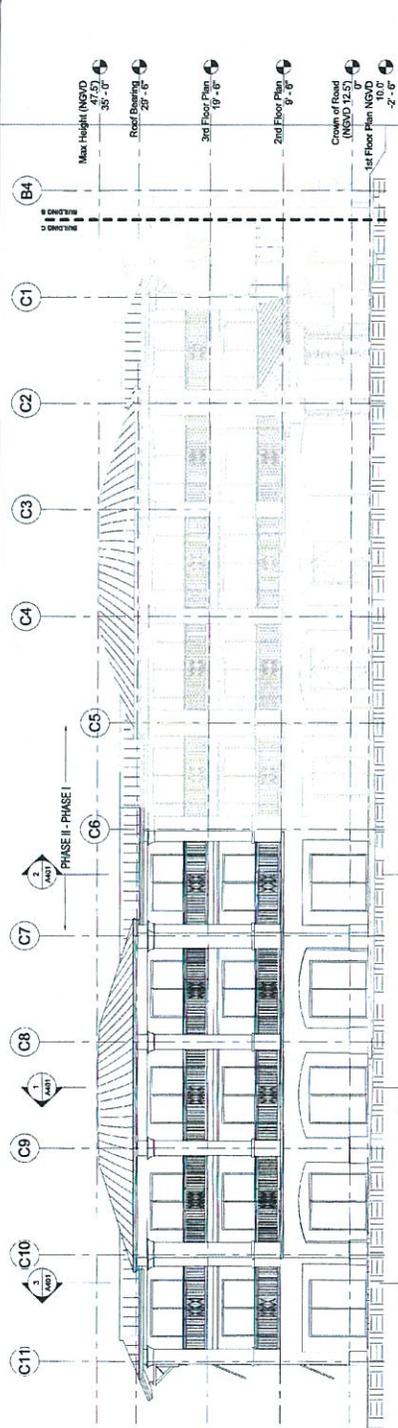
1. CONSULT THE ARCHITECT'S ELEVATION AND SECTION DRAWINGS FOR ALL DIMENSIONS AND FINISHES. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL FINISHES ARE TO BE AS SHOWN UNLESS OTHERWISE NOTED. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL FINISHES ARE TO BE AS SHOWN UNLESS OTHERWISE NOTED. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

**ELEVATION / SECTION KEY NOTES**

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3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL FINISHES ARE TO BE AS SHOWN UNLESS OTHERWISE NOTED. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.



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MONROE CO. PLANNING DEPT

# Playa Largo (Playa Cristal)

MM 97.5 US 1 / Overseas Highway

Key Largo, Florida

## TRAFFIC STUDY

prepared for:  
Key Largo Hospitality Land Trust

**KBP** CONSULTING, INC.

June 2014  
Revised February 2015

# **Playa Largo (Playa Cristal)**

**MM 97.5 US 1 / Overseas Highway**

**Key Largo, Florida**

## **Traffic Study**

**June 2014**

***Revised February 2015***

*Prepared for:*

Key Largo Hospitality Land Trust  
4651 Sheridan Street, Suite 480  
Hollywood, FL 33021

*Prepared by:*

KBP Consulting, Inc.  
8400 N. University Drive, Suite 309  
Tamarac, Florida 33321  
Phone: (954) 560-7103  
Fax: (954) 582-0989

---

Karl B. Peterson, P.E.  
Florida Registration Number 49897  
KBP Consulting, Inc.  
8400 N. University Drive, Suite 309  
Tamarac, Florida 33321  
CA # 29939

## INTRODUCTION

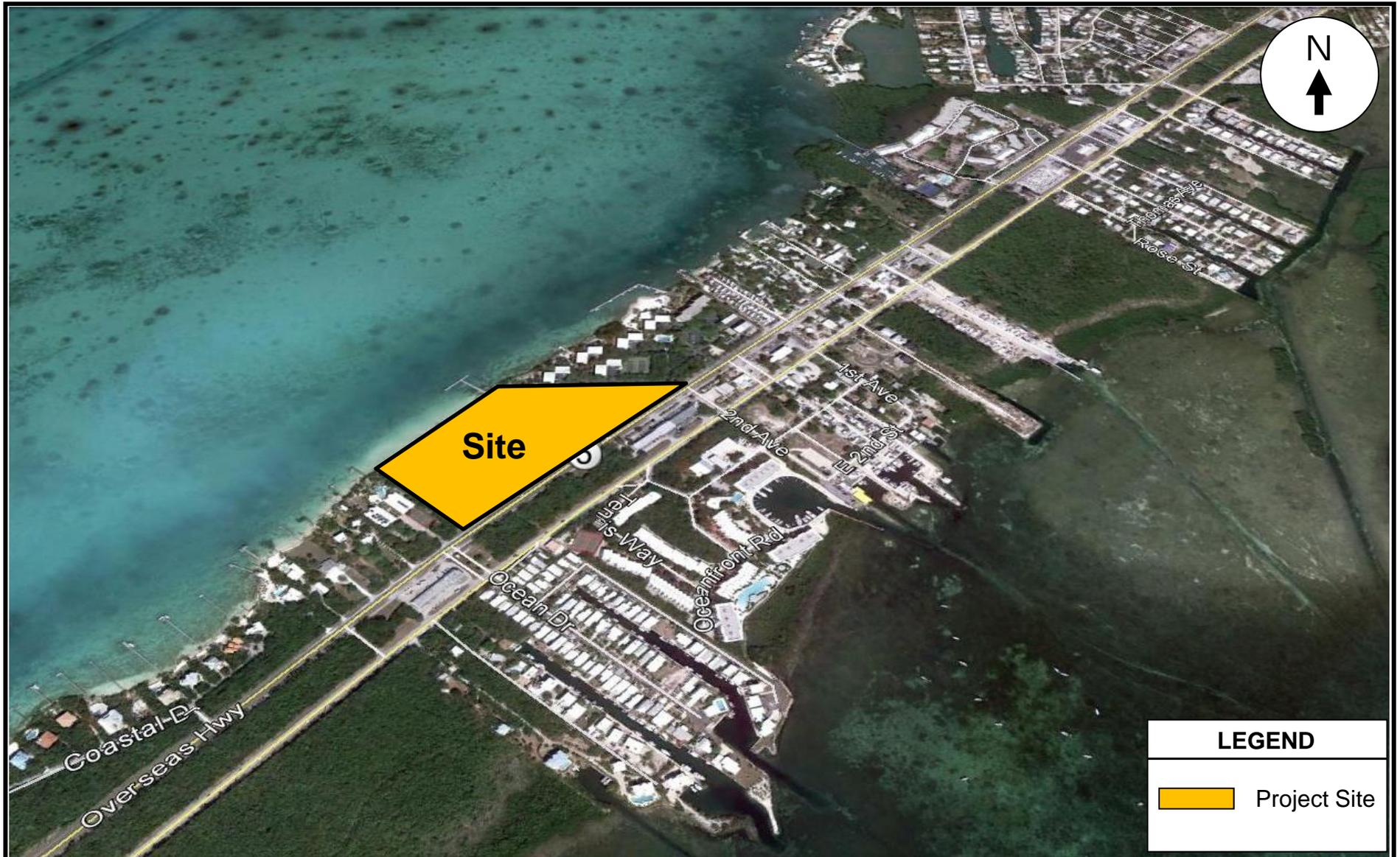
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Playa Largo (a.k.a. Playa Cristal) is a planned transient unit hotel development to be located on the bay side of US 1 / Overseas Highway between mile markers 97 and 98 in Key Largo, Monroe County, Florida. More specifically, the subject site is located on the north side of US 1 / Overseas Highway between the T-intersections of US 1 / Second Avenue and US 1 / Ocean Drive. The location of this project site is illustrated in Figure 1 on the following page.

KBP Consulting, Inc. has been retained by the Key Largo Hospitality Land Trust to prepare a traffic study in connection with this proposed development. This study addresses the vehicular traffic volumes expected to be generated by the proposed development and the projected turning movement volumes at the project access driveway on US 1 / Overseas Highway. This driveway will serve as the only public vehicular access point to the site.

This traffic study is divided into four (4) sections, as listed below:

1. Inventory
2. Trip Generation
3. Trip Distribution and Driveway Assignment
4. Summary & Conclusions



## INVENTORY

---

### **Existing Land Use and Access**

The project site is currently vacant. Vehicular access to the site is currently provided by a right-turn in / right-turn out only on the southbound lanes of US 1 / Overseas Highway.

### **Proposed Land Use and Access**

The subject site will be redeveloped with a resort hotel and associated resort amenities. The total number of transient (hotel) dwelling units will be 177. There will also be a single family residence located on the property. Vehicular access to the site will be provided via a right-turn in / right-turn out only driveway on the southbound lanes of US 1 / Overseas Highway toward the southern end of the site. (There will be an additional emergency only driveway located toward the north end of the site.) Appendix A contains the preliminary site plan for the proposed project.

### **Roadway System**

US 1 / Overseas Highway is located along the southeast side of the project site. In this area, US 1 / Overseas Highway is a four-lane divided (i.e. one-way pair) principal arterial roadway.

## **TRIP GENERATION**

---

A trip generation analysis has been conducted for the proposed hotel development and the single family residence. The analysis was performed using the trip generation rates and equations published in the Institute of Transportation Engineer's *ITE Trip Generation Manual (9<sup>th</sup> Edition)*. The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. According to the ITE report, the most appropriate land use categories and trip generation rates for the proposed development are as follows:

### **Hotel – ITE Land Use #310**

- Weekday:  $T = 8.95 (X) - 373.16$   
*where T = number of trips and X = number of rooms*
- AM Peak Hour:  $T = 0.53 (X)$  (59% in / 41% out)
- PM Peak Hour:  $T = 0.60 (X)$  (51% in / 49% out)

### **Single-Family Detached Housing – ITE Land Use #210**

- Weekday:  $T = 9.52 (X)$   
*where T = number of trips and X = number of dwelling units*
- AM Peak Hour:  $T = 0.75 (X)$  (25% in / 75% out)
- PM Peak Hour:  $T = 1.00 (X)$  (63% in / 37% out)

Utilizing the above-listed trip generation rates and equations from the referenced ITE document, a trip generation analysis was undertaken for the proposed development. The results of this effort are documented in Table 1 on the following page.

<b>Table 1</b> <b>Trip Generation Summary</b> <b>Playa Largo - Key Largo, Florida</b>								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Proposed</i> Hotel	177 Rooms	1,211	55	39	94	54	52	106
Single-Family Residence	1 DU	10	0	1	1	1	0	1
<b>TOTAL</b>		<b>1,221</b>	<b>55</b>	<b>40</b>	<b>95</b>	<b>55</b>	<b>52</b>	<b>107</b>

*Compiled by: KBP Consulting, Inc. (January 2015).*

*Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition).*

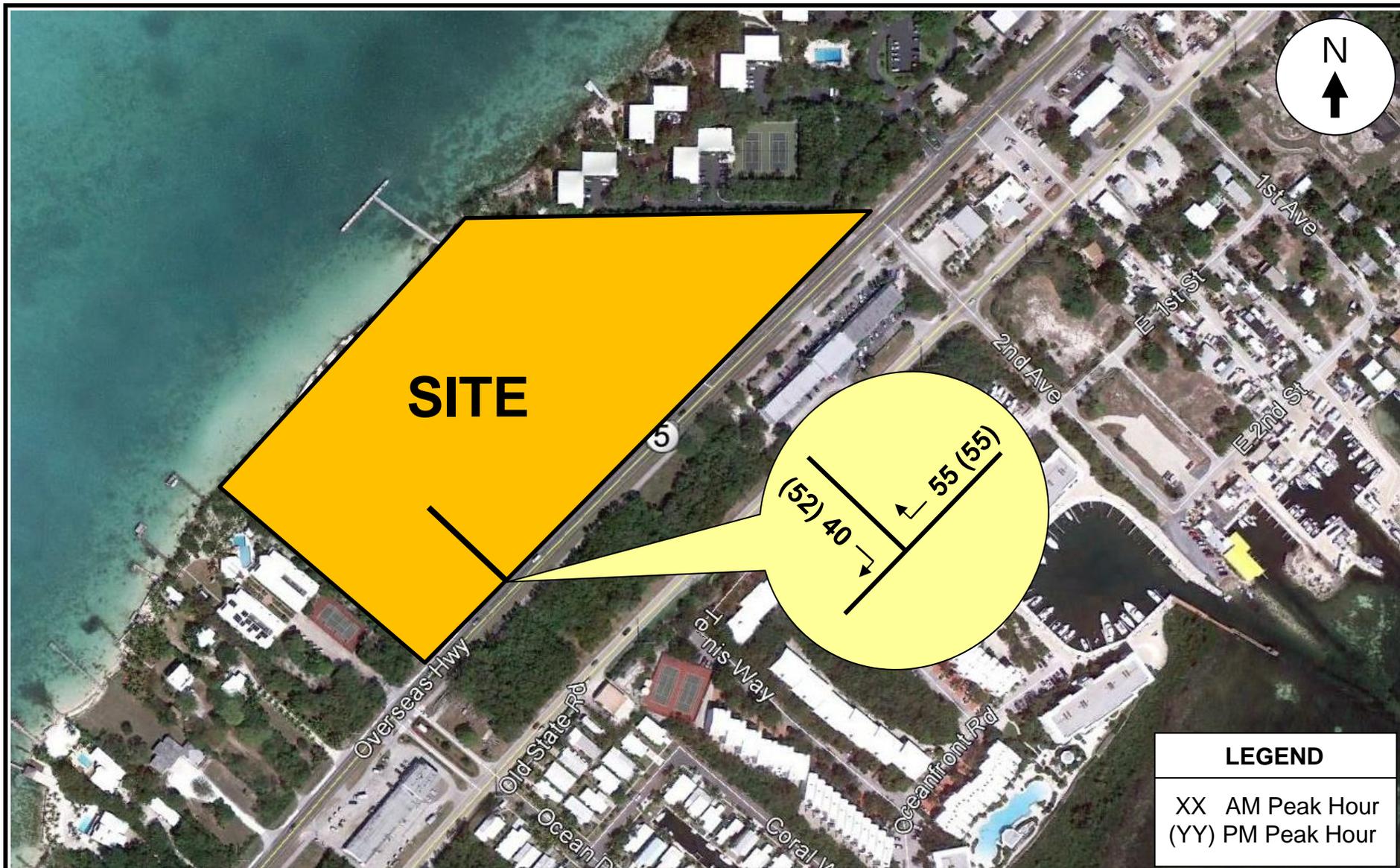
As indicated in Table 1, the proposed project is anticipated to generate 1,221 daily vehicle trips, 95 AM peak hour vehicle trips (55 inbound and 40 outbound) and 107 vehicle trips (55 inbound and 52 outbound) during the typical afternoon peak hour.

## **TRIP DISTRIBUTION AND DRIVEWAY ASSIGNMENT**

---

Given the driveway location and the roadway geometry of US 1 / Overseas Highway in this area (i.e. US 1 operates as a one-way pair in this area), all project traffic will enter the site as southbound right turns and all exiting traffic will be required to turn right onto US 1 / Overseas Highway and travel in a southbound direction. Figure 2 on the following page presents the AM and PM peak hour driveway volumes for the Playa Largo project.

Based upon the projected driveway volumes anticipated during the AM and PM peak hours, a dedicated southbound right-turn lane is not required / warranted at this location on US 1 / Overseas Highway.



LEGEND
XX AM Peak Hour
(YY) PM Peak Hour

**KBP**  
CONSULTING, INC.

## Driveway Traffic Assignment

**FIGURE 2**  
Playa Largo  
Key Largo, Florida

## **SUMMARY & CONCLUSIONS**

---

Playa Largo (a.k.a. Playa Cristal) is a planned transient unit hotel development to be located on the bay side of US 1 / Overseas Highway between mile markers 97 and 98 in Key Largo, Monroe County, Florida. The subject site will be redeveloped with a resort hotel and associated resort amenities. The total number of transient (hotel) dwelling units will be 177. One (1) single-family residence will also be located on the property. Vehicular access to the site will be provided via a right-turn in / right-turn out only driveway on US 1 / Overseas Highway toward the southern end of the site.

The trip generation analysis indicates that the proposed project is anticipated to generate approximately 1,221 daily vehicle trips, 95 AM peak hour vehicle trips (55 inbound and 40 outbound) and 107 vehicle trips (55 inbound and 52 outbound) during the typical afternoon peak hour.

Based upon the projected driveway volumes anticipated during the AM and PM peak hours, a dedicated southbound right-turn lane is not required / warranted at this location on US 1 / Overseas Highway.

# **APPENDIX A**

## **Site Plan**

**DESCRIPTIONS**

Tracts 4B and 5B, " Amended Plat of MANDALAY ", on Key Largo, according to the plat thereof as recorded in Plat Book 2 at Page 25 of the public records of  
 A tract of submerged land in the Bay of Florida in fronting said Tract 5B, conveyed by Trustees of the Internal Improvement Fund of the State of Florida by its Deed No 22416, more particularly

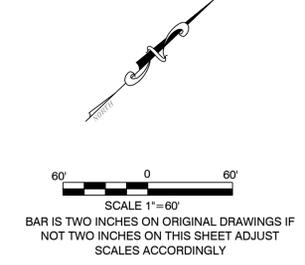
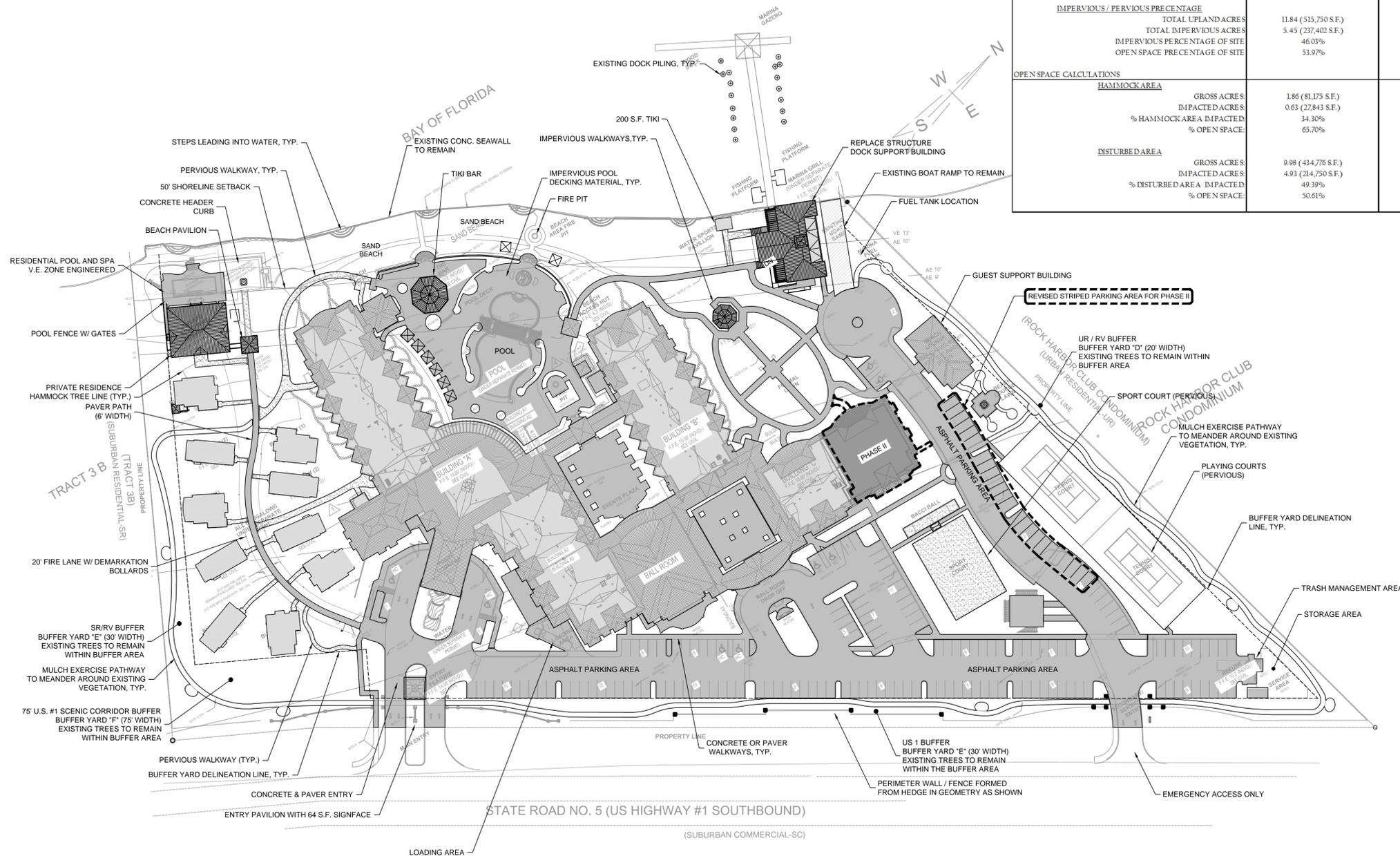
From the intersection of the dividing line between Tracts 4B and 5B, according to said Amended Plat of Mandalay, with the northwesterly right of way line of State Road No. 5, run N49°55'40"W along said dividing line, a distance of 500 feet to the mean high tide line on the shore of the Bay of Florida and the Point of Beginning of the tract hereinafter described; thence meander said mean high tide line in a northeasterly direction, for 537 feet more or less, to the south line of Lot 9, as shown on the plat of "Government Lots 5 and 6 and the NW 1/4 of the NW 1/4 of Section 5 and Lots 1 and 2 of Section 6, Township 62 South, Range 39 East" and recorded in Plat Book 1 at Page 59, public records, Monroe County, Florida; thence N 88°55'W along the said south line of Lot 9, a distance of 75 feet more or less to the most westerly corner of said Lot 9, as shown on said plat; thence N 44°22'W, a distance of 145 feet; thence S40°21'W a distance of 509.6 feet to the northwesterly prolongation of the dividing line between Tracts 4B and 5B, according to said Amended Plat of Mandalay; thence S 49°55'40"E, along said northwesterly prolongation, a distance of 200 feet to the Point of Beginning.

Subject to aerial easement (OR 826, P 2489) in favor of Florida Keys Electric Co. Op  
 The southeasterly 3' of Tract 5B of Amended Plat of Mandalay according to the plat thereof, recorded in Plat Book 2 at Page 25 of the public records of Monroe County, Florida, said southeasterly 3' being adjacent to US Highway No. 1, and located between poles numbered 410 and 412 of the grantee herein, adjacent to said easement. This easement shall be an aerial easement only to permit grantee to encroach on the property of grantor with pole attachments affixed to grantee's poles numbered 410, 411 and 412.

**GENERAL NOTES**

- ALL LIGHTING STANDARDS WILL MEET MONROE COUNTY REQUIREMENT FOR FULL CUT OFF FIXTURES.
- CLEAR SITE TRIANGLES TO BE IN ACCORDANCE WITH FDOT 2013 STANDARDS AND SPECIFICATIONS.
- THERE IS NO PARKING LOT LANDSCAPING REQUIRED IN A RV ZONE.
- ALL LANDSCAPE DESIGN IS SHOWN FOR REFERENCE ONLY. SEE LANDSCAPE DRAWINGS FOR COORDINATION.

GENERAL INFORMATION	APPROVED SITE PLAN (2007)	REVISED SITE PLAN (APPROVED SEPT. 2012)	REVISED SITE PLAN (JULY 2014)	REVISED SITE PLAN (2015)	VARIATION (2007 vs 2015)
LANDUSE: GROSS ACRES SUBMERGED LANDS DWELLING UNITS PARKING REQUIRED PARKING PROVIDED TOTAL COMMERCIAL AREA:	(RV) RECREATION VEHICLE 11.84 2.31 154 KEYS (PLUS ONE RESIDENCE) 184 (5 HANDICAP SPACES) 147 (6 HANDICAP SPACES) 3,924 S.F.	(RV) RECREATION VEHICLE 11.84 2.31 154 KEYS (PLUS ONE RESIDENCE) 184 (5 HANDICAP SPACES) 161 (6 HANDICAP SPACES) 2,500 S.F.	(RV) RECREATION VEHICLE 11.84 2.31 162 KEYS (PLUS ONE RESIDENCE) 184 (5 HANDICAP SPACES) 169 (8 HANDICAP SPACES) 2,500 S.F.	(RV) RECREATION VEHICLE 11.84 2.31 177 KEYS (PLUS ONE RESIDENCE) 184 (5 HANDICAP SPACES) 177 (8 HANDICAP SPACES) 2,500 S.F.	NONE NONE NONE +14.94% NONE +20.41% NONE
SETBACKS	US NO. 1 SETBACK UR / RV BOUNDARY SETBACK SR / RV BOUNDARY SETBACK SHORELINE SETBACK	25' 10/15' 10/15' 50'	25' 10/15' 10/15' 50'	25' 10/15' 10/15' 50'	NONE NONE NONE NONE
REQUIRED LANDSCAPE BUFFER YARDS	US NO. 1 BUFFER: UR / RV BOUNDARY BUFFER: SR / RV BOUNDARY BUFFER: OPEN SPACE REQUIREMENT:	30' E' CLASS BUFFER BUFFERYARD-D (20' WIDTH) BUFFERYARD-E (30' WIDTH) 20%	30' E' CLASS BUFFER BUFFERYARD-D (20' WIDTH) BUFFERYARD-E (30' WIDTH) 20%	30' E' CLASS BUFFER BUFFERYARD-D (20' WIDTH) BUFFERYARD-E (30' WIDTH) 20%	NONE NONE NONE NONE
IMPERVIOUS / PERVIOUS DATA					
<u>UPLAND AREA</u>	GROSS ACRES SUBMERGED ACRES TOTAL UPLAND AREAS	11.84 2.31 (IN ADDITION TO GROSS) 11.84	11.84 2.31 (IN ADDITION TO GROSS) 11.84	11.84 2.31 (IN ADDITION TO GROSS) 11.84	NONE NONE NONE
<u>S.F. OF GROUND COVER BY STRUCTURES</u>	TOTAL GROUND COVER BY STRUCTURES	106,757 S.F. (2.54 ACRES)	107,345 (2.46 ACRES)	119,239 S.F. (2.74 ACRES)	+ 5.85%
<u>S.F. OF GROUND COVER BY ROADS / WALKWAYS / POOL</u>	TOTAL G.C. BY ROADS / WALKWAYS / POOL / POND	126,760 S.F. (2.91 ACRES)	136,349 (3.13 ACRES)	148,096 S.F. (3.40 ACRES)	+ 0.14%
<u>IMPERVIOUS / PERVIOUS PERCENTAGE</u>	TOTAL UPLAND ACRES TOTAL IMPERVIOUS ACRES IMPERVIOUS PERCENTAGE OF SITE OPEN SPACE PERCENTAGE OF SITE	11.84 (515,750 S.F.) 5.45 (237,402 S.F.) 46.03% 53.97%	11.84 (515,750 S.F.) 5.59 (243,694 S.F.) 47.25% 52.75%	11.84 (515,750 S.F.) 6.13 (267,335 S.F.) 51.83% 48.17%	NONE +12.61% +11.19% -11.72%
<u>OPEN SPACE CALCULATIONS</u>					
<u>HAMMOCK AREA</u>	GROSS ACRES IMPACTED ACRES % HAMMOCK AREA IMPACTED % OPEN SPACE:	1.86 (81,175 S.F.) 0.63 (27,843 S.F.) 34.30% 65.70%	1.86 (81,175 S.F.) .70 (30,775 S.F.) 37.91% 62.09%	1.86 (81,175 S.F.) .70 (30,775 S.F.) 37.91% 62.09%	NONE 10.53% 9.52% -5.49%
<u>DISTURBED AREA</u>	GROSS ACRES IMPACTED ACRES % DISTURBED AREA IMPACTED % OPEN SPACE:	9.98 (434,776 S.F.) 4.93 (214,750 S.F.) 49.39% 50.61%	9.98 (434,776 S.F.) 4.88 (212,919 S.F.) 48.97% 51.03%	9.98 (434,776 S.F.) 5.29 (230,522 S.F.) 53.02% 46.98%	NONE +7.34% +7.35% -7.73%



CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT  
**PEREZ ENGINEERING**  
 & DEVELOPMENT, INC.  
 KEY WEST OFFICE  
 1010 EAST WASHINGTON ST., SUITE 201  
 KEY WEST, FLORIDA 33040  
 TEL: (305) 293-9440 FAX: (305) 296-0243  
 CERTIFICATE OF AUTHORIZATION NO. B579

ALLEN E. PEREZ, P.E.  
 Florida P.E. NO. 51468  
 February 5, 2015

ORIGINAL: JUNE 2012

REVISIONS:	DESCRIPTION
1	PREP. SEWER REVISION 12-1-15
2	RFWD. REV. 18 TONS 12-2-15
3	RFWD. REV. 18 TONS 1-5-14
4	Phase II 1-22-15
5	
6	

KEY LARGO HOTEL  
 MINOR CHANGE TO CONDITIONAL USE-  
 SITE PLAN AND SITE DATA

KEY LARGO HOSPITALITY LAND TRUST  
 4651 SHERIDAN ST., STE. # 480  
 HOLLYWOOD, FL 33021

JOB NO.	121014
DRAWN	RTM
DESIGNED	AEP
CHECKED	AEP
QC	
SHEET	













PHASE I: PLANTING SCHEDULE

TREES/PALMS	
* DENOTES NATIVE SPECIES	
SYMBOL	QUANTITY
16	*Magnolia acuminata TROPICANWOOD 12' OX WOOD 14' OX WOOD
10	Bismarckia nobilis BISMARCK PALM 12-14' HT. X 8" SPR. 2" CAL. F.G.
62	*Bumelia semperans GUMBO LIMBO 12-17' X 5" SPR. 2 1/2" CAL. F.G.
33	Caecypelum ossifolium BRAZILIAN BEAUTYLEAF F.G.
7	*Chrysalidocarpus edulis BATHURST 12-17' OX HT. F.G.
20	Caryota mitis FISHTAIL PALM 2 1/2" CAL. FULL F.G.
8	*Cordia alliodora GARDEN TREE 12-14' HT. X 5" SPR. 2 1/2" CAL. F.G.
23	*Coccoloba diversifolia PIGEEEN PLUM F.G.
13	*Coccoloba verticillata SEA GRASS 12-14' HT. X 4" SPR. 2 1/2" CAL. F.G.
16	*Conocarpus rostrata GREEN BUTTWOOD F.G.
35	Cocos nucifera 'Malayan' GREEN PALM 12-18' OX W. F.G.
29	Cocos nucifera 'Malayan' Curved Trunk MAYPAM CURVED TRUNK COCONUT PALM SEE ABOVE FOR CURVE DIRECTION F.G.
28	Delicatella regia ROYAL PINEAPPLE 12-14' HT. X 5" SPR. 2" CAL. F.G.
2	*Guzmania scandens LICHUEN VITAE F.G.
24	*Hemelia patens FIREBUSH 8' HT. X 4" SPR. F.G.

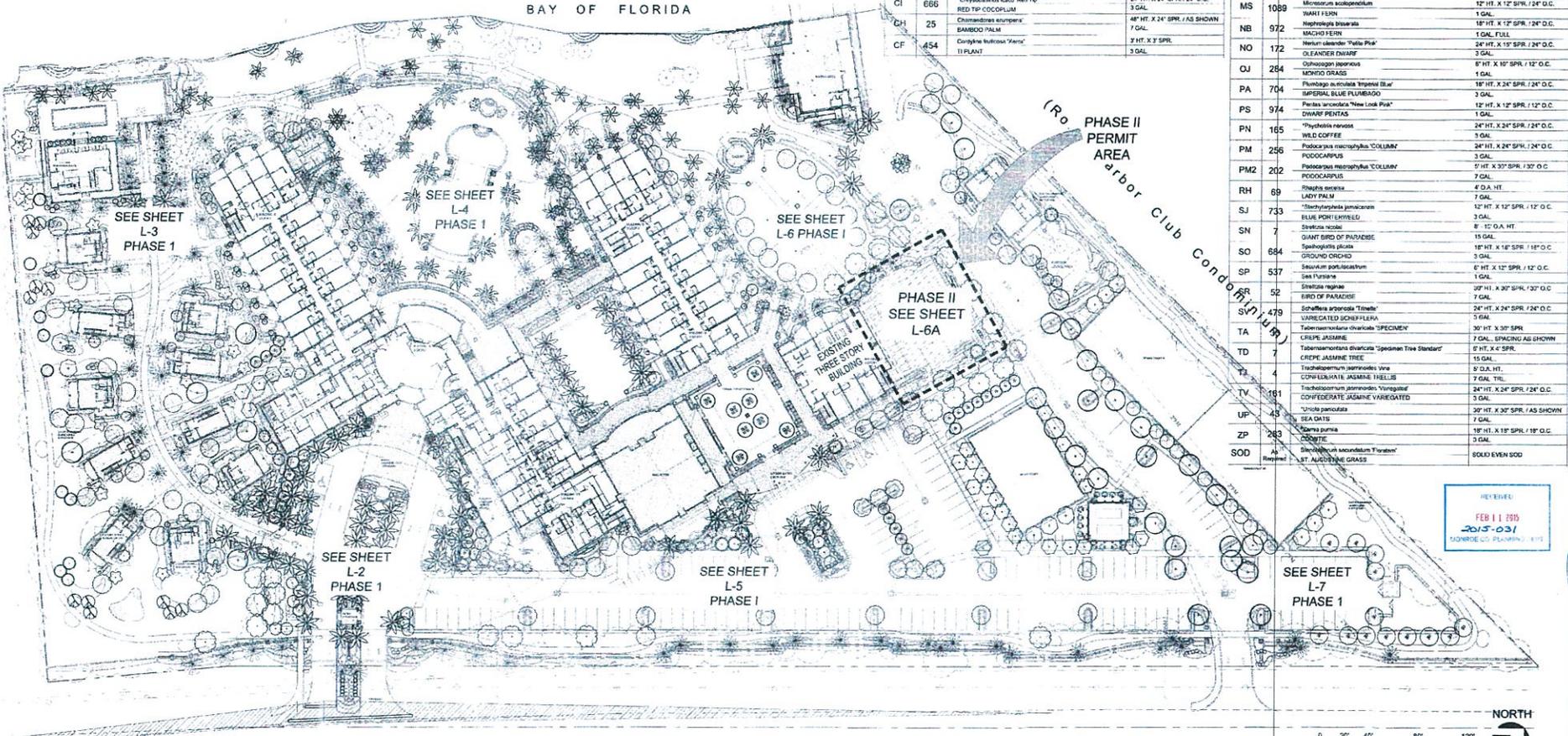


8	Lagerflora speciosa QUEEN CHAMP NYRTELE F.G.
18	Liquidambar styraciflua JAPANESE HEMLOCK F.G.
14	Phoenix yuccifolia SPYGLASS PALM FULL F.G.
14	*Thecophloeos JAMAICAN DOGWOOD FULL F.G.
2	Ptychosperma macranthum MULTI MACARTHUR PALM F.G.
17	*Ruellia TRAVELER PLANT F.G.
17	*Ruellia ROYAL PALM F.G. MATCHED
87	*Sabal palmetto SABAL PALM F.G. MATCHED IN GROUPS
32	*Scaevola taccada MANAGONY F.G.
25	Tillandsia usneoides YELLOW ELEG F.G.
57	*Tillandsia usneoides FLORIDA TITMOTH PALM F.G.
3	*Tillandsia usneoides KEY THATCH PALM F.G.
7	*Tillandsia usneoides KEY THATCH PALM F.G.
12	*Tillandsia usneoides KEY THATCH PALM F.G.

EXISTING TREES AND PALMS (RED LOCATED BY LA) DOES NOT REPRESENT ALL EXISTING TREES.

SHRUBS AND GROUNDCOVERS	
AB 70	Andropogon glaucus BRIGHT YELLOW BROMELIAD 10' POT
AN 150	Alternanthera versicolor YELLOW ALL-AMONGA 3 GAL.
AP 27	Azalea speciosa RED AZALEA 7 GAL.
AZ 79	Azalea speciosa RED AZALEA 7 GAL.
BD 474	Bougainvillea spectabilis BOUGAINVILLEA DWARF 3 GAL.
BG 1168	Bougainvillea spectabilis BOUGAINVILLEA DWARF 3 GAL.
BG2 39	Bougainvillea spectabilis BOUGAINVILLEA DWARF 3 GAL.
BT 6	Barbarea karstii BARBARA KARST TRELLIS BOUGAINVILLEA 25 GAL.
CA 27	Chamaecrista nana JAMAICA CAPER 7 GAL.
CC 33	Chamaecrista nana JAMAICA CAPER 7 GAL.
CA 34	Chamaecrista nana JAMAICA CAPER 7 GAL.
CRA 25	Chamaecrista nana JAMAICA CAPER 7 GAL.
CE 121	Chamaecrista nana JAMAICA CAPER 7 GAL.
CES 1334	Chamaecrista nana JAMAICA CAPER 7 GAL.
CG 136	Chamaecrista nana JAMAICA CAPER 7 GAL.
CG2 351	Chamaecrista nana JAMAICA CAPER 7 GAL.
CI 666	Chamaecrista nana JAMAICA CAPER 7 GAL.
CH 25	Chamaecrista nana JAMAICA CAPER 7 GAL.
CF 454	Chamaecrista nana JAMAICA CAPER 7 GAL.

CX 393	Caryota mitis FISHTAIL PALM 2 1/2" CAL.
CU 506	*Cordia alliodora SEA GRASS 12-14' HT. X 5" SPR. 2 1/2" CAL.
DE 534	Duranta erecta GOLD MOUND DURANTA 18" HT. X 18" SPR. / 18" O.C.
FL 183	Ficus benjamina YELLOWTOP 3 GAL.
FM 1633	Ficus benjamina YELLOWTOP 3 GAL.
FV 50	Ficus benjamina YELLOWTOP 3 GAL.
GP 722	Guzmania scandens LICHUEN VITAE 12" HT. X 12" SPR. / 12" O.C.
HA 27	Hemelia patens FIREBUSH 8" HT. O.A. STANDARD 18" GAL.
HR 9	Heliconia sp. HELICONIA 5" O.A. HT. 7 GAL. FULL
HL 654	Heliconia sp. HELICONIA 5" O.A. HT. 7 GAL. FULL
HP 1176	Heliconia sp. HELICONIA 5" O.A. HT. 7 GAL. FULL
IN 906	Heliconia sp. HELICONIA 5" O.A. HT. 7 GAL. FULL
IV 235	Heliconia sp. HELICONIA 5" O.A. HT. 7 GAL. FULL
IY 1686	Heliconia sp. HELICONIA 5" O.A. HT. 7 GAL. FULL
JN 226	Heliconia sp. HELICONIA 5" O.A. HT. 7 GAL. FULL
LM 165	Heliconia sp. HELICONIA 5" O.A. HT. 7 GAL. FULL
LAWN	Grass
LA 1	Grass
LA 2	Grass
LA 3	Grass
LA 4	Grass
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LA 100	Grass



STATE ROAD NO. 5 (U.S. Hwy #1 Southbound)



**WITKIN HULLS DESIGN GROUP**

200 ANDERSON ROAD, SUITE 100  
KEY LARGO, FLORIDA 33037  
TEL: 305-853-1111  
WWW.WITKINHULLS.COM

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**KEY LARGO HOTEL**  
Key Largo, Florida

SITE - REFERENCE PLANTING PLAN & PLANT SCHEDULE

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Revision:

Scale: 1" = 40'

Drawn by: SCH

Sheet No:

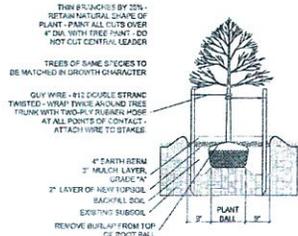
**L-1A**

Call No. 2012-0315

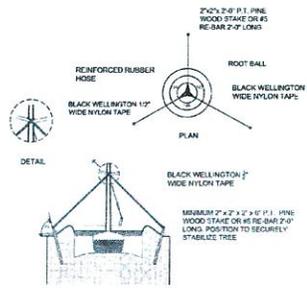




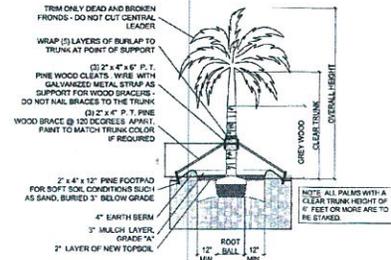
LARGE TREE PLANTING DETAIL



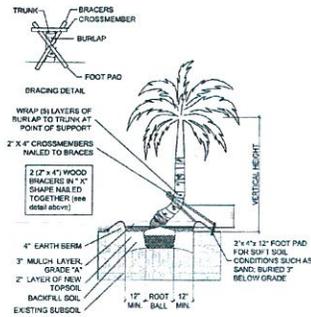
SMALL TREE PLANTING DETAIL



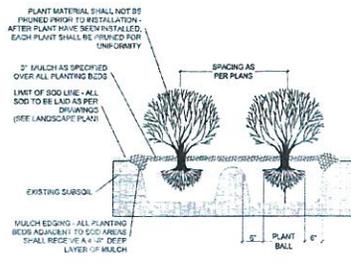
TYPICAL TREE GUYING DETAIL



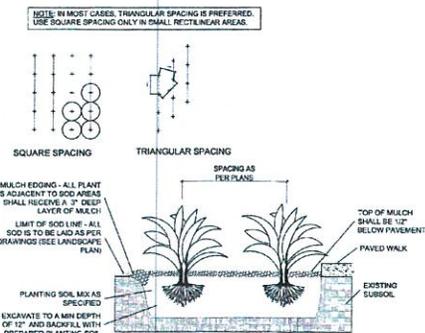
STRAIGHT TRUNK PALM PLANTING DETAIL



CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

**PLANTING NOTES:** (See plant specification and details for additional standards)

- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- Sod is to be grade "A" weed free.
- All areas marked "SOD" shall be solid sodded with St. Augustine 'Floratum' solid sod. See limit on plan. All areas marked "LAWN" shall be solid sodded with Sea dwarf Paspalum. All sod is to be laid level, light, and cut even along planting beds.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- All lawn located in parking islands is to be set flush with top of curb. Provide adequate soil to within 3" of top of curb.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

**GENERAL NOTES**

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.



**KEY LARGO HOTEL**  
 Key Largo, Florida  
 PLANTING DETAILS & NOTES

Revisions:

Date: 1/26/15  
 Scale: 1/8" = 1'-0"  
 Drawn by: SCH  
 Sheet No.:

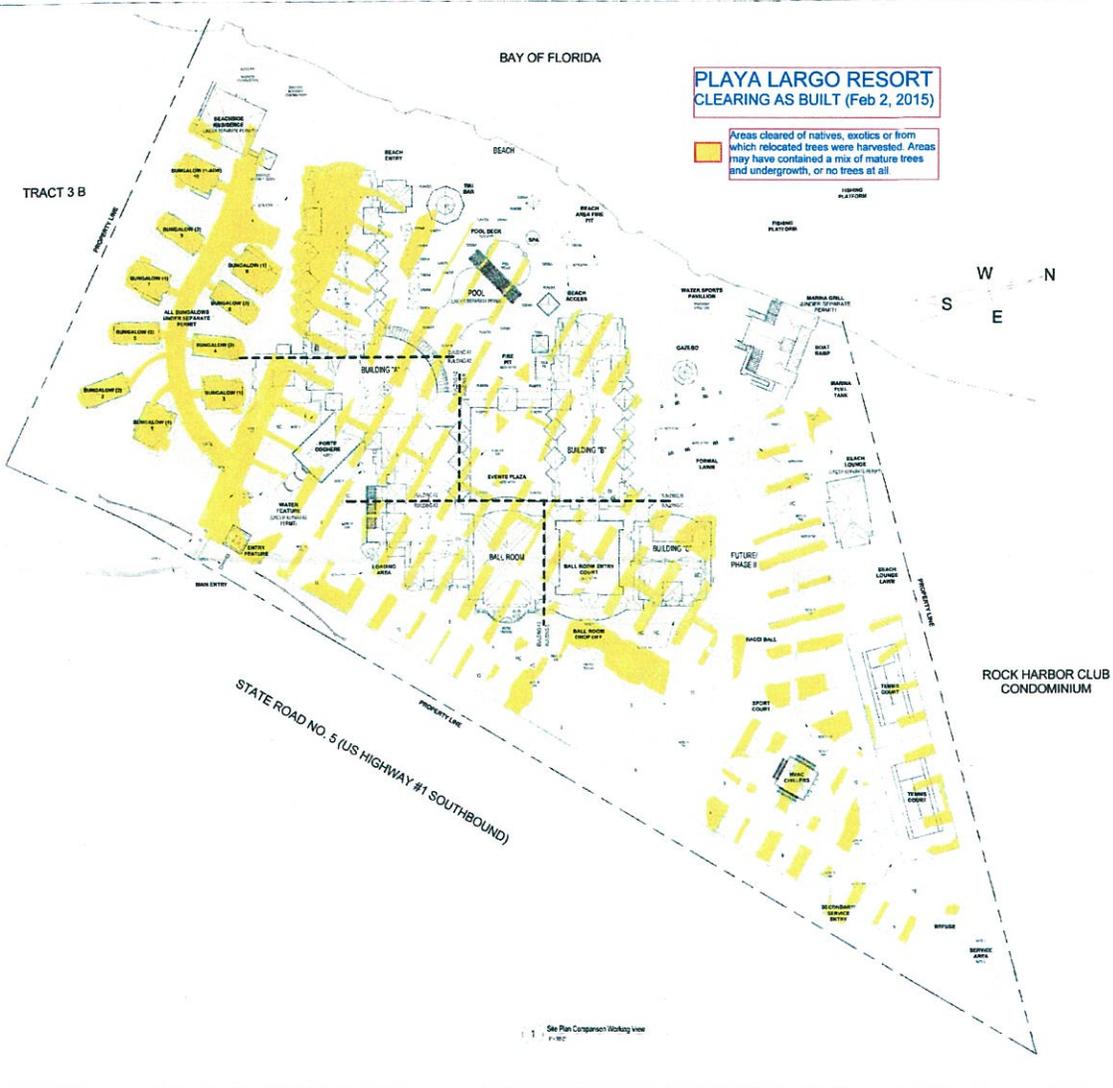
RECEIVED  
 FEB 11 2015  
 2015-03  
 BENTON & BOWLES LLP

Drawing: PHASE II PERMIT  
 Date: 1/26/15  
 Scale: 1/8" = 1'-0"  
 Drawn by: SCH  
 Sheet No.:  
**L-8A**  
 Call Id: 2012-035

PLAYA LARGO RESORT  
4B Conservation Easement



RECEIVED  
FEB 11 2015  
2015-031  
MONROE CO. PLANNING DEPT



**PLAYA LARGO RESORT  
CLEARING AS BUILT (Feb 2, 2015)**

Areas cleared of natives, exotics or from which relocated trees were harvested. Areas may have contained a mix of mature trees and undergrowth, or no trees at all



PRIME DESIGN ASSOCIATES  
ARCHITECTURE PLANNING DESIGN

A A 28002234  
4651 SHERIDAN ST., SUITE 400  
HOLLYWOOD FLORIDA, 33021  
VOICE: 954.392.8788  
FAX: 954.392.8748

SEAL  
MAYER S. ABBO, ARCHITECT

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Playa Largo Hotel  
97450 Overseas Highway  
Key Largo FL 33037

Revision Schedule

No.	Description	Date

Site Plan Comparison

Client Name: \_\_\_\_\_  
Project Number: \_\_\_\_\_  
Date: \_\_\_\_\_  
Project Location: \_\_\_\_\_  
Checked By: \_\_\_\_\_  
A000  
Scale: 1" = 300' 0"

PROCESSED  
FEB 11 2015  
2015-031  
BRUNNEN TO PLANNING DEPT







# PLAYA LARGO ALTA / ACSM LAND TITLE SURVEY SURVEYOR'S REPORT

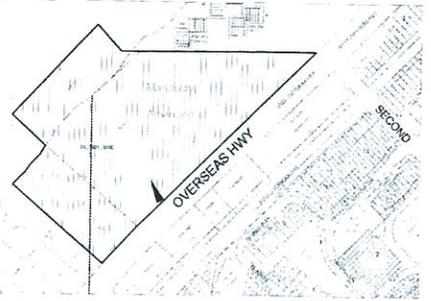
## SCHEDULE B SECTION II EXCEPTIONS

**COMMITMENT FOR TITLE INSURANCE**  
ORDERED BY:  
Commonwealth Land Title Insurance Company  
Revised: December 30, 2013 now known as Revision "A"  
Order No.: 4659382  
Customer Reference: S132993  
1. Effective Date: November 27, 2013 at 8:00 AM

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Taxes and assessments for the year 2014 and subsequent years, which are not yet due and payable.
3. Standard Exceptions:
  - A. Easements, claims of easements, boundary line disputes, overlaps, encroachments or other matters not shown by the public records which would be disclosed by an accurate survey of the Land.
  - B. Rights or claims of parties in possession not shown by the public records.
  - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
  - D. Taxes or assessments which are not shown as existing liens in the public records.
4. Any claim that any portion of the insured land is covering lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
6. Oil, gas, mineral and all other subsurface rights of every kind and nature, if any, are excepted.
7. Reservation in favor of the Trustees of the Internal Improvement Fund of the State of Florida, as to title to an undivided 3/4 of all phosphate, minerals and metals, and title to an undivided 1/2 of all petroleum that may be in, on or under the lands, as set forth in Unrecorded Deed No. 22461 (535-44), dated March 15, 1960.
8. Easement in favor of Florida Keys Electric Cooperative Association Inc., recorded in Official Records Book 820, Page 2489.
9. Resolution No. P51-05, approving an amendment to a major conditional use, and approval of a parking waiver, as more particularly set forth in Official Records Book 2189, Page 1321, together with Planning Commission Resolution No. P40-07, approving an amendment to a major conditional use permit, as more particularly set forth in Official Records Book 2345, Page 719, Official Records Book 2481, Page 552, Official Records Book 2591, Page 383, and Official Records Book 2658, Page 1203.
10. State Law under Chapter 76-190 and Chapter 22F8.02 of the Florida Administrative Code for Land Planning of the Florida Keys Area of Critical State Concern, recorded in Official Records Book 688, Page 43, and as affected by Final Judgment recorded May 31, 2002, in Official Records Book 1783, Page 1257.
11. House Bill No. 834, Chapter 70-231, an Act relating to the Bureau of beaches, shores and coastal construction, amending Chapter 161, Florida Statutes, by adding Section 161.022, providing a setback line for coastal construction and excavation, providing for the granting of variances by the Department of Natural Resources; providing penalties; and providing an effective date.
12. Terms, conditions and provisions set forth in unrecorded Franchise Agreement dated December 28, 2012 by and between Marriott International, Inc., ("Franchisor") and Key Largo Hospitality Land Trust, a Florida Trust ("Franchisee") as evidenced by and together with terms, conditions and provisions set forth in Memorandum of Right of First Refusal recorded in Official Records Book 2611, Page 548, which include provisions for a right of first refusal.
13. Notwithstanding the legal description in Schedule A, this Policy does not insure title to any lands lying below the mean or ordinary high water line of any navigable or tidally influenced waters.
14. Any and all rights of the United States of America over artificially filled lands which were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.
15. 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, bulk, extreme high water line, or other apparent boundary line separating the publicly used area from the upland private area.
16. The inalienable rights of the public to use the navigable waters covering the lands described on Schedule A.
17. The nature, extent or existence of riparian rights is not insured.
18. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.

VICINITY MAP  
NOT TO SCALE  
PORTION OF SEC 6 - TWP 62S - RGE 39E



FLOOD INSURANCE RATE MAP  
SUBJECT PROPERTY



NOTES:  
ACCURACY:  
THE EXPECTED USE OF THE LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (S1-17), IS COMMERCIAL/HIGH RISK. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSE TRAVERSE GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

UNLESS INDICATED TO THE CONTRARY, THE MEASURED DISTANCES AND DIRECTIONS SHOWN ON THIS BOUNDARY SURVEY ARE THE SAME AS THE RECORDED PLAT AND ATTACHED LEGAL DESCRIPTION.

APPARENT PHYSICAL USE:  
THE PROPERTY DESCRIBED IN THIS BOUNDARY SURVEY SHOWS ONE AREA OF INGRESS-EGRESS, ALONG THE SOUTHERLY PROPERTY LINE ALSO KNOWN NORTHWESTERLY RIGHT OF WAY LINE OF OVERSEAS HWY, MONROE COUNTY.

SYMBOL LEGEND	ABBREVIATIONS	KEY TO SYMBOLS
○ CENTER LINE	AVE = AVENUE	BL = BULKHEAD LINE
⊕ POWER POLE	AV = AVENUE	BL = BULKHEAD LINE
○ OAK TREE	AV = AVENUE	BL = BULKHEAD LINE
○ LIGHT POLE	AV = AVENUE	BL = BULKHEAD LINE
○ STOP SIGN	AV = AVENUE	BL = BULKHEAD LINE
○ FIRE HYDRANT	AV = AVENUE	BL = BULKHEAD LINE
○ WATER VALVE	AV = AVENUE	BL = BULKHEAD LINE
○ SIGN	AV = AVENUE	BL = BULKHEAD LINE
○ BULLDOZER BOX	AV = AVENUE	BL = BULKHEAD LINE
○ WATER METER	AV = AVENUE	BL = BULKHEAD LINE
○ MAIL BOX	AV = AVENUE	BL = BULKHEAD LINE
○ TREE	AV = AVENUE	BL = BULKHEAD LINE
○ SANITARY SEWER	AV = AVENUE	BL = BULKHEAD LINE
○ MANHOLE	AV = AVENUE	BL = BULKHEAD LINE
○ GAS VALVE	AV = AVENUE	BL = BULKHEAD LINE
○ CLEANOUT	AV = AVENUE	BL = BULKHEAD LINE
○ PINE TREE	AV = AVENUE	BL = BULKHEAD LINE

- SURVEYOR'S NOTES:**
- #1 Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any, affecting this property.
  - #2 Please See Abbreviations and Legend
  - #3 Scale of Drawing "As Shown"
  - #4 Ownership is subject to OPINION OF TITLE.
  - #5 Type of survey: ALTA SURVEY.
  - #6 All Right of Way shown are Public unless otherwise noted.
  - #7 Legal Description Furnished by client.
  - #8 No underground installations on Improvements have been located except as noted.
  - #9 Ownership of fences is not determine.
  - #10 Record and measurement calls are in substantial agreement unless otherwise shown.
  - #11 Benchmark: Monroe County ( N.G.V.D 1929)  
Elevations are expressed in feet, derived from a direct, closed level circuit from Benchmark V275
  - #12 Bearing base is indicated elsewhere on this Survey
  - #13 Easement shown on the recorded subdivision plat are shown hereon.
  - #14 Subsurface and environmental conditions were not examined nor considered as part of this survey
  - #15 Tidal data not published for this area. Local observation indicates Approximate Ordinary High Water Elevation Mean High Water Elev. of 2.0' NGVD.
  - #17 Parcel is in Flood Zone (varies), base flood elevation (varies) according to scaled measurements on FEMA Flood Insurance Rate Map for Community 125129, Panel 929K  
Flood Zone lines are approximate and based on FEMA Flood Insurance Rate Map of Monroe County, Florida
  - #18 A title report was not provided for this survey, therefore, there may be restrictions on this parcel that are not shown that may be found in the Public Records of Monroe County, Florida. No expressed or implied determination of Title or ownership to the land described is made.
  - #19 There is no visible surface or overhead encroachment, other than shown on this survey.
  - #20 Total Upland Area of Parcel is calculated to be 515161 Sq. FT or 11,826 Acres more or less.
  - #21 Completed Field Survey: 01-23-2014

**CERTIFY TO:**  
Key Largo Hospitality Land Trust, Steven B. Greenfield as Trustee, Shore to Shore Title, LLC, Commonwealth Land Title Insurance Company and Akerman LLP.

**LEGAL DESCRIPTION:**  
Tracts 48 and 5B of Amended Plat of Mandalay on Key Largo, according to the Plat thereof as recorded in Plat Book 2, Page 25, Public Records of Monroe County, Florida, AND ALSO a tract of submerged land in the Bay of Florida fronting said Tract 5B, conveyed by Trustees of the Internal Improvement Fund of the State of Florida by its Deed No. 22416, more particularly described as follows:  
From the intersection of the dividing line between Tracts 48 and 5B, according to said Amended Plat of Mandalay, with the Northwestery right of way line of State Road No. 5, run North 49° 55' 40" West along said dividing line, a distance of 500 feet to the mean high tide on the shore of the Bay of Florida and the POINT OF BEGINNING of the tract hereinafter described; thence meandering said mean high tide line in a Northeasterly direction, a distance of 537 feet more or less to the South line of Lot 9, as shown on Plat of "Gov. 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" and recorded in Plat Book 1, Page 59, Public Records of Monroe County, Florida; thence North 88° 55' West along the said South line of Lot 9, a distance of 75 feet more or less to the most Westerly corner of said Lot 9, as shown on said Plat; thence North 44° 22' West, a distance of 145 feet; thence South 00° 21' West, a distance of 509.6 feet to the Northwestery prolongation of the dividing line between Tracts 48 and 5B, according to said Amended Plat of Mandalay; thence South 49° 55' 40" East, along said Northwestery prolongation, a distance of 200 feet to the POINT OF BEGINNING.

**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY, THAT THE SKETCH OF THIS ALTA BOUNDARY SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER S1-17 THROUGH S1-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 OF THE FLORIDA STATUTES AND THAT THE SKETCH THEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

**SURVEYOR'S CERTIFICATE:**  
The undersigned hereby certifies to BankUnited, N.A., Borrower Key Largo Hospitality Land Trust, and the Title Insurer Commonwealth Land Title Insurance Company that (a) this survey is true and correct and was made on the ground under my supervision as per the field notes shown hereon and correctly shows the boundary lines, dimensions and area of the land indicated hereon and each individual parcel thereof indicated hereon and each individual parcel thereof indicated hereon; (b) all monuments shown hereon actually exist, and the location, size and type of such monuments are correctly shown; (c) this survey correctly shows the size, location and type of all buildings, structures, other improvements and visible items on the subject Property; (d) this survey correctly shows the location and dimensions of all alleys, streets, roads, rights-of-way, easements, building setback lines and other matters of record of which the undersigned has been advised affecting the subject Property according to the legal description in such easements and other matters with instrument, book and page number indicated; (e) except as shown, there are not visible improvements, easements, rights-of-way, party walls, drainage ditches, streams, uses, discrepancies or conflicts; (2) encroachments onto adjoining premises, streets or alleys by any of said buildings, structures, or other improvements; (3) encroachments onto the subject Property by buildings, structures, or other improvements on adjoining premises; or (4) encroachments on any easement, building setback line or other restricted area by any buildings, structures or other improvements on the subject property; (f) the subject property abuts a dedicated public street or road as shown hereon; and (g) meets the minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to Section 472.027, Florida Statutes and Chapter 61G17-6 Florida Administrative Code.

**2011 ALTA/ACSM CERTIFICATION**  
To Commonwealth Land Title Insurance Company, BankUnited, N.A., Key Largo Hospitality Land Trust, Steven B. Greenfield as Trustee, Shore to Shore Title, LLC, Akerman LLP:  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items of Table A thereof. The field work was completed on 01-23-2014.

Date of Map: 01-27-2014  
  
WILLIAM HERRYMAN  
Registration License Number # 2804

Dated this: 27 day of JANUARY 2014

WILLIAM HERRYMAN  
By:



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

BY WILLIAM B. HERRYMAN  
REGISTERED PROFESSIONAL SURVEYOR

PLAYA LARGO  
ALTA BOUNDARY SURVEY  
PARCEL ID: 000555010-000000  
97450 OVERSEAS HWY KEY LARGO  
SEC 6-62S-39E  
MONROE COUNTY, FLORIDA

PROJECT: ALTA BOUNDARY SURVEY

JOB NO: 401918-ALTA

FIELD BOOK: \_\_\_\_\_

CAD FILE: LD-B

DATE: 01-27-2014

SCALE: AS SHOWN

DRAWN: LDD

REV: W-H

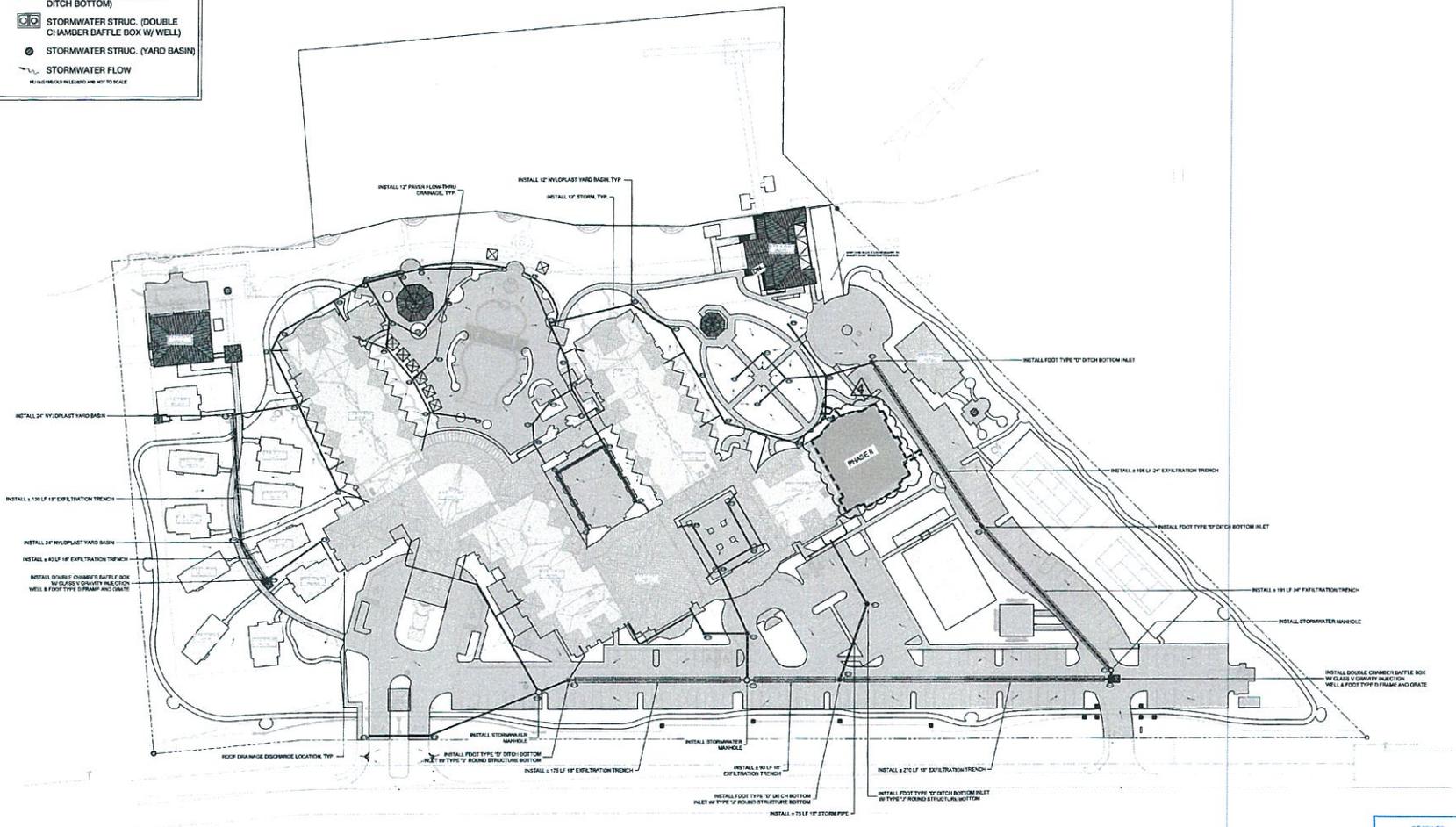
REVISIONS:

SHEET No: 1 OF 2





- LEGEND**
- PROJECT LIMITS
  - EXISTING GRADE
  - PROPOSED GRADE
  - STORMWATER PIPE
  - EXFILTRATION TRENCH
  - STORMWATER STRUC. (FDOT DITCH BOTTOM)
  - STORMWATER STRUC. (DOUBLE CHAMBER BAFFLE BOX W/ WELL)
  - STORMWATER STRUC. (YARD BASIN)
  - STORMWATER FLOW
- ALL DIMENSIONS IN LEGEND ARE NOT TO SCALE



RECEIVED  
 FEB 11 2015  
 2015-031  
 MONROE CO. PLANNING DEPT

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT  
**PEREZ ENGINEERING & DEVELOPMENT, INC.**  
 1010 EAST WINTER AVENUE, SUITE 201  
 FT. LAUDERDALE, FL 33304  
 TEL: (954) 233-9140 FAX: (954) 234-0033

ALINE PEREZ P.E.  
 PROJECT NO. 1488  
 February, 2015

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUE SET	02-05-15
2	PROPOSED	02-05-15
3	REVISED	02-05-15
4	REVISED	02-05-15
5	REVISED	02-05-15
6	REVISED	02-05-15

KEY LARGO HOTEL  
 DRAINAGE & GRADING PLAN (MASTER)

KEY LARGO HOSPITALITY LAND TRUST  
 4651 SHERIDAN ST., STE. # 480  
 HOLLYWOOD, FL 33021

JOB NO.	121014
DRAWN	RTM
DESIGNED	AEP
CHECKED	AEP
DATE	



**MEMORANDUM**  
**MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**

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

**From:** Mayté Santamaria, Senior Director of Planning & Environmental Resources  
Emily Schemper, Comprehensive Planning Manager

**Date:** March 17, 2015

**Subject:** AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY COMPREHENSIVE PLAN POLICY 101.4.26 TO PROVIDE AN EXCEPTION TO THE HEIGHT LIMIT FOR WIND TURBINES OWNED AND OPERATED BY A PUBLIC UTILITY; CREATING POLICY 101.5.31 TO ADDRESS NON-HABITABLE ARCHITECTURAL DECORATIVE FEATURES WITHIN THE OCEAN REEF COMMUNITY; CREATING POLICIES 101.5.32 AND 101.5.33 TO PROVIDE CERTAIN EXCEPTIONS TO THE HEIGHT LIMIT IN ORDER TO PROTECT PROPERTY FROM FLOODING AND REDUCE FLOOD INSURANCE COSTS; AND CREATING POLICY 101.5.34 TO PROVIDE AN EXCEPTION TO THE HEIGHT LIMIT EXCLUSIVELY FOR AFFORDABLE OR EMPLOYEE/WORKFORCE DWELLING UNITS THAT MEET THE INCOME LIMITS FOR THE VERY LOW, LOW AND/OR MEDIAN INCOME CATEGORIES ON PROPERTIES DESIGNATED AS TIER 3; 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 INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE.

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**Meeting:** March 24, 2015

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**I. REQUEST**

The Monroe County Planning & Environmental Resources is proposing an amendment to revise the height limit policy to provide an exception to the height limit for wind turbines owned and operated by a public utility; create Policy 101.5.31 to address non-habitable architectural decorative features within the Ocean Reef community; create Policies 101.5.32 and 101.5.33 to provide certain exceptions to the height limit in order to protect property from flooding and reduce flood insurance costs; and create Policy 101.5.34 to provide an exception to the height limit exclusively for affordable or employee/workforce dwelling units that meet the income limits for the very low, low and/or median income categories on properties designated as tier 3.

## II. BACKGROUND INFORMATION

The County has been working on the Comprehensive Plan update and has held numerous public hearings on the proposed amendments. Most recently, the Board of County Commissioners (BOCC) held special public meetings on March 21, 2014, April 23, 2014 and May 22, 2014, to review proposed amendments to the Comprehensive Plan. A special BOCC public hearing was held on July 23, 2014, to consider the transmittal of the proposed amendments (the Monroe County 2030 Comprehensive Plan) to the Florida Department of Economic Opportunity (DEO) and this hearing was continued to October 7, 2014.

The Monroe County Board of County Commissioners held a special meeting on October 7, 2014, to consider the transmittal of the proposed amendments (the Monroe County 2030 Comprehensive Plan) to the Florida Department of Economic Opportunity (DEO) and the hearing was continued to December 10, 2014, to discuss the following:

- *Policies 101.5.31 and 101.5.32: BOCC directed staff to work on height policies for addressing the replacement of existing buildings which exceed the 35ft height limit, architectural features, flood protection purposes and affordable housing. Staff to present drafts during the regular December BOCC meeting.*
- *BOCC directed staff to work on an inventory/data of privately-owned offshore islands. Staff to present draft during the regular December BOCC meeting.*

During the regular December 10, 2014 BOCC meeting, a public hearing was held to discuss proposed height and offshore island policies and to consider the transmittal of the proposed amendments (the Monroe County 2030 Comprehensive Plan) to the DEO. The BOCC directed staff to maintain the existing adopted height and offshore island policies and to extract the proposed changes to the height limit policy and process it as a separate amendment.

## III. ANALYSIS OF PROPOSED AMENDMENT

### **HEIGHT:**

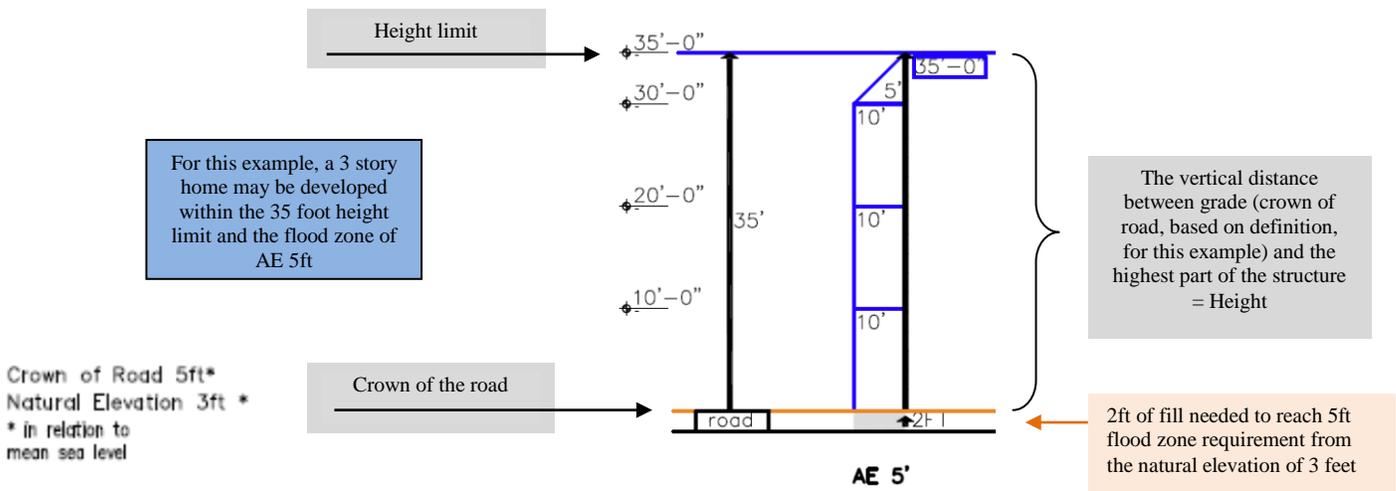
In unincorporated Monroe County, height and grade are defined as follows:

**HEIGHT** is defined as: *the vertical distance between grade and the highest part of any structure, including mechanical equipment, but excluding chimneys; spires and/or steeples on structures used for institutional and/or public uses only; radio and/or television antenna, flagpoles; solar apparatus; utility poles and/or transmission towers; and certain antenna supporting structures with attached antenna and/or collocations as permitted in chapter 146. However, in no event shall any of the exclusions enumerated in this section be construed to permit any habitable or usable space to exceed the applicable height limitations. In the case of airport districts, the height limitations therein shall be absolute and the exclusions enumerated in this section shall not apply.*

**GRADE** means *the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure, or the crown or curb of the nearest road directly adjacent to the structure, whichever is higher. To confirm the natural elevation of the ground surface, the county shall utilize the Light Detection and Ranging (LiDAR) dataset for Monroe County prepared in 2007. In the event 2007 LiDAR data is not available for a given parcel, the*

county shall use the best available data, including, but not limited to, pre-construction boundary surveys with elevations, pre-construction topographic surveys, elevation certificates and/or other optical remote sensing data.

Based on the adopted definitions the following is a basic depiction of: *height = the vertical distance between grade and the highest part of any structure.* In this depiction, the crown of the nearest road directly adjacent to the structure is *higher* than natural elevation of the ground surface (prior to construction, next to the proposed walls of a structure). As such, the crown of the road is the starting point, for this example, in measuring the vertical distance of the structure.



In the Comprehensive Plan update, recommendations to amend and expand the height policy have been made to clarify the measurement of height to match the recently amended land development code (Ordinance 003-2011) and to address new issues, such as: anticipating new FEMA flood maps and creating a mechanism to assist property owners to protect their property from flooding and reduce flood insurance costs as well as issues in permitting relative to architectural decorative features.

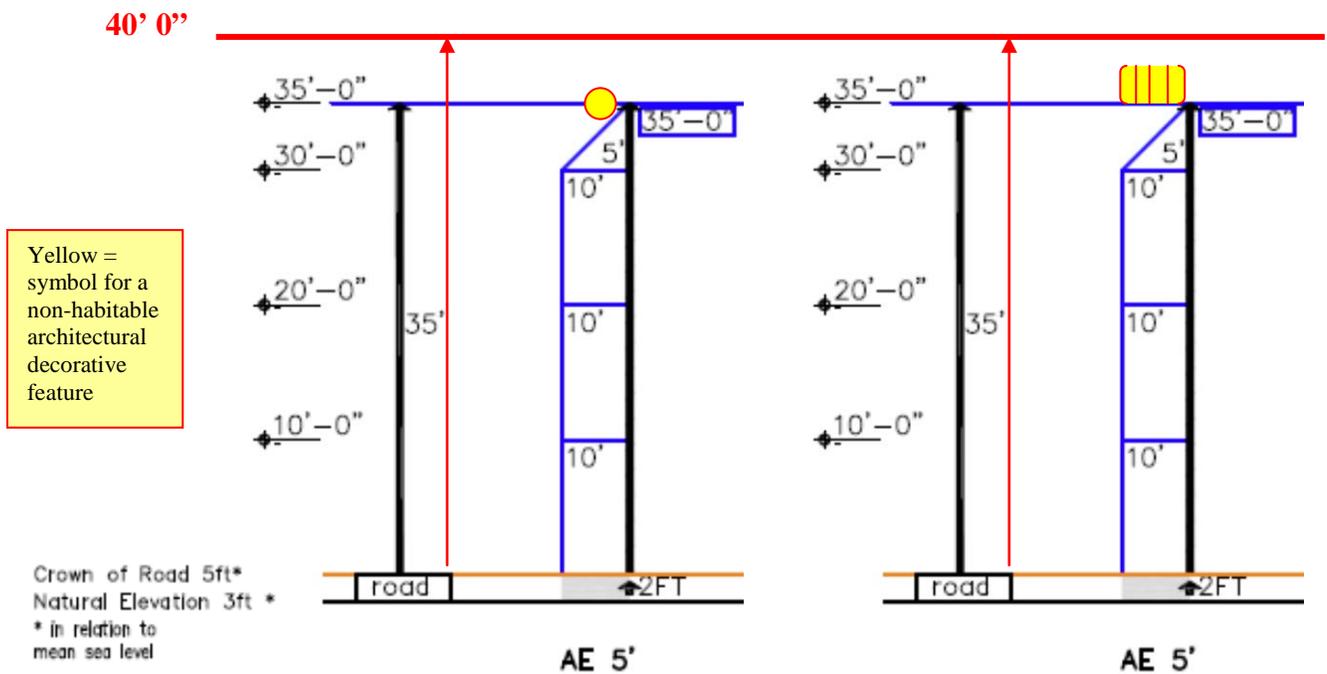
For review convenience, a transcription of the BOCC height discussion, from the October 7, 2014 public hearing, is attached (Exhibit 1).

**OCEAN REEF - architectural decorative features:**

**Policy 101.5.31**

For Ocean Reef, a gated community which is isolated and inaccessible to the surrounding community, and has a distinct community character, structures may include non-habitable architectural decorative features (such as finials, rails, widow's walk) that exceed the 35 foot height limit in Policy 101.5.30, but such features shall not exceed 5 feet above the structure's roof-line. This exception shall not result in a structure or any architectural decorative feature with a height that would exceed 40 feet.

Draft **Policy 101.5.31** is intended to address non-habitable architectural decorative features which are commonly applied for in the Ocean Reef community and the issues this causes in permitting relative to the architectural decorative features.



This type of exemption would be to address items such as balls, finials, or a widow's walk



**FLOOD PROTECTION AND INSURANCE DISCOUNTS:**

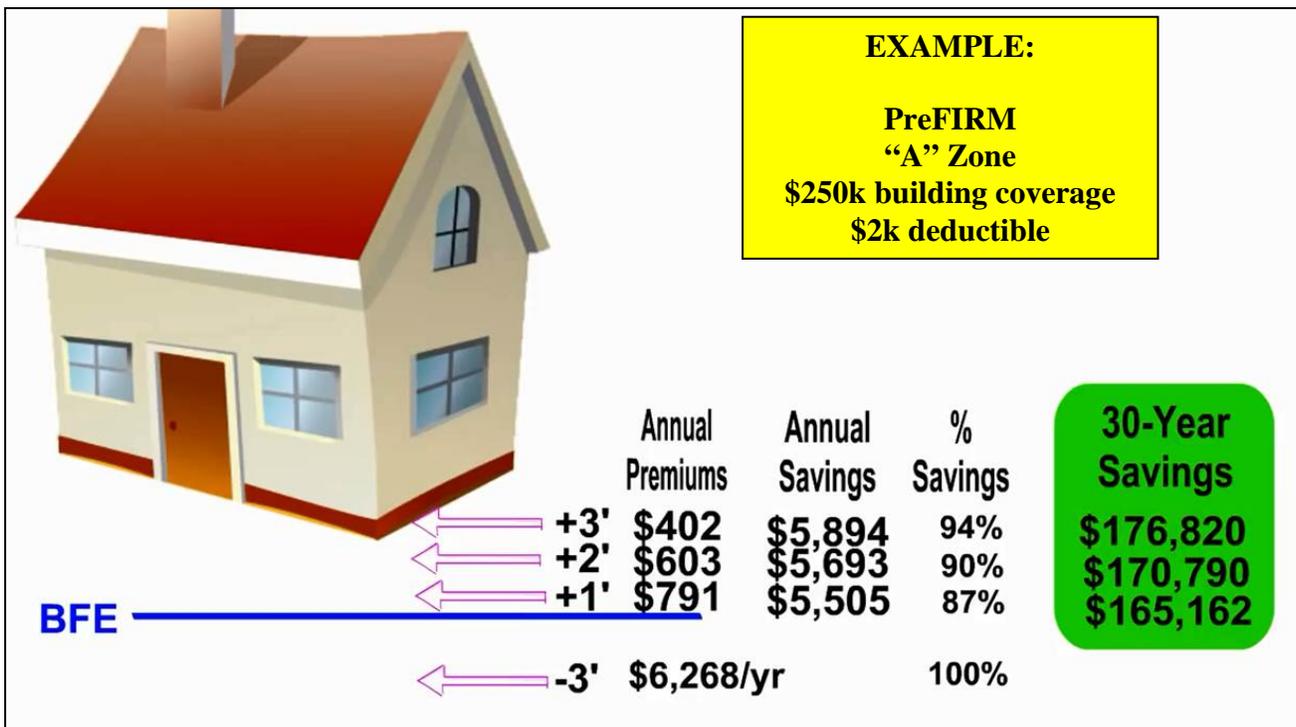
**Policy 101.5.32**

In order to protect property from flooding and reduce flood insurance costs for property owners, a Flood Protection Height Exception shall be provided to the 35 foot height limit in Policy 101.5.30 as follows:

1. For new structures which are voluntarily elevated to **exceed** the structure’s minimum required FEMA base flood elevation (BFE) based on the flood zone, an exception of up to five (5) feet above the 35-foot height limit may be permitted. The amount of the exception shall be a maximum of five (5) feet, and shall be no greater than the amount of voluntary elevation above BFE; and
2. For existing structures which do not currently exceed the height limit of 35 feet in Policy 101.5.30 and are voluntarily elevated to **meet and/or exceed** the structure’s minimum required FEMA BFE based on the flood zone, an exception of up to five (5) feet above the 35-foot height limit may be permitted. The amount of the exception shall be a maximum of five (5) feet, and shall be no greater than the amount of elevation necessary to meet BFE plus the amount of voluntary elevation above BFE; and
3. Existing structures which do not currently exceed the height limit of 35 feet in Policy 101.5.30, may be permitted a height exception of more than five (5) feet, if necessary, to voluntarily elevate the structure to **meet** the structure’s minimum required FEMA BFE based on the flood zone plus 1 (one) additional foot above BFE.

Draft **Policy 101.5.32** is intended to help protect structures from flood events, mitigate upcoming FEMA flood zone height changes, mitigate rising insurance costs for the property owner and assist with flood insurance rate discounts in the Community Rating System. The discussed height exception would allow structures to be elevated higher than the required minimum FEMA base flood elevation which could then allow property owners to obtain discounts on their insurance and help mitigate potential flooding damage.

See the following example on flood insurance discounts:



For draft **Policy 101.5.32** which creates the Flood Protection Height exception, the BOCC expressed concerns with a property owner's ability to either build or elevate their homes without losing living space (i.e. reducing the number of stories of the structure) and being squeezed into smaller homes. To try and determine if this is an issue with the proposed policy exception, which would allow an additional 5 feet in height, County staff has evaluated the number of properties per flood zone [following *Flood Zone table*] and created basic illustrations [following *4 page Flood Zone Height Analysis*] to depict how the current height limit, per flood zone, may affect proposed development, and examples with the flood protection height exception.

Based on the information in the Flood Zone table, it is noted that the majority of parcels within unincorporated Monroe County fall within the AE 7 to AE 11 flood zones. There are 44,910 parcels within these flood zones, out of an estimated 56,843 total parcels within unincorporated Monroe County (79% of the total parcels are within AE 7 to AE 11).

Based on the information in the Flood Zone Height Analysis, generally:

- In flood zones X through AE 10 or VE 10 [approx. 47,158 parcels], a three (3) story structure may be developed.
- In flood zones AE 11 (VE 11) through AE 20 (VE 20) [approx. 9,330 parcels], a two (2) story structure may be developed.
- For flood zones AE 21 (VE 21) and greater [approx. 19 parcels], a one (1) story structure may be developed.

The generalized comments are made based upon the provided examples, within the Flood Zone Height Analysis, with crown of road at 5ft and used as the starting point (grade) for measuring height.

### **Land Development Code**

**HEIGHT** is defined as: *the vertical distance between grade and the highest part of any structure....*

**GRADE** means *the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure, or the crown or curb of the nearest road directly adjacent to the structure, whichever is higher....*

**FLOOD ZONE TABLE**

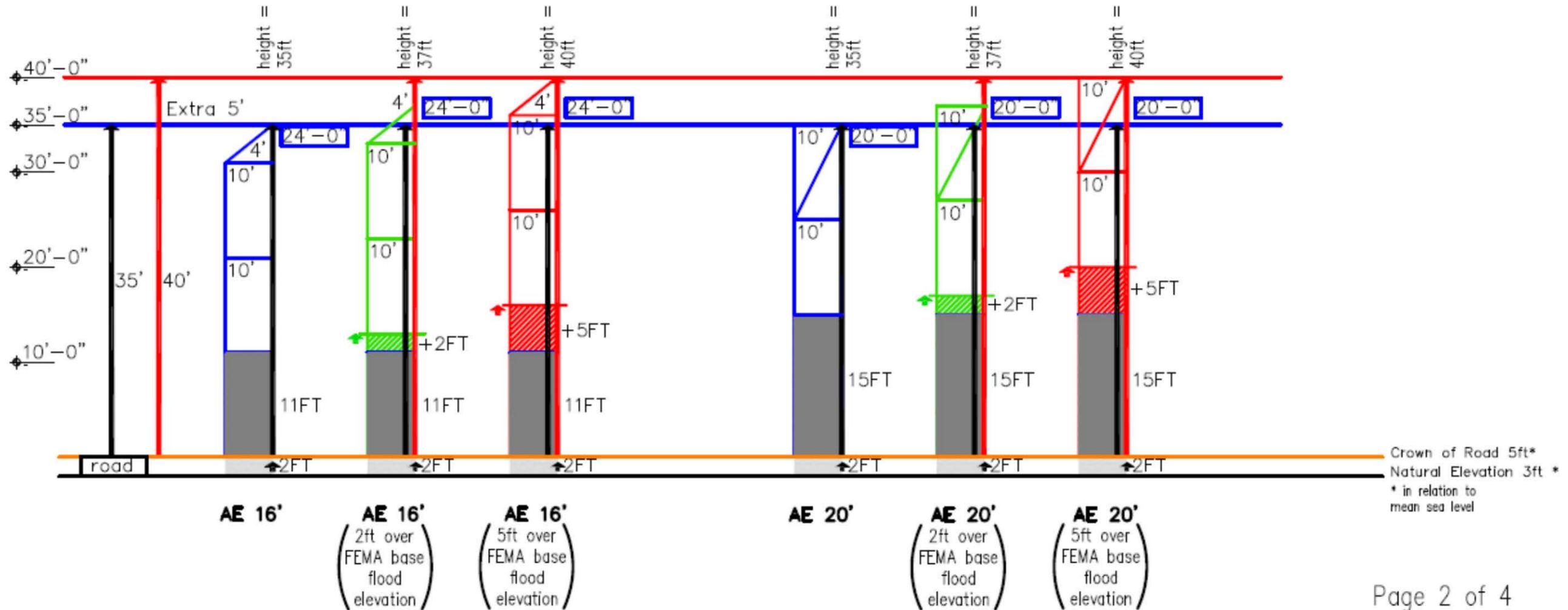
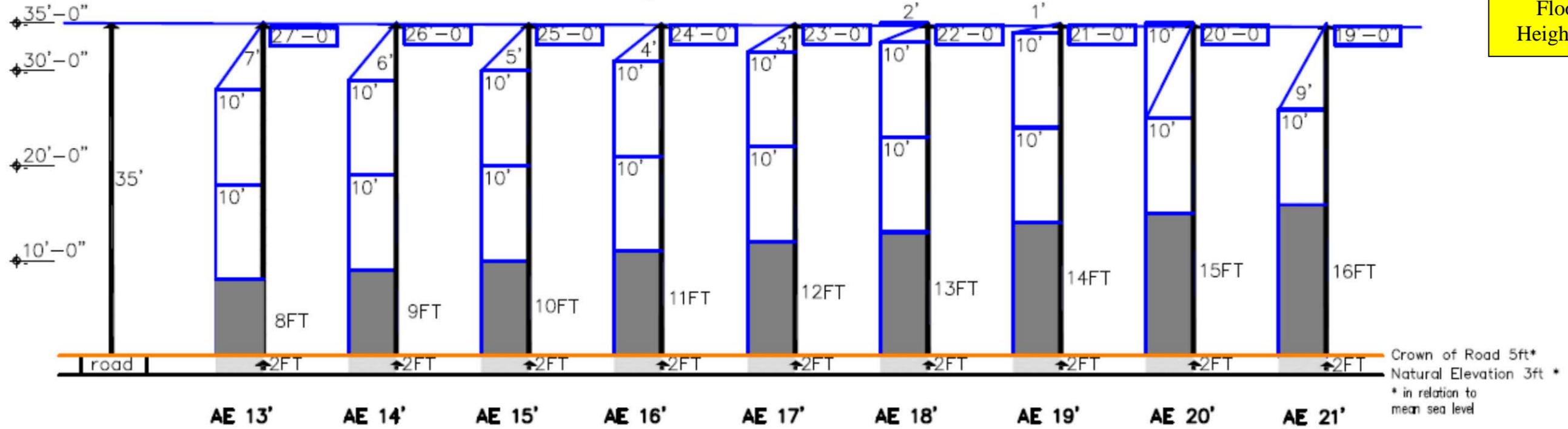
	FEMA Flood Zone	Number of Parcels	% of total	% of total
flood zones -would allow a 3 story structure	X	1,935	3.40%	5.16%
	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	999	1.76%	
	AE 5	1	0.00%	83.48%
	AE 6	1,964	3.46%	
	AE 7	8,996	15.83%	
	AE 8	14,824	26.08%	
	AE 9	11,272	19.83%	
	AE 10	6,835	12.02%	
flood zones -would allow a 2 story structure	AE 11	2,983	5.25%	
	AE 12	121	0.21%	
	AE 13	418	0.74%	
	AE 14	36	0.06%	
	AE 15	3	0.01%	
	AE 16	1	0.00%	
3 story	VE 9	5	0.01%	10.76%
	VE 10	327	0.58%	
flood zones -would allow a 2 story structure	VE 11	1,019	1.79%	
	VE 12	1,443	2.54%	
	VE 13	1,069	1.88%	
	VE 14	1,815	3.19%	
	VE 15	352	0.62%	
	VE 16	31	0.05%	
	VE 17	33	0.06%	
	VE 19	5	0.01%	
	VE 20	1	0.00%	
flood zones -would allow a 1 story structure	VE 21	8	0.01%	
	VE 22	7	0.01%	
	VE 23	1	0.00%	
	VE 24	1	0.00%	
	VE 26	2	0.00%	
	OPEN WATER	10	0.02%	
	<b>total parcels</b>	<b>56,843</b>		

*Note: As of October 2014 there are approximately 56,843 parcels in unincorporated Monroe County.  
The total from the spreadsheet will be different as some of the submerged parcels do not fall within the FEMA Zones.*



# Height = 35'

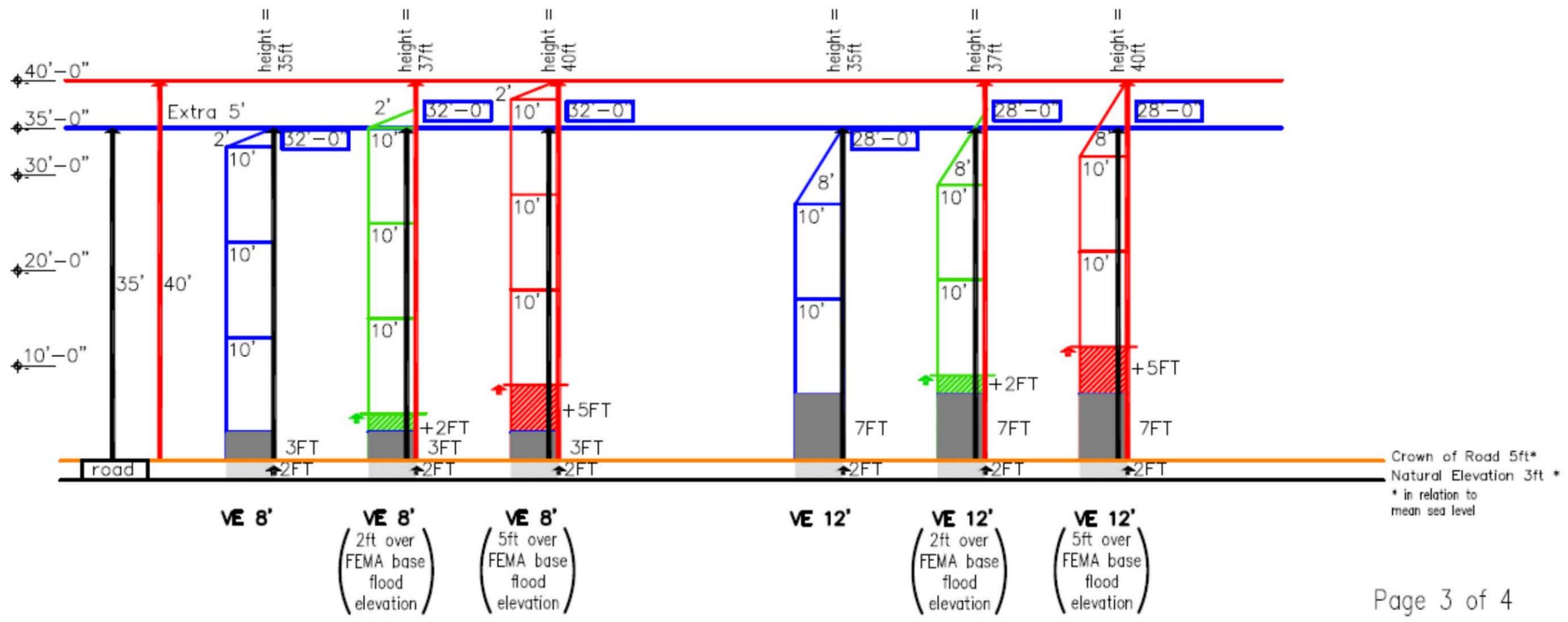
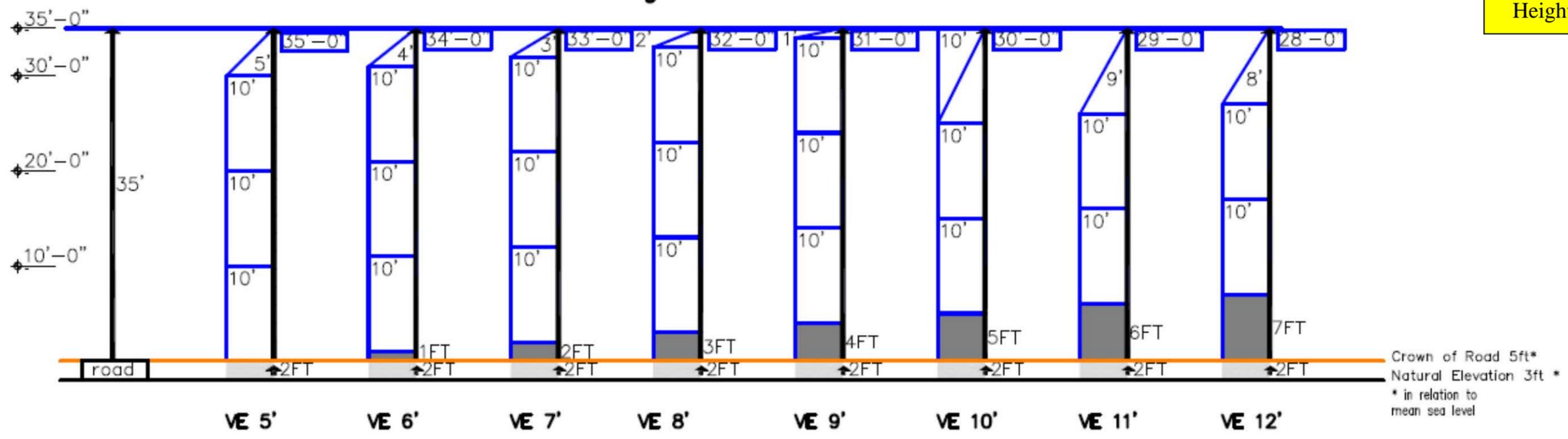
Flood Zone Height Analysis



# Height = 35'

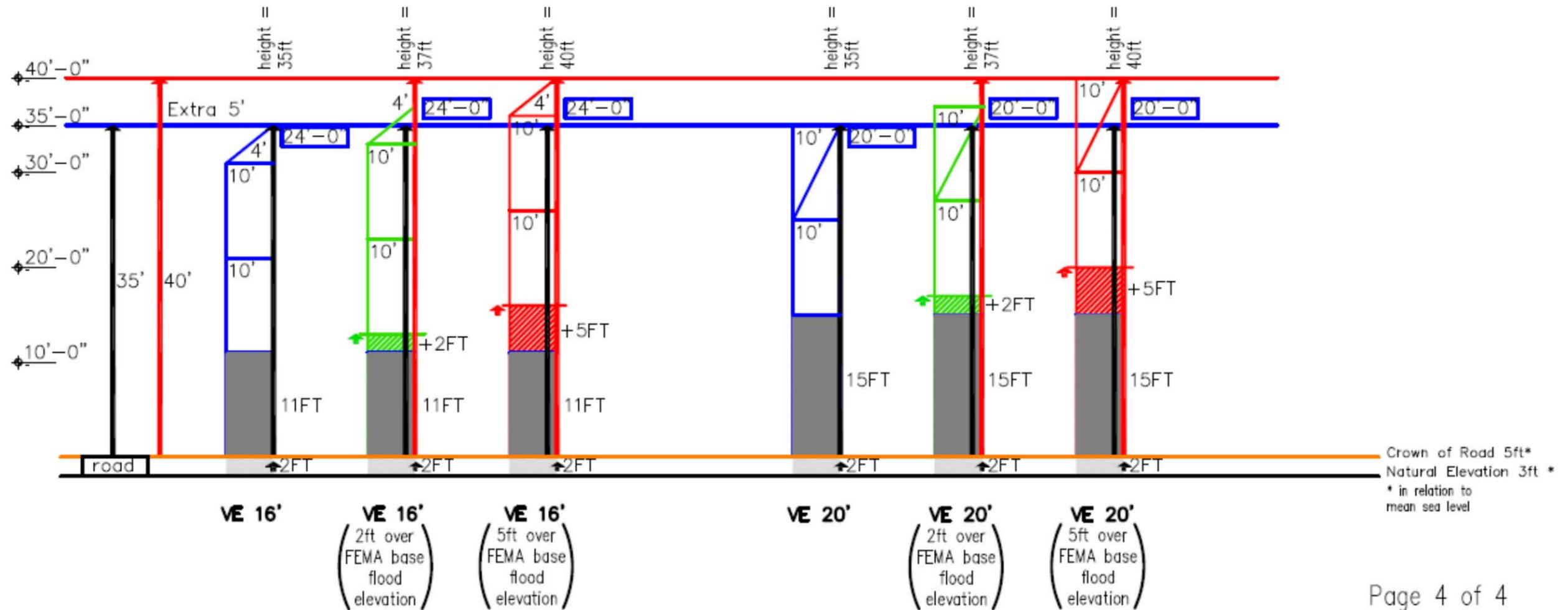
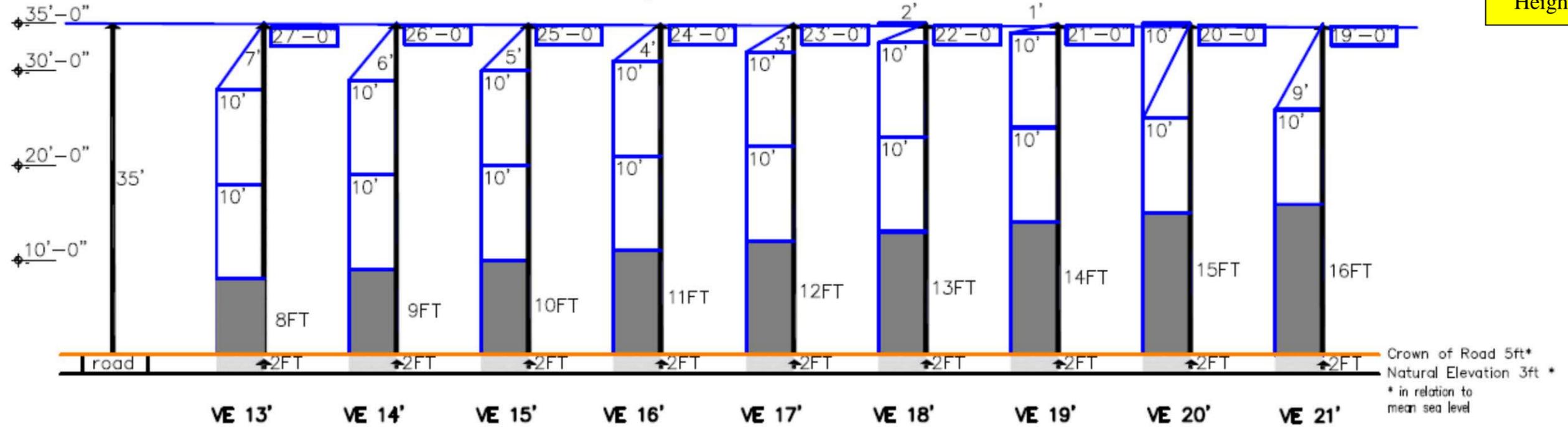
Flood Zone Height Analysis

Examples:  
Height Measured from Crown of Road  
Lowest Horizontal Structural Member must be elevated above base flood



# Height = 35'

Examples:  
Height Measured from Crown of Road  
Lowest Horizontal Structural Member must be elevated above base flood



**EXISTING STRUCTURES:**

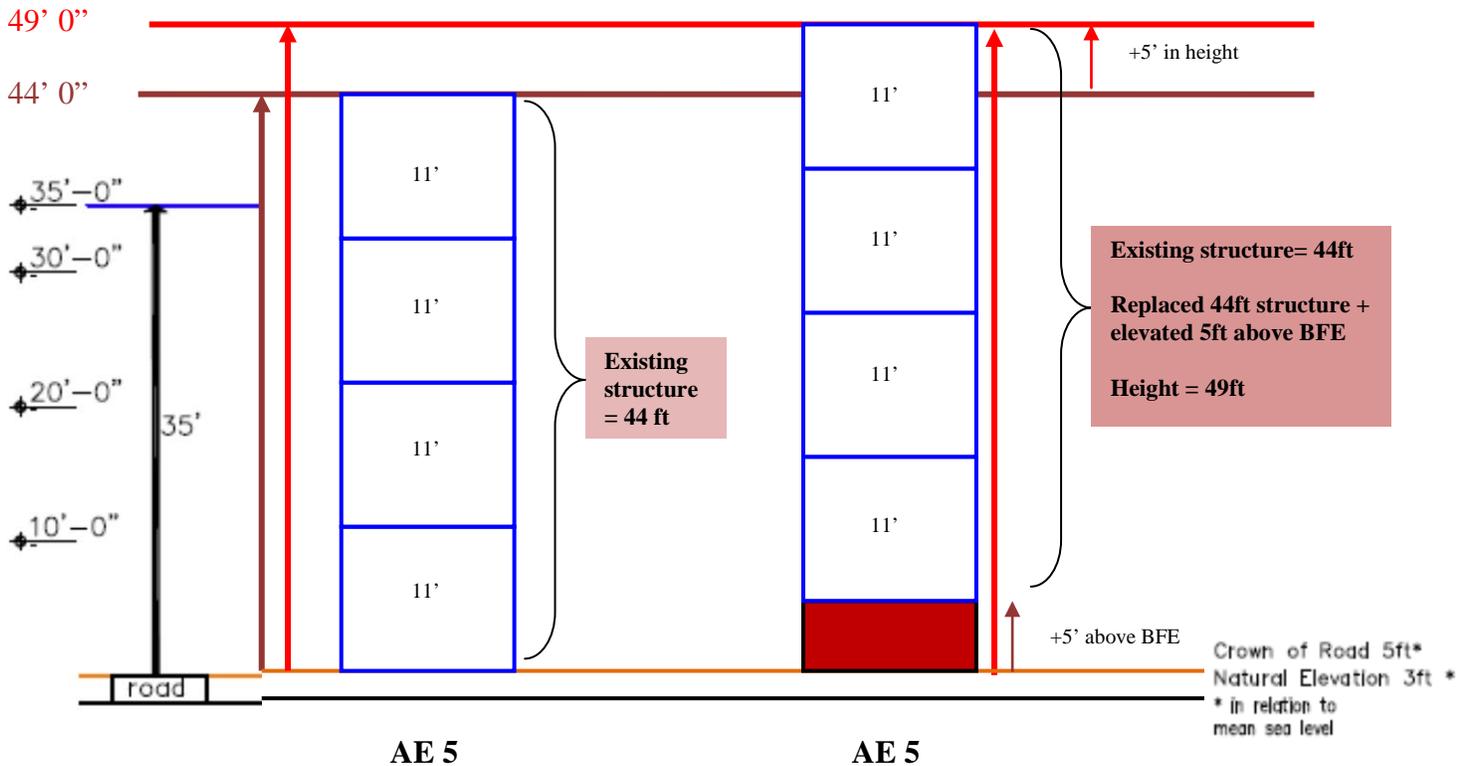
**Policy 101.5.33**

A lawfully established existing structure which currently exceeds the height limit of 35 feet in Policy 101.5.30 may be repaired, improved or reconstructed to its existing height, provided the structure is limited to the lawfully established existing intensity, floor area, density and type of use. A Flood Protection Height Exception for a lawfully established existing structure exceeding the 35 foot height limit shall be provided as follows:

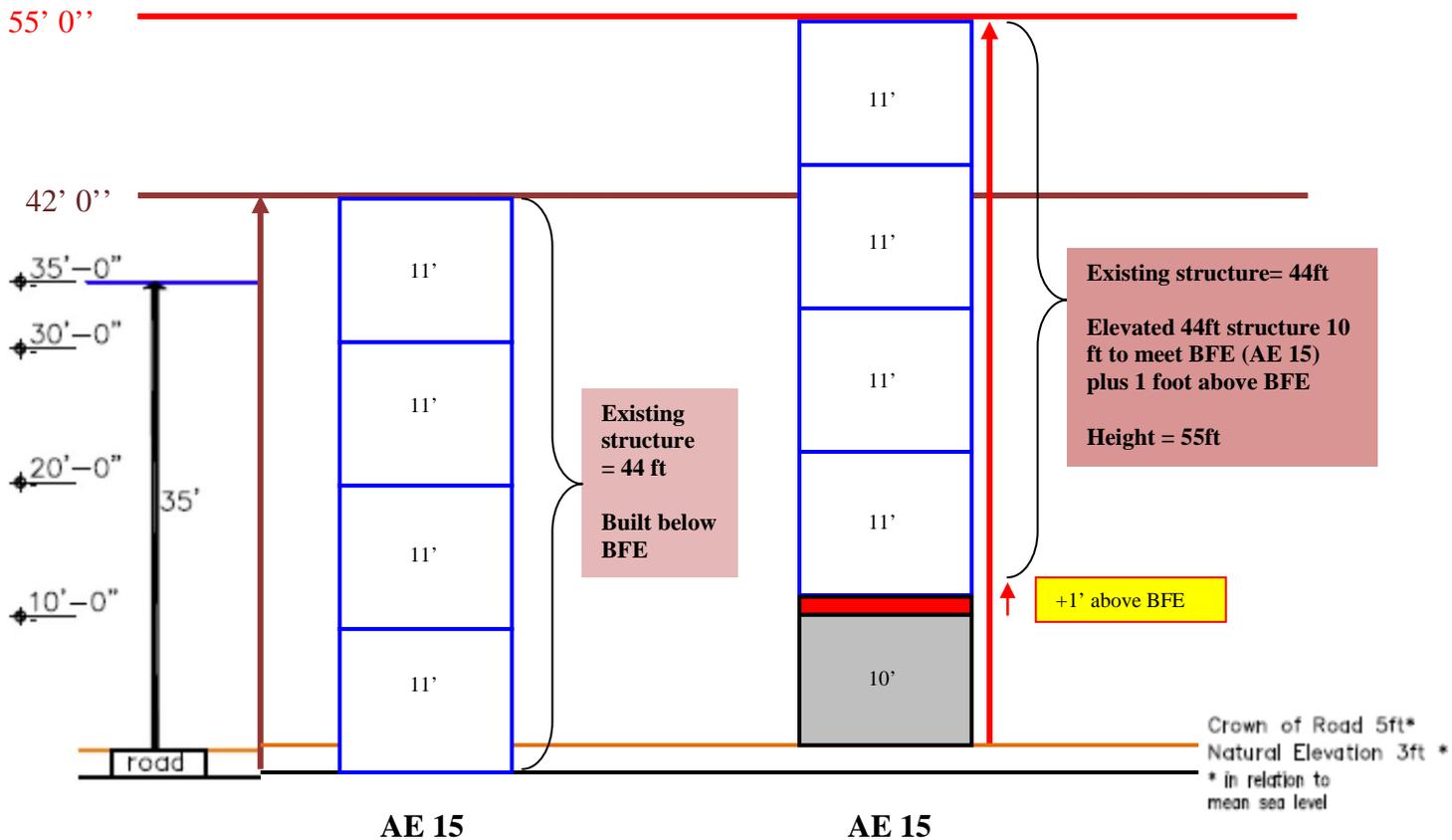
1. For lawfully established existing structures which currently exceed the height limit of 35 feet in Policy 101.5.30 and are voluntarily elevated to **meet and/or exceed** the structure's minimum required FEMA BFE based on the flood zone, an exception of up to five (5) feet may be permitted. The amount of the exception shall be a maximum of five (5) feet, and shall be no greater than the amount of elevation necessary to meet BFE plus the amount of voluntary elevation above BFE; and
2. Lawfully established existing structures which currently exceed the height limit of 35 feet in Policy 101.5.30, may be permitted a height exception of more than five (5) feet, if necessary, to voluntarily elevate the structure **meet** the structure's minimum required FEMA BFE based on the flood zone plus 1 (one) additional foot above BFE.

For draft **Policy 101.5.33** which creates the height exception for a lawfully established existing structure which currently exceeds the 35 foot height limit to be repaired, improved or reconstructed to its existing height and provides a Flood Protection Height Exception to elevate the structure to meet and/or exceed the required FEMA BFE.

**Example 1:** 5 feet to **exceed** the structure's minimum required FEMA BFE



**Example 2:** elevated 10ft to meet the structure’s minimum required FEMA BFE plus 1 additional foot above BFE



Note, staff has not been able to complete an inventory of structures that exceed the adopted height limit of 35 feet as there is not enough information in our files to determine the exact grade (*either highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure, or the crown or curb of the nearest road directly adjacent to the structure, whichever is higher*) for most structures built before 1985. As such, we cannot determine the number of structures which may be affected by the proposed policy. Below are examples of structures which appear to exceed the adopted height limit:

- Moon Bay Condos, mm 104
  - Built in the 70s
  - Crown of road *might* be 13-14' based on LiDAR,
  - Building B is 46' from ground level of 13' AMSL.
  - Building A is 49'6" from ground level.
- Harbor 92 Condos, mm 92
  - Built in the 70s
  - Crown of road *might* be about 8' based on LiDAR
  - Building is 63' from ground level
- Kawama Tower, mm 102
  - Built in the 70s
  - Building is 85' from ground level of about 7' AMSL

**AFFORDABLE HOUSING:**

**Policy 101.5.34**

In order to incentivize the development of affordable and employee/workforce housing, an exception shall be provided to the 35 foot height limit in Policy 101.5.30 exclusively for affordable or employee/workforce dwelling units that meet the income limits for the very low, low and/or median income categories on properties designated as Tier 3. A structure developed as affordable or employee/workforce housing for very low, low and/or median income categories may be developed with a maximum height of 44 feet (to provide for up to three stories over parking or development over nonresidential floor area).

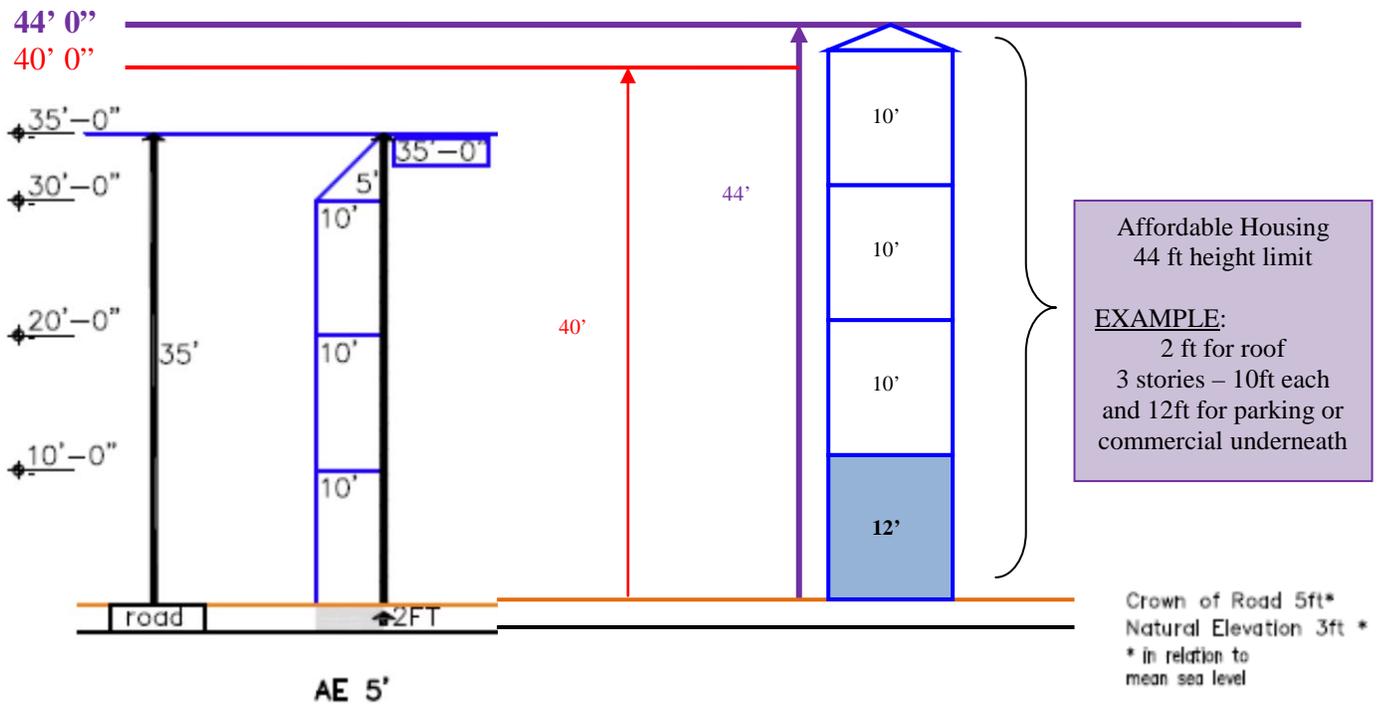
Height is defined as the vertical distance between grade and the highest part of any structure, including mechanical equipment, excluding the exceptions listed in Policy 101.5.30.

*very low income = household whose total household income does not exceed 50% of the median monthly household income for the county*

*low income = household whose total household income does not exceed 80% of the median monthly household income for the county*

*median income = means a household whose total household income does not exceed 100% of the median monthly household income for the county*

For draft **Policy 101.5.34** which creates the height exception for affordable housing, the BOCC discussed finding ways to incentivize additional development of affordable housing. The intent of the proposed policy is to encourage additional affordable and employee/workforce housing provision by allowing structures developed as affordable/workforce housing to be built with a maximum height of 44 feet to provide for three stories over parking or development over nonresidential floor area.



## IV. PROPOSED AMENDMENT

### OPTIONS FOR PROPOSED HEIGHT POLICIES FOR REVIEW & DISCUSSION:

Staff has developed the following draft policies for consideration. (Deletions are ~~stricken through~~ and additions are underlined.)

#### **Policy 101.45.2630**

In order to preserve the existing community character and natural environment, Monroe County shall limit the height of structures including mechanical equipment and landfills to 35 feet. Height is defined as the vertical distance between grade and the highest part of any structure, including mechanical equipment, but excluding spires and/or steeples on structures used for institutional and/or public uses only; chimneys; radio and/or television antennas; flagpoles; solar apparatus; utility poles and/or transmission towers; and certain antenna supporting structures with attached antennas and/or collocations. Exceptions will be allowed for appurtenances to buildings, transmission towers and other similar structures.

Wind turbines may also exceed the 35 foot height limit provided the site and the turbines are owned and operated by a public utility, have an Avian Protection Plan approved by the United States Fish and Wildlife Service (USFWS) and the turbines comply with relevant State and federal wildlife protection laws such as the Endangered Species Act, Migratory Bird Treaty Act, Bald and Golden Eagle Protection Act, and National Environmental Policy Act. Applications proposing wind turbines which exceed 35 feet in height within the MIAI overlay shall be transmitted to NASKW for review and comment.

In the case of airport districts, there shall be no exceptions to the 35 foot height limitation.

#### **Policy 101.5.31**

For Ocean Reef, a gated community which is isolated and inaccessible to the surrounding community, and has a distinct community character, structures may include non-habitable architectural decorative features (such as finials, rails, widow's walk) that exceed the 35 foot height limit in Policy 101.5.30, but such features shall not exceed 5 feet above the structure's roof-line. This exception shall not result in a structure or any architectural decorative feature with a height that would exceed 40 feet.

### **Policy 101.5.32**

In order to protect property from flooding and reduce flood insurance costs for property owners, a Flood Protection Height Exception shall be provided to the 35 foot height limit in Policy 101.5.30 as follows:

1. For new structures which are voluntarily elevated to **exceed** the structure's minimum required FEMA base flood elevation (BFE) based on the flood zone, an exception of up to five (5) feet above the 35-foot height limit may be permitted. The amount of the exception shall be a maximum of five (5) feet, and shall be no greater than the amount of voluntary elevation above BFE; and
2. For existing structures which do not currently exceed the height limit of 35 feet in Policy 101.5.30 and are voluntarily elevated to **meet and/or exceed** the structure's minimum required FEMA BFE based on the flood zone, an exception of up to five (5) feet above the 35-foot height limit may be permitted. The amount of the exception shall be a maximum of five (5) feet, and shall be no greater than the amount of elevation necessary to meet BFE plus the amount of voluntary elevation above BFE; and
3. Existing structures which do not currently exceed the height limit of 35 feet in Policy 101.5.30, may be permitted a height exception of more than five (5) feet, if necessary, to voluntarily elevate the structure to **meet** the structure's minimum required FEMA BFE based on the flood zone plus 1 (one) additional foot above BFE.

### **Policy 101.5.33**

A lawfully established existing structure which currently exceeds the height limit of 35 feet in Policy 101.5.30 may be repaired, improved or reconstructed to its existing height, provided the structure is limited to the lawfully established existing intensity, floor area, density and type of use. A Flood Protection Height Exception for a lawfully established existing structure exceeding the 35 foot height limit shall be provided as follows:

1. For lawfully established existing structures which currently exceed the height limit of 35 feet in Policy 101.5.30 and are voluntarily elevated to **meet and/or exceed** the structure's minimum required FEMA BFE based on the flood zone, an exception of up to five (5) feet may be permitted. The amount of the exception shall be a maximum of five (5) feet, and shall be no greater than the amount of elevation necessary to meet BFE plus the amount of voluntary elevation above BFE; and
2. Lawfully established existing structures which currently exceed the height limit of 35 feet in Policy 101.5.30, may be permitted a height

exception of more than five (5) feet, if necessary, to voluntarily elevate the structure **meet** the structure's minimum required FEMA BFE based on the flood zone plus 1 (one) additional foot above BFE.

**Policy 101.5.34**

In order to incentivize the development of affordable and employee/workforce housing, an exception shall be provided to the 35 foot height limit in Policy 101.5.30 exclusively for affordable or employee/workforce dwelling units that meet the income limits for the very low, low and/or median income categories on properties designated as Tier 3. A structure developed as affordable or employee/workforce housing for very low, low and/or median income categories may be developed with a maximum height of 44 feet (to provide for up to three stories over parking or development over nonresidential floor area).

Height is defined as the vertical distance between grade and the highest part of any structure, including mechanical equipment, excluding the exceptions listed in Policy 101.5.30.

**V. CONSISTENCY WITH THE MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN, THE FLORIDA STATUTES, AND PRINCIPLES FOR GUIDING DEVELOPMENT**

**A. The proposed amendment is consistent with the following 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 217.1.4**

Monroe County shall continue its policy of reviewing the current Building Code and, as appropriate, adopting structural standards and site alteration restrictions that meet or exceed the minimum FEMA requirements. The Building Code shall be reviewed and revised at least every five years. The recommendations of the applicable interagency hazard mitigation report shall be considered in revisions to the Code.

**Policy 217.1.5**

Monroe County shall continue to participate in the National Flood Insurance Program (NFIP) Community Rating System (CRS) to the maximum extent possible and shall seek to improve its current CRS Class 9 rating.

**Policy 217.1.6**

Monroe County shall continue to enforce federal, state and local setback and elevation requirements to promote the protection and safety of life and property. Revisions to the existing setback requirements contained in the Land Development Regulations shall be considered as a means of reducing property damage caused by storms.

### **Objective 601.3**

By January 4, 1998, Monroe County shall increase implementation efforts to eliminate substandard housing and to preserve, conserve and enhance the existing housing stock, including historic structures and sites.

### **Policy 601.3.2**

The County Code Enforcement Office and Building Department will enforce building code regulations and County ordinances governing the structural condition of the housing stock, to ensure the provision of safe, decent and sanitary housing and stabilization of residential neighborhoods.

## **B. The amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute.**

For the purposes of reviewing consistency of the adopted plan or any amendments to that plan with the principles for guiding development and any amendments to the principles, the principles shall be construed as a whole and no specific provision shall be construed or applied in isolation from the other provisions.

- (a) Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without continuing the area of critical state concern designation.
- (b) Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.
- (c) Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.
- (d) Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.
- (e) Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.
- (f) Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment, and ensuring that development is compatible with the unique historic character of the Florida Keys.
- (g) Protecting the historical heritage of the Florida Keys.
- (h) Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:
  - 1. The Florida Keys Aqueduct and water supply facilities;
  - 2. Sewage collection, treatment, and disposal facilities;
  - 3. Solid waste treatment, collection, and disposal facilities;
  - 4. Key West Naval Air Station and other military facilities;
  - 5. Transportation facilities;
  - 6. Federal parks, wildlife refuges, and marine sanctuaries;
  - 7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
  - 8. City electric service and the Florida Keys Electric Co-op; and
  - 9. Other utilities, as appropriate.
- (i) Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; and the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.
- (j) Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of ss. 381.0065(4)(l) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.
- (k) Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.

- (l) Making available adequate affordable housing for all sectors of the population of the Florida Keys.
- (m) Providing adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post disaster reconstruction plan.
- (n) Protecting the public health, safety, and welfare of the citizens of the Florida Keys and maintaining the Florida Keys as a unique Florida resource.

Pursuant to Section 380.0552(7) Florida Statutes, the proposed amendment is consistent with the Principles for Guiding Development as a whole and is not inconsistent with any Principle.

**C. The proposed amendment is consistent with the Part II of Chapter 163, Florida Statute (F.S.). Specifically, the amendment furthers:**

Section 163.3161(4), F.S. – It is the intent of this act that local governments have the ability to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within their jurisdictions. Through the process of comprehensive planning, it is intended that units of local government can preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement and fire prevention, and general welfare; facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing, and other requirements and services; and conserve, develop, utilize, and protect natural resources within their jurisdictions

163.3177(1), F.S. - The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented. The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives, and policies, shall describe how the local government’s programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner. It is not the intent of this part to require the inclusion of implementing regulations in the comprehensive plan but rather to require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and the principles that describe how the programs, activities, and land development regulations will be carried out. The plan shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.

## **VI. PROCESS**

Comprehensive Plan amendments may be proposed by the Board of County Commissioners, the Planning Commission, the Director of Planning, or the owner or other person having a contractual interest in property to be affected by a proposed amendment. The Director of Planning shall review and process applications as they are received and pass them onto the Development Review Committee and the Planning Commission.

The Planning Commission shall hold at least one public hearing. The Planning Commission shall review the application, the reports and recommendations of the Department of Planning & Environmental Resources and the Development Review Committee and the testimony given at the public hearing. The Planning Commission shall submit its recommendations and findings to the Board

of County Commissioners (BOCC). The BOCC holds a public hearing to consider the transmittal of the proposed comprehensive plan amendment, and considers the staff report, staff recommendation, and the testimony given at the public hearing. The BOCC may or may not recommend transmittal to the Florida Department of Economic Opportunity (DEO). The amendment is transmitted to DEO, which then reviews the proposal and issues an Objections, Recommendations and Comments (ORC) Report. Upon receipt of the ORC report, the County has 180 days to adopt the amendments, adopt the amendments with changes or not adopt the amendment.

## **VII. STAFF RECOMMENDATION**

## **VIII. EXHIBITS**

1. Transcription of the BOCC height discussion, from the October 7, 2014 public hearing

## Monroe County Board of County Commissioners Special Meeting

Tuesday, October 7, 2014

### Height Exceptions

Then the next change is on page 43...

You have a couple of new policies here, you all directed staff to take a look at how to possibly raise the height limit for architectural features that really just apply to Ocean Reef and so we've also come up with some criteria and you'll see that on those two policies 5.31 and 5.32

**Mayor Murphy:** Do we have a public speaker on this Lindsay?

**Lindsay Ballard:** We do. Joel Reed.

**Mayor Murphy:** Debbie, are you ready for public speakers?

**Debbie:** Yes mam on this particular topic.

**Joel Reed:** Good morning Mayor, Commissioners, Joel Reed. I'm here today on behalf of Ocean Reef Club and Ocean Reef Community Association in regard to this issue. First of all I want to thank you for the support. As you know Ocean Reef is a distinct community. It's a private gated community of about twenty five hundred acres, about seventeen hundred units up there. We have a lot of additional amenities up there, public buildings or quasi, kind of public buildings that are for the club purpose as well. Ocean Reef also has a Community Association which has its own architectural board, its architectural committee that kind of makes going through DRC and Planning Commission a day at the beach compared to their architectural committee. They are very stringent. They impose a lot of times additional requirements and regulations on their projects. Their whole community is very involved with the process. They're all notified as far as any changes that happen up there. So the five foot, we appreciate the support and the language in there a lot of times, some of the single family homes and the commercial buildings as well bump up as far as making them more architecturally attractive to need this section to allow for that. We also have had a lot of discussions the last couple of weeks internally as well. I'm going to pass out, I guess to the clerk and to you guys, additional language we would like you guys to consider. But we have been talking to staff about ....(passes out additional language considerations) So not to confuse the issue, there are two specific issues. First is allowing for some additional architectural features that the five foot would do. As we went through the club, as I said, owns a lot of buildings. Some of those buildings are the hotels that are near Buccaneer Island, if you've been up there before. The Amberjack, The Dolphin, The Marlin, these buildings are aging, they're coming to the end of their life. We have done quite a few renovations to them. At this point there is not really many more renovations that can be done in order to continue to maintain and operate them. As you know, that function of the club as well is essential to maintaining a Class A club up there, continuing to provide for the tax base that comes out of Ocean Reef is by having an attractive club where we can continue to attract, to maintain current members and attract new members. A lot of those buildings, I have some data, it's not all there, The Amberjack for example is three levels of living. Just to give an

example, the couple, I'm not going to go into all of them, but we said look if these things were substantially damaged through a hurricane, or they had to come down, or we had to rebuild, we wouldn't be able to build back those units to those heights that are there today. We have several. We have The Harbor House which is a condominium, its over fifty four feet right now in Ocean Reef Club. We have The Marlin, which is one of the hotel buildings, that's at forty two feet. We got the Dolphin Hotel at forty seven feet and The Creek House. We didn't have the number on it but we know that's well over forty feet as well. That's another condominium building up there. We came up with the boat barn, that's at thirty seven feet, the boat barn that we have up there. But there is about seven or eight buildings specifically that we thought it would be greatly impacted as we try to redevelop these properties or if we have to due to a hurricane or other issues. Some of the other issues we face is that although these are three stories and they are just pushing the height limit right now. You know, if you get three stories up there you're at thirty feet and then you have an architectural roof element you're at thirty seven feet or something like that. A lot of these buildings are built below flood right now so if we go to build them back, obviously we're talking about sea level rise, we want to encourage those buildings to be brought back up to flood. What happens is we lose a whole top level that we currently have today. We would lose almost a whole floor there out of those developments and that's just not possible to happen. So we proposed some additional policy language to put in there to protect these existing buildings that are there to be able to be built back. We haven't thoroughly vetted with staff yet at this point we have just proposed talking about the issue that I just explained. We would like and hope to support and to continue to work with staff to tweak some of this language to get into the Comp Plan to protect us on some of these issues. And the language, it exempts, it doesn't exempt, it doesn't include single family homes so this is only for the multi-family and commercial structures that are up there, so it doesn't include any of the single family homes and what it says is, "lawfully established structures that exclude single family homes that exceed this height limit may be replaced with their existing height plus any additional height required to elevate the first finished floor two feet above the FE" so encouraging them to go, you know, those extra two feet as well above that base flood elevation to account for future sea level rise as well. And then also that the height limit applicable to Ocean Reef and this would be an exemption for their community center building. The community center building up there right now puts on productions and theater productions and when it was built, they aren't able to attract and have the top of the line theater groups that come in there because a lot of the sets that they have, they change throughout the production. They actually lift that whole set up to lift that whole backdrop up into the ceiling and then they drop down the new one and their theater wasn't able to be designed to that because of the height and so they also want that as an exclusion so that they can look to enhance that building at some point to be able to attract those types of productions there. I'm here for any questions. Thank you for considering.

**Mayor Murphy:** So the proposed additional language, Joel, is what you want, not the existing language?

**Joel Reed:** We support the Club and the Community Association both support that existing policy language that's in there ...

**Commissioner Carruthers:** the institutional language ...

**Joel Reed:** Yeah. This is additional language, as we were talking about that five foot that was in there, that we were supportive of. You know, we started to talk about the hotels and the aging and the issues and if we did try and rebuild them back, what that would look like in the loss of rooms and the development that's there.

**Mayor Murphy:** Do we have a public speaker on this?

**Lindsay Ballard:** We do.

**Mayor Murphy:** Let's hear the public speaker. Another one.

**Lindsay Ballard:** D.A. Aldridge

**D.A. Aldridge:** I'm D.A. Aldridge. I live on Tavernier which is part of Kay Largo. Here we are at the last minute, a breath away from sending the Comp Plan and all of a sudden we see a very important change being requested by our Northern neighbors. The Federation of Homeowner's Association has been very adamant about height restrictions for many years and we have continually fought for thirty five feet. We are asking at this time, I am asking at this time to have you not vote on this. We have not had the opportunity to look at the language that has been just handed to you and we feel that it needs to be reviewed very closely by the staff and by you because this is a huge change that they are requesting. Thank you.

**Mayor Murphy:** ... That's it

**Commissioner Kolhage:** What does the, in the final sentence when they talk about assembly group A1 and so forth, what does that mean?

**Christine Hurley:** We don't know.

**Mayor Murphy:** Well they haven't seen it yet. This is the problem with this.

**Christine Hurley:** Well we have seen that he emailed it but we asked questions. We didn't know what he meant by that.

**Commissioner Kolhage:** Well but we're going to have to be more specific on that. We'll have to have language that says exactly what it means. I think anyway.

**Commissioner Rice:** Could we not deal with this today and deal with it in January?

**Christine Hurley:** If you want us to address his comments, I just say get direction from the board at this point. We work on some type of language to bring back to you in January.

**Commissioner Rice:** I think that's what we should do.

**Mayor Murphy:** And what happens if we then want to make changes in January? Do we hold up the whole process?

**Christine Hurley:** I think you can legally make changes on the floor by motion before we transmit.

**Bob Shillinger:** As long as you're not changing the general substance of it. The general tone of it.

**Mayor Murphy:** Well that's what I am worried about. If we let this go til January and then begin to, ya know, flesh it out and the public speaks and we all get confused and then what happens to the rest of Comp Plan because we are supposed to vote on that in January.

**Commissioner Neugent:** I would ask on issues like this because I very much agree with what was said that we just got this and I think we need some information and my question is, and there may be some more issues very similar to this that come up. Can we have another meeting discussing those particular issues before the January transmittal?

**Christine Hurley:** Sure. We could do that.

**Mayor Murphy:** That would be helpful.

**Commissioner Rice:** That may be the way to approach it.

**Christine Hurley:** The problem with holding it in November or December is the calendars are already a mess from the holidays.

**Commissioner Neugent:** Oh my gosh we might have to do a little work.

**Christine Hurley:** No, that's not what I meant. It's just that even your regular board meetings got all shifted around.

**Commissioner Neugent:** Have it at the board meeting. End of the item discussion for a board meeting.

**Christine Hurley:** Okay. We can do that.

**Mayor Murphy:** We can do that.

**Commissioner Neugent:** Another things that's in this right here as I read it, for clarification purposes, "architectural decorating features that exceed the thirty five foot height limit but such features shall not exceed five feet above the structures roof line" Joel also mentioned that some of these buildings are already, I guess they would be legal non-conforming because they are above the height limit, so when you say "features shall not exceed five feet above the structures roofline" what roofline are we talking about? The one that's already non-conforming? Or thirty five feet, shall not exceed five feet above thirty five feet? That's not the way I necessarily interpret that.

**Mayor Murphy:** Because if it's the fifty four foot building, we're now at fifty nine...

**Christine Hurley:** It's not though. This is meant for new development that cannot exceed thirty five feet.

**Commissioner Neugent:** Well what happens ...

**Christine Hurley:** Joel has added in and what he is really asking you to do, is in simple terms, and I think it could be very simplified, is agree that existing, non-conforming buildings that are at a height greater than thirty five feet, be allowed to rebuild to that height plus...

**Commissioner Neugent:** I didn't hear anybody bring that up...

**Christine Hurley:** That's really what he is asking though.

**Commissioner Rice:** Well that's what this really says

**Mayor Murphy:** Plus what?

**Christine Hurley:** plus, let him adjust, like we already have a provision in here, for another five feet, if they need to raise the elevation for FEMA floodplain issues.

**Mayor Murphy:** Fine, but not for decorative features.

**Christine Hurley:** Well he talked about decorative also, but he definitely spoke about ...

**Mayor Murphy:** Well let's get it down pat.

**Christine Hurley:** Well we will try to but we got his language a couple days ago and...

**Mayor Murphy:** Well his language is kind of going in a figure eight.

**Commissioner Kolhage:** I understand what they are saying. In other words, he wants to maintain what they have now with an adjustment.

**Christine Hurley:** Yes. I think that's what he is asking.

**Commissioner Kolhage:** And I think that is reasonable.

**Mayor Murphy:** To replace a building, an older building that was built over thirty five feet, have a problem with that anywhere in Monroe County. It is what it is, we're all used to it, it's part of the landscape.

**Commissioner Neugent:** Clarification on what you just said

**Mayor Murphy:** I do not object to any of the older buildings that were built above thirty five feet. We all have them in our neighborhoods. If they need to be replaced or have to be replaced, I don't have a problem with them maintaining the height.

**Commissioner Neugent:** Hold on a minute there. Is there anything in our code, and I would use this as an analogy, FEMA's description of it, if its damaged by more than fifty percent, it has to be rebuilt, that is there anything in our code or Comp Plan that says that it then can be built over thirty five feet?

**Mayor Murphy:** No, No.

**Christine Hurley:** Okay, today, don't mix apples and oranges. Today our code does not allow us to approve a building permit above thirty five feet. If the structure is destroyed beyond fifty percent, they then have to conform to the new code, which is the thirty five foot height limit. And if it's destroyed beyond fifty percent under the floodplain rules, they have to raise the elevation and that's why they added this other position.

**Commissioner Neugent:** I understand the apples and oranges thing that I just plugged into it as an analogy but what I am saying is, have we had that discussion? You just said, at least my interpretation, that you can't build what Commissioner Murphy just said ...

**Christine Hurley:** You can't. That is what Joel is asking you to change.

**Commissioner Neugent:** So we need to have that discussion.

**Commissioner Carruthers:** And that's why we have the further thing about flood protection and height exceptions. Go to 105.5.32. We added that so that we would allow people to exceed the thirty five feet when they have to, to create enough free board to comply with FEMA regulations.

**Commissioner Neugent:** I'm not talking about base flood elevation.

**Commissioner Carruthers:** but that is the crunch that you are getting into. When the Mayor says that you can rebuild a building at the height it is today, but we have a thirty five foot limit and FEMA says you gotta raise your building five feet, you lose a story.

**Commissioner Neugent:** that addresses one part of it. The other part that is not being addressed in my opinion, is do we have anything, are we proposing that then a fifty four foot high building could be rebuilt to fifty four feet.

**Christine Hurley:** Joel is proposing that.

**Commissioner Neugent:** And that's what I am asking this Commission. Is that where we want to go with that?

**Commissioner Carruthers:** Well, I mean, if we don't allow people to do that, isn't that essentially a taking? I mean you would be ... think about the real life economic consequences of...

**Bob Shillinger:** There may be some Bert Harris implications but it's a different analysis.

**Commissioner Kolhage:** What we are considering here is because of the isolated and specific nature of Ocean Reef, do we want to make an exception here?

**Commissioner Neugent:** And can I tag onto that Commissioner Kolhage? Municipalities have the right, if I misspeak correct me, to go above thirty five feet if they choose to. Marathon has gone above thirty five feet, I think Key West has a height limit above thirty five feet, but based on what Commissioner Kolhage just said, and I want to hear some arguments otherwise, Ocean Reef is an isolated area, miles away from anyone else and a gated community, albeit in unincorporated Monroe County, they're very similar to a municipality with a city type manager, that do we want to be so parental if they have no objections internally amongst themselves to keep them from rebuilding above thirty five feet or changing some things that they have gone through the public input locally with their gated community. Do we want to impose our thoughts on how Ocean Reef should be run?

**Commissioner Rice:** I don't think we are trying to do that.

**Mayor Murphy:** I don't either. But I will tell you, my feeling is, in many, many instances, what Ocean Reef wants to do up there because they are away from everyone, I've agreed with. They've had good ideas, no problem and they do it. However when it comes to things like the height limit that everyone in this county is interested in, every developer is watching, and a lot of the homeowners are watching. I can't do something for them that I won't do for the rest of the county. And I will go to the extent that these buildings that Joel is talking about, were built when there was no height limit actually. If this comes down either in a hurricane or they want to

remodel it, I don't have a problem with them rebuilding to the height it was. I don't think it ruins the landscape because we have had thirty/forty years of looking at it. And therefore, everyone else in the county can also rebuild the over thirty five feet structures they have. Most of them are commercial structures.

**Commissioner Kolhage:** Okay can I ask you a question Mayor so I can more or less understand your position? So you're saying, you don't have a problem with them rebuilding to the height that they are now but you mean without the adjustment for base flood elevation or with it?

**Mayor Murphy:** No, because everyone in the county is going to get that adjustment.

**Commissioner Kolhage:** So you don't have an objection to it?

**Mayor Murphy:** Not to that. I have an objection to the decorative features.

**Commissioner Kolhage:** Okay but look, if it's, if they got a fifty foot building and there is a five foot adjustment for base flood elevation, you don't have a problem with them going to fifty five feet?

**Mayor Murphy:** No.

**Commissioner Kolhage:** Okay.

**Mayor Murphy:** They are going to what they were before the remodel ...

**Christine Hurley:** and you want it county wide not just for Ocean Reef?

**Mayor Murphy:** Yes.

**Commissioner Carruthers:** But only for flood mitigation...

**Mayor Murphy:** That's it, no decorative stuff.

**Christine Hurley:** Well right now the decorative is in, the flood is in...

**Commissioner Carruthers:** Well the decorative is in for Ocean Reef only, the flood is in for everyone. Right?

**Christine Hurley:** Yeah and the decorative is not so much what Joel is talking about relative to the bigger commercial buildings, its more for the single family homes that want the decorative features on top of the roof. They are separate issues really. So right now in the draft policy you have included an extra five feet in Ocean Reef for the decorative architectural features, you've included for the whole county up to five feet adjustments for flood protection, raising your elevations, and Joel is asking you to also include, for Ocean Reef, but it sounds like you at least have one Commissioner who wants to do it county wide for grandfathering existing buildings that are higher than thirty five feet and allowing them to get the flood adjustment.

**Bob Shillinger:** You'd want to vest them for that height is what I'm hearing.

**Christine Hurley:** Yup. But I don't know the Commissions, I'm not getting...

**Commissioner Neugent:** Well first of all the staff is supposed to review what the request is and bring it back the staff recommendation

**Christine Hurley:** But I'd like to know what the board, county wide or Ocean Reef for this vesting of existing buildings at least.

**Commissioner Rice:** Well let me help you out, if we don't do that, the economic impact, eventually we will destroy what we know down here. I don't feel that we have any choice.

**Commissioner Carruthers:** I don't think it's fair...I don't think it's fair to not let somebody rebuild what they got. As it is when they do rebuild they have to meet standards that exist today that did not, and codes that exist today that did not exist then.

**Christine Hurley:** I understand what you all are asking for so if you want to just move on without voting, we will draft language and bring it back for discussion on one of your regular agendas.

**Commissioner Neugent:** Let me point this out, as someone who operated out of an illegal non-conforming building, if you think that it is something that is, it was called Porky's restaurant, and if would have been destroyed by a storm, I would have had a very difficult time, if not impossible time to rebuild with the same amount of square footage because of setbacks that came into play after Porky's was built eons ago. So if you think that there is a fairness level here, there is really a lot of situations where you can't rebuild.

**Commissioner Carruthers:** but wouldn't you have been able to apply for variances and exceptions to those setbacks...

**Christine Hurley:** No.

**Commissioner Neugent:** You still would have had to meet the setback requirements.

**Christine Hurley:** You could apply for variance for a setback but not height.

**Mayor Murphy:** See well all we are talking about is height. Not their setbacks. Not anything else.

**Commissioner Kolhage:** We're talking about changing the whole concept of the fifty percent rule.

**Christine Hurley:** No I understand ...

**Commissioner Kolhage:** How does it work? For height...we're saying we're washing away the fifty percent rule.

**Christine Hurley:** Well other things enter into ....for height you would be washing it away.

**Bob Shillinger:** As a trigger for bringing it into compliance with current code

**Christine Hurley:** There are still other things that apply to that but most of those can be remedied by a variance.

**Commissioner Carruthers:** and just to clarify what you are eluding to I think, Commissioner, is that someone can elevate their building now. And that's not necessarily fifty percent improvement. Right?

**Christine Hurley:** I mean if you are elevating a building, you're usually triggering that price...

**Commissioner Carruthers:** Well it depends on the building and the cost

**Commissioner Kolhage:** and the whole destruction issue and the fifty percent and that's.... I'm not necessarily saying I have a problem with that but that's what we're doing

**Christine Hurley:** And I will say the examples that Joel gave of the condominiums, when you, let's say have eight units per floor and now you have a storm that destroys more than fifty percent of that building, you are eliminating the possibility of one of those floors, because you are going to have to elevate it and that means eight condo owners don't get a unit and so that's related to the Bert Jay Harris that Bob referred to

**Commissioner Carruthers:** Everybody gets a smaller unit which is still going to be an issue so ...

**Christine Hurley:** That's under our current rules.

**Commissioner Rice:** And what we're trying to do is validate, you don't want to build a fifty year building or sixty year building without accommodating expected sea level rise

**Commissioner Carruthers:** I guess my only other comment is that I know that this is going to be controversial and people are going to be concerned about character and things like that...

**Mayor Murphy:** But it's already there.

**Commissioner Carruthers:** Well it is already there...

**Mayor Murphy:** So it's not changing the landscape...

**Commissioner Carruthers:** It's not but trust me from dealing with this in Key West people have the perception that overnight the character of our communities is going to change and that's not what we're talking about...Over fifty years it probably will to some extent but it's going to have to if we want to continue to live here.

**Mayor Murphy:** Alright listen we're going to take a break

.....

**Mayor Murphy:** And what I realized is we neglected to give Christine a head nod one way or the other on the non-habitable architectural decorative features. My comment was, I will vote for the increase in height but not for the decorative features. Discuss it and let her know which direction you would like her to take when she does her staff report.

**Commissioner Carruthers:** Are you talking about within Ocean Reef or County wide?

**Mayor Murphy:** They are the only ones that asked for it.

**Commissioner Carruthers:** I don't really care.

**Commissioner Neugent:** We'll put together something that is going to be in place for twenty years or at least supposedly it should be put in place so this is going to be hard and complex so I would say that the data and information on it being done county wide.

**Mayor Murphy:** But the point is, what county wide? I don't care if its county wide, in fact it has to be. For me to vote for a height limit, it has to be county wide. Otherwise, I'm not going to vote for it.

**Christine Hurley:** Okay wait a minute, no one has proposed, maybe that's where you're going next I don't know, right now what's in your draft is flood for everybody ...

**Mayor Murphy:** Base flood elevation...

**Christine Hurley:** They have talked about it, I am very clear, everyone is okay with that. Ocean Reef only, decorative features, five additional feet. And I didn't hear, I heard Murphy say she's opposed to it but I didn't hear what any of you other Commissioners thought of that.

**Mayor Murphy:** And that's what I am trying to bring out so that she knows where to go with it.

**Commissioner Neugent:** I thought I heard you ask, you wanted a head nod whether this was going to be proposed just for Ocean Reef or all of unincorporated Monroe County.

**Christine Hurley:** I had never heard that the decorative features was proposed for all of Monroe County from you all.

Commissioner Rice and Commissioner Kolhage respond in unison: No, no...

**Commissioner Neugent:** Okay but I also heard Commissioner Mayor Murphy say, I'm not going to treat them any different than the rest of the County.

**Commissioner Rice:** Well that gives you a slight clue as to how she might vote.

**Christine Hurley:** So what I think I've gotten clarity on is everybody's okay allowing the people to get five of the five feet to adjust the floodplain if they are demolished. The board wants us to draft language to address existing structures that are already over thirty five feet to be able to be replaced with the five foot flood adjustment. What I don't have any clarity on is whether or not the board wants us to keep in Ocean Reef allowance for five foot additional architectural decorative features or not. Or if you want to expand that County wide, which I had never heard as an option to this moment.

**Commissioner Kolhage:** Let me just state my position on this and you can go down the line I guess but I really don't care about the architectural features of Ocean Reef. I've tried to care but I just can't. But I am a little concerned, I'm a little concerned about doing away with our fifty percent rule on the rest of the County and I'm not saying that I am going to support that.

**Commissioner Neugent:** I'm not saying that I am going to support anything. I'm saying I just want the information to be able to make the decision, have the discussions with the people who are going to speak for and against it.

**Mayor Murphy:** And my only point with the architectural features, I don't think they are necessary, but if just for Ocean Reef, I don't want them certainly spread all over Monroe County and if you do that you are guaranteeing somebody an extra ten feet. Five feet for the base flood elevation, up to five feet, and then up to another five feet for their decorative stuff, plus what they'll be rebuilding is something that is you know, fifty feet, fifty four feet, whatever. Its adding ten feet to it instead of five. I think that's a bit much.

**Commissioner Neugent:** At what point in time do we bring up what was brought up previously about addressing affordable housing, increasing the height limit ...This is all about bringing information back to us.

**Christine Hurley:** This is the time to bring that up if you want to.

**Commissioner Neugent:** And I just, looking back in history a little bit here, there were some comments that Meridian West could have had another floor which would have increased the housing if they had gone up an additional foot or so. So again, more information to discuss that strictly for affordable housing.

**Christine Hurley:** Yes and at the meeting that State Representative Raschein held, you all discussed that. We do not have anything included right now in this policy for increased height for affordable housing. We have discussed it as staff after you had that meeting. It's our opinion that if you are going to incentivize affordable housing development by giving them a higher height limit that you should restrict that to very low and low maybe median, but the moderate income level is something that we do not think should be incentivized with a height increase.

**Commissioner Neugent:** One of the biggest problems in dealing with affordable housing is the property to build them on. Another reason why I think the discussion should take place for affordable housing to go up is that if you can build more on that specific site as opposed to trying to find other properties to build affordable housing on. It helps resolve that part of the equation.

**Commissioner Kolhage:** So what are you going to do with that Christine? Between now and January?

**Christine Hurley:** Do you want us to include something for you to consider relative to affordable in the next version that we bring to you at your regular meeting for discussion?

**Commissioner Rice:** I do.

**Commissioner Carruthers:** I do.

**Christine Hurley:** Okay.

**Commissioner Kolhage:** I remain to be convinced...

**Commissioner Rice:** I'm not sure how I feel about it but I think we do need to have the discussion.

**Christine Hurley:** And I'm going to have some diagrams for you all by the next meeting with each policy so you can see what that means.

**Commissioner Carruthers:** Will you also, related to this policy with affordable, that would have to be in very specific tiered areas obviously.

**Christine Hurley:** I understand. I will bring that also.

**Commissioner Kolhage:** It's all about potential serious community character issues here.



**MEMORANDUM**  
**MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**

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

**From:** Mayté Santamaria, Senior Director of Planning & Environmental Resources  
Emily Schemper, Comprehensive Planning Manager

**Date:** March 16, 2015

**Subject:** AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY COMPREHENSIVE PLAN POLICIES 101.5.8 AND 101.13.5 WITHIN THE FUTURE LAND USE ELEMENT AND POLICIES 207.1.2 WITHIN THE CONSERVATION AND COASTAL MANAGEMENT ELEMENT TO FURTHER CLARIFY THE DEVELOPMENT OF OFFSHORE ISLANDS; 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 INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE.

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**Meeting:** March 24, 2015

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**I. REQUEST**

The Monroe County Planning & Environmental Resources Department is proposing an amendment to revise the policies related to the development of offshore islands in regards to the use of transfer of development rights (TDRs) and transfer of ROGO exemptions (TREs).

**II. BACKGROUND INFORMATION**

The County has been working on the Comprehensive Plan update and has held numerous public hearings on the proposed amendments. Most recently, the Board of County Commissioners (BOCC) held special public meetings on March 21, 2014, April 23, 2014 and May 22, 2014, to review proposed amendments to the Comprehensive Plan. A special BOCC public hearing was held on July 23, 2014, to consider the transmittal of the proposed amendments (the Monroe County 2030 Comprehensive Plan) to the Florida Department of Economic Opportunity (DEO) and this hearing was continued to October 7, 2014.

The Monroe County Board of County Commissioners held a special meeting on October 7, 2014, to consider the transmittal of the proposed amendments (the Monroe County 2030 Comprehensive Plan) to the Florida Department of Economic Opportunity (DEO) and the hearing was continued to December 10, 2014, to discuss the following:

- *Policies 101.5.31 and 101.5.32: BOCC directed staff to work on height policies for addressing the replacement of existing buildings which exceed the 35ft height limit, architectural features, flood protection purposes and affordable housing. Staff to present drafts during the regular December BOCC meeting.*
- *BOCC directed staff to work on an inventory/data of privately-owned offshore islands. Staff to present draft during the regular December BOCC meeting.*

During the regular December 10, 2014 BOCC meeting, a public hearing was held to discuss proposed height and offshore island policies and to consider the transmittal of the proposed amendments (the Monroe County 2030 Comprehensive Plan) to the DEO. The BOCC directed staff to maintain the existing adopted height and offshore island policies and to extract the proposed changes to the offshore island policies and process it as a separate amendment. A special BOCC transmittal hearing was set for January 14, 2015 for the proposed the Monroe County 2030 Comprehensive Plan.

The Monroe County Board of County Commissioners, at a special meeting on January 14, 2015, unanimously passed a motion to direct staff to impose a temporary moratorium upon certain development applications of Offshore Islands due to pending legislation (updates to the Comprehensive Plan).

During the regular January 21, 2015 BOCC meeting, the Monroe County Board of County Commissioners adopted Resolution No. 022-2015 directing the Monroe County Planning and Environmental Resources Department to process an Ordinance to defer the approval of applications for the transfer of development rights to offshore islands, transfer of ROGO exemptions to offshore islands, tier amendments for offshore islands, map amendments for offshore islands to increase potential density or intensity and text amendments to increase development potential (density/intensity).

### III. ANALYSIS OF PROPOSED AMENDMENT

The proposed changes relate to where development, in terms of the transfer of development rights (density) and transfer of ROGO exemptions (lawfully-established unit) are directed.

**Transfer of ROGO exemptions or TREs:** existing Policy 101.5.8 allowed for the transfer of units, based on the following criteria: *occurs within the same ROGO sub-area, provided the units are lawfully existing and can be accounted for in the County's hurricane evacuation model. In addition, the receiver site shall be located within a Tier III area outside a designated Special Protection Area and for a receiver site on Big Pine Key and No Name Key, the sending site shall also be located on one of those two islands.*

The new proposed policy expands the criteria to provide additional standards and utilize the Tier System:

Sender Site must be located in a Tier I, II, or III-A designated area; or any tier designation within the County's Military Installation Area of Impact (MIAI) Overlay.

Receiver Site criteria:

- The Future Land Use category and Land Use (Zoning) District must allow the requested use;

- Must meet the adopted density standards;
- Includes all infrastructure (potable water, adequate wastewater treatment and disposal wastewater meeting adopted LOS, paved roads, etc.);
- Located within a Tier III designated area; and
- Structures are not located in a velocity (V) zone or within a CBRS unit.

### **Transfer of development rights or TDRs:**

The existing Comprehensive Plan Policy 101.13.4 (TDR) specifies habitat types (hammock, wetlands, etc.) and certain zoning districts that are allowable sender sites for TDRs. The *Offshore Island (OS) zoning category* is specifically identified as an eligible sender site (note, this does not mean the general/glossary term of offshore island: an area of land, surrounded by water, which is not directly or indirectly connected to U.S. 1 by a bridge, road or causeway - *it is the zoning category*).

The new proposed Policy 101.13.3 (TDR) utilizes Tier designation to specify allowable sender sites because it reflects both the habitat types and several of the zoning districts utilized in existing Policy 101.13.4.

Tier designations are based mainly on the environmental characteristics of the land and other items such as: Tier 1 category (Policy 205.1.1) includes lands within state/federal acquisition boundaries; known locations of threatened and endangered species; and lands designated as Conservation and Residential Conservation on the Future Land Use Map (FLUM) (*note, the Offshore Island (OS) zoning category falls under the Residential Conservation FLUM*).

TDRs are utilized by applicants to get enough density to build proposed dwelling units - both residential and transient. Specifically, maximum net density is the maximum density allowed with the use of TDRs (Policy 101.13.3).

The new proposed Policy 101.13.3 also utilizes Tier designation to specify receiver sites for TDRs. Under the new policy, only parcels designated as Tier III – infill areas, may be receiver sites. The policy also specifies that receiver sites must have an adopted maximum net density standard.

### **INVENTORY/DATA OF PRIVATELY-OWNED OFFSHORE ISLANDS:**

During the Comprehensive Plan update, the BOCC requested an inventory/data of privately-owned offshore islands. This information is attached as Exhibit 1 (table) and Exhibit 2 (maps).

For these exhibits, staff utilized the previously proposed definition of offshore island which means an area of land, surrounded by water, which is not directly or indirectly connected to U.S. 1 by a bridge, road or causeway.

Additionally, staff utilized the County’s GIS data to provide Future Land Use Map (FLUM) designation, Land Use (Zoning) District, Tier designation and approximate upland acres for each privately owned offshore island.

Based on the data analyzed, the following offshore islands appear to have residential development potential; however, it should be noted that Wisteria Island and Ballast Key do not have a FLUM or Tier designation:

Map Name	Map #	RE Number	FLUM	FLUM Residential Allocated Density	Approx. Residential Development Potential	Zoning	Zoning Residential Allocated Density	Approx. Residential Development Potential	Tier	Estimated Upland Acres Based on GIS Data	Estimated Total Acres
Pumpkin Key	2	00091210-000100 00091210-000200 00091210-000600 00091210-000300 00091210-000000 00091210-000700 00091210-001000 00091210-001400 00091210-001200 00091210-001500 00091210-000800 00091210-000500 00091210-000400 00091210-001600 00091210-001100 00091210-000900 00091210-001300	RM	1/lot	17	IS	1/lot	17	ORCA	24.18	25.05
Toms Harbor Keys	10	00098970-000000	RC	0.25	2.66	OS	0.10	1.07	I	10.65*	49.40*
Little Palm Island	16 & 18	00107880-000000	MC	6.00	25.20	DR	1.00	4.20	I	4.20	4.20
Wisteria Island	33	00123950-000000	Undesig-nated			OS	0.10	1.87	Undesig-nated	18.7	39.03
Ballast Key	34	00124030-000000	Undesig-nated			OS	0.10	1.31	Undesig-nated	13.1	14.28

\*survey data

#### IV. PROPOSED AMENDMENT

(Deletions are ~~stricken through~~ and additions are underlined.)

Note: items shaded in grey were included in the January 14, 2015 Comp Plan transmittal.

##### Policy 101.56.8

Monroe County ~~may develop a program, called~~ shall maintain a Transfer of ROGO Exemption (TRE) ~~program,~~ program, that ~~would allow~~ allows for the transfer off-site of dwelling units, hotel rooms, campground/recreational vehicle spaces and/or mobile homes to another site in the same ROGO sub-area, provided that they are lawfully existing and can be accounted for in the County's hurricane evacuation model. Dwelling units may be transferred as follows:

- a. between sites in the Upper Keys ROGO sub-area;
- b. between sites in the Lower Keys ROGO sub-area;
- c. between sites in the Big Pine Key and No Name Key ROGO sub-area;

- i. units from the Big Pine Key and No Name Key ROGO sub-area may also be transferred to the Lower Keys ROGO subarea.

No sender units may be transferred to an area where there are inadequate facilities and services. In addition, the receiver site shall be located within a Tier III area outside a designated Special Protection Area and for a receiver site on Big Pine Key and No Name Key, the sending site shall also be located on one of those two islands.

Sender Site Criteria:

1. Contains a documented lawfully-established sender unit recognized by the County; and
2. Located in a Tier I, II, or III-A designated area; or any tier designation within the County's Military Installation Area of Impact (MIAI) Overlay.

Receiver Site Criteria:

1. The Future Land Use category and Land Use (Zoning) District must allow the requested use;
2. Must meet the adopted density standards;
3. Includes all infrastructure (potable water, adequate wastewater treatment and disposal wastewater meeting adopted LOS, paved roads, etc.);
4. Located within a Tier III designated area;
5. Structures are not located in a velocity (V) zone or within a CBRS unit; and
6. Is not an offshore island.

**Policy 101.13.4**

~~In conjunction with the evaluation of the existing TDR program pursuant to Policy 101.13.2, parcels within the following habitats and land use districts shall be designated as sender sites for Transferable Development Rights (TDRs):~~

~~Any parcel within these zoning categories:~~

- ~~Offshore Island (OS) Sparsely Settled (SS)~~
- ~~Main land Native (MN) Parks and Refuge (PR)~~
- ~~Native (NA) Conservation (C)~~

~~Habitat of the following types which lie within any zoning category:~~

- ~~Freshwater wetlands~~
- ~~Saltmarsh/Buttonwood wetlands~~
- ~~High quality high hammock~~
- ~~High quality low hammock~~
- ~~Moderate quality high hammock~~
- ~~Moderate quality low hammock~~
- ~~High quality pinelands~~
- ~~Low quality pinelands~~
- ~~Beach/berm~~
- ~~Palm Hammock~~
- ~~Cactus Hammock~~
- ~~Disturbed Wetlands~~

**Policy 101.13.53**

~~In conjunction with the evaluation of the TDR program pursuant to Policy 101.13.2 and no later than one year from the date when the County's Geographic Information System is fully~~

functional, Monroe County shall map potential TDR sender and receiver sites as specified in Policy 101.13.4, and shall map parcels from which development rights have been transferred. These maps shall be updated as necessary and made available to Growth Management staff and public for use in the development review process.

Transfer of Development Rights program sender and receiver sites are subject to the following transfer conditions:

Sender Site Criteria:

1. Located in a Tier I, II or III-A designated area.
2. Located in a Tier I, II, or III-A designated area; or any tier designation within the County's Military Installation Area of Impact (MIAI) Overlay.

Receiver Site Criteria:

1. The Future Land Use category and Land Use (Zoning) District must allow the requested use;
  - Liveable CommuniKeys Community Centers shall be encouraged as receiving areas for transfer of development rights.
2. Must have an adopted maximum net density standards;
3. Includes all infrastructure (potable water, adequate wastewater treatment and disposal wastewater meeting adopted LOS, paved roads, etc.)
4. Located within a Tier III designated area;
5. Is not located within a designated CBRS unit; and
7. Is not an offshore island

**Policy ~~207~~206.1.2**

Development shall be prohibited on offshore islands (including spoil islands) which have been documented as an established bird rookery, based on resource agency best available data or survey, as identified on the current Protected Animal Species Map. [9J-5.012(3)(e)1; 9J-5.013(2)(e)5 and 6] Monroe County shall discourage the development of offshore islands (including spoil islands) which have no prior development and have significant upland habitat by discouraging the extension of public facilities and designating the offshore islands as Tier I.

**Glossary in proposed Comp Plan Update:**

Offshore Island means an area of land, surrounded by water, which is not directly or indirectly connected to U.S. 1 by a bridge, road or causeway.

**V. CONSISTENCY WITH THE MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN, THE FLORIDA STATUTES, AND PRINCIPLES FOR GUIDING DEVELOPMENT**

**A. The proposed amendment is consistent with the following 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.

**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.

**Policy 102.7.2**

By January 4, 1997, Monroe County shall adopt Land Development Regulations which will further restrict the activities permitted on offshore islands. These shall include the following:

1. development shall be prohibited on offshore islands (including spoil islands) which have been documented as an established bird rookery or nesting area (See Conservation and Coastal Management Policy 207.1.3.);
2. campgrounds and marinas shall not be permitted on offshore islands;
3. new mining pits shall be prohibited on offshore islands;
4. permitted uses by-right on islands (which are not bird rookeries) shall include detached residential dwellings, camping (for the personal use of the owner of the property on a temporary basis), beekeeping, accessory uses, and home occupations (subject to a special use permit requiring a public hearing);
5. temporary primitive camping by the owner, in which no land clearing or other alteration of the island occurs, shall be the only use of an offshore island which may occur without necessity of a permit;
6. the use of any motorized vehicles including, but not limited to, trucks, carts, buses, motorcycles, all-terrain vehicles and golf carts shall be prohibited on existing undeveloped offshore islands;
7. planting with native vegetation shall be encouraged whenever possible on spoil islands; and
8. public facilities and services shall not be extended to offshore islands

**Policy 102.7.3**

Monroe County shall discourage developments proposed on offshore islands by methods including, but not limited to, designated offshore islands as Tier I Lands

**Policy 207.1.2**

Development shall be prohibited on offshore islands (including spoil islands) which have been documented as an established bird rookery, as identified on the current Protected Animal Species Map.

**Policy 207.9.1**

By January 4, 1998, the Monroe County Biologist, in cooperation with DNR, FGFWFC, FWS, and the National Audubon Society Research Department shall update the list of offshore island bird rookeries where development shall be prohibited. Until the list is updated, the offshore islands which are established bird rookeries shall be defined as any offshore island designated as a known habitat for a nesting bird on the latest update of the Protected Animal Species Map.

**GOAL 209**

Monroe County shall discourage private land uses on its mainland, offshore islands and undeveloped coastal barriers, and shall protect existing conservation lands from adverse impacts associated with private land uses on adjoining lands.

**Policy 215.2.3**

No public expenditures shall be made for new or expanded facilities in areas designated as units of the Coastal Barrier Resources System, saltmarsh and buttonwood wetlands, or offshore islands not currently accessible by road, with the exception of expenditures for conservation and parklands consistent with natural resource protection, and expenditures necessary for public health and safety.

**Policy 217.4.2**

No public expenditures shall be made for new or expanded facilities in areas designated as units of the Coastal Barrier Resources System, undisturbed saltmarsh and buttonwood wetlands, or offshore islands

not currently accessible by road, with the exception of expenditures for conservation and parklands consistent with natural resource protection, and expenditures necessary for public health and safety.

**Policy 1401.2.2**

No public expenditures shall be made for new or expanded facilities in areas designated as units of the Coastal Barrier Resources System, undisturbed saltmarsh and buttonwood wetlands, or offshore islands not currently accessible by road, with the exception of expenditures for conservation and parklands consistent with natural resource protection, and expenditures necessary for public health and safety.

**B. The amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute.**

For the purposes of reviewing consistency of the adopted plan or any amendments to that plan with the principles for guiding development and any amendments to the principles, the principles shall be construed as a whole and no specific provision shall be construed or applied in isolation from the other provisions.

- (a) Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without continuing the area of critical state concern designation.
- (b) Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.
- (c) Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.
- (d) Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.
- (e) Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.
- (f) Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment, and ensuring that development is compatible with the unique historic character of the Florida Keys.
- (g) Protecting the historical heritage of the Florida Keys.
- (h) Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:
  - 1. The Florida Keys Aqueduct and water supply facilities;
  - 2. Sewage collection, treatment, and disposal facilities;
  - 3. Solid waste treatment, collection, and disposal facilities;
  - 4. Key West Naval Air Station and other military facilities;
  - 5. Transportation facilities;
  - 6. Federal parks, wildlife refuges, and marine sanctuaries;
  - 7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
  - 8. City electric service and the Florida Keys Electric Co-op; and
  - 9. Other utilities, as appropriate.
- (i) Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; and the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.
- (j) Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of ss. 381.0065(4)(I) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.

- (k) Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.
- (l) Making available adequate affordable housing for all sectors of the population of the Florida Keys.
- (m) Providing adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post disaster reconstruction plan.
- (n) Protecting the public health, safety, and welfare of the citizens of the Florida Keys and maintaining the Florida Keys as a unique Florida resource.

Pursuant to Section 380.0552(7) Florida Statutes, the proposed amendment is consistent with the Principles for Guiding Development as a whole and is not inconsistent with any Principle.

**C. The proposed amendment is consistent with the Part II of Chapter 163, Florida Statute (F.S.). Specifically, the amendment furthers:**

Section 163.3161(4), F.S. – It is the intent of this act that local governments have the ability to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within their jurisdictions. Through the process of comprehensive planning, it is intended that units of local government can preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement and fire prevention, and general welfare; facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing, and other requirements and services; and conserve, develop, utilize, and protect natural resources within their jurisdictions

Section 163.3177(1), F.S. – The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented. The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives, and policies, shall describe how the local government’s programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner. It is not the intent of this part to require the inclusion of implementing regulations in the comprehensive plan but rather to require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and the principles that describe how the programs, activities, and land development regulations will be carried out. The plan shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.

## **VI. PROCESS**

Comprehensive Plan amendments may be proposed by the Board of County Commissioners, the Planning Commission, the Director of Planning, or the owner or other person having a contractual interest in property to be affected by a proposed amendment. The Director of Planning shall review and process applications as they are received and pass them onto the Development Review Committee and the Planning Commission.

The Planning Commission shall hold at least one public hearing. The Planning Commission shall review the application, the reports and recommendations of the Department of Planning & Environmental Resources and the Development Review Committee and the testimony given at the

public hearing. The Planning Commission shall submit its recommendations and findings to the Board of County Commissioners (BOCC). The BOCC holds a public hearing to consider the transmittal of the proposed comprehensive plan amendment, and considers the staff report, staff recommendation, and the testimony given at the public hearing. The BOCC may or may not recommend transmittal to the Florida Department of Economic Opportunity (DEO). The amendment is transmitted to DEO, which then reviews the proposal and issues an Objections, Recommendations and Comments (ORC) Report. Upon receipt of the ORC report, the County has 180 days to adopt the amendments, adopt the amendments with changes or not adopt the amendment.

## **VII. STAFF RECOMMENDATION**

Staff recommends approval of the proposed amendments.

## **VIII. EXHIBITS**

1. Table of privately owned offshore islands within unincorporated Monroe County.
2. Location maps of privately owned offshore islands within unincorporated Monroe County.

Map Name	Map Page	RE Number	FLUM	FLUM Residential Allocated Density	Approx. Residential Development Potential	Zoning	Zoning Residential Allocated Density	Approx. Residential Development Potential	Tier	Estimated Upland Acres Based on GIS Data	Estimated Total Acres
Palo Alto Keys	1	00573440-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.80
Palo Alto Keys	1	00091370-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	15.66
Palo Alto Keys	1	00573490-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.70
Palo Alto Keys	1	00573470-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.77
Palo Alto Keys	1	00573610-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.34
Palo Alto Keys	1	00573410-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.41
Palo Alto Keys	1	00573540-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.23
Palo Alto Keys	1	00573400-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.30
Palo Alto Keys	1	00573210-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Palo Alto Keys	1	00573260-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.36
Palo Alto Keys	1	00573140-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.35
Palo Alto Keys	1	00573170-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Palo Alto Keys	1	00573310-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	1.06
Palo Alto Keys	1	00573390-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Palo Alto Keys	1	00091470-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	8.28
Palo Alto Keys	1	00573450-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.94
Palo Alto Keys	1	00573590-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.28
Palo Alto Keys	1	00573350-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.56
Palo Alto Keys	1	00573360-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.32
Palo Alto Keys	1	00573290-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.41
Palo Alto Keys	1	00573250-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.55
Palo Alto Keys	1	00573570-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.25
Palo Alto Keys	1	00573190-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Palo Alto Keys	1	00573560-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Palo Alto Keys	1	00573430-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.70
Palo Alto Keys	1	00573580-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.25
Palo Alto Keys	1	00573420-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.54
Palo Alto Keys	1	00573530-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.33
Palo Alto Keys	1	00573230-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.21
Palo Alto Keys	1	00573500-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.60
Palo Alto Keys	1	00573480-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.77
Palo Alto Keys	1	00573320-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.97

NOTE, acreage provided is an estimate. A property owner may submit a sealed boundary survey which shows mean high water lines in accordance with Florida Statutes and specifically provides the numeric amount of land situated above mean high water.

Map Name	Map Page	RE Number	FLUM	FLUM Residential Allocated Density	Approx. Residential Development Potential	Zoning	Zoning Residential Allocated Density	Approx. Residential Development Potential	Tier	Estimated Upland Acres Based on GIS Data	Estimated Total Acres
Palo Alto Keys	1	00573460-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.79
Palo Alto Keys	1	00573340-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.65
Palo Alto Keys	1	00573270-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.25
Palo Alto Keys	1	00573180-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Palo Alto Keys	1	00573520-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.40
Palo Alto Keys	1	00573150-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.28
Palo Alto Keys	1	00573330-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.79
Palo Alto Keys	1	00573280-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.27
Palo Alto Keys	1	00573220-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Palo Alto Keys	1	00573600-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.33
Palo Alto Keys	1	00573620-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.43
Palo Alto Keys	1	00573240-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.33
Palo Alto Keys	1	00573300-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.70
Palo Alto Keys	1	00573380-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Palo Alto Keys	1	00091350-000000	RC	0.25	1.91	OS	0.10	0.77	I	7.65	66.81
Palo Alto Keys	1	00573200-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.11
Palo Alto Keys	1	00573160-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Palo Alto Keys	1	00573550-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Palo Alto Keys	1	00573370-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.22
Palo Alto Keys	1	00573510-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.42
Palo Alto Keys	1	00091410-000000	Undesignated			OS	0.10	0.00	I	0.00	0.36
Palo Alto Keys	1	00091360-000000	RC	0.25	0.62	OS	0.10	0.25	I	2.49	19.01
Palo Alto Keys	1	00091300-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	7.57

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Palo Alto Keys	1	00091310-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	10.93
Pumpkin Key (December 2010 Ocean Reef Club Vested Development Rights Letter recognized and issued by the Department of Community Affairs)	2	00091210-000100 00091210-000200 00091210-000600 00091210-000300 00091210-000000 00091210-000700 00091210-001000 00091210-001400 00091210-001200 00091210-001500 00091210-000800 00091210-000500 00091210-000400 00091210-001600 00091210-001100 00091210-000900 00091210-001300	RM	1/lot	17	IS	1/lot	17	ORCA	24.18	25.05
Card Sound Road	3	00091240-000000	RM	1.00	0.71	OS	0.10	0.07	Undesignated	0.71	66.62
	3	00091230-000000	RM	1.00	0.16	OS	0.10	0.02	Undesignated	0.16	7.19
Main Key	4	00091630-000000	RM	1.00	4.06	OS	0.10	0.41	I	4.06	0.40
	4	00091640-000000	RC	0.25	1.02	OS	0.10	0.41	I	4.06	141.82
Rattlesnake Key	5	00083840-000000	C	0.00	0.00	OS	0.10	0.00	I	0.00	7.60
	5	00083800-000000	C	0.00	0.00	OS	0.10	0.00	I	0.00	154.32
	5	00083810-000000	C	0.00	0.00	OS	0.10	0.00	I	0.00	26.43
	5	00083860-000000	C	0.00	0.00	OS	0.10	0.00	I	0.00	14.36
Tavernier Key	6	00091710-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	11.35
	6	00091720-000000	MC	6.00	0.00	OS	0.10	0.00	I	0.00	20.65
Cotton and Wilson Keys	7	00097090-000000	RC	0.25	0.00	OS	0.10	0.00	Undesignated	0.00	30.18
	7	00097110-000000	RC	0.25	0.00	OS	0.10	0.00	Undesignated	0.00	19.32
Spoil Island - MM 73	8	00098100-000000	RC	0.25	0.00	OS	0.10	0.00	Undesignated	0.00	3.43
Channel Key	9	00098940-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	7.90
	9	00098950-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	6.41

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Toms Harbor Keys	10	00098970-000000	RC	0.25	2.66	OS	0.10	1.07	I	10.65	49.40
Molasses Keys	11	00106200-000000	RC	0.25	0.00	OS	0.10	0.00	Undesignated	0.00	6.38
Little Money Key	12	00106140-000000	RC	0.25	0.00	OS	0.10	0.00	Undesignated	0.00	1.55
Money Key	12	00106180-000000	RC	0.25	0.00	OS	0.10	0.00	Undesignated	0.00	1.10
Rachael Carlson Key	13	00105920-000000	RC	0.25	0.00	OS	0.10	0.00	Undesignated	0.00	1.05
Big Mangrove and Don Quixote Keys	14	00107220-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	2.78
	14	00317250-000100	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.77
Newfound Harbor Keys	15	00107950-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	6.20
	15	00107920-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	4.51
	15	00107850-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	5.10
	15	00112110-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	10.15
	15	00107860-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	23.94
	15	00107890-000000	RC	0.25	0.75	OS	0.10	0.30	I	2.99	13.63
Newfound Harbor Keys	16	00107910-000000	RC	0.25	1.08	OS	0.10	0.43	I	4.32	80.79
	16	00107900-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	30.17
	16	00114330-000000	RC	0.25	0.87	OS	0.10	0.35	I	3.48	15.49
	16	00107870-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	22.27
	16	00107830-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	4.78
Little Palm Island	16 & 18	00107880-000000	MC	6.00	25.20	DR	1.00	4.20	I	4.20	4.20
Cooks Island	15 & 17	00107930-000000	RC	0.25	0.05	OS	0.10	0.02	I	0.19	0.29
Cooks Island	15 & 17	00107930-002700	RC	0.25	0.10	OS	0.10	0.04	I	0.38	0.90
Cooks Island	15 & 17	00107930-002600	RC	0.25	0.04	OS	0.10	0.02	I	0.16	0.34
Cooks Island	15 & 17	00107930-000700	RC	0.25	0.06	OS	0.10	0.02	I	0.23	0.34
Cooks Island	15 & 17	00107930-003100	RC	0.25	0.14	OS	0.10	0.05	I	0.54	0.69
Cooks Island	15 & 17	00107930-002400	RC	0.25	0.05	OS	0.10	0.02	I	0.19	0.34
Cooks Island	15 & 17	00107930-001500	RC	0.25	0.05	OS	0.10	0.02	I	0.21	0.34

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Cooks Island	15 & 17	00107930-003303	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.76
Cooks Island	15 & 17	00107930-000500	RC	0.25	0.03	OS	0.10	0.01	I	0.12	0.35
Cooks Island	15 & 17	00107930-001300	RC	0.25	0.08	OS	0.10	0.03	I	0.31	0.43
Cooks Island	15 & 17	00107930-001900	RC	0.25	0.02	OS	0.10	0.01	I	0.09	0.15
Cooks Island	15 & 17	00107930-001100	RC	0.25	0.08	OS	0.10	0.03	I	0.33	0.55
Cooks Island	15 & 17	00107930-000300	RC	0.25	0.06	OS	0.10	0.03	I	0.25	0.34
Cooks Island	15 & 17	00107930-001000	RC	0.25	0.07	OS	0.10	0.03	I	0.26	0.40
Cooks Island	15 & 17	00107930-003300	RC	0.25	0.09	OS	0.10	0.04	I	0.35	0.68
Cooks Island	15 & 17	00107930-003306	RC	0.25	0.05	OS	0.10	0.02	I	0.19	0.97
Cooks Island	15 & 17	00107930-003304	RC	0.25	0.06	OS	0.10	0.02	I	0.22	0.46
Cooks Island	15 & 17	00107930-003000	RC	0.25	0.09	OS	0.10	0.04	I	0.36	0.90
Cooks Island	15 & 17	00107930-000200	RC	0.25	0.07	OS	0.10	0.03	I	0.26	0.38
Cooks Island	15 & 17	00107930-001800	RC	0.25	0.05	OS	0.10	0.02	I	0.19	0.34
Cooks Island	15 & 17	00107930-000600	RC	0.25	0.06	OS	0.10	0.02	I	0.22	0.34
Cooks Island	15 & 17	00107930-002900	RC	0.25	0.04	OS	0.10	0.02	I	0.17	0.34
Cooks Island	15 & 17	00107930-001400	RC	0.25	0.06	OS	0.10	0.02	I	0.23	0.34
Cooks Island	15 & 17	00107930-002100	RC	0.25	0.04	OS	0.10	0.01	I	0.14	0.34
Cooks Island	15 & 17	00107930-002701	RC	0.25	0.04	OS	0.10	0.01	I	0.14	0.22
Cooks Island	15 & 17	00107930-003305	RC	0.25	0.04	OS	0.10	0.02	I	0.16	0.36
Cooks Island	15 & 17	00107930-003307	RC	0.25	0.05	OS	0.10	0.02	I	0.18	0.66
Cooks Island	15 & 17	00107930-000900	RC	0.25	0.23	OS	0.10	0.09	I	0.92	18.02
Cooks Island	15 & 17	00107930-002500	RC	0.25	0.25	OS	0.10	0.10	I	0.99	1.38
Cooks Island	15 & 17	00107930-003401	RC	0.25	0.00	OS	0.10	0.00	I	0.01	7.09
Cooks Island	15 & 17	00107930-003400	RC	0.25	0.01	OS	0.10	0.00	I	0.03	7.07
Cooks Island	15 & 17	00107930-003402	RC	0.25	0.13	OS	0.10	0.05	I	0.51	7.80
Cooks Island	15 & 17	00107930-001700	RC	0.25	0.02	OS	0.10	0.01	I	0.08	0.17
Cooks Island	15 & 17	00107930-002200	RC	0.25	0.08	OS	0.10	0.03	I	0.32	0.94
Cooks Island	15 & 17	00107930-002800	RC	0.25	0.15	OS	0.10	0.06	I	0.58	1.55
Cooks Island	15 & 17	00107930-002000	RC	0.25	0.02	OS	0.10	0.01	I	0.09	0.18
Cooks Island	15 & 17	00107930-001600	RC	0.25	0.02	OS	0.10	0.01	I	0.08	0.18
Cooks Island	15 & 17	00107930-000100	RC	0.25	0.02	OS	0.10	0.01	I	0.07	0.18
Pieces of Eight Key	19	00228810-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14

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Pieces of Eight Key	19	00232630-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00228010-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232670-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231700-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230430-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00229150-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233100-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232260-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227650-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00232070-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00230290-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00232610-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232790-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233780-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00226960-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.10
Pieces of Eight Key	19	00231300-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232010-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00230580-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231970-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00230690-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229280-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00232320-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.23
Pieces of Eight Key	19	00232560-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00231360-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.20
Pieces of Eight Key	19	00234110-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.22
Pieces of Eight Key	19	00231940-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232380-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232440-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233850-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.30
Pieces of Eight Key	19	00229750-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00232660-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230100-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19

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Pieces of Eight Key	19	00231840-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00232280-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00234080-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00234120-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00233060-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232960-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227120-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.10
Pieces of Eight Key	19	00227000-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00228590-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.25
Pieces of Eight Key	19	00232080-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00229990-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00228950-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232800-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231660-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230400-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00229120-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232210-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Pieces of Eight Key	19	00230550-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226620-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00231760-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00226920-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00227160-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.06
Pieces of Eight Key	19	00228980-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00234160-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229600-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230120-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229540-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.30
Pieces of Eight Key	19	00233900-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00227630-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00226660-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00227410-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00230380-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.23

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Pieces of Eight Key	19	00231410-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00234060-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00227980-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226850-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.23
Pieces of Eight Key	19	00231820-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232950-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233890-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00230040-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226880-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.24
Pieces of Eight Key	19	00231690-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00226860-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.34
Pieces of Eight Key	19	00231810-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231870-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232180-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228500-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00228480-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.20
Pieces of Eight Key	19	00233790-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232430-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00234170-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232160-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00228190-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00228460-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.23
Pieces of Eight Key	19	00233770-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00229530-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.24
Pieces of Eight Key	19	00233410-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00226730-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00226900-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.37
Pieces of Eight Key	19	00231520-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00228600-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.24
Pieces of Eight Key	19	00228560-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00230140-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229020-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16

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Pieces of Eight Key	19	00228960-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227260-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.06
Pieces of Eight Key	19	00230280-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00229550-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00233740-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00226800-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00226790-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232820-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00228690-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00232530-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231630-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.22
Pieces of Eight Key	19	00227970-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00229820-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00228650-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231280-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00230960-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.22
Pieces of Eight Key	19	00226720-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231680-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00227670-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00228050-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00229100-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00231980-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227370-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230190-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00232980-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00233930-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229030-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00232410-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231540-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Pieces of Eight Key	19	00233080-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231610-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00229170-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17

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Pieces of Eight Key	19	00232020-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00231580-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232540-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00226680-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00233120-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00232220-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00230480-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00229860-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00233870-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227300-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229040-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233020-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00232520-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226930-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Pieces of Eight Key	19	00229740-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00227210-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.10
Pieces of Eight Key	19	00227640-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00229390-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.20
Pieces of Eight Key	19	00227240-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.05
Pieces of Eight Key	19	00232930-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00227400-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232500-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00228030-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00227380-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227250-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.07
Pieces of Eight Key	19	00230540-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229950-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231830-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00227010-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.11
Pieces of Eight Key	19	00226950-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.09
Pieces of Eight Key	19	00228910-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00233880-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13

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Pieces of Eight Key	19	00228140-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00230000-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232840-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00231650-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00228550-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00231470-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231480-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232910-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00234240-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232040-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.28
Pieces of Eight Key	19	00232030-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00227680-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00229110-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227320-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231330-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227990-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227350-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230220-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00230350-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229870-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00228470-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.22
Pieces of Eight Key	19	00232170-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227360-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00228090-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00231770-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232550-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00231930-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00226840-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227220-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.03
Pieces of Eight Key	19	00230560-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230710-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Pieces of Eight Key	19	00232370-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14

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Pieces of Eight Key	19	00231950-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231490-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00228990-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232620-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231780-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230260-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228530-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00226760-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Pieces of Eight Key	19	00230440-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233860-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Pieces of Eight Key	19	00231270-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231600-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226700-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.24
Pieces of Eight Key	19	00228630-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.44
Pieces of Eight Key	19	00233970-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00233830-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229880-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227620-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00230170-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229610-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00234040-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00226600-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.09
Pieces of Eight Key	19	00233420-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00231750-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00230340-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230180-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231350-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228490-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00230090-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232000-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00232870-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232200-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12

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Pieces of Eight Key	19	00234100-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00233760-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00228750-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.27
Pieces of Eight Key	19	00229960-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228880-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00232780-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227610-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00233390-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231260-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00227390-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231560-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233820-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228610-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.27
Pieces of Eight Key	19	00232140-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00231710-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00234070-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231900-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229980-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00231800-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227060-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.22
Pieces of Eight Key	19	00232150-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228900-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00230050-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232340-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00233190-000000	RC	0.25	0.04	OS	0.10	0.01	I	0.14	0.14
Pieces of Eight Key	19	00234140-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227290-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227190-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.21
Pieces of Eight Key	19	00233050-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233180-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.01	0.14
Pieces of Eight Key	19	00232510-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00227270-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.04

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Pieces of Eight Key	19	00230460-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231960-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00229770-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00234270-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.07
Pieces of Eight Key	19	00232920-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230330-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231420-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232990-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00231850-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.44
Pieces of Eight Key	19	00228170-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00230310-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232760-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231400-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231590-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226750-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Pieces of Eight Key	19	00233430-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.26
Pieces of Eight Key	19	00227180-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.06
Pieces of Eight Key	19	00232060-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230570-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00234090-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229970-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229630-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00230720-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.24
Pieces of Eight Key	19	00228680-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00230300-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00232810-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227170-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.05
Pieces of Eight Key	19	00233910-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227020-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.11
Pieces of Eight Key	19	00232600-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231340-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226970-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12

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Pieces of Eight Key	19	00226980-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Pieces of Eight Key	19	00227960-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.23
Pieces of Eight Key	19	00228130-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00229160-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.27
Pieces of Eight Key	19	00227040-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00226830-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229620-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00230530-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232740-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226820-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230060-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00226940-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.09
Pieces of Eight Key	19	00228180-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00227340-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232310-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00231620-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00233920-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233730-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.25
Pieces of Eight Key	19	00228160-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00233200-000000	RC	0.25	0.04	OS	0.10	0.01	I	0.14	0.14
Pieces of Eight Key	19	00226690-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.20
Pieces of Eight Key	19	00227280-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.25
Pieces of Eight Key	19	00233110-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231670-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232880-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00229760-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00230070-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231740-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.21
Pieces of Eight Key	19	00231460-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00231720-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00227110-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.09
Pieces of Eight Key	19	00228830-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14

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Pieces of Eight Key	19	00226590-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00228660-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00230450-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231430-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00229010-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00230200-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.20
Pieces of Eight Key	19	00232690-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00226990-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226780-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229140-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00230370-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00231310-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231510-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227310-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227230-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.03
Pieces of Eight Key	19	00228020-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00232590-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00233990-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00229560-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226770-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230080-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00234150-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231550-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00226170-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00230110-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227130-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.09
Pieces of Eight Key	19	00233720-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.21
Pieces of Eight Key	19	00228200-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00229270-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232640-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00228940-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232470-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14

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Map Name	Map Page	RE Number	FLUM	FLUM Residential Allocated Density	Approx. Residential Development Potential	Zoning	Zoning Residential Allocated Density	Approx. Residential Development Potential	Tier	Estimated Upland Acres Based on GIS Data	Estimated Total Acres
Pieces of Eight Key	19	00234250-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.20
Pieces of Eight Key	19	00230250-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228970-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00232860-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00232330-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.23
Pieces of Eight Key	19	00231370-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.25
Pieces of Eight Key	19	00230360-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00232830-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00229850-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230210-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.24
Pieces of Eight Key	19	00232090-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233950-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00230410-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00227330-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231730-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00228740-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.22
Pieces of Eight Key	19	00226710-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00233010-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00229050-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232490-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231570-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228510-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227090-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Pieces of Eight Key	19	00231380-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232270-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232240-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00227140-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.06
Pieces of Eight Key	19	00228720-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.20
Pieces of Eight Key	19	00231790-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00226870-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.24
Pieces of Eight Key	19	00232710-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.23
Pieces of Eight Key	19	00228760-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.63

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Pieces of Eight Key	19	00226610-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.04
Pieces of Eight Key	19	00227600-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00233090-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232290-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228890-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226650-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00229130-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00228150-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00229670-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.25
Pieces of Eight Key	19	00228520-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00229930-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00232400-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230490-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00230320-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232450-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.21
Pieces of Eight Key	19	00229290-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.23
Pieces of Eight Key	19	00233000-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.24
Pieces of Eight Key	19	00231880-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230950-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232730-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228840-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226740-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Pieces of Eight Key	19	00228710-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.22
Pieces of Eight Key	19	00227150-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.06
Pieces of Eight Key	19	00232350-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00228000-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00230130-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00233840-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228120-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00234050-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00229640-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00234000-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.21

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Map Name	Map Page	RE Number	FLUM	FLUM Residential Allocated Density	Approx. Residential Development Potential	Zoning	Zoning Residential Allocated Density	Approx. Residential Development Potential	Tier	Estimated Upland Acres Based on GIS Data	Estimated Total Acres
Pieces of Eight Key	19	00230230-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232580-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.23
Pieces of Eight Key	19	00227080-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00226630-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.03
Pieces of Eight Key	19	00230030-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232680-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232390-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00229890-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232190-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00234230-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231500-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229730-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00233070-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231290-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232250-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227200-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00233810-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231320-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227100-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.09
Pieces of Eight Key	19	00232360-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232900-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00226640-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.26
Pieces of Eight Key	19	00228730-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.21
Pieces of Eight Key	19	00230590-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.20
Pieces of Eight Key	19	00227070-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.23
Pieces of Eight Key	19	00229060-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00226890-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.49
Pieces of Eight Key	19	00228580-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.27
Pieces of Eight Key	19	00231440-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230020-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233980-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232460-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16

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Pieces of Eight Key	19	00231890-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232890-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233960-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232750-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00233940-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00230470-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226810-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229590-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00227830-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00227750-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00227730-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00232850-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00228220-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00227780-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227760-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00228300-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00228380-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227460-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228360-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227420-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.25
Pieces of Eight Key	19	00232050-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.26
Pieces of Eight Key	19	00227770-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00228420-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227480-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.23
Pieces of Eight Key	19	00227850-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00228400-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00232700-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.24
Pieces of Eight Key	19	00228040-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00228800-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232300-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232130-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00234220-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14

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Pieces of Eight Key	19	00230670-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00234130-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232230-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Pieces of Eight Key	19	00229000-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00231530-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232940-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227030-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.10
Pieces of Eight Key	19	00230700-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228540-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00232970-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226670-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00233800-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233380-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228620-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.31
Pieces of Eight Key	19	00232770-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227660-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00230390-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00232420-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Pieces of Eight Key	19	00231910-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00233750-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231920-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232720-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233400-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00228570-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.22
Pieces of Eight Key	19	00229580-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.27
Pieces of Eight Key	19	00232480-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Pieces of Eight Key	19	00230240-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230270-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228210-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00228640-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233030-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226180-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18

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Map Name	Map Page	RE Number	FLUM	FLUM Residential Allocated Density	Approx. Residential Development Potential	Zoning	Zoning Residential Allocated Density	Approx. Residential Development Potential	Tier	Estimated Upland Acres Based on GIS Data	Estimated Total Acres
Pieces of Eight Key	19	00227810-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00231450-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.30
Pieces of Eight Key	19	00228340-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00231250-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.20
Pieces of Eight Key	19	00228320-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.28
Pieces of Eight Key	19	00227820-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231640-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00228410-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00228290-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00227430-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00227860-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00227720-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00228390-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228330-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00227510-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00228430-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227470-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00232120-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.21
Pieces of Eight Key	19	00228350-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227440-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227840-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00228440-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00228310-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00227500-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00227490-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00227590-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00228370-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00227870-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00227710-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00227700-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00228280-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00228450-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.25

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Pieces of Eight Key	19	00227580-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00227450-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227690-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00227520-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00228820-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231390-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231990-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00230420-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228670-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227050-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00232570-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.23
Pieces of Eight Key	19	00228700-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.20
Pieces of Eight Key	19	00228790-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00233040-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232650-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Pieces of Eight Key	19	00226910-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00229570-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.21
Pieces of Eight Key	19	00231860-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00227740-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00233130-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Summerland and Howell Keys	20	00107630-000000	RC	0.25	1.14	OS	0.10	0.46	I	4.57	6.66
	20	00107590-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	13.45
	20	00107620-000000	RC	0.25	0.59	OS	0.10	0.24	I	2.36	3.46
	20	00114460-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	15.88
	20	00114420-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	11.83
Knock-Em-Down Keys	21	00114410-000401	RC	0.25	0.41	OS	0.10	0.16	I	1.62	3.36
Knock-Em-Down Keys	21	00114410-000200	RC	0.25	0.40	OS	0.10	0.16	I	1.61	2.66
Knock-Em-Down Keys	21	00107500-000108	RC	0.25	0.50	OS	0.10	0.20	I	1.99	3.94
Knock-Em-Down Keys	21	00107500-000106	RC	0.25	0.38	OS	0.10	0.15	I	1.53	3.52
Knock-Em-Down Keys	21	00114400-000200	RC	0.25	0.00	OS	0.10	0.00	I	0.00	6.11
Knock-Em-Down Keys	21	00114400-000600	RC	0.25	1.21	OS	0.10	0.48	I	4.82	6.35
Knock-Em-Down Keys	21	00107501-000104	RC	0.25	0.09	OS	0.10	0.04	I	0.35	0.95

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Map Name	Map Page	RE Number	FLUM	FLUM Residential Allocated Density	Approx. Residential Development Potential	Zoning	Zoning Residential Allocated Density	Approx. Residential Development Potential	Tier	Estimated Upland Acres Based on GIS Data	Estimated Total Acres
Knock-Em-Down Keys	21	00114400-000700	RC	0.25	0.55	OS	0.10	0.22	I	2.19	8.61
Knock-Em-Down Keys	21	00114410-000600	RC	0.25	0.17	OS	0.10	0.07	I	0.68	3.99
Knock-Em-Down Keys	21	00107500-000101	RC	0.25	0.29	OS	0.10	0.12	I	1.15	7.48
Knock-Em-Down Keys	21	00114400-000500	RC	0.25	0.17	OS	0.10	0.07	I	0.66	9.71
Knock-Em-Down Keys	21	00114380-000100	RC	0.25	0.31	OS	0.10	0.13	I	1.25	2.98
Knock-Em-Down Keys	21	00114400-000300	RC	0.25	0.63	OS	0.10	0.25	I	2.53	7.39
Knock-Em-Down Keys	21	00107500-000102	RC	0.25	0.29	OS	0.10	0.11	I	1.14	4.64
Knock-Em-Down Keys	21	00107500-000105	RC	0.25	0.33	OS	0.10	0.13	I	1.31	3.69
Knock-Em-Down Keys	21	00107450-000000	RC	0.25	0.70	OS	0.10	0.28	I	2.80	10.31
Knock-Em-Down Keys	21	00114410-000700	RC	0.25	0.00	OS	0.10	0.00	I	0.00	7.79
Knock-Em-Down Keys	21	00114390-000100	RC	0.25	0.80	OS	0.10	0.32	I	3.18	7.95
Knock-Em-Down Keys	21	00114410-000900	RC	0.25	0.00	OS	0.10	0.00	I	0.00	3.66
Knock-Em-Down Keys	21	00114360-000000	RC	0.25	0.41	OS	0.10	0.16	I	1.62	18.98
Knock-Em-Down Keys	21	00114410-000000	RC	0.25	0.06	OS	0.10	0.02	I	0.22	4.30
Knock-Em-Down Keys	21	00114800-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	31.40
Knock-Em-Down Keys	21	00114370-000100	RC	0.25	0.82	OS	0.10	0.33	I	3.29	10.56
Knock-Em-Down Keys	21	00114410-000100	RC	0.25	1.68	OS	0.10	0.67	I	6.72	8.25
Knock-Em-Down Keys	21	00114370-000300	RC	0.25	0.33	OS	0.10	0.13	I	1.33	2.77
Knock-Em-Down Keys	21	00107500-000103	RC	0.25	0.23	OS	0.10	0.09	I	0.90	4.05
Knock-Em-Down Keys	21	00114370-000400	RC	0.25	0.15	OS	0.10	0.06	I	0.60	2.89
Knock-Em-Down Keys	21	00114400-000100	RC	0.25	1.37	OS	0.10	0.55	I	5.47	12.10
Knock-Em-Down Keys	21	00107500-000107	RC	0.25	0.50	OS	0.10	0.20	I	1.99	4.28
Knock-Em-Down Keys	21	00114370-000000	RC	0.25	0.08	OS	0.10	0.03	I	0.32	2.48
Knock-Em-Down Keys	21	00114370-000200	RC	0.25	0.13	OS	0.10	0.05	I	0.53	2.72
Knock-Em-Down Keys	21	00107460-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.92
Knock-Em-Down Keys	21	00107420-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	1.04
Knock-Em-Down Keys	21	00114410-000500	RC	0.25	0.08	OS	0.10	0.03	I	0.31	8.72
Knock-Em-Down Keys	21	00114410-000400	RC	0.25	0.30	OS	0.10	0.12	I	1.21	3.38
Crab Key	22	00115200-000000	RC	0.25	0.20	OS	0.10	0.08	I	0.79	6.08
	22	00115180-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	11.76
Gopher Key	23	00107780-000000	RC	0.25	0.00	OS	0.10	0.00	Undesignated	0.00	7.87

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Budd Keys	24	00107290-000100	RC	0.25	0.00	OS	0.10	0.00	I	0.00	1.40
	24	00107290-000200	RC	0.25	0.05	OS	0.10	0.02	I	0.18	2.60
	24	00107290-000901	RC	0.25	0.00	OS	0.10	0.00	I	0.00	2.63
	24	00107290-000501	RC	0.25	0.00	OS	0.10	0.00	I	0.00	1.33
	24	00107290-001000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	1.08
	24	00107290-000300	RC	0.25	0.07	OS	0.10	0.03	I	0.28	2.49
	24	00107290-000000	RC	0.25	0.03	OS	0.10	0.01	I	0.13	1.26
	24	00107290-000900	RC	0.25	0.00	OS	0.10	0.00	I	0.00	1.27
	24	00107290-000800	RC	0.25	0.00	OS	0.10	0.00	I	0.00	1.40
	24	00107310-000100	RC	0.25	0.28	OS	0.10	0.11	I	1.10	1.39
	24	00107310-000100	RC	0.25	0.28	OS	0.10	0.11	I	1.10	1.28
24	00107310-000100	C	0.00	0.00	OS	0.10	0.11	I	1.10	0.47	
Buttonwood Key	25	00116780-000000	C	0.00	0.00	OS	0.10	0.00	Undesignated	0.00	0.21
Saddlebunch Keys	26	00120040-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	8.00
	26	00119970-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	1.50
	26	00119920-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	4.85
	26	00119960-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	9.28
	26	00119950-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	7.54
	26	00120020-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	11.73
	26	00119910-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	2.45
	26	00120010-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	5.85
Half Moon Key	27	00117100-000000	RC	0.25	0.08	OS	0.10	0.03	I	0.32	8.42
Half Moon Key	27	00117020-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	63.28
Half Moon Key	27	00117090-001300	RC	0.25	0.00	OS	0.10	0.00	I	0.00	2.95
Half Moon Key	27	00117090-000500	RC	0.25	0.08	OS	0.10	0.03	I	0.33	4.21
Half Moon Key	27	00117090-001000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	6.30
Half Moon Key	27	00117090-001200	RC	0.25	0.00	OS	0.10	0.00	I	0.00	5.42
Half Moon Key	27	00117090-000300	RC	0.25	0.00	OS	0.10	0.00	I	0.00	2.60
Half Moon Key	27	00117090-000700	RC	0.25	0.00	OS	0.10	0.00	I	0.00	4.24
Half Moon Key	27	00117090-000701	RC	0.25	0.00	OS	0.10	0.00	I	0.00	2.92
Half Moon Key	27	00117090-000400	RC	0.25	0.10	OS	0.10	0.04	I	0.38	4.66
Half Moon Key	27	00117090-000201	RC	0.25	0.00	OS	0.10	0.00	I	0.00	1.39

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Map Name	Map Page	RE Number	FLUM	FLUM Residential Allocated Density	Approx. Residential Development Potential	Zoning	Zoning Residential Allocated Density	Approx. Residential Development Potential	Tier	Estimated Upland Acres Based on GIS Data	Estimated Total Acres
Half Moon Key	27	00117090-000100	RC	0.25	0.00	OS	0.10	0.00	I	0.00	2.86
Half Moon Key	27	00117090-000900	RC	0.25	0.00	OS	0.10	0.00	I	0.00	5.67
Half Moon Key	27	00117080-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	10.43
Similar Sound	28	00117140-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	24.37
	28	00117150-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	8.85
	28	00117170-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	20.18
	28	00117190-000000	RC	0.25	0.51	OS	0.10	0.20	I	2.03	129.94
	28	00122130-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	5.23
Mallory Key	29	00116560-000000	C	0.00	0.00	OS	0.10	0.00	I	0.00	37.71
Marvin Keys	30	00116300-000000	C	0.00	0.00	OS	0.10	0.00	I	0.00	26.54
	30	00116290-000000	C	0.00	0.00	OS	0.10	0.00	I	0.00	7.79
Mudd Keys	31	00116500-000000	C	0.00	0.00	OS	0.10	0.00	I	0.00	16.26
West Harbor Key	32	00116200-000000	Undesignated			OS	0.10	0.00	I	0.00	50.17
Wisteria Island	33	00123950-000000	Undesignated			OS	0.10	1.87	Undesignated	18.70	39.03
Ballast Key	34	00124030-000000	Undesignated			OS	0.10	1.31	Undesignated	13.10	14.28

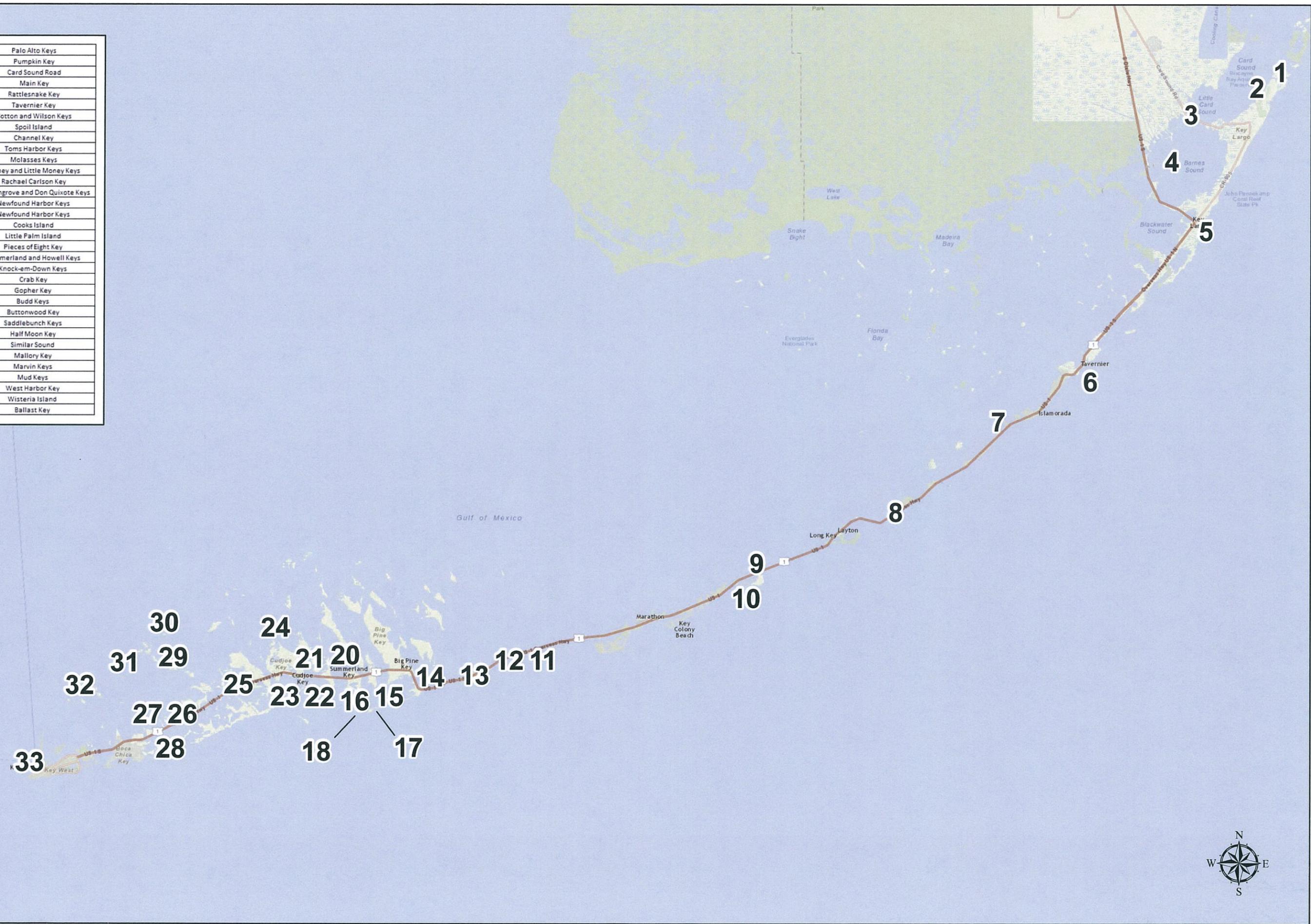
approximation for  
Ballast Key

*Density or allocated density* means the number of dwelling units or rooms allocated per gross acre of land by the plan.

*Gross acre* means the total area of a site excluding submerged lands, tidally inundated mangroves, not to exceed mean high tide, and any publicly dedicated rights-of-way.

NOTE, acreage provided is an estimate. A property owner may submit a sealed boundary survey which shows mean high water lines in accordance with Florida Statutes and specifically provides the numeric amount of land situated above mean high water.

1	Palo Alto Keys
2	Pumpkin Key
3	Card Sound Road
4	Main Key
5	Rattlesnake Key
6	Tavernier Key
7	Cotton and Wilson Keys
8	Spoil Island
9	Channel Key
10	Toms Harbor Keys
11	Molasses Keys
12	Money and Little Money Keys
13	Rachael Carlson Key
14	Big Mangrove and Don Quixote Keys
15	Newfound Harbor Keys
16	Newfound Harbor Keys
17	Cooks Island
18	Little Palm Island
19	Pieces of Eight Key
20	Summerland and Howell Keys
21	Knock-em-Down Keys
22	Crab Key
23	Gopher Key
24	Budd Keys
25	Buttonwood Key
26	Saddlebunch Keys
27	Half Moon Key
28	Similar Sound
29	Mallory Key
30	Marvin Keys
31	Mud Keys
32	West Harbor Key
33	Wisteria Island
34	Ballast Key





# Map 1 - Palo Alto Keys

Northeast of Ocean Reef

56 Parcels

Parcel Acreage: 149.18

FLUM: Residential Conservation (RC) and Undesignated

Zoning: Offshore Island (OS)

Tier I



Data Source: Monroe County - Growth Management - GIS





## Map 2 - Pumpkin Key

Northwest of Ocean Reef

17 Parcels

Parcel Acreage: 25.05

FLUM: Residential Medium (RM)

Zoning: Offshore Island (OS)

Undesignated Tier



Data Source: Monroe County - Growth Management - GIS





### Map 3 - Card Sound Road

North of Card Sound Road

2 Parcels

Parcel Acreage: 73.81

FLUM: Undesignated

Zoning: Offshore Island (OS)

Undesignated Tier



Data Source: Monroe County - Growth Management - GIS





## Map 4 - Main Key

Barnes Sound - South of Card Sound Road

2 Parcels

Parcel Acreage: 142.22

FLUM: Residential Conservation (RC)

Zoning: Offshore Island (OS)

Tier I



Data Source: Monroe County - Growth Management - GIS





## Map 5 - Rattlesnake Key

East of Key Largo at MM 106

8 Parcels

Parcel Acreage: 202.71

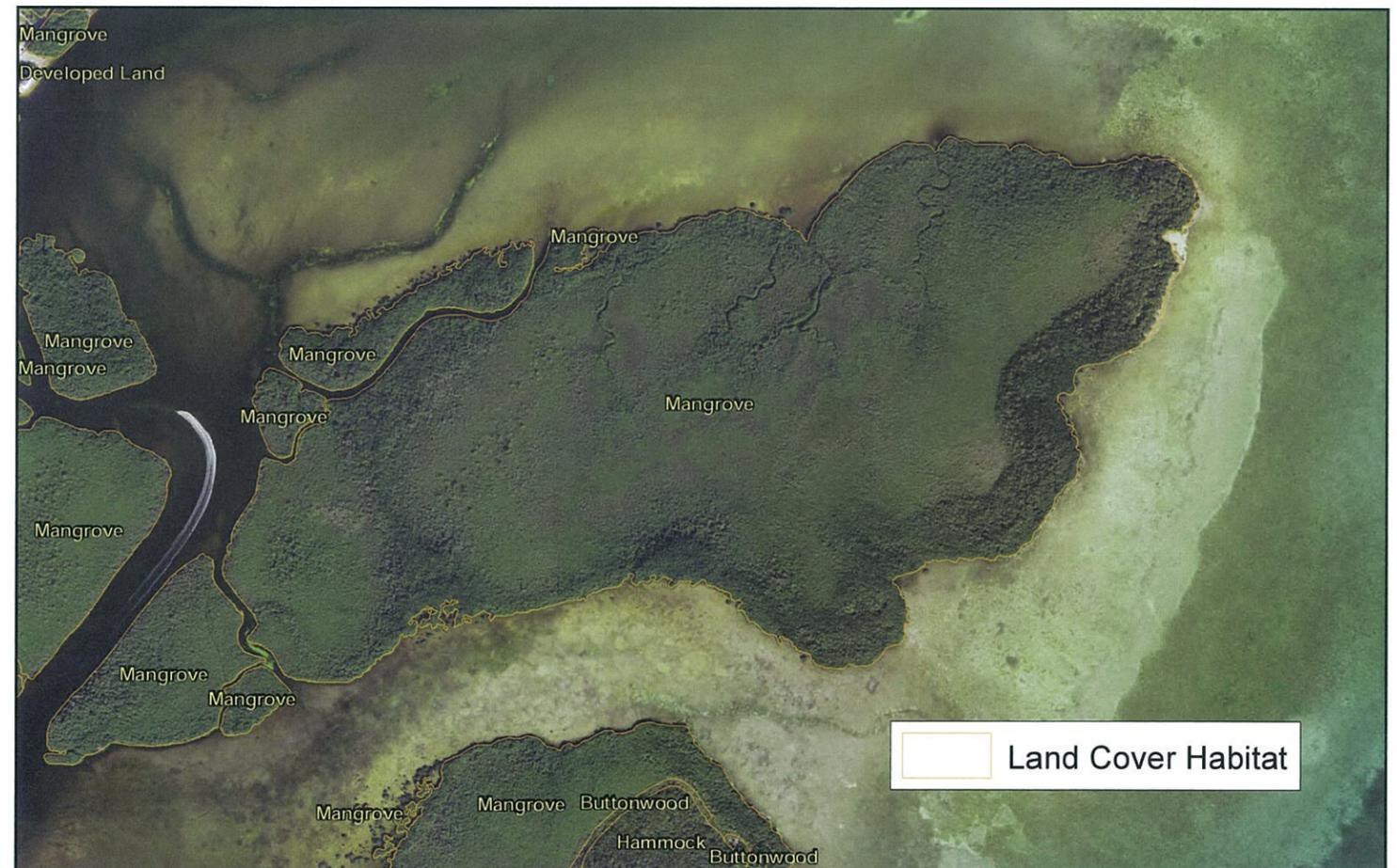
FLUM: Conservation (C)

Zoning: Offshore Island (OS)

Tier I



Data Source: Monroe County - Growth Management - GIS



# Map 6 - Tavernier Key

East of Tavernier at MM 92

2 Parcels

Parcel Acreage: 32

FLUM: Residential Conservation (RC)

Zoning: Offshore Island (OS)

Tier I

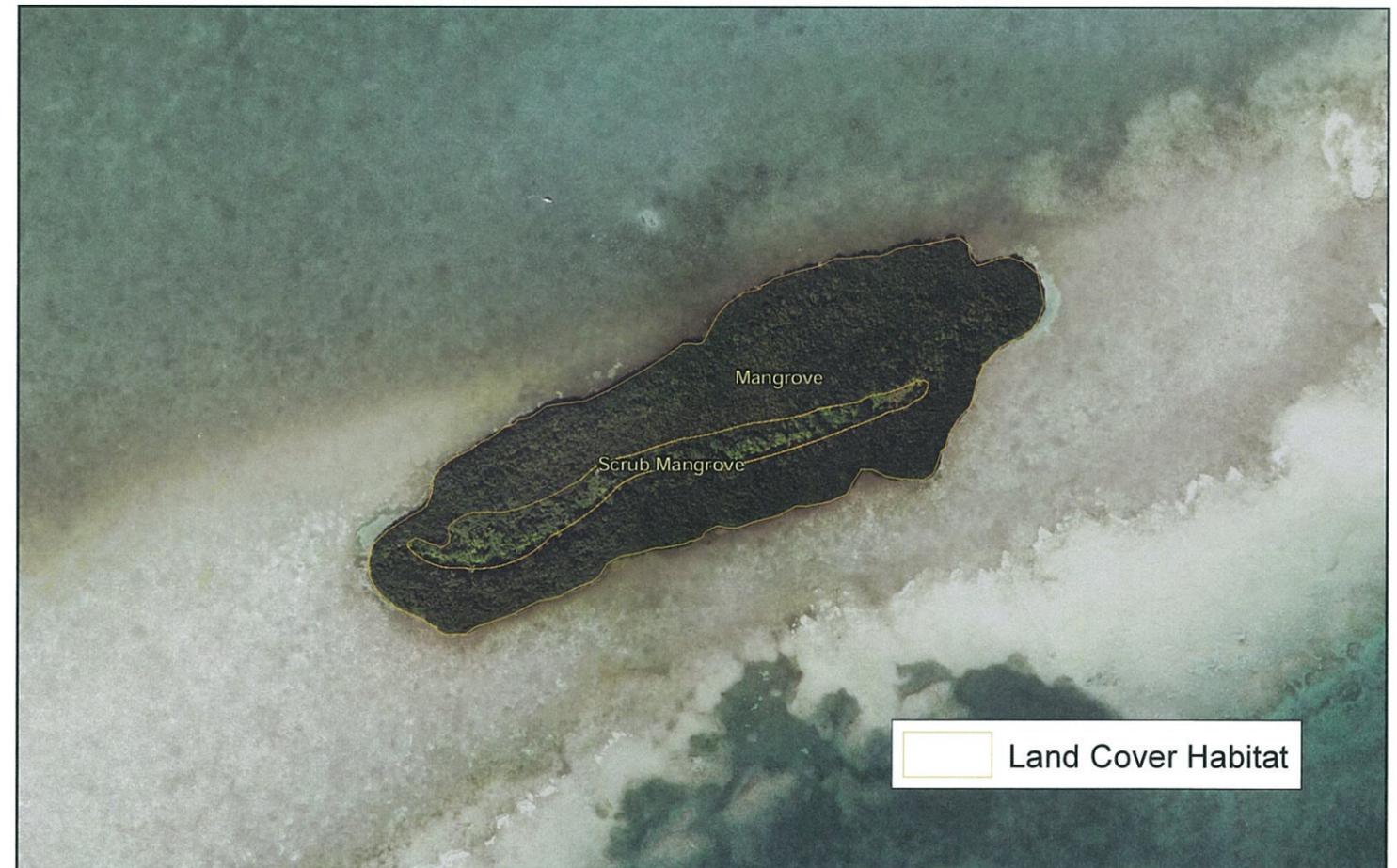


Data Source: Monroe County - Growth Management - GIS



 Offshore Island Parcel

1" = 500'



 Land Cover Habitat



# Map 8 - Spoil Island - Mile Marker 73

North of Annes Beach at MM 73

1 Parcel

Parcel Acreage: 3.43

FLUM: Residential Conservation (RC)

Zoning: Offshore Island (OS)

Undesignated Tier



Data Source: Monroe County - Growth Management - GIS



# Map 9 - Channel Key

North of Duck Key at MM 61

2 Parcels

Parcel Acreage: 14.31

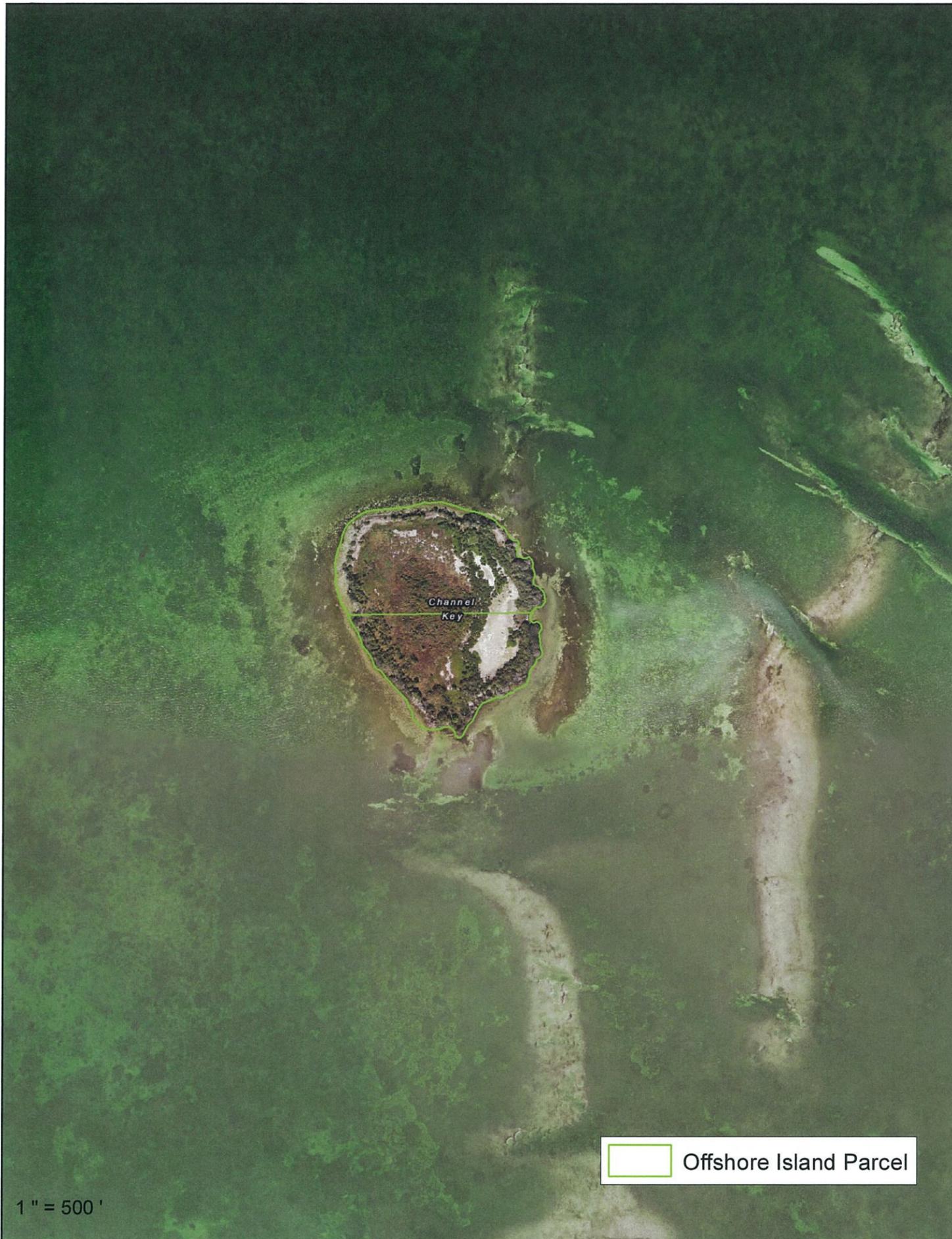
FLUM: Residential Conservation (RC)

Zoning: Offshore Island (OS)

Tier I



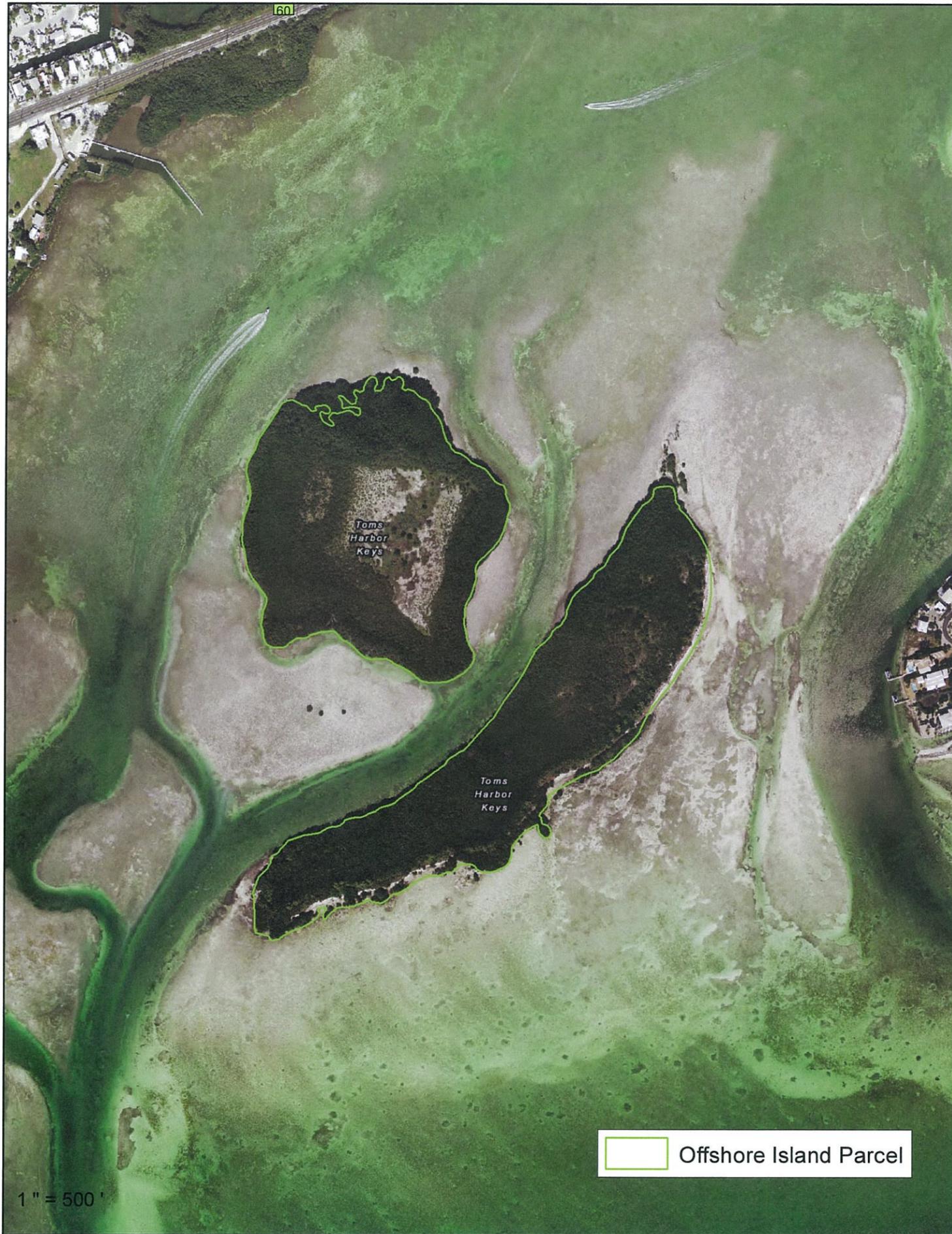
Data Source: Monroe County - Growth Management - GIS



Offshore Island Parcel



Land Cover Habitat



## Map 10 - Toms Harbor Keys

Toms Harbor Channel between Grassy and Duck Keys

1 Parcel

Parcel Acreage: 49.4

FLUM: Residential Conservation (RC)

Zoning: Offshore Island (OS)

Tier I



Data Source: Monroe County - Growth Management - GIS



# Map 11 - Molasses Keys

South of Seven-Mile Bridge - MM 42

1 Parcel

Parcel Acreage: 6.39

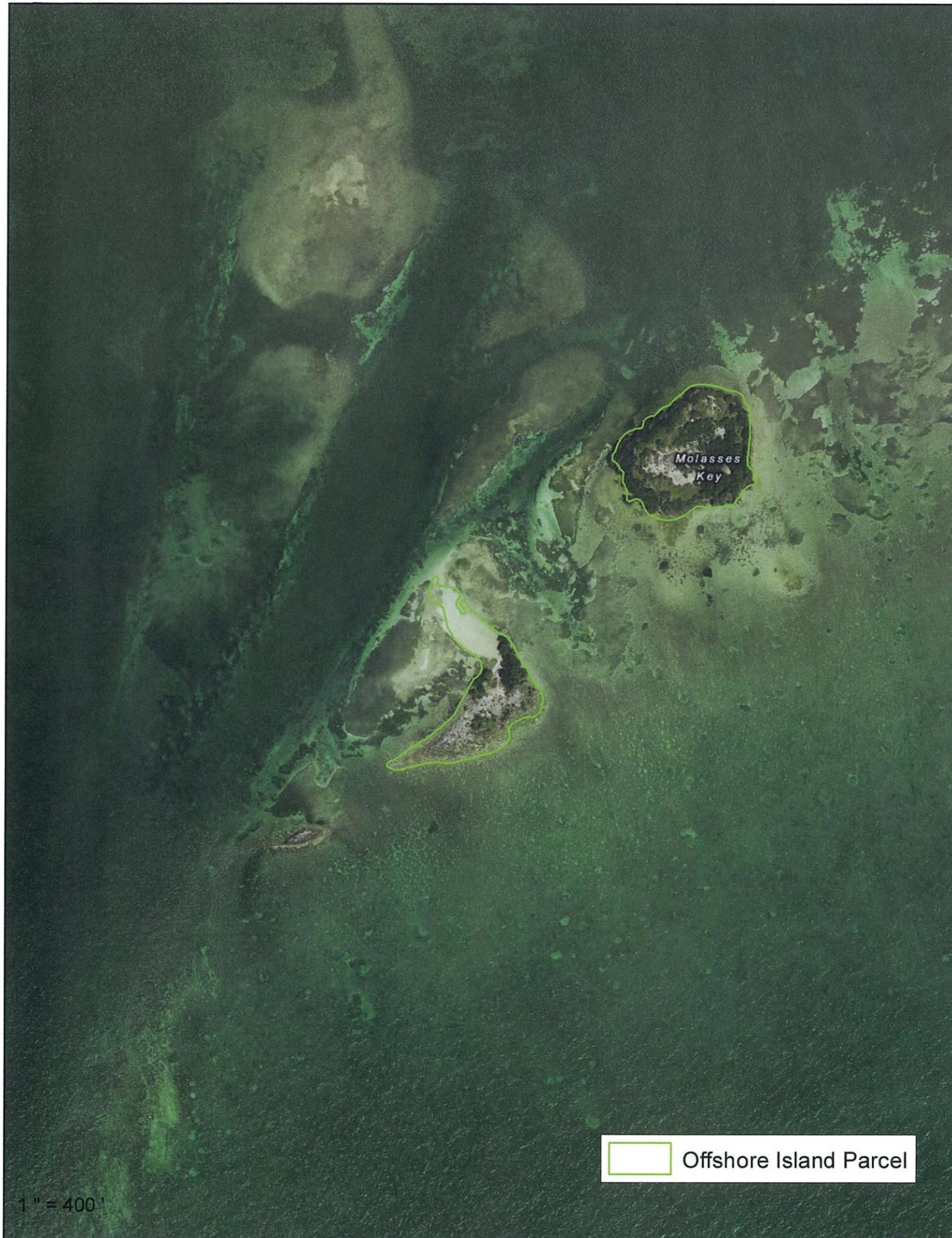
FLUM: Residential Conservation (RC)

Zoning: Offshore Island (OS)

Undesignated Tier



Data Source: Monroe County - Growth Management - GIS



# Map 12 - Money and Little Money Keys

Seven-Mile Bridge Area at MM 40 & 41

2 Parcels

Parcel Acreage: 2.65

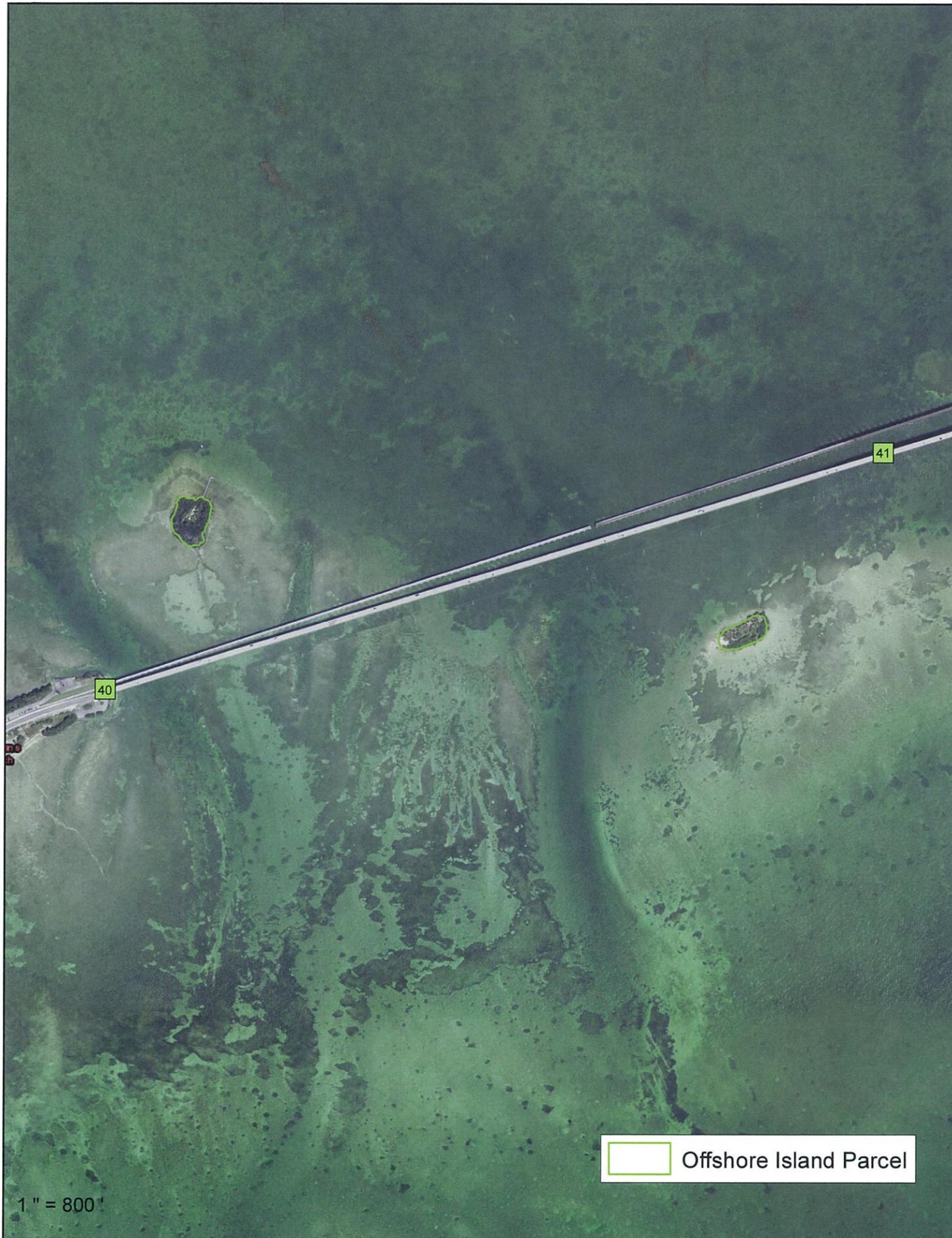
FLUM: Residential Conservation (RC)

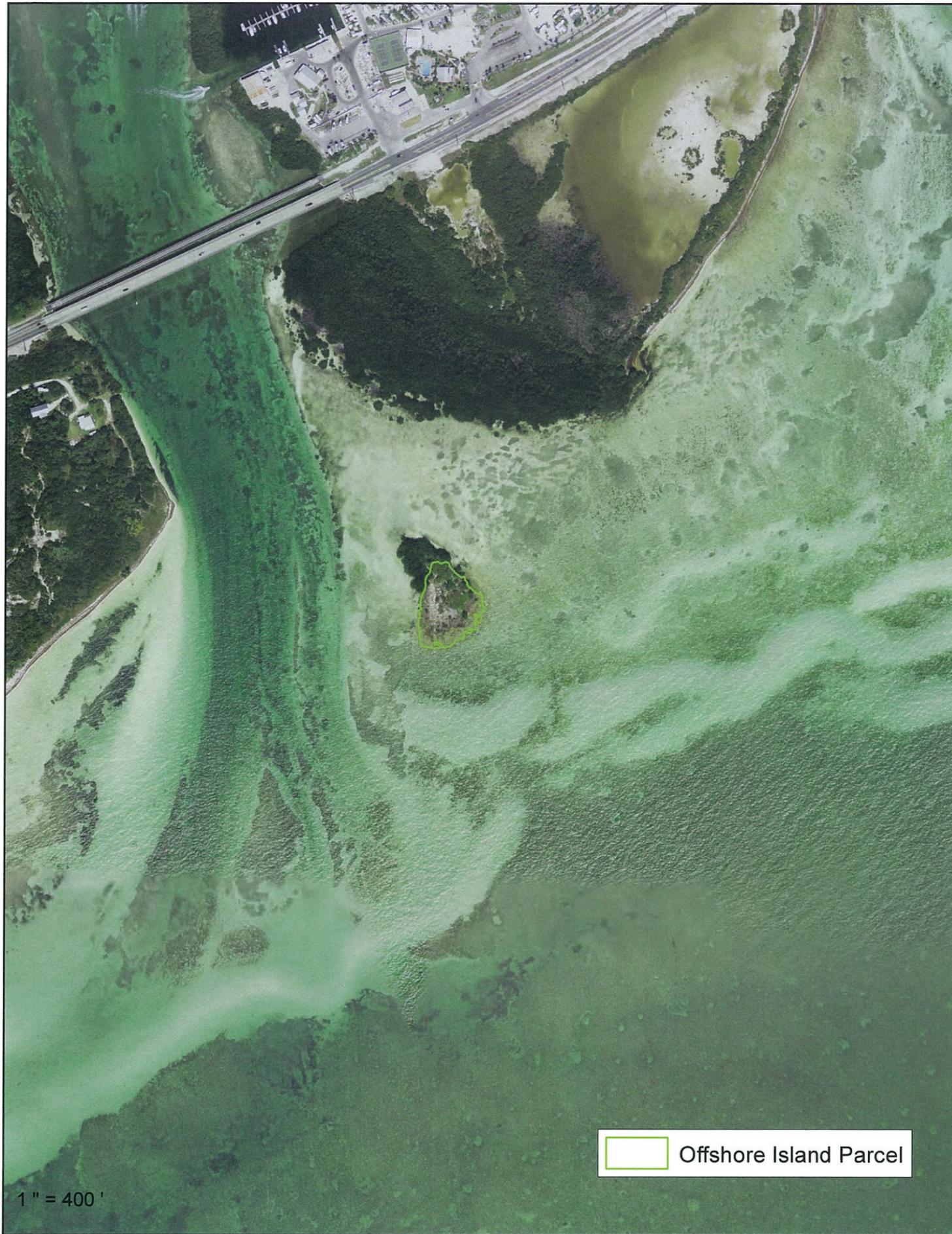
Zoning: Offshore Island (OS)

Undesignated Tier



Data Source: Monroe County - Growth Management - GIS





 Offshore Island Parcel

1" = 400'

# Map 13 - Rachael Carlson Key

South of Ohio Key at MM 39

1 Parcel

Parcel Acreage: 1.05

FLUM: Residential Conservation (RC)

Zoning: Offshore Island (OS)

Undesignated Tier



Data Source: Monroe County - Growth Management - GIS



 Land Cover Habitat



## Map 14 - Big Mangrove and Don Quixote Keys

Spanish Harbor - South of No Name Key

2 Parcels

Parcel Acreage: 3.55

FLUM: Residential Conservation (RC)

Zoning: Offshore Island (OS)

Tier I



Data Source: Monroe County - Growth Management - GIS





# Map 15 - Newfound Harbor Keys

South of Big Pine Key - Newfound Harbor

44 Parcels

Parcel Acreage: 120.64

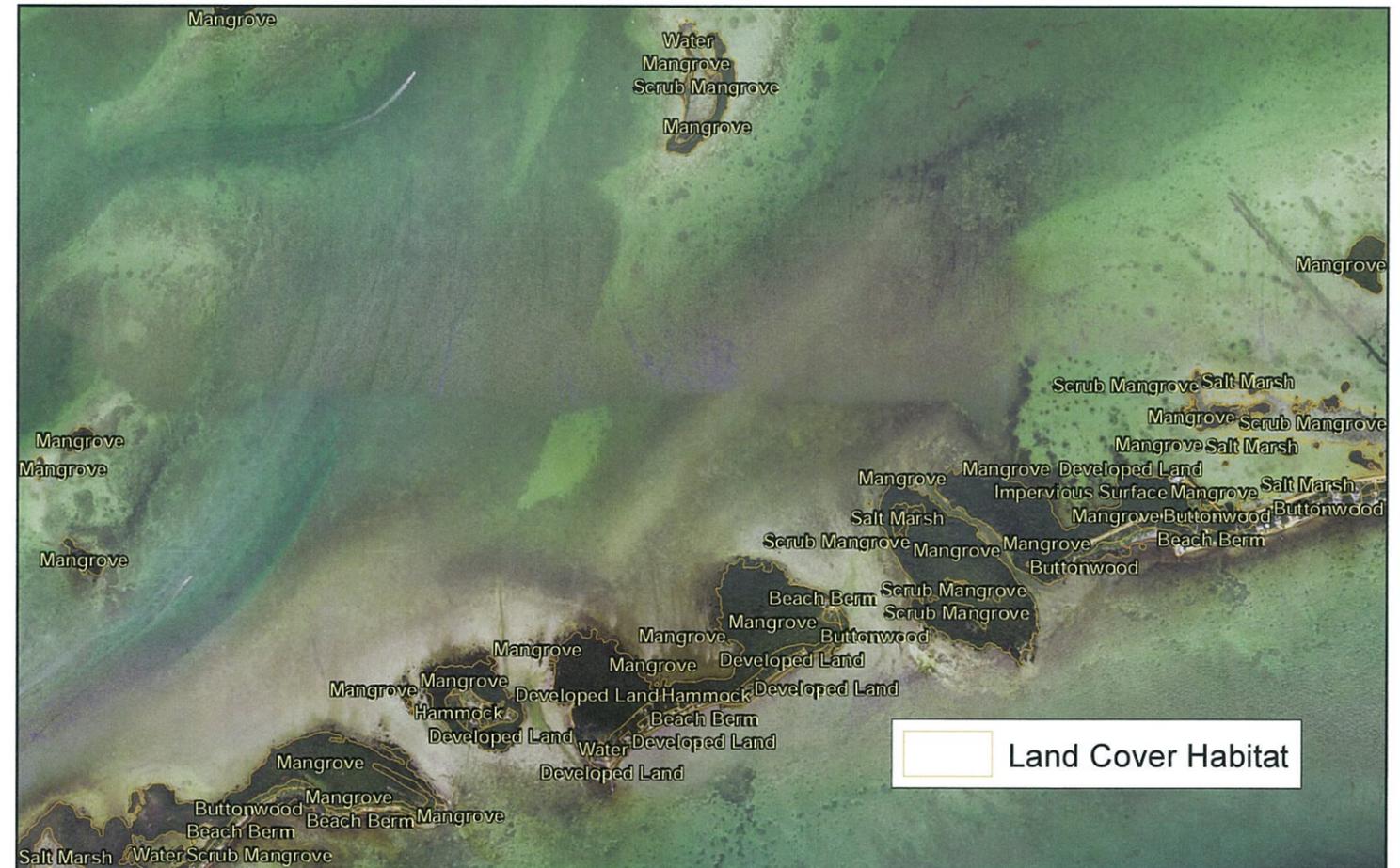
FLUM: Residential Conservation (RC)

Zoning: Offshore Island (OS)

Tier I



Data Source: Monroe County - Growth Management - GIS





# Map 17 - Cooks Island

Newfound Harbor - South of Big Pine Key

38 Parcels

Parcel Acreage: 57.11

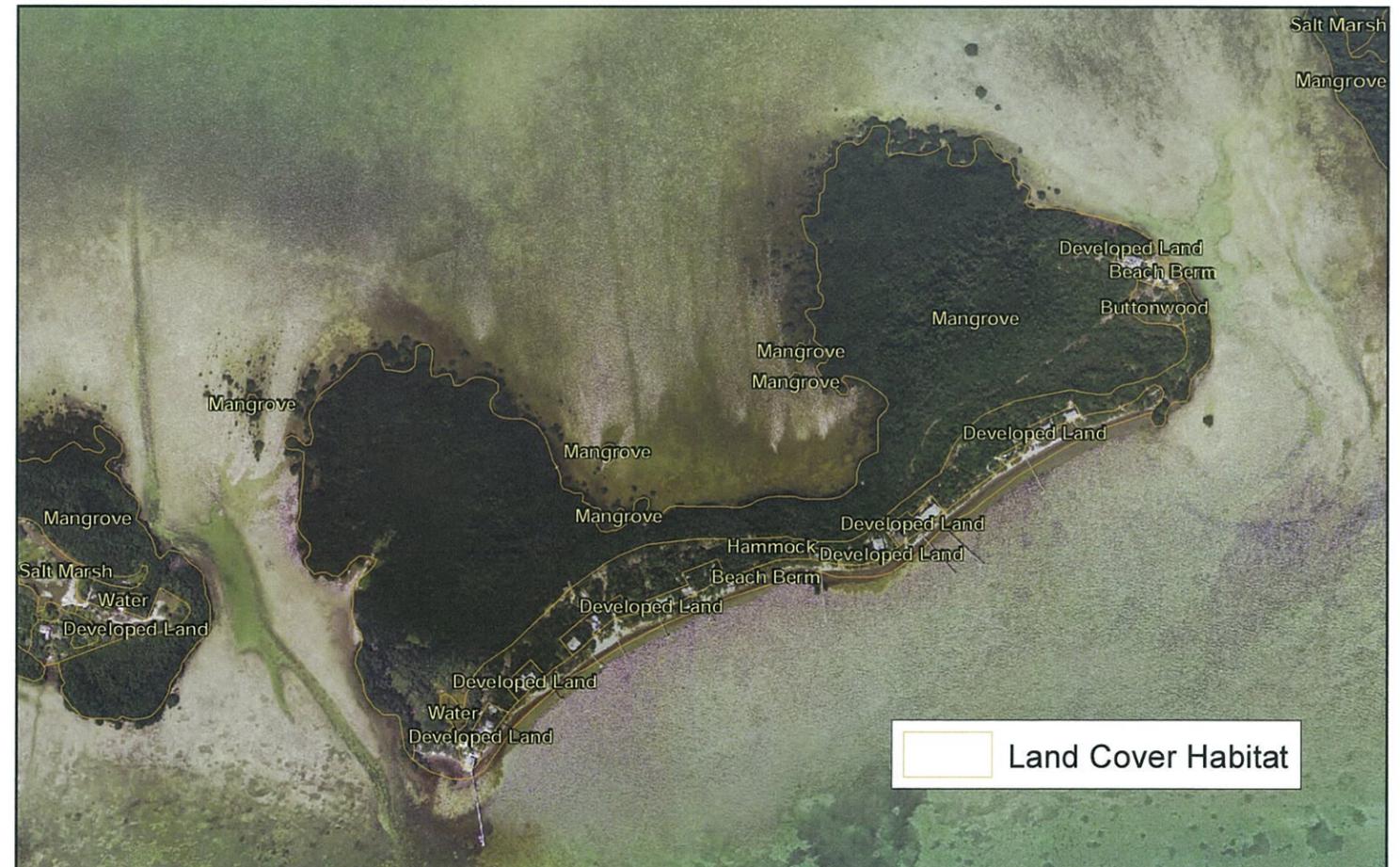
FLUM: Residential Conservation (RC) and Residential Low (RL)

Zoning: Offshore Island (OS)

Tier I



Data Source: Monroe County - Growth Management - GIS



# Map 18 - Little Palm Island

Pine Channel - South of Little Torch Key

1 Parcel

Parcel Acreage: 4.2

FLUM: Mixed Use/Commercial (MC)

Zoning: Destination Resort (DR)

Tier I



Data Source: Monroe County - Growth Management - GIS





# Map 20 - Summerland and Howell Keys

North of Summerland Key

5 Parcels

Parcel Acreage: 51.29

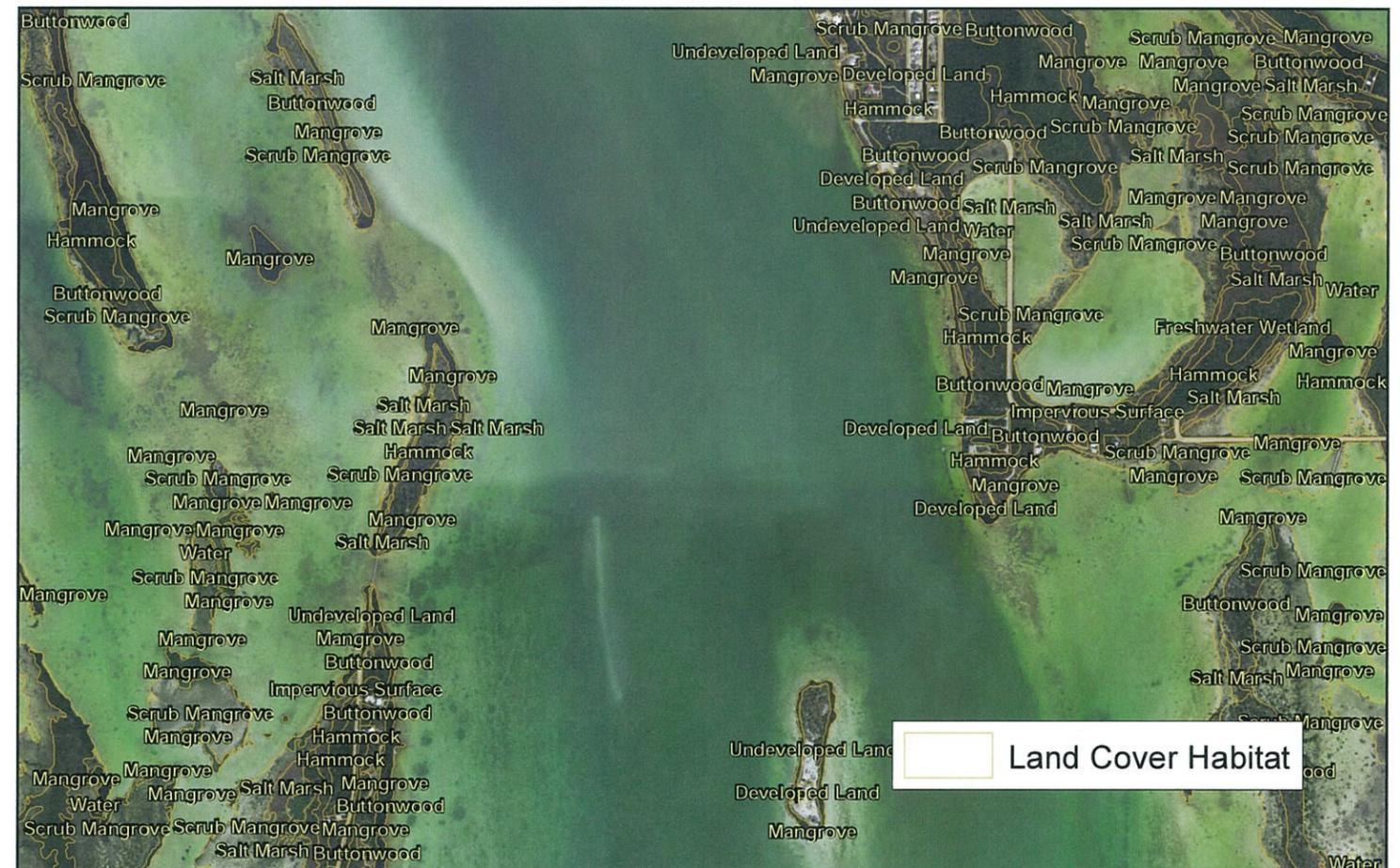
FLUM: Residential Conservation (RC)

Zoning: Offshore Island (OS)

Tier I



Data Source: Monroe County - Growth Management - GIS





# Map 22 - Crab Key

South of Summerland Key

2 Parcels

Parcel Acreage: 17.84

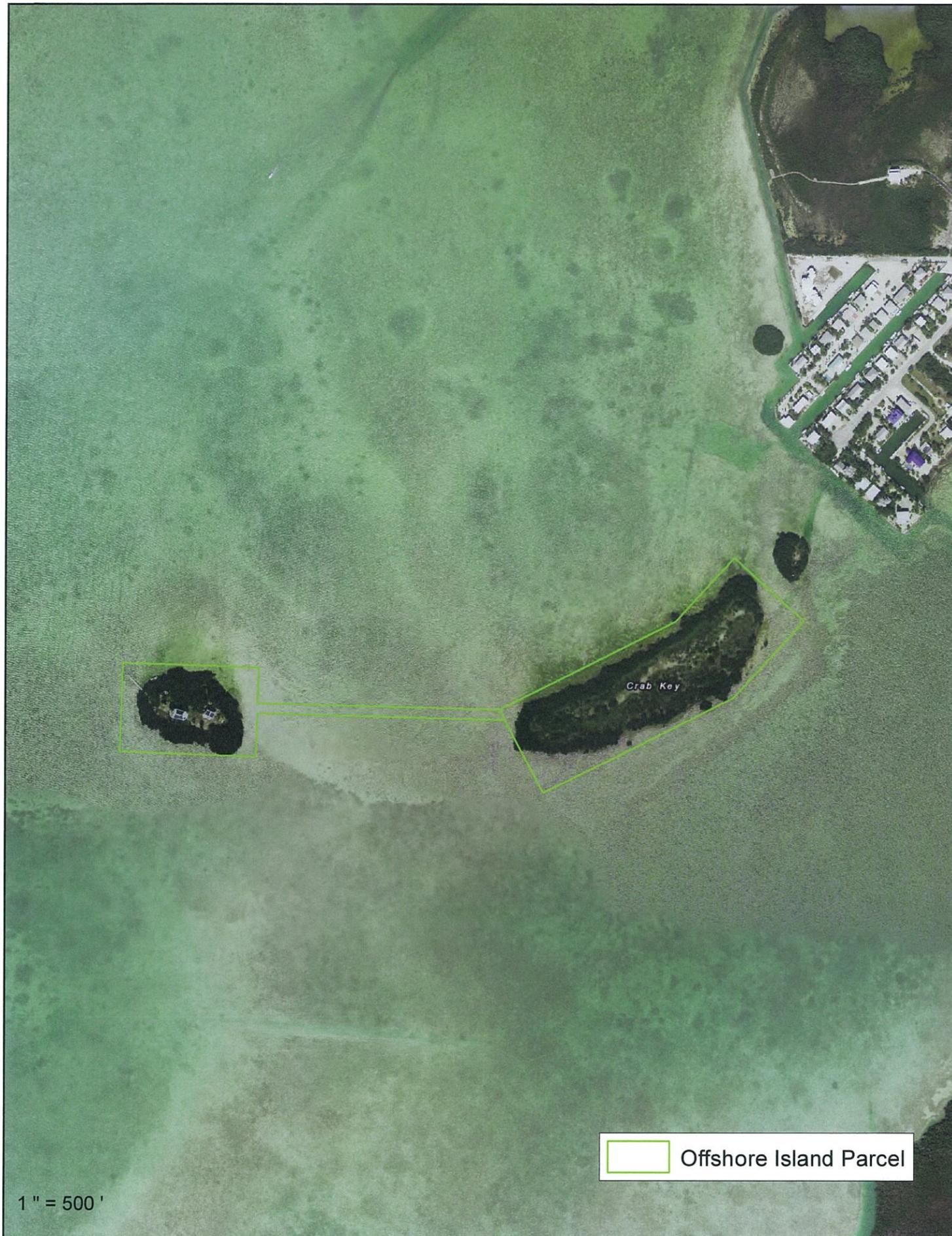
FLUM: Residential Conservation (RC)

Zoning: Offshore Island (OS)

Tier I



Data Source: Monroe County - Growth Management - GIS





# Map 23 - Gopher Key

South of Cudjoe Key

1 Parcel

Parcel Acreage: 7.87

FLUM: Residential Conservation (RC)

Zoning: Offshore Island (OS)

Undesignated Tier



Data Source: Monroe County - Growth Management - GIS







## Map 25 - Buttonwood Key

North of Park Key at MM 18

1 Parcel

Parcel Acreage: 0.21

FLUM: Conservation (C)

Zoning: Offshore Island (OS)

Undesignated Tier



Data Source: Monroe County - Growth Management - GIS





## Map 26 - Saddlebunch Keys

Southwest of Sugarloaf Key at MM 13

8 Parcels

Parcel Acreage: 51.2

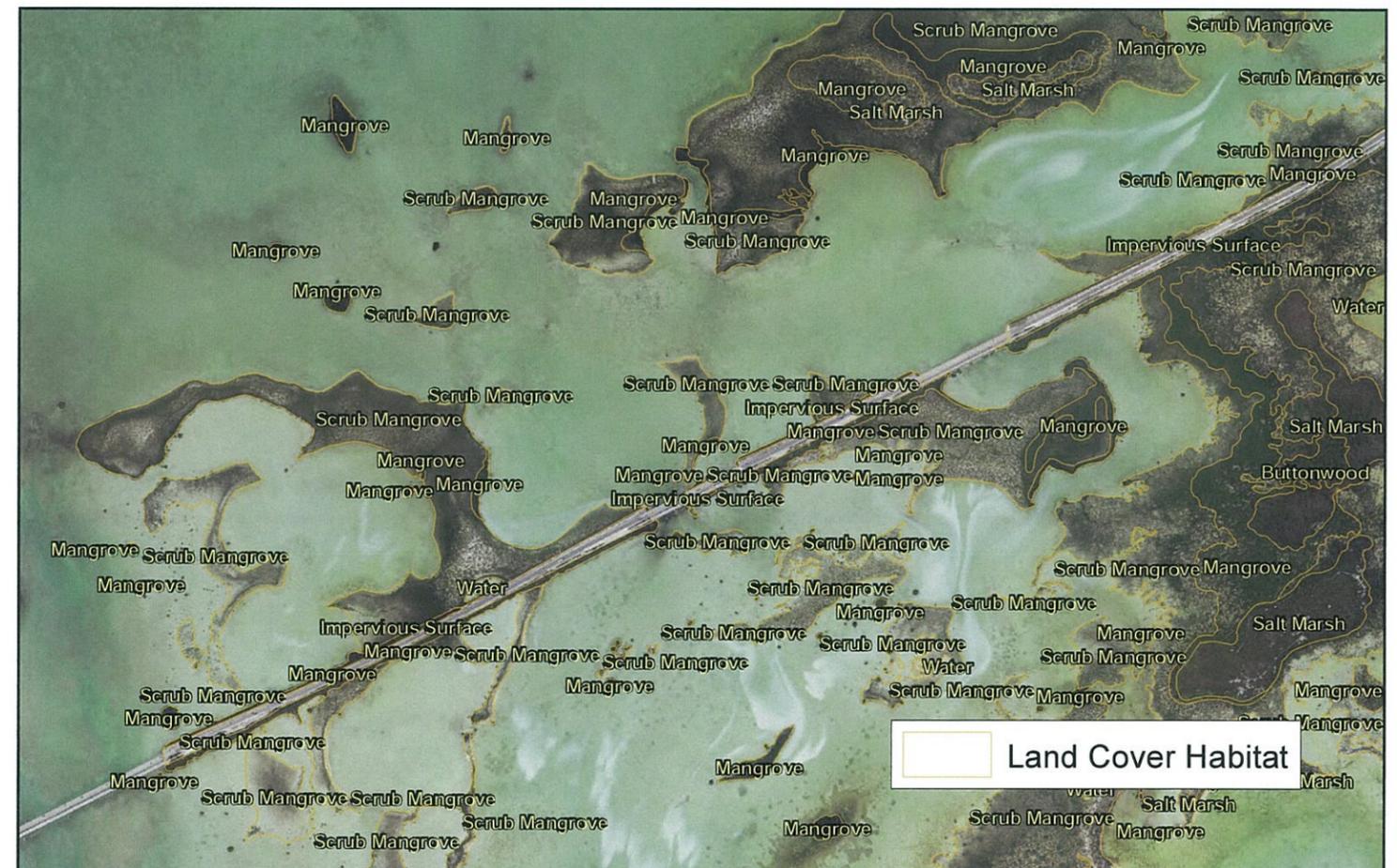
FLUM: Residential Conservation (RC)

Zoning: Offshore Island (OS)

Tier I



Data Source: Monroe County - Growth Management - GIS







# Map 29 - Mallory Key

Florida Bay - North of Big Coppitt Key

1 Parcel

Parcel Acreage: 37.71

FLUM: Conservation (C)

Zoning: Offshore Island (OS)

Tier I



Data Source: Monroe County - Growth Management - GIS





## Map 30 - Marvin Keys

Florida Bay - North of Big Coppitt Key

2 Parcels

Parcel Acreage: 34.33

FLUM: Conservation (C)

Zoning: Offshore Island (OS)

Tier I



Data Source: Monroe County - Growth Management - GIS





# Map 31 - Mudd Keys

Florida Bay - North of Big Coppitt Key

1 Parcel

Parcel Acreage: 16.26

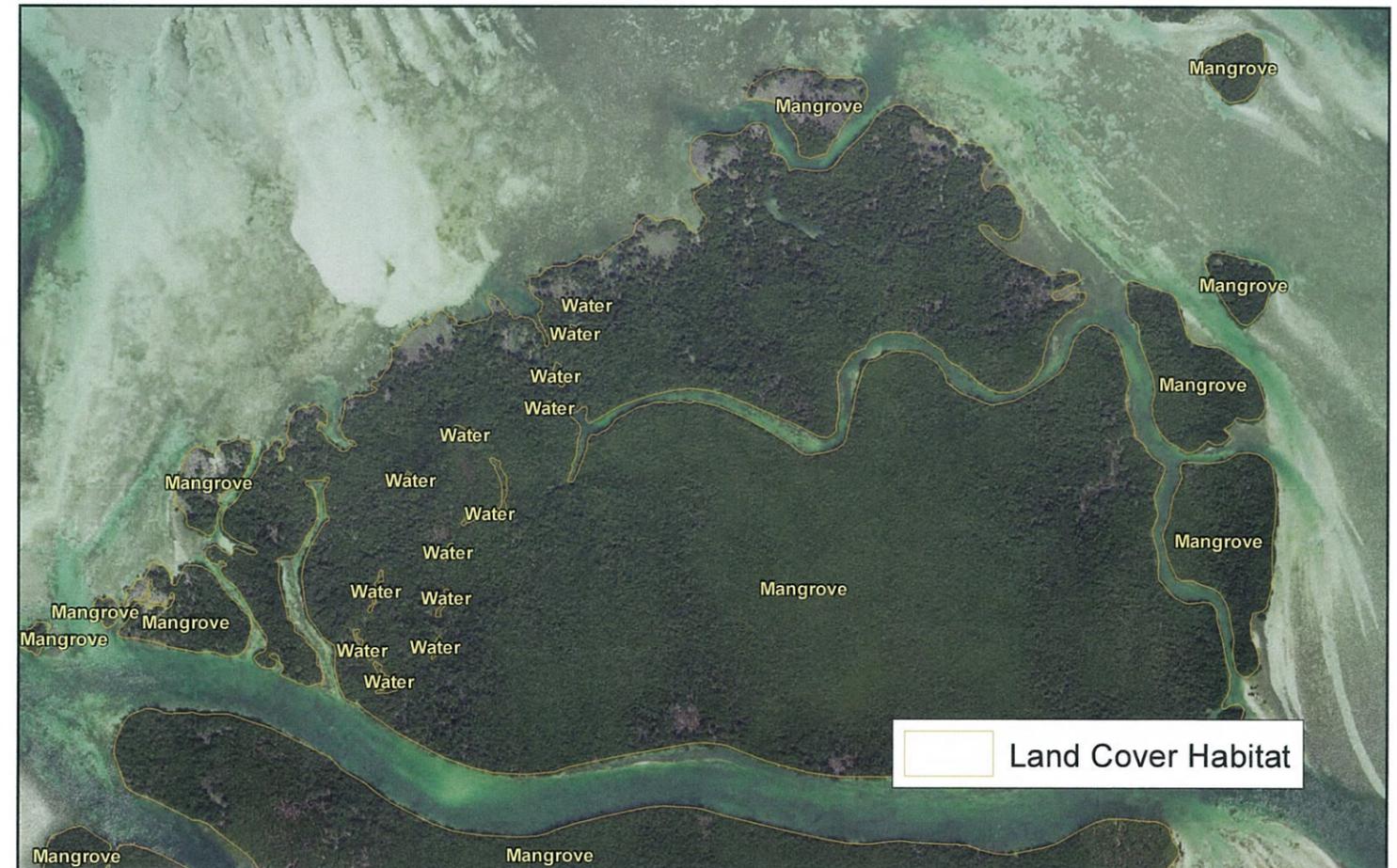
FLUM: Conservation (C)

Zoning: Offshore Island (OS)

Tier I



Data Source: Monroe County - Growth Management - GIS



# Map 32 - West Harbor Key

Gulf of Mexico - North of Key West

1 Parcel

Parcel Acreage: 50.17

FLUM: Residential Conservation (RC)

Zoning: Offshore Island (OS)

Tier I



Data Source: Monroe County - Growth Management - GIS





# Map 33 - Wisteria Island

Northwest of Key West

1 Parcel

Parcel Acreage: 39.03

FLUM: Undesignated

Zoning: Offshore Island (OS)

Undesignated Tier



Data Source: Monroe County - Growth Management - GIS





# Map 34 - Ballast Key

Gulf of Mexico - Southwest of Key West

1 Parcel

Parcel Acreage: 14.28

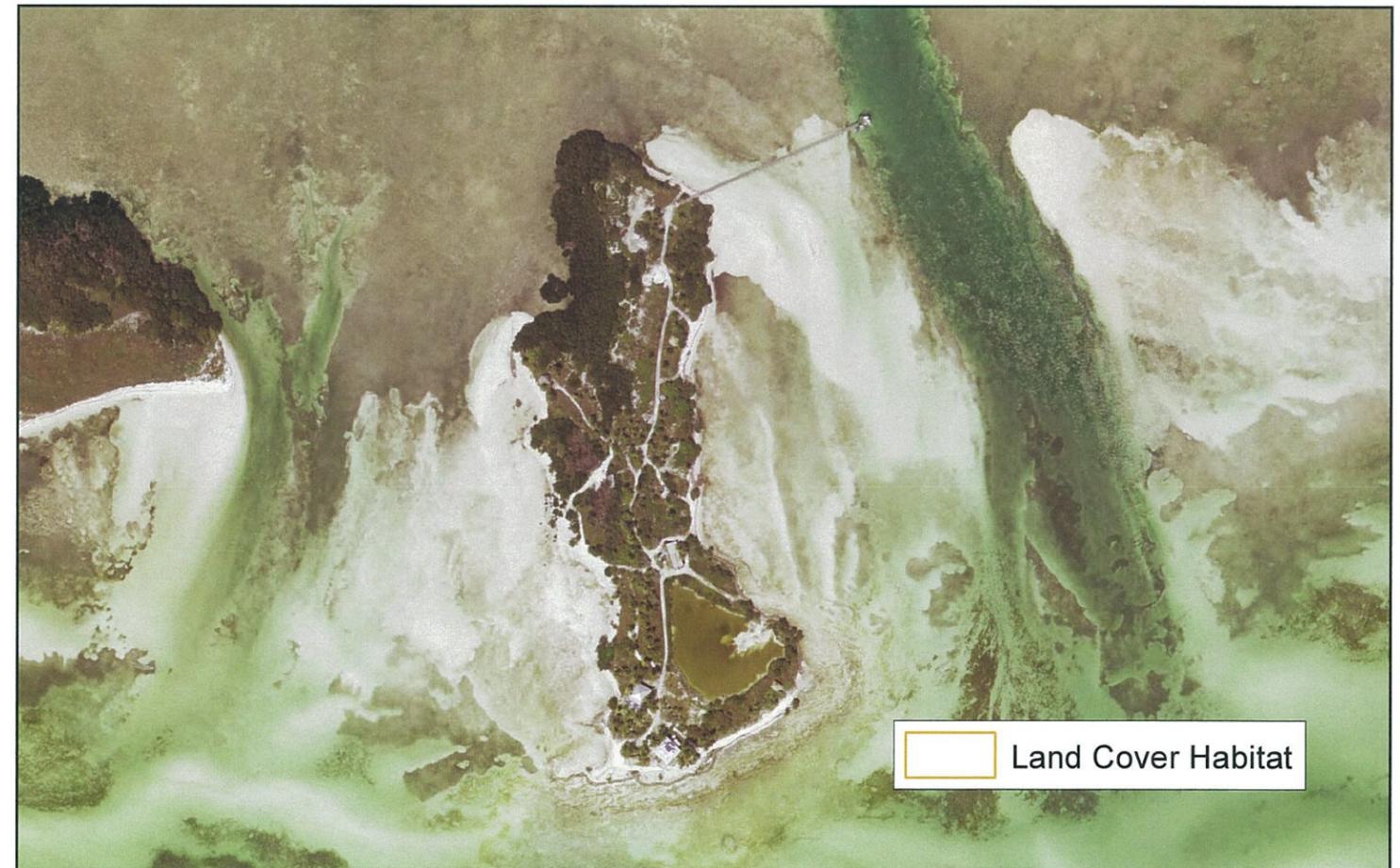
FLUM: Undesignated

Zoning: Offshore Island (OS)

Undesignated Tier



Data Source: Monroe County - Growth Management - GIS



1" = 400'

Offshore Island Parcel

Land Cover Habitat