

## DEVELOPMENT REVIEW COMMITTEE

-  
Tuesday, April 28, 2015

### AGENDA

-  
The Monroe County Development Review Committee will conduct a meeting on Tuesday, April 28, 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:

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  
Steve Williams, Assistant County Attorney  
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. 24930 Overseas Highway, Summerland Key, Mile Marker 25 (Sender Site); 21585 Old State Road 4A, Cudjoe Key, Mile Marker 22 (Sender Site); 5176 Suncrest Road, Stock Island, Mile Marker 5 (Sender Site) and Oceanside Marina, 5948, 5950 and 5970 Peninsular Avenue, Stock Island, Mile Marker 5 (Receiver Site): A public meeting concerning a request for a Minor Conditional Use Permit. The requested approval is required for the transfer of 46 Transferable ROGO Exemptions (TREs) from the sender sites to the receiver site. The sender sites are described as Lot 55 and a portion of Lot 54, Summerland Yacht Harbor, Summerland Key, Monroe County, Florida having real estate #'s 00194741.000100, 00194741.000200, 00194741.000300, 00194741.000400, 00194741.000500, 00194741.000600, 00194741.000700, 00194741.000800, 00194741.000900, 00194741.001000, 00194741.001100, 00194741.001200, 00194741.001300, 00194741.001400, 00194741.001500, 00194741.001600, 00194741.001700, 00194741.001800, 00194741.001900, 00194741.002000, 00194741.002100 and 00194741.002200, Lot 30, Sacarma, Cudjoe, Monroe County, Florida having real estate #00174960.000000 and Lots 27 and 28, Sun Krest, Stock Island, Monroe County, Florida having real estate # 00132680.000000. The receiver site is described as Block 46, Lots 30, 31 and ½ Lot 32, Block 60, portions of Lots 1, 2 and 3, Block 61, portions of Lots 1, 2 and 3, the abandoned portion of Peninsular Avenue lying between Block 46 and Block 60, the abandoned portion of Maloney Avenue lying between Blocks 60 and 61, McDonald's Plat, also described as parcel of land in Sections 26, 34, 35 and 36, Township 37 South and Range 25 East, Stock Island,

Monroe County, Florida, having real estate #'s 00126210.000000, 00126220.000000, 00126230.000000, 00127420.000000 and 00127420.000100.

(File 2013-070)

[2013-070 SR DRC 04.28.15.PDF](#)

[2013-070 FILE.PDF](#)

2. 21585 Old State Road 4A, Cudjoe Key, Mile Marker 22 (Sender Site) and Oceanside Marina, 5948, 5950 and 5970 Peninsular Avenue, Stock Island, Mile Marker 5 (Receiver Site): A public meeting concerning a request for a Minor Conditional Use Permit. The requested approval is required for the transfer of 5 Transferable ROGO Exemptions (TREs) from the sender site to the receiver site. The sender site is described as Lot 30, Sacarma, Cudjoe, Monroe County, Florida having real estate #00174960.000000. The receiver site is described as Block 46, Lots 30, 31 and ½ Lot 32, Block 60, portions of Lots 1, 2 and 3, Block 61, portions of Lots 1, 2 and 3, the abandoned portion of Peninsular Avenue lying between Block 46 and Block 60, the abandoned portion of Maloney Avenue lying between Blocks 60 and 61, McDonald's Plat, also described as parcel of land in Sections 26, 34, 35 and 36, Township 37 South and Range 25 East, Stock Island, Monroe County, Florida, having real estate #'s 00126210.000000, 00126220.000000, 00126230.000000, 00127420.000000 and 00127420.000100.

(File 2014-141)

[2014-141 SR 04.28.15.PDF](#)

[2014-141 FILE.PDF](#)

3. Golden Professional Building, 29872 Overseas Highway, Big Pine Key, mile marker 30: A public meeting concerning a request for an Amendment to a Minor Conditional Use Permit. The requested approval is required in order to convert a gravel parking lot into an asphalt parking lot. The subject property is described as Lots 2, 3, and half Lot 4, Block 1, Cahill Pines and Palms Subdivision (Plat Book 3, Page 94), Big Pine Key, Monroe County, Florida, having real estate number 00243960.000000.

(File 2015-045)

[2015-045 SR DRC 04.28.15.PDF](#)

[2015-045 FILE.PDF](#)

[2015-045 COMBINED Plans Recvd 03.06.15.PDF](#)

4. 201 County Road, Big Pine Key, Mile Marker 31 (Sender Site) and Stock Island Marina Village, 700 and 7009 Shrimp Road, Stock Island, Mile Marker 5 (Receiver Site): A public meeting concerning a request for a Minor Conditional Use Permit. The requested approval is required for the transfer of 100 Transferable ROGO Exemptions (TREs) from the sender site to the receiver site. The sender site is described as Lots 1, 2, 3, 4 and 5, Block 1, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, Block 2, Sam-N-Joe Subdivision (Plat Book 3, Page 76) and Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 3, Dario's Subdivision (Plat Book 3, Page 92), Big Pine Key, Monroe County, Florida having real estate #'s 00300090.000000, 00300180.000000, 00300590.000000 and 00300670.000000. The receiver site is described as a parcel of land in Section 35, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, having real estate #'s 00123720.000100, 00123720.000200 and 00123760.000200.

(File 2015-039)

[2015-039 SR DRC 04.28.15.PDF](#)

[2015-039 FILE.PDF](#)

[2015-039 COMBINED Plans Recvd 02.27.15.PDF](#)

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

ADJOURNMENT



## MEMORANDUM

### MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: Development Review Committee  
Mayté Santamaria, Senior Director of Planning & Environmental Resources

From: Joseph Haberman, AICP, Planning & Development Review Manager  
Matthew Coyle, AICP, Principal Planner *MC*

Date: April 12, 2015

Subject: *Request for a Minor Conditional Use Permit to transfer 46 Transferable ROGO Exemptions (TREs) from sender sites on Summerland Key, Cudjoe Key and Stock Island to a receiver site on Stock Island (commonly known as Oceanside Marina) (File #2013-070)*

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**Meeting: April 28, 2015**

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1 I REQUEST:

2  
3 The applicant is requesting approval of a minor conditional use permit in order to transfer 46  
4 Residential Rate of Growth Ordinance (ROGO) exemptions – known as TRE’s - from sender  
5 sites at 24930 Overseas Highway on Summerland Key (22 market-rate permanent TRE’s),  
6 21585 Old State Road 4A on Cudjoe Key (17 market-rate permanent TRE’s) and 5176  
7 Suncrest Road on Stock Island (7 market-rate permanent TRE’s) to a receiver site at 5948,  
8 5950 and 5970 Peninsular Avenue on Stock Island. The transfer is in accordance with MCC  
9 §130-161.1.

10  
11 The 46 TRE’s are subject of a development agreement between Monroe County, Florida;  
12 Summerland Palms Investors, LLC, Coco Palms Developers, LLC, Suncrest Investors, LLC,  
13 Singh Investors, LLC and Oceanside Investors, LLC.

14  
15 On the sender sites, the residential dwelling units in which the transferred market-rate  
16 permanent TRE’s are derived shall be converted to, or replaced with, an equivalent amount  
17 of deed-restricted affordable housing.

18  
19 Applicant: Barton W. Smith, Esq. - Smith Oropeza Hawks, P.L.

20  
21 Property Owners: Summerland Palm Investors, LLC (24930 Overseas Highway)  
22 Coco Palms Developers, LLC (21585 Old State Road 4A)  
23 Suncrest Investors, LLC (5176 Suncrest Road)  
24 Oceanside Investors, LLC (5948, 5950 and 5970 Peninsular Avenue)  
25  
26  
27  
28

1 II RELEVANT PRIOR COUNTY/CITY ACTIONS:

2  
3 Location #1 (Receiver Site): Oceanside Marina, 5498, 5950 and 5970 Peninsular Avenue,  
4 Stock Island:

5  
6 In 1996, the Oceanside Investors' predecessor in interest applied for a minor conditional use  
7 permit for part of the Oceanside Marina property, 5970 Peninsular Avenue (real estate  
8 #00127420.000100 only). The approval is memorialized by Development Order #12-96,  
9 approved by the Director of Planning on July 23, 1996, and recorded in the official records of  
10 Monroe County on September 6, 1996. The permit allowed for the construction of a 9,600 SF  
11 storage building and other associated accessory improvements (Planning Department File  
12 #96045).

13  
14 In 1997, the Oceanside Investors' predecessor in interest applied for an amendment to the  
15 major conditional use permit for part of the current Oceanside Marina property, 5950  
16 Peninsular Avenue (real estate #00127420.000000 only). The approval is memorialized by  
17 Planning Commission Resolution #P52-97, approved by the Planning Commission at a  
18 public hearing on July 10, 1997, signed by the Planning Commission Chair on August 18,  
19 1999, and recorded in the official records of Monroe County on August 24, 1999. The  
20 amendment allowed for the construction of 22 attached, market rate residential dwelling units  
21 one boat storage building; an addition to an existing restaurant; and other associated  
22 accessory improvements (Planning Department File #97021).

23  
24 In 1999, the County, the State of Florida Department of Community Affairs, Paradise Island  
25 Park, Inc. and Key West Oceanside Marina entered into a development agreement allowing  
26 the transfer of 22 market-rate TRE's and TDR's from Paradise Island Park to the Oceanside  
27 Marina property. The development agreement was recorded in the official records of Monroe  
28 County on April 7, 2000 (Book #1627, Pages #444 through #468) (Planning Department File  
29 #99039).

30  
31 Following the issuance of Planning Commission Resolution #P52-97, Oceanside Investors'  
32 predecessor in interest acquired the adjacent property, 5970 Peninsular Avenue. Further, the  
33 22 attached, market rate residential dwelling units approved by Planning Commission  
34 Resolution #P52-97 were constructed and sold under condominium ownership. As such, they  
35 are not part of the Oceanside Marina property.

36  
37 In 2007, the Oceanside Investors' predecessor in interest applied for an amendment to a  
38 major conditional use permit for part of the current Oceanside Marina property, 5950 and  
39 5970 Peninsular Avenue (real estate #00127420.000000 and real estate #00127420.000100  
40 only, as well as other property associated with a condominium development). The approval is  
41 memorialized by Planning Commission Resolution #P21-07, approved by the Planning  
42 Commission at a public hearing on April 11, 2007, signed by the Planning Commission Chair  
43 on May 9, 2007, and recorded in the official records of Monroe County on July 13, 2007.  
44 The amendment allowed for the demolition of several buildings and construction of 32  
45 attached, market-rate residential dwelling units; 2 boat barns; 8 wet slips; and other  
46 associated accessory improvements. Please note that this project was not fully completed and

1 the 32 dwelling units were never constructed (and will not be constructed) (Planning  
2 Department File #26028).

3  
4 In 2013, Oceanside Investors applied for the development agreement which is currently in  
5 effect. The original agreement was approved by the BOCC at a public hearing on December  
6 11, 2013, and recorded in the official records of Monroe County on December 19, 2013. The  
7 original agreement allowed for the transfer of 46 market-rate TRE's from three sender sites  
8 to the Oceanside Marina property. The agreement also conceptually approved the scope of  
9 work of a concurrent major conditional use permit application and associated site plan (File  
10 #2013-069). [Please note that as of the date of this report, this project has not been  
11 completed. The applicant has 10 years from the effective date of the development agreement  
12 to complete the project.]

13  
14 In 2013, Oceanside Investors applied for an amendment to the Oceanside Marina property's  
15 major conditional use permit to improve the marina's facilities, construct 78 new market rate  
16 residential dwelling units, construct 5 new hotel rooms, construct a new restaurant and carry  
17 out associated site improvements. The approval is memorialized by Planning Commission  
18 Resolution #P04-14, approved by the Planning Commission at a public hearing on February  
19 26, 2014, signed by the Planning Commission Chair on March 26, 2014, and recorded in the  
20 official records of Monroe County on June 13, 2014 (File #2013-068). [Please note that as of  
21 the date of this report, this project has not been completed. The applicant has 10 years from  
22 the effective date of the development agreement to complete the project.]

23  
24 In 2014, Oceanside Investors applied for a minor conditional use permit to transfer 9.3 of the  
25 TDR's required to facilitate the project approved by Resolution #P04-14 to the Oceanside  
26 Marina property. The approval is memorialized by Development Order #04-14, reviewed by  
27 the DRC at a public meeting on October 28, 2014, signed by the Senior Director of Planning  
28 & Environmental Resources on November 19, 2014, and recorded in the official records of  
29 Monroe County on March 6, 2015 (Planning Department File #2014-041).

30  
31 In 2014, Oceanside Investors applied for an abandonment of a segment of Peninsular Avenue  
32 located north of the Oceanside Marina property (lying between Block 46 and Block 60). The  
33 abandonment was approved by the BOCC on June 30, 2014, as memorialized in Resolution  
34 #116-2014 (File #2014-054). Note: As a result, the Oceanside Marina property increased in  
35 size.

36  
37 In 2014, Oceanside Investors entered into a purchase and sale agreement with Monroe  
38 County to purchase the Hickory House property located north of the Oceanside Marina  
39 property. On February 3, 2015, Oceanside Investors closed on the Hickory House property.  
40 Note: As a result, the Oceanside Marina property increased in size.

41  
42 In 2014, Oceanside Investors applied for an amendment to the development agreement  
43 currently in effect. The first amendment was recorded in the official records of Monroe  
44 County on December 17, 2014 (File #2014-112). The first amendment added adjacent  
45 property and the abandoned roadway (as memorialized in Resolution #116-2014), increased  
46 the allowed number of hotel rooms from 5 to 17, allowed the transfer of up to 12 vested

1 rights associated with a previous approval related to Hawk's Cay and amended the  
2 conceptual site plan.

3  
4 In 2014, Oceanside Investors applied for a minor conditional use permit to transfer 24.1 of  
5 the TDR's required to facilitate the project approved by Resolution #P04-14 to the Oceanside  
6 Marina property. The approval is memorialized by Development Order #06-14, reviewed by  
7 the DRC at a public meeting on November 17, 2014, signed by the Senior Director of  
8 Planning & Environmental Resources on December 12, 2014 and recorded in the official  
9 records of Monroe County on January 29, 2015 (Planning Department File #2014-139).

10  
11 In 2014, Oceanside Investors applied for an abandonment of a second segment of Peninsular  
12 Avenue located north of the Oceanside Marina property (lying between Block 46 and Block  
13 60). The abandonment was approved by the BOCC on March 18, 2015 (File #2014-132).  
14 Note: As a result, the Oceanside Marina property increased in size.

15  
16 In 2014, Oceanside Investors applied for an amendment to the Oceanside Marina property's  
17 major conditional use permit to add adjacent property and the abandoned roadway, increase  
18 the allowed number of hotel rooms from 5 to 17 and amend the approved site plan. The  
19 approval is memorialized by Planning Commission Resolution #P41-14, approved by the  
20 Planning Commission at a public hearing on November 19, 2014, signed by the Planning  
21 Commission Chair on March 25, 2015 (File #2014-133).

22  
23 In 2014, Oceanside Investors applied for a minor conditional use permit to transfer 5  
24 transient TREs to the Oceanside Marina property. The application is currently being  
25 reviewed and processed. It will be decided upon by the Director of Planning &  
26 Environmental Resources following a review by the Development Review Committee (File  
27 #2014-141).

28  
29 In 2014, Oceanside Investors applied for a second amendment to the development agreement  
30 which is currently in effect. The second amendment proposes to add abandoned roadway to  
31 the property, increase the maximum number of permanent residential units from 100 to 101  
32 and amend the conceptual site plan.

33  
34 In 2014, Oceanside Investors applied for a minor deviation to the major conditional use  
35 permit to modify the site plan last approved by Planning Commission Resolution #P41-14  
36 and increase the amount of approved permanent residential dwelling units from 100 to 101.  
37 The deviation will be decided by the Director of Planning & Environmental Resources  
38 following a review by staff (File #2014-176).

39  
40 Location #2 (Sender Site): Summerland Palms Trailer Park, 24930 Overseas Highway,  
41 Summerland Key:

42  
43 The Planning & Environmental Resources Department issued a Letter of Development  
44 Rights determination for the property on November 7, 2013. The letter states that there are 22  
45 ROGO exemptions, associated with lawful the existence of 22 mobile homes (as market-rate,  
46 permanent residential units) (File #2013-134).

1  
2 As described earlier in this report, in 2013, the development agreement that is currently in  
3 effect was initially approved. The original (and amended) agreement allowed for the transfer  
4 of 22 market-rate TRE's from 24930 Overseas Highway to the Oceanside Marina property.  
5

6 Location #3 (Sender Site): Rainbow's End Trailer Park, 21585 Old State Rd 4A, Cudjoe  
7 Key:  
8

9 On May 13, 2008, a Letter of Development Rights Determination was issued for the  
10 property. The letter states that there are 16 ROGO exemptions, associated with lawful the  
11 existence of 16 mobile homes (File #28019).  
12

13 The Planning & Environmental Resources Department issued a revised Letter of  
14 Development Rights determination for the property on November 26, 2013. The letter states  
15 that there are 17 ROGO exemptions, associated with lawful the existence of 17 mobile  
16 homes (as market-rate, permanent residential units) and 5 RVs spaces (as transient residential  
17 units) (File #2013-132).  
18

19 As described earlier in this report, in 2013, the development agreement that is currently in  
20 effect was initially approved. The original (and amended) agreement allowed for the transfer  
21 of 17 market-rate TRE's from 21585 Old State Rd 4A to the Oceanside Marina property.  
22

23 Location #4 (Sender Site): 5176 Suncrest Road, Stock Island:  
24

25 The Planning & Environmental Resources Department issued a Letter of Development  
26 Rights determination for the property on November 14, 2013. The letter states that there are 7  
27 ROGO exemptions, associated with lawful the existence of 7 mobile homes (as market-rate,  
28 permanent residential units) (File #2013-133).  
29

30 As described earlier in this report, in 2013, the development agreement that is currently in  
31 effect was initially approved. The original (and amended) agreement allowed for the transfer  
32 of 7 market-rate TRE's from 5176 Suncrest Road to the Oceanside Marina property.  
33  
34

35 **III BACKGROUND INFORMATION:**  
36

37 Location #1 (Receiver Site) - Oceanside Marina, 5948, 5950 and 5970 Peninsular Avenue,  
38 Stock Island, mile marker 5:  
39

40 Legal Description: Block 46, Lots 30, 31 and ½ Lot 32, Block 60, portions of Lots 1, 2  
41 and 3, Block 61, portions of Lots 1, 2 and 3, the abandoned portion of Peninsular Avenue  
42 lying between Block 46 and Block 60, the abandoned portion of Peninsular Avenue lying  
43 between Block 46 and Block 60, the abandoned portion of Maloney Avenue lying  
44 between Blocks 60 and 61, McDonald's Plat, also described as parcel of land in Sections  
45 26, 34, 35 and 36, Township 37 South and Range 25 East, Stock Island  
46

47 Real Estate (RE) Numbers: 00126210.000000, 00126220.000000, 00126230.000000,  
48 00127420.000000 and 00127420.000100

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

2 Land Use District: Mixed Use (MU)

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

4 Tier Designation: Tier III

5 Flood Zones: AE-EL 9', AE-EL 10' and VE-EL 13'

6 Existing Uses: Marina, Commercial Retail, Office, Residential

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



Property with Land Use Districts Overlaid (Aerial dated 2012)

1 Location #2 (Sender Site) - Summerland Palms Trailer Park, 24930 Overseas Highway,  
2 Summerland Key, mile marker 25:

3  
4 Legal Description: Lot 55 and a portion of Lot 54, Summerland Yacht Harbor,  
5 Summerland Key  
6

7 Real Estate (RE) Numbers: 00194741.000100, 00194741.000200, 00194741.000300,  
8 00194741.000400, 00194741.000500, 00194741.000600, 00194741.000700,  
9 00194741.000800, 00194741.000900, 00194741.001000, 00194741.001100,  
10 00194741.001200, 00194741.001300, 00194741.001400, 00194741.001500,  
11 00194741.001600, 00194741.001700, 00194741.001800, 00194741.001900,  
12 00194741.002000, 00194741.002100 and 00194741.002200  
13

14 Total Size of Parcels: Approximately 0.93 acres (approximately 0.93 acres of upland)  
15

16 Land Use District: Urban Residential Mobile Home (URM)  
17

18 Future Land Use Map (FLUM) Designation: Residential High (RH)  
19

20 Tier Designation: Tier III  
21

22 Flood Zone: AE-EL 8'  
23

24 Existing Use: Mobile Home  
25

26 Existing Vegetation / Habitat: Predominately scarified, with areas landscaping  
27 throughout the site  
28  
29



50 Property with Land Use Districts Overlaid (Aerial dated 2012)  
51  
52  
53

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

3  
4 Legal Description: Lot 30, Sacarma, Cudjoe Key

5  
6 Real Estate (RE) Number: 00174960.000000

7  
8 Total Size of Parcel: Approximately 3.42 acres (Unknown amount of upland)

9  
10 Land Use Districts: Native Area (NA), Urban Residential Mobile Home (URM) and  
11 Suburban Commercial (SC)

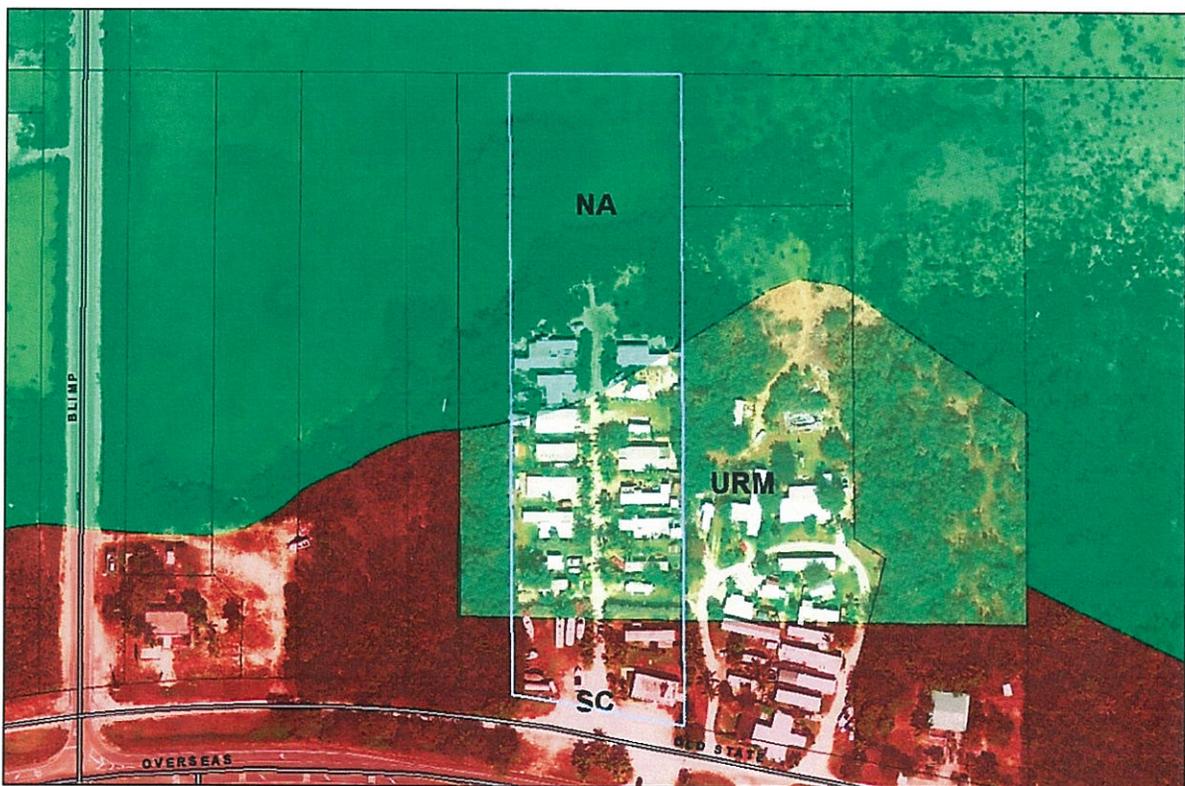
12  
13 Future Land Use Map (FLUM) Designations: Residential Conservation (RC), Residential  
14 High (RH) and Mixed Use / Commercial (MC)

15  
16 Tier Designation: Tier III

17  
18 Flood Zone: AE-EL 10’

19  
20 Existing Uses: Mobile Home, Commercial Retail, RV

21  
22 Existing Vegetation / Habitat: Predominately scarified, with mangroves and buttonwood  
23 along some segments of the shoreline and areas landscaping throughout the site  
24  
25



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

49  
50

1 Location #4 (Sender Site) - 5176 Suncrest Road, Stock Island, mile marker 5:

2 Legal Description: Lots 27 and 28, Sun Krest, Stock Island

3 Real Estate (RE) Number: 00132680.000000

4 Total Size of Parcel: Approximately 2.07 acres (Unknown amount of upland)

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

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

7 Tier Designations: Tier I and Tier III

8 Flood Zones: AE-EL 8' and AE-EL 9'

9 Existing Uses: Mobile Home

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



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

47  
48

1 IV REVIEW OF APPLICATION:  
2

3 As set forth in MCC §130-161.1(2)(a), the intent of the subject TRE program is to establish  
4 an appropriate incentive for mobile home park owners to maintain mobile home park sites,  
5 mobile home developments in URM and URM-L districts, and contiguous parcels under  
6 common ownership containing mobile homes where any of the foregoing is presently serving  
7 as a primary source of affordable housing in Monroe County (any of the foregoing being an  
8 "eligible sender site") by providing an alternative development strategy to straightforward  
9 market-rate redevelopment. This program is intended to allow the transfer of market rate  
10 ROGO exemptions associated with lawfully established dwelling units now existing at an  
11 eligible sender site to be transferred to another site or sites in exchange for maintaining an  
12 equal or greater number of deed-restricted affordable dwelling units within Monroe County.  
13 This program seeks to address the housing needs of the Florida Keys as a regional obligation.  
14

15 The subject TRE program provides an eligible sender site owner the opportunity to transfer  
16 market rate ROGO exemptions currently associated with existing and lawfully established  
17 dwelling units from eligible sender sites to receiver site(s) within Monroe County, provided  
18 that it involves the pooling of affordable dwelling unit rights for redevelopment at donated,  
19 purchased or otherwise appropriately deed-restricted sites, and transfer of ROGO exemptions  
20 or allocations for the purpose of implementing and facilitating one or more affordable  
21 housing projects. The provisions of MCC §130-161.1 shall control over all contrary  
22 provisions of the Land Development Code related to the transferability of ROGO  
23 exemptions.  
24

25 Pursuant to MCC §130-161.1(2)(b), the subject TRE program requires the following  
26 procedure:  
27

28 *(i) This transfer shall require an approved development agreement:*  
29

30 In compliance: A development agreement authorizing the transfer was approved by the  
31 BOCC at a public hearing on December 11, 2013 and recorded in the official of Monroe  
32 County on December 19, 2013. The original agreement allowed for the transfer of 46  
33 market-rate TRE's from three sender sites to the Oceanside Marina property.  
34

35 *(ii) Minor conditional use approval is required to complete the transfer.*  
36

37 In compliance: This application is for the required minor conditional use permit approval.  
38

39 *(iii) A development agreement shall not be required for an eligible sender site containing ten*  
40 *or fewer mobile homes. For the purposes of this exception, property owners shall not be*  
41 *permitted to subdivide by deed, split ownership or otherwise divide larger contiguous*  
42 *parcels containing more than ten mobile homes to create parcels containing fewer than*  
43 *ten mobile homes.*  
44

45 Not applicable: The development agreement involves several mobile home parks. In two  
46 of the mobile home parks, the total number of mobile homes affected exceeds 10.

1 Pursuant to MCC §130-161.1(2)(c), the subject TRE program requires the following:  
2

3 (i) Sender site restrictions:  
4

5 (1) *ROGO exemptions transferred under this program may be transferred on a 1 for 1*  
6 *basis where the ROGO exemptions are to be transferred to single-family residential*  
7 *lots or parcels within the same ROGO planning subarea. However, where transfers*  
8 *are to be made to commercial or recreational working waterfronts (as defined by*  
9 *Florida Statutes), or to multi-family projects in non-IS districts, the transfers shall*  
10 *result in no fewer than two deed-restricted affordable or workforce housing units*  
11 *remaining on an eligible sender site(s) for each market rate ROGO exemption*  
12 *transferred. MCC §130-161.1 expresses the county's preference for transfer of ROGO*  
13 *exemptions to single-family lots/parcels....A given potential scenario may depend*  
14 *upon availability of affordable ROGO allocations provided by the county:*  
15

16 In compliance: The development agreement involves a transfer on a 1 for 1 basis, as  
17 the receiver site is within the same ROGO planning subarea as all of the sender sites.  
18 The receiver site does not currently consist of single-family residential lots or parcels.  
19 As a plat was not required or feasible, after any approval and construction of the  
20 residential dwelling units, the developer will establish individual parcels for each of  
21 the residential dwelling units via the Monroe County Property Appraiser (with a  
22 unique real estate number for each single-family unit).  
23

24 Note: Although the proposed 78 residential dwelling units would be attached  
25 dwellings, the project is not defined as multi-family by the MCC. As defined in MCC  
26 §101-1, dwelling, attached, means a residential dwelling unit consisting of one or  
27 more of residential units that are developed without open yards on all sides of the  
28 dwelling unit. This definition does not state that attached dwellings are multi-family.  
29 Dwelling, apartment, means a multifamily building in which units share common  
30 entries or accesses to individual units. This definition does not state that attached  
31 dwelling units constitute apartments, and further, the proposal attached dwellings  
32 shall not share common entries.  
33

34 (2) *The eligible sender site property(ies) shall be donated or sold to Monroe County, or*  
35 *otherwise appropriately deed-restricted for long-term affordability. Prior to*  
36 *acceptance of a donated or purchased parcel, all units to be maintained on site shall*  
37 *pass a life safety inspection conducted in a manner prescribed by the Monroe County*  
38 *Building Department. Monroe County may then lease the sender site property to a*  
39 *party who will serve as lessee and sub-lessor of the eligible sender site(s):*  
40

41 In compliance: The applicant hired a professional to carry out inspection of the  
42 mobile home parks. Report(s) have been provided to the County for all properties. All  
43 sender site units shall be appropriately deed-restricted for 99 years for long-term  
44 affordability prior to the receiver site units receiving a certificate of occupancy.  
45

- 1 (3) *The number of transferred ROGO exemptions shall not exceed the number of*  
2 *restricted affordable dwelling units maintained at the eligible sender sites:*  
3

4 In compliance: The development agreement involves the transfer of 46 TRE's to the  
5 receiver site and the deed-restrictions of 46 affordable housing units at the sender  
6 sites.  
7

- 8 (4) *The resulting development or redevelopment of affordable housing pursuant to the*  
9 *governing development agreement will be targeted to serve as closely as possible the*  
10 *following household income categories: 25 percent very low income households, 25*  
11 *percent low income households, 25 percent median income households, and 25*  
12 *percent moderate income households (or as otherwise approved by the BOCC):*  
13

14 In compliance: The agreement includes an approximate combination of 50 percent  
15 moderate-income, 25 percent median-income and 25 percent low-income. The  
16 applicant has requested that allocations associated with the very low-income be  
17 reserved for other projects that require very low-income allocations. Specifically:

- 18 • Suncrest shall be allocated 3 low income and 4 moderate income
- 19 • Summerland Palms shall be allocated 7 low income, 10 median income and 5  
20 moderate income
- 21 • Coco Palms Developers shall be allocated 1 low income, 2 median income and 14  
22 moderate income  
23

- 24 (5) *Lot rents and/or sales prices for resulting deed-restricted dwelling units shall be*  
25 *established in accordance with restrictions outlined in Florida Statutes and/or the*  
26 *MCC:*  
27

28 In compliance: Compliance shall be monitored and an annual report shall be  
29 provided.  
30

- 31 (6) *All units designated by the applicable development agreement to remain as deed*  
32 *restricted affordable housing at the donated, purchased or appropriately deed-*  
33 *restricted site(s) shall comply with hurricane standards established by the Florida*  
34 *Building Code and habitability standards established under the Florida Landlord and*  
35 *Tenant Act. Compliance shall be accomplished in a manner and within a timeframe*  
36 *set forth in the development agreement or, if applicable, in the relevant minor*  
37 *conditional use:*  
38

39 In compliance: The development agreement includes language addressing that any  
40 units that do not meet the standards will be improved or replaced prior to receiving an  
41 affordable housing deed-restriction (and thus allowing the transfer of the associated  
42 market-rate TRE).  
43

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

1  
2 In compliance: The development agreement involves a reservation of 46 affordable  
3 housing allocations: Summerland Palms (22), Cudjoe Coco Palms (17) and Suncrest  
4 (7). Further, of the 46 affordable housing allocations, 23 would be moderate income,  
5 12 would be median income and 11 would be low income.  
6

7 The reservation required a separate resolution of the BOCC, pursuant to MCC §138-  
8 24(b). On December 11, 2013, the BOCC issued Resolution #403-2013 reserving 46  
9 affordable ROGO allocations for 5 years, beginning on the effective date of the  
10 existing agreement.  
11

- 12 (8) *All of the redeveloped or preserved affordable housing units, whether redeveloped or*  
13 *retained at the original sender site(s), or at alternate or additional locations, shall*  
14 *remain in the same planning sub-district as the original sender site(s):*  
15

16 In compliance: All of the sender sites and the receiver site subject to the development  
17 agreement are located in the Lower Keys ROGO subarea.  
18

19 Pursuant to MCC §130-161.1(2)(d), the subject TRE program requires the following minor  
20 conditional use permit requirements:  
21

- 22 (i) Receiver site criteria:  
23

- 24 (1) *The receiver site shall be located in a Tier III designated area:*  
25

26 In compliance: The receiver site is designated Tier III.  
27

- 28 (2) *The receiver site shall not be located in a velocity (V) zone:*  
29

30 In compliance: A small portion along the southern shoreline of the Oceanside  
31 Property receiver site is located in a velocity (V) zone (VE-EL 13). The property is  
32 not located exclusively in a velocity (V) zone. It is predominately located in AE-EL 9  
33 and AE-EL 10 flood zones. As shown on the conceptual site plan attached to the  
34 agreement, the site within the property for the proposed 78 new units would not be  
35 located in the in the velocity (V) zone.  
36

- 37 (3) *A property owner cannot receive a certificate of occupancy for any unit constructed*  
38 *as a result of a transferred ROGO-exemption until all corresponding eligible sender*  
39 *site units are completed and deed-restricted as affordable dwelling units:*  
40

41 In compliance: This requirement is stated several times in the development agreement  
42 and will be enforced.  
43

- 44 (4) *All or any portion of the redeveloped or preserved affordable housing units may be*  
45 *redeveloped or retained at one or more alternate or additional locations donated or*  
46 *sold to Monroe County, identified in the Development Agreement and otherwise*

1           compliant with the remainder of this section, including but not limited to the  
2 requirements set forth in MCC §130-161.1(2)(c)(i)(2):  
3

4           Not applicable.  
5

6           (5) *Transferred ROGO-exemptions shall remain in the same ROGO planning subarea:*  
7

8           In compliance: All of the sender sites and the receiver site are located in the Lower  
9 Keys ROGO subarea.  
10

11           *Receiver Site Development Overview:*  
12

13           New dwelling units are permitted on the receiver site. The following regulations pertain to  
14 use and density of the receiver site (a full review shall be carried out upon submittal a  
15 building permit application):  
16

17           Permitted Uses in the MC FLUM category (MCCP Policy 101.4.5):  
18

19           New dwelling units are permitted in the MC FLUM category. The principal purpose of  
20 the MC land use category is to provide for the establishment of commercial land use  
21 (zoning) districts where various types of commercial retail and office may be permitted at  
22 intensities which are consistent with the community character and the natural  
23 environment. Employee housing and commercial apartments are also permitted. In  
24 addition, MC land use districts are to establish and conserve areas of mixed uses, which  
25 may include maritime industry, light industrial uses, commercial fishing, transient and  
26 permanent residential, institutional, public, and commercial retail uses. This land use  
27 category is also intended to allow for the establishment of mixed use development  
28 patterns, where appropriate. Various types of residential and non-residential uses may be  
29 permitted; however, heavy industrial uses and similarly incompatible uses shall be  
30 prohibited.  
31

32           Permitted Uses in the MU district (MCC §130-88):  
33

34           New dwelling units are permitted in the MU district. Attached residential dwelling units,  
35 where the total number is greater than four units, may be permitted with a minor  
36 conditional use permit. However, in the case of this receiver site, due to other uses on-  
37 site, it is currently subject to a major conditional use permit approval.  
38  
39

1 Permanent Residential Density in MU district (MCC §130-157):  
2

Land Use	FAR / Density	Size of Site	Max Allowed	Proposed	Potential Used
Permanent Residential	12 units / buildable ac <sup>1</sup>	12.06 upland ac (9.65 buildable ac)	115.80 units	100 units	86.36%

- 3 1: This is maximum net density (12 units per buildable acre), not allocated density (1 unit  
4 per acre).  
5 2: While this applicant only involves 46 TRE's, the applicant is currently proposing 78 new  
6 units on the receiver site. An additional 22 units are currently in existence (100 in total).  
7 3: The above table does not reflect the cumulative density that is or will be utilized by other  
8 land uses.  
9

10 Permanent Residential Density in the MC FLUM category (MC Policy 101.4.21):  
11

Max Net Density	Size of Site	Max Allowed	Proposed
2-18 units / buildable acre	12.06 upland ac (9.65 buildable ac)	173.7	100

- 12 1: This is maximum net density (18 per buildable acre), not allocated density.  
13 2: While this applicant only involves 46 TRE's, the applicant is currently proposing 100  
14 units on the receiver site.  
15 3: The above table does not reflect the cumulative density that is or will be utilized by other  
16 land uses.  
17

18 **V RECOMMENDATION:**

19  
20 Staff recommends APPROVAL to the Director of Planning & Environmental Resources of  
21 the transfer of the subject 46 TRE's with the following conditions:  
22

- 23 1. Prior to the issuance of any development order formally approving the transfer, all  
24 required Transferable Development Rights (TDR's) shall have been transferred to the  
25 receiver site.  
26  
27 2. Prior to the issuance of any development order formally approving the transfer, Planning  
28 & Environmental Resources Department staff shall carry out a site visit to each sender  
29 site to ensure that the required 46 affordable housing units are in place and can be  
30 occupied. In addition, staff shall verify that all of the required affordable housing deed  
31 restrictions have been appropriately executed and recorded.  
32

**File #:** **2013-070**

**Owner's Name:** Oceanside Investors LLC

**Applicant:** Oceanside Investors LLC  
Summerland Palms Investors LLC  
Coco Palms Investors LLC  
Suncrest Investors LLC  
Barton W. Smith, Paulina Smith

**Agent:** Barton W. Smith, Esq.

**Type of Application:** Minor - TRE

**Key:** Stock Island, Cudjoe Key

**RE:** 00127420.000000, 00127420.000100, 00126210.000000, 00126220.000000, 00126230.000000,  
00132680.000000, 00174960.000000, 00133760.000127, 00194741.000100, 00194741.000200,  
00194741.000300, 00194741.000400, 00194741.000500, 00194741.000600, 00194741.000700,  
00194741.000800, 00194741.000900, 00194741.001000, 00194741.001100, 00194741.001200,  
00194741.001300, 00194741.001400, 00194741.001500, 00194741.001600, 00194741.001700,  
00194741.001800, 00194741.001900, 00194741.002000, 00194741.002100, 00194741.002200

**Sender Sites:** Summerland Palms Investors, LLC  
Suncrest Investors, LLC  
Coco Palms Developers, LLC  
Barton W. Smith & Paulina Smith

**Receiver Site:** Oceanside Investors, LLC

**File #:** 2013-070

**Owner's Name:** Atlas FL II SPE LLC

**Applicant:** Oceanside Investors LLC  
Summerland Palms Investors LLC  
~~H & L Florida Associates LLC~~  
~~R & S of Key West Inc.~~  
~~H-Try LLC & 5671 MacDonald LLC~~  
COCO PALMS J\*

**Agent:** Barton W. Smith, Esq.

**Type of Application:** Minor - TRE

**Key:** Stock Island

**RE:** 00127420-000000; 00127420-000100

**Sender Sites:** Summerland Palms Investors LLC  
~~H & L Florida Associates LLC~~  
~~R & S of Key West Inc., H-Try LLC &~~  
5671 MacDonald LLC

**Receiver Site:** Oceanside Investors LLC

# **Additional Information added to File 2013-070**

SMITH | OROPEZA | HAWKS  
ATTORNEYS AT LAW



Barton W. Smith, Esq.  
Tel: 305-296-7227  
Fax: 305-296-8448  
[bart@smithoropeza.com](mailto:bart@smithoropeza.com)

April 6, 2015

**VIA FEDEX**

Matt Coyle, AICP, Senior Planner  
Monroe County Planning and Environmental Resources  
2798 Overseas Highway, Suite 400  
Marathon, FL 33050

Re: Oceanside Investors, LLC, a Florida limited liability company  
Amendment to Previously Submitted Minor Conditional Use Permit for  
the Transfer of ROGO Exemption (TRE): Receiver Site Approval with  
File No. 2013-070

Dear Matt,

As previously discussed, in light of a change to one of the sender site owners on the Oceanside project development, amendments are required to reflect such changes for that certain Request for Minor Conditional Use Permit for the Transfer of ROGO Exemption (TRE):Receiver Site Approval filed May 31, 2013/File No. 2013-070, as amended by the amendment letter dated February 24, 2015 attached as Exhibit A (collectively, the “2013 Application”). Additions made to the 2013 Application and 2014 Application are underlined in blue and deletions are ~~stricken through in red~~.

The following amendments are hereby made to the 2013 Application:

**“Applicant / Agent:**

Oceanside Investors, LLC, Summerland Palms Investors, LLC, Coco Palms Investors, LLC, and Suncrest Investors, LLC ~~and Barton W. Smith, Paulina Smith subject to a life estate in favor of Apolonia Czerniewska and Stanislaw Czerniewski~~  
c/o Smith Oropeza Hawks, P.L.      Barton W. Smith, Esq.

Name

138 – 142 Simonton Street, Key West, Florida 33040

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

(305) 296-7227

Daytime Phone

bart@smithoropeza.com

Email Address

**Sender Site Property Owner:**

Summerland Palms Investors, LLC

Name

1010 Kennedy Drive, Suite 302, Key West, Florida 33040

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

305-395-1610

Daytime Phone

**Sender Site Legal Description:**

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

See attached tab 2

Block	Lot	Subdivision	Key
See attached RE and Alt. Key table at tab 3			
Real Estate (RE) Number		Alternate Key Number	
24930 Overseas Highway Lot 1 – 12 and 14 – 22, Summerland Key, Florida 33040		MM25	
Street Address (Street, City, State, Zip Code)		Approximate Mile Marker	

**Sender Site Property Owner:**

Suncrest Investors, LLC

Name

1010 Kennedy Drive, Suite 302, Key West, Florida 33040

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

305-395-1610

Daytime Phone

**Sender Site Legal Description:**

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

Lots 27 and 28 Sun Krest, Plat Book 1, Page 107

Block	Lot	Subdivision	Key
00132680-000000		1167142	
Real Estate (RE) Number		Alternate Key Number	
5176 Suncrest Road, Stock Island, Florida 33040		MM5	
Street Address (Street, City, State, Zip Code)		Approximate Mile Marker	

**Sender Site Property Owner:**

Coco Palms Developers, LLC

Name

1010 Kennedy Drive, Suite 302, Key West, Florida 33040

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

305-395-1610

Daytime Phone

**Sender Site Legal Description:**

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

Lot 30 Sacarma, Plat Book 2, Page 48

Block	Lot	Subdivision	Key
00174960-000000		1227021	
Real Estate (RE) Number		Alternate Key Number	
21585 Old State Road 4A, Cudjoe Key, Florida		MM 21	
Street Address (Street, City, State, Zip Code)		Approximate Mile Marker	

**Sender Site Property Owner:**

Barton W. Smith and Paulina Smith subject to a life estate in favor of Apolonia Czerniewska and Stanislaw Czerniewski

Name

6800 Maloney Avenue, Unit 29, Stock Island, Florida 33040

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

305-296-7227

Daytime Phone

**Sender Site Legal Description:**

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

Unit 29 of Harbor Shores Condominium, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 982, Page 1824

Block	Lot	Subdivision	Key
00133760-000127		8699468	
Real Estate (RE) Number		Alternate Key Number	
6800 MALONEY AVE LOT 29 KEY WEST, FL 33040-8109		MM 5	
Street Address (Street, City, State, Zip Code)		Approximate Mile Marker	

**Receiver Site Property Owner:**

Oceanside Investors, LLC

Name

1010 Kennedy Drive, Suite 302, Key West, Florida 33040

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

305-395-1610

Daytime Phone

**Receiver Site Legal Description:**

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

SEE ATTACHED LEGAL DESCRIPTION AT TAB 2

Block	Lot	Subdivision	Key
00127420-000000, 00127420-00010000, 126210-000000, 00126220-000000, and 00126230-000000 1161624, 8884257 1160407, 1160415 and 1160423			
Real Estate (RE) Number	Alternate Key Number		
5950 – 5970 and 5948 Peninsular Avenue, Stock Island, Florida 33040	MM 5		
Street Address (Street, City, State, Zip Code)	Approximate Mile Marker		

**Sender Site Land Use District Designation:** Summerland Palms Investors, LLC – Urban Residential Mobile Home (URM)

Suncrest Investors, LLC property - Mixed Use (MU) and Native Area (NA)

Coco Palms Developers, LLC’s property - Urban Residential Mobile Home (URM), Native Area (NA), and Suburban Commercial (SC)

~~Barton W. Smith, Paulina Smith subject to a life estate in favor of Apolonia Czerniewska and Stanislaw Czerniewski property—Urban Residential Mobile Home (URM)~~

**Receiver Site Land Use District Designation:** Oceanside Investors, LLC – Mixed Use (MU)

**Sender Site Existing Land Use:** Summerland Palms Investors, LLC – Residential High (RH)

Suncrest Investors, LLC property - Mixed Use Commercial (MC) and Residential Conservation (RC)

Coco Palms Developers, LLC’s property - Residential Conservation (RC) and Mixed Use Commercial (MC)

~~Barton W. Smith, Paulina Smith subject to a life estate in favor of Apolonia Czerniewska and Stanislaw Czerniewski property—Residential High (RH)~~

**Receiver Site Existing Land Use:** Oceanside Investors, LLC – Mixed Use Commercial (MC)

**Development Order No. permitting dwelling units to be transferred off Sender Site:**  
\_\_\_\_\_

**Amount of dwelling units to be transferred to Receiver Site: ~~47~~ 46** \_\_\_\_\_”

If you or any of staff should have any questions please do not hesitate to contact me.

Sincerely,



Barton W. Smith, Esq.

cc: Client (e-mail w/enclosures)

EXHIBIT A

SMITH | OROPEZA | HAWKS  
ATTORNEYS AT LAW

RECEIVED

FEB 24 2015

MONROE CO. PLANNING DEPT

COPY

Barton W. Smith, Esq.  
Tel: 305-296-7227  
Fax: 305-296-8448  
[bart@smithoropeza.com](mailto:bart@smithoropeza.com)

February 24, 2015

VIA HAND DELIVERY

Matt Coyle, AICP, Senior Planner  
Monroe County Planning and Environmental Resources  
2798 Overseas Highway, Suite 400  
Marathon, FL 33050

Re: Oceanside Investors, LLC, a Florida limited liability company  
Amendment to Previously Submitted Minor Conditional Use Permit for  
the Transfer of ROGO Exemption (TRE):Receiver Site Approval with File  
No. 2013-070

Dear Matt,

As previously discussed, in light of multiple changes on the Oceanside project development, amendments are required to reflect such changes for that certain Request for Minor Conditional Use Permit for the Transfer of ROGO Exemption (TRE):Receiver Site Approval filed May 31, 2013/File No. 2013-070 (the "2013 Application"). Additions made to the 2013 Application and 2014 Application are underlined in blue and deletions are ~~stricken through in red~~.

The following amendments are hereby made to the 2013 Application:

**"Applicant / Agent:**

Oceanside Investors, LLC, Summerland Palms Investors, LLC, ~~H&L Florida Associates, LLC, R&S of Key West, Inc., H-Try, LLC, and 5671 MacDonal LLC,~~ Coco Palms Investors, LLC, Suncrest Investors, LLC, and Barton W. Smith, Paulina Smith subject to a life estate in favor of Apolonia Czerniewska and Stanislaw Czerniewski  
C/O Smith Oropeza Hawks, P.L. Barton W. Smith, Esq.

Name

138 - 142 Simonton Street, Key West, Florida 33040

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

(305) 296-7227

Daytime Phone

bart@smithoropeza.com

Email Address

**Sender Site Property Owner:**

Summerland Palms Investors, LLC<sup>1</sup>

Name

1010 Kennedy Drive, Suite 3032, Key West, Florida 33040

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

305-395-1610

Daytime Phone

**Sender Site Legal Description:**

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

See attached tab 2

Block	Lot	Subdivision	Key
-------	-----	-------------	-----

See attached RE and Alt. Key table at tab 3

Real Estate (RE) Number	Alternate Key Number
24930 Overseas Highway Lot 1 – 12 and 14 – 22, Summerland Key, Florida 33040 MM25	

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

**Sender Site Property Owner:**

Suncrest Investors, LLC<sup>2</sup>

Name

1010 Kennedy Drive, Suite 302, Key West, Florida 33040

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

305-395-1610

Daytime Phone

**Sender Site Legal Description:**

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

Lots 27 and 28 Sun Krest, Plat Book 1, Page 107<sup>3</sup>

Block	Lot	Subdivision	Key
-------	-----	-------------	-----

00132680-000000		1167142	
-----------------	--	---------	--

Real Estate (RE) Number	Alternate Key Number
-------------------------	----------------------

5176 Suncrest Road, Stock Island, Florida 33040	MMS
---	-----

<sup>1</sup> Twenty two (22) Market Rate TREs are being transferred.

<sup>2</sup> Seven (7) Market Rate TREs are being transferred; please see copy of the November 14, 2013 LDRD letter stating that the Suncrest Investors, LLC property is entitled to seven (7) ROGO exemptions attached as Exhibit A to this letter

<sup>3</sup> Please see property record card and conveyance deed attached as Exhibit B to this letter

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

**Sender Site Property Owner:**

Coco Palms Developers, LLC<sup>4</sup>

Name

1010 Kennedy Drive, Suite 302, Key West, Florida 33040

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

305-395-1610

Daytime Phone

**Sender Site Legal Description:**

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

Lot 30 Sacarma, Plat Book 2, Page 48<sup>5</sup>

<u>Block</u>	<u>Lot</u>	<u>Subdivision</u>	<u>Key</u>
<u>00174960-000000</u>		<u>1227021</u>	

<u>Real Estate (RE) Number</u>	<u>Alternate Key Number</u>
<u>21585 Old State Road 4A, Cudjoe Key, Florida</u>	<u>MM 21</u>

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

**Sender Site Property Owner:**

Barton W. Smith and Paulina Smith subject to a life estate in favor of Apolonia Czerniewska and Stanislaw Czerniewski

Name

6800 Maloney Avenue, Unit 29, Stock Island, Florida 33040

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

305-296-7227

Daytime Phone

**Sender Site Legal Description:**

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

Unit 29 of Harbor Shores Condominium, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 982, Page 1824<sup>6</sup>

<u>Block</u>	<u>Lot</u>	<u>Subdivision</u>	<u>Key</u>
<u>00133760-000127</u>		<u>8699468</u>	

<u>Real Estate (RE) Number</u>	<u>Alternate Key Number</u>
<u>6800 MALONEY AVE LOT 29 KEY WEST, FL 33040-8109</u>	<u>MM 5</u>

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

<sup>4</sup> Seventeen (17) Market Rate TREs are being transferred; please see copy of the January 16, 2014 LDRD letter confirming that the Coco Palms Developers, LLC property is entitled to seventeen (17) ROGO exemptions attached as Exhibit C to this letter

<sup>5</sup> Please see property record card and conveyance deed attached as Exhibit D to this letter

<sup>6</sup> Please see property record card and conveyance deed attached as Exhibit E to this letter

**Sender Site Property Owner:**

**H&L Florida Associates, LLC C/O Gregory Oropeza**

**Name**

**138 Simonton Street, Key West, Florida 33040**

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

**(305) 296 7227**

**Daytime Phone**

**Sender Site Legal Description:**

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

**Lot 30 Plat Book 2-48 Cudjoe Key**

**Block \_\_\_\_\_ Lot \_\_\_\_\_ Subdivision \_\_\_\_\_ Key**

**00174960-000000 \_\_\_\_\_ 1227021**

**Real Estate (RE) Number \_\_\_\_\_ Alternate Key Number**

**21585 Old State Road 4A, Cudjoe Key, Florida 33040 MM 21**

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

**Sender Site Property Owner:**

**R&S OF KEY WEST, INC., H TRY, LLC, and 5671 MACDONALD LLC**

**Name**

**PO Box 6032, Key West, Florida 33040 \_\_\_\_\_**

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

**(305) 296 8851**

**Daytime Phone**

**Sender Site Legal Description:**

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

**31 \_\_\_\_\_ 9 \_\_\_\_\_ Maloney \_\_\_\_\_ Stock Island**

**Block \_\_\_\_\_ Lot \_\_\_\_\_ Subdivision \_\_\_\_\_ Key**

**001224430-000000 \_\_\_\_\_ 1158851**

**Real Estate (RE) Number \_\_\_\_\_ Alternate Key Number**

**5671 MacDonald Avenue, Key West, Florida 33040 MM 5**

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

**Sender Site Property Owner:**

**R&S OF KEY WEST, INC., H TRY, LLC, and 5671 MACDONALD LLC**

**Name**

**PO Box 6032, Key West, Florida 33040 \_\_\_\_\_**

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

**(305) 296 8851**

**Daytime Phone**

**Sender Site Legal Description:**

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

31	16	Maloney	Stock Island
Block	Lot	Subdivision	Key
001224470-000000		1158593	
Real Estate (RE) Number		Alternate Key Number	
Vacant Land on MacDonald Avenue, Key West, Florida 33040 MM 5			
Street Address (Street, City, State, Zip Code)		Approximate Mile Marker	

**Receiver Site Property Owner:**

Oceanside Investors, LLC

Name

1010 Kennedy Drive, Suite 3032, Key West, Florida 33040

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

305-395-1610

Daytime Phone

**Receiver Site Legal Description:**

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

SEE ATTACHED LEGAL DESCRIPTION AT TAB 2<sup>7</sup>

Block	Lot	Subdivision	Key
00127420-000000, and 00127420-00010000, 126210-000000, 00126220-000000, and 00126230-000000 1161624, and 8884257 1160407, 1160415 and 1160423			
Real Estate (RE) Number		Alternate Key Number	
5950 - 5970 and 5948 Penninsular Avenue, Stock Island, Florida 33040		MM 5	
Street Address (Street, City, State, Zip Code)		Approximate Mile Marker	

**Sender Site Land Use District Designation:** Summerland Palms Investors, LLC - Urban Residential Mobile Home (URM)

~~H&L Florida Associates, LLC - Urban Residential Mobile Home (URM)~~

~~R&S OF KEY WEST, INC., H TRY, LLC, and 5671 MACDONALD LLC - Mixed Use (MU)~~

Suncrest Investors, LLC property - Mixed Use (MU) and Native Area (NA)

Coco Palms Developers, LLC's property - Urban Residential Mobile Home (URM),

<sup>7</sup> Please see property record cards and conveyance deed regarding real estate numbers 00126210-000000, 00126220-000000, and 00126230-000000 attached as Exhibit F to this letter

Native Area (NA), and Suburban Commercial (SC)

Barton W. Smith, Paulina Smith subject to a life estate in favor of Apolonia Czerniewska and Stanislaw Czerniewski property - Urban Residential Mobile Home (URM)

**Receiver Site Land Use District Designation:** Oceanside Investors, LLC – Mixed Use (MU)

**Sender Site Existing Land Use:** Summerland Palms Investors, LLC – Residential High (RH)

~~H&L Florida Associates, LLC – Mixed Use Commercial (MC)~~

~~R&S OF KEY WEST, INC., H TRY, LLC, and 5671 MACDONALD LLC – Mixed Use Commercial (MC)~~

Suncrest Investors, LLC property - Mixed Use Commercial (MC) and Residential Conservation (RC)

Coco Palms Developers, LLC's property - Residential Conservation (RC) and Mixed Use Commercial (MC)

Barton W. Smith, Paulina Smith subject to a life estate in favor of Apolonia Czerniewska and Stanislaw Czerniewski property – Residential High (RH)

**Receiver Site Existing Land Use:** Oceanside Investors, LLC – Mixed Use Commercial (MC)

**Development Order No. permitting dwelling units to be transferred off Sender Site:**  
\_\_\_\_\_

**Amount of dwelling units to be transferred to Receiver Site:** ~~46~~ 47 ”

If you or any of staff should have any questions please do not hesitate to contact me.

Sincerely,



Barton W. Smith, Esq.

cc: Client (e-mail w/enclosures)

SMITH | OROPEZA | HAWKS  
ATTORNEYS AT LAW

RECEIVED

FEB 24 2015

MONROE CO. PLANNING DEPT

Barton W. Smith, Esq.  
Tel: 305-296-7227  
Fax: 305-296-8448  
[bart@smithoropeza.com](mailto:bart@smithoropeza.com)

February 24, 2015

**VIA HAND DELIVERY**

Matt Coyle, AICP, Senior Planner  
Monroe County Planning and Environmental Resources  
2798 Overseas Highway, Suite 400  
Marathon, FL 33050

Re: Oceanside Investors, LLC, a Florida limited liability company  
Amendment to Previously Submitted Minor Conditional Use Permit for  
the Transfer of ROGO Exemption (TRE):Receiver Site Approval with File  
No. 2013-070

Dear Matt,

As previously discussed, in light of multiple changes on the Oceanside project development, amendments are required to reflect such changes for that certain Request for Minor Conditional Use Permit for the Transfer of ROGO Exemption (TRE):Receiver Site Approval filed May 31, 2013/File No. 2013-070 (the "2013 Application"). Additions made to the 2013 Application and 2014 Application are underlined in blue and deletions are ~~stricken through in red~~.

The following amendments are hereby made to the 2013 Application:

**"Applicant / Agent:**

Oceanside Investors, LLC, Summerland Palms Investors, LLC, ~~H&L Florida Associates, LLC, R&S of Key West, Inc., H Try, LLC, and 5671 MacDonald LLC,~~ Coco Palms Investors, LLC, Suncrest Investors, LLC, and Barton W. Smith, Paulina Smith subject to a life estate in favor of Apolonia Czerniewska and Stanislaw Czerniewski  
C/O Smith Oropeza Hawks, P.L. Barton W. Smith, Esq.

Name

138 – 142 Simonton Street, Key West, Florida 33040

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

(305) 296-7227

Daytime Phone

bart@smithoropeza.com

Email Address

**Sender Site Property Owner:**

Summerland Palms Investors, LLC<sup>1</sup>

Name

1010 Kennedy Drive, Suite 303~~2~~, Key West, Florida 33040

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

305-395-1610

Daytime Phone

**Sender Site Legal Description:**

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

See attached tab 2

Block	Lot	Subdivision	Key
See attached RE and Alt. Key table at tab 3			
Real Estate (RE) Number		Alternate Key Number	
24930 Overseas Highway Lot 1 – 12 and 14 – 22, Summerland Key, Florida 33040		MM25	
Street Address (Street, City, State, Zip Code)		Approximate Mile Marker	

**Sender Site Property Owner:**

Suncrest Investors, LLC<sup>2</sup>

Name

1010 Kennedy Drive, Suite 302, Key West, Florida 33040

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

305-395-1610

Daytime Phone

**Sender Site Legal Description:**

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

Lots 27 and 28 Sun Krest, Plat Book 1, Page 107<sup>3</sup>

Block	Lot	Subdivision	Key
<u>00132680-000000</u>		<u>1167142</u>	
<u>Real Estate (RE) Number</u>		<u>Alternate Key Number</u>	
<u>5176 Suncrest Road, Stock Island, Florida 33040</u>		<u>MM5</u>	

<sup>1</sup> Twenty two (22) Market Rate TREs are being transferred.

<sup>2</sup> Seven (7) Market Rate TREs are being transferred; please see copy of the November 14, 2013 LDRD letter stating that the Suncrest Investors, LLC property is entitled to seven (7) ROGO exemptions attached as Exhibit A to this letter

<sup>3</sup> Please see property record card and conveyance deed attached as Exhibit B to this letter

---

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

**Sender Site Property Owner:**

Coco Palms Developers, LLC<sup>4</sup>

Name

1010 Kennedy Drive, Suite 302, Key West, Florida 33040

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

305-395-1610

Daytime Phone

**Sender Site Legal Description:**

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

Lot 30 Sacarma, Plat Book 2, Page 48<sup>5</sup>

---

<u>Block</u>	<u>Lot</u>	<u>Subdivision</u>	<u>Key</u>
<u>00174960-000000</u>		<u>1227021</u>	

---

<u>Real Estate (RE) Number</u>	<u>Alternate Key Number</u>
<u>21585 Old State Road 4A, Cudjoe Key, Florida</u>	<u>MM 21</u>

---

<u>21585 Old State Road 4A, Cudjoe Key, Florida</u>	<u>MM 21</u>
---	--------------

---

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

**Sender Site Property Owner:**

Barton W. Smith and Paulina Smith subject to a life estate in favor of Apolonia Czerniewska and Stanislaw Czerniewski

Name

6800 Maloney Avenue, Unit 29, Stock Island, Florida 33040

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

305-296-7227

Daytime Phone

**Sender Site Legal Description:**

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

Unit 29 of Harbor Shores Condominium, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 982, Page 1824<sup>6</sup>

---

<u>Block</u>	<u>Lot</u>	<u>Subdivision</u>	<u>Key</u>
<u>00133760-000127</u>		<u>8699468</u>	

---

<u>Real Estate (RE) Number</u>	<u>Alternate Key Number</u>
<u>6800 MALONEY AVE LOT 29 KEY WEST, FL 33040-8109</u>	<u>MM 5</u>

---

<u>6800 MALONEY AVE LOT 29 KEY WEST, FL 33040-8109</u>	<u>MM 5</u>
--	-------------

---

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

---

<sup>4</sup> Seventeen (17) Market Rate TREs are being transferred; please see copy of the January 16, 2014 LDRD letter confirming that the Coco Palms Developers, LLC property is entitled to seventeen (17) ROGO exemptions attached as Exhibit C to this letter

<sup>5</sup> Please see property record card and conveyance deed attached as Exhibit D to this letter

<sup>6</sup> Please see property record card and conveyance deed attached as Exhibit E to this letter

**Sender Site Property Owner:**

H&L Florida Associates, LLC C/O Gregory Oropeza

Name

138 Simonton Street, Key West, Florida 33040

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

(305) 296-7227

Daytime Phone

**Sender Site Legal Description:**

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

Lot 30 Plat Book 2-48 Cudjoe Key

Block \_\_\_\_\_ Lot \_\_\_\_\_ Subdivision \_\_\_\_\_ Key \_\_\_\_\_  
00174960-000000 \_\_\_\_\_ 1227021

Real Estate (RE) Number \_\_\_\_\_ Alternate Key Number \_\_\_\_\_  
21585 Old State Road 4A, Cudjoe Key, Florida 33040 MM 21

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

**Sender Site Property Owner:**

R&S OF KEY WEST, INC., H TRY, LLC, and 5671 MACDONALD LLC

Name

PO Box 6032, Key West, Florida 33040

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

(305) 296-8851

Daytime Phone

**Sender Site Legal Description:**

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

31 \_\_\_\_\_ 9 \_\_\_\_\_ Maloney \_\_\_\_\_ Stock Island

Block \_\_\_\_\_ Lot \_\_\_\_\_ Subdivision \_\_\_\_\_ Key \_\_\_\_\_  
001224430-000000 \_\_\_\_\_ 1158851

Real Estate (RE) Number \_\_\_\_\_ Alternate Key Number \_\_\_\_\_  
5671 MacDonald Avenue, Key West, Florida 33040 MM 5

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

**Sender Site Property Owner:**

R&S OF KEY WEST, INC., H TRY, LLC, and 5671 MACDONALD LLC

Name

PO Box 6032, Key West, Florida 33040

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

(305) 296-8851

Daytime Phone

**Sender Site Legal Description:**

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

~~31 \_\_\_\_\_ 16 \_\_\_\_\_ Maloney \_\_\_\_\_ Stock Island~~

~~Block \_\_\_\_\_ Lot \_\_\_\_\_ Subdivision \_\_\_\_\_ Key~~

~~001224470-000000 \_\_\_\_\_ 1158593~~

~~Real Estate (RE) Number \_\_\_\_\_ Alternate Key Number~~

~~Vacant Land on MacDonald Avenue, Key West, Florida 33040 MM 5~~

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

**Receiver Site Property Owner:**

Oceanside Investors, LLC

Name

1010 Kennedy Drive, Suite 3032, Key West, Florida 33040

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

305-395-1610

Daytime Phone

**Receiver Site Legal Description:**

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

SEE ATTACHED LEGAL DESCRIPTION AT TAB 2<sup>7</sup>

~~Block \_\_\_\_\_ Lot \_\_\_\_\_ Subdivision \_\_\_\_\_ Key~~

~~00127420-000000, and 00127420-00010000, [126210-000000](#), [00126220-000000](#), and [00126230-000000](#)  
1161624, and 8884257 1160407, 1160415 and 1160423~~

~~Real Estate (RE) Number \_\_\_\_\_ Alternate Key Number~~

~~5950 – 5970 and [5948](#) Penninsular Avenue, Stock Island, Florida 33040 MM 5~~

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

**Sender Site Land Use District Designation:** Summerland Palms Investors, LLC – Urban Residential Mobile Home (URM)

~~H&L Florida Associates, LLC – Urban Residential Mobile Home (URM)~~

~~R&S OF KEY WEST, INC., H TRY, LLC, and 5671 MACDONALD LLC – Mixed Use (MU)~~

~~[Suncrest Investors, LLC property - Mixed Use \(MU\) and Native Area \(NA\)](#)~~

~~[Coco Palms Developers, LLC’s property - Urban Residential Mobile Home \(URM\),](#)~~

<sup>7</sup> Please see property record cards and conveyance deed regarding real estate numbers 00126210-000000, 00126220-000000, and 00126230-000000 attached as Exhibit F to this letter

Native Area (NA), and Suburban Commercial (SC)

Barton W. Smith, Paulina Smith subject to a life estate in favor of Apolonia Czerniewska and Stanislaw Czerniewski property - Urban Residential Mobile Home (URM)

**Receiver Site Land Use District Designation:** Oceanside Investors, LLC – Mixed Use (MU)

**Sender Site Existing Land Use:** Summerland Palms Investors, LLC – Residential High (RH)

~~H&L Florida Associates, LLC – Mixed Use Commercial (MC)~~

~~R&S OF KEY WEST, INC., H TRY, LLC, and 5671 MACDONALD LLC – Mixed Use Commercial (MC)~~

Suncrest Investors, LLC property - Mixed Use Commercial (MC) and Residential Conservation (RC)

Coco Palms Developers, LLC’s property - Residential Conservation (RC) and Mixed Use Commercial (MC)

Barton W. Smith, Paulina Smith subject to a life estate in favor of Apolonia Czerniewska and Stanislaw Czerniewski property – Residential High (RH)

**Receiver Site Existing Land Use:** Oceanside Investors, LLC – Mixed Use Commercial (MC)

**Development Order No. permitting dwelling units to be transferred off Sender Site:**  
\_\_\_\_\_

**Amount of dwelling units to be transferred to Receiver Site:** ~~46~~ 47 \_\_\_\_\_”

If you or any of staff should have any questions please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'BS', with a long horizontal flourish extending to the right.

Barton W. Smith, Esq.

cc: Client (e-mail w/enclosures)

EXHIBIT A

# County of Monroe

## Growth Management Division

### Planning & Environmental Resources

#### Department

2798 Overseas Highway, Suite 410  
Marathon, FL 33050  
Voice: (305) 289-2500  
FAX: (305) 289-2536



### Board of County Commissioners

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

November 14, 2013

Smith Oropeza, P.L.  
Attn: Barton Smith  
138-142 Simonton Street  
Key West, FL 33040

**RE: LETTER OF DEVELOPMENT RIGHTS DETERMINATION FOR SUNCREST LANDINGS, LOCATED AT 5176 SUNCREST ROAD, STOCK ISLAND ON PROPERTY HAVING REAL ESTATE NUMBER 00132680.000000**

This letter is in response to your request for a determination as to the number of dwelling units that were lawfully established and thereby exempt from the Residential Rate of Growth Ordinance (ROGO) permit allocation system on the above-described premises.

### **Background Information:**

The subject property is located at 5176 Suncrest Road on Stock Island, at approximate mile marker 5 on the Atlantic Ocean side US 1. The existing mobile home park on the property is known as Suncrest Landings.

The property is comprised of one parcel of land. It is legally described as Lots 27 and 28, Suncrest (Plat Book 1, Page 107), Stock Island, Monroe County, Florida, with the parcel currently assessed under real estate (RE) number 00132680.000000.

Note: The aforementioned RE number was expanded by aggregation with other parcels by the Monroe County Property Appraiser for the 2006 tax roll. Prior to 2006, the property was assessed under RE #00123460.000000, RE #00132670.000000 (Lot 27) and RE #00132680.000000 (Lot 28).

The property is located partially within the Mixed Use (MU) Land Use (Zoning) District and partially within a Native Area (NA) Land Use (Zoning) District. Consistent with the boundaries of the MU/NA districts, it is within Mixed Use/Commercial (MC) and Residential Conservation (RC) Future Land Use Map (FLUM) categories. Existing residential development is entirely within the MU/MC portion of the site. The following aerial photograph shows the boundaries of the property and the land use districts of the immediate area:



Subject Property with Land Use Districts Overlaid (Aerial dated 2012)

A site visit was conducted by Planning & Environmental Resources Department staff on October 21, 2013. During the site visit, staff observed four (4) single-family mobile homes (Units #2, #3, #4 and #5), one (1) two-family mobile home (Units #6A and #6B) and two (2) recreational vehicles (RVs) (Units #1 and #7). The unit numbers are shown on the following image, as observed on the site visit. Note: Unit #7 was observed on the 2013 site visit, but is not visible in the 2012 aerial.



Subject Property with Unit Numbers (Aerial dated 2012)

**Residential Dwelling Units:**

The applicant asserts that the 8 residential dwelling units are lawfully-established and thereby exempt from the ROGO permit allocation system.

Pursuant to §138-22(1), the ROGO shall not apply to the redevelopment, rehabilitation or replacement of any lawfully-established residential dwelling unit that does not increase the number of residential dwelling units above that which existed on the site prior to the redevelopment, rehabilitation or replacement. Therefore, owners of land containing residential dwelling units shall be entitled to one unit for each such unit lawfully-established. The planning director shall review available documents to determine if a body of evidence exists to support the existence of units on or about July 13, 1992, the effective date of the original ROGO ordinance. In order to approve an exemption, at least two of the following documents supporting the lawful existence of the residential dwelling unit or space must be found:

*Any issued Monroe County building permit(s) supporting the existence of the structure(s) and its use(s) on or about July 13, 1992:*

The following building permits are on file in the Building Department's records:

RE# 00132630.000000		
Permit #	Date Issued	Description
A-2152*	03/17/1977	Construct addition to mobile home (Unit #2)
A-2267*	04/14/1977	Install 150 amp electric service and sub feed (Unit #?)
991-2674	11/12/1999	Replace meter can and riser (Unit #?)
101-5181	08-31-2010	Move electric service (Unit #5)
121-1525	4/3/2012	Install sewer connection to 8 trailers
121-4915	12/05/2012	Sewer tie in (Unit #3)
121-4917	12/05/2012	Sewer tie in (Unit #4)
121-4920	12/05/2012	Sewer tie in (Unit #6A)
121-4927	12/05/2012	Sewer tie in (Unit #1)
121-4928	12/05/2012	Sewer tie in (Unit #5)
RE #00123450.000000 (Combined with RE #00132680.000000 in 2006)		
Permit #	Date Issued	Description
None	--	--
RE# 00132670.000000 (Combined with RE #00132680.000000 in 2006)		
Permit #	Date Issued	Description
A-7906	03/02/1981	Install swimming pool
011-3227	09/20/2001	Interior renovations (Unit #?)
021-3171	07/24/2002	Relocate existing 200 amp electric service (Unit #3)

\* Also on file with RE #00132670.000000

There is not a building permit(s) on file in the Building Department's records for the construction of the mobile home park and the installation of the original mobile homes.

The building permits on file for other improvements support the existence of a mobile home park. Building Permit #A-2152 approved an addition to a mobile home. Building Permit #011-3227 renovations to a mobile home. Building Permits #A-2267, #991-2674, #101-5181 and #021-3171 approved electric work associated with existing mobile homes.

Building Permits #121-1525, #121-4915, #121-4917, #121-4920, #121-4927 and #121-4928 approved sewer work, which included a sewer connection for 8 trailers and 5 lateral tie-ins to the connection. Concerning the total number of units served by the sewer connection, it should be noted that wastewater-related building permits were expedited at that time and the Planning Department did not review such applications to determine if the development served by the wastewater-related was lawfully established. To clarify this issue, the permit included the following language "THE ISSUANCE OF THIS PERMIT IN NO WAY AUTHORIZES OR RECOGNIZES A LAWFUL DWELLING UNIT ON THIS PARCEL. SEPARATE APPROVAL PROCESS IS REQUIRED FOR ESTABLISHING STATUS OF LAWFUL UNIT (IF APPLICABLE)."

Of importance to the total number of mobile homes in place at the time in which the ROGO was adopted in 1992, the applications for Building Permits #011-3227 and 021-3171 include copies of the same survey of the property from 1991 (by Robert E. Reece, P.A.). The survey shows 6 mobile homes, 5 of which were located in the same location/configuration as the single-family mobile homes and the two-family mobile home observed on the site visit (Units #2, #3, #4, #5, #6A and #6B). In addition, the sixth mobile home on the survey was located in the same location as one of the existing RVs observed on the site visit (Unit #1).

*Documentation from the Monroe County Property Appraiser's Office indicating residential use on or about July 13, 1992:*

For the parcel currently identified as RE #00132680.000000, the Property Appraiser currently assesses the parcel under a property classification code of 08 (Multifamily less than 10 units). Eight residential buildings are currently attributed to the property.

Monroe County Property Appraiser Data (2013)		
Building #	Year Built	Type / Square footage
#1	1972	R1 (648 SF - 12' x 54')
#2	1972	R1 (444 SF - 12' x 37')
#3	1978	R1 (480 SF - 12' x 40')
#4	1978	R1 (407 SF - 11' x 37')
#5	1978	R1 (240 SF - 8' x 30')
#6	1972	R1 (472 SF - 12' x 40')
#7	1972	R1 (878 SF - approx. 24' x 40')
#8	1955	R1 (189 SF -14' x 18')

\* Note: The Building numbers assigned by the Monroe County Property Appraiser do not correspond with the address numbers, as shown on the image on page 2 of this letter.

\*\* An appraiser note dated 2001 indicates that Building #4 is a "travel trailer" and Building #5 is a "RV"

Two building permit files (011-3227 and 021-3171) included property record cards for RE #00132670.000000 (Lot 27) from 2001 and 2002 respectively. Note: Suncrest Landings had two real estate numbers in the past (00132670.000000 and 00132680.000000). Both the property record cards show only two mobile homes, which, based on location on Lot 27 and size, appear to be Units #2 and #3 (Property Appraiser Buildings #6 and #7 on the preceding table). Unit #7 is located on Lot 27 but was not accounted for on the property record cards.

*Aerial photographs and original dated photographs showing the structure(s) existed on or about July 13, 1992:*

Aerial photography from January 1984 to 2012 confirms the continuous existence of at least four structures on the property (Units #2, #3, #4, and #5). Other structures were in existence during that timeframe, but are not visible due to obstructing vegetation on the site. As a note, aerial photography can only confirm the number of structures, not the number of dwelling units, in existence at any given time.

Structure	Structure Visible							
	1984	1989	1993	1999	2002	2006	2009	2012
Unit 1		X		X		X	X	X
Unit 2	X	X	X	X	X	X	X	X
Unit 3	X	X	X	X	X	X	X	X
Unit 4	X	X	X	X	X	X	X	X
Unit 5	X	X	X	X	X	X	X	X
Unit 6		X	X	X	X	X	X	X
Unit 7								

*Residential county directory entries on or about July 13, 1992:*

No residential county directory entries were provided for review.

*Rental, occupancy or lease records, on or about July 13, 1992, indicating the number, type and term of the rental or occupancy:*

No rental, occupancy or lease records were provided for review.

*State and/or County licenses, on or about July 13, 1992, indicating the number and types of rental units:*

No State or county licenses were provided for review.

*Documentation from the utility providers indicating the type of service (commercial or residential) provided and the number of meters in existence on or about July 13, 1992:*

The applicant submitted thirteen electrical connect orders from between 1957 and 1988. A letter from the Florida Keys Aqueduct Authority was submitted showing 10 accounts were established between 1950 and 1963. It is unclear as to where these electric and water meters were located.

Note: Water and electric service were likely provided at times earlier than the aforementioned dates; however records confirming/supporting such were not provided.

*Similar supporting documentation not listed above as determined suitable by the planning director:*

Site visits were conducted by Planning & Environmental Resources Department staff on October 15, 2013 and October 21, 2013. Staff observed 5 mobile homes and 2 recreational vehicles, with one of the mobile homes being a duplex with symmetrical design and each unit having a kitchen, bathroom and bedroom.

The 1988 Monroe County Mobile Home Study indicates 5 mobile homes were observed on the property at that time. However, it should be noted that the surveyor's objective was to obtain a county-wide estimate of mobile homes and recreational vehicles, not necessarily an exact total, and the surveyor may not have been authorized to enter the private property to get an accurate account on the subject property.

#### **Lawful Determination:**

Based on a review of the records associated with the subject property, the Planning & Environmental Resources Department has determined that seven (7) permanent residential dwelling units were lawfully-established on the subject property and their replacement would thereby be exempt from the ROGO permit allocation system.

In the application, it is asserted that 8 mobile homes (permanent residential dwelling units) were lawfully established. This total corresponded to the total number of dwelling units observed by staff during the site visits. But regardless of the existing total, in order to provide a ROGO exemption for a given dwelling unit, the planning director shall review available documents to determine if a body of evidence exists to support the lawful existence of the dwelling unit on or about July 13, 1992, the effective date of the original ROGO ordinance.

Although there are not any building permits on file for the installation of the existing mobile homes and recreational vehicles, there is consistent evidence supporting the existence of 7 permanent residential dwelling units (Units #1, #2, #3, #4, #5, #6A and #6B). There are at least two pieces of evidence supporting each of these dwelling units as lawful. However, there is no documentation on file that supports the existence of Unit #7 in 1992, nonetheless its lawful existence.

Conversely, the information on file indicates that Unit #7 was recently introduced to the site without the benefit of a permit. Unit #7 is not shown or identified in the 1991 survey included with Building Permits #011-3227 and 021-3171, it is not visible in any aerial photographs and it is not accounted for on past property record cards for Lot 27. Further, RVs have not been

permitted in the MU district since its inception in 1986. In addition, it is important to note that an additional RV space could not have been permitted on the site from 1996 to present due the transient moratorium. Therefore, Staff has found that Unit #7 was not lawfully established and is thereby not exempt from the ROGO permit allocation system. [Note: records indicate that the second RV, Unit #1, was installed prior to 1986].

\* \* \* \* \*

This letter does not provide any vesting to existing regulations and the replacement dwelling units and any new accessory structures must be built in compliance with all applicable regulations of the Monroe County Code and Comprehensive Plan at the time of development approval. Furthermore, if the exempted development is not replaced, but substantially improved as defined in the Monroe County Code, such development must be brought into compliance with all applicable regulations.

You may appeal decisions set forth in this letter. The appeal must be filed with the County Administrator, 1100 Simonton Street, Gato Building, Key West, FL 33040, within thirty (30) calendar days from the date of this letter. In addition, please submit a copy of your application to the Planning Commission Coordinator, Monroe County Planning & Environmental Resources Department, 2798 Overseas Hwy, Suite 410, Marathon, FL 33050.

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

Sincerely,



Townsley Schwab, Senior Director of Planning & Environmental Resources

EXHIBIT B



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

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

**Property Record Card -**

**Maps are now launching the new map application version.**

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

**Alternate Key: 1167142 Parcel ID: 00132680-000000**

**Ownership Details**

**Mailing Address:**  
SUNCREST INVESTORS LLC  
1010 KENNEDY DR STE 302  
KEY WEST, FL 33040-4133

**Property Details**

**PC Code:** 08 - MULTI FAMILY LESS THAN 10UNITS  
**Millage Group:** 110A  
**Affordable Housing:** No  
**Section:**  
**Township:** 35-67-25  
**Range:**  
**Property Location:** 5176 SUNCREST RD SOUTH STOCK ISLAND  
**Subdivision:** SUN KREST  
**Legal Description:** LTS 27-28 SUNKREST STOCK ISLAND PB1-107 AND ADJ BAY BTM OR494-395 PROB NO 78-244-CP-12  
**Description:** OR955-2016 OR1194-1563/64P/R OR1264-2247/48 OR1693-2136/37 OR1693-2138/39 OR1700-2225/27PR/C OR1700-2228 OR1707-1717 OR1903-1979/80 OR2671-849/50

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



### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	24,500.00 SF
9500 - SUBMERGED			0.45 AC

### Building Summary

Number of Buildings: 8

Number of Commercial Buildings: 0  
 Total Living Area: 3758  
 Year Built: 1955

### Building 1 Details

Building Type R1	Condition P	Quality Grade 300
Effective Age 52	Perimeter 132	Depreciation % 51
Year Built 1972	Special Arch 0	Grnd Floor Area 648
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type FLAT OR SHED	Roof Cover MIN/PAINT CONC	Foundation CONC BLOCK
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0

[Building Sketch Image](#)

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	8:METAL/ALUM	1	1972	N	0.00	0.00	648
2	OPF	8:METAL/ALUM	1	1999		0.00	0.00	648

### Building 2 Details

Building Type <u>R1</u>	Condition <u>P</u>	Quality Grade 300
Effective Age 52	Perimeter 98	Depreciation % 51
Year Built 1972	Special Arch 0	Grnd Floor Area 444
Functional Obs 0	Economic Obs 0	

**Inclusions:** R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type FLAT OR SHED	Roof Cover MIN/PAINT CONC	Foundation CONC BLOCK
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

**Extra Features:**

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0

Building Sketch Image

**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	<u>FLA</u>	8:METAL/ALUM	1	1972	N	0.00	0.00	444

### Building 3 Details

Building Type <u>R1</u>	Condition <u>P</u>	Quality Grade 300
Effective Age 46	Perimeter 104	Depreciation % 44
Year Built 1978	Special Arch 0	Grnd Floor Area 480
Functional Obs 0	Economic Obs 0	

**Inclusions:** R1 includes 1 3-fixture bath and 1 kitchen.  
**Roof Type** FLAT OR SHED      **Roof Cover** METAL  
**Heat 1** NONE                      **Heat 2** NONE  
**Heat Src 1** NONE                **Heat Src 2** NONE

**Foundation** CONC BLOCK  
**Bedrooms** 2

**Extra Features:**

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

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

[Building Sketch Image](#)

**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	8:METAL/ALUM	1	1978	N	0.00	0.00	480

**Building 4 Details**

**Building Type** R1  
**Effective Age** 46  
**Year Built** 1978  
**Functional Obs** 0

**Condition P**  
**Perimeter** 96  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 100  
**Depreciation %** 44  
**Grnd Floor Area** 407

**Inclusions:** R1 includes 1 3-fixture bath and 1 kitchen.  
**Roof Type** FLAT OR SHED      **Roof Cover** METAL  
**Heat 1** NONE                      **Heat 2** NONE  
**Heat Src 1** NONE                **Heat Src 2** NONE

**Foundation** CONC BLOCK  
**Bedrooms** 1

**Extra Features:**

2 Fix Bath 0  
 3 Fix Bath 0  
 4 Fix Bath 0

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0

5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix -2

Security 0  
 Intercom 0  
 Fireplaces 0  
 Dishwasher 0

 Building Sketch Image

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	8:METAL/ALUM	1	1978	N	0.00	0.00	407

### Building 5 Details

Building Type R1  
 Effective Age 46  
 Year Built 1978  
 Functional Obs 0

Condition P  
 Perimeter 76  
 Special Arch 0  
 Economic Obs 0

Quality Grade 100  
 Depreciation % 44  
 Grnd Floor Area 240

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type FLAT OR SHED      Roof Cover MIN/PAINT CONC  
 Heat 1 NONE                      Heat 2 NONE  
 Heat Src 1 NONE                 Heat Src 2 NONE

Foundation CONC BLOCK  
 Bedrooms 1

Extra Features:

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

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

Building Sketch Image

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	8:METAL/ALUM	1	1978	N	0.00	0.00	240

### Building 6 Details

Building Type R1  
 Effective Age 52  
 Year Built 1972  
 Functional Obs 0

Condition P  
 Perimeter 104  
 Special Arch 0  
 Economic Obs 0

Quality Grade 350  
 Depreciation % 51  
 Grnd Floor Area 472

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type FLAT OR SHED      Roof Cover MIN/PAINT CONC  
 Heat 1 NONE                      Heat 2 NONE  
 Heat Src 1 NONE                  Heat Src 2 NONE

Foundation CONC BLOCK  
 Bedrooms 2

Extra Features:

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

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

 Building Sketch Image

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	8:METAL/ALUM	1	1971	N			472

### Building 7 Details

<b>Building Type</b> R1	<b>Condition</b> P	<b>Quality Grade</b> 300
<b>Effective Age</b> 32	<b>Perimeter</b> 139	<b>Depreciation %</b> 35
<b>Year Built</b> 1972	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 878
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

**Inclusions:** R1 includes 1 3-fixture bath and 1 kitchen.

<b>Roof Type</b> FLAT OR SHED	<b>Roof Cover</b> MIN/PAINT CONC	<b>Foundation</b> CONC BLOCK
<b>Heat 1</b> NONE	<b>Heat 2</b> NONE	<b>Bedrooms</b> 2
<b>Heat Src 1</b> NONE	<b>Heat Src 2</b> NONE	

**Extra Features:**

<b>2 Fix Bath</b> 0	<b>Vacuum</b> 0
<b>3 Fix Bath</b> 0	<b>Garbage Disposal</b> 0
<b>4 Fix Bath</b> 0	<b>Compactor</b> 0
<b>5 Fix Bath</b> 0	<b>Security</b> 0
<b>6 Fix Bath</b> 0	<b>Intercom</b> 0
<b>7 Fix Bath</b> 0	<b>Fireplaces</b> 0
<b>Extra Fix</b> 0	<b>Dishwasher</b> 0

Building Sketch Image

**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	8:METAL/ALUM	1	1971	N			878
2	OUF	8:METAL/ALUM	1	1999				68

**Building 8 Details**

Building Type R1  
 Effective Age 69  
 Year Built 1955  
 Functional Obs 0

Condition P  
 Perimeter 64  
 Special Arch 0  
 Economic Obs 0

Quality Grade 150  
 Depreciation % 62  
 Grnd Floor Area 189

**Inclusions:** R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type FLAT OR SHED

Roof Cover TAR & GRAVEL

Foundation CONCRETE SLAB

Heat 1 NONE

Heat 2 NONE

Bedrooms 1

Heat Src 1 NONE

Heat Src 2 NONE

**Extra Features:**

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

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

Building Sketch Image

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	5:C.B.S.	1	1955		N			189
2	OUU	5:C.B.S.	1	1998					63

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	MH3:TRAILER PORCH	132 SF	33	4	1977	1978	2	50
2	CA2:CARPORT	648 SF	54	12	1977	1978	1	50
2	WD2:WOOD DECK	120 SF	15	8	1981	1982	3	40
3	PT3:PATIO	150 SF	30	5	1981	1982	2	50
3	AC2:WALL AIR COND	1 UT	0	0	1984	1985	3	20
4	PT3:PATIO	240 SF	30	8	1981	1982	2	50
5	CA2:CARPORT	96 SF	12	8	1989	1990	2	50
5	MH3:TRAILER PORCH	300 SF	25	12	1987	1988	3	50
6	WD2:WOOD DECK	192 SF	0	0	1987	1988	2	40
7	AC2:WALL AIR COND	1 UT	0	0	1989	1990	1	20
8	AC2:WALL AIR COND	1 UT	0	0	1989	1990	3	20
8	AC2:WALL AIR COND	4 UT	0	0	1984	1985	3	20
9	FN2:FENCES	540 SF	60	9	1987	1988	2	30
10	MH6:GR L PORCHES	240 SF	20	12	1971	1972	1	30
11	UB2:UTILITY BLDG	120 SF	12	10	1971	1972	3	50

11	FN2:FENCES	480 SF	60	8	1975	1976	2	30
12	CA2:CARPORT	96 SF	12	8	1989	1990	2	50
13	AC2:WALL AIR COND	2 UT	0	0	1984	1985	3	20
15	CL2:CH LINK FENCE	160 SF	40	4	1990	1991	1	30
16	MH3:TRAILER PORCH	16 SF	4	4	1977	1978	4	50
17	PT3:PATIO	120 SF	12	10	1984	1985	2	50
18	PT3:PATIO	120 SF	12	10	1988	1989	2	50
19	MH3:TRAILER PORCH	16 SF	4	4	1988	1989	3	50
20	AC2:WALL AIR COND	1 UT	0	0	1988	1989	1	20
22	PT3:PATIO	132 SF	12	11	1984	1985	2	50
23	CA2:CARPORT	144 SF	12	12	1984	1985	2	50
25	AC2:WALL AIR COND	1 UT	0	0	1984	1985	3	20
26	FN2:FENCES	240 SF	60	4	1999	2000	2	30
27	PO2:LOW COST POOL	300 SF	25	12	1980	2010	4	40

### Appraiser Notes

14-1

LOT 27 (RE 00132670-000000 AK 1167134) AND ADJACENT BAY BOTTOM (RE 00123460-000000 AK 1157597) HAVE NOW BEEN COMBINED WITH THIS PARCEL FOR ASSESSMENT PURPOSES, DONE FOR THE 2006 TAX ROLL. LG

BUILDING 4 OF 4 IS A TRAVEL TRAILER THAT IS BEING RENTED 2001-04-10 REMOVED THE ARCH DESIGN CODES "6" AND ADDED 5 OF 5 WHICH IS THE RV THAT IS BEING USED AS A RENTAL. ALSO CHANGED THE NEGATIVE LAND ADJ. FROM .70 TO 1.00 FOR THE 2001 TAX ROLL. THE PROPERTY IS BEING LISTED BY "PARADICE REALITY"VIC HAYMAN-294-6008-DUG

MISC CHANGES AND PL ADJ FOR 2006 TRIM.

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10105181	08/31/2010		0	Commercial	ELEC TO NEW POLE
12101525	04/24/2012		42,000	Commercial	SEWER TIE IN. INSTALL SEWER CONNECTION TO 8 UNITS
12104917	12/05/2012		1,123	Commercial	SEWER TIE IN UNIT 4.
12104920	12/05/2012		1,571	Commercial	SEWER TIE IN UNIT 6A.
12104927	12/05/2012		1,767	Commercial	SEWER TIE IN UNIT 1.
12104928	12/05/2012		1,777	Commercial	SEWER TIE IN UNIT 5.
14103778	09/10/2014		2,395	Commercial	OWNER POLE 100 AMP 1 PHASE WITH OVERHEAD SERVICE

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value

2014	110,177	21,447	471,768	603,392	441,650	0	603,392
2013	111,827	21,709	401,001	534,537	401,500	0	534,537
2012	115,440	21,962	401,001	365,000	365,000	0	365,000
2011	114,531	22,351	297,051	365,000	365,000	0	365,000
2010	123,676	18,513	346,175	365,000	365,000	0	365,000
2009	138,299	18,903	373,558	477,684	477,684	0	477,684
2008	126,210	19,276	415,851	561,337	561,337	0	561,337
2007	177,606	18,558	415,851	612,015	612,015	0	612,015
2006	179,587	19,029	385,051	451,789	451,789	0	451,789
2005	61,167	16,946	275,000	353,113	353,113	0	353,113
2004	61,169	17,489	88,000	166,658	166,658	0	166,658
2003	61,169	18,041	88,000	167,210	167,210	0	167,210
2002	94,110	18,554	88,000	200,664	200,664	0	200,664
2001	94,110	19,226	58,300	171,636	171,636	0	171,636
2000	61,534	23,794	40,810	126,138	126,138	0	126,138
1999	61,534	24,582	40,810	126,926	126,926	0	126,926
1998	30,767	12,676	40,810	84,253	84,253	0	84,253
1997	30,767	13,072	40,810	84,649	84,649	0	84,649
1996	30,767	13,568	40,810	85,145	85,145	0	85,145
1995	30,767	14,092	40,810	85,669	85,669	0	85,669
1994	41,777	15,298	40,810	97,885	97,885	0	97,885
1993	41,777	15,829	40,810	98,416	98,416	0	98,416
1992	17,400	376	40,810	58,586	58,586	0	58,586
1991	17,400	376	40,810	58,586	58,586	0	58,586
1990	17,400	376	27,720	45,496	45,496	0	45,496
1989	17,400	376	27,720	45,496	45,496	0	45,496
1988	13,474	376	27,720	41,570	41,570	0	41,570
1987	13,308	376	27,720	41,404	41,404	0	41,404
1986	13,384	376	25,025	38,785	38,785	0	38,785
1985	11,662	376	23,100	35,138	35,138	0	35,138
1984	10,952	376	23,100	34,428	34,428	0	34,428
1983	10,952	376	23,100	34,428	34,428	0	34,428
1982	11,144	376	6,917	18,437	18,437	0	18,437

### 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
2/14/2014	2671 / 849	750,000	WD	01
6/30/2003	1903 / 1979	1	WD	M
5/4/2001	1693 / 2136	1	WD	M

This page has been visited 524,019 times.

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

Prepared by and return to:  
Gregory S. Oropeza, Esq.  
Attorney at Law  
Smith | Oropeza, P.L.  
138-142 Simonton Street  
Key West, FL 33040  
305-296-7227  
File Number: 2013-152  
Will Call No.:

Doc# 1968963 02/14/2014 3:28PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

02/14/2014 3:28PM  
DEED DOC STAMP CL: Krys \$5,250.00

Doc# 1968963  
BK# 2671 Pg# 849

\$750,000.00

Parcel Identification No. 00132680-000000

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 14th day of February, 2014 between Suncrest Landing, LLC, a Florida limited liability company whose post office address is P.O. Box 6002, Key West, FL 33040 of the County of Monroe, State of Florida, grantor\*, and Suncrest Investors, LLC, a Florida limited liability company whose post office address is 1010 Kennedy Drive, Suite 302, Key West, FL 33040 of the County of Monroe, State of Florida, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

ON THE ISLAND OF STOCK ISLAND AND BEING LOTS NUMBERED 27 AND 28 OF SUN KREST SUBDIVISION, A SUBDIVISION OF A PART OF GOVERNMENT LOT 1, SECTION 34, TOWNSHIP 67 SOUTH, RANGE 25 EAST, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 107, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. AND ALSO A PARCEL OF SUBMERGED LAND IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, STOCK ISLAND, MONROE COUNTY, FLORIDA, LYING SOUTHERLY OF AND ADJACENT TO LOTS 27 AND 28 OF SUN KREST SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 107, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SW CORNER OF SAID LOT 27, SAID SW CORNER BEING AT THE MEAN HIGH WATER MARK OF COW KEY CHANNEL; THENCE NORTHEASTERLY ALONG SAID MEAN HIGH WATER MARK TO THE SE CORNER OF SAID LOT 28 OF SUN KREST SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE EXTENSION OF THE EASTERLY LINE OF SAID LOT 28, 221.0 FEET; THENCE WITH A DEFLECTED ANGLE TO THE RIGHT OF 101° 30' RUN WESTERLY 102.1 FEET, MORE OR LESS, TO THE INTERSECTION WITH SOUTHEASTERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 27; THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION 210.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Gregory Oropeza  
Witness Name: Gregory Oropeza

Madison Fallon  
Witness Name: Madison Fallon

Gregory Oropeza  
Witness Name: Gregory Oropeza

Madison Fallon  
Witness Name: Madison Fallon

Suncrest Landing, LLC

By: Walter S. Holland, Jr.  
Walter S. Holland, Jr., Managing Member

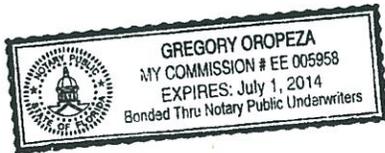
By: Roberta Holland  
Roberta Holland, Managing Member

(Corporate Seal)

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 14th day of February, 2014 by Walter S. Holland, Jr., Managing Member and Roberta Holland, Managing Member of Suncrest Landing, LLC, on behalf of the corporation. They  are personally known to me or  have produced a driver's license as identification.

[Notary Seal]



Gregory Oropeza  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

MONROE COUNTY  
OFFICIAL RECORDS

EXHIBIT C

# County of Monroe

## Growth Management Division

### Planning & Environmental Resources

#### Department

2798 Overseas Highway, Suite 410  
Marathon, FL 33050  
Voice: (305) 289-2500  
FAX: (305) 289-2536



### Board of County Commissioners

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

January 16, 2014

Smith Oropeza, P.L.  
Attn: Barton Smith  
138-142 Simonton Street  
Key West, FL 33040

**RE: ADDENDUM #2 TO THE MAY 13, 2008 LETTER OF DEVELOPMENT RIGHTS DETERMINATION FOR RAINBOW'S END TRAILER PARK AND COCO'S CANTINA, LOCATED AT 21585 OVERSEAS HIGHWAY (US 1), CUDJOE KEY, ON PROPERTY HAVING REAL ESTATE NUMBER 00174960.000000**

This letter is in response to your request for a determination as to the number of dwelling units that were lawfully established and thereby exempt from the Residential Rate of Growth Ordinance (ROGO) permit allocation system on the above-described premises.

A letter of development rights determination was issued for the subject property on May 13, 2008. Based on a review of the records available at that time, the Planning & Environmental Resources Department determined that 16 permanent residential dwelling units (in the form of mobile homes) and 1,400 square feet of nonresidential floor area is lawfully-established on the subject property. Following the receipt and review of new information, an addendum was issued on November 26, 2013 modifying the recognized total of lawfully-established permanent residential dwelling units (in the form of mobile homes) from 16 to 17.

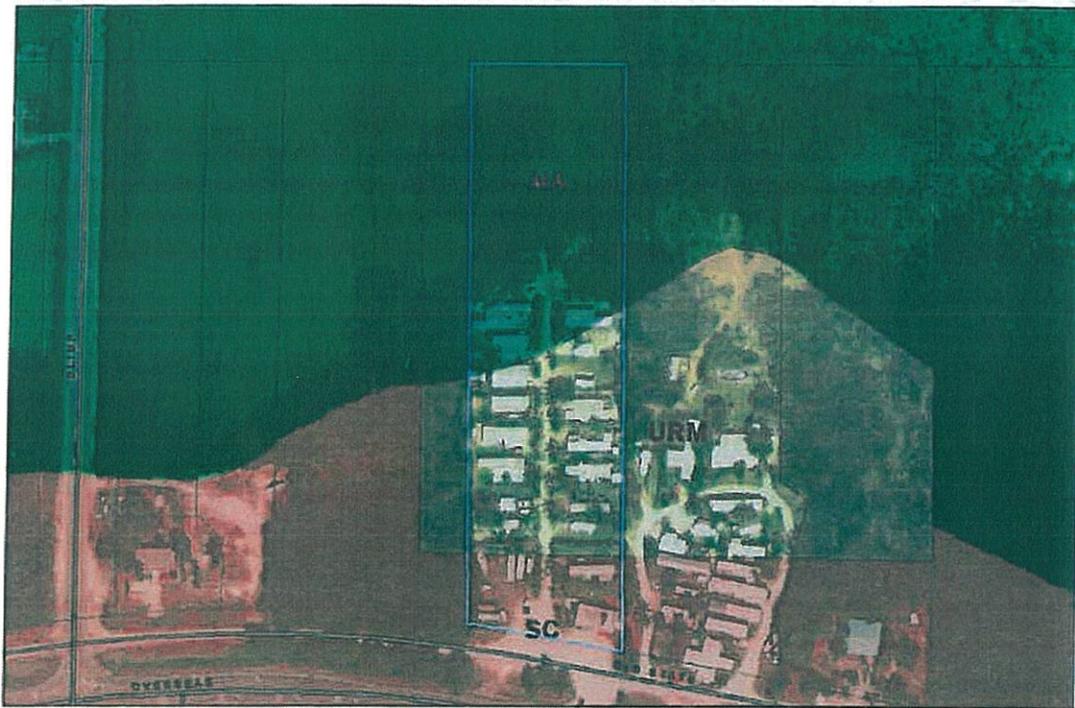
In addition, the applicant has requested a revised determination and submitted additional information supporting the existence of five (5) transient residential dwelling units (in the form of recreational vehicle (RV) spaces). The applicant has not requested any revision to the determination of 1,400 square feet of nonresidential floor area or any further revision to the determination of 17 permanent residential dwelling units.

### **Background Information:**

The subject property, commonly known as Rainbow's End Trailer Park and Coco's Cantina, is located at 21585 Overseas Highway (US 1) on Cudjoe Key, at approximate mile marker 22 on the Gulf of Mexico side of US 1.

The property is legally described as Lot 30, Sacarma subdivision, Cudjoe Key (Plat Book 2, Page 48), having real estate (RE) number 00174960.000000.

The property is divided within three Land Use (Zoning) Districts: Suburban Commercial (SC), Urban Residential Mobile Home (URM) and Native Area (NA). Consistent with the Land Use Districts, the property is also divided within three Future Land Use Map (FLUM) categories: Mixed Use Commercial (MC), Residential High (RH) and Residential Conservation (RC). The following aerial photograph shows the boundaries of the property and the land use districts of the immediate area:



Subject Property with Land Use Districts Overlaid (Aerial dated 2012)

### **Transient Residential Dwelling Units:**

In the application for the May 13, 2008 letter, a previous applicant, who is not associated with the current property owner and applicant, requested a finding that five (5) transient residential dwelling units (in the form of RV spaces) were lawfully-established. At that time, staff was not provided, nor found, sufficient documentation to conclude that the five (5) RV spaces were lawfully established.

The current applicant also asserts that five (5) RV spaces were lawfully-established and thereby exempt from the ROGO permit allocation system. To support this claim, the current applicant submitted additional information that was not previously provided, including Monroe County Property Appraiser documentation, aerial photographs and an affidavit from a previous property owner (Donald C. Jones).

Recreational vehicles are a type of dwelling unit. As defined in MCC §101-1, a recreational vehicle parked on a recreational vehicle space is a type of transient residential unit. As defined in MCC §101-1, a *transient residential unit* means a dwelling unit used for transient housing such as hotel or motel room, seasonal residential unit, or space for parking a recreational vehicle or travel trailer.

Pursuant to MCC §138-22(1), the ROGO shall not apply to the redevelopment, rehabilitation or replacement of any lawfully-established residential dwelling unit that does not increase the number of residential dwelling units above that which existed on the site prior to the redevelopment, rehabilitation or replacement. Therefore, owners of land containing residential dwelling units shall be entitled to one unit for each such unit lawfully-established. The planning director shall review available documents to determine if a body of evidence exists to support the existence of units on or about July 13, 1992, the effective date of the original ROGO ordinance. In order to approve an exemption, at least two of the following documents supporting the lawful existence of the residential dwelling unit or space must be found:

Note: The determination in the May 13, 2008 letter was concluded pursuant to Administrative Interpretation #03-108, which provided the criteria to determine whether or not a residential dwelling unit was lawfully-established. However, in 2011, MCC §138-22 was amended to include criteria within the code and Administrative Interpretation #03-108 was rescinded. The criteria within Administrative Interpretation #03-108 and MCC §138-22 are marginally different.

*Any issued Monroe County building permit(s) supporting the existence of the structure(s) and its use(s) on or about July 13, 1992:*

Building permits permitting the establishment of RV spaces were not located. However, the building permits on file for the property support the continuous existence of a mobile home park on the property from the 1970s to present. In Monroe County, it is common for mobile home parks to include both mobile home lots and RV spaces.

The following table organizes building permits by the non-platted internal lot numbers, as assigned by the mobile home park operator. As a note, some building permits did not provide an internal lot/unit number and the area in which the existing RV spaces are located is not defined by a lot number:

RE #00174960.000000		
Permit #	Date Issued	Description
121-2085*	06-05-2012	Demolish 2 mobile homes (units 13 and 15)
101-7113*	02-04-2011	Paint existing building and install fence (unit not specified)
071-5151	12-05-2007	Demolish 1 mobile home and associated structures (unit 12)
071-4938	11-19-2007	Reinstall 100 amp electric service (unit 10)
061-3431	06-07-2006	Re-roof 1 mobile home (unit 10)
061-1799	03-20-2006	Install 3 temporary FEMA trailers (units 2, 3 and 14)
061-1400	03-01-2006	Replace 2 gang meter (units 1 and 3)

061-1396	03-01-2006	Replace 2 gang meter (units 2 and 4)
051-6769	01-26-2006	Construct handicap ramp to mobile home (unit 15)
051-6626	12-08-2005	Demolish 1 mobile home and associated structures (unit 14)
051-6623	12-08-2005	Demolish 1 mobile home and associated structures (unit 2)
021-2209	05-23-2002	Change out 4 ton package unit with new unit (restaurant)
021-1550	04-17-2002	Upgrade to 100 amp electric service (unit 4)
981-2736	12-15-1998	Repair roof of 1 mobile home (unit 6)
971-0062	01-28-1997	Install area light (unit not specified)
951-0514	05-17-1996	Replace 1 mobile home (unit 6)
951-1792	01-09-1996	Upgrade hood fire suppression system (restaurant)
951-1132	08-07-1995	Replace electric service (units 10 and 12)
951-0774	06-07-1995	Install A/C with duct system (restaurant)
881-1314	07-12-1988	Reinstall 100 amp electric service (unit not specified)
881-1112	06-16-1988	Replace meter can (units 9 and 11)
881-0387	03-08-1988	Re-roof and remodel 1 mobile home (unit not specified)
881-0313	02-26-1988	Replace meter can (unit not specified)
881-0287	02-23-1988	Replace electric service (unit not specified)
881-0099	01-22-1988	Construct screened porch and deck (unit 10)
871-0642	10-10-1987	Install 200 amp electric service (unit not specified)
A-17356	04-06-1987	Upgrade to 100 amp electric service (unit 2 A)
A-13965	08-20-1985	Construct porch and shed (unit not specified)
A-12813	01-23-1985	Addition to sign
A-10096	12-14-1982	Replace 1 mobile home (unit not specified)
A-9853	11-01-1982	Construct shed (unit 16)
A-9596	07-22-1982	Replace 1 mobile home unit 1)
A-9274	03-09-1982	Replace 1 mobile home (unit 8)
A-9086*	01-20-1982	Replace 1 mobile home (unit not specified)
A-8805	11-03-1981	Install 2 mobile home
A-6217	01-07-1980	Install 100 amp electric service (unit 2 B)
A-4921	03-09-1979	Construct fence and porch (unit 2 A)
A-4724	02-01-1979	Replace 1 mobile home (unit 2 A)
34347	11-08-1974	Install 200 amp electric service (unit not specified)

\* Issued or located after the May 13, 2008 letter

Although there is not a building permit on file that establishes or references a RV space, there are several building permits on file for miscellaneous electrical improvements on the property. There are five electric meters in existence in the area where the RV spaces are currently located. While none of the aforementioned building permits specifically indicate an electrical improvement to a meter in the RV space area, several do not provide exact locations of the approved improvements and thereby may have approved the meters in the RV space area or improvements thereto.

*Documentation from the Monroe County Property Appraiser's Office indicating residential use on or about July 13, 1992:*

The Monroe County Property Appraiser assessed the property identified as RE #00174960.000000 from 1982 to 1987 under a property classification (PC) code of PC 21 (restaurant or cafeteria). In 1988, the PC code was changed to PC 36 (mobile home parks/ private camping/ recreational parks). In 2009, the PC code was changed to PC 28 (parking lots/ mobile home parks). It has been assessed as PC 28 until present.

The Property Appraiser's records indicate a building value on the parcel from 1982 to 2012; however a building is currently not attributed to the property. Mobile homes under separate ownership and/or assessed by the Tax Collector are not reflected as buildings or structures in the Property Appraiser's records. RVs are not reflected as buildings or structures in the Property Appraiser's records. It is unknown why the restaurant building is not reflected. Further, the Property Appraiser's records include the following appraiser's note: "Coco's Cantina Restaurant plus 17 unit mobile home park Rainbows End."

In addition to the current property record card which only provides data back to 1982, a property record card from 1975 indicates that there was a mobile home park/RV development on the property at that time. The number of RV spaces is not provided.

*Aerial photographs and original dated photographs showing the structure(s) existed on or about July 13, 1992:*

Aerial photography from 1982 to 2012 confirms the continuous existence of a mobile home park on the property. Aerial photography from 1989, 1992, 1994, 1996, 1998 and 2006 shows 16 structures on the property, all of which appear to be mobile homes and/or RVs (not including the restaurant). Aerial photography from 2009 and 2012 shows 17 structures on the property, all of which appear to be mobile homes and/or RVs (not including the restaurant). Aerial photography from 2000, 2002 and 2004 indicates the presence of 15 structures on the property, all of which appear to be mobile homes and/or RVs (not including the restaurant). However, from the aerial photography, Staff cannot determine with any certainty if a given structure was a mobile home, a RV or another type of structure or vehicle.

Several of the aerial photographs show what appears to be RVs and/or vehicles parked in the RV space area.

*Residential county directory entries on or about July 13, 1992:*

No residential county directory entries, from on or about July 13, 1992, were provided for review.

*Rental, occupancy or lease records, on or about July 13, 1992, indicating the number, type and term of the rental or occupancy:*

No rental, occupancy or lease records, from on or about July 13, 1992, were provided for review.

*State and/or County licenses, on or about July 13, 1992, indicating the number and types of rental units:*

Rainbow's End Trailer Park had a valid Monroe County business tax receipt for 2006-07 and 2007-08 (#47144-4647). The total number of mobile homes, RVs or lots was not specified on the tax receipt. Further, Rainbow's End Trailer Park had a valid Monroe County occupational license for 1988-1989 (#42878). The total number of mobile homes, RVs or lots was not specified on the license.

Note: The mobile home park may have had valid occupation licenses, business tax receipts or other Monroe County Tax Collector documentation for other years; however such documentation was not provided for review.

State of Florida Department of Health operating permits from 2007, 2006, 2004 and 1999 (44-54-00055) for the Rainbow's End Trailer Park site indicate that there were 16 mobile home spaces and 5 RV spaces on the property at that times. No information prior to 1999 was provided for review. Furthermore, these documents only reflect "spaces" not units.

Online State of Florida Department of Business & Professional Regulations records state that Rainbow Key had 16 lots in 1988, 1994 and 2007. In addition, the current online State of Florida Department of Business & Professional Regulations records state that special qualifications for Rainbow Key include "Park Includes RV Lots" and "Permitted Prior to June 4, 1986." However, the online records do not indicate the number of RV lots or the date(s) in which they were established.

Note: The mobile home park may have had valid operating permits or other State of Florida documentation for other years; however such documentation was not provided for review.

*Documentation from the utility providers indicating the type of service (commercial or residential) provided and the number of meters in existence on or about July 13, 1992:*

The applicant submitted three billing statements from Keys Energy Services, detailing electric service records for units. However, the total number of mobile homes and/or RV spaces is not specified as there are multiple meters.

Note: Water and electric service were likely provided at times earlier than the aforementioned dates; however records confirming/supporting such were not provided.

*Similar supporting documentation not listed above as determined suitable by the planning director:*

Prior to the 1986 re-zoning of the property to SC, URM and NA, the property was divided within a RU-5P district (Mobile Home Park Residential) and a BU-2 (Medium Business) district. The mobile home park area of the site was entirely within the RU-5P district. Mobile homes were permitted in the RU-5P district.

Prior to the May 13, 2008 letter, a site visit was conducted by Planning & Environmental Resources Department Staff on May 2, 2008. Staff observed 13 mobile homes, 3 RVs and the Coco's Cantina restaurant.

A second site visit was conducted by Planning & Environmental Resources Department staff on October 23, 2013. During the site visit, staff observed a total of 17 mobile homes and an area with five (5) electric meters and five (5) water hookups for RVs on the property.

The 1988 mobile home study, prepared by the Planning Department, indicates that 16 "mobile homes" and 1 "other" present on the site at that time. However, it should be noted that the surveyor's objective was to obtain a county-wide estimate of mobile homes and recreational vehicles, not necessarily an exact total, and the surveyor may not have been authorized to enter the private property to get an accurate account on the subject property.

The applicant provided a notarized affidavit from Donald C. Jones dated January 3, 2014. Mr. Jones, a former president of the company that owned the property (Rainbow Key, Inc.) attests that during the entire Rainbow Key, Inc. ownership period (November 12, 1986 to June 23, 2008), five (5) RV spaces and 17 mobile home lots were continuously in existence on the property.

**Lawful Determination:**

Based on a review of the records, the Planning & Environmental Resources Department has determined that five (5) transient residential dwelling units (in the form of RV spaces) were lawfully-established on the subject property. As such, up to five (5) RV space may continue to exist. Further, the five (5) ROGO exemptions associated with the transient residential dwelling units may be transferred off-site to an eligible receiver site(s) in accordance with the Monroe County Code.

As required by MCC §138-22(1), two acceptable documents - the Donald C. Jones affidavit from 2014 and State of Florida Department of Health operating permits from 2007, 2006, 2004 and 1999 - state that five (5) RV spaces have been in existence on the property. Further, Monroe County Property Appraiser documentation from 1975, as well as aerial photograph dating back to 1984, indicates the presence of RVs on the property prior to July 13, 1992.

Please note that this determination relates to the number of transient residential dwelling units that were lawfully-established on or about July 13, 1992. It does not state or imply that all of the structures in existence were lawfully-established. Several of the structures on the mobile home lots observed by staff during the site visits appeared to be RVs, not mobile homes. Any RV located on a mobile home lot will have to be removed and any unlawful construction will require an after-the-fact building permit for its construction or a demolition permit.

\* \* \* \* \*

This letter does not provide any vesting to existing regulations and the replacement dwelling units and any new accessory structures must be built in compliance with all applicable regulations of the Monroe County Code and Comprehensive Plan at the time of development approval. Furthermore, if the exempted development is not replaced, but substantially improved as defined in the Monroe County Code, such development must be brought into compliance with all applicable regulations.

You may appeal decisions set forth in this letter. The appeal must be filed with the County Administrator, 1100 Simonton Street, Gato Building, Key West, FL 33040, within thirty (30) calendar days from the date of this letter. In addition, please submit a copy of your application to the Planning Commission Coordinator, Monroe County Planning & Environmental Resources Department, 2798 Overseas Hwy, Suite 410, Marathon, FL 33050.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom Schwab", is written over the typed name.

Townsley Schwab, Senior Director of Planning & Environmental Resources

EXHIBIT D



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

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

## Property Record Card -

**Maps are now launching the new map application version.**

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

**Alternate Key: 1227021 Parcel ID: 00174960-000000**

### Ownership Details

**Mailing Address:**  
COCO PALMS DEVELOPERS LLC  
PO BOX 2039  
KEY WEST, FL 33045-2039

### Property Details

**PC Code:** 28 - PARKING LOTS, MOBILE HOME PARKS  
**Millage Group:** 100C  
**Affordable Housing:** No  
**Section-Township-Range:** 29-66-28  
**Property Location:** 21585 OLD STATE RD 4A CUDJOE KEY  
**Subdivision:** SACARMA  
**Legal Description:** LT 30 SACARMA PB-2-48 CUDJOE KEY OR517-537 OR548-825 OR772-875/76 OR825-1456 OR825-1457C OR997-1780 OR2368-990 OR2479-1854/55 OR2653-227/28

Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
000X - ENVIRONMENTALLY SENS			1.08 AC
02RV - REC VEHICLE PARK	0	0	2.34 AC

### Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 1  
 Total Living Area: 1400  
 Year Built: 1963

### Building 1 Details

Building Type  
 Effective Age 59  
 Year Built 1963  
 Functional Obs 0

Condition A  
 Perimeter 156  
 Special Arch 0  
 Economic Obs 0

Quality Grade 300  
 Depreciation % 60  
 Grnd Floor Area 1,400

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

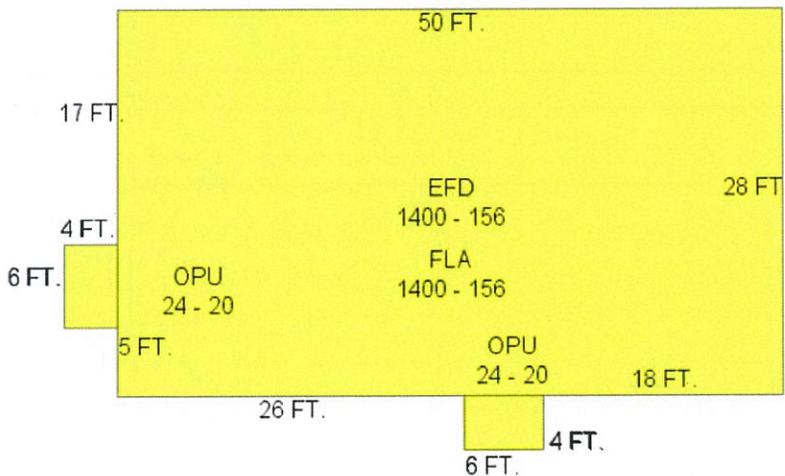
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

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

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	EFD		1	1963					1,400
2	FLA		1	1963					1,400
3	OPU		1	1963					24
4	OPU		1	1963					24

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		RESTAURANT & CAFETR	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
	C.B.S.	100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT2:BRICK PATIO	840 SF	60	14	2008	2009	4	50
2	PT3:PATIO	2,560 SF	0	0	1975	1976	2	50
3	CL2:CH LINK FENCE	2,100 SF	350	6	2010	2011	1	30
4	FN2:FENCES	420 SF	6	70	1975	1976	1	30
5	AP2:ASPHALT PAVING	100 SF	2	50	1975	1976	1	25

**Appraiser Notes**

COCO'S CANTINA RESTAURANT PLUS 17 UNIT MH PARK RAINBOWS END
14-1
10/29/2013 BEN. SALE REVIEW

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
07105151	12/05/2007	12/31/2008	5,000	Residential	DEMO MH	
14103066	09/24/2014		50,000		# 14 - REPLACE EXISTING TRAVEL TRAILERS WITH NEW 481 SF "AFFORDABLE PARK MODEL"	
14103065	09/24/2014		50,000		# 15 - REPLACE EXISTING TRAVEL TRAILERS WITH NEW 481 SF "AFFORDABLE PARK MODEL"	
14103064	09/24/2014		50,000		# 13 - REPLACE EXISTING TRAVEL TRAILERS WITH NEW 481 SF "AFFORDABLE PARK MODEL"	
14103063	09/24/2014		50,000		# 2 - REPLACE EXISTING TRAVEL TRAILERS WITH NEW 481 SF "AFFORDABLE PARK MODEL"	
14103062	09/24/2014		50,000		# 1A - REPLACE EXISTING TRAVEL TRAILERS WITH NEW 481 SF "AFFORDABLE PARK MODEL"	
14103060	09/24/2014		50,000		# 3 - REPLACE EXISTING TRAVEL TRAILERS WITH NEW 481 SF "AFFORDABLE PARK MODEL"	
95-0514	03/01/1996	11/01/1996	6,000	Residential	MOBILE/HOME/REPLACEMENT	
95-0774	06/01/1995	11/01/1995	1	Residential	A/C	
3	98-2736	12/16/1998	05/24/1999	11,675	Residential	ROOFING
4	02/2209	05/23/2002	01/01/2003	3,500	Residential	CHANGE A/C
	05106623	12/08/2005	12/31/2008	1,500	Residential	DEMO - WILMA
	05106626	12/08/2005	12/31/2008	1,500	Residential	DEMO - WILMA

05106769	01/26/2006	12/31/2008	660	Residential	HANDICAP RAMP
07104938	11/19/2007	12/31/2008	1,500	Residential	ELECTRIC MISC

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	73,806	19,838	934,508	1,089,736	1,089,736	0	1,089,736
2013	0	10,521	1,320,000	781,285	759,759	0	781,285
2012	113,620	10,553	1,320,000	804,310	804,310	0	804,310
2011	118,708	10,584	1,320,000	806,124	806,124	0	806,124
2010	118,708	10,616	858,000	806,124	806,124	0	806,124
2009	125,491	10,647	858,000	1,128,998	1,128,998	0	1,128,998
2008	125,491	9,072	1,940,598	1,128,998	1,128,998	0	1,128,998
2007	88,022	9,072	2,156,220	1,128,998	1,128,998	0	1,128,998
2006	88,022	9,072	1,724,976	406,516	406,516	0	406,516
2005	88,022	9,482	1,149,984	490,137	490,137	0	490,137
2004	88,021	9,891	574,992	490,137	490,137	0	490,137
2003	88,021	10,301	574,992	490,137	490,137	0	490,137
2002	88,021	10,710	431,244	404,509	404,509	0	404,509
2001	88,021	11,120	431,244	404,509	404,509	0	404,509
2000	88,021	4,004	431,244	305,777	305,777	0	305,777
1999	88,021	4,132	431,244	305,777	305,777	0	305,777
1998	58,842	4,260	431,244	305,777	305,777	0	305,777
1997	58,842	4,388	431,244	305,777	305,777	0	305,777
1996	53,493	4,380	431,244	305,777	305,777	0	305,777
1995	48,635	4,568	431,244	305,777	305,777	0	305,777
1994	48,635	4,096	431,244	305,777	305,777	0	305,777
1993	48,635	4,224	431,244	273,438	273,438	0	273,438
1992	48,635	4,352	431,244	266,252	266,252	0	266,252
1991	48,635	4,480	431,244	266,252	266,252	0	266,252
1990	48,635	4,608	431,244	266,252	266,252	0	266,252
1989	48,635	4,736	431,244	266,252	266,252	0	266,252
1988	46,331	3,697	287,496	236,770	236,770	0	236,770
1987	54,897	3,794	240,625	236,770	236,770	0	236,770
1986	55,062	3,891	240,625	236,770	236,770	0	236,770
1985	40,221	2,394	81,000	123,615	123,615	0	123,615
1984	39,314	2,394	81,000	122,708	122,708	0	122,708
1983	39,314	2,394	81,000	122,708	122,708	0	122,708
1982	37,434	2,394	81,000	120,828	120,828	0	120,828

## 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
9/26/2013	2653 / 227	1,400,000	WD .....	01 .....
8/5/2010	2479 / 1854	100	QC .....	11 .....
6/20/2008	2368 / 990	1,400,000	WD .....	Q .....
11/1/1986	997 / 1780	170,000	WD .....	U .....
12/1/1980	825 / 1456	160,000	WD .....	Q .....
2/1/1973	772 / 875	73,000	00	Q .....

This page has been visited 523,583 times.

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

Prepared by and return to:  
Gregory S. Oropeza, Esq.  
Attorney at Law  
Smith | Oropeza, P.L.  
138-142 Simonton Street  
Key West, FL 33040  
305-296-7227  
File Number: 2013-151  
Will Call No.:

Doc# 1952849 10/04/2013 3:10PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

10/04/2013 3:10PM  
DEED DOC STAMP CL: Krys \$9,800.00

\$1,400,000

Parcel Identification No. 00174960-000000

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## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 26th day of September, 2013 between H & L Florida Associates, LLC, a Florida limited liability company whose post office address is 1582 York Avenue, Suite 3C, New York, NY 10028 of the County of New York, State of New York, grantor\*, and Coco Palms Developers, LLC, a Florida limited liability company, whose post office address is P.O. Box 2039, Key West, FL 33040 of the County of Monroe, State of Florida, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

Lot 30 Sacarma, a subdivision of Government Lots 3 and 4 in Section 29, Township 66 South, Range 28 East, Cudjoe Key, Monroe County, Florida, recorded in Plat Book 2, Page 48 of the Public Records of Monroe County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

  
Witness Name: Fidelia Drendonine

  
Witness Name: Jay S. Cyr

H & L Florida Associates, LLC

By:   
Matthew Hornstein, Managing Member

Doc# 1952849  
Bk# 2653 Pg# 227

(Corporate Seal)

State of NEW YORK  
County of NEW YORK

The foregoing instrument was acknowledged before me this 26th day of September, 2013 by Matthew Hornstein of H & L Florida Associates, LLC, on behalf of the corporation. He/she [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

ROSE M SMALL  
Notary Public - State of New York  
NO. 01SM6108336  
Qualified in New York County  
My Commission Expires 4-12-16

Rose M. Small  
Notary Public  
Printed Name: ROSE M. SMALL  
My Commission Expires: APRIL 12, 2016



Doc# 1952849  
Bk# 2653 Pg# 228

MONROE COUNTY  
OFFICIAL RECORDS

EXHIBIT E



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

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

**Property Record Card -**

**Maps are now launching the new map application version.**

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

**Alternate Key: 8699468 Parcel ID: 00133760-000127**

**Ownership Details**

**Mailing Address:**  
 CZERNIEWSKA APOLONIA L/E  
 6800 MALONEY AVE LOT 29  
 KEY WEST, FL 33040-8109

**All Owners:**  
 CZERNIEWSKA APOLONIA L/E, CZERNIEWSKI STANISLAW  
 T/C L/E

**Property Details**

**PC Code:** 02 - MOBILE HOMES  
**Millage Group:** 110A  
**Affordable Housing:** No  
**Section-Township-Range:** 35-67-25  
**Property Location:** 6800 MALONEY AVE LOT: 29 SOUTH STOCK ISLAND  
**Legal Description:** UNIT 29 HARBOR SHORES, A CONDOMINIUM OR986-1279/80 OR1180-1678 OR1184-1530AFF OR2597-227/28

**Click Map Image to open interactive viewer**



**Exemptions**

Exemption	Amount
06 - SENIOR HOMESTEAD	50,000.00
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

**Land Details**

Land Use Code	Frontage	Depth	Land Area
020D - MOB HOME DRY	0	0	3,982.00 SF
00CE - COMMON ELEMENT	0	0	1.00 LT

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Doc# 1906163 11/05/2012 3:34PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

Prepared by and return to:

Barton W Smith, Esq.  
Administrator  
Barton Smith, P.L.  
624 Whitehead Street  
Key West, FL 33040  
305-296-7227  
File Number: 2012-94  
Will Call No.:

11/05/2012 3:34PM  
DEED DOC STAMP CL: DS \$931.00

Doc# 1906163  
Bk# 2597 Pg# 227

\$133,000.-

Parcel Identification No. 00133760-000127

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### Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 5th day of November, 2012 between LEONARD E. HEPBURN and ANNETTE E. HEPBURN whose post office address is of the County of , State of , grantor\*, and Barton W. Smith and Paulina Smith, as husband and wife, subject to a life estate in favor of Apolonia Czerniewska and Stanislaw Czerniewski whose post office address is 1419 Von Phister Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

**Unit No. 29 of HARBOR SHORES CONDOMINIUM, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 982, Page 1824, and all exhibits and amendments thereof, Public Records of Monroe County, Florida.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

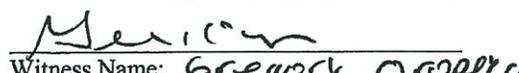
\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

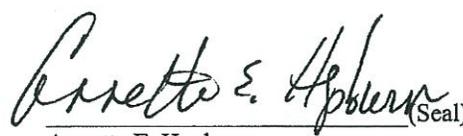
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

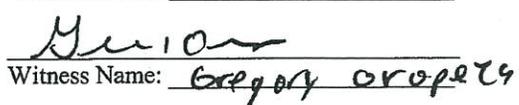
  
Witness Name: ED SALAZAR

  
Leonard E Hepburn (Seal)

  
Witness Name: Gregory Oropel

  
Annette E. Hepburn (Seal)

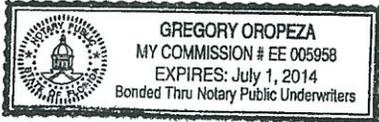
  
Witness Name: ED SALAZAR

  
Witness Name: Gregory Oropel

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 5th day of November, 2012 by Leonard E Hepburn and Annette E. Hepburn, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]



Gregory Oropeza  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

MONROE COUNTY  
OFFICIAL RECORDS

EXHIBIT F



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

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

**Property Record Card -**

**Maps are now launching the new map application version**

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

**Alternate Key: 1160407 Parcel ID: 00126210-000000**

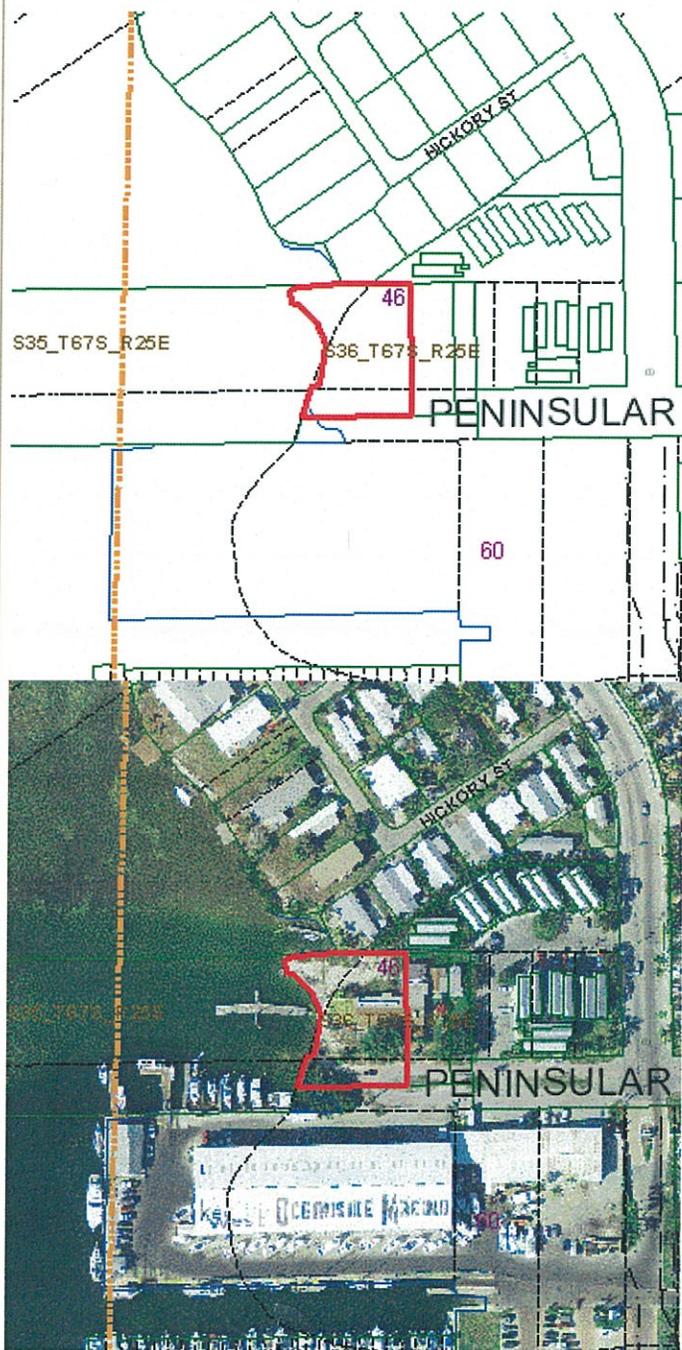
**Ownership Details**

**Mailing Address:**  
OCEANSIDE INVESTORS LLC  
C/O ALLISON JOHN  
1010 KENNEDY DR STE 302  
KEY WEST, FL 33040-4133

**Property Details**

**PC Code:** 86 - COUNTIES OTHER THAN (PC/LIST)  
**Millage Group:** 110A  
**Affordable Housing:** No  
**Section-Range:** 35-67-25  
**Property Location:** 5948 PENINSULAR AVE SOUTH STOCK ISLAND  
**Legal Description:** BK 46 LT 30 STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 AND PT OF PENINSULAR AVE VACATED OR396-430-431 OR849-2215D/C OR909-2011 OR1486-1843 OR2003-1905/06Q/C OR2255-1923 OR2696-895/899(RES NO 116-2014) OR2723-119/20

Click Map Image to open interactive viewer



**Exemptions**

Exemption	Amount
14 - COUNTYLANDS	628,797.00

**Land Details**

Land Use Code	Frontage	Depth	Land Area
8600 - COUNTY	0	0	18,760.00 SF

### Building Summary

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

### Building 1 Details

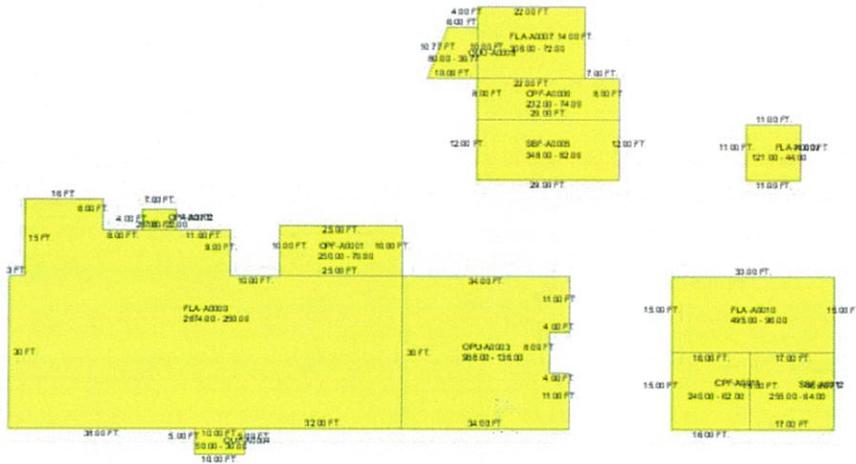
Building Type	Condition F	Quality Grade 350
Effective Age 50	Perimeter 462	Depreciation % 60
Year Built 1958	Special Arch 0	Grnd Floor Area 3,798
Functional Obs 0	Economic Obs 0	

**Inclusions:**

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

**Extra Features:**

2 Fix Bath	0	Vacuum	0
3 Fix Bath	2	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	10	Dishwasher	0



**Sections:**

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

2	OPF		1	1958		250
3	OPF		1	1958		28
4	OPU		1	1958		988
5	OUF		1	1958		50
6	SBF	3:WD FR STUCCO	1	1958		348
7	CPF		1	1958		232
8	FLA	3:WD FR STUCCO	1	1958	Y	308
9	OJU		1	1958		80
10	FLA	3:WD FR STUCCO	1	1958	N	121
11	FLA	3:WD FR STUCCO	1	1958	N	495
12	CPF		1	1958		240
13	SBF		1	1958		255

Interior Finish:

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

Exterior Wall:

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

Misc Improvement Details

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

Appraiser Notes

14-1
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HICKORY HOUSE RESTAURANT, IS VACANT NOT IN USE, REDUCED THE EFF. AGE & THE WALL TYPE, REMOVED AC, BARRY  
 LAND SIZE INCREASED BY 3,760 SQ FT FOR THE 2015 TAX ROLL DUE TO THE ABANDONMENT OF THAT PORTION OF PENINSULAR AVENUE DESCRIBED IN RESOLUTION NO 116-2014 FILED IN OR2696-895/899.

### Building Permits

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

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	236,299	25,503	361,139	622,941	571,634	622,941	0
2013	236,299	25,503	374,514	636,316	519,668	636,316	0
2012	236,299	25,503	374,514	636,316	472,426	636,316	0
2011	236,299	25,503	374,514	636,316	429,479	636,316	0
2010	254,021	25,781	318,696	598,498	390,436	598,498	0
2009	254,021	25,921	75,000	354,942	354,942	354,942	0
2008	277,651	26,200	75,000	378,851	378,851	378,851	0
2007	196,147	23,576	390,000	609,723	609,723	609,723	0
2006	333,867	19,346	390,000	525,365	525,365	0	525,365
2005	247,085	19,466	225,000	491,551	491,551	0	491,551
2004	122,774	47,689	150,000	320,463	320,463	0	320,463
2003	122,774	48,526	120,000	291,300	291,300	0	291,300
2002	122,774	49,390	120,000	292,164	292,164	0	292,164
2001	122,774	49,971	105,000	277,745	277,745	0	277,745
2000	122,774	29,739	105,000	257,513	257,513	0	257,513
1999	122,774	30,240	105,000	258,014	258,014	0	258,014
1998	81,849	30,989	105,000	217,838	217,838	0	217,838
1997	81,849	31,807	105,000	218,656	218,656	0	218,656
1996	31,245	32,802	105,000	169,047	169,047	0	169,047
1995	31,245	33,439	105,000	169,684	169,684	0	169,684
1994	31,245	34,406	105,000	170,651	170,651	0	170,651
1993	77,215	23,720	108,000	208,935	208,935	0	208,935
1992	77,215	3,855	108,000	189,070	189,070	0	189,070
1991	77,215	3,945	108,000	189,160	189,160	0	189,160
1990	136,757	4,035	90,720	231,512	231,512	0	231,512
1989	136,712	4,080	90,720	231,512	231,512	0	231,512
1988	105,194	3,554	90,720	199,468	199,468	0	199,468

1987	72,176	3,713	90,720	166,609	166,609	0	166,609
1986	72,350	3,833	90,720	166,903	166,903	0	166,903
1985	71,161	3,993	52,000	127,154	127,154	0	127,154
1984	70,481	4,152	52,000	126,633	126,633	0	126,633
1983	70,481	4,272	52,000	126,753	126,753	0	126,753
1982	67,896	4,341	45,000	117,237	117,237	0	117,237

## Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
2/3/2015	2723 / 119	2,000,000	QC	11
11/28/2006	2255 / 1923	3,125,000	WD	M
1/28/2004	2003 / 1905	557,000	QC	M
11/1/1997	1486 / 1843	800,000	WD	M

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



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

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

**Property Record Card -**

**Maps are now launching the new map application version.**

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

**Alternate Key: 1160415 Parcel ID: 00126220-000000**

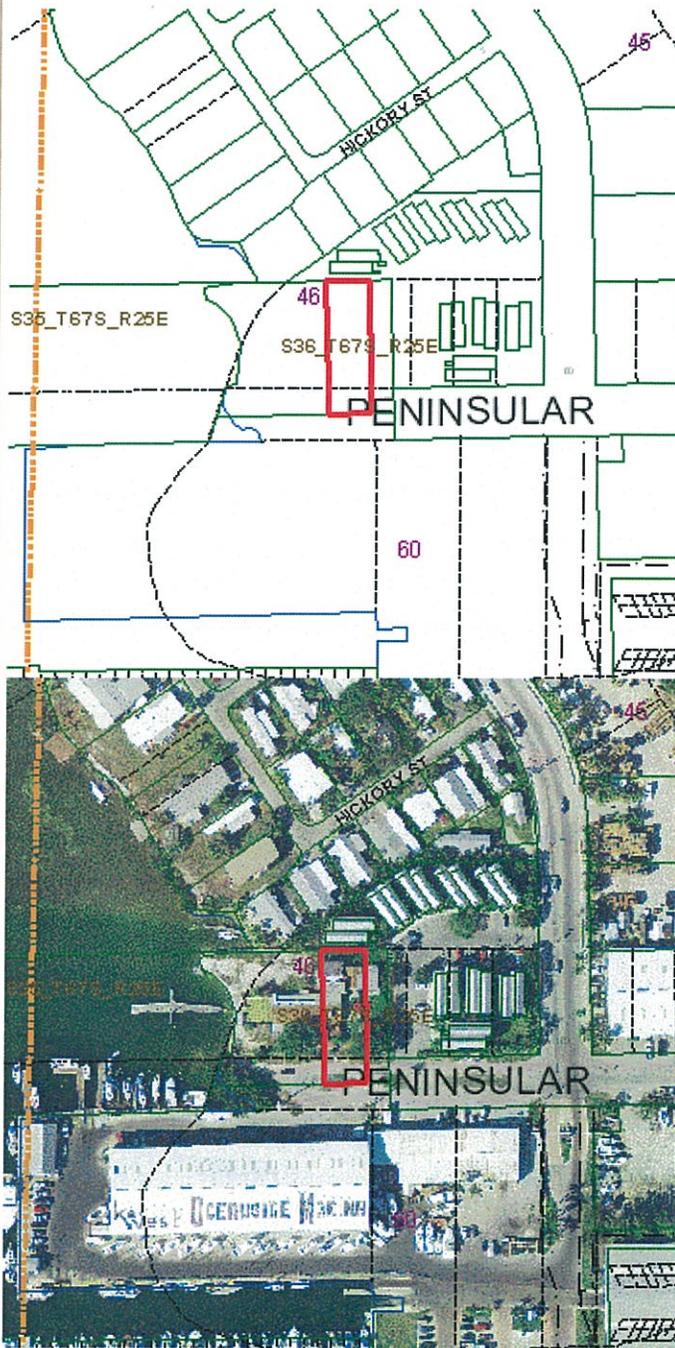
**Ownership Details**

**Mailing Address:**  
OCEANSIDE INVESTORS LLC  
C/O ALLISON JOHN  
1010 KENNEDY DR STE 302  
KEY WEST, FL 33040-4133

**Property Details**

**PC Code:** 80 - VACANT GOVERNMENTAL  
**Millage Group:** 110A  
**Affordable Housing:** No  
**Section:**  
**Township:** 35-67-25  
**Range:**  
**Property Location:** VACANT LAND SOUTH STOCK ISLAND  
**Legal:** BK 46 LT 31 STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 AND PT OF PENINSULAR AVE  
**Description:** VACATED OR396-430/431 OR849-2215D/C OR909-2011 OR1486-1843 OR2003-1905/06Q/C OR2255-1923 OR2696-895/899(RES NO 116-2014) OR2723-119/20

Click Map Image to open interactive viewer



### Exemptions

Exemption	Amount
14 - COUNTYLANDS	55,359.00

### Land Details

Land Use Code	Frontage	Depth	Land Area
8600 - COUNTY	50	125	7,750.00 SF

### Appraiser Notes

LAND SIZE INCREASED BY 1,500 SQ FT FOR THE 2015 TAX ROLL DUE TO THE ABANDONMENT OF THAT PORTION OF PENINSULAR AVENUE DESCRIBED IN RESOLUTION NO 116-2014 FILED IN OR2696-895/899.

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	0	0	194,063	194,063	50,327	194,063	0
2013	0	0	201,250	201,250	45,752	201,250	0
2012	0	0	201,250	201,250	41,593	201,250	0
2011	0	0	201,250	201,250	37,812	201,250	0
2010	0	0	188,370	188,370	34,375	188,370	0
2009	0	0	31,250	31,250	31,250	31,250	0
2008	0	0	31,250	31,250	31,250	31,250	0
2007	0	0	93,750	93,750	93,750	93,750	0
2006	0	0	87,500	87,500	87,500	0	87,500
2005	0	0	62,500	62,500	62,500	0	62,500
2004	0	0	33,125	33,125	33,125	0	33,125
2003	0	0	33,125	33,125	33,125	0	33,125
2002	0	0	33,125	33,125	33,125	0	33,125
2001	0	0	33,125	33,125	33,125	0	33,125
2000	0	0	33,125	33,125	33,125	0	33,125
1999	0	0	33,125	33,125	33,125	0	33,125
1998	0	0	33,125	33,125	33,125	0	33,125
1997	0	0	33,125	33,125	33,125	0	33,125
1996	0	0	33,125	19,875	19,875	0	19,875
1995	0	0	33,125	33,125	33,125	0	33,125
1994	0	0	33,125	33,125	33,125	0	33,125
1993	0	0	33,125	33,125	33,125	0	33,125
1992	0	0	33,125	33,125	33,125	0	33,125
1991	0	0	33,125	33,125	33,125	0	33,125
1990	0	0	32,500	32,500	32,500	0	32,500
1989	0	0	32,500	32,500	32,500	0	32,500
1988	0	0	22,500	22,500	22,500	0	22,500
1987	0	0	22,500	22,500	22,500	0	22,500
1986	0	0	20,313	20,313	20,313	0	20,313
1985	0	0	18,750	18,750	18,750	0	18,750
1984	0	0	18,750	18,750	18,750	0	18,750
1983	0	0	18,750	18,750	18,750	0	18,750

1982	0	0	10,000	10,000	10,000	0	10,000
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### 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
2/3/2015	2723 / 119	2,000,000	QC	11
11/28/2006	2255 / 1923	1	WD	M
1/28/2004	2003 / 1905	1	QC	M
11/11/1997	1486 / 1843	1	WD	M

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



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

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

## Property Record Card -

**Maps are now launching the new map application version.**

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

**Alternate Key: 1160423 Parcel ID: 00126230-000000**

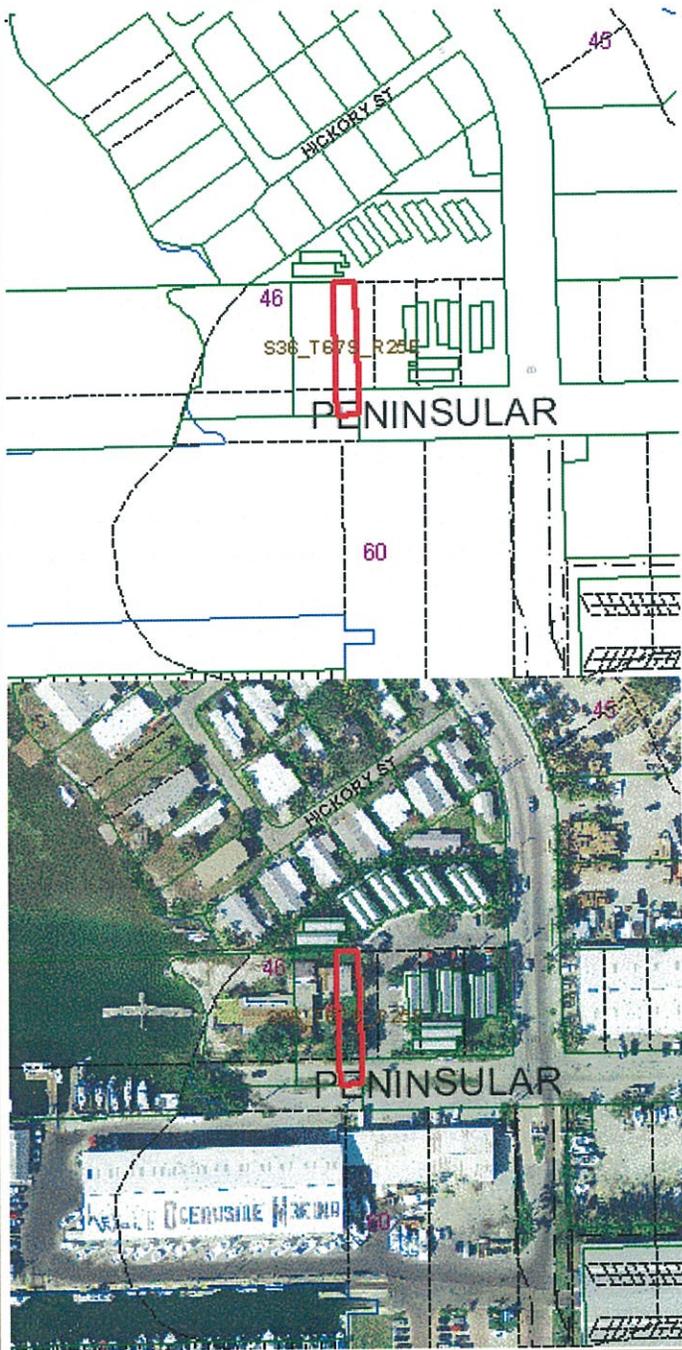
### Ownership Details

**Mailing Address:**  
OCEANSIDE INVESTORS LLC  
C/O ALLISON JOHN  
1010 KENNEDY DR STE 302  
KEY WEST, FL 33040-4133

### Property Details

**PC Code:** 80 - VACANT GOVERNMENTAL  
**Millage Group:** 110A  
**Affordable Housing:** No  
**Section-Township-Range:** 35-67-25  
**Property Location:** VACANT LAND SOUTH STOCK ISLAND  
**Legal Description:** BK 46 W 1/2 LT 32 STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 AND PT OF PENINSULAR AVE VACATED OR396-430/431 OR849-2215D/C OR909-2011 OR1486-1843 OR2003-1905/06Q/C OR2255-1923 OR2696-895/899(RES NO 116-2014) OR2723-119/20

Click Map Image to open interactive viewer



### Exemptions

Exemption	Amount
14 - COUNTYLANDS	32,730.00

### Land Details

Land Use Code	Frontage	Depth	Land Area
8600 - COUNTY	25	125	3,875.00 SF

### Misc Improvement Details

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

### Appraiser Notes

LAND SIZE INCREASED BY 750 SQ FT FOR THE 2015 TAX ROLL DUE TO THE ABANDONMENT OF THAT PORTION OF PENINSULAR AVENUE DESCRIBED IN RESOLUTION NO 116-2014 FILED IN OR2696-895/899.

### Building Permits

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

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

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

1992	0	0	33,125	33,125	33,125	0	33,125
1991	0	0	33,125	33,125	33,125	0	33,125
1990	0	0	32,500	32,500	32,500	0	32,500
1989	0	0	32,500	32,500	32,500	0	32,500
1988	0	0	22,500	22,500	22,500	0	22,500
1987	0	0	22,500	22,500	22,500	0	22,500
1986	0	0	20,313	20,313	20,313	0	20,313
1985	0	0	18,750	18,750	18,750	0	18,750
1984	0	0	18,750	18,750	18,750	0	18,750
1983	0	0	18,750	18,750	18,750	0	18,750
1982	0	0	10,000	10,000	10,000	0	10,000

### Parcel Sales History

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.

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

This page has been visited 528,559 times.

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

Please Return to:  
Smith | Oropeza | Hawks  
138-142 Simonton Street  
Key West, Florida 33040  
Consideration: \$2,000,000.00

Doc# 2014388 02/03/2015 2:17PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

02/03/2015 2:17PM  
DEED DOC STAMP CL: Krys \$14,000.00

This Instrument Prepared By:

STONES & CARDENAS  
221 Simonton Street  
Key West, FL 33040  
(305) 294-0252

Doc# 2014388  
Bk# 2723 Pg# 119

## QUIT CLAIM DEED

**THIS QUIT CLAIM DEED**, executed this 3rd day of February, 2015, by and between MONROE COUNTY, a political subdivision of the State of Florida, whose address is c/o Roman Gastesi, Jr., County Administrator, 1100 Simonton Street, Room 2-205, Key West, FL 33040, party of the first part, and OCEANSIDE INVESTORS, LLC, a Florida limited liability company, whose address is C/O John Allison, 1010 Kennedy Drive, Suite 302, Key West, FL 33040, party of the second part.

**WITNESSETH**, That the said party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said party of the second part all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Monroe, State of Florida, to wit:

Lots 30, 31 and the West ½ of Lot 32, in Square 46, according to Maloney's Subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida.

AND ALSO:

The Northerly 1/2 Peninsular Avenue, lying between Block 46 and 60, South of Lots 30, 31 & the West 1/2 of Lot 32, in Square 46, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Lot 35 of said plat, thence West along the North right-of-way line of Peninsular Ave. for a distance of 175.00 feet to the Southeast corner of the said West 1/2 of Lot 32, and the point of beginning; thence continue West along the said North right-of-way line of Peninsular Ave. for a distance of 195.0 feet, more or less to the platted shoreline of Peninsular Avenue; thence S 17°19'01" W along the platted shoreline for a distance of 31.62 feet to the Centerline of Peninsular Ave.; thence East along the said center line of Peninsular Ave., for a distance of 205.0 feet more or less to the Southerly extension of the East line of the said West 1/2 of Lot 32; thence North for a distance of 30.00 feet to the said North right-of-way line of Peninsular Ave. and the point of beginning.  
Containing 6,000.0 square feet, more or less.

SUBJECT TO: Taxes, if any, for the year 2015 and subsequent years.

SUBJECT TO: Conditions, restrictions, limitations, reservations and easements of record, including all development approvals issued by Monroe County, Florida.

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR ABSTRACT EXAMINATION AND IS BASED SOLELY ON THE FACTS PROVIDED BY EITHER OF THE PARTIES OR THEIR AGENTS.

**TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoove of the said party of the second part forever.

**IN WITNESS WHEREOF**, the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said board, the day and year aforesaid.

(OFFICIAL SEAL)



ATTEST: *Jayne A. Monroe*  
Clerk (or Deputy Clerk of the  
Circuit Court)  
Monroe County, Florida

By its Board of County Commissioners

By: *D. S. Kolhage*  
Danny Kolhage, Mayor/Chairperson

MONROE COUNTY  
OFFICIAL RECORDS

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 Heather Carruthers, Dist. 3  
Mayor Pro Tem David Rice, Dist. 4  
Kim Wigington, Dist. 1  
George Neugent, Dist. 2  
Sylvia J. Murphy, Dist. 5

*We strive to be caring, professional and fair*

Date: 5.31.13

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

Dear Applicant:

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

Oceanside Key West to the Monroe County Planning Department.  
Project / Name

Thank you.

Paul Creech

Planning Staff

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

ADAMS LILO E  
7139 DRIFTWOOD DR SE  
ADA, MI 49301-7890

ALLEN JEFFREY E AND MONICA  
819 PEACOCK PLAZA STE 809  
KEY WEST, FL 33040

ALSTOTT MICHAEL J FAMILY TRUST  
AMD REST S/12/2006  
7019 1ST AVE S  
ST PERESBURG, FL 33707

APPELLIS MICHEL  
1414 NEWTON ST  
KEY WEST, FL 33040

ARMOUR JAMES  
4449 BAY SHORE RD  
SARASOTA, FL 34234-3712

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

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

BAC AVIATION AND MARINE LLC  
5401 HANGAR CT  
TAMPA, FL 33634

BACKWALL PARTNERS LLC  
3605 SOUTH BEACH DR  
TAMPA, FL 33629

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

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

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

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

BAMPARTNERS LP  
PO BOX 287  
SOUTHFIELD, MI 48037-0287

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

BARRETT PAUL AND DONNA L/E  
219 GOLF CLUB DR  
KEY WEST, FL 33040-7938

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

BEAN LINDA  
21945 MINNETONKA BLVD  
EXCELSIOR, MN 55331-8616

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

BENEDETTO GEORGE  
4421 JEFFERSON HWY  
JEFFERSON, LA 70121-1308

BENNER LEAH AND WAYNE  
6900 MALONEY AVE UNIT 11  
KEY WEST, FL 33040-6060

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

BITTNER DALE L  
PO BOX 5143  
KEY WEST, FL 33045

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

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

BLUEWATER INVESTMENT LP  
142 JFK DR  
ATLANTIS, FL 33462

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

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

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

Verified by Gail Pages 1-7

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

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

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

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

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

CARDENAS ROBERT H AND DEBORAH  
917 EATON ST  
KEY WEST, FL 33040-6922

CARDENAS ROBERT H JR AND  
DEBORAH S  
917 EATON ST  
KEY WEST, FL 33040

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

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

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

CILETTI LARRY  
341 TOM BROWN RD  
MOORESTOWN, NJ 08057-4001

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

CONKLIN EDWARD G  
5950 PENINSULA AVE  
KEY WEST, FL 33040

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

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

COUNTY OF MONROE  
1100 SIMONTON ST  
KEY WEST, FL 33040

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

COX STANLEY A  
1648 RICHMOND RD  
LEXINGTON, KY 40502

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

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

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

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

DASHER THEODORE E  
554 37TH ST NORTH  
BIRMINGHAM, AL 35222

DBGB REV LIV TR  
26 HINA ST  
HILO, HI 96720

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

DHILLON WILLIAM J  
29780 SPRINGTIME RD  
BIG PINE KEY, FL 33043-3121

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

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

DUKE JOHN AND BEATRIZ  
28555 JOLLY ROGER DR  
SUMMERLAND KEY, FL 33042-5501

ESTILL ROBERT I  
2026 S QUEEN ST  
YORK, PA 17403

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

FLEMING ENTERPRISES LLC  
3901 PROGRESS ST  
NORTH LITTLE ROCK, AR 72114

FOLEY ALLEN  
5950 PENINSULAR AVE PIER 638  
KEY WEST, FL 33040-6097

FOLEY WALTER ALLEN  
875 W LOOP 304  
CROCKETT, TX 75835

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

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

FOWLER CHARLES  
28388 COUNTY RD  
SUMMERLAND KEY, FL 33042-5633

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

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

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

GARDNER JENNIE S REV TR 10/26/2010  
1018 SE 38TH ST APT 101  
CAPE CORAL, FL 33904-8131

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

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

GOTHIER ROBERT V JR  
415 FALLOWFIELD RD STE 301  
CAMP HILL, PA 17011-4907

GRAY II FRED EMMET REV TRUST DTD  
11-04-2004  
23063 WAHOO LN  
CUDJOE KEY, FL 33042

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

HAYMAKER JAMES  
4633 DREXEL AVE  
EDINA, MN 55424

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

HENDERSON ROBIN M  
5950 PENINSULAR AVE SLIP 613  
KEY WEST, FL 33040

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

HOLMES PETER F  
12 WILDWOOD LANE  
SCARBOROUGH, ME 4074

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

HOWELL WALTER W REV TR DTD 6-97  
106 KIMBALL POND RD  
CANTERBURY, NH 3224

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

HUB FLORIDA LLC  
200 HARRY S TRUMAN PKWY STE 300  
ANNAPOLIS, MD 21401-7479

HUNKER WAYDE  
7 PARK MEADOWS COURT  
FAIRFIELD, OH 45014

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

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

JACKSON RICHARD W  
1301 FLAGLER AVE  
KEY WEST, FL 33040

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

JACQUES CYNTHIA S REV TR 6/7/2006  
P O BOX 22  
FLOYD, IA 50435

JOHNSTON ANN  
PO BOX 2039  
KEY WEST, FL 33045-2039

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

KEY WEST HARBOUR YACHT CLUB, A  
CONDOMINIUM

KLITENICK MICHAEL P AND JUDIE  
3510 EAGLE AVE  
KEY WEST, FL 33040

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

LEWIS MARK AND BETH  
2075 WOOD ROAD  
LEBANON, OH 45036

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

MARLIN INTEGRATED CAPITAL III LLC  
4035 RIDGE TOP RD STE 600  
FAIRFAX, VA 22030

MAUN MATTHEW D  
0225 CHEROKEE LN  
CARBONALE, CO 81623

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

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

KEY WEST 80 LLC  
26640 EDGEWOOD ROAD  
SHOREWOOD, MN 55331

KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040

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

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

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

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

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

MBA GRAPHICS OF TAMPA INC  
116 ADALIA AVE  
TAMPA, FL 33606

JESSEE JASON  
1107 KEY PLAZA STE 333  
KEY WEST, FL 33040

JONES LLC  
11 CYPRESS AVE  
KEY WEST, FL 33040

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

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

LANDIS OLIVER  
2740 W FRANKLIN BLVD  
GASTONIA, NC 28052

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

LONG G GREG AND KRISTINE A  
102 ALGONQUIN  
LAKE WINNEBAGO, MO 64034

MAGGIO LEONA J  
5950 PENINSULAR AVE  
KEY WEST, FL 33040-6097

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

MCCARTHY CHRISTOPHER  
P O BOX 406  
SANDOWN, NH 3873

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

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

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

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

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

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

MILLARD LEON FOWLER AND CONNIE L  
1716 SOUTH STREET  
KEY WEST, FL 33040

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

MONROE COUNTY TEACHERS FEDERAL  
CREDIT UNION  
P O BOX 2666  
KEY WEST, FL 33040

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

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

NEUBERGER RENE AMEN AND RESTATE  
INTER VIVOS DEC TR  
175 TRAL CIR  
BERLIN, MD 21811

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

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

OCEANSIDE EAST DRY STORAGE  
CONDOMINIUM

OCEANSIDE MARINA CONDOMINIUM

OCEANSIDE RESIDENTIAL  
CONDOMINIUM

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

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

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

OTTO CORY J  
6900 MALONEY AVE UNIT 17  
KEY WEST, FL 33040-6065

OYEME IV LLC  
P O BOX 787  
KEY WEST, FL 33040

OYSTER POINT PROPERTIES LLC  
105 E ST  
HAMPTON, VA 23661

PETROCINE THOMAS AND LINDA L  
PO BOX 99  
WATERVILLE VALLEY, NH 3215

PFENT DAVID J  
512 NOAH LANE  
KEY WEST, FL 33040

PORTER POWELL DOUGLAS  
95510 OVERSEAS HWY  
KEY LARGO, FL 33037

PRITZ DALE  
1832 SCHAWAN LN  
YORK, PA 17402

PROBERT FAMILY LIMITED  
PARTNERSHIP THE  
3728 FLAGLER AVE  
KEY WEST, FL 33040

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

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

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

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

ROGGERO HARRY  
21 PARKER AVE  
NEWPORT, RI 2840

ROGGERO HARRY J JR  
21 PARKER AVE  
NEWPORT, RI 02840-6940

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

ROWLEY RICHARD D & PATRICIA M  
P O BOX 125  
AUSTINBURG, OH 44010

SALERNO ANTHONY L  
114 SINCLAIR DR  
MUSKEGON, MI 49441

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

SALINERO CHAD  
6900 MALONEY AVE UNIT 3  
KEY WEST, FL 33040-6060

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

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

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

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

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

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

SIMONTON ROW LTD  
1109 EATON ST  
KEY WEST, FL 33040

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

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

SMITH KEITH A TRUSTEE  
PO BOX 1267  
SUMAS, WA 98295

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

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

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

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

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

SWENSON PETER  
2 BARRACUDA LN  
KEY LARGO, FL 33037

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

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

THOMPSON AND COMPANY OF TAMPA  
INC  
5401 HANGAR CT  
TAMPA, FL 33634

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

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

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

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

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

TRIVISONNO NICHOLAS L REVOCABLE  
TRUST DTD 2/24/03  
2019 CRAIGMORE DR  
CHARLOTTE, NC 28226

UNITED STATES OF AMERICA  
ATLANTA, GA 30345

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

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

WEYMOUTH LISA A  
P O BOX 791249  
PAIA, HI 96779

WHITEHEAD BRIAN J  
49 SUNSET KEY  
KEY WEST, FL 33040

WILKES GEORGE A REVOCABLE TRUST  
10/27/2004  
PO BOX 253  
SEELEY LAKE, MT 59868

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

WOLZ ROBERT J  
PO BOX 1411  
KEY WEST, FL 33041

WSG KEY WEST HOLDINGS LLC  
400 ARTHUR GODFREY RD STE 200  
MIAMI BEACH, FL 33140

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

**End of Additional File 2013-070**

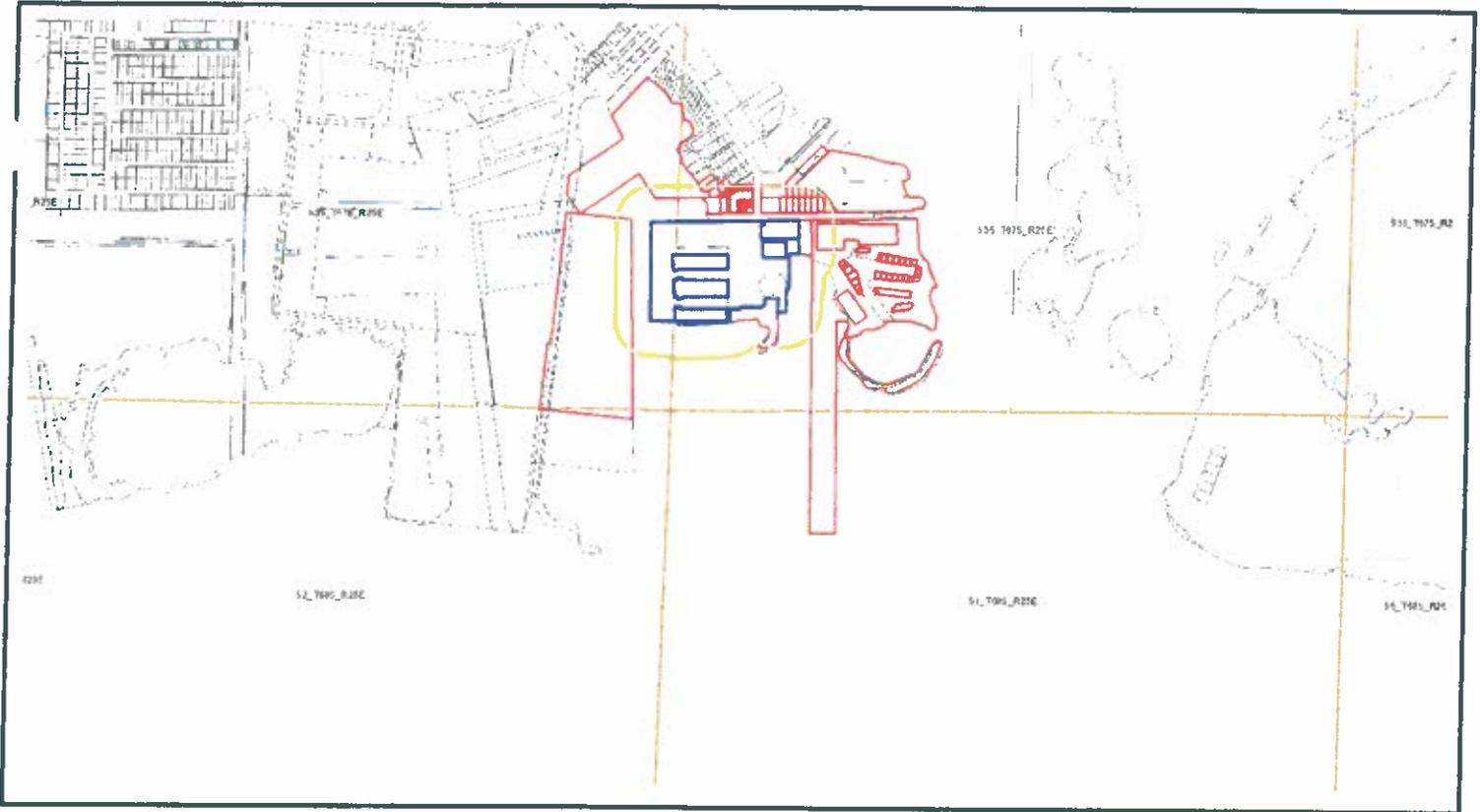
# Oceanside Key West

Minor Conditional Use Application

By: Oceanside Investors, LLC

5950 Peninsular Avenue

Key West, Florida 33040



**Oceanside Investors, LLC**  
**300 Foot Radius**

Printed: May 30, 2013

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.



<b>No.</b>	<b>Description</b>
1.	Minor Conditional Use Application
2.	Legal Description
3.	Evidence of Ownership – Sender and Receiver sites
4.	Property Record Card – receiver site
5.	Location Map of Receiver Site
6.	Photographs from Roadway
7.	Notarized Agent Authorization Form
8.	Draft Resolution – Minor Conditional Use

APPLICATION  
MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



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

---

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

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

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

Advertising Costs: \$245.00

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

**Date of Submittal:** 05 / 31 / 2013  
Month Day Year

**Applicant / Agent:**

Oceanside Investors, LLC, Summerland Palms Investors, LLC, H&L Florida Associates, LLC, R&S of Key West, Inc., H-Try, LLC, and 5671 MacDonald LLC, C/O Smith Oropeza, P.L. Barton W. Smith, Esq.

---

Name

138 – 142 Simonton Street, Key West, Florida 33040

---

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

(305) 296-7227

---

Daytime Phone

bart@smithoropeza.com

---

Email Address

**Sender Site Property Owner:**

Summerland Palms Investors, LLC

---

Name

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

---

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

305-395-1610

---

Daytime Phone

APPLICATION

**Sender Site Legal Description:**

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

See attached tab 2

Block	Lot	Subdivision	Key
See attached RE and Alt. Key table at tab 3			
Real Estate (RE) Number		Alternate Key Number	
24930 Overseas Highway Lot 1 – 12 and 14 – 22, Summerland Key, Florida 33040		MM25	
Street Address (Street, City, State, Zip Code)		Approximate Mile Marker	

**Sender Site Property Owner:**

H&L Florida Associates, LLC C/O Gregory Oropeza

Name

138 Simonton Street, Key West, Florida 33040

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

(305) 296-7227

Daytime Phone

**Sender Site Legal Description:**

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

Lot 30 Plat Book 2-48 Cudjoe Key

Block	Lot	Subdivision	Key
00174960-000000		1227021	
Real Estate (RE) Number		Alternate Key Number	
21585 Old State Road 4A, Cudjoe Key, Florida 33040		MM 21	
Street Address (Street, City, State, Zip Code)		Approximate Mile Marker	

**Sender Site Property Owner:**

R&S OF KEY WEST, INC., H-TRY, LLC, and 5671 MACDONALD LLC

Name

PO Box 6032, Key West, Florida 33040

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

(305) 296-8851

Daytime Phone

**Sender Site Legal Description:**

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

31 9 Maloney Stock Island

Block	Lot	Subdivision	Key
001224430-000000		1158851	
Real Estate (RE) Number		Alternate Key Number	
5671 MacDonald Avenue, Key West, Florida 33040		MM 5	
Street Address (Street, City, State, Zip Code)		Approximate Mile Marker	

APPLICATION

**Sender Site Property Owner:**

R&S OF KEY WEST, INC., H-TRY, LLC, and 5671 MACDONALD LLC

Name

PO Box 6032, Key West, Florida 33040

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

(305) 296-8851

Daytime Phone

**Sender Site Legal Description:**

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

31                      16                      Maloney                      Stock Island

Block                      Lot                      Subdivision                      Key

001224470-000000                      1158593

Real Estate (RE) Number                      Alternate Key Number

Vacant Land on MacDonald Avenue, Key West, Florida 33040 MM 5

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

**Receiver Site Property Owner:**

Oceanside Investors, LLC

Name

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

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

305-395-1610

Daytime Phone

**Receiver Site Legal Description:**

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

SEE ATTACHED LEGAL DESCRIPTION AT TAB 2

Block                      Lot                      Subdivision                      Key  
00127420-000000 and 00127420-000100                      1161624 and 8884257

Real Estate (RE) Number                      Alternate Key Number  
5950 – 5970 Penninsular Avenue, Stock Island, Florida 33040 MM 5

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

**Sender Site Land Use District Designation:**

Summerland Palms Investors, LLC – Urban Residential Mobile Home (URM)

H&L Florida Associates, LLC - Urban Residential Mobile Home (URM)

R&S OF KEY WEST, INC., H-TRY, LLC, and 5671 MACDONALD LLC – Mixed Use (MU)

APPLICATION

Receiver Site Land Use District Designation: Oceanside Investors, LLC – Mixed Use (MU)

Sender Site Existing Land Use: Summerland Palms Investors, LLC – Residential High (RH)  
H&L Florida Associates, LLC – Mixed Use Commercial (MC)  
R&S OF KEY WEST, INC., H-TRY, LLC, and 5671  
MACDONALD LLC – Mixed Use Commercial (MC)

Receiver Site Existing Land Use: Oceanside Investors, LLC – Mixed Use Commercial (MC)

Development Order No. permitting dwelling units to be transferred off Sender Site: \_\_\_\_\_

Amount of dwelling units to be transferred to Receiver Site: 46

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

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

- Complete application (unaltered and unbound); - tab 1
- Correct fee (check or money order to Monroe County Planning & Environmental Resources);
- Proof of ownership for both sender and receiver sites (i.e. Warranty Deed); tab 3
- Copy of Development Order establishing dwelling units to be transferred off sender site; to be provided
- Current Property Record Card(s) from the Monroe County Property Appraiser for receiver site; - tab 4
- Location map of receiver site; - tab 5
- Photograph(s) of receiver site from adjacent roadway(s); - tab 6
- Signed and Sealed Boundary Survey of receiver site, prepared by a Florida registered surveyor – 6 sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat); included
- Typed name and address mailing labels of all property owners within a 300 foot radius of the receiver site. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included – included in inside sleeve

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

- Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the sender site and receiver site properties) – tab 7
- Any Letters of Understanding pertaining to the proposed transfer
- Vegetation Survey or Habitat Evaluation Index (please contact Monroe County Environmental Resources prior to application submittal to determine if this documentation is necessary)

APPLICATION

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

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

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

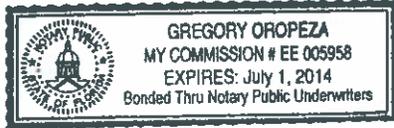
Signature of Applicant: \_\_\_\_\_



Date: \_\_\_\_\_

5-31-13

Sworn before me this 31 day of May 2013



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.

**OCEANSIDE INVESTORS, LLC**  
**5950 – 5970 Penninsular Avenue**  
**Stock Island, Florida**

**LEGAL DESCRIPTION**

That parcel of land as more particularly described as follows:

**UPLAND TERMINUS BOUNDARY LINE:**

A line being the Waterward Boundary Line as of July 1, 1975, lying in Hawk Channel in Section 36, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, and being more particularly described as follows:

Commence at the Northeast Corner of Lot 3, Block 61, "George McDonalds Plat of a Part of Stock Island", according to the plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence South 00° 00' 00" East, along the East line of said Lot 3, a distance of 256.64 feet more or less to the Waterward Boundary Line as of July 1, 1975, and the Point of Beginning of the herein described line; thence South 88° 44' 58" West, a distance of 58.05 feet; thence South 81° 26' 20" West, a distance of 13.41 feet; thence South 48° 22' 45" West, a distance of 7.77 feet; thence South 09° 55' 20" West, a distance of 8.55 feet; thence South 00° 10' 09" West, a distance of 178.89 feet; thence South 01° 46' 07" West, a distance of 53.90 feet; thence South 06° 39' 38" West, a distance of 34.06 feet; thence North 80° 11' 10" West, a distance of 19.75 feet; thence North 06° 04' 32" East, a distance of 30.53 feet; thence North 02° 25' 50" East, a distance of 53.34 feet; thence North 16° 29' 47" West, a distance of 23.38 feet; thence North 40° 25' 19" West, a distance of 21.08 feet; thence North 63° 50' 22" West, a distance of 18.30 feet; thence South 88° 24' 25" West, a distance of 48.58 feet; thence South 80° 34' 05" West, a distance of 12.37 feet; thence South 81° 01' 04" West, a distance of 38.31 feet; thence South 77° 16' 42" West, a distance of 50.24 feet; thence South 68° 46' 49" West, a distance of 24.66 feet; thence South 41° 39' 38" West, a distance of 17.34 feet; thence South 05° 19' 44" West, a distance of 26.43 feet; thence South 00° 57' 38" West, a distance of 45.02 feet; thence South 10° 31' 54" East, a distance of 26.49 feet; thence South 14° 28' 10" East, a distance of 29.44 feet; thence South 34° 09' 00" East, a distance of 10.17 feet; thence South 65° 59' 42" East, a distance of 13.79 feet; thence South 86° 21' 21" East, a distance of 27.69 feet; thence North 8° 00' 36" East, a distance of 46.24 feet; thence North 81° 58' 32" East, a distance of 35.50 feet; thence South 87° 38' 26" East, a distance of 10.36 feet; thence South 00° 00' 45" West, a distance of 38.74 feet; thence South 07° 17' 00" West, a distance of 50.37 feet; thence South 01° 31' 11" West, a distance of 60.24 feet; thence South 03° 09' 56" East, a distance of 56.98 feet; thence South 01° 17' 35" West, a distance of 67.93 feet; thence South 24° 27' 36" West, a distance of 20.05 feet; thence North 70° 07' 27" West, a distance of 30.56 feet; thence North 39° 29' 04" West, a distance of 35.34 feet; thence North 20° 28' 48" West, a distance of 25.13 feet; thence North 75° 38' 40" West, a distance of 38.00 feet; thence North 45° 33' 20" West, a distance of 17.49 feet; thence North 23° 30' 00" West, a distance of 28.68 feet; thence North 43° 31' 59" West, a distance of 14.41 feet; thence South 88° 32' 44" West, a distance of 24.78 feet; thence South 71° 33' 38" West, a distance of 41.80 feet; thence South 89° 52' 50" West, a distance of 42.77 feet; thence South 82° 14' 18" West, a distance of 32.99 feet; thence South 73° 17' 44" West, a distance of 19.18 feet; thence South 79° 38' 41" West, a distance of 26.35 feet; thence South 82° 50' 54" West, a distance of 32.20 feet; thence South 88° 27' 31" West, a distance of feet 22.15; thence North 63° 04' 54" West, a distance of 5.73 feet; thence South 56° 22' 23" West, a distance of 7.38 feet; thence South 85° 25' 56" West, a distance of 43.08 feet; thence North 83° 45' 01" West, a distance of 31.16 feet; thence South 87° 16' 53" West, a distance of 45.21 feet; thence South 86° 20' 31" West, a distance of 54.32 feet; thence South 88° 07' 13" West, a distance of 64.34 feet; thence North 89° 56' 25" West, a distance of 65.13 feet; thence North 88° 59' 04" West, a distance of 52.42 to the Point of Terminus and the end of the herein described line.

**PARCEL A:**

On the Island of Stock Island, and being Lot One (1), Block Sixty (60) according to George L. McDonald's Map of Lots One (1), Two (2), Three (3), Five (5) and Six (6) of Section Thirty Five (35), Lot Two (2) Section Thirty Six (36), Lot Three (3) Section Twenty Six (26), and Lot Two (2) Section Thirty Four (34), Township Sixty Seven (67) South, Range Twenty Five (25) East, recorded in Plat Book One (1), Page 55, Monroe County, Florida Records.

AND ALSO

PARCEL B:

Being at a point on the South boundary line of Peninsula Avenue, 382 feet distant and West of the intersection of the South boundary line of Peninsula Avenue with the West boundary line of Maloney Avenue, from said Point of Beginning, continue in a West direction along the South boundary line of Peninsular Avenue extended a distance of 418 feet; thence at right angles and in a Southerly direction a distance of 520 feet; thence at right angles and in an Easterly direction a distance of 600 feet; thence at right angles and in a Northerly direction a distance of 184 feet; thence meandering the high water line in a Northwesterly and Northeasterly direction a distance of 450 feet, more or less, to the Point of Beginning and being in a subdivision of Lots 1, 2, 3, 5 and 6 of Section 35, Lot 2 of Section 36, Lot 3 of Section 26, Lot 2 of Section 34, Township 67 South, Range 25 East, Monroe County, Florida.

ALSO

PARCEL C:

A parcel of submerged land in Hawk Channel in Section 36, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of Lot 1, Block 60 of the Plat of STOCK ISLAND as recorded in Plat Book 1, Page 55, Public Records of Monroe County, Florida; thence run West along the North line of said Lot 1 and the Westerly extension thereof for a distance of 600 feet to the Northeast corner of a parcel of submerged land conveyed by The Trustees of the Internal Improvement Fund Deed No. 19811, dated June 12, 1951; thence South along the Westerly line of said parcel of submerged land conveyed by the Trustees, a distance of 520 feet to the Southwest corner of said parcel for the Point of Beginning of parcel of submerged land hereinafter described; thence continue South a distance of 251.6 feet; thence East a distance of 600 feet; thence North a distance of 251.6 feet to the Southeast corner of said parcel of submerged land conveyed by The Trustees of the Internal Improvement Fund by Deed No. 19811; thence West along the South line of said parcel a distance of 600 feet, more or less, to the Point of Beginning.

ALSO

PARCEL D:

On the Island known as Stock Island and described according to the George McDonald's plat of a part of Stock Island, recorded in Plat Book 1, Page 55, Monroe County, Florida, as follows:

Lots Two (2) and Three (3) in Block Sixty (60).

ALSO

PARCEL E:

A parcel of formerly submerged land in Hawk Channel in Section 36, Township 67 South, Range 25 East, Monroe County, Florida, more particularly described as follows:

Beginning at the Southeast corner of Lot 3, Square 60 of Plat titled "ALL LOTS 1, 2, 3, 5 and 6, SECTION 35; LOT 3, SECTION 26; LOT 2, SECTION 34, STOCK ISLAND, TOWNSHIP 67 SOUTH, RANGE 25 EAST", recorded in Plat Book 1, Page 55, Public Records of Monroe County, Florida, run South 435.6 feet; thence at right angles run West 200 feet; thence at right angles run North 435.6 feet to the Southwest corner of Lot 2, Square 60 of the above mentioned plat; thence meander the shoreline to an Easterly direction back to the Point of Beginning.

ALSO

PARCEL F:

On the Island known as Stock Island and described according to George L. McDonald's plat of a part of said Stock Island, recorded in Plat Book One (1), Page 55, Monroe County, Florida, as follows:

Lots One (1) and Two (2) in Block Sixty One (61), together with a parcel of submerged land in the Straits of Florida, Section 36, Township 67 South, Range 25 East, located Southerly of and adjacent to Lots 1 and 2, Block 61, and described as follows:

Begin at the intersection of the shoreline of Stock Island and the West line of said Lot 1, Block 61, according to said Plat of STOCK ISLAND; thence South along the West line of said Lot 1, Block 61 (extended) a distance of 435 feet to a point; thence East a distance of 200 feet to a point in the East line of said Lot 2, Block 61 (extended); thence North along the East line of Lot 2, Block 61 (extended) a distance of 475 feet, more or less to a point in the Southerly shoreline of Stock Island; thence Westerly along the meanders of said Southerly shoreline a distance of 210 feet, more or less, back to the Point of Beginning.

PARCEL G:

Lot 3 in Block 61 of STOCK ISLAND as shown on Plat of said STOCK ISLAND made by George L. McDonald and recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida.

ALSO

PARCEL H:

The portion of Maloney Avenue lying between Blocks 60 and 61 of George L. McDonald's Plat of a part of STOCK ISLAND, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida.

PARCEL I:

A parcel of formerly submerged land in Hawk Channel in Section 35, Township 67 South, Range 25 East, Monroe County, Florida, and more particularly described as follows:

Commence at the Northeast corner of Block 60 of a PLAT OF STOCK ISLAND as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence South 280 feet to the Southeast corner of the said Block 60 and the shoreline according to the said PLAT OF STOCK ISLAND and the Point of Beginning of the parcel of land herein described; thence continue South 435.60 feet to a point; thence East 60 feet to a point; thence North 435.60 feet to a point; thence West 60 feet back to the Point of Beginning.

ALSO

PARCEL J:

A parcel of land on the Island known as Stock Island, Monroe County, Florida, more particularly described by the following metes and bounds description:

Commence at the Northwest corner of Lot 2, Block 60, according to George McDonald's Plat of said Stock Island as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence run South along the West line of said Lot 2 and the extension of said West line, 715.60 feet to the Point of Beginning; thence continue South, 56.0 feet; thence West 381.3 feet, more or less, to the Westerly face of an existing concrete pier;

thence Southerly along a line deflected 93°00 left, 30 feet, more or less; thence along the Mean High Water Line the following 15 courses: (NOTE: Missing call of East 376.50')

Thence 87°00 deflected left (DL), 200 feet, more or less;  
Thence 27°00 deflected left, 30.00 feet, more or less;  
Thence 38°30 deflected right, 18.5 feet, more or less;  
Thence 40°00 deflected left, 13.0 feet, more or less;  
Thence 46°50 deflected right, 45.0 feet, more or less;  
Thence 72°00 deflected left, 75.5 feet, more or less;  
Thence 27°00 deflected right, 25.0 feet, more or less;  
Thence 64°00 deflected right, 94.5 feet, more or less;  
Thence 47°20 deflected right, 52.5 feet, more or less;  
Thence 37°40 deflected left, 37.5 feet, more or less  
Thence 54°15 deflected left, 24.5 feet, more or less;  
Thence 72°00 deflected left, 40.0 feet, more or less;  
Thence 28°20 deflected left, 118.5 feet, more or less;  
Thence 56°10 deflected left, 231.9 feet, more or less;  
Thence West, 378.80 feet back to the Point of Beginning.

LESS (CONDOMINIUM):

A parcel of land located in Section 36, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Lot 3, Block 61, GEORGE MCDONALD'S PLAT OF A PART OF STOCK ISLAND, according to the plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence South for a distance of 265.88 feet; thence West for a distance of 100.00 feet; thence South for a distance of 339.68 feet; thence West for a distance of 67.20 feet to the Point of Beginning; thence meander the approximate Mean High Water Line for the following twenty-two (22) metes and bounds; thence South 04° 53'14" West, a distance of 50.44 feet; thence South 03° 31'10" West, a distance of 60.33 feet; thence South 04° 56'57" East, a distance of 108.26 feet; thence South 06° 27'03" West, a distance of 123.44 feet; thence South 57° 33'15" West, a distance of 86.74 feet; thence South 81° 19'27" West, a distance of 44.77 feet; thence North 74° 55'09" West, a distance of 14.27 feet; thence North 38° 14'22" East, a distance of 83.55 feet; thence North 21° 12'00" East, a distance of 20.97 feet; thence North 28° 26'29" East, a distance of 45.45 feet; thence North 08° 28'07" East, a distance of 14.52 feet; thence North 44° 57'55" West, a distance of 32.0 feet; thence North 45° 09' 29" West, a distance of 12.09 feet; thence South 87° 09' 32" West, a distance of 29.15 feet; thence North 75° 12'35" West, a distance of 17.77 feet; thence North 23° 09' 22" West, a distance of 52.43 feet; thence South 89° 35'35" West, a distance of 7.15 feet; thence North 00° 10' 56" East, a distance of 7.23 feet; thence South 79° 00' 39" West, a distance of 63.72 feet; thence North 79° 00'34" West, a distance of 28.33 feet; thence South 77° 00' 51" West, a distance of 80.86 feet; thence North 88° 49' 09" West, a distance of 41.75 feet; thence leaving the said Mean High Water Line for a distance of 103.41 feet; thence East for a distance of 81.33 feet; thence North for a distance of 12.00 feet; thence East for a distance of 157.53 feet to a point of curvature of a curve concave to the Northwest; thence left along the said curve, having for its elements a radius of 32.00 feet and a central angle of 90° 00' 00" for a distance of 50.27 feet to a point of tangency; thence North for a distance of 36.77 feet; thence East for a distance of 106.74 feet to the Point of Beginning.

LESS THE FOLLOWING PIERS:

NORTH PIER:

On Stock Island, Monroe County, Florida, and is a parcel of submerged land lying South of Block 60, according to Geo. McDonald's Plat of Stock Island as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; and the said Parcel being described by metes and bounds as follows:

Commence at the point of intersection of the centerline of Maloney Avenue with the centerline of Peninsular Avenue; thence South along the centerline of Maloney Avenue and the Southerly extension thereof for a distance

of 290.23 feet to a point; thence West 228.63 feet to the Point of Beginning of the parcel of land being described herein; thence South for a distance of 109 feet to a point; thence West for a distance of 390.55 feet to a point; thence South 03° 11' 40" East for a distance of 5.17 feet to a point; thence South 86° 48' 20" West for a distance of 33.50 feet to a point; thence North 03° 11' 40" West for a distance of 119.9 feet to a point; thence North 86° 48' 20" East for a distance of 33.50 feet to a point; thence South 03° 11' 40" East for a distance of 5.49 feet to a point; thence East for a distance of 398.11 feet back to the Point of Beginning.

**MIDDLE PIER:**

On Stock Island, Monroe County, Florida, and is a parcel of submerged land lying South of Block 60, according to Geo McDonald's Plat of Stock Island as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; and the said parcel being described by metes and bounds as follows:

Commence at the point of intersection of the centerline of Maloney Avenue with the centerline of Peninsular Avenue; thence South along the centerline of Maloney Avenue and the Southerly extension thereof for a distance of 290.23 feet to a point; thence West 228.63 feet to a point; thence South for a distance of 191.89 feet to the Point of Beginning of the parcel of land being described herein; thence continue South for a distance of 127 feet to a point; thence West for a distance of 348.48 feet to a point; thence South 03° 11' 40" East for a distance of 13.19 feet to a point; thence South 86° 49' 20" West for a distance of 45 feet to a point; thence North 03° 11' 40" West for a distance of 16 feet to a point; thence South 86° 48' 20" West for a distance of 20 feet to a point; thence North 03° 11' 40" West for a distance of 125 feet to a point; thence North 86° 48' 20" East a distance of 20 feet to a point; thence North 03° 11' 40" West a distance of 16 feet to a point; thence North 86° 48' 20" East a distance of 45 feet to a point; thence South 03° 11' 40" East for a distance of 16.61 feet to a point; thence East for a distance of 355.66 feet to the Point of Beginning.

**LESS THE FOLLOWING PIER:**

**SOUTH PIER:**

On Stock Island, Monroe County, Florida, and is a parcel of submerged land lying South of Block 60, according to Geo. McDonald's Plat of Stock Island, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, and the said parcel being described by metes and bounds as follows:

Commence at the point of intersection of the centerline of Maloney Avenue with the centerline of Peninsular Avenue; thence South along the centerline of Maloney Avenue and the Southerly extension thereof for a distance of 290.23 feet to a point; thence West 228.63 feet to a point; thence South for a distance of 416.99 feet to Point of Beginning of the parcel of land being described herein; thence continue South for a distance of 97 feet to a point; thence West for a distance of 408.80 feet to a point; thence North 03° 11' 40" West for a distance of 115 feet to a point; thence North 86° 48' 20" East for a distance of 38.34 feet to a point; thence South 03° 11' 40" East for a distance of 20 feet to a point; thence East for a distance of 375.82 feet back to the Point of Beginning.

**LESS THE FOLLOWING PARCEL:**

**DRY STORAGE:**

A parcel of land located in Section 36, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Lot 3, Block 61, GEORGE MCDONALDS PLAT OF A PART OF STOCK ISLAND, according to the plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence South for a distance of 167.57 feet; thence West for a distance of 103.06 feet to the Point of Beginning; thence South 89° 59' 20" West for a distance of 182.26; thence South 00° 00' 40" East for a distance of 120.31 feet; thence North 89° 59' 20" East for a distance of 182.26 feet; thence North 00° 00' 40" West for a distance of 120.31 feet to the Point of Beginning.

Prepared by and Return To:

Mark S. Weinberg, Esquire  
GRAY ROBINSON, P.A.  
1221 Brickell Avenue – Suite 1600  
Miami, Florida 33131

Parcel ID Numbers: See Attached Exhibit A-1  
Grantee's EIN #: \_\_\_\_\_

Doc# 1927973 04/09/2013 11:38AM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

04/09/2013 11:38AM  
DEED DOC STAMP CL: DS \$6,230.00

Doc# 1927973  
Bkn 2622 Pgn 996

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this 21<sup>st</sup> day of March, 2013 between SPECIAL ACQUISITIONS III, INC., a Florida corporation (the "Grantor"), whose mailing address is 6435 Naples Blvd., Naples, FL 34109, and SUMMERLAND PALMS INVESTORS, LLC, a Florida limited liability company (the "Grantee"), whose mailing address is 1010 Kennedy Dr., Suite 302, Key West, FL 33040.

**WITNESSETH**

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns the following property (the "Property") lying and being in MONROE COUNTY, Florida, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject, however, to: (i) taxes and assessments for the current year and subsequent years; (ii) covenants, restrictions and public utility easements of record (iii) existing zoning and governmental regulations; and (iv) all matters that an accurate survey of the Property would reveal.

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

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

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



**EXHIBIT "A"**  
**Legal Description of the Property**

Lots 54 and 55, SUMMERLAND YACHT HARBOR, SUMMERLAND KEY, FL, as recorded in Plat Book 2, Page 142, of the Public Records of Monroe County, Florida.

LESS AND EXCEPT:

A portion of Lot 54, SUMMERLAND YACHT HARBOR, SUMMERLAND KEY, FL, as recorded in Plat Book 2, Page 142, of the Public Records of Monroe County, Florida and better described as follows:

Beginning at the intersection of the Southwesterly Right-of-Way line of Center Street and the Southwesterly Right-of-Way line of Horace Street; thence South 00°01'34" East along said Southwesterly Right-of-Way line of Horace Street for 100.20 feet; thence North 86°23'13" West along the Northerly Right-of-Way line of U.S. Highway No. 1 for 49.86 feet; thence North 06°42'37" East for 40.06 feet; thence North 86°23'13" West for 31.16 feet; thence North 03°36'47" East for 5.00 feet; thence North 83°47'50" West for 23.29 feet; thence North 01°05'31" East for 7.75 feet; thence South 88°53'40" East for 27.50 feet; thence North 40°27'32" East for 25.00 feet; thence North 03°36'47" East for 25.00 feet; thence South 86°23'13" East along the Southerly Right-of-Way line of Center Street for 53.64 feet back to the POINT OF BEGINNING.

AND LESS AND EXCEPT:

Unit 13, SUMMERLAND PALMS CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2356, Page 1, of the Public Records of Monroe County, Florida; together with the undivided 1/22nd interest in the common areas appertaining thereto.

NOW KNOWN AS:

Condominium Units 1 to 12, inclusive and Condominium Units 14 to 22, inclusive, of SUMMERLAND PALMS CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2356, Page 1, of the Public Records of Monroe County, Florida.

**EXHIBIT "A-1"**

**Folio Numbers Assigned to the Property**

**FOLIO NO.:**

9091408 - Unit 1  
9091409 - Unit 2  
9091410 - Unit 3  
9091411 - Unit 4  
9091412 - Unit 5  
9091413 - Unit 6  
9091414 - Unit 7  
9091415 - Unit 8  
9091416 - Unit 9  
9091417 - Unit 10  
9091418 - Unit 11  
9091419 - Unit 12  
9091421 - Unit 14  
9091423 - Unit 15  
9091424 - Unit 16  
9091425 - Unit 17  
9091426 - Unit 18  
9091427 - Unit 19  
9091428 - Unit 20  
9091429 - Unit 21  
9091430 - Unit 22

all of SUMMERLAND PALMS CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2356, Page 1, of the Public Records of Monroe County, Florida.

Doc# 1802287 08/17/2010 12:07PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

THIS DOCUMENT PREPARED BY: *L. TAUBE, Esq*  
RETURN TO:  
Mr. Jack Hornstein  
Security Search of Florida, Inc.  
1402 Laird Street  
Key West, FL 33040

08/17/2010 12:07PM  
DEED DOC STAMP CL: TRINA \$0.70

Doc# 1802287  
Bk# 2478 Pg# 1854

Parcel ID Number: 00174960-000000

## DEED

This DEED is made and given this 5 day of August, 2010, by and between Coco Palms, L.L.C. a Florida limited liability company, of the County of Monroe, State of Florida, Grantor, and H & L Florida Associates, L.L.C. a Florida limited liability company, Grantee. Each of Grantor and Grantee has an address of 1402 Laird Street, Key West, Florida 33040 of the County of Monroe, State of Florida.

WITNESSETH that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, aliens, remises, releases, conveys, confirms and quitclaims to Grantee, and its heirs, successors and assigns, forever, in fee simple, the following described land, situate, lying, and being in the County of Monroe, State of Florida, to wit:

Lot 30 Sacarna, a subdivision of Government Lots 3 and 4 in Section 29, Township 66 South Range 28 East, Cudjoe Key, Monroe County, Florida, recorded in Plat Book 2, Page 48 of the Public Records of Monroe County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of Grantee, in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all covenances, except: covenants, easements and restrictions of record, and taxes accruing after December 31, 2009.

***[SIGNATURE PAGE FOLLOWS]***

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presences:

WITNESSES:

Coco Palms, LLC,  
a Florida limited liability company

Jaime Laba  
Print Name: Jaime Laba  
Witness

By: Joseph D. Cleghorn, Jr. (Seal)  
Joseph D. Cleghorn, Jr.,  
Managing Member  
Address: 1421 First Street, Key West, FL 33040

Laree Sparks  
Print Name: Laree Sparks  
Witness

STATE OF FLORIDA :  
COUNTY OF Monroe :

The foregoing was acknowledged before me this 5 day of August, 2010, by Joseph D. Cleghorn, Jr. as Manager Member of Coco Palms, LLC, a Florida limited liability company. He is personally known to me or he has produced his \_\_\_\_\_ as identification.

Jaime Laba  
Print Name: \_\_\_\_\_

Notary Public  
My Commission Expires:



Return to: (enclose self addressed stamped envelope)

Name

Address (3)

This Instrument Prepared by:

Address

Grantee Name and S.S. #

Grantee Name and S.S. #

684340

OFF REC 1168 PAGE 1213

(900/150) 3/62 50

FILED FOR RECORD  
91 MAY -2 3 50  
DANNY L. KULPGE  
CLK. CIR. CT.  
MONROE COUNTY, FLA.

# This Indenture,

Whenever used herein, the term "party" shall include the heirs, personal representatives, executors and administrators of the decedent, and the estate of the decedent, and the term "parties" shall include all of the parties to this instrument, and the term "grantor" shall include all of the grantors described if more than one.

Made this 5 day of May, A. D. 1991  
Between LLOYD E. BREEZE and LLOYD E. BREEZE, JR., both  
single men over the age of 18

of the County of Monroe in the State of Florida  
party of the first part, and R & S OF KEY WEST, INC., a Florida Corporation

whose address is 202 Duval Street, Key West, FL 33040

of the County of Monroe in the State of Florida  
party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) other good and valuable consideration to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe, State of Florida, to wit:

Lots 9, 13, 14, 15, 16, 19 and 20, Block 31 of McDonald's Plat of Stock Island according to the Plat thereof recorded in Plat Book 1 at Page 55 of the Public Records of Monroe County, Florida.

Subject to:

1. Taxes and assessments for the year
2. Conditions, limitations, restrictions and easements of record.
3. Prior grants of gas, oil and mineral rights.

DS Paid 3/62 50 Date 5-29-91  
M MONROE COUNTY  
DANNY L. KULPGE, CLERK CIR. CT.  
By Thomas Hernandez D.C.

00124490, 00124500, 00124530  
00124430, 00124470, 00124480

Property Appraiser's Parcel Identification Number: 00124490, 00124500, 00124530, 00124430, 00124470, 00124480  
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signatures and Names in Our Presence:

Lloyd E. Breeze L.S.  
LLOYD E. BREEZE L.S.  
Danny M. Culver L.S.  
 \_\_\_\_\_ L.S.

State of Florida }  
County of MONROE }

I, Danny M. Culver, Notary Public, do hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, LLOYD E. BREEZE, a single man over the age of 18

to me well known and known to me to be the individual described in and who executed the foregoing deed, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Key West, and State of Florida, this 25 day of May, A. D. 1991.  
My Commission Expires 1-2-91  
Thomas Hernandez  
Notary Public

THIS INSTRUMENT PREPARED BY  
THE LAW OFFICE OF THOMAS J. BRISCA, JR.  
422 EASTON ST., KEY WEST, FLORIDA 33040

REC 168 PAGE 1214

684340

**Barrenty Bredt**

NOTARY PUBLIC - MEMPHIS, TENNESSEE  
NOTARY PUBLIC - MEMPHIS, TENNESSEE  
NOTARY PUBLIC - MEMPHIS, TENNESSEE

Date

ABSTRACT OF DESCRIPTION

TO

IN WITNESS WHEREOF, the said party of the first part has herunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

[Signature]  
Witness

[Signature]  
LLOYD E. BREESE, JR.

[Signature]  
Witness

STATE OF Ky.  
COUNTY OF Jayette

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, LLOYD E. BREESE, JR., to me well known and known to me to be the individual described in and who executed the foregoing deed, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Lexington, Jayette County of Ky. and State of Ky. this 27th day of April, A.D., 1991.

My Commission Expires May 6, 1994  
Barbara H. Camen  
NOTARY PUBLIC, State of Ky.  
(SEAL)

Recorded in Official Records Book  
in Monroe County, Florida  
Record Verified  
DANNY L. KOLMAGE  
Clerk Circuit Court



THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:  
Timothy J. Koenig, Esq.  
FELDMAN KOENIG HIGHSMITH  
& VAN LOON, P.A.  
3158 Northside Drive  
Key West, Florida 33040

Doc# 1824283 02/15/2011 2:45PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

02/15/2011 2:45PM  
DEED DOC STAMP CL: MARGO \$0.70

File Number: 21002-0047  
Parcel ID # - 00124470-000000 & 00124460-0000000

SPACE ABO Doc# 1824283  
Bk# 2504 P# 2007

**WARRANTY DEED**

**THIS INDENTURE**, made this 10<sup>th</sup> day of February, 2011 between **R & S OF KEY WEST, INC., a Florida corporation**, Grantor, and, **5671 MACDONALD, LLC, a Florida limited liability company**, whose post office address is 20 Driftwood Drive, Key West, Florida 33040 Grantee:

(\*Grantor\* and \*Grantee\* are used for singular or plural, as context requires)

**WITNESSETH**, that said Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, **an undivided one third (1/3<sup>rd</sup>) interest** in the following described lot, piece or parcel of land, situate, lying and being in the County of Monroe, State of Florida, to wit:

**Lots 9, 13, 14, 15 & 16, Block 31, MCDONALD'S PLAT, Stock Island, Plat Book 1, Page 55, Monroe County, Florida records.**

**AND GRANTOR** does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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

Witnesses as to all signatures:

**R & S OF KEY WEST, INC., a Florida corporation**

**KIT CARSON SMITH, as President**

[Signature]  
Witness Signature  
HEIDI E. DAVILA  
Printed Name  
[Signature]  
Witness Signature  
HEIDI E. DAVILA  
Printed Name

STATE OF FLORIDA     )  
COUNTY OF MONROE    )

On this 10<sup>th</sup> day of February, 2011 before me personally came **KIT CARSON SMITH, as President of R & S OF KEY WEST, INC., a Florida corporation** who is personally known to me (yes) (no) or who have produced personally know as identification to me, and who acknowledged execution of the foregoing instrument.

[Signature]  
Notary Public, State of Florida



MONROE COUNTY  
OFFICIAL RECORDS

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO  
Timothy J. Koenig, Esq.  
FELDMAN KOENIG HIGHSMITH  
& VAN LOON, P.A.  
3158 Northside Drive  
Key West, Florida 33040

Doc# 1791273 05/26/2010 2:56PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

05/26/2010 2:56PM  
DEED DOC STAMP CL: TRINA \$0.70

File Number: 21002-0047  
Parcel ID # - 00124470-000000 & 00124460-0000000

Doc# 1791273  
Bk# 2467 P# 1547

SPACE ABOVE THIS LINE FOR RECORDING DATA

**WARRANTY DEED**

10.

THIS INDENTURE, made this 17 day of March, 2010 between R & S OF KEY WEST, INC., a Florida corporation, Grantor, and, H-TRY LLC, a Florida limited liability company, whose post office address is 815 Peacock Plaza, Key West, Florida 33040 Grantee:

("Grantor" and "Grantee" are used for singular or plural, as context requires)

WITNESSETH, that said Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever an undivided one third (1/3<sup>rd</sup>) interest in the following described lot, piece or parcel of land, situate, lying and being in the County of Monroe, State of Florida, to wit:

**Lots 9, 13, 14, 15 & 16, Block 31, MCDONALD'S PLAT, Stock Island, Plat Book 1, Page 55, Monroe County, Florida records.**

AND GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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

Witnesses as to all signatures:

R & S OF KEY WEST, INC., a Florida corporation

[Signature]  
Witness Signature

Gregory Olofson  
Printed Name

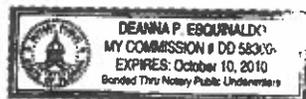
[Signature]  
Witness Signature

Deanna P. Esquivel  
Printed Name

[Signature]  
KIT CARSON SMITH, as President

STATE OF FLORIDA )  
COUNTY OF MONROE )

On this 17<sup>th</sup> day of March, 2010 before me personally came KIT CARSON SMITH, as President of R & S OF KEY WEST, INC., a Florida corporation who is personally known to me (yes) (no) or who have produced \_\_\_\_\_ as identification to me, and who acknowledged execution of the foregoing instrument.



[Signature]  
Notary Public, State of Florida



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

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

[Home](#) [Departments](#) [Exemptions](#) [Save Our Homes](#) [Portability](#) [Homestead Fraud](#) [Contact Us](#)

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## Property Record Card - Map portion under construction.

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[Print Page](#)

[Previous Record](#)

**Alternate Key: 1161624**

**Parcel 00127420-  
ID: 000000**

[Next Record](#)

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### Monroe County Cities

- » [City of Key West](#)
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- » [City of Key Colony Beach](#)
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- » [Islamorada, Village of Islands](#)

### First Time Home Buyer (IRS)

- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

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- » [Energy Conservation Credit](#)

### Other Links

- » [FL Dept Rev - Property Tax Oversight](#)
- » [Census Info](#)

### Ownership Details

**Mailing Address:**  
ATLAS FL II SPE LLC  
6430 N WICKHAM RD  
MELBOURNE, FL 32940-2012

### Property Details

**PC Code:** 20 - AIRPORTS, MARINAS, BUS TERM

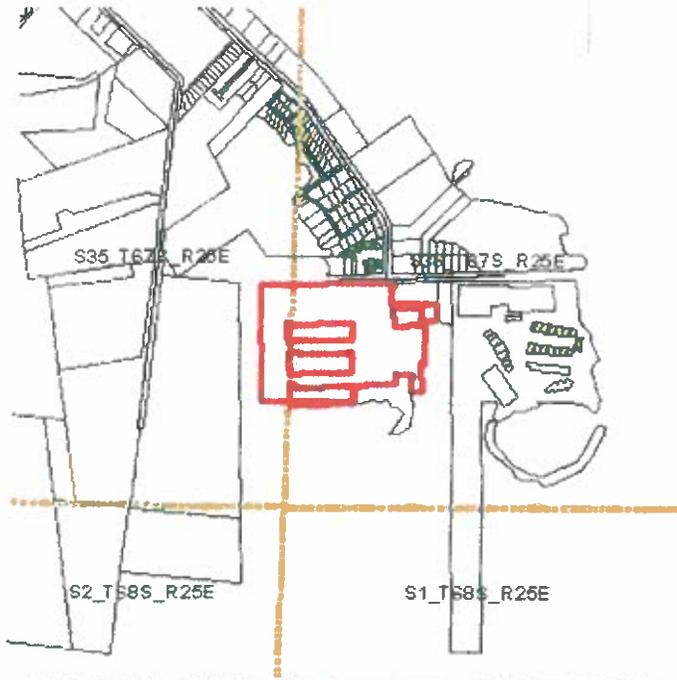
**Millage Group:** 110A

**Affordable Housing:** No

**Section-Township-Range:** 35-67-25

**Property Location:** 5950 PENINSULAR AVE SOUTH STOCK ISLAND

**Legal Description:** STOCK ISLAND MALONEY SUB PB1-55 LOTS 1-2-3 AND ADJ BAY BTM SQR 60 AND PT LTS 1-2-3 AND ADJ BAY BTM SQR 61 AND PT MALONEY AVE VACATED BCC 151-1974 AND FILLED BAY BTM ADJ TO MALONEY AVE (.11AC) AND PT ADJ PARCEL MISC REC BK D-58/59 OR333-58/59 OR509-440 OR514-92OR534-196/198 OR550-695 II 24710 OR690-313E OR739-246 OR930-119/137C/T OR930-148/151 OR959-2354/2355 II 26658 (3608-44) OR1278-2366/69 OR1619-384/386CERT/IIIF OR2503-2018/32



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

### Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	0	0	330,185.00 SF
9500 - SUBMERGED	0	0	6.73 AC

### Building Summary

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

**Year Built:** 1969

### Building 1 Details

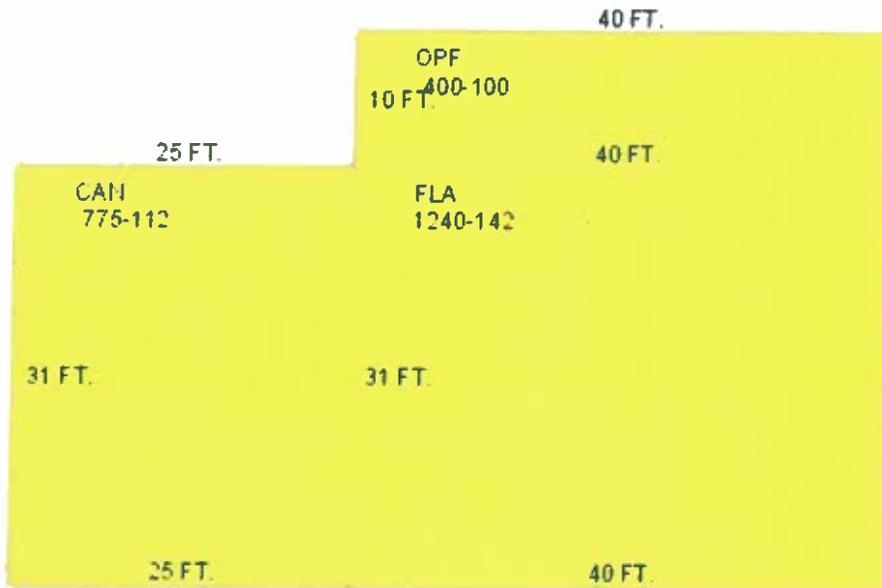
<b>Building Type</b>	<b>Condition A</b>
<b>Effective Age</b> 21	<b>Perimeter</b> 142
<b>Year Built</b> 1969	<b>Special Arch</b> 0
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0

**Inclusions:**

<b>Roof Type</b>	<b>Roof Cover</b>
Heat 1	Heat 2
Heat Src 1	Heat Src 2

**Extra Features:**

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
-----	------	----------	-----------	------------	-------	-----	------------

1	FLA	1	1982
2	OPF	1	1982
3	OPF	1	1982
4	CAN	1	1982

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type
	10037	VACANT COMM
	10038	OPF
	10039	OPF
	10040	CAN

**Exterior Wall:**

Interior Finish Nbr	Type
3284	AVE WOOD SIDING

**Building 2 Details**

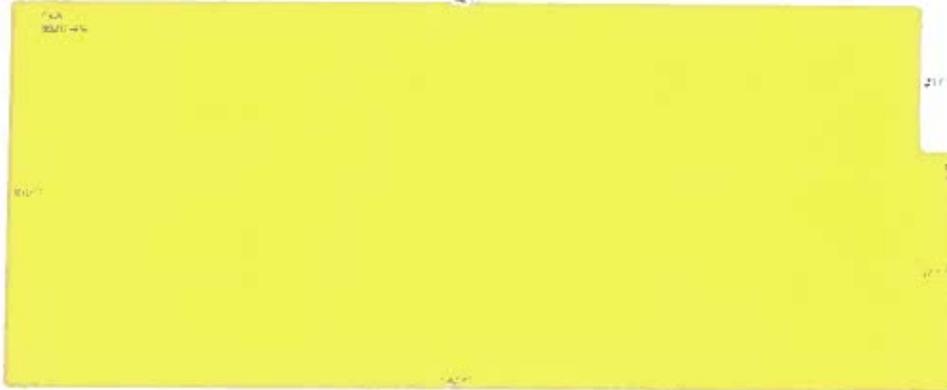
<b>Building Type</b>	<b>Condition A</b>
<b>Effective Age</b> 21	<b>Perimeter</b> 542
<b>Year Built</b> 1970	<b>Special Arch</b> 0
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0

**Inclusions:**

<b>Roof Type</b>	<b>Roof Cover</b>
<b>Heat 1</b>	<b>Heat 2</b>
<b>Heat Src 1</b>	<b>Heat Src 2</b>

**Extra Features:**

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
1	FLA		1	1982			
2	FLA		1	1982			

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type
	10041	MARINA/AUTO/BUS TERM
	10042	SERV SHOPS ETC

**Exterior Wall:**

Interior Finish Nbr	Type
3285	METAL SIDING

**Building 3 Details**

**Building Type**  
**Effective Age 13**

**Condition A**  
**Perimeter 800**

**Year Built** 1969  
**Functional Obs** 0

**Special Arch** 0  
**Economic Obs** 0

**Inclusions:**

**Roof Type**  
**Heat 1**  
**Heat Src 1**

**Roof Cover**  
**Heat 2**  
**Heat Src 2**

**Extra Features:**

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	F
1	FLA		1	1982				

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type
	10043	WAREHOUSE/MARINA C

**Exterior Wall:**

<b>Interior Finish Nbr</b>	<b>Type</b>
3286	METAL SIDING

**Building 4 Details**

<b>Building Type</b>	<b>Condition A</b>
<b>Effective Age</b> 13	<b>Perimeter</b> 180
<b>Year Built</b> 1983	<b>Special Arch</b> 0
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0

**Inclusions:**

<b>Roof Type</b>	<b>Roof Cover</b>
<b>Heat 1</b>	<b>Heat 2</b>
<b>Heat Src 1</b>	<b>Heat Src 2</b>

**Extra Features:**

<b>2 Fix Bath</b>	0
<b>3 Fix Bath</b>	0
<b>4 Fix Bath</b>	0
<b>5 Fix Bath</b>	0
<b>6 Fix Bath</b>	0
<b>7 Fix Bath</b>	0
<b>Extra Fix</b>	18



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
1	FLA		1	1983			
2	OUF		1	1983			
3	FLA		1	1983			
4	ECF		1	1996			

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type
	10044	CAMP BLDG
	10045	OUF
	10046	CAMP BLDG-A-
	10047	ECF

**Exterior Wall:**

Interior Finish Nbr	Type
3287	METAL SIDING

### Building 5 Details

**Building Type**  
**Effective Age** 21  
**Year Built** 1975  
**Functional Obs** 0

**Condition A**  
**Perimeter** 60  
**Special Arch** 0  
**Economic Obs** 0

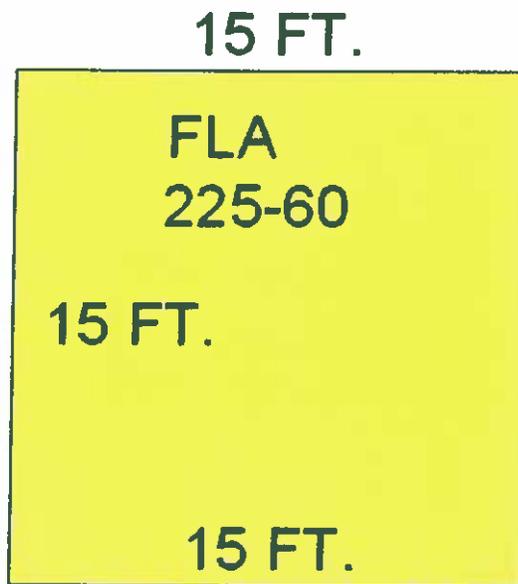
**Inclusions:**

**Roof Type**  
**Heat 1**  
**Heat Src 1**

**Roof Cover**  
**Heat 2**  
**Heat Src 2**

**Extra Features:**

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
1	FLA		1	1993			

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type
	10048	SERV SHOPS ETC

**Exterior Wall:**

Interior Finish Nbr	Type
3288	AVE WOOD SIDING

**Building 6 Details**

<b>Building Type</b>	<b>Condition E</b>
<b>Effective Age</b> 11	<b>Perimeter</b> 416
<b>Year Built</b> 1995	<b>Special Arch</b> 0
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0

**Inclusions:**

<b>Roof Type</b>	<b>Roof Cover</b>
<b>Heat 1</b>	<b>Heat 2</b>
<b>Heat Src 1</b>	<b>Heat Src 2</b>

**Extra Features:**

<b>2 Fix Bath</b>	2
<b>3 Fix Bath</b>	0
<b>4 Fix Bath</b>	0
<b>5 Fix Bath</b>	0
<b>6 Fix Bath</b>	0
<b>7 Fix Bath</b>	0
<b>Extra Fix</b>	12



10054

OPX

**Exterior Wall:**

Interior Finish Nbr	Type
3289	AB AVE WOOD SIDING

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	225 SF	15	15	1979	1980	3	50
2	RK2:BOAT RACKS	175 UT	0	0	1979	1980	1	30
3	PT3:PATIO	5,060 SF	0	0	1976	1977	1	50
4	CL2:CH LINK FENCE	2,892 SF	482	6	1976	1977	2	30
5	PT3:PATIO	1,276 SF	0	0	1976	1977	1	50
6	SW2:SEAWALL	4,995 SF	999	5	1999	2000	5	60
7	SW2:SEAWALL	1,855 SF	371	5	1999	2000	5	60
8	DK3:CONCRETE DOCK	8,418 SF	0	0	1976	1977	5	60
9	AP2:ASPHALT PAVING	70,250 SF	0	0	1976	1977	2	25
10	UB2:UTILITY BLDG	225 SF	15	15	1979	1980	3	50
11	RK2:BOAT RACKS	175 UT	0	0	1979	1980	1	30
12	PT3:PATIO	5,060 SF	0	0	1976	1977	1	50
13	CL2:CH LINK FENCE	2,892 SF	482	6	1976	1977	2	30
14	PT3:PATIO	1,276 SF	0	0	1976	1977	1	50
15	SW2:SEAWALL	4,995 SF	999	5	1999	2000	5	60
16	SW2:SEAWALL	1,855 SF	371	5	1999	2000	5	60
17	DK3:CONCRETE DOCK	8,418 SF	0	0	1976	1977	5	60
18	AP2:ASPHALT PAVING	70,250 SF	0	0	1976	1977	2	25
19	UB2:UTILITY BLDG	96 SF	12	8	1982	1983	3	50
20	FN2:FENCES	360 SF	6	60	1993	1994	2	30
21	UB2:UTILITY BLDG	200 SF	10	20	1982	1983	3	50
22	RK2:BOAT RACKS	10 UT	0	0	1989	1990	1	30
23	FN2:FENCES	1,330 SF	7	190	1993	1994	5	30
24	CL2:CH LINK FENCE	3,120 SF	6	520	1993	1994	1	30
25	PT3:PATIO	1,240 SF	0	0	1994	1995	2	50
26	WD2:WOOD DECK	564 SF	0	0	1994	1995	4	40
27	AC2:WALL AIR COND	2 UT	0	0	1994	1995	1	20
28	WD2:WOOD DECK	60 SF	12	5	1994	1995	1	40
29	AP2:ASPHALT PAVING	2,008 SF	0	0	1994	1995	1	25
30	PT3:PATIO	400 SF	100	4	1993	1994	2	50
31	WD2:WOOD DECK	400 SF	100	4	1983	1984	4	40
32	CB2:DET CABANA	100 SF	10	10	1993	1994	3	60

33	UB2:UTILITY BLDG	72 SF	12	6	1989	1990	2	50
34	UB3:LC UTIL BLDG	40 SF	10	4	1989	1990	1	30
35	UB2:UTILITY BLDG	96 SF	12	8	1992	1993	3	50
36	UB2:UTILITY BLDG	96 SF	12	8	1992	1993	3	50
37	FN2:FENCES	600 SF	60	10	1995	1996	5	30
38	FN2:FENCES	600 SF	60	10	1995	1996	5	30
39	FN2:FENCES	192 SF	16	12	1998	1999	5	30
40	SW2:SEAWALL	1,720 SF	430	4	1998	1999	1	60

### Appraiser Notes

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

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

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
06106750	03/15/2007		225,000	Commercial	New Marina entrance
10105254	09/02/2010		0	Commercial	WIRE RANGE HOOD
10104979	08/19/2010		0	Commercial	POOL, SPA, FENCE.
1 94-0659	08/01/1994	03/01/1995	200,000	Commercial	COMM.RESTAURANT
95-0276	08/01/1994	03/01/1995	500	Commercial	ENCLOSURE
94-1251	10/01/1994	10/01/1995	3,025	Commercial	BUILDING MISC.
4 981173	08/21/1998	06/11/1999	25,000	Commercial	SEAWALL
5 991605	06/23/1999	01/20/2000	9,500	Commercial	COMMERCIAL ROOFING
6 00/2271	05/24/2000	01/01/2001	25,000	Commercial	SEAWALL-REPAIR
7 01-2637	08/24/2001	06/10/2002	3,000,000	Commercial	BOAT STORAGE BLDG

Property Search -- Monroe County Property Appraiser

8	01-2635	08/24/2001	06/10/2002	3,000,000	Commercial	BOAT STORAGE BLDG
9	01-5372	08/24/2001	06/10/2002	3,000,000	Commercial	BOAT STORAGE BLDG
10	11/4681	12/26/2001	12/29/2006	16,025	Commercial	SIDEWALK-REPLACE
11	01/4666	12/21/2001	06/10/2002	6,000	Commercial	COMM. MISC.
12	01/2635	08/24/2001	12/28/2007	3,000,000	Commercial	site upgrades
13	02/1355	05/09/2002	12/29/2006	150,000	Commercial	EXPANSION OF REST.
14	02/1758	05/14/2002	06/10/2002	72,000	Commercial	• DOCK
15	02-2525	07/12/2002	03/13/2003	150,000	Commercial	ADD TO RESTAURANT& C.O.
17	01-2634	12/19/2001	12/29/2006	30,000	Commercial	SLAB 1,466 SF
	04-1801	05/28/2004	02/16/2005	99,720	Commercial	ELECTRIC MISCELLANEOUS
	01102653		12/29/2006	0	Commercial	new SFR
	01102654		12/29/2006	0	Commercial	new SFR
	01102655		12/29/2006	0	Commercial	new SFR
	01102656		12/29/2006	0	Commercial	new SFR
	01102658		12/29/2006	0	Commercial	new SFR
	01102659		12/29/2006	0	Commercial	new SFF
	01102660		12/29/2006	0	Commercial	new SFR
	01102661		12/30/2003	0	Commercial	new SFR
	01102657		12/30/2003	0	Commercial	new SFR
	01102642		12/30/2003	0	Commercial	new SFR
	01102641		12/30/2003	0	Commercial	new SFR
	01102640		12/30/2003	0	Commercial	new SFR
	01102639		12/30/2003	0	Commercial	new SFR
	01102645		12/30/2003	0	Commercial	new SFR
	01102643		12/30/2003	0	Commercial	new SFR
	01102647		12/30/2003	0	Commercial	new SFRO
	01102646		12/30/2003	0	Commercial	new SFR
	01102648		12/30/2003	0	Commercial	new SFR
	01102649		12/30/2003	0	Commercial	new SFR
	01102650		12/30/2003	0	Commercial	new SFR
	01102651		12/30/2003	0	Commercial	new SFR
	01102652		12/30/2003	0	Commercial	new SFR
	05104135	08/05/2005	12/29/2006	5,000	Commercial	DEMO DRYWALL & TILE
	05105320	04/28/2006	12/28/2007	500,000	Commercial	INTERIOR RENOVATIONS FOR 1ST FLOOR, CONCRETE SLAB, & ROOF
	06104082	03/12/2007	12/28/2007	10,000	Commercial	Install New Buffer Tank
	07101892	05/24/2007		100,000	Commercial	DEMO METAL BUILD
	07101628	06/05/2007	12/28/2007	16,000	Commercial	Install Kitchen Hoods
	07102762	08/13/2007		2,400	Commercial	Fire Suppression System
	07102478	07/26/2007	01/16/2008	1,200	Commercial	Propane Tank & Lines
	07103478	09/13/2007		57,000	Commercial	Dock Improvements & Repairs

## Parcel Value History

Certified Roll Values

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	2,488,395	1,392,190	4,205,730	3,452,645	3,452,645	0	3,452,645
2011	2,539,196	1,422,245	4,205,730	5,021,177	5,021,177	0	5,021,177
2010	2,539,196	1,447,289	7,743,188	5,579,085	5,579,085	0	5,579,085
2009	2,596,980	1,483,137	16,979,873	5,579,085	5,579,085	0	5,579,085
2008	2,621,437	1,513,593	9,096,673	6,950,384	6,950,384	0	6,950,384
2007	1,883,939	1,266,994	3,411,673	6,950,384	6,950,384	0	6,950,384
2006	1,895,088	1,059,408	3,032,673	1,820,647	1,820,647	0	1,820,647
2005	1,952,361	1,080,304	3,032,673	1,820,647	1,820,647	0	1,820,647
2004	1,952,327	1,099,609	1,349,150	1,820,647	1,820,647	0	1,820,647
2003	2,369,256	1,124,895	1,424,150	2,465,571	2,465,571	0	2,465,571
2002	1,799,332	1,145,824	1,459,650	2,465,571	2,465,571	0	2,465,571
2001	1,799,332	1,165,097	996,970	2,465,571	2,465,571	0	2,465,571
2000	1,799,332	349,157	977,395	2,465,571	2,465,571	0	2,465,571
1999	1,799,332	344,291	977,395	1,789,390	1,789,390	0	1,789,390
1998	1,202,121	352,526	977,395	1,356,546	1,356,546	0	1,356,546
1997	1,202,121	362,578	977,395	1,356,546	1,356,546	0	1,356,546
1996	1,084,467	359,012	977,395	1,356,546	1,356,546	0	1,356,546
1995	838,212	358,125	1,071,680	2,283,321	2,283,321	0	2,283,321
1994	842,465	357,609	1,071,680	2,283,321	2,283,321	0	2,283,321
1993	842,465	364,306	2,571,675	2,784,273	2,784,273	0	2,784,273
1992	842,465	373,619	1,550,161	2,766,245	2,766,245	0	2,766,245
1991	877,466	389,118	2,004,157	3,270,741	3,270,741	0	3,270,741
1990	877,466	401,995	1,634,815	3,635,223	3,635,223	0	3,635,223
1989	877,466	417,492	1,634,815	3,635,223	3,635,223	0	3,635,223
1988	800,600	334,434	1,634,815	3,548,483	3,548,483	0	3,548,483
1987	779,565	344,152	1,636,765	3,532,620	3,532,620	0	3,532,620
1986	752,031	349,316	1,486,910	3,167,805	3,167,805	0	3,167,805
1985	735,525	360,772	1,038,731	2,980,119	2,980,119	0	2,980,119
1984	732,449	370,406	1,038,731	2,100,000	2,100,000	0	2,100,000
1983	715,242	217,002	1,038,731	2,030,395	2,030,395	0	2,030,395
1982	693,530	195,738	912,721	1,801,989	1,801,989	0	1,801,989

## Parcel Sales History

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

Property Search -- Monroe County Property Appraiser

the sale record to be processed. Thank you for your patience and understanding

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

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



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

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

- Home
  - Departments
  - Exemptions
  - Save Our Homes
  - Portability
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  - Contact Us
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  - Tax Estimator
  - GIS/Maps
  - Millages/Taxroll Info
  - Appeals/VAB
  - Forms
  - Office Locations
- Website tested on IE8, IE9, & Firefox.  
Requires Adobe Flash 10.3 or higher

## Property Record Card - Map portion under construction.

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

Print Page

[Previous Record](#)

**Alternate Key: 8884257**

**Parcel 00127420- ID: 000100**

[Next Record](#)

### Ownership Details

**Mailing Address:**  
ATLAS FL II SPE LLC  
6430 N WICKHAM RD  
MELBOURNE, FL 32940-2012

### Property Details

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

### Monroe County Links

- » [Monroe County Home Page](#)
- » [BOCC](#)
- » [Growth Management](#)
- » [Building Dept.](#)
- » [Code Compliance](#)
- » [FEMA Flood Insurance Info](#)

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- » [Islamorada Village of Islands](#)

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- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
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- » [Census Info](#)



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

### Land Details

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

### Appraiser Notes

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

THE BUILDING SETS ON ALL THREE LOTS. THE HIGH QUALITY GRADE IS FOR THE EXCEPTIONAL CONSTRUCTION. THE ET5-01 HAS BEEN DOUBLED TO GET HE CORRECT

VALUEII-05 "SKT BUILDING" BAY 1 & 2 ANDREW ALUMINUM 294-8848 BAY 3 TPE  
 STRUCTURES INC. 305-293-41111 BAY 4 WILLET MARINE 293-0110 BAY 5 KEY FABRICATION  
 294-7509 BAY 6 MONTAGE BAY 7 & 8,9 &10 CHEMICAL 296-4028 BAY 11 & 12 FLA KEYS  
 ELECTRIC 296-4028 TPP 8928330 - INTERIOR TRIM BY KEVIN CHANEY (#5)

### Building Permits

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

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

### Parcel Sales History

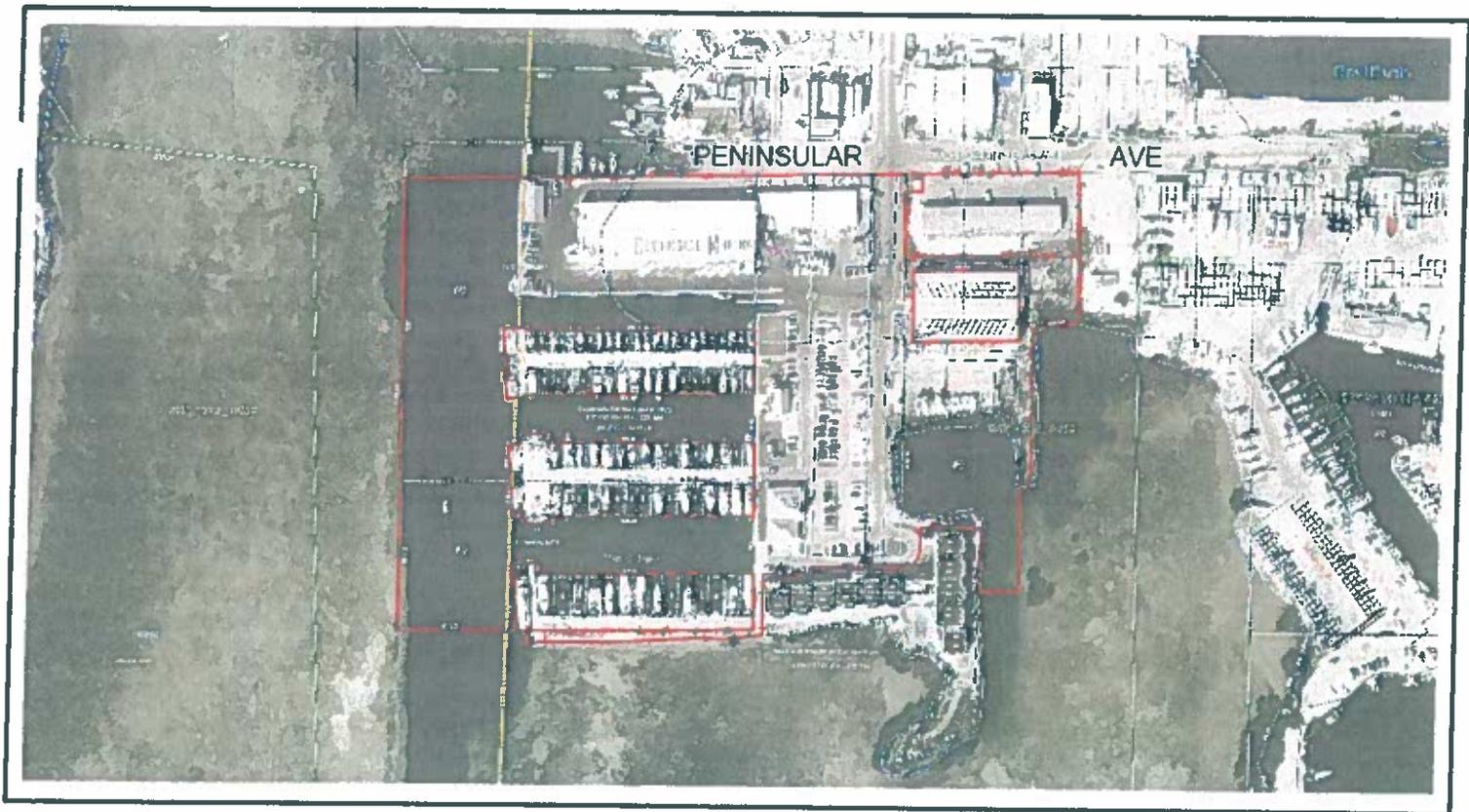
NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

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<b>Sale Date</b>	<b>Official Records Book/Page</b>	<b>Price</b>	<b>Instrument</b>	<b>Qualification</b>
<b>1/26/2011</b>	2503 / 2018	15,932,400	<u>WD</u>	<u>12</u>
<b>8/23/2005</b>	2146 / 1633	2,800,000	<u>WD</u>	<u>Q</u>
<b>1/1/1996</b>	1402 / 1644	58,400	<u>WD</u>	<u>P</u>
<b>12/1/1995</b>	1380 / 0841	175,000	<u>WD</u>	<u>Q</u>

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



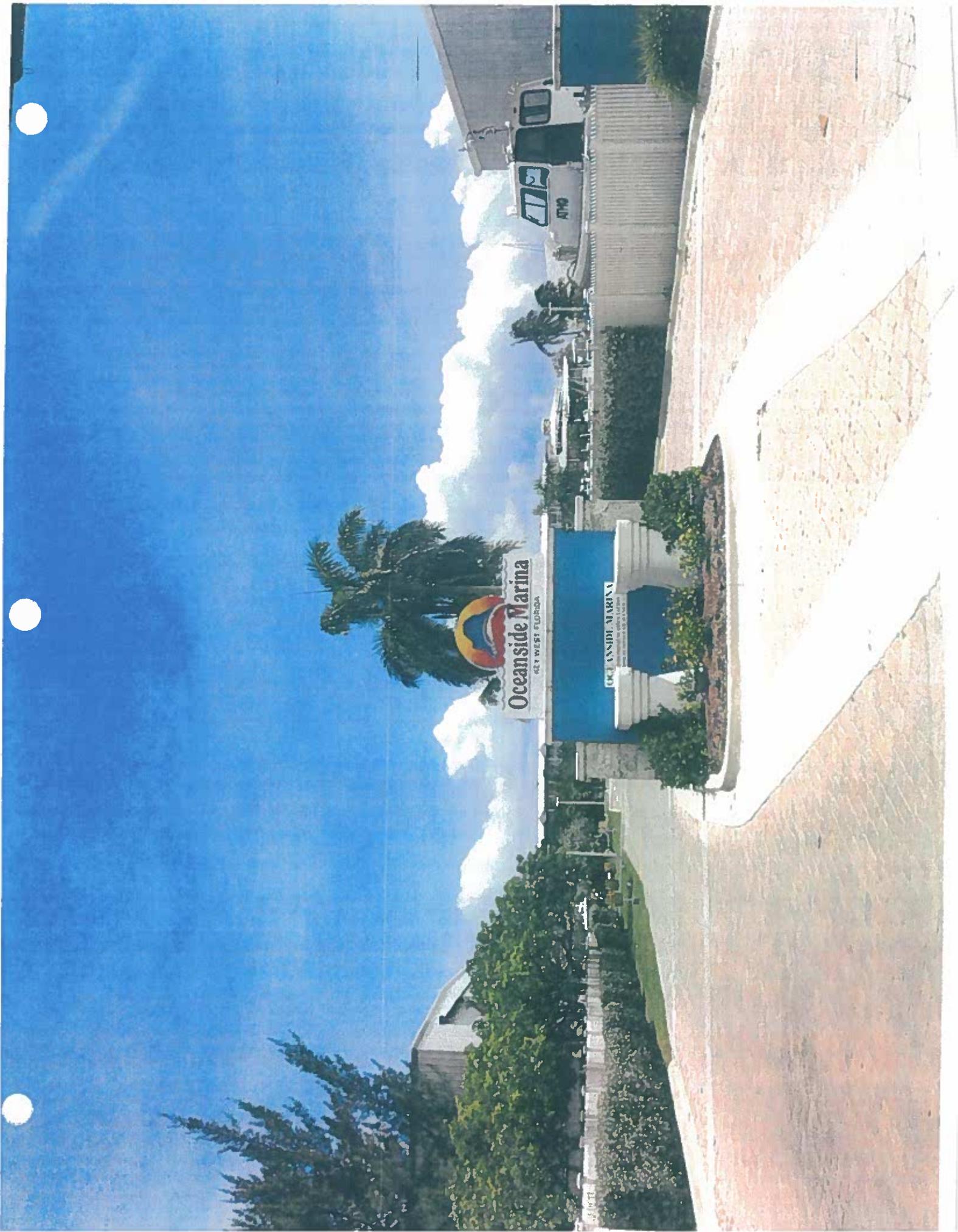
**Oceanside Investors, LLC**  
**MCPA GIS Public Portal**

Printed: May 30, 2013

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.







May 30, 2013

I hereby authorize Barton W. Smith, Esq. of Smith Oropeza, P.L. be listed as authorized agent  
(Name of Agent)

for Summerland Palms Investors, LLC, Oceanside Investors, LLC and Singh Investors, LLC for the  
application submittal for

(Name of Property Owner(s) the Applicant(s))

Key (island): Summerland

Real Estate numbers: Summerland Palms Investors, LLC:

00194741-000100	00194741-000200	00194741-000300
00194741-000400	00194741-000500	00194741-000600
00194741-000700	00194741-000800	00194741-000900
00194741-001000	00194741-001100	00194741-001200
00194741-001400	00194741-001500	00194741-001600
00194741-001700	00194741-001800	00194741-001900
00194741-002000	00194741-002100	00194741-002200

Key (island): Stock Island

Real Estate numbers: Oceanside Investors, LLC

00127420-000000	00127420-000100
-----------------	-----------------

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

The undersigned understands the liabilities involved in the granting of this agency and accepts full responsibility (thus holding Monroe County harmless) for any and all of the actions of the agent named, related to the acquisition of approvals/permits for the aforementioned applicant.

**Note:** Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

Property Owner(s) Signature

*[Handwritten Signature]*

Jiwan N. Singh, Managing Member  
Summerland Palms Investors, LLC,  
Oceanside Investors, LLC,  
Singh Investors, LLC

NOTARY:  
STATE OF FLORIDA  
COUNTY OF MONROE

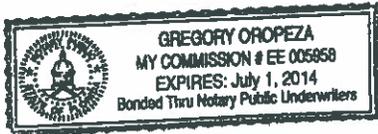
The foregoing instrument was acknowledged before me this 30th day of May, 2013.

Jiwan N. Singh is \_\_\_\_\_ personally known  produced identification

(\_\_\_\_\_ Type of Identification), did / did not take an oath.

*[Handwritten Signature]*

Notary



**PLANNING COMMISSION RESOLUTION NO.**

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION **APPROVING** THE REQUEST BY OCEANSIDE INVESTORS, LLC, SUMMERLAND PALMS INVESTORS, LLC, AND SINGH INVESTORS, LLC; TRANSFERRING TWENTY-ONE (21) MARKET RATE RESIDENTIAL ROGOS FROM SUMMERLAND PALMS INVESTORS, LLC AND SEVENTEEN (17) MARKET RATE RESIDENTIAL ROGOS FROM SINGH INVESTORS, LLC TO OCEANSIDE INVESTORS, LLC AT PROPERTY LEGALLY DESCRIBED AS LOTS 1, 2, 3 & ADJ BAY BOTTOM, SQUARE 60, PART LOTS 1, 2, 3, & ADJ BAY BOTTOM, SQUARE 61 PART MALONEY AVE VACATED & FILLED BAY BOTTOM ADJACENT TO MALONEY AVE & ADJ PARCEL, STOCK ISLAND, MONROE COUNTY, FLORIDA HAVING REAL ESTATE NUMBERS 00127420-000000 AND 00127420-000100, AT APPROXIMATE MILE MARKER 5; ALLOCATING TWENTY-ONE (21) AFFORDABLE RESIDENTIAL ROGOS TO SUMMERLAND PALMS INVESTORS, LLC AT PROPERTY LEGALLY DESCRIBED AS 24930 OVERSEAS HIGHWAY, SUMMERLAND KEY, FLORIDA 33042, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22 HAVING REAL ESTATE NUMBERS 00194741-000100, 00194741-000200, 00194741-000300, 00194741-000400, 00194741-000500, 00194741-000600, 00194741-000700, 00194741-000800, 00194741-000900, 00194741-001000, 00194741-001100, 00194741-001200, 00194741-001400, 00194741-001500, 00194741-001600, 00194741-001700, 00194741-001800, 00194741-001900, 00194741-002000, 00194741-002100, 00194741-002200; ALLOCATING SEVENTEEN (17) AFFORDABLE RESIDENTIAL ROGOS TO SINGH INVESTORS, LLC AT PROPERTY LEGALLY DESCRIBED AS LOT 30 SACARMA, A SUBDIVISION OF GOVERNMENT LOTS 3 AND 4 SECTION 29, TOWNSHIP 66 SOUTH RANGE 28 EAST, CUDJOE KEY, MONROE COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 48 OF THE PUBLIC RECORDS OF MONROE COUNTY HAVING REAL ESTATE NUMBERS 00174960-000000; REQUIRING THE

DEED RESTRICTION OF SUMMERLAND PALMS  
INVESTORS, LLC AND SINGH INVESTORS, LLC  
PROPERTIES FOR AFFORDABLE USE FOR A PERIOD  
OF NINETY-NINE (99) YEARS;

**WHEREAS**, during a regularly scheduled public meeting held on \_\_\_\_\_, the Monroe County Planning Commission conducted a review and consideration of the request filed by Oceanside Investors, LLC (“Oceanside”), Summerland Palms Investors, LLC (“Summerland Palms”) and Singh Investors, LLC (“Singh Investors”) for a minor conditional use permit pursuant to Monroe County Code Section 130-161.1; and

**WHEREAS**, Oceanside owns that certain real property located at 5950 Peninsular Avenue, South Stock Island, Florida (“Oceanside Property”). Historically and currently the Oceanside Property was and is being used for residential and marina uses; and

**WHEREAS**, the Oceanside Property is located in the Mixed Use (“MU”) land use district and has the corresponding Mixed Use Commercial (“MC”) Future Land Use Map designation; and

**WHEREAS**, the Oceanside Property is located at 5950 Peninsular Avenue, Stock Island; and

**WHEREAS**, Oceanside’s predecessor in interest, Douglas Walker, obtained an amendment to a conditional use permit for this property pursuant to Planning Commission Resolution P52-97 signed August 18, 1999 for the construction of twenty-two (22) attached permanent market rate dwelling units along with transferring to the Oceanside Property 18.31 Transferable Development Rights (“TDRs”); one swimming pool; a 372 square foot pool house; a 120 square foot observation gazebo; a 22,000 square foot NROGO exempt boat storage building; a 435 square foot addition to an existing 225 square foot dock master’s office; a 1,670 square foot addition to an existing tackle shop and 2,485 square foot addition to an existing restaurant, which construction has been completed; and

**WHEREAS**, Oceanside’s predecessor in interest and Walker’s successor in interest, Kings Pointe Marina, LLC (“Kings Pointe”), acquired the adjacent property, 5970 Peninsular Avenue, Stock Island, Monroe County, Florida, which had situated on it a 9,600 square foot metal building which was subsequently demolished by Kings Pointe; and

**WHEREAS**, Atlas is proposing to amend the Conditional Use in order to remove a 372 square foot pool house; a 30,090 square foot metal building; 16,109 square foot metal building; a 2,214 square foot tackle shop; a 552 square foot fuel building; a 1,232 square foot Bath House; a 4,500 square foot Restaurant; and a 102 square foot Guardhouse and CONSTRUCT seventy-eight (78) attached market rate dwelling units, each with one lockout, for vacation rental use; five (5) hotel rooms; permit Eight (8) already existing wet slips that were not properly permitted; a 150 seat restaurant consisting of 3,859 square feet; additional amenities, including a lobby, offices, fitness center, bath house, maintenance, and housekeeping consisting of 6,657 NROGO exempt square feet; a marina store, dockmaster, seaplane office and watersports consisting of

1,933 square feet; parking for 248 vehicles and provide a gated entrance (collectively, all development is deemed the "Project"); and

**WHEREAS**, Summerland Palms owns that certain real property located at 24930 Overseas Highway, Summerland Key, Florida 33042, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22 (collectively, the "Summerland Property"). Historically and currently the Summerland Property was and is used as a Mobile Home Park; and

**WHEREAS**, the Summerland Property is zoned Urban Residential Mobile Home ("URM") under the current Land Use District Map and Residential High ("RH") under the Future Land Use Map; and

**WHEREAS**, Singh Investors owns that certain real property located at 21585 Old State Road 4A, Cudjoe Key, Florida, legally described as Lot 30 Sacarma, a subdivision of Government Lots 3 and 4 Section 29, Township 66 South Range 28 East, Cudjoe Key, Monroe County, Florida, recorded in Plat Book 2, Page 48 of the Public Records of Monroe County ("Singh Property"); and

**WHEREAS**, the Singh Property is zoned Urban Residential Mobile Home ("URM") under the current Land Use District Map and Mixed Use Commercial ("MC") under the Future Land Use Map; and

**WHEREAS**, Summerland Palms is desirous of transferring the development rights (the "Summerland Rights") attributable to twenty-one (21) Market Rate dwelling units, including 21 ROGO exemptions, located at the Summerland Property, to the Oceanside Property. Simultaneously therewith, Summerland Palms agrees to deed restrict the twenty-one (21) units at the Summerland Property and to maintain those units as affordable housing pursuant to Section 130-161.1 of Monroe County, Florida, Code of Ordinances ("Monroe County Code"); and

**WHEREAS**, this Agreement will allow for a reasonable use of the Summerland Property and Oceanside Property by allowing the transfer of residential development rights, including the Summerland Rights to the eligible receiver site of Oceanside Property, while assuring preservation on the Summerland Property of an equivalent number of units as affordable housing; and

**WHEREAS**, Singh Investors is desirous of transferring the development rights ("Singh Rights"), attributable to Seventeen (17) Market Rate dwelling units, including Seventeen (17) ROGO exemptions, located at the Singh Property, to the Oceanside Property. Simultaneously therewith, Singh Investors agrees to deed restrict the Seventeen (17) Market Rate units at the Singh Property and to maintain those units as affordable housing pursuant to Section 130-161.1 of Monroe County Code; and

**WHEREAS**, this Agreement will allow for a reasonable use of the Singh Property and Oceanside Property by allowing the transfer of residential development rights, including market rate permanent residential ROGO exemptions, lawfully associated with the Singh Property to the eligible receiver site of Oceanside Property while assuring preservation on the Singh Property of an equivalent number of units as affordable housing; and

**WHEREAS**, Section 130-161(a)(1) of the Monroe County *Code* intends “to establish an appropriate incentive for mobile home park owners to maintain mobile home park sites, mobile home developments in URM and URM-L districts, and contiguous parcels under common ownership containing mobile homes where any of the foregoing is presently serving as a primary source of affordable housing in Monroe County (any of the foregoing being an “eligible sender site”) by providing an alternative development strategy to straightforward market-rate redevelopment. This program is intended to allow the transfer of market rate ROGO exemptions associated with lawfully established dwelling units now existing at an eligible sender site to be transferred to another site or sites in exchange for maintaining an equal or greater number of deed-restricted affordable dwelling units within Monroe County. This program seeks to address the housing needs of the Florida Keys as a regional obligation”; and

**WHEREAS**, Section 130-161(a)(1) of the Monroe County *Code* provides an eligible sender site owner the opportunity to transfer TREs currently associated with existing and lawfully established dwelling units from eligible sender sites to receiver site(s) within Monroe County, provided that affordable dwelling unit rights are appropriately deed restricted; and

**WHEREAS**, Section 130-161(a)(2) of the Monroe County *Code* provides that the maximum net residential density allowed per district and by this section shall not require TDRs for affordable housing appropriately deed restricted; and

**WHEREAS**, the overall purpose of this Agreement is to allow the Parties to implement the provisions of Monroe County *Code* Section 130-161.1 as applied to the Property in order to insure the continued provision of needed affordable housing in the unincorporated Lower Keys; and

**WHEREAS**, Monroe County *Code* Section 130-161.1(b)(i) requires approval of a development agreement and Minor Conditional Use in order to transfer the development rights attributable to ten (10) or more mobile homes; and

**WHEREAS**, the item was heard at a regularly scheduled meeting of the Development Review Committee on \_\_\_\_\_; and

**WHEREAS**, The Planning Commission was presented with the following evidence, which by reference is hereby incorporated as part of the record of said hearing:

- 1) The sworn testimony of the Growth Management Staff

- 2) The sworn testimony of the Applicant and Applicant's witnesses
- 3) Sworn testimony by the public;
- 4) Exhibits provided by the Applicant; and

**WHEREAS**, the Planning Commission heard argument and explanation from Barton W. Smith, attorney for the Applicant; and

**WHEREAS**, advice and counsel were provided by Susan Grimsley, Assistant County Attorney and by John Wolfe, Attorney for the Planning Commission; and

**WHEREAS**, Monroe County Code Section 110-67 provides the standards which are applicable to all conditional use permits which are as follows:

Monroe County Code Section 110-67 - Standards applicable to all conditional uses.

When considering applications for a conditional use permit, the director of planning and the planning commission shall consider the extent to which:

- (a) The conditional use is consistent with the purposes, goals, objectives and standards of the plan and this chapter;
- (b) The conditional use is consistent with the community character of the immediate vicinity of the parcel proposed for development;
- (c) The design of the proposed development minimizes adverse effects, including visual impacts, or the proposed use on adjacent properties;
- (d) The proposed use will have an adverse effect on the value of surrounding properties;
- (e) The adequacy of public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and Medicare services, disaster preparedness program, drainage systems, refuse disposal, water and sewers, judged according to standards from and specifically modified by the public facilities' capital improvements adopted in the annual report required by this chapter;
- (f) The applicant for conditional use approval has the financial and technical capacity to complete the development as proposed and has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development;
- (g) The development will adversely affect a known archaeological, historical or cultural resource;
- (h) Public access to public beaches and other waterfront areas is preserved as a part of the proposed development; and
- (i) The proposed use complies with all additional standards imposed on it by the particular provision of this chapter authorizing such use and by all other applicable requirements of the Monroe County Code.

**WHEREAS**, the Planning Commission has determined that the application meets the standards required in Monroe County Code Section 110-67 by the design submitted and by the assignment of the conditions of this resolution; and

**WHEREAS**, after consideration of the testimony and evidence presented, the Planning Commission makes the following findings of Fact and Conclusions of Law:

1. The 38 ROGO units from Summerland Palms Property and Singh Property may be transferred according to the terms of this minor conditional use permit, which allows for the transfer after the Summerland Palms and Singh Property have been deed restricted as affordable housing pursuant to Monroe County Code Section 130-160.
2. Summerland Palms and Singh Investors are required to deed restrict the Thirty-Eight 38 mobile home units at property known as Summerland Palms, legally described as 24930 Overseas Highway, Summerland Key, Florida 33042, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, having Real Estate Numbers: 00194741-002000, 00194741-000600, 00194741-002000, 00194741-001400, 00194741-001500, 00194741-002100, 00194741-000800, 00194741-000300, 00194741-001200, 00194741-001000, 00194741-000000, 00194741-001900, 00194741-001600, 00194741-002200, 00194741-000200, 00194741-001300, 00194741-000500, 00194741-001100, 00194741-000700, 00194741-000400, 00194741-000900, 00194741-001700, 00194741-000100, 00194741-000800, and Singh Property legally described as legally described as Lot 30 Sacarma, a subdivision of Government Lots 3 and 4 Section 29, Township 66 South Range 28 East, Cudjoe Key, Monroe County, Florida, recorded in Plat Book 2, Page 48 of the Public Records of Monroe County, having Real Estate Numbers: 00174960-000000 overriding any phasing requirements or simultaneous building at any location including the Oceanside Property for purposes of this application.
3. Compliance with the following standards imposed on this conditional use application by the Land Development Regulations pursuant to Monroe County Code Section 110-71 will be determined by the Building Department upon submittal for a building permit to the Building Department:
  - 1) Floodplain Management (Monroe County Code Section 122-2 and Section 122-3);
  - 2) Outdoor lighting (Monroe County Code Section 114-151 – 114-163);
  - 3) Handicap Accessibility (Chapter 11, Florida Building Code);
  - 4) Air Installation Compatible Use Zone (AICUZ) Building Requirements required by the AICUZ applicable at the time of the major conditional use application.

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA**

**Section 1.** The request by Oceanside Investors, LLC for an amendment to a major conditional use permit for the following is APPROVED subject to the conditions in Section 2:

1. The Thirty-Eight (38) ROGO units from Summerland Palms Property and Singh Property may be transferred to the Oceanside Property.
2. Summerland Palms shall be allocated twenty-one (21) affordable residential ROGOs for the Summerland Palms Property.

3. Singh Investors shall be allocated Seventeen (17) affordable residential ROGOs for the Singh Property.

**Section 2. The Approval is SUBJECT TO THE FOLLOWING CONDITIONS:**

1. Summerland Palms shall be required to deed restrict the Summerland Palms Property lots for a period of ninety-nine (99) years.
2. Singh Investors shall be required to deed restrict the Singh Property for a period of ninety-nine (99) years.
3. At Monroe County's request, Singh Investors, its successors and/or assigns and Summerland Palms, its successors and/or assigns shall provide Monroe County with an annual report demonstrating compliance with the eligibility requirements of Monroe County *Code* Section 130-161.

a. In order for Singh Investors, Summerland Palms and Oceanside Investors, and their successors and/or assigns to be entitled to the incentives for affordable or employee housing outlined in Section 130 and chapter 138, articles II and III, the owner must ensure that:

i. The use of the affordable housing dwelling unit is restricted to households that meet the adjusted gross annual income limits for median-income as defined in section 101-1

ii. Tourist housing use or vacation rental use of affordable or employee housing units is prohibited.

iii. The parcel of land proposed for development of affordable or employee housing shall only be located within a tier III designated area or, within a tier III-A (special protection area) designated area that does not propose the clearing of any portion of an upland native habitat patch of one acre or greater in area.

iv. At the time of sale of an owner-occupied affordable unit, the total income of households eligible to purchase shall not exceed 120 percent of the median household income for the county. However, a unit within a class of affordable housing eligibility may only be sold to a household within that same class, i.e., a median income household that purchased a home within this category must sell the home to a qualifying household within the median income category;

v. During occupancy of any affordable housing rental unit, not otherwise limited by state or federal statute or rule concerning household income, a household's annual income may increase to an amount not to

exceed 140 percent of the median household income for the county. If the income of the lessee exceeds this amount, the tenant's occupancy shall terminate at the end of the existing lease term. The maximum lease for any term shall be three years or 36 months;

vi. When establishing a rental and sales amount, the county shall assume family size as indicated in the table below. This section shall not be used to establish the maximum number of individuals who actually live in the unit. This table shall be used in conjunction with the eligibility requirements created by section 101-1

<i>Size of Unit</i>	<i>Assumed Family Size</i>	<i>Minimum Occupancy</i>
Efficiency (no separate bedroom)	1	1
One bedroom	2	1
Two bedroom	3	2
Three bedroom	4	3
Four or more bedrooms	5	1 per bedroom

vii. Except for tenants of employer-owned rental housing, as set forth in subsection (a)(6)k. of this section, the income of eligible households shall be determined by counting only the first and highest paid 40 hours of employment per week of each unrelated adult. For a household containing adults related by marriage or a domestic partnership registered with the county, only the highest 60 hours of the combined employment hours shall be counted, which shall be considered to be 75 percent of the adjusted gross income. The income of dependents regardless of age shall not be counted in calculating a household's income; and

viii. In the special case of employer-owned rental housing, as defined in section 101-1, employees shall be eligible as tenants of the affordable rental housing, if the income of each tenant, as determined following the requirements in subsection (a)(6)j. of this section, is not more than the 80 percent of the median income adjusted gross income for households within the county. The tenants of this affordable employee housing shall be required to derive at least 70 percent of their income from within the county. The maximum occupancy of employer-owned rental housing for employees shall be no more than two tenants per bedroom; with a maximum of three bedrooms per unit. The total monthly lease charged tenants for each dwelling unit shall not exceed 30 percent of the median adjusted gross annual income for households within the county, divided by 12.

**PASSED AND ADOPTED** by the Planning Commission of Monroe County, Florida, at a regular meeting held on \_\_\_ day of \_\_\_\_\_ 2013.

MAUN MATTHEW D  
0225 CHEROKEE LN  
CARBONALE, CO 81623

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

GARDNER JENNIE S REV TR  
10/26/2010  
1018 SE 38TH ST APT 101  
CAPE CORAL, FL 33904-8131

LONG G GREG AND KRISTINE A  
102 ALGONQUIN  
LAKE WINNEBAGO, MO 64034

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

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

OYSTER POINT PROPERTIES LLC  
105 E ST  
HAMPTON, VA 23661

HOWELL WALTER W REV TR DTD  
6-97  
106 KIMBALL POND RD  
CANTERBURY, NH 3224

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

JONES LLC  
11 CYPRESS AVE  
KEY WEST, FL 33040

COUNTY OF MONROE  
C/O BOEC *email*  
1100 SIMONTON ST *abra*  
KEY WEST, FL 33040

JESSEE JASON  
1107 KEY PLAZA STE 333  
KEY WEST, FL 33040

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

SIMONTON ROW LTD  
1109 EATON ST  
KEY WEST, FL 33040

SALERNO ANTHONY L  
114 SINCLAIR DR  
MUSKEGON, MI 49441

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

MBA GRAPHICS OF TAMPA INC  
116 ADALIA AVE  
TAMPA, FL 33606

HOLMES PETER F  
12 WILDWOOD LANE  
SCARBOROUGH, ME 4074

RICHARDS LIVING TRUST  
7/20/2007  
C/O RICHARDS DEAN ALLEN JR  
TRUSTEE  
1214 VON PHISTER ST  
KEYSTER LLC  
14007 LAKE MAGDALENE BLVD  
TAMPA, FL 33618-2319

JACKSON RICHARD W  
1301 FLAGLER AVE  
KEY WEST, FL 33040

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

BLUEWATER INVESTMENT LP  
142 JFK DR  
ATLANTIS, FL 33462

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

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

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

BACLE PETER L  
15 AMARYLLIS DR  
KEY WEST, FL 33040

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

TRADEWINDS INTERNATIONAL  
REAL ESTATE PLLC  
1540 INTERNATIONAL PKWY STE  
200  
LAKE MARY, FL 32746-4713  
HARLOW JAMES MYRON  
DECLARATION TRUST 12/7/2001  
16657 HOLLY LN  
SUMMERLAND KEY, FL 33042-  
3508  
CROWE TIMOTHY J AND  
DEBORAH R  
1707 PATRICIA ST  
KEY WEST, FL 33040

MILLARD LEON FOWLER AND  
CONNIE L  
1716 SOUTH STREET  
KEY WEST, FL 33040

NEUBERGER RENE AMEN AND  
RESTATE INTER VIVOS DEC TR  
175 TRAL CIR  
BERUN, MD 21811

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

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

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

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

ROGGERO HARRY  
OCEANSIDE MARINA  
21 PARKER AVE  
NEWPORT, RI 02840

COX STANLEY A  
1648 RICHMOND RD  
LEXINGTON, KY 40502

HARLOW JAMES MYRON  
DECLARATION TRUST 12/7/2001  
16657 HOLLY LN  
SUMMERLAND KEY, FL 33042-  
3508  
SOULES WILLIAM E  
1710 SW 87TH PL  
OCALA, FL 34476-6713

DEMAURO ROBERT AND  
KIMBERLY CURRY (H/W)  
17195 KINGFISH LN W  
SUMMERLAND KEY, FL 33042-  
3613  
BLITZ FAMILY TRUST  
1800 ATLANTIC BLVD APT C338  
KEY WEST, FL 33040-5395

HILDEBRANDT FREDERICK AND  
SUSAN  
1901 S ROOSEVELT BLVD APT  
401E  
KEY WEST, FL 33040-5249  
HUB FLORIDA LLC  
200 HARRY S TRUMAN PKWY  
STE 300  
ANNAPOLIS, MD 21401-7479

TRIVISONNO NICHOLAS L  
REVOCABLE TRUST DTD 2/24/03  
2019 CRAIGMORE DR  
CHARLOTTE, NC 28226

NASET WALLACE J AND RUTH S  
20717 6TH AVE W  
SUMMERLAND KEY, FL 33042-  
4010

ROGGERO HARRY J JR  
21 PARKER AVE  
NEWPORT, RI 02840-6940

HARLOW JAMES MYRON DEC TR  
12/7/2001  
16657 HOLLY LN  
SUMMERLAND KEY, FL 33042-  
3508  
HEITLER ROBERT H AND JANE A  
1694 COTTONWOOD CREEK PL  
LAKE MARY, FL 32746

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

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

PRITZ DALE  
1832 SCHAWAN LN  
YORK, PA 17402

SWENSON PETER  
2 BARRACUDA LN  
KEY LARGO, FL 33037

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

ESTILL ROBERT I  
2026 S QUEEN ST  
YORK, PA 17403

LEWIS MARK AND BETH  
2075 WOOD ROAD  
LEBANON, OH 45036

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

BARRETT PAUL AND DONNA L/E  
219 GOLF CLUB DR  
KEY WEST, FL 33040-7938

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

GRAY II FRED EMMET REV TRUST  
DTD 11-04-2004  
23063 WAHOO LN  
CUDJOE KEY, FL 33042

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

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

DBGB REV TR DTD 7/10/2000  
C/O BERRYHILL DONALD J AND  
GLENNA TRUSTEES  
26 HINA ST  
HILO, HI 96720  
KEY WEST 80 LLC  
26640 EDGEWOOD ROAD  
SHOREWOOD, MN 55331

LANDIS OLIVER  
2740 W FRANKLIN BLVD  
GASTONIA, NC 28052

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

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

BEAN LINDA  
21945 MINNETONKA BLVD  
EXCELSIOR, MN 55331-8616

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

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

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

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

DBGB REV LIV TR  
26 HINA ST  
HILO, HI 96720

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

FOWLER CHARLES  
28388 COUNTY RD  
SUMMERLAND KEY, FL 33042-5633

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

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

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

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

SIMON CHARLES T  
23550 CENTER RIDGE RD STE  
206  
WESTLAKE, OH 44145-3655

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

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

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

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

DUKE JOHN AND BEATRIZ  
28555 JOLLY ROGER DR  
SUMMERLAND KEY, FL 33042-5501

DHILLON WILLIAM J  
29780 SPRINGTIME RD  
BIG PINE KEY, FL 33043-3121

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

CILETTI LARRY  
341 TOM BROWN RD  
MOORESTOWN, NJ 08052-4001

KLITENICK MICHAEL P AND  
JUDIE  
3510 EAGLE AVE  
KEY WEST, FL 33040

BACKWALL PARTNERS LLC  
3605 SOUTH BEACH DR  
TAMPA, FL 33629

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

PROBERT FAMILY LIMITED  
PARTNERSHIP THE  
3728 FLAGLER AVE  
KEY WEST, FL 33040

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

FLEMING ENTERPRISES LLC  
3901 PROGRESS ST  
NORTH LITTLE ROCK, AR 72114

WSG KEY WEST HOLDINGS LLC  
400 ARTHUR GODFREY RD STE  
200  
MIAMI BEACH, FL 33140

MARLIN INTEGRATED CAPITAL III  
LLC  
4035 RIDGE TOP RD STE 600  
FAIRFAX, VA 22030

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

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

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

GOTHIER ROBERT V JR  
415 FALLOWFIELD RD STE 301  
CAMP HILL, PA 17011-4907

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

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

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

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

BENEDETTO GEORGE  
4421 JEFFERSON HWY  
JEFFERSON, LA 70121-1308

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

ARMOUR JAMES  
4449 BAY SHORE RD  
SARASOTA, FL 34234-3712

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

HAYMAKER JAMES  
4633 DREXEL AVE  
EDINA, MN 55424

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

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

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

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

WHITEHEAD BRIAN J  
49 SUNSET KEY  
KEY WEST, FL 33040

~~PFENT DAVID J  
512 NOAH LANE  
KEY WEST, FL 33040~~

PFENT DAVID J AND EVELYN C  
512 NOAH LANE  
KEY WEST, FL 33040

~~PFENT DAVID J  
512 NOAH LANE  
KEY WEST, FL 33040~~

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

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

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

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

FOLEY ALLEN  
5950 PENINSULAR AVE PIER 638  
KEY WEST, FL 33040-6097

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

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

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

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

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

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

THOMPSON AND COMPANY OF  
TAMPA INC  
5401 HANGAR CT  
TAMPA, FL 33634

DASHER THEODORE E  
554 37TH ST NORTH  
BIRMINGHAM, AL 35222

LOW KEY CHARTER SERVICES INC  
5950 PENINSULA AVE  
KEY WEST, FL 33040

HENDERSON ROBIN M  
5950 PENINSULAR AVE SLIP 613  
KEY WEST, FL 33040

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

ATLAS FL II SPE LLC  
6430 N WICKHAM RD  
MELBOURNE, FL 32940-2012

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

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

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

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

BAC AVIATION AND MARINE LLC  
5401 HANGAR CT  
TAMPA, FL 33634

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

CONKLIN EDWARD G  
5950 PENINSULA AVE  
KEY WEST, FL 33040

MAGGIO LEONA J  
5950 PENINSULAR AVE  
KEY WEST, FL 33040-6097

KEY WEST MARINA  
INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040

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

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

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

KEY WEST HARBOUR YACHT  
CLUB TR 6/28/2010  
C/O CRUZ FERMIN P TRUSTEE  
6818 SEAVIEW BLVD  
HUDSON, FL 34667-1032

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

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

BENNER LEAH AND WAYNE  
6900 MALONEY AVE UNIT 11  
KEY WEST, FL 33040-6060

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

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

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

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

OTTO CORY J  
6900 MALONEY AVE UNIT 17  
KEY WEST, FL 33040-6065

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

SALINERO CHAD  
6900 MALONEY AVE UNIT 3  
KEY WEST, FL 33040-6060

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

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

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

HUNKER WAYDE  
7 PARK MEADOWS COURT  
FAIRFIELD, OH 45014

ALSTOTT MICHAEL J FAMILY  
TRUST AMD REST 5/12/2006  
7019 1ST AVE S  
ST PERESBURG, FL 33707

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

ADAMS LILO E  
7139 DRIFTWOOD DR SE  
ADA, MI 49301-7890

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

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

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

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

ALLEN JEFFREY E AND MONICA  
819 PEACOCK PLAZA STE 809  
KEY WEST, FL 33040

FOLEY WALTER ALLEN  
875 W LOOP 304  
CROCKETT, TX 75835

FOLEY WALTER AND KAY TRUST  
4/16/07  
C/O FOLEY WALTER A AND  
MURLYN KAY TRUSTEES  
875 WEST LOOP 304  
CARDENAS ROBERT H AND  
DEBORAH  
917 EATON ST  
KEY WEST, FL 33040-6922

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

CARDENAS ROBERT H JR AND  
DEBORAH S  
917 EATON ST  
KEY WEST, FL 33040

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

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

WYLAND OF KEY WEST INC  
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PO BOX 344  
KEY WEST, FL 33041

BITTNER DALE L  
PO BOX 5143  
KEY WEST, FL 33045

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

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

JACQUES CYNTHIA S REV TR 6/7/2006  
P O BOX 22  
FLOYD, IA 50435

JOHNSTON ANN  
PO BOX 2039  
KEY WEST, FL 33045-2039

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

MCCARTHY CHRISTOPHER  
P O BOX 406  
SANDOWN, NH 3873

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

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

MONROE COUNTY TEACHERS FEDERAL  
CREDIT UNION  
P O BOX 2666  
KEY WEST, FL 33040

PORTER POWELL DOUGLAS  
95510 OVERSEAS HWY  
KEY LARGO, FL 33037

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

ROWLEY RICHARD D & PATRICIA M  
P O BOX 125  
AUSTINBURG, OH 44010

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

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

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

WEYMOUTH LISA A  
P O BOX 791249  
PAIA, HI 96779

WILKES GEORGE A REVOCABLE TRUST  
10/27/2004  
PO BOX 253  
SEELEY LAKE, MT 59868

WOLZ ROBERT J  
PO BOX 1411  
KEY WEST, FL 33041

Added by Gail



## MEMORANDUM

### MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: Development Review Committee  
Mayté Santamaria, Senior Director of Planning & Environmental Resources

From: Joseph Haberman, AICP, Planning & Development Review Manager  
Matthew Coyle, AICP, Principal Planner *MC*

Date: April 12, 2015

Subject: *Request for a Minor Conditional Use Permit to transfer 5 Transferable ROGO Exemptions (TREs) from a sender site on Cudjoe Key to a receiver site on Stock Island (commonly known as Oceanside Marina) (File #2014-141)*

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**Meeting: April 28, 2015**

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1 I REQUEST:

2  
3 The applicant is requesting approval of a minor conditional use permit in order to transfer 5  
4 Residential Rate of Growth Ordinance (ROGO) exemptions – known as TRE’s - from a  
5 sender site at 21585 Old State Road 4A on Cudjoe Key (5 transient residential TRE’s) to a  
6 receiver site at 5948, 5950 and 5970 Peninsular Avenue on Stock Island.

7  
8 The 5 TRE’s are subject of a development agreement between Monroe County, Florida;  
9 Summerland Palms Investors, LLC, Coco Palms Developers, LLC, Suncrest Investors, LLC,  
10 Singh Investors, LLC and Oceanside Investors, LLC.

11  
12 Applicant: Barton W. Smith, Esq. - Smith Oropeza Hawks, P.L.

13  
14 Property Owners: Coco Palms Developers, LLC (21585 Old State Road 4A)  
15 Oceanside Investors, LLC (5948, 5950 and 5970 Peninsular Avenue)

16  
17 II RELEVANT PRIOR COUNTY/CITY ACTIONS:

18  
19 Location #1 (Receiver Site): Oceanside Marina, 5498, 5950 and 5970 Peninsular Avenue,  
20 Stock Island:

21  
22 In 1996, the Oceanside Investors’ predecessor in interest applied for a minor conditional use  
23 permit for part of the Oceanside Marina property, 5970 Peninsular Avenue (real estate  
24 #00127420.000100 only). The approval is memorialized by Development Order #12-96,  
25 approved by the Director of Planning on July 23, 1996, and recorded in the official records of  
26 Monroe County on September 6, 1996. The permit allowed for the construction of a 9,600 SF  
27 storage building and other associated accessory improvements (Planning Department File  
28 #96045).

1 In 1997, the Oceanside Investors' predecessor in interest applied for an amendment to the  
2 major conditional use permit for part of the current Oceanside Marina property, 5950  
3 Peninsular Avenue (real estate #00127420.000000 only). The approval is memorialized by  
4 Planning Commission Resolution #P52-97, approved by the Planning Commission at a  
5 public hearing on July 10, 1997, signed by the Planning Commission Chair on August 18,  
6 1999, and recorded in the official records of Monroe County on August 24, 1999. The  
7 amendment allowed for the construction of 22 attached, market rate residential dwelling units  
8 one boat storage building; an addition to an existing restaurant; and other associated  
9 accessory improvements (Planning Department File #97021).

10  
11 In 1999, the County, the State of Florida Department of Community Affairs, Paradise Island  
12 Park, Inc. and Key West Oceanside Marina entered into a development agreement allowing  
13 the transfer of 22 market-rate TRE's and TDR's from Paradise Island Park to the Oceanside  
14 Marina property. The development agreement was recorded in the official records of Monroe  
15 County on April 7, 2000 (Book #1627, Pages #444 through #468) (Planning Department File  
16 #99039).

17  
18 Following the issuance of Planning Commission Resolution #P52-97, Oceanside Investors'  
19 predecessor in interest acquired the adjacent property, 5970 Peninsular Avenue. Further, the  
20 22 attached, market rate residential dwelling units approved by Planning Commission  
21 Resolution #P52-97 were constructed and sold under condominium ownership. As such, they  
22 are not part of the Oceanside Marina property.

23  
24 In 2007, the Oceanside Investors' predecessor in interest applied for an amendment to a  
25 major conditional use permit for part of the current Oceanside Marina property, 5950 and  
26 5970 Peninsular Avenue (real estate #00127420.000000 and real estate #00127420.000100  
27 only, as well as other property associated with a condominium development). The approval is  
28 memorialized by Planning Commission Resolution #P21-07, approved by the Planning  
29 Commission at a public hearing on April 11, 2007, signed by the Planning Commission Chair  
30 on May 9, 2007, and recorded in the official records of Monroe County on July 13, 2007.  
31 The amendment allowed for the demolition of several buildings and construction of 32  
32 attached, market-rate residential dwelling units; 2 boat barns; 8 wet slips; and other  
33 associated accessory improvements. Please note that this project was not fully completed and  
34 the 32 dwelling units were never constructed (and will not be constructed) (Planning  
35 Department File #26028).

36  
37 In 2013, Oceanside Investors applied for the development agreement which is currently in  
38 effect. The original agreement was approved by the BOCC at a public hearing on December  
39 11, 2013, and recorded in the official records of Monroe County on December 19, 2013. The  
40 original agreement allowed for the transfer of 46 market-rate TRE's from three sender sites  
41 to the Oceanside Marina property. The agreement also conceptually approved the scope of  
42 work of a concurrent major conditional use permit application and associated site plan (File  
43 #2013-069). [Please note that as of the date of this report, this project has not been  
44 completed. The applicant has 10 years from the effective date of the development agreement  
45 to complete the project.]  
46

1 In 2013, Oceanside Investors applied for an amendment to the Oceanside Marina property's  
2 major conditional use permit to improve the marina's facilities, construct 78 new market rate  
3 residential dwelling units, construct 5 new hotel rooms, construct a new restaurant and carry  
4 out associated site improvements. The approval is memorialized by Planning Commission  
5 Resolution #P04-14, approved by the Planning Commission at a public hearing on February  
6 26, 2014, signed by the Planning Commission Chair on March 26, 2014, and recorded in the  
7 official records of Monroe County on June 13, 2014 (File #2013-068). [Please note that as of  
8 the date of this report, this project has not been completed. The applicant has 10 years from  
9 the effective date of the development agreement to complete the project.]

10  
11 In 2014, Oceanside Investors applied for a minor conditional use permit to transfer 9.3 of the  
12 TDR's required to facilitate the project approved by Resolution #P04-14 to the Oceanside  
13 Marina property. The approval is memorialized by Development Order #04-14, reviewed by  
14 the DRC at a public meeting on October 28, 2014, signed by the Senior Director of Planning  
15 & Environmental Resources on November 19, 2014, and recorded in the official records of  
16 Monroe County on March 6, 2015 (Planning Department File #2014-041).

17  
18 In 2014, Oceanside Investors applied for an abandonment of a segment of Peninsular Avenue  
19 located north of the Oceanside Marina property (lying between Block 46 and Block 60). The  
20 abandonment was approved by the BOCC on June 30, 2014, as memorialized in Resolution  
21 #116-2014 (File #2014-054). Note: As a result, the Oceanside Marina property increased in  
22 size.

23  
24 In 2014, Oceanside Investors entered into a purchase and sale agreement with Monroe  
25 County to purchase the Hickory House property located north of the Oceanside Marina  
26 property. On February 3, 2015, Oceanside Investors closed on the Hickory House property.  
27 Note: As a result, the Oceanside Marina property increased in size.

28  
29 In 2014, Oceanside Investors applied for an amendment to the development agreement  
30 currently in effect. The first amendment was recorded in the official records of Monroe  
31 County on December 17, 2014 (File #2014-112). The first amendment added adjacent  
32 property and abandoned roadway (as memorialized in Resolution #116-2014), increased the  
33 allowed number of hotel rooms from 5 to 17, allowed the transfer of up to 12 vested rights  
34 associated with a previous approval related to Hawk's Cay and amended the conceptual site  
35 plan.

36  
37 In 2014, Oceanside Investors applied for a minor conditional use permit to transfer 24.1 of  
38 the TDR's required to facilitate the project approved by Resolution #P04-14 to the Oceanside  
39 Marina property. The approval is memorialized by Development Order #06-14, reviewed by  
40 the DRC at a public meeting on November 17, 2014, signed by the Senior Director of  
41 Planning & Environmental Resources on December 12, 2014, and recorded in the official  
42 records of Monroe County on January 29, 2015 (Planning Department File #2014-139).

43  
44 In 2014, Oceanside Investors applied for an abandonment of a second segment of Peninsular  
45 Avenue located north of the Oceanside Marina property (lying between Block 46 and Block

1 60). The abandonment was approved by the BOCC on March 18, 2015 (File #2014-132).  
2 Note: As a result, the Oceanside Marina property increased in size.  
3

4 In 2014, Oceanside Investors applied for an amendment to the Oceanside Marina property's  
5 major conditional use permit to add adjacent property and abandoned roadway, increase the  
6 allowed number of hotel rooms from 5 to 17 and amend the approved site plan. The approval  
7 is memorialized by Planning Commission Resolution #P41-14, approved by the Planning  
8 Commission at a public hearing on November 19, 2014, signed by the Planning Commission  
9 Chair on March 25, 2015 (File #2014-133).

10  
11 In 2014, Oceanside Investors applied for a minor conditional use permit to transfer 5  
12 transient TREs to the Oceanside Marina property. The application is currently being  
13 reviewed and processed. It will be decided upon by the Director of Planning &  
14 Environmental Resources following a review by the Development Review Committee (File  
15 #2014-141).

16  
17 In 2014, Oceanside Investors applied for a second amendment to the development agreement  
18 currently in effect. The second amendment proposes to add abandoned roadway to the  
19 property, increase the maximum number of permanent residential units from 100 to 101 and  
20 amend the conceptual site plan.

21  
22 In 2014, Oceanside Investors applied for a minor deviation to the major conditional use  
23 permit to modify the site plan last approved by Planning Commission Resolution #P41-14  
24 and increase the amount of approved permanent residential dwelling units from 100 to 101.  
25 The deviation will be decided by the Director of Planning & Environmental Resources  
26 following a review by staff (File #2014-176).

27  
28 Location #2 (Sender Site): Rainbow's End Trailer Park, 21585 Old State Rd 4A, Cudjoe  
29 Key:

30  
31 On May 13, 2008, a Letter of Development Rights Determination was issued for the  
32 property. The letter states that there are 16 ROGO exemptions, associated with lawful the  
33 existence of 16 mobile homes (File #28019).

34  
35 The Planning & Environmental Resources Department issued a revised Letter of  
36 Development Rights determination for the property on November 26, 2013. The letter states  
37 that there are 17 ROGO exemptions, associated with lawful the existence of 17 mobile  
38 homes (as market-rate, permanent residential units) and 5 RVs spaces (as transient residential  
39 units) (File #2013-132).

40  
41 As described earlier in this report, in 2013, the development agreement that is currently in  
42 effect was initially approved. The original (and amended) agreement allowed for the transfer  
43 of 5 transient residential TRE's from 21585 Old State Rd 4A to the Oceanside Marina  
44 property.  
45  
46

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III BACKGROUND INFORMATION:

Location #1 (Receiver Site) - Oceanside Marina, 5948, 5950 and 5970 Peninsular Avenue, Stock Island, mile marker 5:

Legal Description: Block 46, Lots 30, 31 and ½ Lot 32, Block 60, portions of Lots 1, 2 and 3, Block 61, portions of Lots 1, 2 and 3, the abandoned portion of Peninsular Avenue lying between Block 46 and Block 60, the abandoned portion of Peninsular Avenue lying between Block 46 and Block 60, the abandoned portion of Maloney Avenue lying between Blocks 60 and 61, McDonald's Plat, also described as parcel of land in Sections 26, 34, 35 and 36, Township 37 South and Range 25 East, Stock Island

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

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

Land Use District: Mixed Use (MU)

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

Tier Designation: Tier III

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

Existing Uses: Marina, Commercial Retail, Office, Residential

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



Property with Land Use Districts Overlaid (Aerial dated 2012)

1 Location #2 (Sender Site) – Rainbow’s End Trailer Park, 21585 Old State Rd 4A, Cudjoe Key,  
2 mile marker 22:

3  
4 Legal Description: Lot 30, Sacarma, Cudjoe Key

5  
6 Real Estate (RE) Number: 00174960.000000

7  
8 Total Size of Parcel: Approximately 3.42 acres (Unknown amount of upland)

9  
10 Land Use Districts: Native Area (NA), Urban Residential Mobile Home (URM) and  
11 Suburban Commercial (SC)

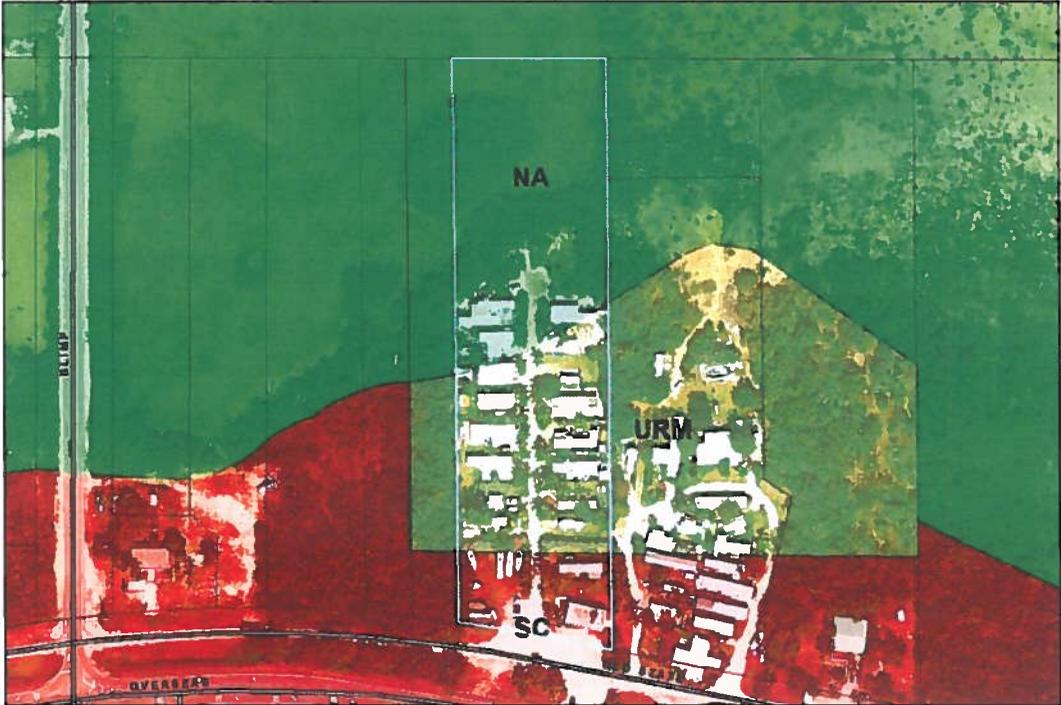
12  
13 Future Land Use Map (FLUM) Designations: Residential Conservation (RC), Residential  
14 High (RH) and Mixed Use / Commercial (MC)

15  
16 Tier Designation: Tier III

17  
18 Flood Zone: AE-EL 10’

19  
20 Existing Uses: Mobile Home, Commercial Retail, RV

21  
22 Existing Vegetation / Habitat: Predominately scarified, with mangroves and buttonwood  
23 along some segments of the shoreline and areas landscaping throughout the site  
24  
25



Property with Land Use Districts Overlaid (Aerial dated 2012)

1 IV REVIEW OF APPLICATION:  
2

3 Pursuant to MCC §138-22(2), the following criteria must be met to transfer to a hotel, motel,  
4 or RV park:  
5

- 6 a. *Eligibility of sender unit or space.* In order to be an eligible sender unit or space, the unit  
7 or space shall be a hotel room, motel room, campground space, recreational vehicle  
8 space, mobile home, or dwelling unit found to have been lawfully established.  
9

10 In compliance: The 5 RV spaces were found to be lawfully established in a Letter of  
11 Development Rights Determination dated January 16, 2014.  
12

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

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

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

22 In compliance: As defined in MCC §101-1, a *transient residential unit* means a  
23 dwelling unit used for transient housing such as hotel or motel room, seasonal  
24 residential unit, or space for parking a recreational vehicle or travel trailer. The  
25 RV spaces that are to be transferred were found to be lawfully established as RV  
26 spaces a Letter of Development Rights Determination dated January 16, 2014.  
27

- 28 ii. Receiver site/unit meets all of the following criteria:  
29

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

35 In compliance: The sender site is located in the Lower Keys ROGO subarea  
36 and the receiver site is located in the Lower Keys ROGO subarea.  
37

38 *(BB) The receiver unit shall only be constructed within a) a tier III designated*  
39 *area or b) a tier III-A (special protection area) designated area where the*  
40 *development does not involve the clearing of any native habitat:*  
41

42 In compliance: The receiver site is within a Tier III designated area.  
43

44 *(CC) Receiver unit shall not be constructed within a velocity (V) zone:*  
45

1                    ***In compliance:*** A small portion along the southern shoreline of the Oceanside  
2                    Property receiver site is located in a velocity (V) zone (VE-EL 13). The  
3                    property is not located exclusively in a velocity (V) zone. It is predominately  
4                    located in AE-EL 9 and AE-EL 10 flood zones. As shown on the conceptual  
5                    site plan attached to the agreement, the site within the property for the  
6                    proposed 79 new units would not be located in the in the velocity (V) zone.  
7

8                    *Receiver Site Development Overview:*  
9

10                    New hotel rooms are permitted on the receiver site. The following regulations pertain to use  
11                    and density of the receiver site (a full review shall be carried out upon submittal a building  
12                    permit application):  
13

14                    Permitted Uses in the MC FLUM category (MCCP Policy 101.4.5):  
15

16                    New hotel rooms are permitted in the MC FLUM category. The principal purpose of the  
17                    MC land use category is to provide for the establishment of commercial land use (zoning)  
18                    districts where various types of commercial retail and office may be permitted at  
19                    intensities which are consistent with the community character and the natural  
20                    environment. Employee housing and commercial apartments are also permitted. In  
21                    addition, MC land use districts are to establish and conserve areas of mixed uses, which  
22                    may include maritime industry, light industrial uses, commercial fishing, transient and  
23                    permanent residential, institutional, public, and commercial retail uses. This land use  
24                    category is also intended to allow for the establishment of mixed use development  
25                    patterns, where appropriate. Various types of residential and non-residential uses may be  
26                    permitted; however, heavy industrial uses and similarly incompatible uses shall be  
27                    prohibited.  
28

29                    Permitted Uses in the MU district (MCC §130-88):  
30

31                    New hotel rooms are permitted in the MU district. Hotels of fewer than 50 rooms may be  
32                    permitted as a minor conditional use permit in the MU district. However, in the case of  
33                    this receiver site, due to other uses on-site, it is currently subject to a major conditional  
34                    use permit approval.  
35  
36

1 Transient Residential Density in MU district (MCC §130-162):  
2

Land Use	FAR / Density	Size of Site	Max Allowed	Proposed	Potential Used
Transient Residential	15 rooms/ buildable ac <sup>1</sup> (max net)	12.06 upland ac (9.65 buildable ac)	144.75 rooms	17 rooms <sup>2</sup>	11.74%

- 3 1: This is maximum net density (15 rooms per buildable acre), not allocated density (10  
4 rooms per acre). However, the applicant has not stated any intent to utilize TDRs to allow  
5 a total of transient residential units that is beyond that allowed by the allocated density  
6 allowance.  
7 2: While this applicant only involves 5 TRE's, the applicant is currently proposing 17 hotel  
8 rooms on the receiver site.  
9 3: The above table does not reflect the cumulative density that is or will be utilized by other  
10 land uses.  
11

12 Transient Residential Density in the MC FLUM category (MC Policy 101.4.21):  
13

Max Net Density	Size of Site	Max Allowed	Proposed
10-25 rooms / buildable acre	12.06 upland ac (9.65 buildable ac)	241.25 rooms	17 rooms

- 14 1: This is maximum net density (25 rooms per buildable acre), not allocated density.  
15 However, the applicant has not stated any intent to utilize TDRs to allow a total of  
16 transient residential units that is beyond that allowed by the allocated density allowance.  
17 2: While this applicant only involves 5 TRE's, the applicant is currently proposing 17 hotel  
18 rooms on the receiver site.  
19 3: The above table does not reflect the cumulative density that is or will be utilized by other  
20 land uses.  
21

22 **V RECOMMENDATION:**  
23

24 Staff recommends APPROVAL to the Director of Planning & Environmental Resources of  
25 the transfer of the subject 5 TRE's with the following conditions:  
26

- 27 1. As required by MCC §138-22(2)d, prior to the issuance of any development order  
28 formally approving the transfer, with a building permit, the applicant shall remove all  
29 development associated with transient RV spaces at the sender site (i.e. electric pedestals,  
30 plumbing fixtures, etc.). A final inspection to confirm the removal shall be carried out by  
31 Planning & Environmental Resources Department staff.  
32  
33 2. As required by MCC §138-22(2)d, prior to the issuance of any development order  
34 formally approving the transfer, to the satisfaction of the Senior Director of Planning &  
35 Environmental Resources, the applicant shall restore the area of the sender site in which  
36 the RV spaces were located, consistent with an approved restoration/re-vegetation plan.

**File #:** **2014-141**

**Owner's Name:** Oceanside Investors, LLC,  
Monroe County and  
Coco Palms Developers, Inc.

**Applicant:** Oceanside Investors, LLC (*Coco Palm  
Developers Inc to Oceanside Investors LLC*)

**Agent:** Barton W. Smith, Esq.

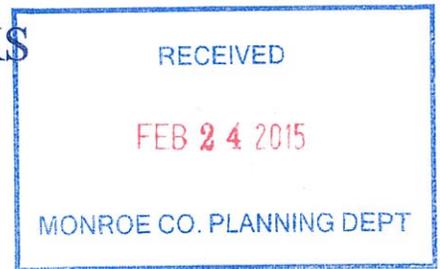
**Type of Application:** Minor - TRE

**Key:** Stock Island and Cudjoe Key

**RE:** Sender Site: 00174960.000000

Receiver Site: 00127420.000000, 00127420.000100,  
00126210.000000, 00126220.000000,  
00126230.000000

**Additional Information added to File 2014-141**



Barton W. Smith, Esq.  
Tel: 305-296-7227  
Fax: 305-296-8448  
[bart@smithoropeza.com](mailto:bart@smithoropeza.com)

February 24, 2015

**VIA HAND DELIVERY**

Matt Coyle, AICP, Senior Planner  
Monroe County Planning and Environmental Resources  
2798 Overseas Highway, Suite 400  
Marathon, FL 33050

Re: Oceanside Investors, LLC, a Florida limited liability company  
Amendment to Previously Submitted Minor Conditional Use Permit for the  
Transfer of ROGO Exemption (TRE): Receiver Site Approval with File No. 2014-  
141

Dear Matt,

As previously discussed, in light of multiple changes on the Oceanside project development, amendments are required to reflect such changes for that certain Request for Minor Conditional Use Permit for the Transfer of ROGO Exemption (TRE):Receiver Site Approval filed September 18, 2014/File No. 2014-141 (the "2014 Application"). Additions made to the 2014 Application are underlined in blue and deletions are ~~stricken through in red~~.

The following amendment is hereby made to the 2014 Application:

**"Amount of dwelling units to be transferred to Receiver Site: ~~3~~ 5 \_\_\_\_\_"**

If you or any of staff should have any questions please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to be "BWS".

Barton W. Smith, Esq.

County of Monroe  
Growth Management Division

Planning & Environmental Resources  
Department

2798 Overseas Highway, Suite 410  
Marathon, FL 33050  
Voice: (305) 289-2500  
FAX: (305) 289-2536



Board of County Commissioners

Mayor Sylvia Murphy, Dist. 5  
Mayor Pro Tem Danny L. Kolhage, Dist. 1  
Heather Carruthers, Dist. 3  
David Rice, Dist. 4  
George Neugent, Dist. 2

Date: 9.18.14  
Time: \_\_\_\_\_

Dear Applicant:

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

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

Thank you.

Jail Creech

Planning Staff

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MCPA GIS Public Portal  
Major Road

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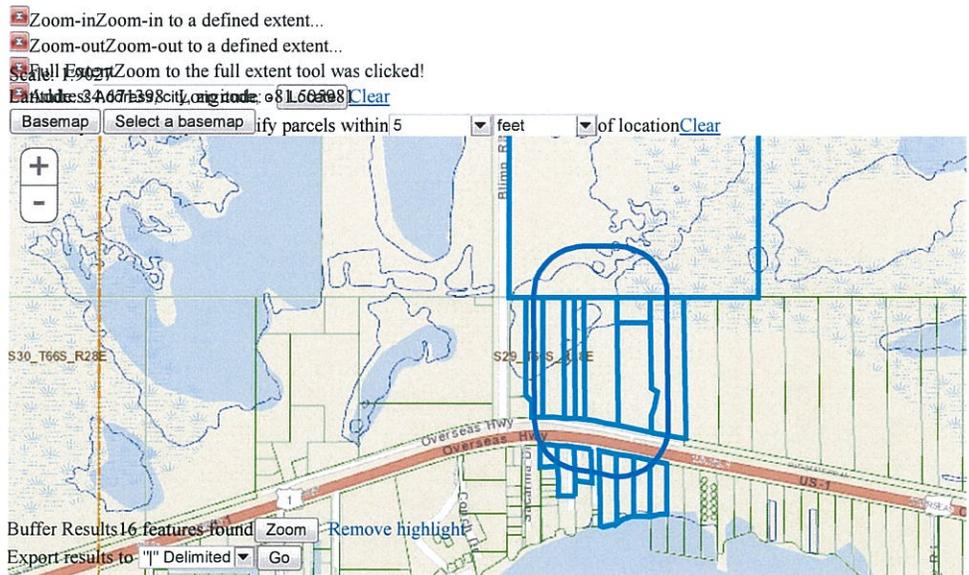
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  - Easements
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  - Text Displays
  - Qualified Condo Sales
  - Qualified Sales
- 2008 Condo
  - Transportation
- 2014 Sales
- 2013 Sales
- 2012 Sales
- 2011 Sales
- 2010 Sales
- 2009 Sales
- 2008 Sales
- Road Centerline
- Road Block Name
- Right of Way



OBJECTID	SDE.DBO.W_PARCELS.ID	SDE.DBO.W_PARCELS.RECHAR	SDE.DBO.W_PARCELS.GEO_FEA
11222	174900	00174900-000000	63360

Verified GC  
Sender Site

ANTON MICHAEL P AND SOO LEE  
90 CRUICKSHANK LN  
CUDJOE KEY, FL 33042-4112

ARTIGUE LESLIE C  
P O BOX 420394  
SUMMERLAND KEY, FL 33042

CHRISTENSEN MARGARET I  
PO BOX 321111  
COCOA BEACH, FL 32932-1111

COCO PALMS DEVELOPERS LLC  
PO BOX 2039  
KEY WEST, FL 33045-2039

D B V INC  
PO BOX 420437  
SUMMERLAND KEY, FL 33042-0437

GAY DANNY JOE AND BRENDA  
931 DREYFUS RD  
BEREA, KY 40403-9695

GOULD TIMOTHY R  
21423 OVERSEAS HWY  
SUMMERLAND KEY, FL 33042-3171

PETITT FELIX H AND JUANITA T  
1601 SEMINARY ST  
KEY WEST, FL 33040

RAMELLI MICHAEL A  
4745 SW 181 ST CT  
DUNNELLON, FL 34432

ROBERTSON DONALD R AND KAWANA G  
813 HAWKSBILL LN  
SUMMERLAND KEY, FL 33042-3156

SIEGRIST NOA A  
19688 DATE PALM DR  
SUMMERLAND KEY, FL 33042-3105

SPENCER LINDA H  
P O BOX 2457  
BRATTLEBORO, VT 05303-2457

TIITF  
3900 COMMONWEALTH BLVD  
TALLAHASSEE, FL 32399-3000

TUCKER DAVID A AND MARY  
21544 OVERSEAS HWY  
CUDJOE KEY, FL 33042

WAGNER JILL  
PO BOX 421217  
SUMMERLAND KEY, FL 33042-1217

Verified GC  
Sender Pg 1 of 1

MCPA GIS Public Portal  
Scott P. Russell, CFA

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- 2008 Condo
- 2014 Sales
- 2013 Sales
- 2012 Sales
- 2011 Sales
- 2010 Sales
- 2009 Sales
- 2008 Sales
- Road Centerline
- Road Block Name

Zoom-in Zoom-in to a defined extent...  
 Zoom-out Zoom-out to a defined extent...  
 Full Extent Zoom to the full extent tool was clicked!  
 Address: 3466587city, crig: 1749561 Clear  
 Basemap Select a basemap Buffer parcels within 5 feet of location Clear  
 Buffer Results 302 features found Zoom Remove highlight  
 Export results to "T" Delimited Go

OBJECTID	SDE.DBO.W_PARCELS.ID	SDE.DBO.W_PARCELS.RECHAR	SDE.DBO.
54399	127471.000177	00127471-000177	122751
42486	127471.000266	00127471-000266	122751

Receiver Site  
Verified GC

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

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

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

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

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

✓ APPELLIS MICHEL  
1414 NEWTON ST  
KEY WEST, FL 33040

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

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

✓ BACKWALL PARTNERS LLC  
3605 SOUTH BEACH DR  
TAMPA, FL 33629

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

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

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

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

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

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

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

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

✓ BEAN LINDA  
21945 MINNETONKA BLVD  
EXCELSIOR, MN 55331-8616

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

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

✓ BENNETT GLENN  
6 EMERSON DR  
CINNAMINSON, NJ 08077-4050

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

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

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

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

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

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

✓ BLUEWATER INVESTMENT LP  
142 JFK DR  
ATLANTIS, FL 33462

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

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

★ = added to applicant labels

Verified GC Receiver Pg 1 of 8

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

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

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

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

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

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

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

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

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

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

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

✓  
CALYPSO WATER SPORTS AND  
CHARTERS INC  
257 ATLANTIC BLVD  
KEY LARGO, FL 33037-4304

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

✓  
CARDENAS ROBERT H AND DEBORAH  
917 EATON ST  
KEY WEST, FL 33040-6922

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

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

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

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

CONFIDENTIAL DATA F.S. 119.07

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

★  
CONROY BRENDA KAY  
6800 MALONEY AVE LOT 31  
KEY WEST, FL 33040-8109

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

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

✓  
COUNTY OF MONROE  
1100 SIMONTON ST  
KEY WEST, FL 33040

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

✓  
COX STANLEY A  
1648 RICHMOND RD  
LEXINGTON, KY 40502

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

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

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

★  
CZERNIEWSKA APOLONIA L/E  
6800 MALONEY AVE LOT 29  
KEY WEST, FL 33040-8109

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

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

~~DASHER THEODORE E  
554 37TH ST NORTH  
BIRMINGHAM, AL, 35222~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

✓ GRAY II FRED EMMET REV TRUST DTD 11-  
04-2004  
23063 WAHOO LN  
CUDJOE KEY, FL 33042

★ HARBOR BEACH LLC  
5620 MALONEY AVE  
KEY WEST, FL 33040-5983

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

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

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

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

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

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

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

HOWELL WALTER W REV TR DTD 6-97  
106 KIMBALL POND RD  
CANTERBURY, NH 3224

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

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

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

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

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

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

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

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

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

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

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

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

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

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

~~KEY WEST HARBOUR CONDOMINIUM~~

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

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

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

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

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

✓ LANDIS OLIVER  
2740 W FRANKLIN BLVD  
GASTONIA, NC 28052

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

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

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

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

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

✓ LONG G GREG AND KRISTINE A  
102 ALGONQUIN  
LAKE WINNEBAGO, MO 64034

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

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

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

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

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

MARSON JOHN R JR AND DIANE  
20W385 DIVERSEY AVE  
ADDISON, IL 60101-3049

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

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

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

✓ MCCARTHY CHRISTOPHER  
P O BOX 406  
SANDOWN, NH 3873

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

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

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

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

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

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

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

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

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

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

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

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

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

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

~~OCEANSIDE EAST DRY STORAGE  
CONDOMINIUM~~

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

~~OCEANSIDE MARINA CONDOMINIUM~~

~~OCEANSIDE RESIDENTIAL CONDOMINIUM~~

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

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

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

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

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

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

✓ PETROCINE THOMAS AND LINDA L  
PO BOX 99  
WATERVILLE VALLEY, NH 3215

✓ PFENT DAVID J  
512 NOAH LANE  
KEY WEST, FL 33040

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

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

✓ PRITZ DALE  
1832 SCHAWAN LN  
YORK, PA 17402

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

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

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

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

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

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

✓ ROWLEY RICHARD D & PATRICIA M  
P O BOX 125  
AUSTINBURG, OH 44010

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

UNITED STATES OF AMERICA  
ATLANTA, GA 30345

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

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

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

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

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

WHITEHEAD BRIAN J  
49 SUNSET KEY  
KEY WEST, FL 33040

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

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

✱  
WOLFE MICHALINE G  
6800 MALONEY AVE LOT 33  
KEY WEST, FL 33040-8109

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

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



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

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

## Property Record Card -

**Maps are now launching the new map application version.**

**Alternate Key: 1227021 Parcel ID: 00174960-000000**

### Ownership Details

**Mailing Address:**

COCO PALMS DEVELOPERS LLC  
PO BOX 2039  
KEY WEST, FL 33045-2039

### Property Details

PC Code: 28 - PARKING LOTS, MOBILE HOME PARKS  
Millage Group: 100C  
Affordable Housing: No  
Section-Township-Range: 29-66-28  
Property Location: 21585 OLD STATE RD 4A CUDJOE KEY  
Subdivision: SACARMA  
Legal Description: LT 30 SACARMA PB-2-48 CUDJOE KEY OR517-537 OR548-825 OR772-875/76 OR825-1456 OR825-1457C OR997-1780 OR2368-990 OR2479-1854/55 OR2653-227/28

Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
02RV - REC VEHICLE PARK	0	0	2.34 AC
000X - ENVIRONMENTALLY SENS			1.08 AC

### Building Summary

Number of Buildings: 1  
Number of Commercial Buildings: 1  
Total Living Area: 1400  
Year Built: 1963

# Building 1 Details

Building Type  
 Effective Age 58  
 Year Built 1963  
 Functional Obs 0

Condition A  
 Perimeter 156  
 Special Arch 0  
 Economic Obs 0

Quality Grade 300  
 Depreciation % 60  
 Grnd Floor Area 1,400

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

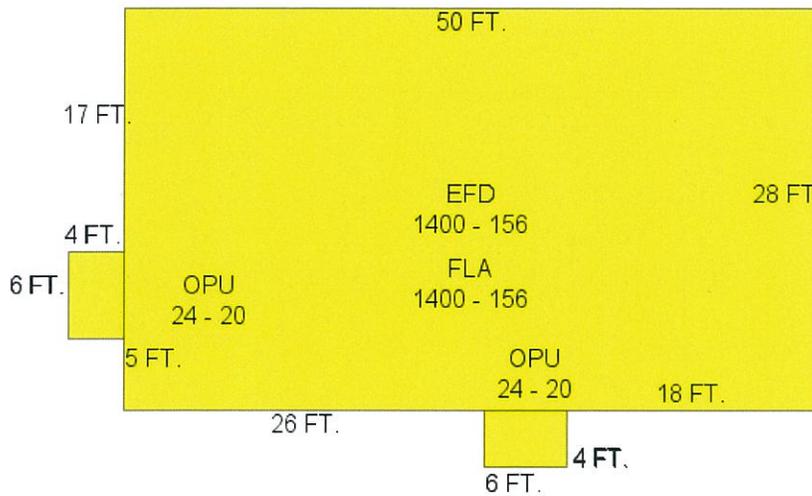
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

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

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	EFD		1	1963					1,400
2	FLA		1	1963					1,400
3	OPU		1	1963					24
4	OPU		1	1963					24

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		RESTAURANT & CAFETR	100	N	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT2:BRICK PATIO	840 SF	60	14	2008	2009	4	50
2	PT3:PATIO	2,560 SF	0	0	1975	1976	2	50
3	CL2:CH LINK FENCE	2,100 SF	350	6	2010	2011	1	30
4	FN2:FENCES	420 SF	6	70	1975	1976	1	30
5	AP2:ASPHALT PAVING	100 SF	2	50	1975	1976	1	25

## Appraiser Notes

COCO'S CANTINA RESTAURANT PLUS 17 UNIT MH PARK RAINBOWS END
14-1
10/29/2013 BEN. SALE REVIEW

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	07105151	12/05/2007	12/31/2008	5,000	Residential	DEMO MH
	95-0514	03/01/1996	11/01/1996	6,000	Residential	MOBILE/HOME/REPLACEMENT
	95-0774	06/01/1995	11/01/1995	1	Residential	A/C
3	98-2736	12/16/1998	05/24/1999	11,675	Residential	ROOFING
4	02/2209	05/23/2002	01/01/2003	3,500	Residential	CHANGE A/C
	05106623	12/08/2005	12/31/2008	1,500	Residential	DEMO - WILMA
	05106626	12/08/2005	12/31/2008	1,500	Residential	DEMO - WILMA
	05106769	01/26/2006	12/31/2008	660	Residential	HANDICAP RAMP
	07104938	11/19/2007	12/31/2008	1,500	Residential	ELECTRIC MISC

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	73,806	19,838	934,508	1,089,736	1,089,736	0	1,089,736
2013	0	10,521	1,320,000	781,285	759,759	0	781,285
2012	113,620	10,553	1,320,000	804,310	804,310	0	804,310
2011	118,708	10,584	1,320,000	806,124	806,124	0	806,124
2010	118,708	10,616	858,000	806,124	806,124	0	806,124
2009	125,491	10,647	858,000	1,128,998	1,128,998	0	1,128,998
2008	125,491	9,072	1,940,598	1,128,998	1,128,998	0	1,128,998
2007	88,022	9,072	2,156,220	1,128,998	1,128,998	0	1,128,998
2006	88,022	9,072	1,724,976	406,516	406,516	0	406,516
2005	88,022	9,482	1,149,984	490,137	490,137	0	490,137

2003	88,021	10,301	574,992	490,137	490,137	0	490,137
2002	88,021	10,710	431,244	404,509	404,509	0	404,509
2001	88,021	11,120	431,244	404,509	404,509	0	404,509
2000	88,021	4,004	431,244	305,777	305,777	0	305,777
1999	88,021	4,132	431,244	305,777	305,777	0	305,777
1998	58,842	4,260	431,244	305,777	305,777	0	305,777
1997	58,842	4,388	431,244	305,777	305,777	0	305,777
1996	53,493	4,380	431,244	305,777	305,777	0	305,777
1995	48,635	4,568	431,244	305,777	305,777	0	305,777
1994	48,635	4,096	431,244	305,777	305,777	0	305,777
1993	48,635	4,224	431,244	273,438	273,438	0	273,438
1992	48,635	4,352	431,244	266,252	266,252	0	266,252
1991	48,635	4,480	431,244	266,252	266,252	0	266,252
1990	48,635	4,608	431,244	266,252	266,252	0	266,252
1989	48,635	4,736	431,244	266,252	266,252	0	266,252
1988	46,331	3,697	287,496	236,770	236,770	0	236,770
1987	54,897	3,794	240,625	236,770	236,770	0	236,770
1986	55,062	3,891	240,625	236,770	236,770	0	236,770
1985	40,221	2,394	81,000	123,615	123,615	0	123,615
1984	39,314	2,394	81,000	122,708	122,708	0	122,708
1983	39,314	2,394	81,000	122,708	122,708	0	122,708
1982	37,434	2,394	81,000	120,828	120,828	0	120,828

## 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
9/26/2013	2653 / 227	1,400,000	WD	01
8/5/2010	2479 / 1854	100	QC	11
6/20/2008	2368 / 990	1,400,000	WD	Q
11/1/1986	997 / 1780	170,000	WD	U
12/1/1980	825 / 1456	160,000	WD	Q
2/1/1973	772 / 875	73,000	00	Q

This page has been visited 327,292 times.

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

**End of Additional File 2014-141**

APPLICATION  
MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



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

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

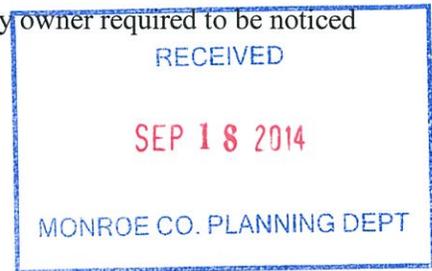
Conditional Use, Transfer of ROGO Exemption Application Fee: \$1,740.00

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

Advertising Costs: \$245.00

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

**Date of Submittal:** 9 / 18 / 2014  
Month Day Year



**Applicant / Agent:**

Oceanside Investors, LLC / Barton W. Smith, Esq.

Name

138-142 Simonton Street, Key West, FL 33040

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

(305) 296-7227

Daytime Phone

bart@smithoropeza.com

Email Address

**Sender Site Property Owner:**

Coco Palms Developers, LLC

Name

C/O Smith Oropeza PL, 138-142 Simonton Street, Key West, FL 33040

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

(305) 296-7227

Daytime Phone

APPLICATION

**Sender Site Legal Description:**

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

Please see Tab 1A

Block	Lot	Subdivision	Key
00174960-000000		1227021	
Real Estate (RE) Number		Alternate Key Number	
21585 Old State Road 4A, Cudjoe Key, FL		MM22	
Street Address (Street, City, State, Zip Code)		Approximate Mile Marker	

**Receiver Site Property Owner:**

Oceanside Investors, LLC

Name

C/O Smith Oropeza PL, 138-142 Simonton Street, Key West, FL 33040

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

(305) 296-7227

Daytime Phone

**Receiver Site Legal Description:**

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

Please see Tab 1B

Block	Lot	Subdivision	Key	Stock Island
RE: 00127420-000000, 00127420-000100, 00126210-000000, 00126220-000000, 00126230-000000; AK: 1161624, 8884257, 1160407, 1160415, 1160423.				
Real Estate (RE) Number		Alternate Key Number		
5948, 5950-5970 Peninsular Avenue, Key West, FL 33040		MM5		
Street Address (Street, City, State, Zip Code)		Approximate Mile Marker		

**Sender Site Land Use District Designation:** Urban Residential Mobile Home (URM) & Native Area (NA)

**Receiver Site Land Use District Designation:** Mixed Use (MU)

**Sender Site Existing Land Use:** Mobile Home/RV Park

**Receiver Site Existing Land Use:** Marina/Residential/Vacant Land

**Development Order No. permitting dwelling units to be transferred off Sender Site:** See LDRD (Tab 3)

**Amount of dwelling units to be transferred to Receiver Site:** 3

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

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

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

- Complete application (unaltered and unbound);
- Correct fee (check or money order to Monroe County Planning & Environmental Resources); Enclosed
- Proof of ownership for both sender and receiver sites (i.e. Warranty Deed); Tab 2A (Sender) and 2B (Receiver)
- Copy of Development Order establishing dwelling units to be transferred off sender site; Letter of Development Rights Determination at Tab 3

APPLICATION

- Current Property Record Card(s) from the Monroe County Property Appraiser for receiver site; Tab 4**
- Location map of receiver site; Tab 5**
- Photograph(s) of receiver site from adjacent roadway(s); N/A**
- Signed and Sealed Boundary Survey of receiver site, prepared by a Florida registered surveyor – 6 sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat); Enclosed**
- Typed name and address mailing labels of all property owners within a 300 foot radius of the receiver site. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included Tab 6**

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

- Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the sender site and receiver site properties) Tab 7**
- Any Letters of Understanding pertaining to the proposed transfer N/A**
- Vegetation Survey or Habitat Evaluation Index (please contact Monroe County Environmental Resources prior to application submittal to determine if this documentation is necessary) N/A**

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

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

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

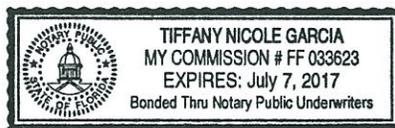
Signature of Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

9-18-2014

Sworn before me this \_\_\_\_\_ day of \_\_\_\_\_

18 9, 2014



Notary Public  
My Commission Expires \_\_\_\_\_

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

Tab 1A

## **Sender Site Legal Description**

**Lot 30 Sacarma, a subdivision of Government Lots 3 and 4 in Section 29, Township 66 South, Range 28 East, Cudjoe Key, Monroe County, Florida, recorded in Plat Book 2, Page 48 of the Public Records of Monroe County, Florida.**

**Tab 1B**

OCEANSIDE INVESTORS, LLC  
5950 - 5970 Penninsular Avenue  
Stock Island, Florida

### LEGAL DESCRIPTION

That parcel of land as more particularly described as follows:

#### UPLAND TERMINUS BOUNDARY LINE:

A line being the Waterward Boundary Line as of July 1, 1975, lying in Hawk Channel in Section 36, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, and being more particularly described as follows:

Commence at the Northeast Corner of Lot 3, Block 61, "George McDonalds Plat of a Part of Stock Island", according to the plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence South 00° 00' 00" East, along the East line of said Lot 3, a distance of 256.64 feet more or less to the Waterward Boundary Line as of July 1, 1975, and the Point of Beginning of the herein described line; thence South 88° 44' 58" West, a distance of 58.05 feet; thence South 81° 26' 20" West, a distance of 13.41 feet; thence South 48° 22' 45" West, a distance of 7.77 feet; thence South 09° 55' 20" West, a distance of 8.55 feet; thence South 00° 10' 09" West, a distance of 178.89 feet; thence South 01° 46' 07" West, a distance of 53.90 feet; thence South 06° 39' 38" West, a distance of 34.06 feet; thence North 80° 11' 10" West, a distance of 19.75 feet; thence North 06° 04' 32" East, a distance of 30.53 feet; thence North 02° 25' 50" East, a distance of 53.34 feet; thence North 16° 29' 47" West, a distance of 23.38 feet; thence North 40° 25' 19" West, a distance of 21.08 feet; thence North 63° 50' 22" West, a distance of 18.30 feet; thence South 88° 24' 25" West, a distance of 48.58 feet; thence South 80° 34' 05" West, a distance of 12.37 feet; thence South 81° 01' 04" West, a distance of 38.31 feet; thence South 77° 16' 42" West, a distance of 50.24 feet; thence South 68° 46' 49" West, a distance of 24.66 feet; thence South 41° 39' 38" West, a distance of 17.34 feet; thence South 05° 19' 44" West, a distance of 26.43 feet; thence South 00° 57' 38" West, a distance of 45.02 feet; thence South 10° 31' 54" East, a distance of 26.49 feet; thence South 14° 28' 10" East, a distance of 29.44 feet; thence South 34° 09' 00" East, a distance of 10.17 feet; thence South 65° 59' 42" East, a distance of 13.79 feet; thence South 86° 21' 21" East, a distance of 27.69 feet; thence North 8° 00' 36" East, a distance of 46.24 feet; thence North 81° 58' 32" East, a distance of 35.50 feet; thence South 87° 38' 26" East, a distance of 10.36 feet; thence South 00° 00' 45" West, a distance of 38.74 feet; thence South 07° 17' 00" West, a distance of 50.37 feet; thence South 01° 31' 11" West, a distance of 60.24 feet; thence South 03° 09' 56" East, a distance of 56.98 feet; thence South 01° 17' 35" West, a distance of 67.93 feet; thence South 24° 27' 36" West, a distance of 20.05 feet; thence North 70° 07' 27" West, a distance of 30.56 feet; thence North 39° 29' 04" West, a distance of 35.34 feet; thence North 20° 28' 48" West, a distance of 25.13 feet; thence North 75° 38' 40" West, a distance of 38.00 feet; thence North 45° 33' 20" West, a distance of 17.49 feet; thence North 23° 30' 00" West, a distance of 28.68 feet; thence North 43° 31' 59" West, a distance of 14.41 feet; thence South 88° 32' 44" West, a distance of 24.78 feet; thence South 71° 33' 38" West, a distance of 41.80 feet; thence South 89° 52' 50" West, a distance of 42.77 feet; thence South 82° 14' 18" West, a distance of 32.99 feet; thence South 73° 17' 44" West, a distance of 19.18 feet; thence South 79° 38' 41" West, a distance of 26.35 feet; thence South 82° 50' 54" West, a distance of 32.20 feet; thence South 88° 27' 31" West, a distance of feet 22.15; thence North 63° 04' 54" West, a distance of 5.73 feet; thence South 56° 22' 23" West, a distance of 7.38 feet; thence South 85° 25' 56" West, a distance of 43.08 feet; thence North 83° 45' 01" West, a distance of 31.16 feet; thence South 87° 16' 53" West, a distance of 45.21 feet; thence South 86° 20' 31" West, a distance of 54.32 feet; thence South 88° 07' 13" West, a distance of 64.34 feet; thence North 89° 56' 25" West, a distance of 65.13 feet; thence North 88° 59' 04" West, a distance of 52.42 to the Point of Terminus and the end of the herein described line.

#### PARCEL A:

On the Island of Stock Island, and being Lot One (1), Block Sixty (60) according to George L. McDonald's Map of Lots One (1), Two (2), Three (3), Five (5) and Six (6) of Section Thirty Five (35), Lot Two (2) Section Thirty Six (36), Lot Three (3) Section Twenty Six (26), and Lot Two (2) Section Thirty Four (34), Township Sixty Seven (67) South, Range Twenty Five (25) East, recorded in Plat Book One (1), Page 55, Monroe County, Florida Records.

AND ALSO

PARCEL B:

Being at a point on the South boundary line of Peninsula Avenue, 382 feet distant and West of the intersection of the South boundary line of Peninsula Avenue with the West boundary line of Maloney Avenue, from said Point of Beginning, continue in a West direction along the South boundary line of Peninsula Avenue extended a distance of 418 feet; thence at right angles and in a Southerly direction a distance of 520 feet; thence at right angles and in an Easterly direction a distance of 600 feet; thence at right angles and in a Northerly direction a distance of 184 feet; thence meandering the high water line in a Northwesterly and Northeasterly direction a distance of 450 feet, more or less, to the Point of Beginning and being in a subdivision of Lots 1, 2, 3, 5 and 6 of Section 35, Lot 2 of Section 36, Lot 3 of Section 26, Lot 2 of Section 34, Township 67 South, Range 25 East, Monroe County, Florida.

ALSO

PARCEL C:

A parcel of submerged land in Hawk Channel in Section 36, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of Lot 1, Block 60 of the Plat of STOCK ISLAND as recorded in Plat Book 1, Page 55, Public Records of Monroe County, Florida; thence run West along the North line of said Lot 1 and the Westerly extension thereof for a distance of 600 feet to the Northeast corner of a parcel of submerged land conveyed by The Trustees of the Internal Improvement Fund Deed No. 19811, dated June 12, 1951; thence South along the Westerly line of said parcel of submerged land conveyed by the Trustees, a distance of 520 feet to the Southwest corner of said parcel for the Point of Beginning of parcel of submerged land hereinafter described; thence continue South a distance of 251.6 feet; thence East a distance of 600 feet; thence North a distance of 251.6 feet to the Southeast corner of said parcel of submerged land conveyed by The Trustees of the Internal Improvement Fund by Deed No. 19811; thence West along the South line of said parcel a distance of 600 feet, more or less, to the Point of Beginning.

ALSO

PARCEL D:

On the Island known as Stock Island and described according to the George McDonald's plat of a part of Stock Island, recorded in Plat Book 1, Page 55, Monroe County, Florida, as follows:

Lots Two (2) and Three (3) in Block Sixty (60).

ALSO

PARCEL E:

A parcel of formerly submerged land in Hawk Channel in Section 36, Township 67 South, Range 25 East, Monroe County, Florida, more particularly described as follows:

Beginning at the Southeast corner of Lot 3, Square 60 of Plat titled "ALL LOTS 1, 2, 3, 5 and 6, SECTION 35; LOT 3, SECTION 26; LOT 2, SECTION 34, STOCK ISLAND, TOWNSHIP 67 SOUTH, RANGE 25 EAST", recorded in Plat Book 1, Page 55, Public Records of Monroe County, Florida, run South 435.6 feet; thence at right angles run West 200 feet; thence at right angles run North 435.6 feet to the Southwest corner of Lot 2, Square 60 of the above mentioned plat; thence meander the shoreline to an Easterly direction back to the Point of Beginning.

ALSO

PARCEL F:

On the Island known as Stock Island and described according to George L. McDonald's plat of a part of said Stock Island, recorded in Plat Book One (1), Page 55, Monroe County, Florida, as follows:

Lots One (1) and Two (2) in Block Sixty One (61), together with a parcel of submerged land in the Straits of Florida, Section 36, Township 67 South, Range 25 East, located Southerly of and adjacent to Lots 1 and 2, Block 61, and described as follows:

Begin at the intersection of the shoreline of Stock Island and the West line of said Lot 1, Block 61, according to said Plat of STOCK ISLAND; thence South along the West line of said Lot 1, Block 61 (extended) a distance of 435 feet to a point; thence East a distance of 200 feet to a point in the East line of said Lot 2, Block 61 (extended); thence North along the East line of Lot 2, Block 61 (extended) a distance of 475 feet, more or less to a point in the Southerly shoreline of Stock Island; thence Westerly along the meanders of said Southerly shoreline a distance of 210 feet, more or less, back to the Point of Beginning.

PARCEL G:

Lot 3 in Block 61 of STOCK ISLAND as shown on Plat of said STOCK ISLAND made by George L. McDonald and recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida.

ALSO

PARCEL H:

The portion of Maloney Avenue lying between Blocks 60 and 61 of George L. McDonald's Plat of a part of STOCK ISLAND, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida.

PARCEL I:

A parcel of formerly submerged land in Hawk Channel in Section 35, Township 67 South, Range 25 East, Monroe County, Florida, and more particularly described as follows:

Commence at the Northeast corner of Block 60 of a PLAT OF STOCK ISLAND as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence South 280 feet to the Southeast corner of the said Block 60 and the shoreline according to the said PLAT OF STOCK ISLAND and the Point of Beginning of the parcel of land herein described; thence continue South 435.60 feet to a point; thence East 60 feet to a point; thence North 435.60 feet to a point; thence West 60 feet back to the Point of Beginning.

ALSO

PARCEL J:

A parcel of land on the Island known as Stock Island, Monroe County, Florida, more particularly described by the following metes and bounds description:

Commence at the Northwest corner of Lot 2, Block 60, according to George McDonald's Plat of said Stock Island as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence run South along the West line of said Lot 2 and the extension of said West line, 715.60 feet to the Point of Beginning; thence continue South, 56.0 feet; thence West 381.3 feet, more or less, to the Westerly face of an existing concrete pier;

thence Southerly along a line deflected 93°00 left, 30 feet, more or less; thence along the Mean High Water Line the following 15 courses: (NOTE: Missing call of East 376.50')

Thence 87°00 deflected left (DL), 200 feet, more or less;  
Thence 27°00 deflected left, 30.00 feet, more or less;  
Thence 38°30 deflected right, 18.5 feet, more or less;  
Thence 40°00 deflected left, 13.0 feet, more or less;  
Thence 46°50 deflected right, 45.0 feet, more or less;  
Thence 72°00 deflected left, 75.5 feet, more or less;  
Thence 27°00 deflected right, 25.0 feet, more or less;  
Thence 64°00 deflected right, 94.5 feet, more or less;  
Thence 47°20 deflected right, 52.5 feet, more or less;  
Thence 37°40 deflected left, 37.5 feet, more or less  
Thence 54°15 deflected left, 24.5 feet, more or less;  
Thence 72°00 deflected left, 40.0 feet, more or less;  
Thence 28°20 deflected left, 118.5 feet, more or less;  
Thence 56°10 deflected left, 231.9 feet, more or less;  
Thence West, 378.80 feet back to the Point of Beginning.

LESS (CONDOMINIUM):

A parcel of land located in Section 36, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Lot 3, Block 61, GEORGE MCDONALD'S PLAT OF A PART OF STOCK ISLAND, according to the plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence South for a distance of 265.88 feet; thence West for a distance of 100.00 feet; thence South for a distance of 339.68 feet; thence West for a distance of 67.20 feet to the Point of Beginning; thence meander the approximate Mean High Water Line for the following twenty-two (22) metes and bounds; thence South 04° 53'14" West, a distance of 50.44 feet; thence South 03° 31'10" West, a distance of 60.33 feet; thence South 04° 56'57" East, a distance of 108.26 feet; thence South 06° 27'03" West, a distance of 123.44 feet; thence South 57° 33'15" West, a distance of 86.74 feet; thence South 81° 19'27" West, a distance of 44.77 feet; thence North 74° 55'09" West, a distance of 14.27 feet; thence North 38° 14'22" East, a distance of 83.55 feet; thence North 21° 12'00" East, a distance of 20.97 feet; thence North 28° 26'29" East, a distance of 45.45 feet; thence North 08° 28'07" East, a distance of 14.52 feet; thence North 44° 57'55" West, a distance of 32.0 feet; thence North 45° 09' 29" West, a distance of 12.09 feet; thence South 87° 09' 32" West, a distance of 29.15 feet; thence North 75° 12'35" West, a distance of 17.77 feet; thence North 23° 09' 22" West, a distance of 52.43 feet; thence South 89° 35'35" West, a distance of 7.15 feet; thence North 00° 10' 56" East, a distance of 7.23 feet; thence South 79° 00' 39" West, a distance of 63.72 feet; thence North 79° 00'34" West, a distance of 28.33 feet; thence South 77° 00' 51" West, a distance of 80.86 feet; thence North 88° 49' 09" West, a distance of 41.75 feet; thence leaving the said Mean High Water Line for a distance of 103.41 feet; thence East for a distance of 81.33 feet; thence North for a distance of 12.00 feet; thence East for a distance of 157.53 feet to a point of curvature of a curve concave to the Northwest; thence left along the said curve, having for its elements a radius of 32.00 feet and a central angle of 90° 00' 00" for a distance of 50.27 feet to a point of tangency; thence North for a distance of 36.77 feet; thence East for a distance of 106.74 feet to the Point of Beginning.

LESS THE FOLLOWING PIERS:

NORTH PIER:

On Stock Island, Monroe County, Florida, and is a parcel of submerged land lying South of Block 60, according to Geo. McDonald's Plat of Stock Island as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; and the said Parcel being described by metes and bounds as follows:

Commence at the point of intersection of the centerline of Maloney Avenue with the centerline of Peninsular Avenue; thence South along the centerline of Maloney Avenue and the Southerly extension thereof for a distance

of 290.23 feet to a point; thence West 228.63 feet to the Point of Beginning of the parcel of land being described herein; thence South for a distance of 109 feet to a point; thence West for a distance of 390.55 feet to a point; thence South 03° 11' 40" East for a distance of 5.17 feet to a point; thence South 86° 48' 20" West for a distance of 33.50 feet to a point; thence North 03° 11' 40" West for a distance of 119.9 feet to a point; thence North 86° 48' 20" East for a distance of 33.50 feet to a point; thence South 03° 11' 40" East for a distance of 5.49 feet to a point; thence East for a distance of 398.11 feet back to the Point of Beginning.

**MIDDLE PIER:**

On Stock Island, Monroe County, Florida, and is a parcel of submerged land lying South of Block 60, according to Geo McDonald's Plat of Stock Island as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; and the said parcel being described by metes and bounds as follows:

Commence at the point of intersection of the centerline of Maloney Avenue with the centerline of Peninsular Avenue; thence South along the centerline of Maloney Avenue and the Southerly extension thereof for a distance of 290.23 feet to a point; thence West 228.63 feet to a point; thence South for a distance of 191.89 feet to the Point of Beginning of the parcel of land being described herein; thence continue South for a distance of 127 feet to a point; thence West for a distance of 348.48 feet to a point; thence South 03° 11' 40" East for a distance of 13.19 feet to a point; thence South 86° 49' 20" West for a distance of 45 feet to a point; thence North 03° 11' 40" West for a distance of 16 feet to a point; thence South 86° 48' 20" West for a distance of 20 feet to a point; thence North 03° 11' 40" West for a distance of 125 feet to a point; thence North 86° 48' 20" East a distance of 20 feet to a point; thence North 03° 11' 40" West a distance of 16 feet to a point; thence North 86° 48' 20" East a distance of 45 feet to a point; thence South 03° 11' 40" East for a distance of 16.61 feet to a point; thence East for a distance of 355.66 feet to the Point of Beginning.

**LESS THE FOLLOWING PIER:**

**SOUTH PIER:**

On Stock Island, Monroe County, Florida, and is a parcel of submerged land lying South of Block 60, according to Geo. McDonald's Plat of Stock Island, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, and the said parcel being described by metes and bounds as follows:

Commence at the point of intersection of the centerline of Maloney Avenue with the centerline of Peninsular Avenue; thence South along the centerline of Maloney Avenue and the Southerly extension thereof for a distance of 290.23 feet to a point; thence West 228.63 feet to a point; thence South for a distance of 416.99 feet to Point of Beginning of the parcel of land being described herein; thence continue South for a distance of 97 feet to a point; thence West for a distance of 408.80 feet to a point; thence North 03° 11' 40" West for a distance of 115 feet to a point; thence North 86° 48' 20" East for a distance of 38.34 feet to a point; thence South 03° 11' 40" East for a distance of 20 feet to a point; thence East for a distance of 375.82 feet back to the Point of Beginning.

**LESS THE FOLLOWING PARCEL:**

**DRY STORAGE:**

A parcel of land located in Section 36, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Lot 3, Block 61, GEORGE MCDONALDS PLAT OF A PART OF STOCK ISLAND, according to the plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence South for a distance of 167.57 feet; thence West for a distance of 103.06 feet to the Point of Beginning; thence South 89° 59' 20" West for a distance of 182.26; thence South 00° 00' 40" East for a distance of 120.31 feet; thence North 89° 59' 20" East for a distance of 182.26 feet; thence North 00° 00' 40" West for a distance of 120.31 feet to the Point of Beginning.

And

The Southerly  $\frac{1}{2}$  Peninsular Avenue, lying between Block 46 and 60, South of Lots 30, 31 & the West  $\frac{1}{2}$  of Lot 32, in Square 46, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Lot 35 of said plat, thence West along the North Right-of-way line of Peninsular Ave. for a distance of 175.00 feet to the Southeast corner of the said West  $\frac{1}{2}$  of Lot 32, thence South along the Southerly extension of the East Line of the West  $\frac{1}{2}$  of Lot 32 for a distance of 30.00 feet to the Point of Beginning; thence continue South along the said Southerly extension of the East Line of the West  $\frac{1}{2}$  Line of said Lot 32 for a distance of 30.00 feet to the Southerly Right-of-way line of Peninsular Avenue; thence West along the said Southerly right-of-way line of Peninsular Avenue for a distance of 215.0 feet, more or less to the platted shoreline of Peninsular Avenue; thence N 17°19'01" E along the platted shoreline for a distance of 31.62 feet to the said centerline of Peninsular Avenue for a distance of 205.0 feet, more or less to the Point of Beginning.

**Legal Description for RE No: 00126210-000000, 00126220-000000, and 00126230-000000 (Currently Owned by Monroe County BOCC)**

Lots 30, 31 and the West ½ of Lot 32, in Square 46, according to Maloney's Subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida;

And

The Northerly ½ Peninsular Avenue, lying between Block 46 and 60, South of Lots 30, 31 & the West ½ of Lot 32, in Square 46, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Lot 35 of said plat, thence West along the North Right-of-way line of Peninsular Ave. for a distance of 175.00 feet to the Southeast corner of the said West ½ of Lot 32, and the Point of Beginning; thence continue West along the said North Right-of-way line of Peninsular Ave. for a distance of 195.0 feet, more or less to the platted shoreline of Peninsular Avenue; thence S 17°19'01" W along the platted shoreline for a distance of 31.62 feet to the centerline of Peninsular Ave; thence East along the said center line of Peninsular Ave., for a distance of 205.0 feet more or less to the Southerly extension of the East line of the said West ½ of Lot 32; thence North for a distance of 30.00 feet to the said North Right-of-way line of Peninsular Ave. and the Point of Beginning.

Tab 2A

Prepared by and return to:  
Gregory S. Oropeza, Esq.  
Attorney at Law  
Smith | Oropeza, P.L.  
138-142 Simonton Street  
Key West, FL 33040  
305-296-7227  
File Number: 2013-151  
Will Call No.:

Parcel Identification No. 00174960-000000

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 26th day of September, 2013 between H & L Florida Associates, LLC, a Florida limited liability company whose post office address is 1582 York Avenue, Suite 3C, New York, NY 10028 of the County of New York, State of New York, grantor\*, and Coco Palms Developers, LLC, a Florida limited liability company, whose post office address is P.O. Box 2039, Key West, FL 33040 of the County of Monroe, State of Florida, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

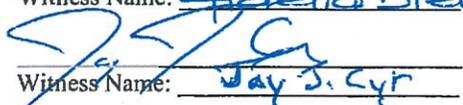
Lot 30 Sacarma, a subdivision of Government Lots 3 and 4 in Section 29, Township 66 South, Range 28 East, Cudjoe Key, Monroe County, Florida, recorded in Plat Book 2, Page 48 of the Public Records of Monroe County, Florida.

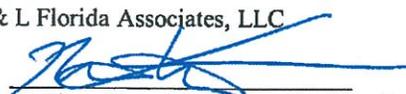
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

  
Witness Name: Fidelia Drendonke  
  
Witness Name: Jay J. Cyr

H & L Florida Associates, LLC  
By:   
Matthew Hornstein, Managing Member

(Corporate Seal)

State of NEW YORK  
County of NEW YORK

The foregoing instrument was acknowledged before me this 26th day of September, 2013 by Matthew Hornstein of H & L Florida Associates, LLC, on behalf of the corporation. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



Rose M. Small  
Notary Public

Printed Name: ROSE M. SMALL

My Commission Expires: APRIL 12, 2016



**Tab 2B**

This document was prepared by  
and should be returned to:

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

### SPECIAL WARRANTY DEED

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

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

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

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

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

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

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

Max Labrada  
Print Name: Max Labrada

Dave Bitner  
Print Name: Dave Bitner

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

THE STATE OF FL  
COUNTY OF Monroe      Key West

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

Brian Bennett  
BRIAN M. BENNETT Notary Public  
Notary Public - State of Florida  
My Comm. Expires May 9, 2014  
Commission # DD 98974  
Printed/Typed Name of Notary

My Commission Expires: 5/9/2014

**EXHIBIT A TO SPECIAL WARRANTY DEED**

Legal Description

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

PART A:

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

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

TOGETHER WITH

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

UPLAND TERMINUS BOUNDARY LINE:

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

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

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

PARCEL A:

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

AND ALSO

PARCEL B:

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

ALSO

PARCEL C:

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

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

ALSO

PARCEL D:

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

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

ALSO

PARCEL E:

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

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

ALSO

PARCEL F:

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

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

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

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

PARCEL G:

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

ALSO

PARCEL H:

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

PARCEL I:

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

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

ALSO

PARCEL J:

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

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

MISSING CALL OF EAST 376.50')

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

LESS (CONDOMINIUM):

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

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

LESS THE FOLLOWING PIERS:

**NORTH PIER:**

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

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

**MIDDLE PIER:**

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

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

LESS THE FOLLOWING PIER:

**SOUTH PIER:**

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

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

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

LESS THE FOLLOWING PARCEL:

DRY STORAGE:

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

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

## **EXHIBIT B TO SPECIAL WARRANTY DEED**

### **Permitted Exceptions**

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

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

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

**Additional Legal Description for RE No: 00127420-000000**  
**(Legal Description of Adjacent Road (Peninsular Avenue) Abandoned**  
**Pursuant to Monroe County Board of County Commissioners**  
**Resolution No. 116-2014, July 16, 2014)**

The Southerly  $\frac{1}{2}$  Peninsular Avenue, lying between Block 46 and 60, South of Lot 30, 31 & the West  $\frac{1}{2}$  of Lot 32, in Square 46, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida and being more particularly described as follows:

Commence at the Southeast corner of Lot 35 of said plat, thence West along the North Right-of-way line of Peninsular Ave. for a distance of 175.00 feet to the Southeast corner of the said West  $\frac{1}{2}$  of Lot 32, thence South along the Southerly extension of the East line of the West  $\frac{1}{2}$  of Lot 32 for a distance of 30.00 feet to the Point of Beginning; thence continue South along the said Southerly extension of the East line of the West  $\frac{1}{2}$  Line of said Lot 32 for a distance of 30.00 feet to the Southerly Right-of-way line of Peninsular Avenue; thence West along the said Southerly right-of-way line of Peninsular Avenue for a distance of 215.0 feet, more or less to the platted shoreline of Peninsular Avenue; thence N 17°19'01" E along the platted shoreline for a distance of 31.62 feet to the said centerline of Peninsular Avenue; thence East along the centerline of Peninsular Avenue for a distance of 205.0 feet, more or less to the Point of Beginning.



Petitioner: Oceanside Investors, LLC

Doc# 1992171  
Bk# 2696 Pg# 885

**MONROE COUNTY, FLORIDA**  
**RESOLUTION NO. 116 -2014**

**A RESOLUTION OF THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS RENOUNCING AND DISCLAIMING ANY RIGHT OF THE COUNTY AND PUBLIC IN AND TO THAT PORTION OF THE RIGHT-OF-WAY OF THE WESTERN PORTION OF PENINSULAR AVENUE ON STOCK ISLAND THAT IS BOUNDED ON THE NORTH BY LOTS 30, 31 & THE WEST ½ OF LOT 32 IN BLOCK (SQUARE) 46 OF MALONEY SUBDIVISION, BOUNDED ON THE WEST BY A PLATTED SHORELINE OF MALONEY SUBDIVISION, AND BOUNDED ON THE SOUTH BY LOTS 1 AND 2 IN BLOCK (SQUARE) 60 OF MALONEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA**

---

**WHEREAS**, an application was filed by Oceanside Investors, LLC to abandon a portion of Peninsular Avenue on Stock Island that is located between Blocks 46 and 60 (west of the west ½ of Lot 32 in Block 46) in Maloney Subdivision, as recorded in Plat Book 1, page 55 of the Public Records of Monroe County, Florida; and

**WHEREAS**, the Board of County Commissioners of Monroe County, Florida, desires to renounce and disclaim any right of the County and the public in and to the hereinafter right-of-way; and

**WHEREAS**, due notice has been published and a public hearing has been held in accordance with Chapter 336, Florida Statutes; and

**WHEREAS**, at said public hearing, the Board considered the argument of all parties present wishing to speak on the matter, and considered the renouncing and disclaiming of any

right of the County and the public in and to the hereinafter described right-of-way as delineated on the hereafter described map or plat; and

**WHEREAS**, the Board has determined that vacation of the said right-of-way is for the general public welfare, and conforms to the requirement of Sections 336.09 and 336.10, Florida Statutes; and

**WHEREAS**, the Board makes the following Findings of Fact and Conclusions of Law:

1. For purposes of Monroe County Code Sections 19-1(a)(1) and (2) the water at the end of Peninsular Avenue is not "open water."

2. For purposes of Monroe County Code Sec. 19-1(a)(3) abandonment of the right-of-way does not preclude a way for the public to maintain access to the water.

3. By approving this resolution, Monroe County agrees to the abandonment as an affected property owner under Monroe County Sec. 19-1(b).

4. The applicant has agreed to pay any expenses associated with the road abandonment including but not limited to relocation of utilities and any required road improvements.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA**, that it hereby renounces and disclaims any right of the County and public in and to the following described streets, alleyways, roads, or highways as delineated on the hereafter described map or plat, to-wit:

*"Peninsular Avenue, lying between Block 46 and 60, South of Lots 30, 31 & the West ½ of Lot 32, in Square 46, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, and being more particularly described as follows:*

*Commence at the Southeast corner of Lot 35 of said plat, thence West along the North Right-of-way line of Peninsular Ave. for a distance of 175.00 feet to the Southeast corner of the said West ½ of Lot 32, and the Point of Beginning; thence continue West along the said North Right-of-way line of Peninsular Ave. for a distance of 195.00 feet, more or less to the platted shoreline per Maloney's subdivision; thence S 18°26'06" W along the platted shoreline for a distance of 63.64 feet to the South Right-of-way line of Peninsular Ave.; thence East along the said South Right-of-way line of Peninsular Ave., for a distance of 215.00 feet more or less to the Southerly extension of the East line of the said West ½ of Lot 32; thence North for a distance of 60.00 feet to the said North Right-of-way line of Peninsular Ave. and the Point of Beginning, Containing 12,300.00 square feet, more or less."*

**PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS** of Monroe County, Florida, at a regular meeting held on the 30<sup>th</sup> of June, 2014.

Mayor Sylvia Murphy  
Mayor *pro tem* Danny L. Kohlage  
Commissioner Heather Carruthers  
Commissioner George Neugent  
Commissioner David Rice

Yes  
No  
Yes  
Yes  
Abstained

BOARD OF COUNTY COMMISSIONERS  
OF MONROE COUNTY, FLORIDA

BY: Sylvia J. Murphy  
Mayor Sylvia Murphy



AMY HEAVILIN, CLERK  
Amy Heavilin  
Deputy Clerk

Approved as to Form and Legal Sufficiency  
Susan M. Givoley  
Assistant County Attorney  
June 19, 2014

FILED FOR RECORD  
2014 JUL -1 PM 1:25

CLK. CIR. C.,  
MONROE COUNTY, FLA

~~FILED FOR RECORD  
2014 JUN 31 PM 1:25  
CLK. CIR. C.,  
MONROE COUNTY, FLA~~

STATE OF FLORIDA  
COUNTY OF MONROE

This Copy is a True Copy of the  
Original on File in this Office. Witness  
my hand and Official Seal.

This 15<sup>th</sup> day of July  
A.D., 20 14

AMY HEAVILIN  
Clerk Circuit Court  
Amy Heavilin



STATE OF FLORIDA  
COUNTY OF MONROE

PO Box 1806  
Key West FL 33041  
Office....305-292-7777  
Extension...x219  
Fax.....305-295-8025  
[legals@keynews.com](mailto:legals@keynews.com)

Before the undersigned authority personally appeared Tommy Todd, who on oath says that he is Advertising Director of the Key West Citizen, a daily newspaper published in Key West, in Monroe County, Florida; that the attached copy of advertisement, being a legal notice in the matter of

Notice of Adoption of Resolution

Renouncing Right - PENINSULAR AVE.

INTERNET PUBLISHING  
[keywest.com](http://keywest.com)  
[keynews.com](http://keynews.com)  
[floridakeys.com](http://floridakeys.com)  
[key-west.com](http://key-west.com)  
Web Design Services

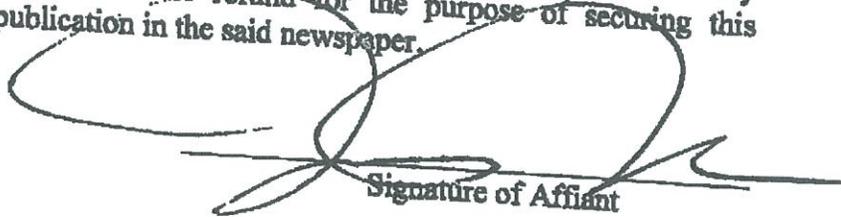
was published in said newspaper in the issue(s) of

July 7, 2014

NEWSPAPERS  
The Citizen  
Southernmost Flyer  
Florida Keys Free Press

Affiant further says that the Key West Citizen is a newspaper published in Key West, in said Monroe County, Florida and that the said newspaper has heretofore been continuously published in said Monroe County, Florida every day, and has been entered as second-class mail matter at the post office in Key West, in said Monroe County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

MARKETING SERVICES  
Commercial Printing  
Direct Mail

  
Signature of Affiant

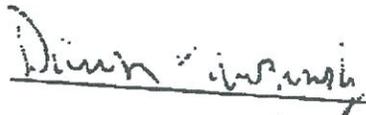
FLORIDA KEYS OFFICES  
Printing / Main Facility  
3420 Northside Drive  
Key West, FL  
33040-1800  
Tel 305-292-7777  
Fax 305-294-0760  
[citizen@keywest.com](mailto:citizen@keywest.com)

Internet Division  
Tel 305-292-1880  
Fax 305-284-1880  
[sales@keywest.com](mailto:sales@keywest.com)

Sworn and subscribed before me this 7 day of July, 2014

Upper Keys Office  
91731 Overseas Hwy  
Tavernier, FL 33070  
Tel 305-853-7277  
Fax 305-853-0558  
[freepress@floridakeys.com](mailto:freepress@floridakeys.com)

Notary Public:





DAWN KAWZINSKY  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE157233  
Expires 1/4/2016

Dawn Kawzinsky  
Expires: 1/4/16

Notary Seal

Personally Known x Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

**AND DISCLAIMING ANY  
RIGHT OF THE COUNTY OF  
MONROE AND THE PUBLIC  
IN AND TO A CERTAIN  
STREET AS DELINEATED ON  
A CERTAIN RECORDED  
PLAT.**

NOTICE IS HEREBY GIVEN,  
pursuant to Chapter 336,  
Florida Statutes, that the Board  
of County Commissioners of  
Monroe County, Florida, at a  
meeting held on June 30, 2014  
duly adopted Resolution No.  
116-2014, renouncing and  
disclaiming any right of the  
County of Monroe and the  
public in and to the following  
described streets, alley-ways,  
roads or highways as  
delineated on the hereinafter  
described map or plat, to wit:

"Peninsular Avenue, lying  
between Block 46 and 60,  
South of Lots 30, 31 & the  
West 1/2 of Lot 32, in Square  
46, according to Maloney's  
subdivision of a part of Block  
Island, Monroe County,  
Florida, as recorded in Plat  
Book 1, Page 65, of the  
Public Records of Monroe  
County, Florida, and being  
more particularly described  
as follows:

Commence at the Southeast  
corner of Lot 35 of said plat,  
thence West along the North  
Right-of-way line of  
Peninsular Ave. for a  
distance of 175.00 feet to the  
Southeast corner of the said  
West 1/2 of Lot 32, and the  
Point of Beginning; thence  
continue West along the said  
North Right-of-way line of  
Peninsular Ave. for a  
distance of 185.00 feet, more  
or less to the platted  
shoreline per Maloney's  
subdivision; thence S  
18°26'00" W along the platted  
shoreline for a distance of  
63.64 feet to the South  
Right-of-way line of  
Peninsular Ave.; thence East  
along the said South  
Right-of-way line of  
Peninsular Ave. for a  
distance of 215.00 feet more  
or less to the Southeast  
extension of the East line of  
the said West 1/2 of Lot 32;  
thence North for a distance  
of 60.00 feet to the said North  
Right-of-way line of  
Peninsular Ave. and the Point  
of Beginning. Containing  
12,900.00 square feet, more  
or less."

Dated at Marathon, Florida, this  
2nd Day of July, 2014.  
AMY HEAVILIN, Clerk of the  
Circuit Court and ex officio  
Clerk of the Board of County  
Commissioners of Monroe  
County, Florida

**Legal Description for RE No: 00126210-000000, 00126220-000000, and 00126230-000000 (Proof of Ownership To Be Submitted)**

Lots 30, 31 and the West ½ of Lot 32, in Square 46, according to Maloney's Subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida;

**Additional Legal Description for RE No: 00126210-000000, 00126220-000000, and 00126230-000000**

**(Legal Description of Adjacent Road (Peninsular Avenue) Abandoned Pursuant to Monroe County Board of County Commissioners Resolution No. 116-2014, July 16, 2014)**

The Northerly ½ Peninsular Avenue, lying between Block 46 and 60, South of Lots 30, 31 & the West ½ of Lot 32, in Square 46, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Lot 35 of said plat, thence West along the North Right-of-way line of Peninsular Ave. for a distance of 175.00 feet to the Southeast corner of the said West ½ of Lot 32, and the Point of Beginning; thence continue West along the said North Right-of-way line of Peninsular Ave. for a distance of 195.0 feet, more or less to the platted shoreline of Peninsular Avenue; thence S 17°19'01" W along the platted shoreline for a distance of 31.62 feet to the centerline of Peninsular Ave; thence East along the said center line of Peninsular Ave., for a distance of 205.0 feet more or less to the Southerly extension of the East line of the said West ½ of Lot 32; thence North for a distance of 30.00 feet to the said North Right-of-way line of Peninsular Ave. and the Point of Beginning.

Attorney at Law  
Spottswood, Spottswood & Spottswood  
500 Fleming Street  
Key West, FL 33040  
305-294-9556  
File Number: 06-335-JB

11/30/2006 4:13PM  
DEED DOC STAMP CL: PW

\$21,875.00

Doc# 1615450  
Bk# 2255 Pg# 1923

[Space Above This Line For Recording Data]

# Warranty Deed

**This Warranty Deed** made this 28th day of November, 2006 between Melodye Reger a/k/a Melody Reger, a single woman whose post office address is 100 Bay Drive, Key West, FL 33040, grantor, and Monroe County, a political subdivision of the State of Florida whose post office address is 1100 Simonton Street, Key West, FL 33040, grantee:

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

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

**Lots 30, 31 and the West 1/2 of Lot 32, in Square 46, according to Maloney's subdivision of a part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida.**

**Parcel Identification Number:** 00126230-000000; 00126220-000000; 00126210-000000

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

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2005**.

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

Signed, sealed and delivered in our presence:

*[Signature of Erica N. Hughes]*

Witness Name: **ERICA N. HUGHES**

*[Signature of Melodye Reger]* (Seal)  
Melodye Reger

*[Signature of Mary E. Turso]*

Witness Name: **MARY E. TURSO**

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 28th day of November, 2006 by Melodye Reger, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

*[Signature of Mary E. Turso]*  
Notary Public

Printed Name: **MARY E. TURSO**

My Commission Expires: \_\_\_\_\_



Tab 3

# County of Monroe

## Growth Management Division

### Planning & Environmental Resources

#### Department

2798 Overseas Highway, Suite 410  
Marathon, FL 33050  
Voice: (305) 289-2500  
FAX: (305) 289-2536



### Board of County Commissioners

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

January 16, 2014

Smith Oropeza, P.L.  
Attn: Barton Smith  
138-142 Simonton Street  
Key West, FL 33040

**RE: ADDENDUM #2 TO THE MAY 13, 2008 LETTER OF DEVELOPMENT RIGHTS DETERMINATION FOR RAINBOW'S END TRAILER PARK AND COCO'S CANTINA, LOCATED AT 21585 OVERSEAS HIGHWAY (US 1), CUDJOE KEY, ON PROPERTY HAVING REAL ESTATE NUMBER 00174960.000000**

This letter is in response to your request for a determination as to the number of dwelling units that were lawfully established and thereby exempt from the Residential Rate of Growth Ordinance (ROGO) permit allocation system on the above-described premises.

A letter of development rights determination was issued for the subject property on May 13, 2008. Based on a review of the records available at that time, the Planning & Environmental Resources Department determined that 16 permanent residential dwelling units (in the form of mobile homes) and 1,400 square feet of nonresidential floor area is lawfully-established on the subject property. Following the receipt and review of new information, an addendum was issued on November 26, 2013 modifying the recognized total of lawfully-established permanent residential dwelling units (in the form of mobile homes) from 16 to 17.

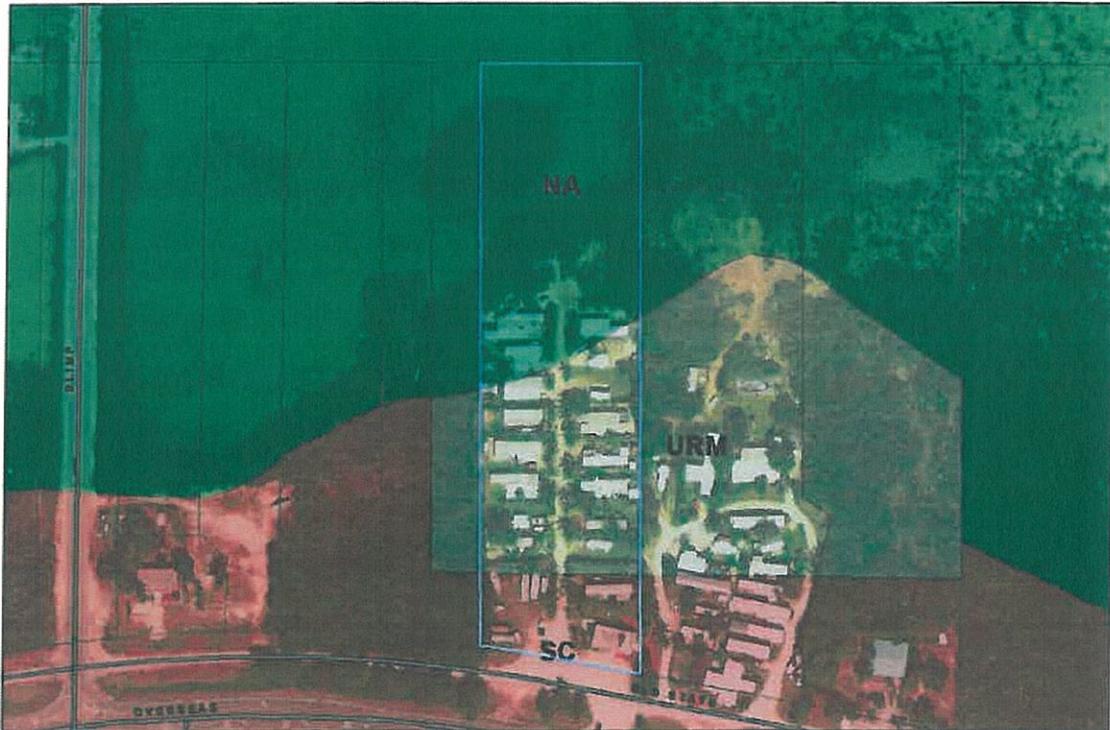
In addition, the applicant has requested a revised determination and submitted additional information supporting the existence of five (5) transient residential dwelling units (in the form of recreational vehicle (RV) spaces). The applicant has not requested any revision to the determination of 1,400 square feet of nonresidential floor area or any further revision to the determination of 17 permanent residential dwelling units.

### **Background Information:**

The subject property, commonly known as Rainbow's End Trailer Park and Coco's Cantina, is located at 21585 Overseas Highway (US 1) on Cudjoe Key, at approximate mile marker 22 on the Gulf of Mexico side of US 1.

The property is legally described as Lot 30, Sacarma subdivision, Cudjoe Key (Plat Book 2, Page 48), having real estate (RE) number 00174960.000000.

The property is divided within three Land Use (Zoning) Districts: Suburban Commercial (SC), Urban Residential Mobile Home (URM) and Native Area (NA). Consistent with the Land Use Districts, the property is also divided within three Future Land Use Map (FLUM) categories: Mixed Use Commercial (MC), Residential High (RH) and Residential Conservation (RC). The following aerial photograph shows the boundaries of the property and the land use districts of the immediate area:



Subject Property with Land Use Districts Overlaid (Aerial dated 2012)

### **Transient Residential Dwelling Units:**

In the application for the May 13, 2008 letter, a previous applicant, who is not associated with the current property owner and applicant, requested a finding that five (5) transient residential dwelling units (in the form of RV spaces) were lawfully-established. At that time, staff was not provided, nor found, sufficient documentation to conclude that the five (5) RV spaces were lawfully established.

The current applicant also asserts that five (5) RV spaces were lawfully-established and thereby exempt from the ROGO permit allocation system. To support this claim, the current applicant submitted additional information that was not previously provided, including Monroe County Property Appraiser documentation, aerial photographs and an affidavit from a previous property owner (Donald C. Jones).

Recreational vehicles are a type of dwelling unit. As defined in MCC §101-1, a recreational vehicle parked on a recreational vehicle space is a type of transient residential unit. As defined in MCC §101-1, a *transient residential unit* means a dwelling unit used for transient housing such as hotel or motel room, seasonal residential unit, or space for parking a recreational vehicle or travel trailer.

Pursuant to MCC §138-22(1), the ROGO shall not apply to the redevelopment, rehabilitation or replacement of any lawfully-established residential dwelling unit that does not increase the number of residential dwelling units above that which existed on the site prior to the redevelopment, rehabilitation or replacement. Therefore, owners of land containing residential dwelling units shall be entitled to one unit for each such unit lawfully-established. The planning director shall review available documents to determine if a body of evidence exists to support the existence of units on or about July 13, 1992, the effective date of the original ROGO ordinance. In order to approve an exemption, at least two of the following documents supporting the lawful existence of the residential dwelling unit or space must be found:

Note: The determination in the May 13, 2008 letter was concluded pursuant to Administrative Interpretation #03-108, which provided the criteria to determine whether or not a residential dwelling unit was lawfully-established. However, in 2011, MCC §138-22 was amended to include criteria within the code and Administrative Interpretation #03-108 was rescinded. The criteria within Administrative Interpretation #03-108 and MCC §138-22 are marginally different.

*Any issued Monroe County building permit(s) supporting the existence of the structure(s) and its use(s) on or about July 13, 1992:*

Building permits permitting the establishment of RV spaces were not located. However, the building permits on file for the property support the continuous existence of a mobile home park on the property from the 1970s to present. In Monroe County, it is common for mobile home parks to include both mobile home lots and RV spaces.

The following table organizes building permits by the non-platted internal lot numbers, as assigned by the mobile home park operator. As a note, some building permits did not provide an internal lot/unit number and the area in which the existing RV spaces are located is not defined by a lot number:

RE #00174960.000000		
Permit #	Date Issued	Description
121-2085*	06-05-2012	Demolish 2 mobile homes (units 13 and 15)
101-7113*	02-04-2011	Paint existing building and install fence (unit not specified)
071-5151	12-05-2007	Demolish 1 mobile home and associated structures (unit 12)
071-4938	11-19-2007	Reinstall 100 amp electric service (unit 10)
061-3431	06-07-2006	Re-roof 1 mobile home (unit 10)
061-1799	03-20-2006	Install 3 temporary FEMA trailers (units 2, 3 and 14)
061-1400	03-01-2006	Replace 2 gang meter (units 1 and 3)

061-1396	03-01-2006	Replace 2 gang meter (units 2 and 4)
051-6769	01-26-2006	Construct handicap ramp to mobile home (unit 15)
051-6626	12-08-2005	Demolish 1 mobile home and associated structures (unit 14)
051-6623	12-08-2005	Demolish 1 mobile home and associated structures (unit 2)
021-2209	05-23-2002	Change out 4 ton package unit with new unit (restaurant)
021-1550	04-17-2002	Upgrade to 100 amp electric service (unit 4)
981-2736	12-15-1998	Repair roof of 1 mobile home (unit 6)
971-0062	01-28-1997	Install area light (unit not specified)
951-0514	05-17-1996	Replace 1 mobile home (unit 6)
951-1792	01-09-1996	Upgrade hood fire suppression system (restaurant)
951-1132	08-07-1995	Replace electric service (units 10 and 12)
951-0774	06-07-1995	Install A/C with duct system (restaurant)
881-1314	07-12-1988	Reinstall 100 amp electric service (unit not specified)
881-1112	06-16-1988	Replace meter can (units 9 and 11)
881-0387	03-08-1988	Re-roof and remodel 1 mobile home (unit not specified)
881-0313	02-26-1988	Replace meter can (unit not specified)
881-0287	02-23-1988	Replace electric service (unit not specified)
881-0099	01-22-1988	Construct screened porch and deck (unit 10)
871-0642	10-10-1987	Install 200 amp electric service (unit not specified)
A-17356	04-06-1987	Upgrade to 100 amp electric service (unit 2 A)
A-13965	08-20-1985	Construct porch and shed (unit not specified)
A-12813	01-23-1985	Addition to sign
A-10096	12-14-1982	Replace 1 mobile home (unit not specified)
A-9853	11-01-1982	Construct shed (unit 16)
A-9596	07-22-1982	Replace 1 mobile home unit 1)
A-9274	03-09-1982	Replace 1 mobile home (unit 8)
A-9086*	01-20-1982	Replace 1 mobile home (unit not specified)
A-8805	11-03-1981	Install 2 mobile home
A-6217	01-07-1980	Install 100 amp electric service (unit 2 B)
A-4921	03-09-1979	Construct fence and porch (unit 2 A)
A-4724	02-01-1979	Replace 1 mobile home (unit 2 A)
34347	11-08-1974	Install 200 amp electric service (unit not specified)

\* Issued or located after the May 13, 2008 letter

Although there is not a building permit on file that establishes or references a RV space, there are several building permits on file for miscellaneous electrical improvements on the property. There are five electric meters in existence in the area where the RV spaces are currently located. While none of the aforementioned building permits specifically indicate an electrical improvement to a meter in the RV space area, several do not provide exact locations of the approved improvements and thereby may have approved the meters in the RV space area or improvements thereto.

*Documentation from the Monroe County Property Appraiser's Office indicating residential use on or about July 13, 1992:*

The Monroe County Property Appraiser assessed the property identified as RE #00174960.000000 from 1982 to 1987 under a property classification (PC) code of PC 21 (restaurant or cafeteria). In 1988, the PC code was changed to PC 36 (mobile home parks/ private camping/ recreational parks). In 2009, the PC code was changed to PC 28 (parking lots/ mobile home parks). It has been assessed as PC 28 until present.

The Property Appraiser's records indicate a building value on the parcel from 1982 to 2012; however a building is currently not attributed to the property. Mobile homes under separate ownership and/or assessed by the Tax Collector are not reflected as buildings or structures in the Property Appraiser's records. RVs are not reflected as buildings or structures in the Property Appraiser's records. It is unknown why the restaurant building is not reflected. Further, the Property Appraiser's records include the following appraiser's note: "Coco's Cantina Restaurant plus 17 unit mobile home park Rainbows End."

In addition to the current property record card which only provides data back to 1982, a property record card from 1975 indicates that there was a mobile home park/RV development on the property at that time. The number of RV spaces is not provided.

*Aerial photographs and original dated photographs showing the structure(s) existed on or about July 13, 1992:*

Aerial photography from 1982 to 2012 confirms the continuous existence of a mobile home park on the property. Aerial photography from 1989, 1992, 1994, 1996, 1998 and 2006 shows 16 structures on the property, all of which appear to be mobile homes and/or RVs (not including the restaurant). Aerial photography from 2009 and 2012 shows 17 structures on the property, all of which appear to be mobile homes and/or RVs (not including the restaurant). Aerial photography from 2000, 2002 and 2004 indicates the presence of 15 structures on the property, all of which appear to be mobile homes and/or RVs (not including the restaurant). However, from the aerial photography, Staff cannot determine with any certainty if a given structure was a mobile home, a RV or another type of structure or vehicle.

Several of the aerial photographs show what appears to be RVs and/or vehicles parked in the RV space area.

*Residential county directory entries on or about July 13, 1992:*

No residential county directory entries, from on or about July 13, 1992, were provided for review.

*Rental, occupancy or lease records, on or about July 13, 1992, indicating the number, type and term of the rental or occupancy:*

No rental, occupancy or lease records, from on or about July 13, 1992, were provided for review.

*State and/or County licenses, on or about July 13, 1992, indicating the number and types of rental units:*

Rainbow's End Trailer Park had a valid Monroe County business tax receipt for 2006-07 and 2007-08 (#47144-4647). The total number of mobile homes, RVs or lots was not specified on the tax receipt. Further, Rainbow's End Trailer Park had a valid Monroe County occupational license for 1988-1989 (#42878). The total number of mobile homes, RVs or lots was not specified on the license.

Note: The mobile home park may have had valid occupation licenses, business tax receipts or other Monroe County Tax Collector documentation for other years; however such documentation was not provided for review.

State of Florida Department of Health operating permits from 2007, 2006, 2004 and 1999 (44-54-00055) for the Rainbow's End Trailer Park site indicate that there were 16 mobile home spaces and 5 RV spaces on the property at that times. No information prior to 1999 was provided for review. Furthermore, these documents only reflect "spaces" not units.

Online State of Florida Department of Business & Professional Regulations records state that Rainbow Key had 16 lots in 1988, 1994 and 2007. In addition, the current online State of Florida Department of Business & Professional Regulations records state that special qualifications for Rainbow Key include "Park Includes RV Lots" and "Permitted Prior to June 4, 1986." However, the online records do not indicate the number of RV lots or the date(s) in which they were established.

Note: The mobile home park may have had valid operating permits or other State of Florida documentation for other years; however such documentation was not provided for review.

*Documentation from the utility providers indicating the type of service (commercial or residential) provided and the number of meters in existence on or about July 13, 1992:*

The applicant submitted three billing statements from Keys Energy Services, detailing electric service records for units. However, the total number of mobile homes and/or RV spaces is not specified as there are multiple meters.

Note: Water and electric service were likely provided at times earlier than the aforementioned dates; however records confirming/supporting such were not provided.

*Similar supporting documentation not listed above as determined suitable by the planning director:*

Prior to the 1986 re-zoning of the property to SC, URM and NA, the property was divided within a RU-5P district (Mobile Home Park Residential) and a BU-2 (Medium Business) district. The mobile home park area of the site was entirely within the RU-5P district. Mobile homes were permitted in the RU-5P district.

Prior to the May 13, 2008 letter, a site visit was conducted by Planning & Environmental Resources Department Staff on May 2, 2008. Staff observed 13 mobile homes, 3 RVs and the Coco's Cantina restaurant.

A second site visit was conducted by Planning & Environmental Resources Department staff on October 23, 2013. During the site visit, staff observed a total of 17 mobile homes and an area with five (5) electric meters and five (5) water hookups for RVs on the property.

The 1988 mobile home study, prepared by the Planning Department, indicates that 16 "mobile homes" and 1 "other" present on the site at that time. However, it should be noted that the surveyor's objective was to obtain a county-wide estimate of mobile homes and recreational vehicles, not necessarily an exact total, and the surveyor may not have been authorized to enter the private property to get an accurate account on the subject property.

The applicant provided a notarized affidavit from Donald C. Jones dated January 3, 2014. Mr. Jones, a former president of the company that owned the property (Rainbow Key, Inc.) attests that during the entire Rainbow Key, Inc. ownership period (November 12, 1986 to June 23, 2008), five (5) RV spaces and 17 mobile home lots were continuously in existence on the property.

**Lawful Determination:**

Based on a review of the records, the Planning & Environmental Resources Department has determined that five (5) transient residential dwelling units (in the form of RV spaces) were lawfully-established on the subject property. As such, up to five (5) RV space may continue to exist. Further, the five (5) ROGO exemptions associated with the transient residential dwelling units may be transferred off-site to an eligible receiver site(s) in accordance with the Monroe County Code.

As required by MCC §138-22(1), two acceptable documents - the Donald C. Jones affidavit from 2014 and State of Florida Department of Health operating permits from 2007, 2006, 2004 and 1999 - state that five (5) RV spaces have been in existence on the property. Further, Monroe County Property Appraiser documentation from 1975, as well as aerial photograph dating back to 1984, indicates the presence of RVs on the property prior to July 13, 1992.

Please note that this determination relates to the number of transient residential dwelling units that were lawfully-established on or about July 13, 1992. It does not state or imply that all of the structures in existence were lawfully-established. Several of the structures on the mobile home lots observed by staff during the site visits appeared to be RVs, not mobile homes. Any RV located on a mobile home lot will have to be removed and any unlawful construction will require an after-the-fact building permit for its construction or a demolition permit.

\* \* \* \* \*

This letter does not provide any vesting to existing regulations and the replacement dwelling units and any new accessory structures must be built in compliance with all applicable regulations of the Monroe County Code and Comprehensive Plan at the time of development approval. Furthermore, if the exempted development is not replaced, but substantially improved as defined in the Monroe County Code, such development must be brought into compliance with all applicable regulations.

You may appeal decisions set forth in this letter. The appeal must be filed with the County Administrator, 1100 Simonton Street, Gato Building, Key West, FL 33040, within thirty (30) calendar days from the date of this letter. In addition, please submit a copy of your application to the Planning Commission Coordinator, Monroe County Planning & Environmental Resources Department, 2798 Overseas Hwy, Suite 410, Marathon, FL 33050.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom Schwab".

Townsley Schwab, Senior Director of Planning & Environmental Resources

Tab 4



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

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

## Property Record Card -

**Maps are now launching the new map application version.**

**Alternate Key: 1161624 Parcel ID: 00127420-000000**

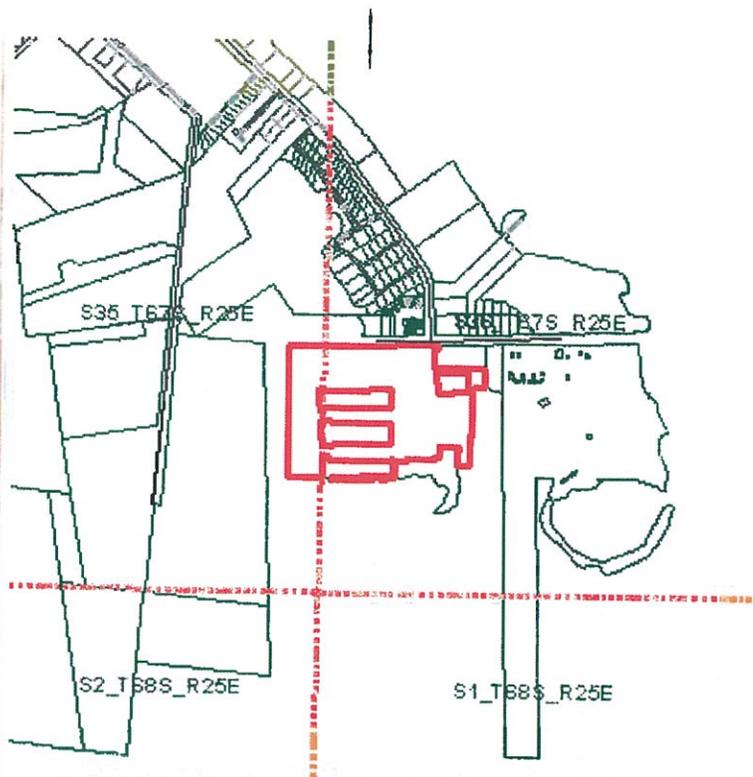
### Ownership Details

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

### Property Details

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

**Click Map Image to open interactive viewer**



**Land Details**

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

**Building Summary**

Number of Buildings: 6  
 Number of Commercial Buildings: 6

Total Living Area: 45361

Year Built: 1969

### Building 1 Details

Building Type  
Effective Age 22  
Year Built 1969  
Functional Obs 0

Condition A  
Perimeter 142  
Special Arch 0  
Economic Obs 0

Quality Grade 250  
Depreciation % 27  
Grnd Floor Area 1,240

**Inclusions:**

Roof Type  
Heat 1  
Heat Src 1

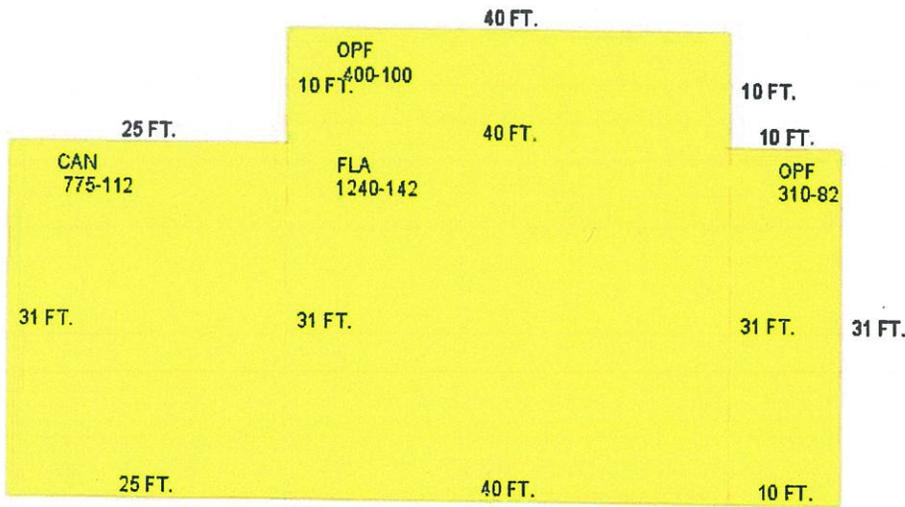
Roof Cover  
Heat 2  
Heat Src 2

Foundation  
Bedrooms 0

**Extra Features:**

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

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



**Sections:**

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

**Interior Finish:**

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

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
3284	AVE WOOD SIDING	100

**Building 2 Details**

**Building Type**  
**Effective Age** 22  
**Year Built** 1970  
**Functional Obs** 0

**Condition A**  
**Perimeter** 468  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 250  
**Depreciation %** 27  
**Grnd Floor Area** 9,704

**Inclusions:**

**Roof Type**  
**Heat 1**  
**Heat Src 1**

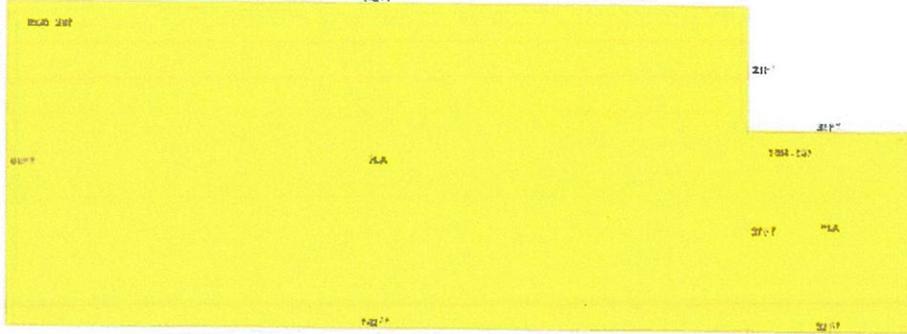
**Roof Cover**  
**Heat 2**  
**Heat Src 2**

**Foundation**  
**Bedrooms** 0

**Extra Features:**

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

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



**Sections:**

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

**Interior Finish:**

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

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
3285	METAL SIDING	100

**Building 3 Details**

Building Type  
 Effective Age 14  
 Year Built 1969  
 Functional Obs 0

Condition A  
 Perimeter 800  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 18  
 Grnd Floor Area 30,000

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

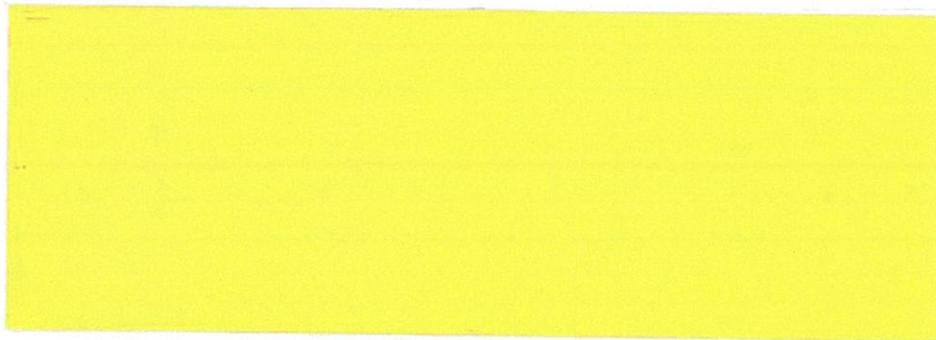
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

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

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



**Sections:**

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

**Interior Finish:**

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

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
3286	METAL SIDING	100

**Building 4 Details**

Building Type  
 Effective Age 14

Condition A  
 Perimeter 180

Quality Grade 250  
 Depreciation % 18

Year Built 1983  
Functional Obs 0

Special Arch 0  
Economic Obs 0

Grnd Floor Area 988

**Inclusions:**

Roof Type  
Heat 1  
Heat Src 1

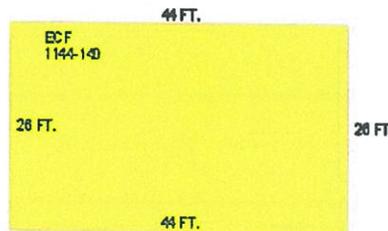
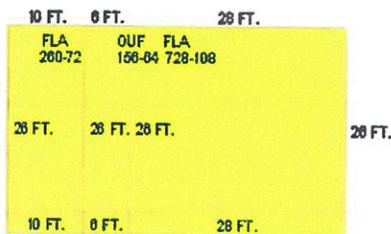
Roof Cover  
Heat 2  
Heat Src 2

Foundation  
Bedrooms 0

**Extra Features:**

2 Fix Bath 0  
3 Fix Bath 0  
4 Fix Bath 0  
5 Fix Bath 0  
6 Fix Bath 0  
7 Fix Bath 0  
Extra Fix 18

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



**Sections:**

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

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10044	CAMP BLDG	100	N	N

10045	OUF	100	N	N
10046	CAMP BLDG-A-	100	N	N
10047	ECF	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
3287	METAL SIDING	100

## Building 5 Details

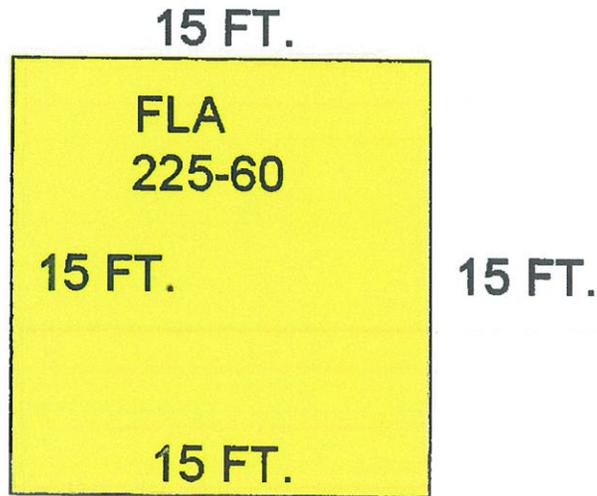
<b>Building Type</b>	<b>Condition A</b>	<b>Quality Grade 250</b>
<b>Effective Age 22</b>	<b>Perimeter 60</b>	<b>Depreciation % 27</b>
<b>Year Built 1975</b>	<b>Special Arch 0</b>	<b>Grnd Floor Area 225</b>
<b>Functional Obs 0</b>	<b>Economic Obs 0</b>	

**Inclusions:**

<b>Roof Type</b>	<b>Roof Cover</b>	<b>Foundation</b>
<b>Heat 1</b>	<b>Heat 2</b>	<b>Bedrooms 0</b>
<b>Heat Src 1</b>	<b>Heat Src 2</b>	

**Extra Features:**

<b>2 Fix Bath 0</b>	<b>Vacuum 0</b>
<b>3 Fix Bath 0</b>	<b>Garbage Disposal 0</b>
<b>4 Fix Bath 0</b>	<b>Compactor 0</b>
<b>5 Fix Bath 0</b>	<b>Security 0</b>
<b>6 Fix Bath 0</b>	<b>Intercom 0</b>
<b>7 Fix Bath 0</b>	<b>Fireplaces 0</b>
<b>Extra Fix 3</b>	<b>Dishwasher 0</b>



**Sections:**

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

**Interior Finish:**

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

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
3288	AVEWOOD SIDING	100

**Building 6 Details**

Building Type  
 Effective Age 12  
 Year Built 1995  
 Functional Obs 0

Condition E  
 Perimeter 304  
 Special Arch 0  
 Economic Obs 0

Quality Grade 400  
 Depreciation % 15  
 Grnd Floor Area 3,204

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

2 Fix Bath 2

Vacuum 0



10050	RESTRNT/CAFETR-B-	100	Y	Y
10052	REST/CAFET-A-	100	Y	Y
10054	OPX	100	N	N

**Exterior Wall:**

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

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	225 SF	15	15	1979	1980	3	50
2	RK2:BOAT RACKS	175 UT	0	0	1979	1980	1	30
3	PT3:PATIO	5,060 SF	0	0	1976	1977	1	50
4	CL2:CH LINK FENCE	2,892 SF	482	6	1976	1977	2	30
5	PT3:PATIO	1,276 SF	0	0	1976	1977	1	50
6	SW2:SEAWALL	4,995 SF	999	5	1999	2000	5	60
7	SW2:SEAWALL	1,855 SF	371	5	1999	2000	5	60
8	DK3:CONCRETE DOCK	8,418 SF	0	0	1976	1977	5	60
9	AP2:ASPHALT PAVING	70,250 SF	0	0	1976	1977	2	25
10	UB2:UTILITY BLDG	225 SF	15	15	1979	1980	3	50
11	RK2:BOAT RACKS	175 UT	0	0	1979	1980	1	30
12	PT3:PATIO	5,060 SF	0	0	1976	1977	1	50
13	CL2:CH LINK FENCE	2,892 SF	482	6	1976	1977	2	30
14	PT3:PATIO	1,276 SF	0	0	1976	1977	1	50
15	SW2:SEAWALL	4,995 SF	999	5	1999	2000	5	60
16	SW2:SEAWALL	1,855 SF	371	5	1999	2000	5	60
17	DK3:CONCRETE DOCK	8,418 SF	0	0	1976	1977	5	60
18	AP2:ASPHALT PAVING	70,250 SF	0	0	1976	1977	2	25
19	UB2:UTILITY BLDG	96 SF	12	8	1982	1983	3	50
20	FN2:FENCES	360 SF	6	60	1993	1994	2	30
21	UB2:UTILITY BLDG	200 SF	10	20	1982	1983	3	50
22	RK2:BOAT RACKS	10 UT	0	0	1989	1990	1	30
23	FN2:FENCES	1,330 SF	7	190	1993	1994	5	30
24	CL2:CH LINK FENCE	3,120 SF	6	520	1993	1994	1	30
25	PT3:PATIO	1,240 SF	0	0	1994	1995	2	50
26	WD2:WOOD DECK	564 SF	0	0	1994	1995	4	40
27	AC2:WALL AIR COND	2 UT	0	0	1994	1995	1	20
28	WD2:WOOD DECK	60 SF	12	5	1994	1995	1	40
29	AP2:ASPHALT PAVING	2,008 SF	0	0	1994	1995	1	25

30	PT3:PATIO	400 SF	100	4	1993	1994	2	50
31	WD2:WOOD DECK	400 SF	100	4	1983	1984	4	40
32	CB2:DET CABANA	100 SF	10	10	1993	1994	3	60
33	UB2:UTILITY BLDG	72 SF	12	6	1989	1990	2	50
34	UB3:LC UTIL BLDG	40 SF	10	4	1989	1990	1	30
35	UB2:UTILITY BLDG	96 SF	12	8	1992	1993	3	50
36	UB2:UTILITY BLDG	96 SF	12	8	1992	1993	3	50
37	FN2:FENCES	600 SF	60	10	1995	1996	5	30
38	FN2:FENCES	600 SF	60	10	1995	1996	5	30
39	FN2:FENCES	192 SF	16	12	1998	1999	5	30
40	SW2:SEAWALL	1,720 SF	430	4	1998	1999	1	60

## Appraiser Notes

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

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

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

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
06106750	03/15/2007		225,000	Commercial	New Marina entrance
06104082	03/12/2007	12/28/2007	10,000	Commercial	Install New Buffer Tank
07101892	05/24/2007		100,000	Commercial	DEMO METAL BUILD
07101628	06/05/2007	12/28/2007	16,000	Commercial	Install Kitchen Hoods
07102762	08/13/2007		2,400	Commercial	Fire Suppression System
07102478	07/26/2007	01/16/2008	1,200	Commercial	Propane Tank & Lines
07103478	09/13/2007		57,000	Commercial	Dock Improvements & Repairs
10105254	09/02/2010		0	Commercial	WIRE RANGE HOOD

	10104979	08/19/2010		0	Commercial		POOL, SPA, FENCE
	13100536	02/28/2013		3,800	Commercial		TEMP OFFICE TRAILER
	13100535	02/28/2013		10,000	Commercial		DEMO INTERIOR
	13100536	02/28/2013		3,800	Commercial		PLACE TEMP OFFICE 8 X 40 FT
	13102543	06/27/2013		0			DEMO BATH HOUSE
	13102737	07/22/2013		4,635	Commercial		PERMIT APPROVAL TO INSALL VIDEO CAMERA'S FOR SECURITY
1	94-0659	08/01/1994	03/01/1995	200,000	Commercial		COMM.RESTAURANT
	95-0276	08/01/1994	03/01/1995	500	Commercial		ENCLOSURE
	94-1251	10/01/1994	10/01/1995	3,025	Commercial		BUILDING MISC.
4	981173	08/21/1998	06/11/1999	25,000	Commercial		SEAWALL
5	991605	06/23/1999	01/20/2000	9,500	Commercial		COMMERCIAL ROOFING
6	00/2271	05/24/2000	01/01/2001	25,000	Commercial		SEAWALL-REPAIR
7	01-2637	08/24/2001	06/10/2002	3,000,000	Commercial		BOAT STORAGE BLDG
8	01-2635	08/24/2001	06/10/2002	3,000,000	Commercial		BOAT STORAGE BLDG
9	01-5372	08/24/2001	06/10/2002	3,000,000	Commercial		BOAT STORAGE BLDG
10	11/4681	12/26/2001	12/29/2006	16,025	Commercial		SIDEWALK-REPLACE
11	01/4666	12/21/2001	06/10/2002	6,000	Commercial		COMM. MISC.
12	01/2635	08/24/2001	12/28/2007	3,000,000	Commercial		site upgrades
13	02/1355	05/09/2002	12/29/2006	150,000	Commercial		EXPANSION OF REST.
14	02/1758	05/14/2002	06/10/2002	72,000	Commercial		DOCK
15	02-2525	07/12/2002	03/13/2003	150,000	Commercial		ADD TO RESTAURANT& C.O.
17	01-2634	12/19/2001	12/29/2006	30,000	Commercial		SLAB 1,466 SF
	04-1801	05/28/2004	02/16/2005	99,720	Commercial		ELECTRIC MISCELLANEOUS
	01102653		12/29/2006	0	Commercial		new SFR
	01102654		12/29/2006	0	Commercial		new SFR
	01102655		12/29/2006	0	Commercial		new SFR
	01102656		12/29/2006	0	Commercial		new SFR
	01102658		12/29/2006	0	Commercial		new SFR
	01102659		12/29/2006	0	Commercial		new SFF
	01102660		12/29/2006	0	Commercial		new SFR
	01102661		12/30/2003	0	Commercial		new SFR
	01102657		12/30/2003	0	Commercial		new SFR
	01102642		12/30/2003	0	Commercial		new SFR
	01102641		12/30/2003	0	Commercial		new SFR
	01102640		12/30/2003	0	Commercial		new SFR
	01102639		12/30/2003	0	Commercial		new SFR
	01102645		12/30/2003	0	Commercial		new SFR
	01102643		12/30/2003	0	Commercial		new SFR
	01102647		12/30/2003	0	Commercial		new SFRO

01102646	12/30/2003	0	Commercial	new SFR	
01102648	12/30/2003	0	Commercial	new SFR	
01102649	12/30/2003	0	Commercial	new SFR	
01102650	12/30/2003	0	Commercial	new SFR	
01102651	12/30/2003	0	Commercial	new SFR	
01102652	12/30/2003	0	Commercial	new SFR	
05104135	08/05/2005	12/29/2006	5,000	Commercial	DEMO DRY WALL & TILE
05105320	04/28/2006	12/28/2007	500,000	Commercial	INTERIOR RENOVATIONS FOR 1ST FLOOR, CONCRETE SLAB, & ROOF

## Parcel Value History

Unaudited Roll Values

[View Taxes for this Parcel.](#)

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

1989	877,466	417,492	1,634,815	3,635,223	3,635,223	0	3,635,223
1988	800,600	334,434	1,634,815	3,548,483	3,548,483	0	3,548,483
1987	779,565	344,152	1,636,765	3,532,620	3,532,620	0	3,532,620
1986	752,031	349,316	1,486,910	3,167,805	3,167,805	0	3,167,805
1985	735,525	360,772	1,038,731	2,980,119	2,980,119	0	2,980,119
1984	732,449	370,406	1,038,731	2,100,000	2,100,000	0	2,100,000
1983	715,242	217,002	1,038,731	2,030,395	2,030,395	0	2,030,395
1982	693,530	195,738	912,721	1,801,989	1,801,989	0	1,801,989

## Parcel Sales History

Parcel sales may not accurately show up in our computer system until approximately three months after the date of sale. If a parcel sale date not show up in the list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

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

This page has been visited 121,027 times.

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



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

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

## Property Record Card -

**Maps are now launching the new map application version.**

**Alternate Key: 8884257 Parcel ID: 00127420-000100**

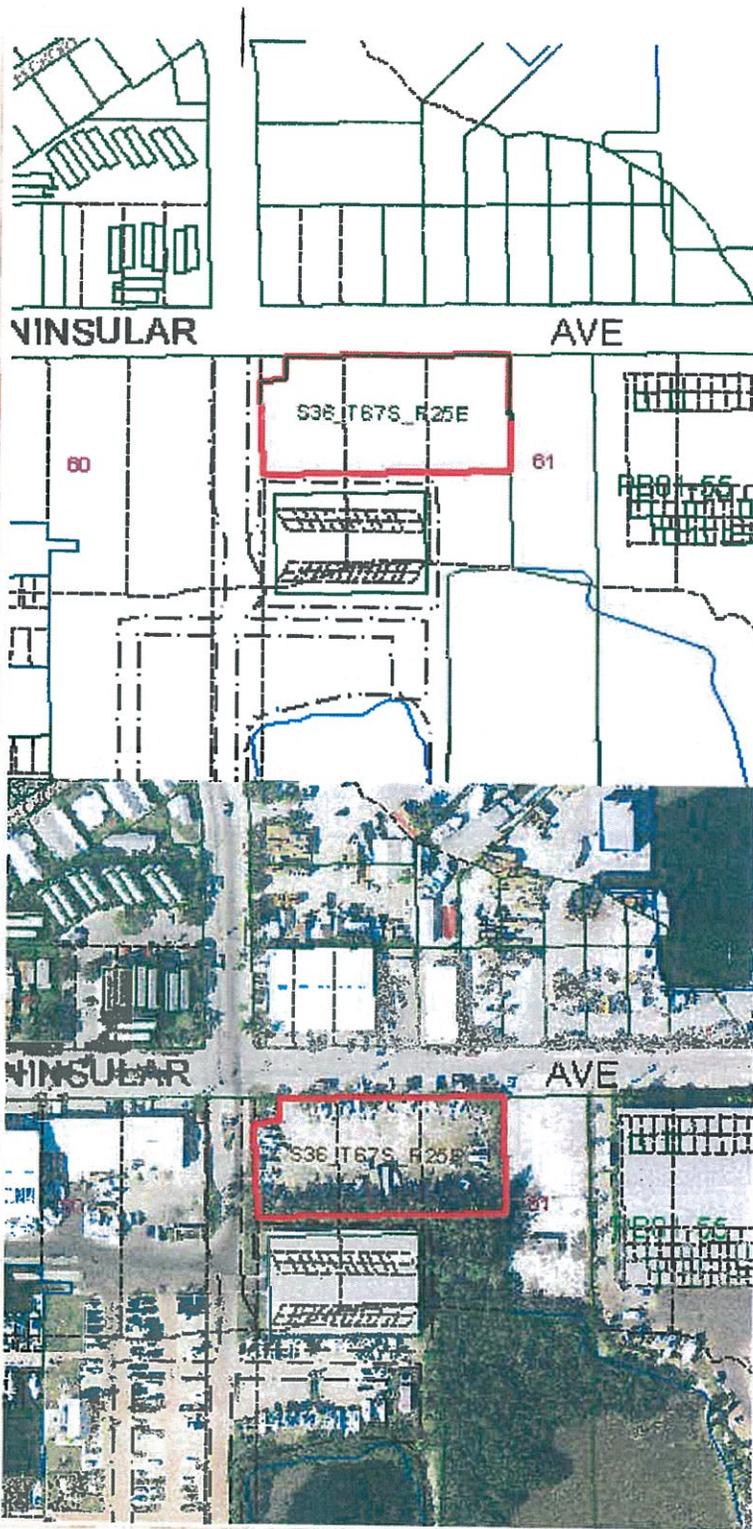
### Ownership Details

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

### Property Details

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

**Click Map Image to open interactive viewer**



## Land Details

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

## Appraiser Notes

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

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

## Building Permits

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

## Parcel Value History

Certified Roll Values

[View Taxes for this Parcel.](#)

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

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. We do not have a record of sales up to this list. Please do not come to the parcel agent to be excluded. This is a public record and is available.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/13/2013	2634 / 572	4,750,000	<u>WD</u>	<u>12</u>
1/26/2011	2503 / 2018	15,932,400	<u>WD</u>	<u>12</u>
8/23/2005	2146 / 1633	2,800,000	<u>WD</u>	<u>O</u>
1/1/1996	1402 / 1644	58,400	<u>WD</u>	<u>P</u>
12/1/1995	1380 / 0841	175,000	<u>WD</u>	<u>Q</u>

This page has been visited 120,529 times.

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



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

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

**Property Record Card -**

**Maps are now launching the new map application version.**

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

**Alternate Key: 1160407 Parcel ID: 00126210-000000**

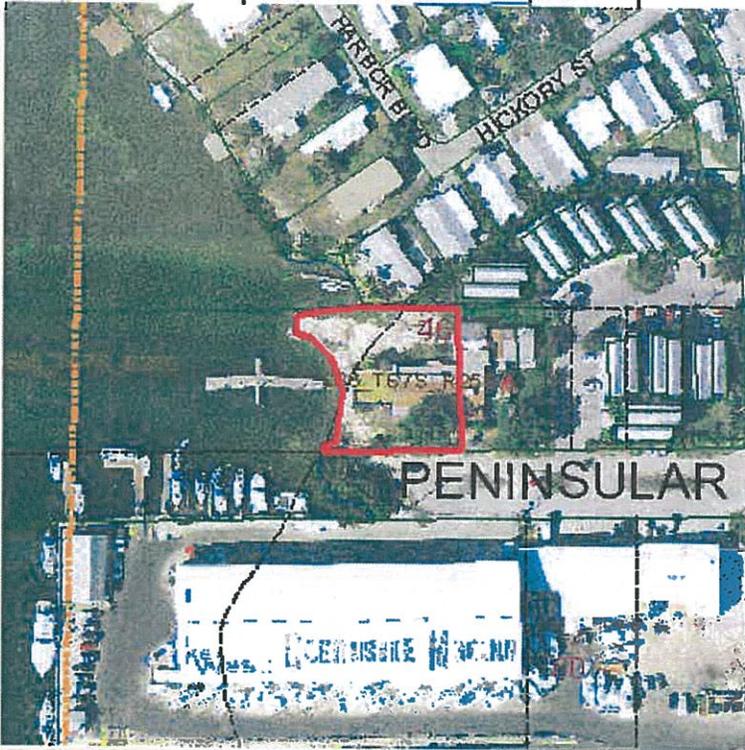
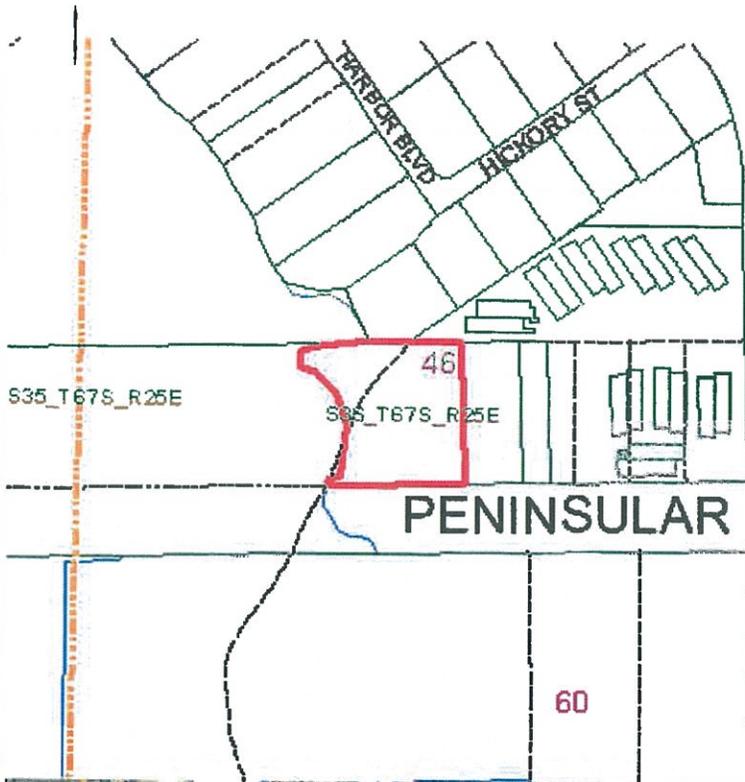
**Ownership Details**

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

**Property Details**

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

**Click Map Image to open interactive viewer**



### Exemptions

Exemption	Amount
14 - COUNTYLANDS	571,634.00

### Land Details

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

# Building Summary

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

## Building 1 Details

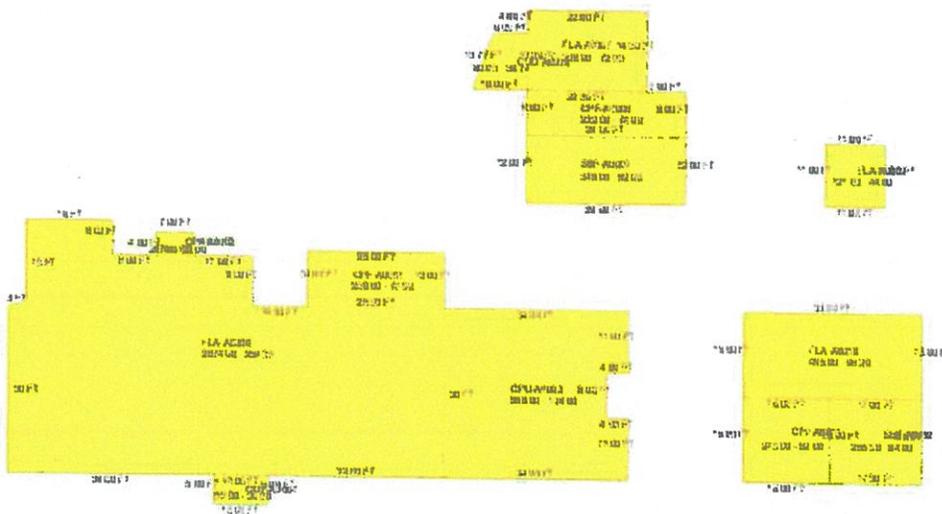
Building Type	Condition F	Quality Grade 350
Effective Age 49	Perimeter 462	Depreciation % 60
Year Built 1958	Special Arch 0	Grnd Floor Area 3,798
Functional Obs 0	Economic Obs 0	

### Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

### Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	2	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	10	Dishwasher	0



### Sections:

Nbr Type	Ext Wall	# Stories	Year Built	Attic/A/C	Basement %	Finished Basement %	Area
----------	----------	-----------	------------	-----------	------------	---------------------	------

1	FLA	3:WD FR STUCCO	1	1958	Y	2,874
2	OPF		1	1958		250
3	OPF		1	1958		28
4	OPU		1	1958		988
5	OUF		1	1958		50
6	SBF	3:WD FR STUCCO	1	1958		348
7	CPF		1	1958		232
8	FLA	3:WD FR STUCCO	1	1958	Y	308
9	OOU		1	1958		80
10	FLA	3:WD FR STUCCO	1	1958	N	121
11	FLA	3:WD FR STUCCO	1	1958	N	495
12	CPF		1	1958		240
13	SBF		1	1958		255

**Interior Finish:**

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

**Exterior Wall:**

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

**Misc Improvement Details**

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

## Appraiser Notes

14-1

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

## Building Permits

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

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	236,299	25,503	374,514	636,316	519,668	636,316	0
2012	236,299	25,503	374,514	636,316	472,426	636,316	0
2011	236,299	25,503	374,514	636,316	429,479	636,316	0
2010	254,021	25,781	318,696	598,498	390,436	598,498	0
2009	254,021	25,921	75,000	354,942	354,942	354,942	0
2008	277,651	26,200	75,000	378,851	378,851	378,851	0
2007	196,147	23,576	390,000	609,723	609,723	609,723	0
2006	333,867	19,346	390,000	525,365	525,365	0	525,365
2005	247,085	19,466	225,000	491,551	491,551	0	491,551
2004	122,774	47,689	150,000	320,463	320,463	0	320,463
2003	122,774	48,526	120,000	291,300	291,300	0	291,300
2002	122,774	49,390	120,000	292,164	292,164	0	292,164
2001	122,774	49,971	105,000	277,745	277,745	0	277,745
2000	122,774	29,739	105,000	257,513	257,513	0	257,513
1999	122,774	30,240	105,000	258,014	258,014	0	258,014
1998	81,849	30,989	105,000	217,838	217,838	0	217,838
1997	81,849	31,807	105,000	218,656	218,656	0	218,656
1996	31,245	32,802	105,000	169,047	169,047	0	169,047
1995	31,245	33,439	105,000	169,684	169,684	0	169,684
1994	31,245	34,406	105,000	170,651	170,651	0	170,651
1993	77,215	23,720	108,000	208,935	208,935	0	208,935
1992	77,215	3,855	108,000	189,070	189,070	0	189,070

1991	77,215	3,945	108,000	189,160	189,160	0	189,160
1990	136,757	4,035	90,720	231,512	231,512	0	231,512
1989	136,712	4,080	90,720	231,512	231,512	0	231,512
1988	105,194	3,554	90,720	199,468	199,468	0	199,468
1987	72,176	3,713	90,720	166,609	166,609	0	166,609
1986	72,350	3,833	90,720	166,903	166,903	0	166,903
1985	71,161	3,993	52,000	127,154	127,154	0	127,154
1984	70,481	4,152	52,000	126,633	126,633	0	126,633
1983	70,481	4,272	52,000	126,753	126,753	0	126,753
1982	67,896	4,341	45,000	117,237	117,237	0	117,237

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If you have a sale that is not on the list, please contact me to get the information to be put on the list. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
11/28/2006	2255 / 1923	3,125,000	<u>WD</u>	<u>M</u>
1/28/2004	2003 / 1905	557,000	<u>QC</u>	<u>M</u>
11/1/1997	1486 / 1843	800,000	<u>WD</u>	<u>M</u>

This page has been visited 125,274 times.

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



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

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

## Property Record Card -

**Maps are now launching the new map application version.**

**Alternate Key: 1160415 Parcel ID: 00126220-000000**

### Ownership Details

**Mailing Address:**

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

### Property Details

**PC Code:** 80 - VACANT GOVERNMENTAL

**Millage Group:** 110A

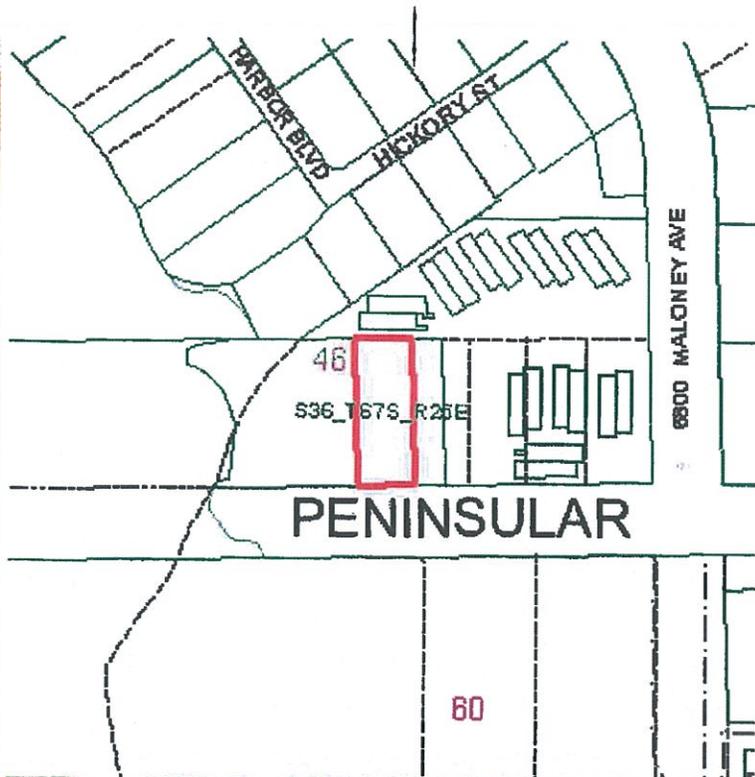
**Affordable Housing:** No

**Section-Township-Range:** 35-67-25

**Property Location:** VACANT LAND SOUTH STOCK ISLAND

**Description:** Legal BK 46 LT 31 STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 OR396-430/431 OR849-2215D/C OR909-2011 OR1486-1843 OR2003-1905/06Q/C OR2255-1923

**Click Map Image to open interactive viewer**



**Exemptions**

Exemption	Amount
14 - COUNTYLANDS	50,327.00

**Land Details**

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

# Parcel Value History

Current Roll Values

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	0	0	201,250	201,250	45,752	201,250	0
2012	0	0	201,250	201,250	41,593	201,250	0
2011	0	0	201,250	201,250	37,812	201,250	0
2010	0	0	188,370	188,370	34,375	188,370	0
2009	0	0	31,250	31,250	31,250	31,250	0
2008	0	0	31,250	31,250	31,250	31,250	0
2007	0	0	93,750	93,750	93,750	93,750	0
2006	0	0	87,500	87,500	87,500	0	87,500
2005	0	0	62,500	62,500	62,500	0	62,500
2004	0	0	33,125	33,125	33,125	0	33,125
2003	0	0	33,125	33,125	33,125	0	33,125
2002	0	0	33,125	33,125	33,125	0	33,125
2001	0	0	33,125	33,125	33,125	0	33,125
2000	0	0	33,125	33,125	33,125	0	33,125
1999	0	0	33,125	33,125	33,125	0	33,125
1998	0	0	33,125	33,125	33,125	0	33,125
1997	0	0	33,125	33,125	33,125	0	33,125
1996	0	0	33,125	19,875	19,875	0	19,875
1995	0	0	33,125	33,125	33,125	0	33,125
1994	0	0	33,125	33,125	33,125	0	33,125
1993	0	0	33,125	33,125	33,125	0	33,125
1992	0	0	33,125	33,125	33,125	0	33,125
1991	0	0	33,125	33,125	33,125	0	33,125
1990	0	0	32,500	32,500	32,500	0	32,500
1989	0	0	32,500	32,500	32,500	0	32,500
1988	0	0	22,500	22,500	22,500	0	22,500
1987	0	0	22,500	22,500	22,500	0	22,500
1986	0	0	20,313	20,313	20,313	0	20,313
1985	0	0	18,750	18,750	18,750	0	18,750
1984	0	0	18,750	18,750	18,750	0	18,750
1983	0	0	18,750	18,750	18,750	0	18,750
1982	0	0	10,000	10,000	10,000	0	10,000

## Parcel Sales History

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

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

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



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

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

## Property Record Card -

**Maps are now launching the new map application version.**

**Alternate Key: 1160423 Parcel ID: 00126230-000000**

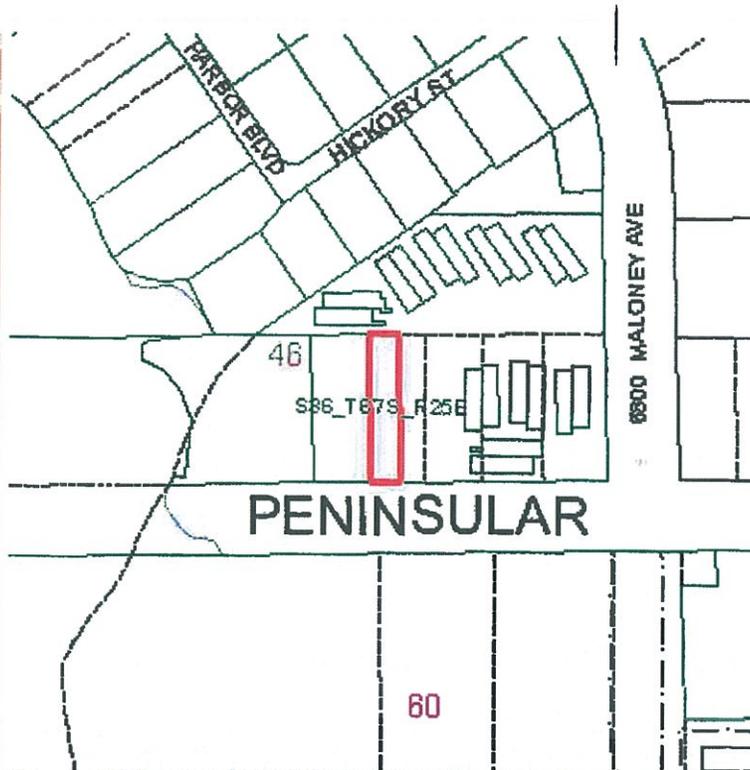
### Ownership Details

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

### Property Details

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

**Click Map Image to open interactive viewer**



### Exemptions

Exemption	Amount
14 - COUNTYLANDS	29,755.00

### Land Details

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

## Misc Improvement Details

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

## Building Permits

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

## Parcel Value History

Unaudited Final Values

[View Taxes for this Parcel.](#)

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

1989	0	0	32,500	32,500	32,500	0	32,500
1988	0	0	22,500	22,500	22,500	0	22,500
1987	0	0	22,500	22,500	22,500	0	22,500
1986	0	0	20,313	20,313	20,313	0	20,313
1985	0	0	18,750	18,750	18,750	0	18,750
1984	0	0	18,750	18,750	18,750	0	18,750
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11/11/1997	1486 / 1843	1	<u>WD</u>	<u>M</u>

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

**Tab 5**

# Map



MileMarker



Roads

Parcels



**Tab 6**

**Tab 7**

September 30, 2013

I hereby authorize Barton W. Smith, Esq. be listed as authorized agents  
(Name of Agent)

for Coco Palms Developers, LLC for the application submittal for  
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: 30, Sacarma Plat Book 2-48 of Cudjoe Key

Key (island): Cudjoe Key

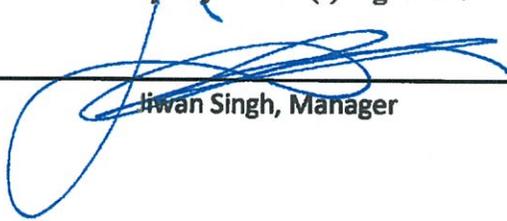
and Real Estate number: 00174960-000000.

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

The undersigned understands the liabilities involved in the granting of this agency and accepts full responsibility (thus holding Monroe County harmless) for any and all of the actions of the agent named, related to the acquisition of approvals/permits for the aforementioned applicant.

**Note:** Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

\_\_\_\_\_  
Property Owner(s) Signature

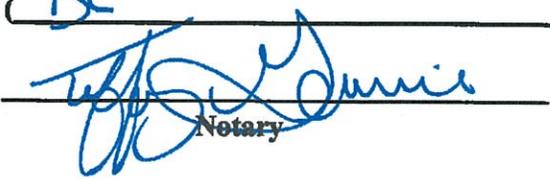
  
\_\_\_\_\_  
Jivan Singh, Manager

**NOTARY:**  
STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of September, 2013.

Jivan Singh is \_\_\_\_\_ personally known  produced identification

DL \_\_\_\_\_ Type of Identification), did / did not take an oath.

  
\_\_\_\_\_  
Notary



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

✓  
BEAM DAVID J AND RACHEL S  
1692 PINE CHANNEL DR  
SUMMERLAND KEY, FL 33042-5718

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

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

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

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

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

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

~~COUNTY OF MONROE  
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1100 SIMONTON ST  
KEY WEST, FL 33040~~

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

✓  
LUTZ ELIZABETH N  
6800 MALONEY AVE LOT 48  
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KEY WEST, FL 33040-8346~~

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

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

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

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FEDERAL NATIONAL MORTGAGE ASSOCIATION  
3900 WISCONSIN AVE NW  
WASHINGTON, DC 20016-2892

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

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92 HARTFORD PIKE  
NORTH SCITUATE, RI 02857-1846

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*Canada*

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~~SIMONTON ROW LTD  
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KEY WEST, FL 33040~~

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



✓ PRITZ DALE  
1832 SCHAWAN LN  
YORK, PA 17402

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

DHILLON WILLIAM J  
29780 SPRINGTIME RD  
BIG PINE KEY, FL 33043-3121

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

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

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

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

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

ADAMS LILO E  
7139 DRIFTWOOD DR SE  
ADA, MI 49301-7890

✓ SIMON CHARLES T  
STE 206  
23550 CENTER RIDGE RD  
WESTLAKE, OH 44145-3655

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

✓ LANDIS OLIVER  
2740 W FRANKLIN BLVD  
GASTONIA, NC 28052

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

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

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

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

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

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

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

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

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

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

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

✓ BLUEWATER INVESTMENT LP  
142 JFK DR  
ATLANTIS, FL 33462

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

~~ESTILL ROBERT I  
2026 S QUEEN ST  
YORK, PA 17403~~

~~SIMONTON ROW LTD  
1109 EATON ST  
KEY WEST, FL 33040~~

✓ CARDENAS ROBERT H AND DEBORAH  
917 EATON ST  
KEY WEST, FL 33040-6922

✓ SUNSET INVESTORS LLC  
4400 PAPA JOE HENDRICK BLVD  
CHARLOTTE, NC 28262



✓ OSM LLC  
6810 FRONT ST  
KEY WEST, FL 33040-6040

✓ FORMOSO CHARLES A  
P O BOX 331089  
COCONUT GROVE, FL 33233

✓ FOLEY WALTER ALLEN  
875 W LOOP 304  
CROCKETT, TX 75835

✓ BENEDETTO GEORGE M  
4421 JEFFERSON HWY  
JEFFERSON, LA 70121-1308

~~OCEANSIDE INVESTORS LLC  
5640 LAUREL AVE  
KEY WEST, FL 33040-5915~~

~~COUNTY OF MONROE  
C/O BOCC  
1100 SIMONTON ST  
KEY WEST, FL 33040~~

✓ BOYD JOHN L AND BARBARA J  
6781 OLIVE BRANCH RD  
OREGONIA, OH 45054-9456

~~UP DEVELOPMENT KEY WEST HOLDINGS LLC  
C/O OFSM MGT OFFICE  
3201 E COLONIAL DR OFC  
ORLANDO, FL 32803-5198~~

✓ BREINES STEVEN  
165 HORTON ST  
BRONX, NY 10464-1620

✓ FLEMING ENTERPRISES LLC  
16101 LA GRANDE DR  
LITTLE ROCK, AR 72223-9152

~~MARLIN INTEGRATED CAPITAL III LLC  
180 SUGARLOAF DR  
SUMMERLAND KEY, FL 33042-3673~~

~~BLUEWATER INVESTMENT LP  
142 JFK DR  
ATLANTIS, FL 33462~~

✓ KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082

✓ ALSTOTT MICHAEL J FAMILY TRUST AMD REST  
5/12/2006  
7019 1ST AVE S  
SAINT PETERSBURG, FL 33707-1252

✓ BAILEY PROPERTIES LLC  
5601 2ND ST W  
LEHIGH ACRES, FL 33971-6332

~~KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082~~

~~KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082~~

ARMOUR JAMES  
4449 BAY SHORE RD  
SARASOTA, FL 34234-3712

~~KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082~~

~~KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082~~

✓ NEUBERGER RENE AMEN AND RESTATE INTER  
VIVOS DEC TR  
175 TEAL CIR  
BERLIN, MD 21811-1531

✓ ASPINWALL FAMILY TR AG 5/18/2011  
316 NAUTILUS CT  
FORT MYERS, FL 33908-1610

EL PESCADOR ENTERPRISES INC  
917 EATON ST  
KEY WEST, FL 33040-6922

✓ KEY WEST 80 LLC  
26640 EDGEWOOD RD  
EXCELSIOR, MN 55331-8339

✓ JACQUES GARY L REV TRUST 6/7/2006  
PO BOX 22  
FLOYD, IA 50435-0022

~~JACQUES GARY L REVOCABLE TRUST DTD 6/7/06  
PO BOX 22  
FLOYD, IA 50435-0022~~

✓ HAYMAKER JAMES  
326 WHITEHEAD ST  
KEY WEST, FL 33040-6543

~~KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082~~

~~KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082~~



✓ COOPER PETE AND DIANE  
1108 TRUMAN AVE  
KEY WEST, FL 33040-3352

✓ KEY WEST MARINA INVESTMENTS LLC  
3949 EVANS AVE STE 102  
FORT MYERS, FL 33901-9386

✓ HILDEBRANDT FREDERICK AND SUSAN  
1901 S ROOSEVELT BLVD APT 401E  
KEY WEST, FL 33040-5249

~~BACLE PETER M AND MONICA  
15 AMARILLIS DR  
KEY WEST, FL 33040~~

✓ BAMPARTNERS LP  
PO BOX 287  
SOUTHFIELD, MI 48037-0287

✓ ROGGERO HARRY J JR LIVING TRUST 10/1/2012  
21 PARKER AVE  
NEWPORT, RI 02840-6940

~~KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082~~

~~BEHMKE JOHN J AND KAY D  
PO BOX 344  
KEY WEST, FL 33041-0344~~

✓ PORTER POWELL DOUGLAS  
95510 OVERSEAS HWY  
KEY LARGO, FL 33037

✓ HARLOW JAMES MYRON DECLARATION TRUST  
12/7/2001  
16657 HOLLY LN  
SUMMERLAND KEY, FL 33042-3508

✓ SHIELD LINDA DEC TR 7/7/97  
920 VIRGINIA ST  
KEY WEST, FL 33040

✓ COLLINS J FRED  
63 DOLPHIN COVE QUAY  
STAMFORD, CT 06902-7715

~~BENEDETTO GEORGE  
4421 JEFFERSON HWY  
JEFFERSON, LA 70121-1308~~

✓ PFENT DAVID J  
512 NOAH LANE  
KEY WEST, FL 33040

~~OSM SLIPS LLC  
6810 FRONT ST  
KEY WEST, FL 33040-6040~~

✓ MAUN FAMILY TRUST 9/4/2013  
225 CHEROKEE LN  
CARBONDALE, CO 81623-9410

✓ COX STANLEY A  
1648 RICHMOND RD  
LEXINGTON, KY 40502

✓ CALYPSO WATER SPORTS AND CHARTERS  
257 ATLANTIC BLVD  
KEY LARGO, FL 33037

✓ GAP PROPERTIES OF SW FLORIDA 1 INC  
4737 OAK RUN DR  
SARASOTA, FL 34243

~~SCHOEPKE CRAIG A AND NANCY C  
29550 WEST CAHILL CT  
BIG PINE KEY, FL 33043~~

✓ OYSTER POINT PROPERTIES LLC  
105 E ST  
HAMPTON, VA 23661

✓ RICE DAVID P AND MARY L  
133 MOCKINGBIRD LN  
MARATHON, FL 33050-2482

MOREAN WILLIAM D LV TR DTD 4-7-81 AND  
REST 11-3-93  
2201 4TH ST N STE 201  
SAINT PETERSBURG, FL 33704-4300

✓ MARY B REAL ESTATE LLC  
2718 HARRIS AVE  
KEY WEST, FL 33040-3955

✓ CROWE TIMOTHY J AND DEBORAH R  
1707 PATRICIA ST  
KEY WEST, FL 33040

LAMILA LIMITED LIABILITY PARTNERSHIP  
20 HIDDEN HILLS WAY  
ARDEN, NC 28704-6110

~~FOLEY WALTER AND KAY TRUST 4/16/07  
C/O FOLEY WALTER A AND MURLYN KAY  
TRUSTEES  
875 WEST LOOP 304  
CROCKETT, TX 75835~~

✓ RICHARDS LIVING TRUST 7/20/2007  
C/O RICHARDS DEAN ALLEN JR TRUSTEE  
1214 VON PHISTER ST  
KEY WEST, FL 33040

✓ WEYMOUTH LISA A  
P O BOX 791249  
PAIA, HI 96779

✓ SHEFFLER BARBARA K  
2510 CHAGRIN RIVER RD  
CHAGRIN FALLS, OH 44022-6600

✓ CONKLIN EDWARD G  
PO BOX 2468  
KEY WEST, FL 33045-2468

✓ LONG G GREG AND KRISTINE A  
102 ALGONQUIN  
LAKE WINNEBAGO, MO 64034

✓ OLIVER LAWRENCE J TR DTD 05/02/95  
18420 DEEP PASSAGE LN  
FT MYERS BEACH, FL 33931

✓ LEE JAMES A  
PO BOX 1022  
ANOKA, MN 55303-0599

✓ BARRETT PAUL L/E  
PO BOX 5888  
KEY WEST, FL 33045-5888

✓ FOLEY WALTER AND KAY TRUST 4/16/07  
C/O FOLEY WALTER A AND MURLYN KAY  
TRUSTEES  
875 WEST LOOP 304  
CROCKETT, TX 75835

✓ HARLOW JAMES MYRON DECLARATION TRUST  
12/7/2001  
16657 HOLLY LN  
SUMMERLAND KEY, FL 33042-3508

✓ FREE SALLY A  
115 SW 58TH ST  
CAPE CORAL, FL 33914

✓ MORGAN HUGH J  
404 SOUTH ST  
KEY WEST, FL 33040-3138

✓ JACKSON RICHARD W  
1301 FLAGLER AVE  
KEY WEST, FL 33040

✓ SHATT J MURRAY & MARY H  
PO BOX 420488  
SUMMERLAND KEY, FL 33042-0488

✓ HARLOW JAMES MYRON DEC TR 12/7/2001  
16657 HOLLY LN  
SUMMERLAND KEY, FL 33042-3508

✓ MICK CAROL L  
PO BOX 210  
SOUTH BERWICK, ME 03908-0210

✓ ROWLEY RICHARD D & PATRICIA M  
P O BOX 125  
AUSTINBURG, OH 44010

✓ SUNSET INVESTORS LLC  
4400 PAPA JOE HENDRICK BLVD  
CHARLOTTE, NC 28262

✓ MCCARTHY CHRISTOPHER  
P O BOX 406  
SANDOWN, NH 03873

✓ NASET WALLACE J  
20717 6TH AVE W  
SUMMERLAND KEY, FL 33042-4010

✓ BIRMINGHAM IRONWORKS INC  
9107 CHERRY RD  
VERMILION, OH 44089-9311

✓ SIMONDS ROBERT BRADLEY  
17131 SEA GRAPE LN  
SUGARLOAF KEY, FL 33042

✓ BENNETT GLENN  
6 EMERSON DR  
CINNAMINSON, NJ 08077-4050

✓ NASET WALLACE J AND RUTH S  
20717 6TH AVE W  
SUMMERLAND KEY, FL 33042-4010

✓ DUKE JOHN O REVOCABLE TRUST 10/11/2013  
28555 JOLLY ROGER DR  
SUMMERLAND KEY, FL 33042-5501

✓ THOMAS TOM AND LUCILLE G  
2864 COCO LAKES DR  
NAPLES, FL 34105-4511

✓ WHITEHEAD BRIAN  
49 SUNSET KEY DR  
KEY WEST, FL 33040-8383

✓ PFENT DAVID J AND EVELYN C  
512 NOAH LANE  
KEY WEST, FL 33040

✓ DOLPHIN WATCH I LLC  
3618 EL CENTRO ST  
ST PETE BEACH, FL 33706

✓ SMITH KEITH A TRUSTEE  
(K S SMITH MD PROFITSHARING PLAN)  
PO BOX 1267  
SUMAS, WA 98295

✓ MONGELLI ROBERT CHARLES DEC TR DTD 1-15-  
02  
1025 SANDYS WAY  
KEY WEST, FL 33040

✓ SIMONSON ROW LTD  
1109 EATON ST  
KEY WEST, FL 33040

✓ ROWLEY RICHARD & PATRICIA  
P O BOX 125  
AUSTINBURG, OH 44010-0125



~~PFENT DAVID J  
512 NOAH LANE  
KEY WEST, FL 33040~~

~~COTTIS JOHN DEC TRUST 5/28/2008  
17258 DOLPHIN ST  
SUGARLOAF SHORES, FL 33042~~

✓ ~~CVS OF SE MISSOURI PROFIT SHARING PLAN  
662 PALOMA CIRCLE  
MESQUITE, NV 89027~~

✓ ~~CAYO HUESO INVESTMENTS LNC  
UNIT 6  
6511 MALONEY AVE  
KEY WEST, FL 33040~~

~~FOLEY WALTER AND KAY TRUST 4/16/07  
C/O FOLEY WALTER A AND MURLYN KAY  
TRUSTEES  
875 WEST LOOP 304  
CROCKETT, TX 75835~~

~~DASHER THEODORE E  
554 37TH ST NORTH  
BIRMINGHAM, AL 35222~~

~~UNITED STATES OF AMERICA  
ATLANTA, GA 30345~~

✓ ~~TRIVISONNO NICHOLAS L REVOCABLE TRUST  
2/24/2003  
2019 CRAIGMORE DR  
CHARLOTTE, NC 28226-6206~~

✓ ~~BOTTON LINE FISH CO INC  
7311 SALE BLVD  
PANAMA CITY, FL 32409-1349~~

✓ ~~BURNETTE WILLIAM HOLMES REV TR  
05/30/1997  
708 WHITE ST  
KEY WEST, FL 33040-7155~~

~~KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082~~

~~KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082~~

✓ ~~FOWLER MILLARD LEON AND CONNIE L  
1716 SOUTH ST  
KEY WEST, FL 33040-3517~~

✓ ~~JONES LLC  
11 CYPRESS AVE  
KEY WEST, FL 33040-6236~~

~~KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082~~

~~REHM ALFRED F JR  
PO BOX 8086  
WILSON, NC 27893-1086~~

~~KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082~~

✓ ~~TOWER EQUITIES RE INC  
PO BOX 690785  
CHARLOTTE, NC 28227-7014~~

~~KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082~~

✓ ~~DELPHFISHING MEDIA INC  
183 VENETIAN WAY  
SUMMERLAND KEY, FL 33042-3684~~

✓ ~~JESSEE JASON  
1107 KEY PLZ PMB 333  
KEY WEST, FL 33040-4086~~

~~KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082~~

✓ ~~HUNKER WAYDE  
7 PARK MEADOWS DR  
FAIRFIELD, OH 45014-4672~~

✓ ~~ASPINWALL GARY  
5823 RIVERSIDE LN  
FORT MYERS, FL 33919-2505~~

~~KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082~~

~~TRIVISONNO NICHOLAS L REVOCABLE TRUST  
2/24/2003  
2019 CRAIGMORE DR  
CHARLOTTE, NC 28226-6206~~

~~KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082~~

✓ ~~SALERNO ANTHONY L  
114 SINCLAIR DR  
NORTON SHORES, MI 49441-5545~~

✓ ~~OYEME IV LLC  
PO BOX 787  
KEY WEST, FL 33041-0787~~

✓ 1018 TRUMAN LLC  
521 SIMONTON ST  
KEY WEST, FL 33040-6872

✓ HOLMES PETER F  
12 WILDWOOD LN  
SCARBOROUGH, ME 04074-9436

✓ KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082

HILDEBRANDT FREDERICK AND SUSAN  
1901 S ROOSEVELT BLVD APT 401E  
KEY WEST, FL 33040-5249

KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082

✓ HEITLER ROBERT H AND JANE A  
1694 COTTONWOOD CREEK PL  
LAKE MARY, FL 32746-4404

SALERNO ANTHONY L  
114 SINCLAIR DR  
NORTON SHORES, MI 49441-5545

KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040

KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082

REHM ALFRED F JR  
PO BOX 8086  
WILSON, NC 27893-1086

✓ GARDNER JENNIE S REV TR 10/26/2010  
201 13TH ST NE APT B  
WASHINGTON, DC 20002-6566

GAP PROPERTIES OF SW FLORIDA-1INC  
4737 OAK RUN DR  
SARASOTA, FL 34243

✓ TARANTINO JOANNE  
1002 WASHINGTON ST  
KEY WEST, FL 33040-4865

✓ WYLAND OF KEY WEST INC  
953 NW 53RD ST  
FT LAUDERDALE, FL 33309

✓ CALYPSO WATER SPORTS AND CHARTERS INC  
257 ATLANTIC BLVD  
KEY LARGO, FL 33037

✓ KEYSTER LLC  
14007 LAKE MAGDALENE BLVD  
TAMPA, FL 33618-2319

✓ EASTERLY ROBERT  
1107 KEY PLZ - 155  
KEY WEST, FL 33040-4086

✓ DEMAURO ROBERT AND KIMBERLY CURRY  
(H/W)  
17195 KINGFISH LN W  
SUMMERLAND KEY, FL 33042-3613

✓ WILKES GEORGE A REVOCABLE TRUST  
10/27/2004  
143 RAINBOW DR  
LIVINGSTON, TX 77399-1043

MARY B REAL ESTATE LLC  
2718 HARRIS AVE  
KEY WEST, FL 33040-3955

✓ MCSWEEN MIKE AND NANCY  
1422 HARMONY ST  
NEW ORLEANS, LA 70115-3407

✓ HENDERSON ROBIN M  
PO BOX 2515  
KEY WEST, FL 33045-2515

RICHARDS LIVING TRUST 7/20/07  
C/O RICHARDS DEAN ALLEN JR TRUSTEE  
1214 VON PHISTER ST  
KEY WEST, FL 33040

✓ GRAY II FRED EMMET REV TRUST DTD 11-04-  
2004  
23063 WAHOO LN  
CUDJOE KEY, FL 33042

ROGGERO HARRY J JR LIVING TRUST 10/1/2012  
21 PARKER AVE  
NEWPORT, RI 02840-6940

✓ APPELLIS MICHEL  
1414 NEWTON ST  
KEY WEST, FL 33040

✓ C SERVICE LLC  
61 SPOONBILL WAY  
KEY WEST, FL 33040-7916

✓ MAGGIO LEONA J  
PO BOX 2147  
KEY WEST, FL 33045-2147

✓ STARK JOHN TRUST AGREEMENT 12/15/1995  
4780 COVE CIR APT 311  
SAINT PETERSBURG, FL 33708-2870

✓ BOGGS RONALD  
97 LEISURE CT UNIT 40  
PAGOSA SPRINGS, CO 81147-7746

~~MORGAN HUGH J  
404 SOUTH ST  
KEY WEST, FL 33040-3138~~

✓ ~~G AND T PROPERTIES LIMITED PARTNERSHIP  
45 COYOTE RDG  
GREEN MOUNTAIN, NC 28740-9252~~

✓ ~~TRADEWINDS INTERNATIONAL REAL ESTATE  
LLC  
1540 INTERNATIONAL PKWY STE 200  
LAKE MARY, FL 32746-4713~~

~~DBGB REV TR DTD 7/10/2000  
C/O BERRYHILL DONALD J AND GLENNA  
TRUSTEES  
26 HINA ST  
HILO, HI 96720~~

~~MARLIN INTEGRATED CAPITAL III LLC  
180 SUGARLOAF DR  
SUMMERLAND KEY, FL 33042-3673~~

~~LOW KEY CHARTER SERVICES INC  
6800 MALONEY AVE LOT 47  
KEY WEST, FL 33040-8112~~

✓ ~~GAYNOR RICHARD G  
2320 DRUSILLA LN  
BATON ROUGE, LA 70809-1495~~

~~SMITH KEITH A  
PO BOX 1267  
SUMAS, WA 98295-1267~~

✓ ~~BACKWALL PARTNERS LLC  
3605 SOUTH BEACH DR  
TAMPA, FL 33629~~

~~BOWEN ALFRED AND JOY  
815 PEACOCK PLZ  
KEY WEST, FL 33040~~

~~UP DEVELOPMENT KEY WEST HOLDINGS LLC  
C/O OFSM MGT OFFICE  
3201 E COLONIAL DR OFC  
ORLANDO, FL 32803-5198~~

~~UP DEVELOPMENT KEY WEST HOLDINGS LLC  
C/O OFSM MGT OFFICE  
3201 E COLONIAL DR OFC  
ORLANDO, FL 32803-5198~~

~~UP DEVELOPMENT KEY WEST HOLDINGS LLC  
C/O OFSM MGT OFFICE  
3201 E COLONIAL DR OFC  
ORLANDO, FL 32803-5198~~

~~UP DEVELOPMENT KEY WEST HOLDINGS LLC  
C/O OFSM MGT OFFICE  
3201 E COLONIAL DR OFC  
ORLANDO, FL 32803-5198~~

~~UP DEVELOPMENT KEY WEST HOLDINGS LLC  
C/O OFSM MGT OFFICE  
3201 E COLONIAL DR OFC  
ORLANDO, FL 32803-5198~~

~~UP DEVELOPMENT KEY WEST HOLDINGS LLC  
C/O OFSM MGT OFFICE  
3201 E COLONIAL DR OFC  
ORLANDO, FL 32803-5198~~

~~BACLE PETER M AND MONICA  
15 AMARYLLIS DR  
KEY WEST, FL 33040~~

~~KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082~~

✓ ~~SPANISH FLY ENTERPRISES INC  
PO BOX 420661  
SUMMERLAND KEY, FL 33042-0661~~

✓ ~~KEY WEST HARBOUR YACHT CLUB TR 6/28/2010  
C/O CRUZ FERMIN P TRUSTEE  
6818 SEAVIEW BLVD  
HUDSON, FL 34667-1032~~

~~BOGGS RONALD E  
97 LEISURE CT UNIT 40  
PAGOSA SPRINGS, CO 81147-7746~~

~~REHM ALFRED F JR  
PO BOX 8086  
WILSON, NC 27893-1086~~

~~BEHMKE JOHN J AND KAY D  
PO BOX 344  
KEY WEST, FL 33041-0344~~

~~SCHOEPKE CRAIG A AND NANCY C  
29550 WEST CAHILL CT  
BIG PINE KEY, FL 33043~~

~~WALTERS CHARLES D & STEPHANIE  
525 DU PONT LN  
KEY WEST, FL 33040-7458~~

✓ ~~BLITZ FAMILY TRUST  
1800 ATLANTIC BLVD APT C338  
KEY WEST, FL 33040-5395~~

✓ ~~NOORDHOEK HAROLD  
300 CASUARINA CONCOURSE  
CORAL GABLES, FL 33143-6508~~

✓ ~~TIITF/SOVEREIGNTY LANDS  
3900 COMMONWEALTH BLVD  
TALLAHASSEE, FL 32399-3000~~

~~UP DEVELOPMENT KEY WEST HOLDINGS LLC  
C/O OFSM MGT OFFICE  
3201 E COLONIAL DR OFC  
ORLANDO, FL 32803-5198~~

~~CALYPSO WATER SPORTS AND CHARTERS INC  
257 ATLANTIC BLVD  
KEY LARGO, FL 33037-4304~~



## MEMORANDUM

### MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: Mayté Santamaria, Senior Director of Planning & Environmental Resources & the Development Review Committee

From: Matthew Coyle, AICP, Principal Planner  
Mike Roberts, Senior Administrator of Environmental Resources

Date: April 12, 2015

Subject: *Request for an Amendment to the Minor Conditional Use Permit approved by Development Order 18-88 in order to convert a gravel parking lot into an asphalt parking lot, at 29872 Overseas Highway, Big Pine Key, Real Estate #00243960.000000 (File #2015-045)*

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**Meeting: April 28, 2015**

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1  
2 I REQUEST  
3

4 The applicant is requesting approval of an amendment to a minor conditional use permit in  
5 order to convert a gravel parking lot into an asphalt parking lot. The existing 3,690 SF office  
6 building would not be changed.  
7



8  
9 Subject Property with Land Use District Overlaid (Aerial dated 2012)

1 **II BACKGROUND INFORMATION:**

2  
3 Location: Big Pine Key, mile marker 30, (Atlantic Ocean side of US 1)

4 Address: 29872 Overseas Highway, Big Pine Key

5 Legal Description: Lot 2, 3 and half Lot 4, Cahill Pines and Palms Subdivision (Plat Book 3,  
6 Page 94)

7 Real Estate (RE) Number: 00243960.000000

8 Property Owner/Applicant: Christopher and Sheri Golden

9 Agent: Tom Timmins, Timmins Engineering, LLC

10 Size of Site: 20,627 SF (0.47 acres) per Monroe County GIS, 17,315 SF (0.40 acres) of  
11 upland per proposed site plan

12 Land Use District: Suburban Commercial (SC)

13 Future Land Use Map (FLUM) Designation: Mixed Use/Commercial (MC)

14 Tier Designation: Tier III

15 Flood Zone: AE – EL 8

16 Existing Use: Office

17 Existing Vegetation/Habitat: The site is mostly scarified with some mangroves on the  
18 southern portion of the property

19 Community Character of Immediate Vicinity: Commercial retail and residential

20  
21 **III RELEVANT PRIOR COUNTY ACTIONS:**

22  
23 In 1988, the Director of Planning issued Development Order 18-88 for the construction of a  
24 3,760 SF office building.

25  
26 In 1988, the Building Department issued Building Permit # 881-1277 for the construction of  
27 a 3,690 SF office building.

28  
29 In addition, several other building permits have been issued for miscellaneous improvements  
30 to the site and building.

31  
32 In 2014, the Code Compliance Department opened case #CE14030016 for a violation  
33 pertaining to paving the parking lot without the benefit of a building permit.

34  
35 **IV REVIEW OF APPLICATION:**

36  
37 MCC §110-67 provides the standards which are applicable to all conditional uses. When  
38 considering applications for a conditional use permit, the Development Review Committee  
39 and Director of Planning & Environmental Resources shall consider the extent to which:

40  
41 A. *The conditional use is consistent with the purposes, goals, objectives and standards of the*  
42 *comprehensive plan and the land development regulations:*  
43

1 The proposed use is consistent with the purposes, goals, objectives and standards of the  
2 comprehensive plan and the land development regulations.

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 B. *The conditional use is consistent with the community character of the immediate vicinity:*

24  
25 The community character of the immediate vicinity is a mix of uses including  
26 commercial retail. The office building was permitted in 1988 and no changes to the  
27 building are proposed.

28  
29 C. *The design of the proposed development minimizes adverse effects, including visual*  
30 *impacts, on adjacent properties:*

31  
32 The applicant is not proposing construction of any buildings, only improvements to the  
33 site. Therefore, the proposed development minimizes adverse effects, including visual  
34 impacts, on adjacent properties.

35  
36 D. *The proposed use will have an adverse impact on the value of surrounding properties:*

37  
38 The applicant is proposing landscaping and stormwater improvements which will  
39 increase the aesthetics of the property. Therefore, it is not anticipated that the proposed  
40 development will have an adverse impact on the value of the surrounding properties.

41  
42 E. *The adequacy of public facilities and services:*

43  
44 1. Roadways:

45  
46 Localized Impacts & Access Management: No change to access is proposed.

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Level of Service (LOS): No change in the size or use of the building is proposed so a traffic study was not required.

- 2. Stormwater: A surface water management plan (undated Sheet 1 of 1, prepared by Timmins Engineering, LLC), was submitted for review.
- 3. Sewer: The applicant shall coordinate with the Monroe County Health Department.
- 4. Water: The applicant shall coordinate with the Florida Keys Aqueduct Authority.
- 5. Refuse Disposal: The applicant shall coordinate with Monroe County Solid Waste Management.
- 6. Emergency Management: The applicant shall coordinate with the Office of the Fire Marshal.

F. *The applicant has the financial and technical capacity to complete the development as proposed:*

Staff has no evidence to support or disprove the applicant's financial and technical capacity.

G. *The development will adversely affect a known archaeological, historical, or cultural resource:*

The proposed redevelopment will not adversely affect a known archaeological, historical, or cultural resource.

H. *Public access to public beaches and other waterfront areas is preserved as part of the proposed development:*

The proposed redevelopment will not have an adverse impact on public access to a waterfront area.

I. *The project complies with all additional standards imposed on it by the Land Development Regulations:*

- 1. Residential Rate of Growth Ordinance (ROGO) (§138-19 – §138-28): *Not applicable.*  

The proposed development plan does not include any residential use.
- 2. Non-Residential Rate of Growth Ordinance (NROGO) (§138-47 – §138-56): *Not applicable.*

1 The proposed development plan does not include any new nonresidential floor area  
2 that would be subject to the NROGO permit allocation system.  
3

4 As defined in MCC §138-47, *nonresidential floor area* means the sum of the total  
5 floor area for a nonresidential building or structure, as defined in MCC §101-1.  
6 Additionally, covered and unenclosed boat racks with three or fewer sides not  
7 associated with retail sales of boats are not considered nonresidential floor area.  
8

9 3. Purpose of the SC District (§130-38): *In compliance.*

10  
11 The purpose of the SC district is to establish areas for commercial uses designed and  
12 intended primarily to serve the needs of the immediate planning area in which they  
13 are located. This district should be established at locations convenient and accessible  
14 to residential areas without the use of U.S. 1.  
15

16 4. Permitted Uses (§130-88): *In compliance.*

17  
18 The existing use of the property is a 3,690 SF office building.  
19

20 In the SC district, commercial retail, low- and medium-intensity and office uses or  
21 any combination thereof of greater than 2,500 but less than 10,000 square feet of floor  
22 area may be permitted with a minor conditional use permit, provided that access to  
23 U.S. 1 is by way of: a) an existing curb cut; b) a signalized intersection; or c) a curb  
24 cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400  
25 feet.  
26

27 5. Residential Density and Maximum Floor Area Ratio (§130-157, §130-162 & §130-  
28 164): *In compliance.*

29  
30 The proposed development plan does not include any new floor area that would be  
31 subject to the floor area ratio and the existing floor area is in compliance.  
32

33 6. Required Open Space (§118-9, §118-12, §130-157, §130-162 & §130-164): *In*  
34 *compliance.*

35  
36 In the SC district, there is a general required open space ratio of at least 20%. The  
37 property consists of 17,315 SF of upland area. Therefore, 3,463 SF of upland is  
38 required to remain as open space. According to the site plan submitted with this  
39 application, there is 6,711 SF of open space.  
40

41 7. Minimum Yards (§130-186): *Not in compliance.*

42  
43 The required non-shoreline setbacks in the SC district are as follows: Front yard –  
44 25'; Rear yard – 10'; and Side yard – 10'/15' (where 10' is required for one side and  
45 15' is the minimum combined total of both sides).  
46

1 The property has a front yard requirement of 25' along the right-of-way of US 1 to  
2 the north, a side yard requirement of 10' along the eastern property line, and a side  
3 yard requirement of 5' along the western property line. The shoreline to the rear of  
4 the property is subject to the shoreline setback requirements. The dumpster is located  
5 within the 5' side yard setback along the eastern property line and the bike rack and  
6 loading zone are located within the 10' side yard setback along the western property  
7 line.  
8

9 8. Shoreline Setback (§118-12): *In Compliance*

10  
11 The required shoreline setback is 20'. According to the site plan provided the  
12 existing structure meets the setback requirements.  
13

14 9. Maximum Height (§130-187): *In compliance.*

15  
16 No new buildings are being proposed at this time.  
17

18 10. Surface Water Management Criteria (§114-3): *Not In compliance.*

19  
20 The site plan submitted with the application indicates that only new impervious  
21 surface (the parking lot) is proposed for treatment. No existing stormwater  
22 management facilities are shown on the site plan and the proposed stormwater  
23 treatment volume (1198 cubic feet) only accounts for new imperious surface. The  
24 site plan approved under Development Order 18-88 depicts stormwater swales on the  
25 north, south and east sides of the building, as well as an exfiltration trench with  
26 overflow to the canal. Note that §114-3(g)(2)3 requires commercial or industrial  
27 projects to provide at least one-half-inch of dry detention or retention pretreatment  
28 prior to discharge to a disposal structure such as a well, subsurface drainage basin, or  
29 trench, as part of the required retention/detention.  
30

31 The site plan should be revised to show required treatment for the entire disturbed  
32 area (17,315 square feet) in accordance with §114-3 (g)(2). If the management  
33 facilities depicted in the original site plan are in fact present, please depict these  
34 facilities on the site plan. If the previously approved stormwater management  
35 facilities are present on the site, then only new impervious surfaces are subject to the  
36 water quality requirements discussed above. Pursuant to §114-3(c), all applications  
37 for a county building permit will be required to contain a stormwater management  
38 plan except those identified in subsection (d). The stormwater management plan shall  
39 contain maps, charts, graphs, tables, photographs, narrative descriptions, calculations,  
40 explanations, and citations to supporting references, and any additional information  
41 deemed necessary by the planning director. The stormwater management plan must  
42 be sealed by an engineer registered in the state with experience in stormwater  
43 management and drainage design.  
44

45 11. Wastewater Treatment Criteria (§114-5): *Not applicable.*  
46

1 The existing office building has permitted wastewater treatment facilities.

2  
3 12. Fencing (§114-20): *Not applicable.*

4  
5 The proposed site plan does not show any fencing.

6  
7 13. Floodplain Management (§122-1 – §122-6): *Full compliance to be determined upon*  
8 *building permit application review.*

9  
10 The site is designated within a flood zone on the Federal Emergency Management  
11 Agency (FEMA) flood insurance rate maps. All new structures must be built to  
12 floodplain management standards that meet or exceed those for flood protection.  
13 There are no buildings being proposed at this time.

14  
15 14. Energy Conservation Standards (§114-45): *Full compliance to be determined upon*  
16 *building permit application review.*

17 The development proposal includes the following required energy conservation  
18 measures: the installation of native plants in required landscaping, which will reduce  
19 the requirements for water and maintenance; and the installation of shade trees, which  
20 will provide shade for parking areas.

21  
22 Not enough information was provided to determine if the development proposal  
23 includes the following required energy conservation measures: prohibition of deed  
24 restrictions or covenants that would prevent or unnecessarily hamper energy  
25 conservation efforts; installation of energy-efficient lighting for streets, parking areas,  
26 recreation areas, and other interior and exterior public areas

27  
28 Note: Since the proposal does not involve any new buildings, structural energy  
29 conservation standards would not be applicable.

30  
31 15. Potable Water Conservation Standards (§114-46): *Not applicable.*

32  
33 No changes are proposed to the existing office building.

34  
35 16. Environmental Design Criteria and Mitigation Standards (§118-6, §118-7 & §118-8):  
36 *Not applicable.*

37  
38 The subject parcel is scarified and landscaped with native vegetation. The application  
39 does not include removal of any native trees.

40  
41 17. Required Parking (§114-67): *In compliance.*

42  
43 The development would be subject to the following off-street parking requirements:

<i>Specific Use</i>	<i>Multiplier</i>	<i>Proposed</i>	<i>Required Spaces</i>
Offices	3 spaces / 1,000 SF nonresidential floor area	11 spaces	11 spaces

1 18. Required Loading and Unloading Spaces (§114-69): *Not in compliance.*

2  
3 All nonresidential uses with a gross floor area of 0 to 2,499 SF are required to have  
4 one 11' x 35' loading and unloading space. The proposed site plan shows one 11' x  
5 35' loading and unloading space, but it is located within the required side yard  
6 setback.

7  
8 19. Required Landscaping (§114-99 – §114-105): *In compliance.*

9  
10 Since the property is within a SC district, a class “A” landscaping standard is  
11 required. The site plan submitted with the application shows existing landscaping  
12 which meets the requirements for 11 off-street parking spaces.

13  
14 20. Required Bufferyards (§114-124 – §114-130): *Not In compliance.*

15  
16 A major street bufferyard is required along the US1 right-of-way. In the SC district,  
17 the required major street bufferyard is a class “C” bufferyard. Class C bufferyards  
18 must be a minimum of 10' wide and include a minimum of 5 canopy trees, 2  
19 understory plants and 20 shrubs per 100' of frontage. Based on 137' of frontage, the  
20 major street buffer should include 6 canopy trees, 2 understory trees and 27 shrubs.  
21 Although the site plan submitted with the application shows existing landscaping, this  
22 landscaping does not meet the requirements for the major street bufferyard.

23  
24 21. Outdoor Lighting (§114-159 – §114-162): *Full compliance to be determined upon*  
25 *building permit application review.*

26  
27 The proposed outdoor lighting is not being reviewed as part of this application. It  
28 shall be reviewed independently for compliance as an accessory use under a building  
29 permit application.

30  
31 22. Signs (§142-1 – §142-7): *Full compliance to be determined upon building permit*  
32 *application review.*

33 Signage is not being reviewed as part of this application. It shall be reviewed  
34 independently for compliance as an accessory use under a building permit  
35 application.

36  
37 23. Access Standards (§114-195 – §114-201): *In compliance.*

38  
39 The property currently has an existing access drive on US 1. Access would not be  
40 modified.

41  
42 24. Recycling (§114-21): *Not in compliance*

43  
44 Any nonresidential development requiring a certificate of occupancy or certificate of  
45 compliance shall make adequate provision for a recycling collection area. For  
46 nonresidential buildings consisting of 0 to 5,000 SF of floor area, there shall be at

1 least one collection area (125 SF). The site plan does not show a recycling collection  
2 area.

3  
4 25. Chapter 533, Florida Statutes: *Full compliance to be determined upon submittal to*  
5 *Building Department.*

6  
7 All standards and requirements of the American with Disabilities Act (ADA) must be  
8 met.

9  
10 V RECOMMENDED ACTION:

11  
12 Staff recommends approval with the following conditions:

- 13  
14 1. Prior to the issuance of any development order approving the minor conditional use  
15 permit, the applicant shall submit a revised a site plan with the following corrections:  
16 a. As required by MCC §114-21, a recycling collection area shall be shown; and  
17 b. The solid waste collection area (dumpster) shall be relocated out of the side yard  
18 setback; and  
19 c. The bicycle rack shall be relocated out of the side yard setback, and the minimum  
20 layout shall be a 2' by 6' long stall with a minimum aisle width of 5'; and  
21 d. The loading zone shall be relocated out of the side yard setback; and  
22  
23 2. Prior to the issuance of any development order approving the minor conditional use  
24 permit, the applicant shall submit a revised site plan, or provide a separate but consistent  
25 landscape plan, showing:  
26 a. As required by MCC §114-125(b), a class "C" bufferyard of at least 10' in width  
27 along the U.S. 1 frontage (including types of vegetation); and  
28 b. As required by MCC §114-3, a stormwater management plan containing sufficient  
29 information for the planning director to evaluate the environmental and stormwater  
30 discharge characteristics of the affected areas, the potential and predicted impacts of  
31 the proposed activity on community waters, and the effectiveness and acceptability of  
32 those measures proposed by the applicant for reducing adverse impacts. The  
33 stormwater management plan shall contain maps, charts, graphs, tables, photographs,  
34 narrative descriptions, calculations, explanations, and citations to supporting  
35 references, and any additional information deemed necessary by the planning  
36 director. The stormwater management plan must be sealed by an engineer registered  
37 in the state with experience in stormwater management and drainage design.  
38  
39 3. A minor conditional use permit is not a final approval for certain development. The  
40 applicant shall obtain a building permit(s) for any improvement requiring such an  
41 approval.  
42  
43 4. The scope of work has not been reviewed for compliance with Florida Building Code.  
44 Prior to the issuance of Building Permits, new development and structures shall be found  
45 in compliance by the Monroe County Building Department, Floodplain Administrator,  
46 and the Office of the Fire Marshal.

- 1 5. The Public Works Division shall review any proposed work within County public rights-  
2 of-way and the Division maintains the right to request revisions as it carries out its review  
3 of any application for an access permit. It is the responsibility of the applicant to obtain  
4 all required permits before starting work.  
5  
6

7 **VI PLANS REVIEWED:**  
8

- 9 1. Site Plan by Thomas Timmins, P.E., Architect signed and sealed on March 3, 2015
- 10 2. Boundary Survey by Reece & White Land Surveying, Inc. signed and sealed on May 27,  
11 2014  
12  
13

**File #:** **2015-045**

**Owner's Name:** Golden, Christopher & Sheri

**Applicant:** Golden, Christopher & Sheri

**Agent:** Thomas M. Timmins, P.E.

**Type of Application:** Minor - Amendment

**Key:** Big Pine Key

**RE:** 00243960.000000

**Additional Information added to File 2015-045**

# 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: 3.06.15  
Time: \_\_\_\_\_

Dear Applicant:

This is to acknowledge submittal of your application for Minor-Amendment  
Type of application

Golden, Christopher Sheri to the Monroe County Planning Department.  
Project / Name

Thank you.

A handwritten signature in blue ink that reads 'Gail Creech'. The signature is written in a cursive style.

Planning Staff

MCPA GIS Public Portal  
Scott P. Russell, CFA

- Pan
- Legend
- Zoom In

MCPA GIS Public Portal  
Major Road

**Zoom Out**

- Monroe Outline
- Subdivisions
- Section Lines

**Identify**

- Parcels

**Buffer**

- Shoreline
- Lot Lines

**Print**

Hooks Leads  
[Help](#)  
Check out our [Getting Started](#) tutorial!

- 2015 Condo
- 2014 Condo
- 2013 Condo
- Expand All
- 2012 Condo
  - 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
  - Qualified Sales
- 2015 Sales
  - Transportation
- 2014 Sales
- 2013 Sales
- 2012 Sales
- 2011 Sales
- 2010 Sales
- 2009 Sales
- 2008 Sales
- Road Centerline
- Road Block Name

Zoom-in Zoom-in to a defined extent...  
 Zoom-out Zoom-out to a defined extent...  
 Full Extent Zoom to the full extent tool was clicked!  
 Latitude: 29.7033 Longitude: -81.367804  
 Basemap Select a basemap Locate Clear

Buffer Results: 30 features found Zoom Remove highlight  
 Export results to "I" Delimited Go

OBJECTID	SDE.DBO.W_PARCELS.ID	SDE.DBO.W_PARCELS.RECHAR	SDE.DBO.W_PARCELS.GEO_FEAT
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Verified GE

✓ AGOSTINO PATRICIA A 6932 ALPERT DR ORLANDO, FL 32810-3604	✓ ALLEN JOHN A AND CAROL W 52 LOBSTERTAIL RD BIG PINE KEY, FL 33043	✓ ANDERTON DARWIN L & MICHELLE A 157 SPRING VALLEY RD NASHVILLE, TN 37214-2833
✓ ARTHUR ROLAND G AND ELAINE L 192 COUNTRY CLUB DR LUMERTON, NJ 8048	✓ BACH MELISSA L AND FREDERICK G 16 ELYSIAN AVE NYACK, NY 10960-4305	✓ BAILEY MARILAYNE M PO BOX 43 KEEWATIN, MN 55753-0043
✓ BEBB INVESTMENTS INC 1034 E MAIN ST LAKELAND, FL 33801-5131	✓ BENNAN DONALD M & MARY ELLEN 145 DALE STREET N WALTHAM, MA 2451	✓ BENYO PEGGY L PO BOX 430894 BIG PINE KEY, FL 33043-0894
✓ BIG PINE GAS AND FOOD INC 1502 CORUNA AVE CORAL GABLES, FL 33156-6318	✓ BLASI JOSEPH N AND DONNA M 222 ARBORDALE CT CARY, NC 27518-3003	✓ BOARD OF TRUSTEES OF THE INTNL 3900 COMMONWEALTH BLVD MAIL STA 115 TALLAHASSEE, FL 32399-3000
✓ BOBAR LOREN 343 POST OFFICE HL GRANVILLE, VT 05747-9650	✓ BRADY WILLIAM THOMAS & LORRAINE 17105 SW 78TH CT PALMETTO BAY, FL 33157-4754	✓ BREEZY PINES LLC 160 SCARLET BLVD OLDSMAR, FL 34677-3002
✓ BREEZY PINES RV ESTATES CONDOMINIUM ASSN 29859 OVERSEAS HWY BIG PINE KEY, FL 33043	✓ BRESKMAN SARAH 44 PELICAN LANE BIG PINE KEY, FL 33043	✓ BROWN JERRY 2801 S PARK AVE HERRIN, IL 62948-3700
✓ BROWNHILL PHILANA Z 944 LOUISIANA AVE SEBASTIAN, FL 32958-4191	✓ COMPLETE CREDIT SYSTEMS LLC 20 DRIFTWOOD DR KEY WEST, FL 33040-6233	✓ CONLIN JAMES J 6 WATERSIDE LANE HARBESON, DE 19951
✓ COOPER DAVID AND MICHELE REV LIV TRUST 2/22/2005 75 LOBSTERTAIL RD BIG PINE KEY, FL 33043-3312	✓ COTE JACQUES 113 RUE BOIS ST SEPT ILES, QUEBEC G4R 2K7	✓ CRAIN MARK E AND KATHERINE M P O BOX 431828 BIG PINE KEY, FL 33043-1828
✓ CRISTY LINDA AND MICHAEL SR 1304 LOCUST AVE FAIRMONT, WV 26554-1436	✓ DAUGHERTY SEAN D 67 PELICAN LN BIG PINE KEY, FL 33043-3318	✓ DE LA ARENA ALEJANDRO 23932 SW 107TH PL HOMESTEAD, FL 33032-6168
✓ DELADRIER RICHARD ANDRE 4087 SELBY LN CHINCOTEAGUE ISLAND, VA 23336-1737	✓ DEVEREUX PAMELA 29859 OVERSEAS HWY LOT 33 BIG PINE KEY, FL 33043-3383	✓ EISENSCHENK BRUCE P AND EDITH I 30086 ANGELFISH RD BIG PINE KEY, FL 33043

✓ ENGEL DONALD  
BOX 211  
BARNSTABLE, MA 2630

✓ FOWLER HARRY AND JACKQUINE  
24262 CANAL DR  
MILLSBORO, DE 19966-4426

✓ GOLDEN CHRISTOPHER D & SHERI L  
PO BOX 430549  
BIG PINE KEY, FL 33043-0549

✓ GRAVITTER SURVIVORS TRUST B UTD  
1/2/2004  
8410 S 20TH ST  
OAK CREEK, WI 53154-2727

✓ GUTIERREZ IVIS R  
32 LOBSTERTAIL RD  
BIG PINE KEY, FL 33043-3307

✓ HANNA LAURENCE C AND BETTY V REV  
LIV TR 12/21/1999  
7611 OLIVER ST  
WHITMORE LAKE, MI 48189-9588

✓ HANSEN ALLEN LEROY  
526B2 SHADY PINE WAY  
GREENACRES, FL 33415-8999

✓ HANSEN KEITH AND SHERRI  
PO BOX 420028  
SUMMERLAND KEY, FL 33042-0028

✓ HIGGINS EDWARD AND NANCY  
PO BOX 68  
STILLWATER, ME 04489-0068

✓ HIGGINS LINTON RANDALL  
29859 OVERSEAS HWY LOT 4B  
BIG PINE KEY, FL 33043-3378

✓ HIGGINS LINTON RANDALL  
6837 NW 28TH ST  
SUNRISE, FL 33313

✓ HIGGINS LINTON RANDALL H/W  
41 DEER CREEK RD APT G102  
DEERFIELD BEACH, FL 33442-8483

✓ JANSEN MICHAEL E  
9 HILTON HAVEN RD  
KEY WEST, FL 33040

✓ JEFFERSON CINDY  
1300 15TH CT LOT 33  
KEY WEST, FL 33040-4149

✓ KAFKA JOHN F AND JANE A  
29859 OVERSEAS HWY PMB 2  
BIG PINE KEY, FL 33043-3378

✓ KNICKERBOCKER ELIZABETH E  
6007 WISS DR  
LAUREL, MD 20707-2654

✓ KNOX TIMOTHY AND DOROTHY S  
29859 OVERSEAS HWY LOT 6B  
BIG PINE KEY, FL 33043-3378

✓ KOSEBA THEODORE R  
29859 OVERSEAS HWY OFC BOX 40  
BIG PINE KEY, FL 33043-3380

✓ LAROUCHE DAVID E & CHRISTINE A  
493 HILLWOOD  
WHITE LAKE, MI 48383-2957

✓ LAVAN ATHENA GIORDANO  
609 E SHERIDAN ST APT 406  
DANIA, FL 33004-5813

✓ LENNOX JEAN A H/W  
PO BOX 330725  
MURFREESBORO, TN 37133-0725

✓ LHEUREUX DAVID  
29859 OVERSEAS HWY LOT 17  
BIG PINE KEY, FL 33043-3381

✓ LOZANO GRACIELA  
2011 FLAGLER AVE  
KEY WEST, FL 33040-3732

✓ MACCARTHY STEVEN  
PO BOX 431965  
BIG PINE KEY, FL 33043-1965

✓ MACDOUGALL DONNA  
29859 OVERSEAS HWY LOT 13  
BIG PINE KEY, FL 33043-3379

✓ MCCOY CHERYL  
7106 HANCOCK AVE  
RUSSELLS POINT, OH 43348-9524

✓ MCGLATHERY DAVID H & ADELINA B  
29859 OVERSEAS HWY LOT A-20  
BIG PINE KEY, FL 33043

✓ MEYER JEFFREY B R/S  
29842 OVERSEAS HWY  
BIG PINE KEY, FL 33043-3313

✓ MEYERS HENRY A AND CHARLENE A  
29859 OVERSEAS HWY LOT 35  
BIG PINE KEY, FL 33043-3383

✓ MOFFAT STEVE AND DEBRA  
206 ROLLING RD  
BROOMALL, PA 19008

✓ MONROE COUNTY BOARD OF COUNTY  
COMMISSIONERS  
500 WHITEHEAD STREET  
KEY WEST, FL 33040

✓ MONROE COUNTY COMPREHENSIVE  
PLAN LAND AUTHORITY  
1200 TRUMAN AVE STE 207  
KEY WEST, FL 33040-7270

✓ MOODY WALTER  
777 ROEBLING RD  
BLOOMINGDALE, GA 31302-4835

✓ NUCKOLLS PHILLIP D  
120 HOOT OWL LN  
EATONTON, GA 31024-5947

✓ NUTWELL CHARLES W  
11625 SW 88 AVE  
MIAMI, FL 33176

✓ OVERBECK HAROLD AND KATHRYN  
PO BOX 431346  
BIG PINE KEY, FL 33043-1346

✓ PELINSKY ERIC J AND TRACY  
520 ATTERSEA DR SW  
LAWRENCEVILLE, GA 30044

✓ PEREZ PEDRO M  
57 PELICAN LN  
BIG PINE KEY, FL 33043-3318

✓ PERINA ANNE  
2320 HARRIS AVE  
KEY WEST, FL 33040-3849

✓ PIPOCK GARY AND SANDRA  
29859 OVERSEAS HWY BOX 9  
BIG PINE KEY, FL 33043-3376

✓ PIZANOWSKI WALTER  
27 AVERY ST  
MYSTIC, CT 06355-2927

✓ POTTER STUART P  
325 MAPLE ST  
ENDICOTT, NY 13760

✓ PROSSER JOHN  
74 PELICAN LN  
BIG PINE KEY, FL 33043

✓ RICHARDS SUSAN L  
55 LOBSTERTAIL RD  
BIG PINE KEY, FL 33043-3312

✓ RIENTS JAMES E AND RUTH E  
119 EUCLID  
EAST PEORIA, IL 61611

✓ SANDERS LEE  
PO BOX 430909  
BIG PINE KEY, FL 33043-0909

✓ SARGENT FRANCENA A  
62 LOBSTERTAIL RD  
BIG PINE KEY, FL 33043-3307

✓ SEACAMP ASSOCIATION INC  
1300 BIG PINE AVE  
BIG PINE KEY, FL 33043

✓ SECURITY SEARCH OF FLORIDA INC  
138 SIMONTON ST  
KEY WEST, FL 33040-6627

✓ STAPLETON THOMAS A AND MARIA  
4545 DIEHL CT  
WOODBRIDGE, VA 22193

✓ SULLIVAN TATIANA  
PO BOX 430476  
BIG PINE KEY, FL 33043-0476

✓ TAFT PRISCILLA K  
18245 E ARCHER ST  
CATOOSA, OK 74015-2830

✓ TORRES RAYNALD  
PO BOX 430947  
BIG PINE KEY, FL 33043-0947

✓ TRILSCH PETER  
27362 ANTIGUA LN  
RAMROD KEY, FL 33042

✓ UPSHAW GRACE  
1300 BIG PINE AVE  
BIG PINE KEY, FL 33043-3336

✓ VELEY DEFOREST  
PO BOX 431338  
BIG PINE KEY, FL 33043-1338

✓ WALLER JOHN S AND SUZANNE A  
511 DOROTHY DR  
GOODLETTSVILLE, TN 37072-3414

✓ WELCH RONALD E AND SHARON K  
763 APPLEWOOD DR  
EDWARDS, MO 65326-2419

✓ WESTPHAL DARYL B AND SHARON L  
5886 NORTH 400 WEST  
MICHIGAN CITY, IN 46360

✓ YOUNG KEITH  
PO BOX 442  
WINTER HARBOR, ME 04693-0442

ZDRAVKOVIC MARGO G  
PO BOX 430229  
BIG PINE KEY, FL 33043-0229

**End of Additional File 2015-045**

APPLICATION  
MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



RECEIVED

MAY - 6 2015

MONROE CO. PLANNING DEPT.

Request for an Amendment to a Minor 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: \$8,484.00

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: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Month Day Year

Applicant/Agent Authorized to Act for the Property Owner:

Timmins Engr LLC

Thomas M. Timmins, P.E.

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

P.O. Box 639 Big Pine Key, FL 33043

Mailing Address (Street, City, State and Zip Code)

305-872-4060

Daytime Phone

timminsengrllc@bellsouth.net

Email Address

Property Owner:

Christopher D and Sheril L Golden

Dr. Golden

(Name/Entity)

Contact Person

P.O. Box 430546 Big Pine Key, FL 33043

Mailing Address (Street, City, State and Zip Code)

305-872-4272

Daytime Phone

cdgbpk@bellsouth.net

Email Address

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet)

1 23, 1/4 E 1/4 Cabill Pines & Palms Big Pine Key, FL

Block

Lot

Subdivision

Key

00243960-000000

Real Estate (RE) Number

1311847

Alternate Key Number

29872 Overseas Hwy Big Pine Key, FL 33043

Street Address (Street, City, State, Zip Code)

Approximate Mile Marker

MM 29 1/2

APPLICATION

Approval (Development Order) #: 18-88

Land Use District Designation of Property: SC

Present Land Use of Property: Professional Office Bldg

Proposed Land Use of Property: Professional Office Bldg

Total Area of Property: 20634 SQ. FT.

Total Upland Area within Property: 17315 SQ. FT.

If non-residential or commercial floor area is proposed, please provide: N/A

\_\_\_\_\_ Total number of non-residential buildings

\_\_\_\_\_ Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide: N/A

\_\_\_\_\_ Total number of residential buildings

\_\_\_\_\_ Total number of permanent, market-rate units

\_\_\_\_\_ Total number of permanent, affordable units

\_\_\_\_\_ 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 X

All of the following must be submitted in order to have a complete application submittal:

(Please check as you attach each required item to the application)

- 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
- Copy of the recorded conditional use permit and any previous modification approvals
- Copy of the most recently approved site plan
- 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)

## APPLICATION

- 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
  - 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)

## APPLICATION

- 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)
- 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
- 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.**

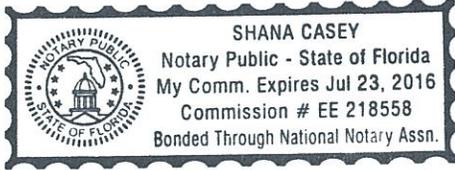
\* \* \* \* \*

APPLICATION

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.

Signature of Applicant: *Shane J. Gold* Date: 1/29/15

Sworn before me this 29 day of Jan, 2015



*Shana Casey*  
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.

**TIMMINS ENGINEERING, LLC**

Thomas M. Timmins, P.E.

Consulting Engineer, Florida P.E. No. 45406

P.O. BOX 639-BIG PINE KEY, FLORIDA 33043 305-872-4060

Email: timminsengrllc@bellsouth.net

**Letter of Transmittal**

Date: March 6, 2015

Golden Professional Building  
29872 Overseas Hwy  
Big Pine Key, FL. 33043

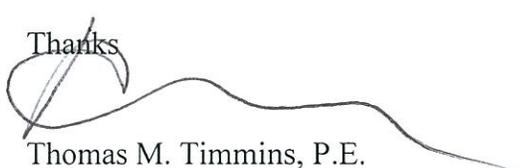
To: Matt Coyle, Senior Planner  
Monroe County Planning Department  
2798 Overseas Hwy Suite 400  
Marathon, FL

Dear Matt:

Please find the following attached for the Golden Professional Building MCU Application:

- Completed application signed and notarized
- Check for \$8484.00 to Monroe County Planning and Environmental Resources
- Agent authorization signed and notarized
- Address labels for property owners with 300' radius
- 2 pictures of property from US1
- Property record card
- Monroe County Property Appraiser Radius Report and Map
- Satisfaction of Mortgage
- Project Description
- 8 signed and sealed surveys
- 8 signed and sealed engineer site plans

Thanks

  
Thomas M. Timmins, P.E.

**Letter of Agent Authorization**

Date: January 26, 2015

Golden Professional Building  
29872 Overseas Highway  
Big Pine Key, FL. 33043

This letter authorizes Timmins Engineering, LLC to act as agent on my behalf for submittal and processing of the Request for an Amendment to a Minor Conditional Use Permit

Signature *Sheri L. Golden*  
*CP*

Date 1/29/15

Christopher D. and Sheri L. Golden, Owners and Applicants

Sworn before me this 29 day of Jan. 2015

*Shana Casey*

Notary Public

My Commission Expires





GOLDEN PROFESSIONAL BUILDING

DATE: FEBRUARY 27, 2015

VIEW FROM US 1 LOOKING SOUTH

PICTURE 1 OF 2



GOLDEN PROFESSIONAL BUILDING

DATE: FEBRUARY 27, 2015

VIEW FROM US 1 LOOKING SOUTHEAST

PICTURE 2 OF 2



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

**Property Record Card -**  
**Maps are now launching the new map application version**

Website tested on IE8,  
IE9, & Firefox.  
Requires Adobe Flash  
10.3 or higher

**Alternate Key: 1311847 Parcel ID: 00243960-000000**

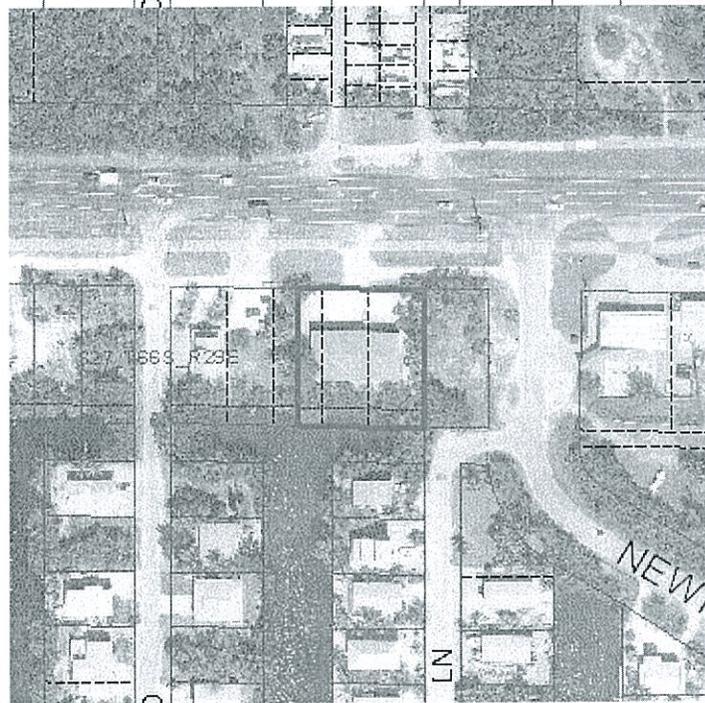
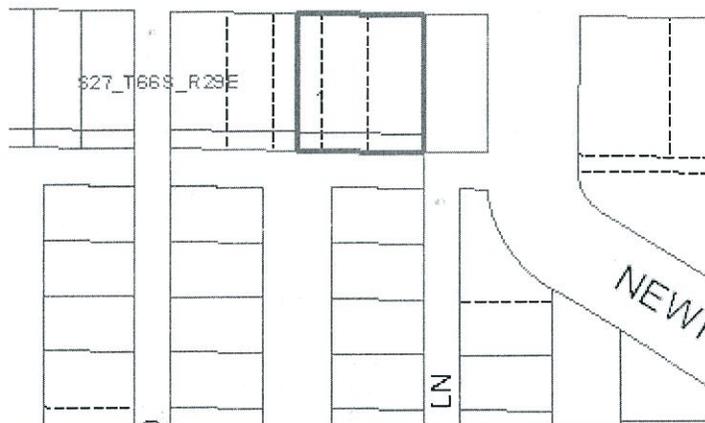
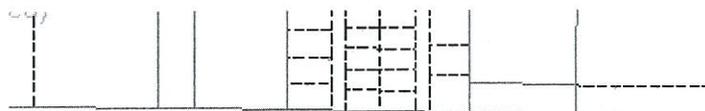
**Ownership Details**

**Mailing Address:**  
GOLDEN CHRISTOPHER D AND SHERI L  
PO BOX 430549  
BIG PINE KEY, FL 33043-0549

**Property Details**

**PC Code:** 19 - PROFESSIONAL SERVICES BLDGS  
**Millage Group:** 100H  
**Affordable Housing:** No  
**Section-Township-Range:** 26-66-29  
**Property Location:** 29872 OVERSEAS HWY BIG PINE KEY  
**Subdivision:** CAHILL PINES AND PALMS  
**Legal:** CAHILL PINES & PALMS PB3-94 BIG PINE KEY LOTS 2 3 & E1/2 4 BLK 1 OR466-552/54 OR567-889 OR742-  
**Description:** 143 OR794-1973 OR836-187 OR1100-294/300 CASE #89-213-CP-10 OR1102-331 RE 24397 24398  
COMBINED PER OWNERS REQUEST 5-14-91 OR1354-419/20 OR1354-421/22

Click Map Image to open interactive viewer



**Land Details**

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	60	150	9,000.00 SF
100H - COMMERCIAL HIGHWAY	0	0	7,749.00 SF
100H - COMMERCIAL HIGHWAY	0	0	3,875.00 SF

4	CAT	1	1993	296
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Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10504	EUFG	100	N	N
	10505	PROFESS BLDG-D	100	N	Y
	10506	CAT	100	N	N
	10507	CAT	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3463	C.B.S.	100

### Appraiser Notes

BIG PINE PROFESSIONAL BUILDING. HANDICAP RAMP NOT PICKED UP.

### Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	88-1277	07/01/1988	03/01/1989	221,400	Commercial	5 UNIT OFFICE BUILDING
	93-6150	05/01/1993	12/01/1993	5,000		COMM.REMODEL
3	990836	04/07/1999	12/02/1999	12,000		ROOFING
4	991517	06/14/1999	12/16/1999	40,000		COMMRCIAL - REMODEL

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	436,113	0	154,681	436,641	436,641	0	436,641
2013	436,113	0	134,057	438,622	438,622	0	438,622
2012	446,374	0	134,057	449,492	449,492	0	449,492
2011	469,732	0	134,057	453,470	453,470	0	453,470
2010	475,131	0	164,992	539,252	539,252	0	539,252
2009	485,930	0	237,177	712,213	712,213	0	712,213
2008	496,728	0	278,425	755,919	755,919	0	755,919
2007	348,550	0	278,425	626,975	626,975	0	626,975
2006	356,128	0	278,425	634,553	634,553	0	634,553
2005	356,128	0	123,744	479,872	479,872	0	479,872
2004	363,695	0	123,744	487,439	487,439	0	487,439
2003	363,695	0	82,496	446,191	446,191	0	446,191

2002	363,695	0	82,496	446,191	446,191	0	446,191
2001	363,695	0	82,496	446,191	446,191	0	446,191
2000	363,695	0	82,496	446,191	446,191	0	446,191
1999	363,695	0	82,496	446,191	446,191	0	446,191
1998	224,335	0	82,496	306,831	306,831	0	306,831
1997	224,335	0	82,496	306,831	306,831	0	306,831
1996	208,190	0	82,496	290,686	290,686	0	290,686
1995	185,570	0	82,496	268,066	268,066	0	268,066
1994	185,570	0	82,496	268,066	268,066	0	268,066
1993	201,815	0	82,496	284,311	284,311	0	284,311
1992	201,815	0	82,496	284,311	284,311	0	284,311
1991	201,815	0	82,496	284,311	284,311	0	284,311
1990	259,949	0	36,000	295,949	295,949	0	295,949
1989	0	0	29,700	29,700	29,700	0	29,700
1988	0	0	27,000	27,000	27,000	0	27,000
1987	0	0	27,000	27,000	27,000	0	27,000
1986	0	0	24,750	24,750	24,750	0	24,750
1985	0	0	24,300	24,300	24,300	0	24,300
1984	0	0	24,300	24,300	24,300	0	24,300
1983	0	0	24,300	24,300	24,300	0	24,300
1982	0	0	16,774	16,774	16,774	0	16,774

### 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
4/1/1995	1354 / 0421	385,000	WD	M
8/1/1989	1102 / 331	98,000	WD	M

This page has been visited 421,608 times.

Monroe County Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176

✓ BOARD OF TRUSTEES OF THE INTNL  
3900 COMMONWEALTH BLVD MAIL STA 115

✓ IMP TRUST FUND OF THE ST OF FL  
TALLAHASSEE FL 32399-3000

✓ PROSSER JOHN  
74 PELICAN LN  
BIG PINE KEY FL 33043

✓ TRILSCH PETER  
27392 ANTIGUA LN  
RAMROD KEY FL 33042

✓ COOPER DAVID AND MICHELLE  
75 LOBSTERTAIL RD  
BIG PINE KEY FL 33043

✓ GUTIERREZ IVIS R  
32 LOBSTERTAIL RD  
BIG PINE KEY FL 33043-3307

✓ EISENSCHENK BRUCE AND EDITH  
30086 ANGELFISH RD  
BIG PINE KEY FL 33043

✓ DAUGHERTY SEAN D  
67 PELICAN LN  
BIG PINE KEY FL 33043-3318

✓ BRADY WILLIAM T AND LORRAINE  
17105 SW 78 CT  
PALMETTO BAY FL 33157-4754

AGOSTINO PATRICIA A  
6932 ALPERT DR  
ORLANDO FL 32810-3604

MACDOUGALL DONNA  
29859 OVERSEAS HWY LOT 13  
BIG PINE KEY FL 33043-3379

✓ SANDERS LEE  
PO BOX 430909  
BIG PINE KEY FL 33043-0909

✓ LAVAN ATHENA GIORDANO  
609 E SHERIDAN ST  
DANIA FL 33004-5813

✓ COMPLETE CREDIT SYSTEMS  
20 DRIFTWOOD DR  
KEY WEST FL 33040-6233

✓ SEACAMP ASSOC INC  
1300 BIG PINE AVE  
BIG PINE KEY FL 33043

✓ ARTHUR ROLAND G AND ELAINE L  
192 COUNTRY CLUB DR  
LUMERTON NJ 08048

✓ ALLEN JOHN A AND CAROL W  
52 LOBSTERTAIL RD  
BIG PINE KEY FL 33043

✓ PEREZ PEDRO M  
57 PELICAN LN  
BIG PINE KEY FL 33043-3318

✓ RICHARDS SUSAN L  
55 LOBSTERTAIL RD  
BIG PINE KEY FL 33043-3312

✓ BREEZY PINES LLC  
160 SCARLET BLVD  
OLDSMAR FL 34677-3002

✓ MEYERS HENRY AND CHARLENE  
13 BENDER DR  
SALEM NJ 08079-9645

✓ GOLDEN CHRIS D AND SHERI L  
PO BOX 430549  
BIG PINE KEY FL 33043-0549

✓ BRESKMAN SARAH  
44 PELICAN LN  
BIG PINE KEY FL 33043

✓ MEYER JEFFREY  
29842 OVERSEAS HWY  
BIG PINE KEY FL 33043-3313

✓ PELINSKY ERIC J AND TRACY  
520 ATTERSEA DR SW  
LAWRENCEVILLE GA 30044

✓ SARGENT FRANCENA A  
62 LOBSTERTAIL RD  
BIG PINE KEY FL 33043-3307

✓ MONROE COUNTY BOCC  
500 WHITEHEAD ST  
KEY WEST FL 33040 *email*

✓ TORRES RAYNALD  
PO BO 430947  
BIG PINE KEY FL 33043-0947

✓ BIG PINE GAS AND FOOD  
1502 CORUNA AVE  
CORAL GABLES FL 33156-6318

✓ CRAIN MARK E AND KATHERINE M  
PO BOX 431828  
BIG PINE KEY FL 33043-1828

✓ ANDERTON DARWIN AND MICHELLE  
157 SPRING VALLEY RD  
NASHVILLE TN 37214-2833

✓ HANSEN ALLEN LEROY  
526B2 SHADY PINE WAY  
GREEN ACRES FL 33415-8999

✓ STAPLETON THOMAS A AND MARIA  
4545 DIEHL CT  
WOODBIDGE VA 22193

✓ KNICKERBOCKER ELIZABETH E  
6007 WISS DR  
LAUREL MD 20707-2654

✓ KNOX TIMOTHY AND DOROTHY S  
29859 OVERSEAS HWY LOT 6B  
BIG PINE KEY FL 33043-3378

✓ SECURITY SEARCH OF FLORIDA  
INC  
138 SIMONTON ST  
KEY WEST FL 33040-6627

✓ KOSEBA THEODORE R  
29859 OVERSEAS HWY OFC BOX 40  
BIG PINE KEY FL 33043-3380

✓ LAROUCHE DAVID E AND  
CHRISTINE A  
493 HILLWOOD  
WHITE LAKE MI 48383-2957

✓ NUCKOLLS PHILLIP D  
120 HOOT OWL LN  
EATONTON GA 31024-5947

✓ HIGGINS EDWARD AND NANCY  
PO BOX 68  
STILLWATER ME 04489-0068

✓ LHEUREUX DAVID  
29859 OVERSEAS HWY LOT 17  
BIG PINE KEY FL 33043-3381

✓ UPSHAW GRACE  
1300 BIG PINE AVE  
BIG PINE KEY FL 33043-3336

✓ BAILEY MARILAYNE M  
PO BOX 43  
KEEWATIN MN 55753-0043

✓ MONROE COUNTY  
COMPREHENSIVE LAND PLAN  
AUTHORITY  
1200 TRUMAN AVE STE 207  
KEY WEST FL 33040-7270

✓ HIGGINS LINTON RANDALL  
41 DEER CREEK RD APT G102  
DEERFIELD BEACH FL 33442-8483

✓ DE LA ARENA ALEJANDRO  
23932 SW 107 PL  
HOMESTEAD FL 33032-6168

✓ WALLER JOHN S AND SUZANNE A  
511 DOROTHY DR  
GOODLETTSVILLE TN 37072-3414

✓ ENGEL DONALD  
BOX 211  
BARNSTABLE MA 02630

✓ COTE JACQUES  
113 RUE BOIS ST  
SEPT ISLES QUI G4R 2K7 CANADA

✓ BROWNHILL PHILANA Z  
944 LOUISIANA AVE  
SEBASTIAN FL 32958-4191

✓ CRISTY LINDA AND MICHAEL SR  
1304 LOCUST AVE  
FAIRMONT WV 26554-1436

✓ CONLIN JAMES J  
6 WATERSIDE LN  
HARBESON DE 19951

✓ GRAVITTER SURVIVORS TRUST  
8410 S 20TH ST  
OAK CREEK WI 53154-2727

✓ SULLIVAN TATIANA  
PO BOX 430476  
BIG PINE KEY FL 33043-0476

✓ PIZANOWSKI WALTER  
27 AVERY ST  
MYSTIC CT 06355-2927

✓ OVERBECK HAROLD AND KATHRYN  
PO BO 431346  
BIG PINE KEY FL 33043-1346

✓ JANSEN MICHAEL E  
9 HILTON HAVEN RD  
KEY WEST FL 33040

✓ BENNAN DONALD M AND MARY  
ELLEN  
145 DALE STREET  
N WALTHAM MA 02451

✓ YOUNG KEITH  
PO BOX 442  
WINTER HARBOR ME 04693-0442

✓ PERINA ANNE  
2320 HARRIS AVE  
KEY WEST FL 33040-3849

✓ WESTPHAL DARYL B AND SHARON  
5886 NORTH 400 WEST  
MICHIGAN CITY IN 46360

✓ BOBAR LOREN  
343 POST OFFICE HL  
GRANVILLE VT 05747-9650

✓ BREEZY PINES RV ESTATES  
CONDOMINIUM ASSN  
29859 OVERSEAS HWY  
BIG PINE KEY FL 33043

✓ ZDRAVKOVIC MARGO G  
PO BOX 430229  
BIG PINE KEY FL 33043-0229

✓ TAFT PRISCILLA K  
18245 E ARCHER ST  
CATOOSA OK 74015-2830

✓ NUTWELL CHARLES W  
11625 SW 88 AVE  
MIAMI FL 33176

✓ HANNA LAWRENCE C AND BETTY V  
7611 OLIVER ST  
WHITMORE LAKE MI 48189-9588

~~MACDONGALL DONNA M  
29859 OVERSEAS HWY LOT 13  
BIG PINE KEY FL 33043-3379~~

✓ JEFFERSON CINDY  
1300 15 CT  
KEY WEST FL 33040-4149

✓ MOFFAT STEVE AND DEBRA  
206 ROLLING RD  
BROOMALL PA 19008

✓ LOZANO GRACIELA  
2011 FLAGLER AVE  
KEY WEST FL 33040-3732

✓ BEBB INVESTMENTS  
1034 E MAIN ST  
LAKELAND FL 33801-5131

✓ KAFKA JOHN F AND JANE A  
29859 OVERSEAS HWY PMB 2  
BIG PINE KEY FL 33043-3378

✓ VELEY DEFOREST  
PO BOX 431338  
BIG PINE KEY FL 33043-1338

✓ BLASI JOSEPH N AND DONNA M  
222 ARBORDALE CT  
CARY NC 27518-3003

~~HIGGINS EDWARD M AND NANCY J  
PO BOX 68  
STILLWATER ME 04489-0068~~

✓ MACCARTHY STEVEN  
PO BOX 431965  
BIG PINE KEY FL 33043-1965

✓ MCGLATHERY DAVID H AND  
ANDELINA B  
29859 OVERSEAS HWY  
BIG PINE KEY FL 33043

✓ BROWN JERRY  
2801 S PARK AVE  
HERRIN IL 62948-3700

✓ DEVEREUX PAMELA  
29859 OVERSEAS HWY LOT 33  
BIG PINE KEY FL 33043-3383

✓ PIPOCK GARY AND SANDRA  
29859 OVERSEAS HWY BOX 9  
BIG PINE KEY FL 33043-3376

✓ WELCH RONALD E AND SHARON K  
763 APPLEWOOD DR  
EDWARDS MO 65326-2419

✓ FOWLER HARRY AND JACKQUILINE  
24262 CANAL DR  
MILLSBORO DE 19966-4426

✓ DELADRIER RICHARD ANDRE  
4087 SELBY LN  
CHINCOTEAGUE VA 23336-1737

✓ BACH MELISSA L AND FREDERICK  
16 ELYSIAN AVE  
NYACK NY 10960-4305

~~YOUNG KEITH H  
PO BOX 442  
WINTER HARBOR ME 04693~~

✓ RIENTS JAMES E AND RUTH E  
119 EUCLID  
EAST PEORIA IL 61611

✓ HIGGINS LINTON RANDALL  
29859 OVERSEAS HWY LOT 4B  
BIG PINE KEY FL 33043-3378

POTTER STUART P  
325 MAPLE ST  
ENDICOTT NY 13760

✓ MCCOY CHERYL  
7106 HANCOCK AVE  
RUSSELLS POINT OH 43348-9524

✓ HIGGINS LINTON RANDALL  
6837 NW 28TH ST  
SUNRISE FL 33313

~~TRILSCH PETER  
27362 ANTIGUA LN  
RAMROD KEY FL 33042~~

~~TRILSCH PETER  
27362 ANTIGUA LN  
RAMROD KEY FL 33042~~

~~COMPLETE CREDIT SYSTEMS  
20 DRIFTWOOD DR  
KEY WEST FL 33040-6233~~

~~MONROE COUNTY BOCC  
500 WHITE HEAD ST  
KEY WEST FL 33040~~

~~BREEZY PINES LLC  
160 SCARLET BLVD  
OLDSMAR FL 34677-3002~~

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160 SCARLET BLVD  
OLDSMAR FL 34677-3002~~

~~BREEZY PINES LLC  
160 SCARLET BLVD  
OLDSMAR FL 34677-3002~~

✓ HANSEN KEITH AND SHERRI  
PO BOX 420028  
SUMMERLAND KEY FL 33042-0028

✓ BENYO PEGGY L  
PO BOX 430894  
BIG PINE KEY FL 33043-0894

✓ MOODY WALTER  
777 ROEBLING RD  
BLOOMINGDALE GA 31302-4825

✓ LENNOX JEAN A  
PO BOX 330725  
MURFREESBORO TN37133-0725

# Monroe County Property Appraiser - Radius Report

AK: 1140554	Parcel ID: 00111840-000000	Physical Location	VACANT LAND	BIG PINE KEY
Legal Description: 27 66 29 BIG PINE KEY PT SE1/4 OF NE1/4 G54-40-41 G62-526/527 OR514-690 OR489-215D/C OR727-620D				
Owners Name: BOARD OF TRUSTEES OF THE INTNL IMP TRUST FUND OF THE ST OF FL				
Address: 3900 COMMONWEALTH BLVD MAIL STA 115 TALLAHASSEE FL 32399-3000				
AK: 8673817	Parcel ID: 00246131-000000	Physical Location	BIG PINE	BIG PINE KEY
Legal Description: CANALS AND PLUGS WITHIN CAHILL PINES AND PALMS -94 BIG PINE KEY (13.68AC) PROB8-105ESTATE (				
Owners Name: SANDERS LEE				
Address: PO BOX 430909 BIG PINE KEY FL 33043-0909				
AK: 1311847	Parcel ID: 00243960-000000	Physical Location	29872 OVERSEAS	BIG PINE KEY
Legal Description: CAHILL PINES & PALMS PB3-94 BIG PINE KEY LOTS 2 3 & E1/2 4 BLK 1 OR466-552/54 OR567-889 OR742-14:				
Owners Name: GOLDEN CHRISTOPHER D AND SHERI L				
Address: PO BOX 430549 BIG PINE KEY FL 33043-0549				
AK: 1313289	Parcel ID: 00245380-000000	Physical Location	74 PELICAN LN	BIG PINE KEY
Legal Description: BK 7 LT 33 CAHILL PINES & PALMS BIG PINE KEY PB3-9 4 OR466-552-554 OR569-889 OR742-143 OR918-393				
Owners Name: PROSSER JOHN				
Address: 74 PELICAN LN BIG PINE KEY FL 33043				
AK: 1313327	Parcel ID: 00245420-000000	Physical Location	34 PELICAN LN	BIG PINE KEY
Legal Description: BK 7 LT 37 CAHILL PINES AND PALMS PB3-94 BIG PINE KEY OR466-552/54 OR569-889 OR742-143 OR917-42				
Owners Name: LAVAN ATHENA GIORDANO				
Address: 609 E SHERIDAN ST APT 406 DANIA FL 33004-5813				
AK: 1313319	Parcel ID: 00245410-000000	Physical Location	44 PELICAN LN	BIG PINE KEY
Legal Description: BK 7 LT 36 CAHILL PINES & PALMS PB3-94 BIG PINE KE Y OR466-552-554 OR569-889 OR742-143 OR917-422				
Owners Name: BRESKMAN SARAH				
Address: 44 PELICAN LANE BIG PINE KEY FL 33043				
AK: 1311910	Parcel ID: 00244020-000000	Physical Location	VACANT LAND	BIG PINE KEY
Legal Description: BK 2 LT 2 CAHILL PINES AND PALMS BIG PINE KEY PB3- 94 OR487-324 OR790-753 OR1323-2260 OR1782-218				
Owners Name: TRILSCH PETER				
Address: 27362 ANTIGUA LN RAMROD KEY FL 33042				
AK: 1311901	Parcel ID: 00244010-000000	Physical Location	VACANT LAND	BIG PINE KEY
Legal Description: BK 2 LT 1 CAHILL PINES AND PALMS BIG PINE KEY PB3- 94 OR487-320 OR790-753 OR1323-2260 OR1782-218				
Owners Name: TRILSCH PETER				
Address: 27362 ANTIGUA LN RAMROD KEY FL 33042				
AK: 1312584	Parcel ID: 00244680-000000	Physical Location	35 LOBSTERTAIL RI	BIG PINE KEY
Legal Description: BK 6 LT 1 CAHILL PINES AND PALMS BIG PINE KEY PB3- 94 OR446-552/54 OR568-38 OR568-758 OR633-186Q				
Owners Name: COMPLETE CREDIT SYSTEMS LLC				
Address: 20 DRIFTWOOD DR KEY WEST FL 33040-6233				
AK: 1311898	Parcel ID: 00244000-000000	Physical Location	OVERSEAS HWY	BIG PINE KEY
Legal Description: BK 1 W 1/2 LT 4 AND ALL LTS 5-6 CAHILL PINES & PAL MS PB3-94 BIG PINE KEY OR466-552/54 OR568-38				
Owners Name: MEYER JEFFREY B R/S				
Address: 29842 OVERSEAS HWY BIG PINE KEY FL 33043-3313				
AK: 1311928	Parcel ID: 00244030-000000	Physical Location	VACANT LAND	BIG PINE KEY
Legal Description: BK 2 LT 3 CAHILL PINES AND PALMS BIG PINE KEY PB3- 94 OR487-320 OR790-753 OR1323-2260 OR1782-218				
Owners Name: TRILSCH PETER				
Address: 27362 ANTIGUA LN RAMROD KEY FL 33042				

AK: 1312622	Parcel ID: 00244720-000000	Physical Location	75 LOBSTERTAIL RI	BIG PINE KEY
Legal Description: BK 6 LT 5 CAHILL PINES AND PALMS BIG PINE KEY PB3- 94 OR466-552/54 OR568-38 OR568-758 OR63-186 OF				
Owners Name: COOPER DAVID AND MICHELE REV LIV TRUST 2/22/2005				
Address: 75 LOBSTERTAIL RD		BIG PINE KEY	FL	33043-3312
AK: 1312592	Parcel ID: 00244690-000000	Physical Location	45 LOBSTERTAIL RI	BIG PINE KEY
Legal Description: BK 6 LT 2 CAHILL PINES AND PALMS BIG PINE KEY PB3- 94 OR466-552/54 OR568-38 OR633-186Q OR771-380				
Owners Name: COMPLETE CREDIT SYSTEMS LLC				
Address: 20 DRIFTWOOD DR		KEY WEST	FL	33040-6233
AK: 1311839	Parcel ID: 00243950-000000	Physical Location	VACANT LAND	BIG PINE KEY
Legal Description: BK 1 LT 1 CAHILL PINES & PALMS BIG PINE KEY PB3-94 OR358-93-95 OR1244-565/66(CW)				
Owners Name: SEACAMP ASSOCIATION INC				
Address: 1300 BIG PINE AVE		BIG PINE KEY	FL	33043
AK: 1313297	Parcel ID: 00245390-000000	Physical Location	64 PELICAN LN	BIG PINE KEY
Legal Description: BK 7 LT 34 CAHILL PINES AND PALMS PB3-94 BIG PINE KEY OR466-552/54 OR569-889 OR742-143 OR857-9				
Owners Name: PELINSKY ERIC J AND TRACY				
Address: 520 ATTERSEA DR SW		LAWRENCEVILLE	GA	30044
AK: 1312959	Parcel ID: 00245050-000000	Physical Location	32 LOBSTERTAIL RI	BIG PINE KEY
Legal Description: BK 6 LT 38 CAHILL PINES AND PALMS BIG PINE KEY PB3 -94 OR487-320 OR812-1012 OR913-2031 OR918-2072				
Owners Name: GUTIERREZ IVIS R				
Address: 32 LOBSTERTAIL RD		BIG PINE KEY	FL	33043-3307
AK: 1312614	Parcel ID: 00244710-000000	Physical Location	VACANT LAND	BIG PINE KEY
Legal Description: BK 6 LT 4 CAHILL PINES & PALMS BIG PINE KEY PB3-94 OR466-552/554 OR568-38 OR633-186Q/C OR845-116				
Owners Name: ARTHUR ROLAND G AND ELAINE L				
Address: 192 COUNTRY CLUB DR		LUMERTON	NJ	08048
AK: 1312924	Parcel ID: 00245020-000000	Physical Location	62 LOBSTERTAIL RI	BIG PINE KEY
Legal Description: BK 6 N 1/2 LOT 34 AND ALL LOT 35 CAHILL PINES & PALMS PB3-94 BIG PINE KEY OR487-320 OR716-293				
Owners Name: SARGENT FRANCENA A				
Address: 62 LOBSTERTAIL RD		BIG PINE KEY	FL	33043-3307
AK: 1313301	Parcel ID: 00245400-000000	Physical Location	54 PELICAN LN	BIG PINE KEY
Legal Description: BK 7 LT 35 CAHILL PINES & PALMS BIG PINE KEY PB3-9 4OR466-552/554 OR569-889 OR742-143 OR857-909 C				
Owners Name: EISENSCHENK BRUCE P AND EDITH I				
Address: 30086 ANGELFISH RD		BIG PINE KEY	FL	33043
AK: 1312932	Parcel ID: 00245030-000000	Physical Location	52 LOBSTERTAIL RI	BIG PINE KEY
Legal Description: BK 6 LT 36 CAHILL PINES & PALMS BIG PINE KEY PB3-9 4 OR487-420 OR812-1012Q/C OR908-995 OR1028-41				
Owners Name: ALLEN JOHN A AND CAROL W				
Address: 52 LOBSTERTAIL RD		BIG PINE KEY	FL	33043
AK: 8762836	Parcel ID: 00111880-000030	Physical Location	VACANT LAND	BIG PINE KEY
Legal Description: 27 66 29 BIG PINE KEY PT SE1/2 OF NE1/4 OR1081-671 /702 OR1084-808/810 OR1501-1782/84(JMH) OR1566				
Owners Name: MONROE COUNTY BOARD OF COUNTY COMMISSIONERS				
Address: 500 WHITEHEAD STREET		KEY WEST	FL	33040
AK: 1140848	Parcel ID: 00111940-000000	Physical Location	VACANT LAND	BIG PINE KEY
Legal Description: 27 66 29 BIG PINE KEY PT SE1/4 OF NE1/4 OR20-470/4 71 OR813-1166 OR870-407 OR1089-72/74(JMH) OR1				
Owners Name: MONROE COUNTY BOARD OF COUNTY COMMISSIONERS				
Address: 500 WHITEHEAD STREET		KEY WEST	FL	33040
AK: 1312967	Parcel ID: 00245060-000000	Physical Location	57 PELICAN LN	BIG PINE KEY
Legal Description: BK 7 LOTS 1 & 2 CAHILL PINES & PALMS PB3-94 BIG PINE KEY NE KEY OR466-552/54 OR568-38 OR568-758 OR63				
Owners Name: PEREZ PEDRO M				
Address: 57 PELICAN LN		BIG PINE KEY	FL	33043-3318

AK: 1312983	Parcel ID: 00245080-000000	Physical Location	67 PELICAN LN	BIG PINE KEY
Legal Description: BK 7 LT 3 CAHILL PINES AND PALMS BIG PINE KEY PB3- 94 OR466-552/54 OR568-38 OR568-758 OR633-186 O				
Owners Name: DAUGHERTY SEAN D				
Address: 67 PELICAN LN		BIG PINE KEY	FL	33043-3318
AK: 1313602	Parcel ID: 00245700-000000	Physical Location	66 NEWFOUND	BIG PINE KEY
Legal Description: BK 8 LT 28 CAHILL PINES & PALMS BIG PINE KEY PB3-9 4 OR466-552/554 OR569-889 OR742-143 OR1010-14				
Owners Name: TORRES RAYNALD				
Address: PO BOX 430947		BIG PINE KEY	FL	33043-0947
AK: 1312941	Parcel ID: 00245040-000000	Physical Location	VACANT LAND	BIG PINE KEY
Legal Description: BK 6 LT 37 CAHILL PINES & PALMS BIG PINE KEY PB3-9 4 OR487-320 OR812-1012Q/C OR917-646 OR917-647				
Owners Name: BRADY WILLIAM THOMAS AND LORRAINE				
Address: 17105 SW 78TH CT		PALMETTO BAY	FL	33157-4754
AK: 1312606	Parcel ID: 00244700-000000	Physical Location	55 LOBSTERTAIL RI	BIG PINE KEY
Legal Description: BK 6 LT 3 CAHILL PINES AND PALMS BIG PINE KEY PB3- 94 OR466-552/54 OR568-38 OR568-758 OR633-186 O				
Owners Name: RICHARDS SUSAN L				
Address: 55 LOBSTERTAIL RD		BIG PINE KEY	FL	33043-3312
AK: 8850433	Parcel ID: 00246132-000100	Physical Location	29900 OVERSEAS	BIG PINE KEY
Legal Description: CAHILL PINES & PALMS PB3-94 BIG PINE KEY PT TRACT A & PT SE 1/4 OF NE1/4 27-66-29 G62-526/527 OR91				
Owners Name: BIG PINE GAS AND FOOD INC				
Address: 1502 CORUNA AVE		CORAL GABLES	FL	33156-6318
AK: 1312991	Parcel ID: 00245090-000000	Physical Location	VACANT LAND	BIG PINE KEY
Legal Description: BK 7 LT 4 CAHILL PINES & PALMS BIG PINE KEY PB3-94 OR466-552-554 OR568-38 OR568-758 OR633-186-Q/				
Owners Name: AGOSTINO PATRICIA A				
Address: 6932 ALPERT DR		ORLANDO	FL	32810-3604
AK: 9088507	Parcel ID: 00111882-000500	Physical Location	29859 OVERSEAS LOT 5	BIG PINE KEY
Legal Description: LOT 5 BREEZY PINES RV ESTATES CONDOMINIUM 537/1627DEC				
Owners Name: BREEZY PINES LLC				
Address: 160 SCARLET BLVD		OLDSMAR	FL	34677-3002
AK: 9088575	Parcel ID: 00111882-007000	Physical Location	29859 OVERSEAS LOT A-10	BIG PINE KEY
Legal Description: LOT A-10 BREEZY PINES RV ESTATES CONDOMINIUM OR2 292-1537/1627DEC OR2309-2422				
Owners Name: CRAIN MARK E AND KATHERINE M				
Address: P O BOX 431828		BIG PINE KEY	FL	33043-1828
AK: 9088530	Parcel ID: 00111882-002800	Physical Location	29859 OVERSEAS LOT 28	BIG PINE KEY
Legal Description: LOT 28 BREEZY PINES RV ESTATES CONDOMINIUM 1537/1627DEC				
Owners Name: BREEZY PINES LLC				
Address: 160 SCARLET BLVD		OLDSMAR	FL	34677-3002
AK: 9088599	Parcel ID: 00111882-009300	Physical Location	29859 OVERSEAS LOT B-13	BIG PINE KEY
Legal Description: LOT B-13 BREEZY PINES RV ESTATES CONDOMINIUM OR2 292-1537/1627DEC OR2337-2147				
Owners Name: MACDOUGALL DONNA				
Address: 29859 OVERSEAS HWY LOT 13		BIG PINE KEY	FL	33043-3379
AK: 9088561	Parcel ID: 00111882-005700	Physical Location	29859 OVERSEAS LOT 57	BIG PINE KEY
Legal Description: LT 57 BREEZY PINES RV ESTATES CONDOMINIUM 537/1627DEC OR2461-1504 OR2467-1816 OR2525-71				
Owners Name: MEYERS HENRY A AND CHARLENE A				
Address: 13 BENDER DR		SALEM	NJ	08079-9645
AK: 9088597	Parcel ID: 00111882-009100	Physical Location	29859 OVERSEAS LOT B-11	BIG PINE KEY
Legal Description: LT B-11 BREEZY PINES RV ESTATES CONDOMINIUM -1537/1627DEC OR2479-2340				
Owners Name: ANDERTON DARWIN L AND MICHELLE A				
Address: 157 SPRING VALLEY RD		NASHVILLE	TN	37214-2833

AK: 9088558	Parcel ID: 00111882-005400	Physical Location	29859 OVERSEAS	LOT 54	BIG PINE KEY
Legal Description:		LOT 54 BREEZY PINES RV ESTATES CONDOMINIUM 1537/1627DEC OR2460-2193			
Owners Name: BOBAR LOREN					
Address: 343 POST OFFICE HL		GRANVILLE	VT	05747-9650	
AK: 9088603	Parcel ID: 00111882-009700	Physical Location	29859 OVERSEAS	LOT B-17	BIG PINE KEY
Legal Description:		LOT B-17 BREEZY PINES RV ESTATES CONDOMINIUM 2-1537/1627DEC OR2479-2341			
Owners Name: ANDERTON DARWIN L AND MICHELLE A					
Address: 157 SPRING VALLEY RD		NASHVILLE	TN	37214-2833	
AK: 9088516	Parcel ID: 00111882-001400	Physical Location	29859 OVERSEAS	LOT 14	BIG PINE KEY
Legal Description:		LOT 14 BREEZY PINES RV ESTATES CONDOMINIUM 1537/1627DEC OR2495-1273			
Owners Name: BREEZY PINES RV ESTATES CONDOMINIUM ASSN					
Address: 29859 OVERSEAS HWY		BIG PINE KEY	FL	33043	
AK: 9088515	Parcel ID: 00111882-001300	Physical Location	29859 OVERSEAS	LOT 13	BIG PINE KEY
Legal Description:		LT 13 BREEZY PINES RV ESTATES CONDOMINIUM 537/1627DEC OR2584-406			
Owners Name: ZDRAVKOVIC MARGO G					
Address: PO BOX 430229		BIG PINE KEY	FL	33043-0229	
AK: 9088509	Parcel ID: 00111882-000700	Physical Location	29859 OVERSEAS	LOT 7	BIG PINE KEY
Legal Description:		LOT 7 BREEZY PINES RV ESTATES CONDOMINIUM 537/1627DEC			
Owners Name: BREEZY PINES LLC					
Address: 160 SCARLET BLVD		OLDSMAR	FL	34677-3002	
AK: 9088567	Parcel ID: 00111882-006300	Physical Location	29859 OVERSEAS	LOT A-3	BIG PINE KEY
Legal Description:		LOT A-3 BREEZY PINES RV ESTATES CONDOMINIUM -1537/1627DEC OR2347-784			
Owners Name: TAFT PRISCILLA K					
Address: 18245 E ARCHER ST		CATOOSA	OK	74015-2830	
AK: 9088524	Parcel ID: 00111882-002200	Physical Location	29859 OVERSEAS	LOT 22	BIG PINE KEY
Legal Description:		LOT 22 BREEZY PINES RV ESTATES CONDOMINIUM 1537/1627DEC OR2334-4748			
Owners Name: NUTWELL CHARLES W					
Address: 11625 SW 88 AVE		MIAMI	FL	33176	
AK: 9088553	Parcel ID: 00111882-005000	Physical Location	29859 OVERSEAS	LOT 50	BIG PINE KEY
Legal Description:		LT 50 BREEZY PINES RV ESTATES CONDOMINIUM 537/1627DEC OR2404-1340/42 OR2548-1469D/C OR:			
Owners Name: HANNA LAURENCE C AND BETTY V REV LIV TR 12/21/1999					
Address: 7611 OLIVER ST		WHITMORE LAKE	MI	48189-9588	
AK: 9088570	Parcel ID: 00111882-006600	Physical Location	29859 OVERSEAS	LOT A-6	BIG PINE KEY
Legal Description:		LOT A-6 BREEZY PINES RV ESTATES CONDOMINIUM OR22 92-1537/1627DEC OR2401-1266/67			
Owners Name: MACDOUGALL DONNA M					
Address: 29859 OVERSEAS HWY LOT 13		BIG PINE KEY	FL	33043-3379	
AK: 9088577	Parcel ID: 00111882-007200	Physical Location	29859 OVERSEAS	LOT A-12	BIG PINE KEY
Legal Description:		LOT A-12 BREEZY PINES RV ESTATES CONDOMINIUM OR2 292-1537/1627DEC OR2325-1896/97			
Owners Name: JEFFERSON CINDY					
Address: 1300 15TH CT		LOT 33	KEY WEST	FL	33040-4149
AK: 9088551	Parcel ID: 00111882-004800	Physical Location	29859 OVERSEAS	LOT 48	BIG PINE KEY
Legal Description:		LOT 48 BREEZY PINES RV ESTATES CONDOMINIUM 2-1537/1627DEC OR2358-1541			
Owners Name: MOFFAT STEVE AND DEBRA					
Address: 206 ROLLING RD		BROOMALL	PA	19008	
AK: 9088512	Parcel ID: 00111882-001000	Physical Location	29859 OVERSEAS	LOT 10	BIG PINE KEY
Legal Description:		LOT 10 BREEZY PINES RV ESTATES CONDOMINIUM 1537/1627DEC OR2715-366			
Owners Name: LOZANO GRACIELA					
Address: 2011 FLAGLER AVE		KEY WEST	FL	33040-3732	

AK: 9088522	Parcel ID: 00111882-002000	Physical Location	29859 OVERSEAS	LOT 20	BIG PINE KEY
Legal Description: LT 20 BREEZY PINES RV ESTATES CONDOMINIUM 62/63					
Owners Name: BEBB INVESTMENTS INC					
Address: 1034 E MAIN ST		LAKELAND	FL	33801-5131	
AK: 9088528	Parcel ID: 00111882-002600	Physical Location	29859 OVERSEAS	LOT 26	BIG PINE KEY
Legal Description: LOT 26 BREEZY PINES RV ESTATES CONDOMINIUM 1537/1627DEC					
Owners Name: BREEZY PINES LLC					
Address: 160 SCARLET BLVD		OLDSMAR	FL	34677-3002	
AK: 9088505	Parcel ID: 00111882-000300	Physical Location	29859 OVERSEAS	LOT 3	BIG PINE KEY
Legal Description: LOT 3 BREEZY PINES RV ESTATES CONDOMINIUM 537/1627DEC					
Owners Name: BREEZY PINES LLC					
Address: 160 SCARLET BLVD		OLDSMAR	FL	34677-3002	
AK: 9088584	Parcel ID: 00111882-007900	Physical Location	29859 OVERSEAS	LOT A-19	BIG PINE KEY
Legal Description: LOT A-19 BREEZY PINES RV ESTATES CONDOMINIUM 2-1537/1627DEC					
Owners Name: BREEZY PINES LLC					
Address: 160 SCARLET BLVD		OLDSMAR	FL	34677-3002	
AK: 9088537	Parcel ID: 00111882-003500	Physical Location	29859 OVERSEAS	LOT 35	BIG PINE KEY
Legal Description: LOT 35 BREEZY PINES RV ESTATES CONDOMINIUM 2-1537/1627DEC OR2360-328/29					
Owners Name: KAFKA JOHN F AND JANE A					
Address: 29859 OVERSEAS HWY PMB 2		BIG PINE KEY	FL	33043-3378	
AK: 9088523	Parcel ID: 00111882-002100	Physical Location	29859 OVERSEAS	LOT 21	BIG PINE KEY
Legal Description: LT 21 BREEZY PINES RV ESTATES CONDOMINIUM 08 OR2691-256 OR2711-762/63					
Owners Name: BEBB INVESTMENTS INC					
Address: 1034 E MAIN ST		LAKELAND	FL	33801-5131	
AK: 9088583	Parcel ID: 00111882-007800	Physical Location	29859 OVERSEAS	LOT A-18	BIG PINE KEY
Legal Description: LOT A-18 BREEZY PINES RV ESTATES CONDOMINIUM 2-1537/1627DEC OR2329-1905 OR2332-161C					
Owners Name: VELEY DEFOREST					
Address: PO BOX 431338		BIG PINE KEY	FL	33043-1338	
AK: 9088598	Parcel ID: 00111882-009200	Physical Location	29859 OVERSEAS	LOT B-12	BIG PINE KEY
Legal Description: LOT B-12 BREEZY PINES RV ESTATES CONDOMINIUM 2-1537/1627DEC OR2350-1963 OR2616-713					
Owners Name: BLÁSI JÓSEPH N AND DONNA M					
Address: 222 ARBORDALE CT		CARY	NC	27518-3003	
AK: 9088576	Parcel ID: 00111882-007100	Physical Location	29859 OVERSEAS	LOT A-11	BIG PINE KEY
Legal Description: LOT A-11 BREEZY PINES RV ESTATES CONDOMINIUM 2-1537/1627DEC OR2548-334 OR2552-1347C					
Owners Name: HIGGINS EDWARD M AND NANCY J					
Address: PO BOX 68		STILLWATER	ME	04489-0068	
AK: 9088580	Parcel ID: 00111882-007500	Physical Location	29859 OVERSEAS	LOT A-15	BIG PINE KEY
Legal Description: LOT A-15 BREEZY PINES RV ESTATES CONDOMINIUM 2-1537/1627DEC OR2309-981					
Owners Name: MACCARTHY STEVEN					
Address: PO BOX 431965		BIG PINE KEY	FL	33043-1965	
AK: 9088585	Parcel ID: 00111882-008000	Physical Location	29859 OVERSEAS	LOT A-20	BIG PINE KEY
Legal Description: LOT A-20 BREEZY PINES RV ESTATES CONDOMINIUM 2-1537/1627DEC OR2332-2448					
Owners Name: MCGLATHERY DAVID H AND ADELINA B					
Address: 29859 OVERSEAS HWY		LOT A-20	BIG PINE KEY	FL	33043
AK: 9088588	Parcel ID: 00111882-008300	Physical Location	29859 OVERSEAS	LOT B-3	BIG PINE KEY
Legal Description: LOT B-3 BREEZY PINES RV ESTATES CONDOMINIUM OR22 92-1537/1627DEC OR2355-1389					
Owners Name: BROWN JERRY					
Address: 2801 S PARK AVE		HERRIN	IL	62948-3700	

AK: 9088542	Parcel ID: 00111882-004000	Physical Location	29859 OVERSEAS	LOT 40	BIG PINE KEY
Legal Description: LOT 40 BREEZY PINES RV ESTATES CONDOMINIUM				1537/1627DEC OR2460-2194	
Owners Name: MACDOUGALL DONNA M					
Address: 29859 OVERSEAS HWY LOT 13			BIG PINE KEY	FL	33043-3379
AK: 9088535	Parcel ID: 00111882-003300	Physical Location	29859 OVERSEAS	LOT 33	BIG PINE KEY
Legal Description: LT 33 BREEZY PINES RV ESTATES CONDOMINIUM				537/1627DEC OR2438-750R/S OR2711-2242/44	
Owners Name: DEVEREUX PAMELA					
Address: 29859 OVERSEAS HWY LOT 33			BIG PINE KEY	FL	33043-3383
AK: 9088568	Parcel ID: 00111882-006400	Physical Location	29859 OVERSEAS	LOT A-4	BIG PINE KEY
Legal Description: LOT A-4 BREEZY PINES RV ESTATES CONDOMINIUM				-1537/1627DEC OR2337-2158	
Owners Name: PIPOCK GARY AND SANDRA					
Address: 29859 OVERSEAS HWY BOX 9			BIG PINE KEY	FL	33043-3376
AK: 9088590	Parcel ID: 00111882-008500	Physical Location	29859 OVERSEAS	LOT B-5	BIG PINE KEY
Legal Description: LOT B-5 BREEZY PINES RV ESTATES CONDOMINIUM				OR22 92-1537/1627DEC OR2352-1410	
Owners Name: WELCH RONALD E AND SHARON K					
Address: 763 APPLEWOOD DR			EDWARDS	MO	65326-2419
AK: 9088539	Parcel ID: 00111882-003700	Physical Location	29859 OVERSEAS	LOT 37	BIG PINE KEY
Legal Description: LT 37 BREEZY PINES RV ESTATES CONDOMINIUM				537/1627DEC OR2365-2486 OR2507-2166/67C/T OR2	
Owners Name: FOWLER HARRY AND JACKQUILINE					
Address: 24262 CANAL DR			MILLSBORO	DE	19966-4426
AK: 9088540	Parcel ID: 00111882-003800	Physical Location	29859 OVERSEAS	LOT 38	BIG PINE KEY
Legal Description: LOT 38 BREEZY PINES RV ESTATES CONDOMINIUM				1537/1627DEC	
Owners Name: BREEZY PINES LLC					
Address: 160 SCARLET BLVD			OLDSMAR	FL	34677-3002
AK: 9088544	Parcel ID: 00111882-004100	Physical Location	29859 OVERSEAS	LOT 41	BIG PINE KEY
Legal Description: LOT 41 BREEZY PINES RV ESTATES CONDOMINIUM				1537/1627DEC	
Owners Name: BREEZY PINES LLC					
Address: 160 SCARLET BLVD			OLDSMAR	FL	34677-3002
AK: 9088552	Parcel ID: 00111882-004900	Physical Location	29859 OVERSEAS	LOT 49	BIG PINE KEY
Legal Description: LOT 49 BREEZY PINES RV ESTATES CONDOMINIUM				1537/1627DEC OR2456-1988	
Owners Name: DELADRIER RICHARD ANDRE					
Address: 4087 SELBY LN			CHINCOTEAGUE	VA	23336-1737
AK: 9088578	Parcel ID: 00111882-007300	Physical Location	29859 OVERSEAS	LOT A-13	BIG PINE KEY
Legal Description: LOT A-13 BREEZY PINES RV ESTATES CONDOMINIUM				2-1537/1627DEC OR2401-1254/55 OR2724-1512	
Owners Name: BACH MELISSA L AND FREDERICK G					
Address: 16 ELYSIAN AVE			NYACK	NY	10960-4305
AK: 9088579	Parcel ID: 00111882-007400	Physical Location	29859 OVERSEAS	LOT A-14	BIG PINE KEY
Legal Description: LOT A-14 BREEZY PINES RV ESTATES CONDOMINIUM				OR2 292-1537/1627DEC OR2352-1673	
Owners Name: YOUNG KEITH H					
Address: P O BOX 442			WINTER HARBOR	ME	04693
AK: 9088546	Parcel ID: 00111882-004300	Physical Location	29859 OVERSEAS	LOT 43	BIG PINE KEY
Legal Description: LOT 43 BREEZY PINES RV ESTATES CONDOMINIUM				2-1537/1627DEC OR2352-1417	
Owners Name: RIENTS JAMES E AND RUTH E					
Address: 119 EUCLID			EAST PEORIA	IL	61611
AK: 9088560	Parcel ID: 00111882-005600	Physical Location	29859 OVERSEAS	LOT 56	BIG PINE KEY
Legal Description: LOT 56 BREEZY PINES RV ESTATES CONDOMINIUM				1537/1627DEC OR2461-1503 OR2467-440 OR2580-17	
Owners Name: HIGGINS LINTON RANDALL					
Address: 29859 OVERSEAS HWY LOT 4B			BIG PINE KEY	FL	33043-3378

AK: 9088536	Parcel ID: 00111882-003400	Physical Location	29859 OVERSEAS	LOT 34	BIG PINE KEY
Legal Description: LOT 34 BREEZY PINES RV ESTATES CONDOMINIUM					2-1537/1627DEC OR2350-1969/70
Owners Name: BLASI JOSEPH AND DONNA M					
Address: 222 ARBORDALE COURT			CARY		NC 27511
AK: 9088574	Parcel ID: 00111882-006900	Physical Location	29859 OVERSEAS	LOT A-9	BIG PINE KEY
Legal Description: LOT A-9 BREEZY PINES RV ESTATES CONDOMINIUM					-1537/1627DEC OR2327-1941/42
Owners Name: POTTER STUART P					
Address: 325 MAPLE ST			ENDICOTT		NY 13760
AK: 9088506	Parcel ID: 00111882-000400	Physical Location	29859 OVERSEAS	LOT 4	BIG PINE KEY
Legal Description: LOT 4 BREEZY PINES RV ESTATES CONDOMINIUM					537/1627DEC
Owners Name: BREEZY PINES LLC					
Address: 160 SCARLET BLVD			OLDSMAR		FL 34677-3002
AK: 9088513	Parcel ID: 00111882-001100	Physical Location	29859 OVERSEAS	LOT 11	BIG PINE KEY
Legal Description: LT 11 BREEZY PINES RV ESTATES CONDOMINIUM					61
Owners Name: MCCOY CHÉRYL					
Address: 7106 HANCOCK AVE			RUSSELLS POINT		OH 43348-9524
AK: 9088534	Parcel ID: 00111882-003200	Physical Location	29859 OVERSEAS	LOT 32	BIG PINE KEY
Legal Description: LOT 32 BREEZY PINES RV ESTATES CONDOMINIUM					1537/1627DEC
Owners Name: BREEZY PINES LLC					
Address: 160 SCARLET BLVD			OLDSMAR		FL 34677-3002
AK: 9088555	Parcel ID: 00111882-005100	Physical Location	29859 OVERSEAS	LOT 51	BIG PINE KEY
Legal Description: LT 51 BREEZY PINES RV ESTATES CONDOMINIUM					537/1627DEC OR2460-2192 OR2548-1472D/C OR254
Owners Name: HANNA LAURENCE C AND BETTY V REV LIV TR 12/21/1999					
Address: 7611 OLIVER ST			WHITMORE LAKE		MI 48189-9588
AK: 9088589	Parcel ID: 00111882-008400	Physical Location	29859 OVERSEAS	LOT B-4	BIG PINE KEY
Legal Description: LOT B-4 BREEZY PINES RV ESTATES CONDOMINIUM					OR22 92-1537/1627DEC OR2373-2098
Owners Name: HIGGINS LINTON RANDALL					
Address: 6837 NW 28TH STREET			SUNRISE		FL 33313
AK: 9088520	Parcel ID: 00111882-001800	Physical Location	29859 OVERSEAS	LOT 18	BIG PINE KEY
Legal Description: LOT 18 BREEZY PINES RV ESTATES CONDOMINIUM					1537/1627DEC OR2722-218
Owners Name: HANSEN ALLEN LEROY					
Address: 526B2 SHADY PINE WAY			GREENACRES		FL 33415-8999
AK: 9088600	Parcel ID: 00111882-009400	Physical Location	29859 OVERSEAS	LOT B-14	BIG PINE KEY
Legal Description: LOT B-14 BREEZY PINES RV ESTATES CONDOMINIUM					OR2 292-1537/1627DEC OR2360-1658
Owners Name: STAPLETON THOMAS A AND MARIA					
Address: 4545 DIEHL CT			WOODBIDGE		VA 22193
AK: 9088527	Parcel ID: 00111882-002500	Physical Location	29859 OVERSEAS	LOT 25	BIG PINE KEY
Legal Description: LOT 25 BREEZY PINES RV ESTATES CONDOMINIUM					1537/1627DEC OR2459-2467
Owners Name: KNICKERBOCKER ELIZABETH E					
Address: 6007 WISS DR			LAUREL		MD 20707-2654
AK: 9088510	Parcel ID: 00111882-000800	Physical Location	29859 OVERSEAS	LOT 8	BIG PINE KEY
Legal Description: LOT 8 BREEZY PINES RV ESTATES CONDOMINIUM					537/1627DEC
Owners Name: BREEZY PINES LLC					
Address: 160 SCARLET BLVD			OLDSMAR		FL 34677-3002
AK: 9088592	Parcel ID: 00111882-008600	Physical Location	29859 OVERSEAS	LOT B-6	BIG PINE KEY
Legal Description: LOT B-6 BREEZY PINES RV ESTATES CONDOMINIUM					-1537/1627DEC OR2638-1494
Owners Name: KNOX TIMOTHY AND DOROTHY S					
Address: 29859 OVERSEAS HWY LOT 6B			BIG PINE KEY		FL 33043-3378

AK: 9088532	Parcel ID: 00111882-003000	Physical Location	29859 OVERSEAS	LOT 30	BIG PINE KEY
Legal Description: LOT 30 BREEZY PINES RV ESTATES CONDOMINIUM 1537/1627DEC OR2365-2495 OR2670-575/76C/T					
Owners Name: SECURITY SEARCH OF FLORIDA INC					
Address: 138 SIMONTON ST			KEY WEST	FL	33040-6627
AK: 9088514	Parcel ID: 00111882-001200	Physical Location	29859 OVERSEAS	LOT 12	BIG PINE KEY
Legal Description: LOT 12 BREEZY PINES RV ESTATES CONDOMINIUM 1537/1627DEC					
Owners Name: BREEZY PINES LLC					
Address: 160 SCARLET BLVD			OLDSMAR	FL	34677-3002
AK: 9088525	Parcel ID: 00111882-002300	Physical Location	29859 OVERSEAS	LOT 23	BIG PINE KEY
Legal Description: LOT 23 BREEZY PINES RV ESTATES CONDOMINIUM 1537/1627DEC					
Owners Name: BREEZY PINES LLC					
Address: 160 SCARLET BLVD			OLDSMAR	FL	34677-3002
AK: 9088547	Parcel ID: 00111882-004400	Physical Location	29859 OVERSEAS	LOT 44	BIG PINE KEY
Legal Description: LOT 44 BREEZY PINES RV ESTATES CONDOMINIUM 1537/1627DEC					
Owners Name: BREEZY PINES LLC					
Address: 160 SCARLET BLVD			OLDSMAR	FL	34677-3002
AK: 9088563	Parcel ID: 00111882-005900	Physical Location	29859 OVERSEAS	LOT 59	BIG PINE KEY
Legal Description: LT 59 BREEZY PINES RV ESTATES CONDOMINIUM 537/1627DEC OR2461-1501 OR2565-2340 OR2711-11					
Owners Name: KOSEBA THEODORE R					
Address: 29859 OVERSEAS HWY OFC BOX 40			BIG PINE KEY	FL	33043-3380
AK: 9088593	Parcel ID: 00111882-008700	Physical Location	29859 OVERSEAS	LOT B-7	BIG PINE KEY
Legal Description: LOT B-7 BREEZY PINES RV ESTATES CONDOMINIUM OR22 92-1537/1627DEC OR2363-1343					
Owners Name: HIGGINS LINTON RANDALL					
Address: 6837 NW 28TH ST			SUNRISE	FL	33313
AK: 1140716	Parcel ID: 00111890-000000	Physical Location	VACANT LAND		BIG PINE KEY
Legal Description: 27 66 29 BIG PINE KEY PT SE1/4 OF NE1/4 OR549-526 OR455-218/219 OR813-1380/1381 OR833-316/317T/D					
Owners Name: MONROE COUNTY BOARD OF COUNTY COMMISSIONERS					
Address: 500 WHITEHEAD STREET			KEY WEST	FL	33040
AK: 9088517	Parcel ID: 00111882-001500	Physical Location	29859 OVERSEAS	LOT 15	BIG PINE KEY
Legal Description: LT 15 BREEZY PINES RV ESTATES CONDOMINIUM 537/1627DEC OR2676-1223					
Owners Name: LAROUCHÉ DAVID E AND CHRISTINE A					
Address: 493 HILLWOOD			WHITE LAKE	MI	48383-2957
AK: 9088562	Parcel ID: 00111882-005800	Physical Location	29859 OVERSEAS	LOT 58	BIG PINE KEY
Legal Description: LT 58 BREEZY PINES RV ESTATES CONDOMINIUM 537/1627DEC OR2461-1502 OR2467-585					
Owners Name: NUCKOLLS PHILLIP D					
Address: 120 HOOT OWL LN			EATONTON	GA	31024-5947
AK: 9088594	Parcel ID: 00111882-008800	Physical Location	29859 OVERSEAS	LOT B-8	BIG PINE KEY
Legal Description: LOT B-8 BREEZY PINES RV ESTATES CONDOMINIUM -1537/1627DEC OR2357-2125 OR2441-2186/93F/J OI					
Owners Name: HIGGINS EDWARD AND NANCY					
Address: PO BOX 68			STILLWATER	ME	04489-0068
AK: 9088519	Parcel ID: 00111882-001700	Physical Location	29859 OVERSEAS	LOT 17	BIG PINE KEY
Legal Description: LT 17 BREEZY PINES RV ESTATES CONDOMINIUM 127					
Owners Name: LHEUREUX DAVID					
Address: 29859 OVERSEAS HWY LOT 17			BIG PINE KEY	FL	33043-3381
AK: 9088541	Parcel ID: 00111882-003900	Physical Location	29859 OVERSEAS	LOT 39	BIG PINE KEY
Legal Description: LOT 39 BREEZY PINES RV ESTATES CONDOMINIUM 1537/1627DEC					
Owners Name: BREEZY PINES LLC					
Address: 160 SCARLET BLVD			OLDSMAR	FL	34677-3002

AK: 9088595	Parcel ID: 00111882-008900	Physical Location	29859 OVERSEAS	LOT B-9	BIG PINE KEY
Legal Description: LT B-9 BREEZY PINES RV ESTATES CONDOMINIUM 1537/1627DEC OR2387-1111 OR2679-619LET/ADM					
Owners Name: UPSHAW GRACE					
Address: 1300 BIG PINE AVE			BIG PINE KEY	FL	33043-3336
AK: 9088508	Parcel ID: 00111882-000600	Physical Location	29859 OVERSEAS	LOT 6	BIG PINE KEY
Legal Description: LOT 6 BREEZY PINES RV ESTATES CONDOMINIUM 537/1627DEC					
Owners Name: BREEZY PINES LLC					
Address: 160 SCARLET BLVD			OLDSMAR	FL	34677-3002
AK: 9088526	Parcel ID: 00111882-002400	Physical Location	29859 OVERSEAS	LOT 24	BIG PINE KEY
Legal Description: LOT 24 BREEZY PINES RV ESTATES CONDOMINIUM 1537/1627DEC OR2326-2419/20 OR2509-1225/26					
Owners Name: BAILEY MARILAYNE M					
Address: PO BOX 43			KEEWATIN	MN	55753-0043
AK: 1140597	Parcel ID: 00111880-000000	Physical Location	VACANT LAND		BIG PINE KEY
Legal Description: 27 66 29 BIG PINE KEY PT SE1/4 OF NE1/4 G62-526/52 7(PROB-8-105) OR965-1689/1694(WILL) OR1035-296					
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY					
Address: 1200 TRUMAN AVE STE 207			KEY WEST	FL	33040-7270
AK: 9088572	Parcel ID: 00111882-006800	Physical Location	29859 OVERSEAS	LOT A-8	BIG PINE KEY
Legal Description: LOT A-8 BREEZY PINES RV ESTATES CONDOMINIUM -1537/1627DEC OR2387-1112					
Owners Name: HIGGINS LINTON RANDALL H/W					
Address: 41 DEER CREEK RD APT G102			DEERFIELD BEACH	FL	33442-8483
AK: 9088521	Parcel ID: 00111882-001900	Physical Location	29859 OVERSEAS	LOT 19	BIG PINE KEY
Legal Description: LT 19 BREEZY PINES RV ESTATES CONDOMINIUM 081					
Owners Name: DE LA ARÉNA ALEJANDRO					
Address: 23932 SW 107TH PL			HOMESTEAD	FL	33032-6168
AK: 9088529	Parcel ID: 00111882-002700	Physical Location	29859 OVERSEAS	LOT 27	BIG PINE KEY
Legal Description: LOT 27 BREEZY PINES RV ESTATES CONDOMINIUM 1537/1627DEC					
Owners Name: BREEZY PINES LLC					
Address: 160 SCARLET BLVD			OLDSMAR	FL	34677-3002
AK: 9088531	Parcel ID: 00111882-002900	Physical Location	29859 OVERSEAS	LOT 29	BIG PINE KEY
Legal Description: LOT 29 BREEZY PINES RV ESTATES CONDOMINIUM 1537/1627DEC					
Owners Name: BREEZY PINES LLC					
Address: 160 SCARLET BLVD			OLDSMAR	FL	34677-3002
AK: 9088550	Parcel ID: 00111882-004700	Physical Location	29859 OVERSEAS	LOT 47	BIG PINE KEY
Legal Description: LOT 47 BREEZY PINES RV ESTATES CONDOMINIUM 1537/1627DEC OR2408-2089					
Owners Name: MACDOUGALL DONNA					
Address: 29859 OVERSEAS HWY LOT 13			BIG PINE KEY	FL	33043-3379
AK: 9088604	Parcel ID: 00111882-009800	Physical Location	29859 OVERSEAS	LOT B-18	BIG PINE KEY
Legal Description: LOT B-18 BREEZY PINES RV ESTATES CONDOMINIUM 2-1537/1627DEC OR2479-2342					
Owners Name: WALLER JOHN S AND SUZANNE A					
Address: 511 DOROTHY DR			GOODLETTSVILLE	TN	37072-3414
AK: 9088533	Parcel ID: 00111882-003100	Physical Location	29859 OVERSEAS	LOT 31	BIG PINE KEY
Legal Description: LOT 31 BREEZY PINES RV ESTATES CONDOMINIUM 1537/1627DEC					
Owners Name: BREEZY PINES LLC					
Address: 160 SCARLET BLVD			OLDSMAR	FL	34677-3002
AK: 9088587	Parcel ID: 00111882-008200	Physical Location	29859 OVERSEAS	LOT B-2	BIG PINE KEY
Legal Description: LOT B-2 BREEZY PINES RV ESTATES CONDOMINIUM -1537/1627DEC OR2353-1365/66					
Owners Name: ENGEL DONALD					
Address: BOX 211			BARNSTABLE	MA	02630

AK: 9088582	Parcel ID: 00111882-007700	Physical Location	29859 OVERSEAS	LOT A-17	BIG PINE KEY
Legal Description: LOT A-17 BREEZY PINES RV ESTATES CONDOMINIUM 2-1537/1627DEC OR2430-2377/78 OR2449-115/16C					
Owners Name: COTE JACQUES					
Address: 113 RUE BOIS ST			SEPT ILES	QUI G4R 2K7	CANADA
AK: 9088586	Parcel ID: 00111882-008100	Physical Location	29859 OVERSEAS	LOT B-1	BIG PINE KEY
Legal Description: LOT B-1 BREEZY PINES RV ESTATES CONDOMINIUM -257					
Owners Name: BROWNHILL PHILANA Z					
Address: 944 LOUISIANA AVE			SEBASTIAN	FL	32958-4191
AK: 9088557	Parcel ID: 00111882-005300	Physical Location	29859 OVERSEAS	LOT 53	BIG PINE KEY
Legal Description: LT 53 BREEZY PINES RV ESTATES CONDOMINIUM 537/1627DEC OR2365-2391 OR2480-697 OR2546-206					
Owners Name: CRISTY LINDA AND MICHAEL SR					
Address: 1304 LOCUST AVE			FAIRMONT	WV	26554-1436
AK: 1140546	Parcel ID: 00111830-000000	Physical Location	VACANT LAND		BIG PINE KEY
Legal Description: 27 66 29 BIG PINE KEY PT SE1/4 OF OF NE1/4 E2-68 ( UNREC D/C ON FILE)(CSP) (U/R LTR ADM PROB #					
Owners Name: BOARD OF TRUSTEES OF THE INTNL IMP TRUST FUND OF THE ST OF FL					
Address: 3900 COMMONWEALTH BLVD MAIL STA 115			TALLAHASSEE	FL	32399-3000
AK: 9088565	Parcel ID: 00111882-006100	Physical Location	29859 OVERSEAS	LOT A-1	BIG PINE KEY
Legal Description: LOT A-1 BREEZY PINES RV ESTATES CONDOMINIUM -1537/1627DEC OR2329-1903					
Owners Name: CONLIN JAMES J					
Address: 6 WATERSIDE LANE			HARBESON	DE	19951
AK: 9088601	Parcel ID: 00111882-009500	Physical Location	29859 OVERSEAS	LOT B-15	BIG PINE KEY
Legal Description: LT B-15 BREEZY PINES RV ESTATES CONDOMINIUM -1537/1627DEC OR2353-1364 OR2622-1131					
Owners Name: GRAVITTER SURVIVORS TRUST B UTD 1/2/2004 C/O GRAVITTER WILLIAM TRUSTEE					
Address: 8410 S 20TH ST			OAK CREEK	WI	53154-2727
AK: 9088602	Parcel ID: 00111882-009600	Physical Location	29859 OVERSEAS	LOT B-16	BIG PINE KEY
Legal Description: LOT B-16 BREEZY PINES RV ESTATES CONDOMINIUM 2-1537/1627DEC OR2463-419					
Owners Name: SULLIVAN TATIANA					
Address: PO BOX 430476			BIG PINE KEY	FL	33043-0476
AK: 9088548	Parcel ID: 00111882-004500	Physical Location	29859 OVERSEAS	LOT 45	BIG PINE KEY
Legal Description: LOT 45 BREEZY PINES RV ESTATES CONDOMINIUM 1537/1627DEC OR2487-2294					
Owners Name: PIZANOWSKI WALTER					
Address: 27 AVERY ST			MYSTIC	CT	06355-2927
AK: 9088559	Parcel ID: 00111882-005500	Physical Location	29859 OVERSEAS	LOT 55	BIG PINE KEY
Legal Description: LT 55 BREEZY PINES RV ESTATES CONDOMINIUM 537/1627DEC OR2461-1505					
Owners Name: OVERBECK HAROLD AND KATHRYN					
Address: PO BOX 431346			BIG PINE KEY	FL	33043-1346
AK: 9088545	Parcel ID: 00111882-004200	Physical Location	29859 OVERSEAS	LOT 42	BIG PINE KEY
Legal Description: LOT 42 BREEZY PINES RV ESTATES CONDOMINIUM 1537/1627DEC					
Owners Name: BREEZY PINES LLC					
Address: 160 SCARLET BLVD			OLDSMAR	FL	34677-3002
AK: 9088503	Parcel ID: 00111882-000100	Physical Location	29859 OVERSEAS	LOT 1	BIG PINE KEY
Legal Description: LOT 1 BREEZY PINES RV ESTATES CONDOMINIUM 537/1627DEC OR2331-1565					
Owners Name: JANSEN MICHAEL E					
Address: 9 HILTON HAVEN RD			KEY WEST	FL	33040
AK: 9088569	Parcel ID: 00111882-006500	Physical Location	29859 OVERSEAS	LOT A-5	BIG PINE KEY
Legal Description: LOT A-5 BREEZY PINES RV ESTATES CONDOMINIUM -1537/1627DEC OR2349-631					
Owners Name: MACDOUGALL DONNA					
Address: 29859 OVERSEAS HWY LOT 13			BIG PINE KEY	FL	33043-3379

AK: 9088596	Parcel ID: 00111882-009000	Physical Location	29859 OVERSEAS	LOT B-10	BIG PINE KEY
Legal Description: LOT B-10 BREEZY PINES RV ESTATES CONDOMINIUM 2-1537/1627DEC OR2329-1904					
Owners Name: BENNAN DONALD M AND MARY ELLEN					
Address: 145 DALE STREET			N WALTHAM	MA 02451	
AK: 9088549	Parcel ID: 00111882-004600	Physical Location	29859 OVERSEAS	LOT 46	BIG PINE KEY
Legal Description: LOT 46 BREEZY PINES RV ESTATES CONDOMINIUM 1537/1627DEC OR2722-2143					
Owners Name: YOUNG KEITH					
Address: PO BOX 442			WINTER HARBOR	ME 04693-0442	
AK: 9088566	Parcel ID: 00111882-006200	Physical Location	29859 OVERSEAS	LOT A-2	BIG PINE KEY
Legal Description: LOT A-2 BREEZY PINES RV ESTATES CONDOMINIUM -1537/1627DEC OR2331-1554T/C OR2561-2434/35					
Owners Name: PERINA ANNE					
Address: 2320 HARRIS AVE			KEY WEST	FL 33040-3849	
AK: 9088538	Parcel ID: 00111882-003600	Physical Location	29859 OVERSEAS	LOT 36	BIG PINE KEY
Legal Description: LOT 36 BREEZY PINES RV ESTATES CONDOMINIUM 1537/1627DEC					
Owners Name: BREEZY PINES LLC					
Address: 160 SCARLET BLVD			OLDSMAR	FL 34677-3002	
AK: 9088581	Parcel ID: 00111882-007600	Physical Location	29859 OVERSEAS	LOT A-16	BIG PINE KEY
Legal Description: LOT A-16 BREEZY PINES RV ESTATES CONDOMINIUM OR2 292-1537/1627DEC OR2379-2350					
Owners Name: WESTPHAL DARYL B AND SHARON L					
Address: 5886 NORTH 400 WEST			MICHIGAN CITY	IN 46360	
AK: 9088511	Parcel ID: 00111882-000900	Physical Location	29859 OVERSEAS	LOT 9	BIG PINE KEY
Legal Description: LOT 9 BREEZY PINES RV ESTATES CONDOMINIUM 537/1627DEC					
Owners Name: BREEZY PINES LLC					
Address: 160 SCARLET BLVD			OLDSMAR	FL 34677-3002	
AK: 9088518	Parcel ID: 00111882-001600	Physical Location	29859 OVERSEAS	LOT 16	BIG PINE KEY
Legal Description: LT 16 BREEZY PINES RV ESTATES CONDOMINIUM 537/1627DEC OR2676-2449					
Owners Name: HANSEN KEITH AND SHERRI					
Address: PO BOX 420028			SUMMERLAND KEY	FL 33042-0028	
AK: 9088564	Parcel ID: 00111882-006000	Physical Location	29859 OVERSEAS	LOT 60	BIG PINE KEY
Legal Description: LT 60 BREEZY PINES RV ESTATES CONDOMINIUM 537/1627DEC OR2467-773 OR2565-2339 OR2714-536					
Owners Name: BENYO PEGGY L					
Address: PO BOX 430894			BIG PINE KEY	FL 33043-0894	
AK: 9088556	Parcel ID: 00111882-005200	Physical Location	29859 OVERSEAS	LOT 52	BIG PINE KEY
Legal Description: LOT 52 BREEZY PINES RV ESTATES CONDOMINIUM 1537/1627DEC					
Owners Name: BREEZY PINES LLC					
Address: 160 SCARLET BLVD			OLDSMAR	FL 34677-3002	
AK: 9088504	Parcel ID: 00111882-000200	Physical Location	29859 OVERSEAS	LOT 2	BIG PINE KEY
Legal Description: LOT 2 BREEZY PINES RV ESTATES CONDOMINIUM 537/1627DEC OR2715-359					
Owners Name: MOODY WALTER					
Address: 777 ROEBLING RD			BLOOMINGDALE	GA 31302-4835	
AK: 9088571	Parcel ID: 00111882-006700	Physical Location	29859 OVERSEAS	LOT A-7	BIG PINE KEY
Legal Description: LOT A-7 BREEZY PINES RV ESTATES CONDOMINIUM -1537/1627DEC OR2364-1664					
Owners Name: LENNOX JEAN A H/W					
Address: PO BOX 330725			MURFREESBORO	TN 37133-0725	





***TIMMINS ENGINEERING, LLC***

Thomas M. Timmins, P.E.

Consulting Engineer, Florida P.E. No. 45406

P.O. BOX 639-BIG PINE KEY, FLORIDA 33043 305-872-4060

Email: timminsengrllc@bellsouth.net

**PROJECT DESCRIPTION**

Date: February 26, 2015

RE: Golden Professional Building  
29872 Overseas Highway  
Big Pine Key, FL. 33043

The owners of the professional building were approached by a paving contractor who was working on other nearby paving projects in the Lower Keys. The owners agreed to have their gravel lot paved by this contractor who did the work without first obtaining a permit as is required for contractors working in Monroe County.

Subsequently, the owners were notified by Monroe County Code Enforcement that they would need to obtain a permit for after-the fact approval of the paving that was done.

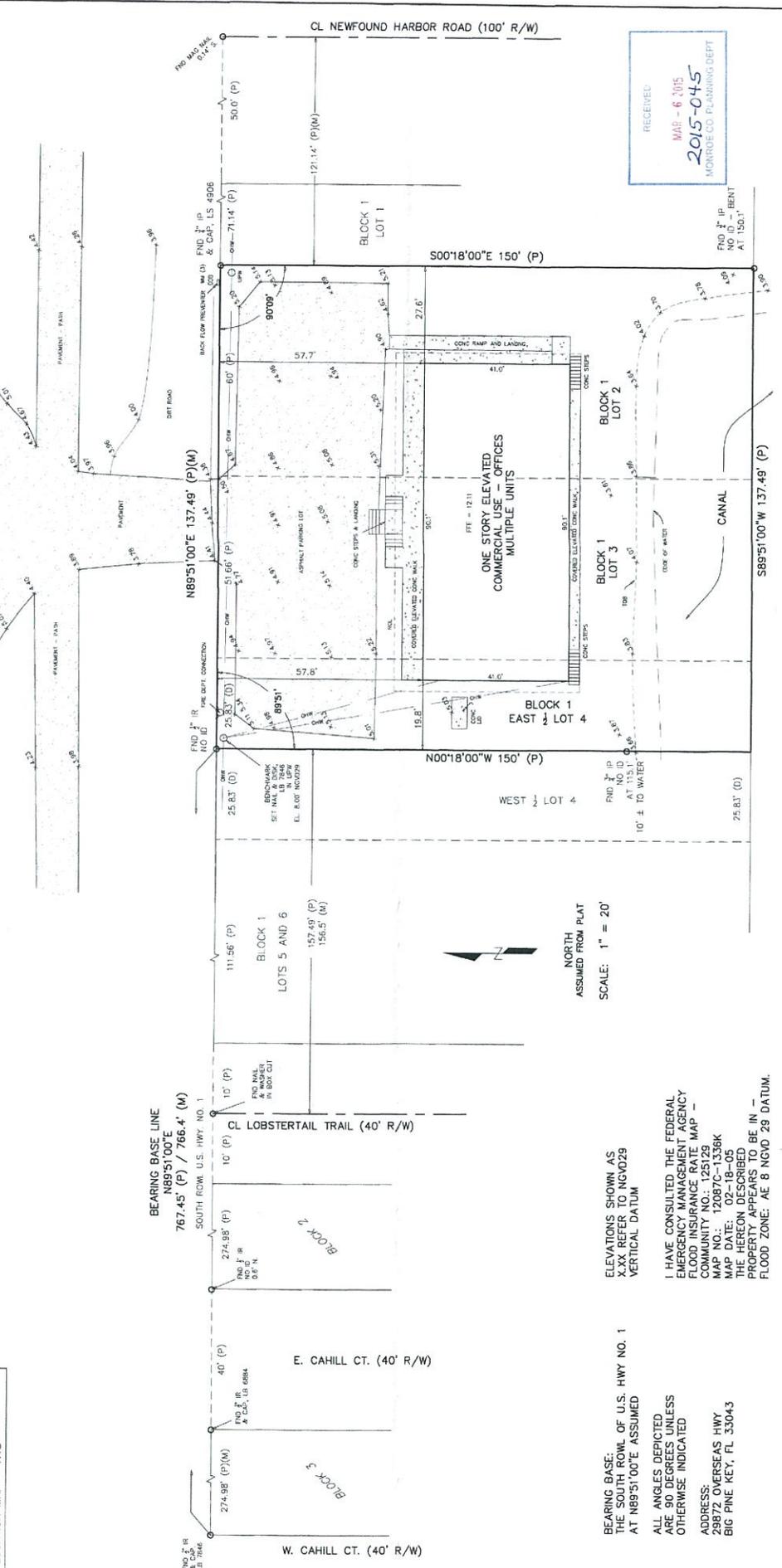
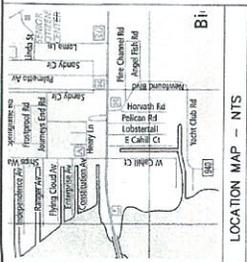
The paved parking area is a visual and environmentally practical improvement to the site. The parking area and spaces will now be better defined and stormwater runoff is managed in a more definitive and code compliant manner.

The parking lot runoff is proposed to drain toward the areas landscaped with existing native vegetation (silver buttonwood hedges) near the front of the property into trenches filled with washed limerock ballast. In addition, a large retention swale will be constructed behind the building, helping to prevent runoff from entering the canal waters that border the rear property line. In both cases, the runoff will be effectively pre-treated, using techniques that are consistent with County standards for similar situations, prior to release into the water table below.

The parking spaces will be clearly marked with striping and wheel stops will be installed. The accessible space will also be improved with striping and a wheel stop. The accessible route will be clearly marked and striped in accordance with ADA standards. The result of all this is that future use of the parking lot will be more orderly in nature.

The Golden's are respected professional members of the Lower Keys community. They had no knowledge that the contractor needed a permit to place asphalt pavement, since he was, or had been paving at other locations in the area. They are not asking for any special treatment and want to get this matter resolved to everyone's satisfaction.

MAP OF BOUNDARY SURVEY  
 LOTS 2, 3, AND THE  
 EAST HALF OF LOT 4, BLOCK 1  
 CAHILL PINES & PALMS



BEARING BASE:  
 THE SOUTH ROWL OF U.S. HWY NO. 1  
 AT N89°51'00"E ASSUMED

ELEVATIONS SHOWN AS  
 X.XX REFER TO NGVD29  
 VERTICAL DATUM

I HAVE CONSULTED THE FEDERAL  
 EMERGENCY MANAGEMENT AGENCY  
 FLOOD INSURANCE RATE MAP --  
 COMMUNITY NO.: 125129  
 MAP NO.: 12087C-1339K  
 MAP DATE: 02-18-05  
 THE HEREON DESCRIBED  
 PROPERTY APPEARS TO BE IN --  
 FLOOD ZONE: AE 8 NGVD 29 DATUM.

RECEIVED  
 MAR - 6 2005  
 2015-045  
 MONROE CO. PLANNING DEPT

NOTE: MEASURED DIMENSIONS SHALL BE WITH TOLERANCES UNLESS INDICATED OTHERWISE.  
 THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.  
 BE = BENCH MARK  
 BPT = BOUNDARY POINT  
 C&G = CONCRETE AND GROUT  
 C&S = CONCRETE AND SAND  
 C&W = CONCRETE AND WATER  
 C&M = CONCRETE AND MORTAR  
 C&L = CONCRETE AND LIME  
 C&O = CONCRETE AND OIL  
 C&P = CONCRETE AND PLASTER  
 C&F = CONCRETE AND FIBER  
 C&D = CONCRETE AND DIRT  
 C&A = CONCRETE AND ASPHALT  
 C&G = CONCRETE AND GROUT  
 C&S = CONCRETE AND SAND  
 C&W = CONCRETE AND WATER  
 C&M = CONCRETE AND MORTAR  
 C&L = CONCRETE AND LIME  
 C&O = CONCRETE AND OIL  
 C&P = CONCRETE AND PLASTER  
 C&F = CONCRETE AND FIBER  
 C&D = CONCRETE AND DIRT  
 C&A = CONCRETE AND ASPHALT

NOTES:  
 THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE  
 PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY  
 UNLESS SO INDICATED OTHERWISE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE  
 PURPOSE FOR WHICH THE SURVEY WAS ORDERED AND SHALL NOT BE EXTENDED TO  
 ANY OTHER PURPOSE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE  
 SURVEYOR'S PARTY AND WITHOUT ANY LIABILITY TO THE UNDESIGNED  
 PARTY OR PARTIES.  
 LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER  
 REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE  
 SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE  
 ANYING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HAZARD  
 ALONG PROPERTY BOUNDARIES. THE SURVEYOR'S LIABILITY IS LIMITED TO THE  
 SURVEYOR'S PARTY AND WITHOUT ANY LIABILITY TO THE UNDESIGNED  
 PARTY OR PARTIES.  
 ADDRESSES OR REFERENCES TO THIS SURVEY MAP BY OTHER THAN THE DESIGNER  
 PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE DESIGNER  
 PARTY OR PARTIES.

CERTIFIED TO --  
 CHRISTOPHER D. GOLDEN and SHERI L. GOLDEN

RECE & WHITE  
 LAND SURVEYING, INC.  
 PROFESSIONAL SURVEYOR AND MAPPER, LB 7846  
 127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33045  
 OFFICE (305) 872-1348  
 FAX (305) 872-5622

LEGAL DESCRIPTION --  
 Lots 2 and 3 and the East half (E. 1/2) of Lot 4, Block 1,  
 Cahill Pines and Palms Subdivision, on Big Pine Key, according  
 to the Plat thereof as recorded in Plat Book 3, Page 84, of  
 the Public Records of Monroe County, Florida.

SCALE: 1"=20'  
 FIELD WORK 05/27/14  
 REVISION - / - / -  
 DATE  
 SHEET 1 OF 1  
 DRAWN BY: KB  
 CHECKED BY: GF  
 BOUND: 14050702

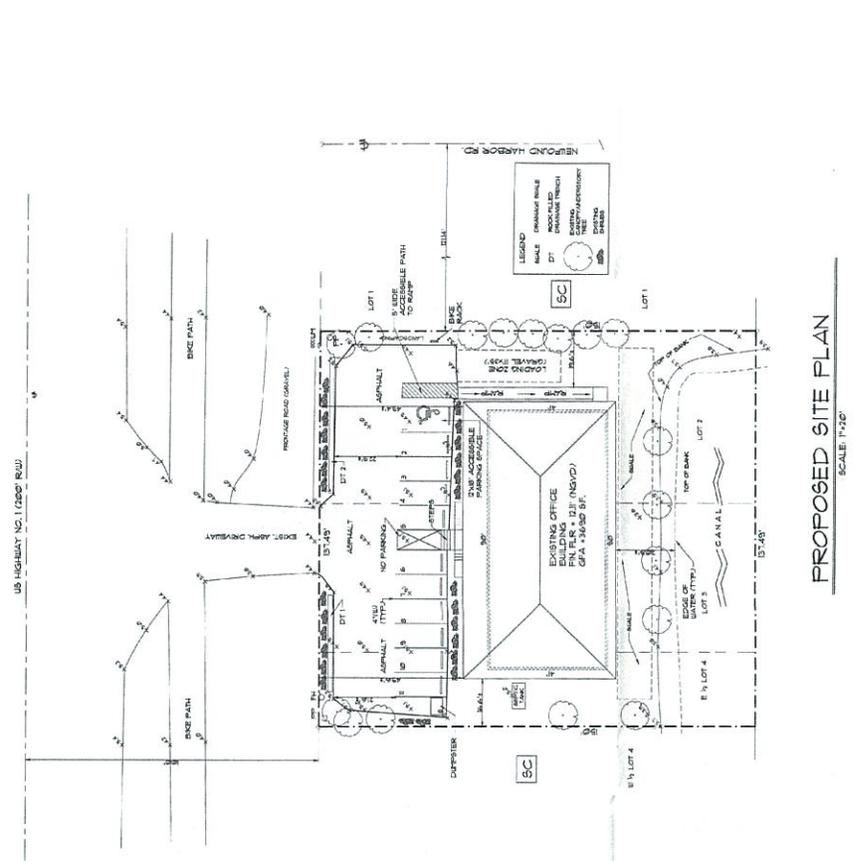
REVISIONS	DATE

PROPOSED SITE PLAN

PROPOSED SITE PLAN FOR PROFESSIONAL BUILDING  
 2987 OVERSEAS BLVD  
 BIG PINE KEY, FL  
 RE No. 20143960-00000

THOMAS ENGINEERING, LLC  
 2987 OVERSEAS BLVD  
 BIG PINE KEY, FL 32063  
 (305) 672-4266 (TELEPHONE)

DATE: FEBRUARY 23, 2015  
 SHEET 1 OF ONE SHEET

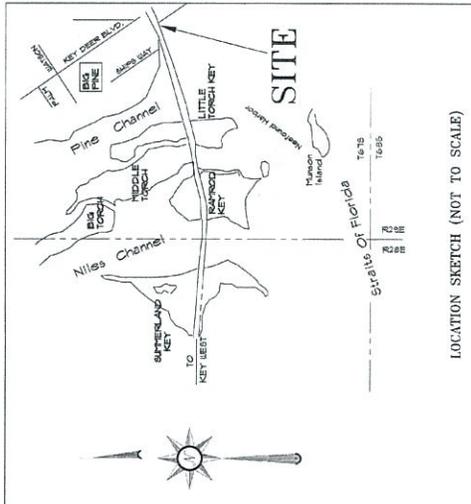


PROPOSED SITE PLAN  
 SCALE: 1/2" = 1'-0"

- LEGEND**
- SC APPROX. GRADE 8'00" ELEVATION
  - ADJACENT PARCEL ZONING
  - WATER SERVICE LOCATION MAY VARY
  - APPROX. LOCATION OF WOOD UTILITY POLE
  - FIRE HYDRANT/FIRE WELL

**PROJECT SITE INFORMATION**

BASE FLOOD ELEVATION	: 8'
FIRM ZONE	: AE
DATE OF FIRM	: FEB. 19, 2005
PROJECT SITE PLAN BASED ON SURVEY BY:	REECE & WHITE SURVEYING 1101 W. STATE ROAD BIG PINE KEY, FL
LAND USE DISTRICT	: SUBURBAN COMMERCIAL (SC)
LEGAL DESCRIPTION (FRONT SURVEY):	LOTS 1 AND 2 AND THE EAST HALF OF LOT 4, BLOCK 1 SMALL PINES AND PALMS SUBDIVISION (PES-54)



LOCATION SKETCH (NOT TO SCALE)

**SITE DATA**

- SITE AREA : 206,34 SF
- UPLAND AREA : 11315 SF
- OFFICE GFA : 3690 SF

**OPEN SPACE**

- LOT INTERVIOUS COVERAGE : 5947 SF
- BUILDING WALKS/RAMP : 40 SF
- SEPTIC TANK : 5211 SF
- ASPHALT PAVING : 5211 SF

**OPEN SPACE RATIO**

TOTAL	: 10604 SF
OPEN SPACE RATIO	: 0.388 (38.8%)

**PARKING:**

- TOTAL PROVIDED SPACES : 10-STANDARD (85'X18')
- 1-ACCESSIBLE PARKING
- 1-LOADING (11'X35')

**LANDSCAPING** : EXISTING (SEE PLAN)  
 (8-HOUR IN AN APPROXIMATE WAY)

**OUTDOOR LIGHTING:**  
 EXISTING EXTERIOR LIGHTING MOUNTED ON BUILDING

**STORMWATER CALCULATION**

A PRE-DEVELOPED PERVIOUS AREA.  
 UPLAND AREA : 11315 SF  
 ASPHALT PAVING : 5211 SF  
 SEPTIC TANK : 5211 SF  
 TOTAL UPLAND AREA : 21737 SF  
 PERVIOUS COVERAGE : 10604 SF  
 TOTAL IMPERVIOUS : 11133 SF  
 RETENTION NEED : 5711 + 6289 + 898 CF  
 TOTAL RETENTION : 1198 CF







## MEMORANDUM

### MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: Development Review Committee  
Mayté Santamaria, Senior Director of Planning & Environmental Resources

From: Matthew Coyle, AICP, Principal Planner *MC*

Date: April 12, 2015

Subject: *Request for a Minor Conditional Use Permit to transfer 100 Transferable ROGO Exemptions (TREs) from a sender site on Big Pine Key to a receiver site on Stock Island (commonly known as Stock Island Marina Village) (File #2015-039)*

---

**Meeting: April 28, 2015**

---

1 I REQUEST:

2  
3 The applicant is requesting approval of a minor conditional use permit in order to transfer  
4 100 Residential Rate of Growth Ordinance (ROGO) exemptions – known as TRE’s - from a  
5 sender site at 201 County Road on Big Pine Key (100 transient residential TRE’s) to a  
6 receiver site at 700 and 7009 Shrimp Road on Stock Island.

7  
8 The 100 TRE’s are subject of a development agreement between Monroe County, Florida  
9 and Longstock II, LLC.

10  
11 Applicant: Barton W. Smith, Esq. - Smith Oropeza Hawks, P.L.

12  
13 Property Owner: Longstock II, LLC

14  
15 II RELEVANT PRIOR COUNTY/CITY ACTIONS:

16  
17 Location #1 (Receiver Site): Stock Island Marina Village, 700 and 7009 Shrimp Road, Stock  
18 Island:

19  
20 The existing marina was established prior to 1986 and is thereby deemed to have a major  
21 conditional use permit.

22  
23 In 2012, a minor deviation to the major conditional use permit was approved allowing the  
24 reconfiguration of 173 of the site’s 361 boat slips.

25  
26 On March 13, 2013, a letter of development rights determination was issued for the property.  
27 The Planning & Environmental Resources Department determined that 80 live-aboard vessel  
28 slips and 47,957 SF of nonresidential floor area were lawfully established for the subject  
29 property.  
30

1 In 2013, a minor deviation to the major conditional use permit was approved allowing new  
2 development atop the northernmost pier. The development included bath house buildings for  
3 occupants of the live-aboard vessels and a commercial building that included marine fuel  
4 services, a marina store and management offices.  
5

6 In 2013, an alcoholic beverage special use permit (2-COP) was approved allowing the sale of  
7 beer and wine, on premise and package. The approval is memorialized by Planning  
8 Commission Resolution #P23-13, approved by the Planning Commission at a public hearing  
9 on August 28, 2013 and signed by the Planning Commission Chair on September 10, 2013.  
10

11 In 2013, an amendment to the Monroe County Future Land Use Map was approved  
12 amending the future land use designation of the subject property from Industrial (I) to Mixed  
13 Use/Commercial (MC). The approval is memorialized by Ordinance #045-2013, approved by  
14 the Board of County Commissioners at a public hearing on December 11, 2013.  
15

16 On February 19, 2014, the applicant submitted an application for a development agreement  
17 concerning the redevelopment of the property. The agreement was approved by the BOCC at  
18 a public hearing on July 16, 2014. The agreement allows the redevelopment of the Stock  
19 Island Marina Village in compliance with all applicable regulations. It would also allow the  
20 transfer of up to 100 market-rate transient residential TRE's. The agreement also  
21 conceptually approved the scope of work of this major conditional use permit application and  
22 associated site plan.  
23

24 In 2014, an amendment to the major conditional use permit was approved by the Monroe  
25 County Planning Commission. The approval is memorialized by Planning Commission  
26 Resolution P43-14 approved by the Planning Commission at a public hearing on October 29,  
27 2014 and signed by the Planning Commission Chair on January 21, 2015. The amendment  
28 was needed in order to redevelop the existing mixed use marina, to include marina,  
29 commercial retail, office, commercial fishing, industrial and hotel uses.  
30

31 Location #2 (Sender Site): Seahorse RV Park, 201 County Road, Big Pine Key:  
32

33 On March 6, 2007, a Letter of Development Rights Determination was issued for the  
34 property. The letter states that there are 130 ROGO exemptions, associated with lawful the  
35 existence of 85 permanent dwelling units and 45 transient dwelling units (File #26127).  
36

37 The Planning & Environmental Resources Department issued a revised Letter of  
38 Development Rights determination for the property on September 29, 2014. The letter states  
39 that there are 130 ROGO exemptions, in the form of 125 transient residential dwelling units  
40 and 5 permanent residential units (File #2014-076).  
41

42 As described earlier in this report, in 2014, a development agreement was approved which  
43 allows the transfer of up to 100 transient residential TREs.  
44  
45  
46

1 III BACKGROUND INFORMATION:

2  
3  
4 Location #1 (Receiver Site) – Stock Island Marina Village, 700 and 7009 Shrimp Road,  
5 Stock Island, mile marker 5:

6  
7 Legal Description: Parcels of land in Section 35, Township 67 South, Range 25 East,  
8 Stock Island, Monroe County, Florida (legal description in metes and bounds is provided  
9 in the application/file)

10  
11 Real Estate (RE) Numbers: 00123720.000100, 00123720.000200 and 00123760.000200

12  
13 Total Size of Parcels: 41.92 acres (12.17 acres of upland and 29.75 acres of submerged  
14 land per proposed site plan)

15  
16 Land Use District: Maritime Industries (MI)

17  
18 Future Land Use Map (FLUM) Designation: Mixed Use / Commercial (MC)

19  
20 Tier Designation: Tier III

21  
22 Flood Zones: AE-EL 9

23  
24 Existing Uses: Mixed Use - Marina, Light Industrial, Commercial Retail, Office

25 Existing Vegetation / Habitat: Predominately scarified, with mangroves along the some  
26 segments of the southernmost shoreline and areas landscaping throughout the site  
27



48 Subject Property with Land Use District Overlaid (Aerial dated 2012)  
49  
50  
51  
52  
53  
54  
55

1 Location #2 (Sender Site) – Seahorse RV Park, 201 County Road, Big Pine Key, mile marker 30:

2  
3 Legal Description: Lots 1, 2, 3, 4 and 5, Block 1, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12,  
4 13, 14, 15, 16, 17 and 18, Block 2, Sam-N-Joe Subdivision (Plat Book 3, Page 76) and  
5 Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 3, Dario’s Subdivision (Plat Book 3, Page 92), Big  
6 Pine Key, Monroe County, Florida

7 Real Estate (RE) Number: 00300090.000000, 00300180.000000, 00300590.000000 and  
8 00300670.000000

9  
10 Total Size of Parcel: Approximately 3.93 acres

11 Land Use Districts: Improved Subdivision (IS) and Urban Residential Mobile Home  
12 (URM)

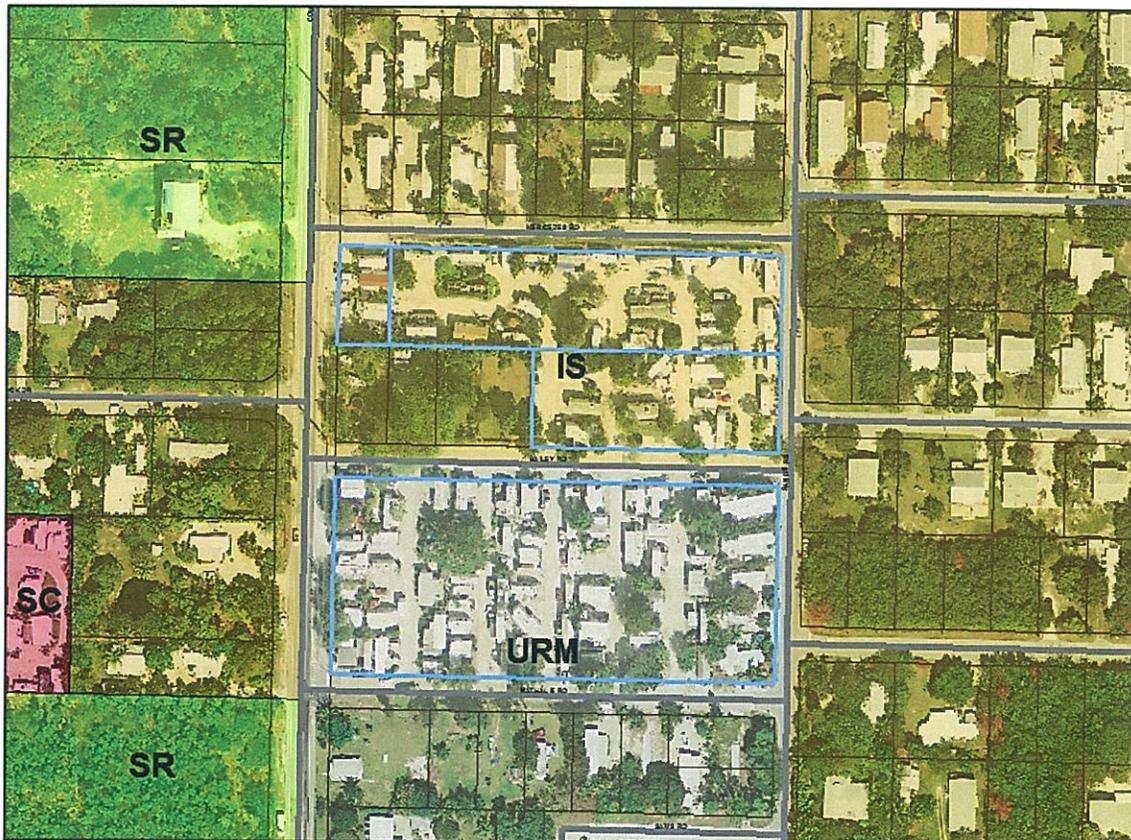
13 Future Land Use Map (FLUM) Designations: Residential Medium (RM) and Residential  
14 High (RH)

15 Tier Designation: Tier I

16 Flood Zone: AE-EL 8

17 Existing Uses: Mobile Home and RV

18 Existing Vegetation / Habitat: Predominately scarified with landscaping



26  
27 Subject property with Land Use District Overlaid (Aerial dated 2012)

1 IV REVIEW OF APPLICATION:  
2

3 Pursuant to MCC §138-22(2), the following criteria must be met to transfer to a hotel, motel,  
4 or RV park:  
5

- 6 a. *Eligibility of sender unit or space.* In order to be an eligible sender unit or space, the unit  
7 or space shall be a hotel room, motel room, campground space, recreational vehicle  
8 space, mobile home, or dwelling unit found to have been lawfully established.  
9

10 In compliance: The 100 RV spaces were found to be lawfully established in a Letter of  
11 Development Rights Determination dated September 29, 2014.  
12

- 13 b. *Criteria for redevelopment off-site:*  
14

- 15 1. *Transfer to a hotel, motel, or recreational vehicle park.* A lawfully established hotel  
16 room, motel room, campground space, or recreational vehicle space may be  
17 transferred offsite to another hotel, motel or recreational vehicle park if the:  
18

- 19 i. Sender site is an eligible ROGO exemption and was used as a transient residential  
20 unit in accordance with section 101-1:  
21

22 In compliance: As defined in MCC §101-1, a *transient residential unit* means a  
23 dwelling unit used for transient housing such as hotel or motel room, seasonal  
24 residential unit, or space for parking a recreational vehicle or travel trailer. The  
25 RV spaces that are to be transferred were found to be lawfully established as RV  
26 spaces a Letter of Development Rights Determination dated September 29, 2014.  
27

- 28 ii. Receiver site/unit meets all of the following criteria:  
29

30 *(AA) The receiver site is located in the same ROGO subarea as the sender site,*  
31 *with the exception that ROGO exemptions associated with transient*  
32 *residential dwelling units may be transferred from the Big Pine and No Name*  
33 *Key ROGO subarea to the Lower Keys ROGO subarea:*  
34

35 In compliance: The sender site is located in the Big Pine and No Name Key  
36 ROGO subarea and the receiver site is located in the Lower Keys ROGO  
37 subarea.  
38

39 *(BB) The receiver unit shall only be constructed within a) a tier III designated*  
40 *area or b) a tier III-A (special protection area) designated area where the*  
41 *development does not involve the clearing of any native habitat:*  
42

43 In compliance: The receiver site is within a Tier III designated area.  
44  
45  
46

1 (CC) Receiver unit shall not be constructed within a velocity (V) zone:  
2

3 In compliance: The receiver site is completely within an AE-9 flood zone.  
4

5 *Receiver Site Development Overview:*  
6

7 New hotel rooms are permitted on the receiver site. The following regulations pertain to use  
8 and density of the receiver site (a full review shall be carried out upon submittal a building  
9 permit application):  
10

11 Permitted Uses in the MC FLUM category (MCCP Policy 101.4.5):  
12

13 New hotel rooms are permitted in the MC FLUM category. The principal purpose of the  
14 MC land use category is to provide for the establishment of commercial land use (zoning)  
15 districts where various types of commercial retail and office may be permitted at  
16 intensities which are consistent with the community character and the natural  
17 environment. Employee housing and commercial apartments are also permitted. In  
18 addition, MC land use districts are to establish and conserve areas of mixed uses, which  
19 may include maritime industry, light industrial uses, commercial fishing, transient and  
20 permanent residential, institutional, public, and commercial retail uses. This land use  
21 category is also intended to allow for the establishment of mixed use development  
22 patterns, where appropriate. Various types of residential and non-residential uses may be  
23 permitted; however, heavy industrial uses and similarly incompatible uses shall be  
24 prohibited.  
25

26 Permitted Uses in the MI district (MCC §130-88):  
27

28 New hotel rooms are permitted in the MI district. Hotels of 50 or more rooms may be  
29 permitted as a major conditional use permit in the MI district.  
30

31 Transient Residential Density in MI district (MCC §130-162):  
32

Land Use	FAR / Density	Size of Site	Max Allowed	Proposed	Potential Used
Transient Residential	15 rooms/ buildable ac <sup>1</sup> (max net)	12.17 upland ac (9.73 buildable ac)	145.95 rooms	100 rooms	68.52%

33 1: This is maximum net density (15 rooms per buildable acre), not allocated density (10  
34 rooms per acre). However, the applicant has not stated any intent to utilize TDRs to allow  
35 a total of transient residential units that is beyond that allowed by the allocated density  
36 allowance.

37 2: The above table does not reflect the cumulative density that is or will be utilized by other  
38 land uses.  
39  
40  
41  
42  
43

1 Transient Residential Density in the MC FLUM category (MC Policy 101.4.21):  
2

Max Net Density	Size of Site	Max Allowed	Proposed
10-25 rooms / buildable acre	12.17 upland ac (9.73 buildable ac)	243.25 rooms	100 rooms

- 3 1: This is maximum net density (25 rooms per buildable acre), not allocated density.  
4 However, the applicant has not stated any intent to utilize TDRs to allow a total of  
5 transient residential units that is beyond that allowed by the allocated density allowance.  
6 2: The above table does not reflect the cumulative density that is or will be utilized by other  
7 land uses.  
8

9 V RECOMMENDATION:

10 Staff recommends APPROVAL to the Director of Planning & Environmental Resources of  
11 the transfer of the subject 100 TRE's with the following conditions:  
12  
13

- 14 1. As required by MCC §138-22(2)d, prior to the issuance of any development order  
15 formally approving the transfer, with a building permit, the applicant shall remove all  
16 development associated with transient RV spaces at the sender site (i.e. electric pedestals,  
17 plumbing fixtures, etc.). A final inspection to confirm the removal shall be carried out by  
18 Planning & Environmental Resources Department staff.  
19

**File #:** **2015-039**

**Owner's Name:** Longstock II, LLC

**Applicant:** Longstock II, LLC

**Agent:** Barton W. Smith, Esq.

**Type of Application:** Minor - TRE

**Key:** Sender: Big Pine Key  
Receiver: Stock Island

**RE:** Sender: 00300090.000000, 00300180.000000  
00300590.000000, 00300670.000000  
Receiver: 00123760.000200, 00123720.000100  
00123720.000200

**Additional Information added to File 2015-039**

# 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: 2.27.15  
Time: \_\_\_\_\_

Dear Applicant:

This is to acknowledge submittal of your application for Minor - TRE  
Type of application

Longstock II, LLC to the Monroe County Planning Department.  
Project / Name

Thank you.

A handwritten signature in blue ink that reads 'Paul Creech'.

Planning Staff

## Creech-Gail

---

**From:** Davisson-Bryan  
**Sent:** Monday, March 02, 2015 3:09 PM  
**To:** Creech-Gail  
**Subject:** RE: Need Spon list  
**Attachments:** SPON\_Sender\_Sites.xlsx; SPON\_Receiver\_Sites.xlsx

Attached are two spreadsheets.

Bryan

Bryan Davisson  
Monroe County – Growth Management – Geographic Information Systems  
2798 Overseas Highway  
Marathon, FL 33050

Phone: 305-289-2533  
Fax: 305-289-2536

Monroe County - GIS

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. F.S. 668.6076

This message sent from the Monroe County Growth Management Office,  
2798 Overseas Highway, Suite 410, Marathon, FL 33050. Telephone - (305) 289-2500

---

**From:** Creech-Gail  
**Sent:** Monday, March 02, 2015 2:43 PM  
**To:** Davisson-Bryan  
**Subject:** RE: Need Spon list

2 since they are not close to each other.

*Best Regards,  
Gail Creech  
Planning Commission Coordinator*

Monroe County Planning & Environmental Resources  
2798 Overseas Highway, Ste 400  
Marathon, FL 33050  
Main Phone: 305-289-2500  
Office: 305-289-2522  
Fax: 305-289-2536  
[creech-gail@monroecounty-fl.gov](mailto:creech-gail@monroecounty-fl.gov)

Please note: Florida has a very broad public records law. Most written communications to or from the County regarding County business are public record, available to the public and media upon request. Your e-mail communication may be subject to public disclosure.  
Fax: 305-289-2536

---

**From:** Davisson-Bryan  
**Sent:** Monday, March 02, 2015 2:31 PM  
**To:** Creech-Gail  
**Subject:** RE: Need Spon list

Do you need one or two lists?

Bryan

Bryan Davisson  
Monroe County – Growth Management – Geographic Information Systems  
2798 Overseas Highway  
Marathon, FL 33050

Phone: 305-289-2533  
Fax: 305-289-2536

Monroe County - GIS

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. F.S. 668.6076

This message sent from the Monroe County Growth Management Office,  
2798 Overseas Highway, Suite 410, Marathon, FL 33050. Telephone - (305) 289-2500

---

**From:** Creech-Gail  
**Sent:** Monday, March 02, 2015 12:08 PM  
**To:** Davisson-Bryan  
**Subject:** Need Spon list

Bryan,  
I need a 300' spon list for the RE #'s below. Thank you!

**RE:** Sender: 00300090.000000, 00300180.000000  
00300590.000000, 00300670.000000  
Receiver: 00123760.000200, 00123720.000100  
00123720.000200

*Best Regards,  
Gail Creech  
Planning Commission Coordinator*

Monroe County Planning & Environmental Resources  
2798 Overseas Highway, Ste 400

3 D OF KEY WEST INC  
1415 FLAGLER AVE  
KEY WEST, FL 33040-4921

6840 MARINA LLC  
1010 KENNEDY DR STE 302  
KEY WEST, FL 33040-4133

BAMA ONE LLC  
6810 FRONT ST  
KEY WEST, FL 33040-6040

BERNSTEIN BENJAMIN RESIDUARY TR B U/T/W  
PO BOX 2455  
KEY WEST, FL 33045-2455

BOARD OF COUNTY COMMISSIONERS OF  
MONROE COUNTY  
500 WHITEHEAD ST  
KEY WEST, FL 33040-6581

CONSTELLATION YACHTS INC  
6811 SHRIMP RD  
KEY WEST, FL 33040-5481

JKYD LLC  
PO BOX 144235  
CORAL GABLES, FL 33114-4235

KEY COW LLC  
PO BOX 169  
KEY WEST, FL 33041-0169

~~LONGSTOCK II LLC  
7009 SHRIMP RD STE 2  
KEY WEST, FL 33040-6067~~

MERIDIAN WEST LTD  
2937 SW 27TH AVE STE 303  
MIAMI, FL 33133

PARCELS B AND C LLC  
19 CYPRESS AVE  
KEY WEST, FL 33040-6236

ROBBIE'S SAFE HARBOR MARINE ENT INC  
7281 SHRIMP RD  
KEY WEST, FL 33040

SAFE HARBOR ENTERPRISES INC  
P O BOX 2455  
KEY WEST, FL 33040

SAFE HARBOR SEAFOOD LLC  
1025 18TH TER  
KEY WEST, FL 33040-4250

SAFE HARBOUR PROPERTIES LLC  
6810 FRONT ST  
KEY WEST, FL 33040-6040

THE UTILITY BOARD OF THE CITY OF KEY  
WEST  
1001 JAMES ST  
KEY WEST, FL 33040-6935

Spon Labels - Receiver

1 of 1

15

AMBLARD YANIC ROSE-MARIE  
280 SANDS RD  
BIG PINE KEY, FL 33043-4569

BAGINSKI BETTEANN  
1472 LONG BEACH DR  
BIG PINE KEY, FL 33043

BALTUFF BRADLEY D  
PO BOX 431470  
BIG PINE KEY, FL 33043-1470

BARROWS ROBERT  
30894 HAMMOCK DR  
BIG PINE KEY, FL 33043-4821

BARROWS ROBERT  
30894 HAMMOCK DR  
BIG PINE KEY, FL 33043

BEIS JOHN A AND CASEY D  
1014 MONTCLAIR DR  
POPLAR BLUFF, MO 63901-2139

BIG PINE CHRISTIAN CENTER INC  
100 COUNTRY ROAD  
BIG PINE KEY, FL 33043

BLAIR REA  
185 COUNTY RD  
BIG PINE KEY, FL 33043-4808

BURRIS CHARLENE G  
PO BOX 430828  
BIG PINE KEY, FL 33043-0828

CAMPBELL DIANE  
30854 HAMMOCK DR  
BIG PINE KEY, FL 33043

CARNAHAN JOHN A  
16294 JANINE DR  
WHITTIER, CA 90603-1530

CASEY MINORI  
31049 AVE F  
BIG PINE KEY, FL 33043

CHRISTENSON RICHARD M  
175 FREEDOM LN  
BIG PINE KEY, FL 33043

COFFMAN ROBERT A AND MARGARETE  
16544 SPIELMAN RD  
WILLIAMSPORT, MD 21795-4111

~~CONFIDENTIAL DATA F.S. 119.07~~

COPPOLA MICHAEL C JR  
PO BOX 430437  
BIG PINE KEY, FL 33043-0437

COUNTY OF MONROE  
1100 SIMONTON ST  
KEY WEST, FL 33040

~~COUNTY OF MONROE THE  
500 WHITEHEAD ST  
KEY WEST, FL 33040~~

COURSEN LANE  
30886 HAMMOCK DR  
BIG PINE KEY, FL 33043-4821

CRABB GERALDINE RAE  
31052 AVENUE H  
BIG PINE KEY, FL 33043-4643

DAVIS MARK O III  
28096 GULF BLVD  
BIG PINE KEY, FL 33043-6146

DEMAURO ROBERT T/C  
17195 KINGFISH LN W  
SUGARLOAF KEY, FL 33042

DETWEILER PATRICIA M  
915 N SUMMIT ST  
IOWA CITY, IA 52245-5936

DILLON GARY  
30477 COCONUT HWY  
BIG PINE KEY, FL 33043

~~DOT/ST. OF FL  
TALLAHASSEE, FL 32399~~

DUNWELL JOYCE ANN  
31024 AVE F  
BIG PINE KEY, FL 33043

DZURNAK JOHN  
31059 AVENUE G  
BIG PINE KEY, FL 33043

FORD DUSTIN S  
31012 AVENUE D  
BIG PINE KEY, FL 33043-4524

FRIIS-PETTITT DEBRA AND GORDON I  
284 COUNTY RD  
BIG PINE KEY, FL 33043-4817

GRUHN MILTON D  
2718 FRANK ST  
LANSING, MI 48911-6403

Total - 79

Spon Labels Sender  
1 of 3

HARTLEY MICHAEL AND ROMA J  
30956 EDWARD RD  
BIG PINE KEY, FL 33043-4813

HASKINS THOMAS J  
17088 FLYING FISH LN  
SUGARLOAF KEY, FL 33042

HEATON RICKY D  
PO BOX 604  
KETCHUM, OK 74349-0604

HEEKE BERNARD ALLEN  
406 IRIS ST  
KISSIMMEE, FL 34747-4623

HERBST JACQUELINE  
10511 SW 108TH AVE APT F183  
MIAMI, FL 33176-8147

HERNANDEZ JOSE M ARGUELLES  
30925 MERCEDES RD  
BIG PINE KEY, FL 33043-4812

HOWARTH WALTER A AND SUSAN  
30858 PALM DR  
BIG PINE KEY, FL 33043-4622

JENSEN STACEY S  
31040 AVE F  
BIG PINE KEY, FL 33043

KNIGHT TIMOTHY M JR  
31019 AVENUE G  
BIG PINE KEY, FL 33043-4559

KUHN DENNIS P AND KIMBERLY  
62 CUTTHROAT DR  
SUMMERLAND KEY, FL 33042

KWEST, LLC  
3720 N ROOSEVELT BLVD  
KEY WEST, FL 33040-4533

LADD ANNE MARIE (MONACO)  
152 N INDIES DR  
MARATHON, FL 33050-3703

LAFFERTY CHARLES D  
13130 PONDVIEW DR  
SOUTH LYON, MI 48178-8703

LEGARE ROBERT  
40 RUE MAURICE  
ST REMI, QUEBEC J0L 2L0  
CANADA

LEISNER WALDO W AND EFIGENIA R  
1716 CATHERINE ST  
KEY WEST, FL 33040

~~LONGSTOCK II LLC  
7009 SHRIMP RD STE 2  
KEY WEST, FL 33040-6067~~

LUKRYTZ WILLIAM L  
PO BOX 430591  
BIG PINE KEY, FL 33043-0591

MARTINEZ HECTOR  
3941 NW 59TH AVE  
VIRGINIA GARDENS, FL 33166-5739

MAURENE FREEDMAN HOLDINGS LLC  
2612 ARNOLD ST  
SARASOTA, FL 34231-2900

MCALEAR LARRY M  
252 SANDS RD  
BIG PINE KEY, FL 33043

~~MONROE COUNTY OF  
500 WHITEDHEAD ST  
KEY WEST, FL 33040~~

MOORE WILLIAM C AND NONDUS C L/E  
PO BOX 430549  
BIG PINE KEY, FL 33043-0549

NORMAN JACQUI TERESA LIVING TRUST  
DTD 11/30/07  
27450 BARBADOS LN  
RAMROD KEY, FL 33042

OROPEZA SCOTT  
2 DRIFTWOOD DRIVE  
KEY WEST, FL 33040

PALMER CHARLOTTE A  
350 COUNTY RD  
BIG PINE KEY, FL 33043

PEACOCK JEFFREY AND VILMA  
8224 BERNARD DR N  
MILLERSVILLE, MD 21108-1109

PEDRO FALCON ELECTRICAL  
CONTRACTORS INC  
31160 AVENUE C  
BIG PINE KEY, FL 33043-4516

PHILLIPS AYDEN  
31044 AVE H  
BIG PINE KEY, FL 33043

PLANTE GUY  
30918 EDWARD RD  
BIG PINE KEY, FL 33043-4813

PRICE THOMAS L AND MARY JANE  
31041 AVE F  
BIG PINE KEY, FL 33043

REECE ROBERT E AND JUDITH A  
6720 W 126TH PL  
LEAWOOD, KS 66209-3231

REID SEWARD K JR  
138 SANDS RD  
BIG PINE KEY, FL 33043-4570

RICHARD PIERRETTE  
1063 ST PAUL  
ANCUNNE LORETTE, QUEBEC G2E 1Y4  
CANADA

ROBERTS AMANDA M  
30957 MERCEDES RD  
BIG PINE KEY, FL 33043-4812

ROBERTS CHARLES F  
5585 2ND AVE  
KEY WEST, FL 33040-5932

ROBERTS TODD S  
PO BOX 432103  
BIG PINE KEY, FL 33043-2103

ROSENTHAL BYRON  
PO BOX 128  
DOVER, OH 44622

ROYAL PALM R V PARK INC  
PO BOX 421075  
SUMMERLAND KEY, FL 33042-1075

RUSINIAK PATRICIA M  
45 INDIAN RD  
BUFFALO, NY 14227-1635

SCHINDLER ROSS  
373 STIRRUP KEY BLVD  
MARATHON, FL 33050

SCHULZ HENRY C AND DONNA M  
1545 NEPTUNE AVE  
BEACHWOOD, NJ 08722

SIEGEL VERNON E JR T/C  
30915 BAILEY RD  
BIG PINE KEY, FL 33043-4811

~~SIEGEL VERNON ESTATE  
30915 BAILEY RD  
BIG PINE KEY, FL 33043-4811~~

SMITH PAUL HENRY  
1892 NEW ELAM CHURCH RD  
NEW HILL, NC 27562-8926

SNELL BILL AND LINDA LIVING TRUST  
5/11/2012  
3800 DONALD AVE  
KEY WEST, FL 33040-4511

SOUTHERNMOST HOMES INC  
3720 N ROOSEVELT BLVD  
KEY WEST, FL 33040-4533

THIEDE PETER P AND MILDRED C  
210 COUNTY RD  
BIG PINE KEY, FL 33043

~~TIITF  
3900 COMMONWEALTH BLVD MAIL  
STATION 115  
TALLAHASSEE, FL 32399-3000~~

TIRADO ALVARO A AND TERESA E  
4430 SW 97TH AVE  
MIAMI, FL 33165-5865

TRAMMELL HARLAN MCKINNEY III  
30926 EDWARD RD  
BIG PINE KEY, FL 33043

TROUTNER CHRIS ANN  
31033 AVE F  
BIG PINE KEY, FL 33043

~~UNITED STATES OF AMERICA  
WASHINGTON, DC 20240~~

VAZQUEZ ALFREDO JR T/C  
127 SHORE DR  
SUGARLOAF KEY, FL 33042

WAR PATH FAMILY FARM INC  
7905 STRIPED BRIDGE RD  
HOPKINSVILLE, KY 42240

WAR PATH FAMILY FARM INC  
PO BOX 53  
NEW CASTLE, NH 03854-0053

WILFONG JOYCE ELAINE  
31028 AVENUE H  
BIG PINE KEY, FL 33043-4643

WITTERSTAETER STEVE E AND ELLEN M  
PO BOX 3854  
OCALA, FL 34478-3854



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

**Property Record Card -**  
**Maps are now launching the new map application version.**

**Alternate Key: 1372196 Parcel ID: 00300090-000000**

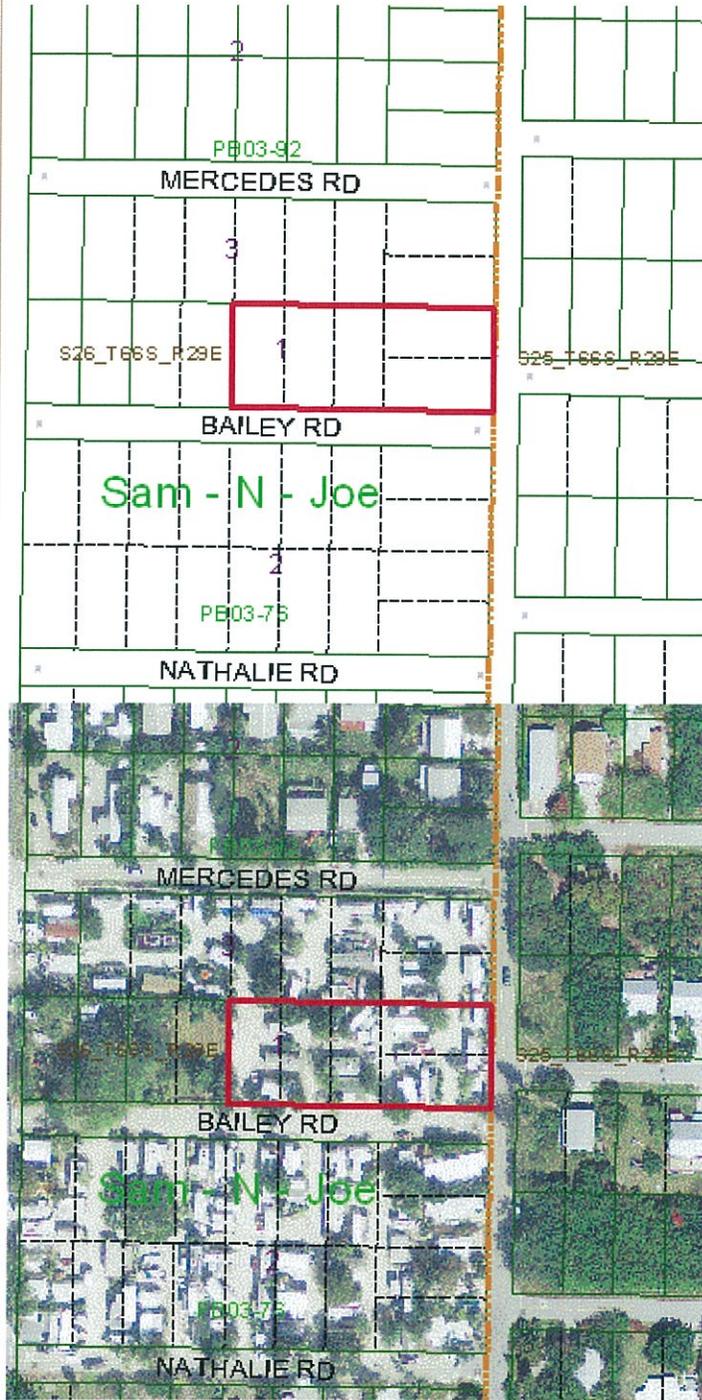
**Ownership Details**

**Mailing Address:**  
LONGSTOCK II LLC  
7009 SHRIMP RD STE 2  
KEY WEST, FL 33040-6067

**Property Details**

PC Code: 28 - PARKING LOTS, MOBILE HOME PARKS  
Millage Group: 100H  
Affordable Housing: No  
Section-  
Township- 26-66-29  
Range:  
Property Location: 201 COUNTY RD BIG PINE KEY  
Subdivision: SAM-N-JOE SUBD  
Legal BK 1 LTS 1 THRU 5 SAM N JOE SUB PB 3-76 BIG PINE KEY OR335-279 OR484-851-852 OR484-729/34  
Description: OR615-584 OR645-781 OR660-414 OR674-497 OR674-732 OR774-1131 OR790-126 OR977-788/89 OR994-888/90 OR1130-2034/37 OR2192-341/42 OR2406-379/82C/T OR2409-582/84 OR2673-1749/51

[Click Map Image to open interactive viewer](#)



### Land Details

Land Use Code	Frontage	Depth	Land Area
02RV - REC VEHICLE PARK	0	0	0.62 AC

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
-----	------	---------	--------	-------	------------	-----------	-------	------

1	CL2:CH LINK FENCE	1,200 SF	200	6	1989	1990	1	30
---	-------------------	----------	-----	---	------	------	---	----

### Appraiser Notes

MANAGER'S MOBILE HOME BELONGS TO HIM. 2003 #083 TR PK IS LICENSED FOR 130 SITES SEE AK# 1372285 & 1372684
2007/05/29 ADJUSTED CL FOR THE 2007TR (JDC)
RE: 30010, 30011, 30012 & 30013 COMBINED PER INCOME 7-25-85 JMH
3/21/2014 BEN. SALE REVIEW WITH 1372285, 1372684, AND 1372765.

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	0	840	248,000	477,136	462,277	0	477,136
2013	0	840	248,000	420,252	420,252	0	420,252
2012	0	840	248,000	395,940	395,940	0	395,940
2011	0	840	248,000	466,202	449,245	0	466,202
2010	0	840	248,000	408,405	408,405	0	408,405
2009	0	840	248,000	579,062	579,062	0	579,062
2008	0	840	403,650	720,508	720,508	0	720,508
2007	0	805	370,013	941,006	941,006	0	941,006
2006	0	866	464,198	465,064	465,064	0	465,064
2005	0	866	309,465	310,331	310,331	0	310,331
2004	0	890	94,185	95,075	95,075	0	95,075
2003	0	914	94,185	95,099	95,099	0	95,099
2002	0	938	94,185	95,123	95,123	0	95,123
2001	0	962	94,185	95,147	95,147	0	95,147
2000	0	423	53,820	54,243	54,243	0	54,243
1999	0	430	53,820	54,250	54,250	0	54,250
1998	0	438	53,820	54,258	54,258	0	54,258
1997	0	462	53,820	54,282	54,282	0	54,282
1996	0	0	94,185	94,185	94,185	0	94,185
1995	0	0	94,185	94,185	94,185	0	94,185
1994	0	0	94,185	94,185	94,185	0	94,185
1993	0	0	94,185	94,185	94,185	0	94,185
1992	0	0	94,185	94,185	94,185	0	94,185
1991	0	0	94,185	94,185	94,185	0	94,185
1990	0	0	94,185	94,185	94,185	0	94,185
1989	0	0	94,185	94,185	94,185	0	94,185
1988	0	0	80,730	80,730	80,730	0	80,730

1987	0	0	77,232	77,232	77,232	0	77,232
1986	0	0	77,232	77,232	77,232	0	77,232
1985	0	0	35,657	35,657	35,657	0	35,657
1984	0	0	7,128	7,128	7,128	0	7,128
1983	0	0	7,128	7,128	7,128	0	7,128
1982	0	0	5,766	5,766	5,766	0	5,766

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
3/24/2014	2673 / 1749	3,750,000	<u>WD</u>	<u>05</u>
4/17/2009	2409 / 582	100	<u>QC</u>	<u>11</u>
3/30/2009	2406 / 379	1,000	<u>CT</u>	<u>12</u>
3/6/2006	2192 / 341	1	<u>WD</u>	<u>M</u>
5/1/1990	1130 / 2034	1	<u>WD</u>	<u>M</u>
5/1/1986	977 / 788	1	<u>WD</u>	<u>M</u>
8/1/1982	862 / 2174	322,500	<u>WD</u>	<u>M</u>

This page has been visited 14,942 times.

Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

**Property Record Card -**  
**Maps are now launching the new map application version.**

**Alternate Key: 1372285 Parcel ID: 00300180-000000**

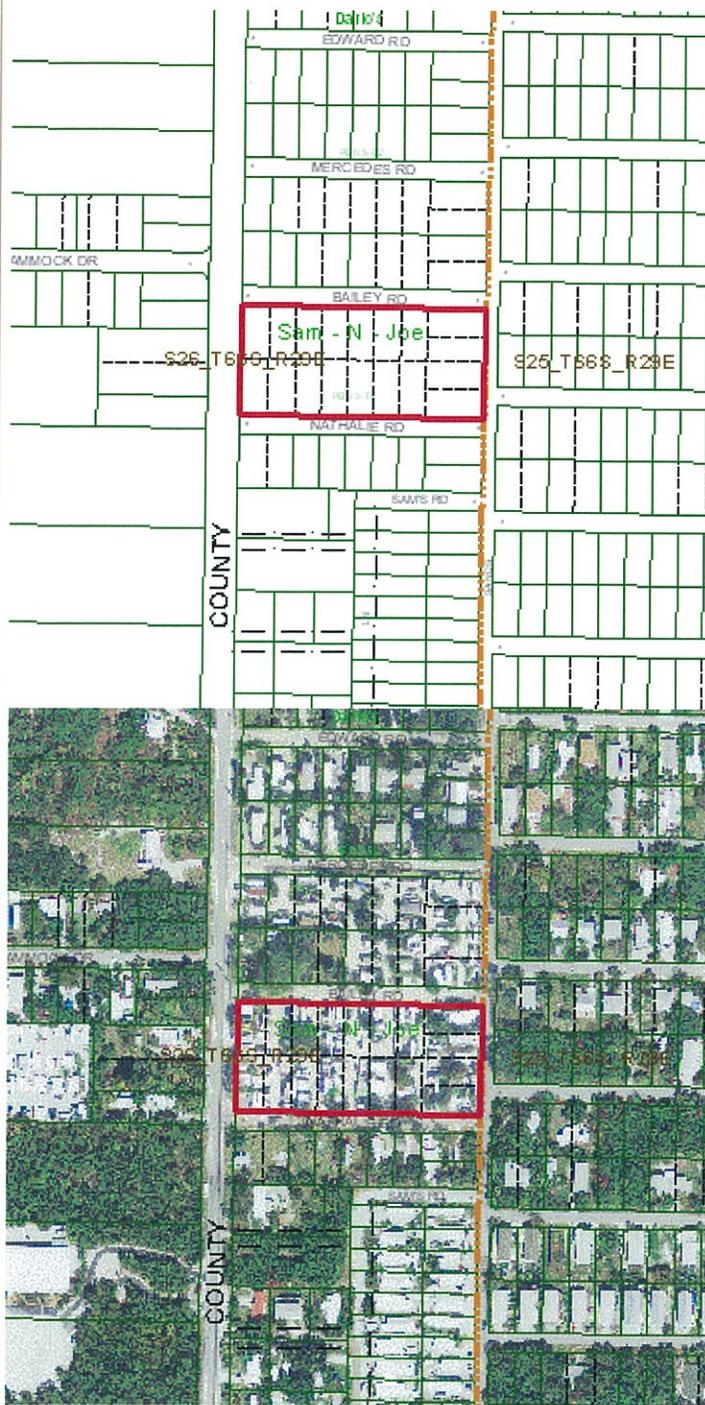
**Ownership Details**

**Mailing Address:**  
LONGSTOCK II LLC  
7009 SHRIMP RD STE 2  
KEY WEST, FL 33040-6067

**Property Details**

**PC Code:** 28 - PARKING LOTS, MOBILE HOME PARKS  
**Millage Group:** 100H  
**Affordable Housing:** No  
**Section-Township-Range:** 26-66-29  
**Property Location:** 201 COUNTY RD BIG PINE KEY  
**Subdivision:** SAM-N-JOE SUBD  
**Legal:** BK 2 LTS 1 THRU 18 SAM-N-JOE SUB PB3-76 BIG PINE KEY OR335-279 OR484-851-852 OR484-729/34  
**Description:** OR615-584 OR645-781 OR660-414 OR674-497 OR674-732 OR774-1131 OR790-126 OR862-2174 OR977-788/89 OR994-888/90 OR1130-2034/37 OR2192-341/42 OR2406-379/82C/T OR2409-582/84 OR2673-1749/51

[Click Map Image to open interactive viewer](#)



### Land Details

Land Use Code	Frontage	Depth	Land Area
02RV - REC VEHICLE PARK	464	207	2.20 AC

### Building Summary

Number of Buildings: 3

Number of Commercial Buildings: 3  
 Total Living Area: 989  
 Year Built: 1953

### Building 1 Details

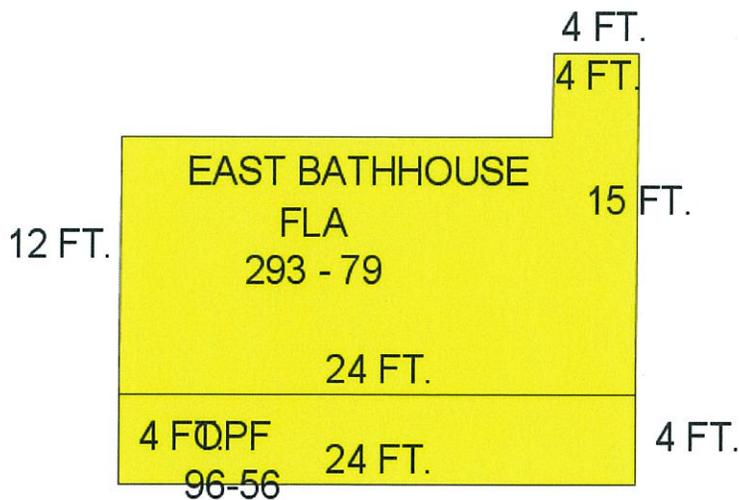
Building Type	Condition F	Quality Grade 250
Effective Age 44	Perimeter 79	Depreciation % 55
Year Built 1953	Special Arch 0	Grnd Floor Area 293
Functional Obs 0	Economic Obs 0	

**Inclusions:**

Roof Type	Roof Cover	Foundation CONCRETE SLAB
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

**Extra Features:**

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 9	Dishwasher 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1993					293
2	OUF		1	1993					96

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C

10646 CAMP BLDG 100 N N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3512	CONC BLOCK	100

### Building 2 Details

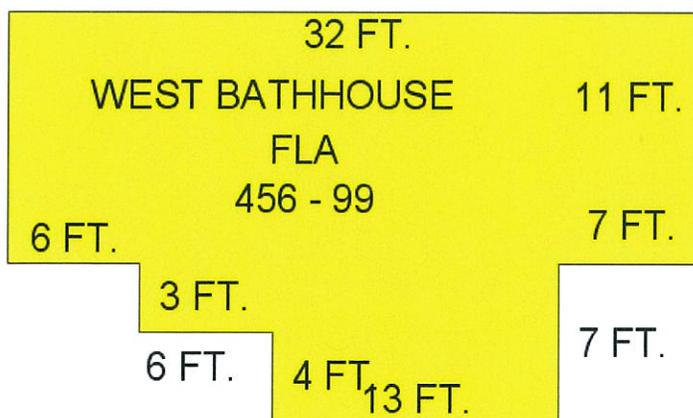
Building Type	Condition F	Quality Grade 250
Effective Age 32	Perimeter 99	Depreciation % 40
Year Built 1953	Special Arch 0	Grnd Floor Area 456
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation CONCRETE SLAB
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 9	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1953	N	N			456

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10648	CAMP BLDG	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3513	CONC BLOCK	100

### Building 3 Details

Building Type	Condition F	Quality Grade 50
Effective Age 57	Perimeter 76	Depreciation % 60
Year Built 1953	Special Arch 0	Grnd Floor Area 240
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation CONCRETE SLAB
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 8	Dishwasher 0

8 FT. 30 FT.  
 FLA 240 - 76 Laundry  
 30 FT.

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	FLA		1	1953	N	N			240

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		CAMP BLDG	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
	NO VALUE	50
3514	C.B.S.	50

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	2,107 SF	0	0	1977	1978	2	50
2	UB2:UTILITY BLDG	20 SF	5	4	1952	1953	4	50
3	UB2:UTILITY BLDG	64 SF	8	8	1952	1953	4	50
4	UB2:UTILITY BLDG	25 SF	5	5	1952	1953	4	50
5	FN2:FENCES	300 SF	60	5	1977	1978	2	30
6	FN2:FENCES	90 SF	30	3	1977	1978	2	30
7	CL2:CH LINK FENCE	240 SF	60	4	1984	1985	1	30
8	PT2:BRICK PATIO	308 SF	0	0	1977	1978	3	50
9	PT2:BRICK PATIO	113 SF	0	0	1984	1985	2	50
10	PT3:PATIO	1,340 SF	0	0	1953	1954	2	50
11	FN2:FENCES	1,260 SF	140	9	1953	1954	3	30

### Appraiser Notes

RE: 30019 & 30020 COMBINED PER INCOME 7-25-85 JMH

2007/05/29 FIELD INSPECTED BY THIS OFFICE - WEST BATHHOUSE USED AS STORAGE, REMOVED PART OF BLDG 3 FLA & GBF SECTIONS( NO LONGER THERE) ONLY LAUNDRY STILL THERE, CHANGED SOME PT AND FLA WALL HEIGHT FOR THE 2007TR (JDC & NL)

SEA HORSE TRAILER PARK, FIELD INSPECTED BY THIS OFFICE ON JANUARY 19, 1994 (006/035)RE#'S 0030090 & 00300590 SUBTRACTED FROM INCOME & KEYED AS SPECIA. MANAGER'S MOBILE HOME IS NOT OWNED BY THE PARK. 5-1-97 BUILDING # 3 IS MAIN BUILDING WHICH WAS BURNED IN 1998 ONLY THE FOUR WALLS & SBU WHICH IS A LAUNDRY ROOM. BUILDING # 2 IS BATHROOMS, CLOSE TO MAIN BUILDING. BUILDING # 1 IS ALSO BATHROOM & IS LOCATED TO THE EAST OF THE PARK, THIS PROPERTY IS ON INCOME, THEREFORE IT HAS AN OVERRIDE. TPP 8918232 - LIVELY SERVICES INC TPP 8509561 - SEAHORSE CAMPGROUND TPP 8862342 - LIVELY COVE INC

3/21/2014 BEN. SALE REVIEW WITH 1372684, 1372196, AND 1372765.

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
03105414	08/05/2005		1,700		CANCEL THIS PERMIT PER PARK MANAGER, OLD OWNERS, PARK SOON TO BE DEMOED (108 NL)

08103645	10/10/2008	12/21/2009	1	Demo deck & porch roof
10105683	09/23/2010	03/24/2014	1,750	REPLACE EXISTING SERVICE PER KEYS ENERGY
A-18552	08/01/1987	12/01/1987	6,500	ELECTRICAL
98-0123	02/09/1998	12/03/1999	10,000	DEMOLITION

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	48,173	19,010	880,000	1,729,617	1,675,756	0	1,729,617
2013	37,940	19,267	880,000	1,523,415	1,523,415	0	1,523,415
2012	37,940	19,284	880,000	1,435,282	1,435,282	0	1,435,282
2011	39,241	19,301	880,000	1,689,984	1,628,512	0	1,689,984
2010	39,241	19,318	880,000	1,480,466	1,480,466	0	1,480,466
2009	40,108	19,335	880,000	2,099,100	2,099,100	0	2,099,100
2008	40,108	19,352	1,440,720	2,571,659	2,571,659	0	2,571,659
2007	28,973	19,748	1,320,660	3,764,022	3,764,022	0	3,764,022
2006	39,098	8,358	1,656,828	2,313,399	2,313,399	0	2,313,399
2005	40,355	8,611	1,104,552	2,011,651	2,011,651	0	2,011,651
2004	40,353	8,864	336,168	2,011,651	2,011,651	0	2,011,651
2003	40,353	9,117	336,168	2,011,651	2,011,651	0	2,011,651
2002	40,353	9,391	336,168	872,150	872,150	0	872,150
2001	40,353	9,672	336,168	872,150	872,150	0	872,150
2000	40,353	3,286	192,096	872,150	872,150	0	872,150
1999	40,353	3,379	192,096	872,150	872,150	0	872,150
1998	72,950	3,474	192,096	872,150	872,150	0	872,150
1997	54,698	3,568	192,096	872,150	872,150	0	872,150
1996	49,725	1,454	336,168	713,352	713,352	0	713,352
1995	49,725	1,479	336,168	713,352	713,352	0	713,352
1994	70,748	1,504	336,168	713,352	713,352	0	713,352
1993	75,980	875	336,168	684,830	684,830	0	684,830
1992	75,980	900	336,168	684,830	684,830	0	684,830
1991	75,980	925	336,168	684,830	684,830	0	684,830
1990	75,980	950	336,168	684,830	684,830	0	684,830
1989	75,980	975	336,168	684,830	684,830	0	684,830
1988	70,747	760	288,144	306,924	306,924	0	306,924
1987	40,771	8,770	275,658	303,400	303,400	0	303,400
1986	40,949	8,770	275,658	302,397	302,397	0	302,397
1985	39,006	8,770	128,340	370,450	370,450	0	370,450
1984	37,146	8,770	114,358	160,274	160,274	0	160,274
1983	37,148	8,770	114,358	160,276	160,276	0	160,276

1982	37,642	8,770	92,523	138,935	138,935	0	138,935
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## 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
2/24/2014	2673 / 1749	3,750,000	WD .....	05 .....
4/17/2009	2409 / 582	100	QC .....	11 .....
3/30/2009	2406 / 379	1,000	CT .....	12 .....
3/6/2006	2192 / 341	1	WD .....	M .....
4/1/1990	1130 / 2034	1	WD .....	M .....
5/1/1986	977 / 788	1	WD .....	M .....
8/1/1982	862 / 2174	45	WD .....	M .....

This page has been visited 14,963 times.

Monroe County Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

**Property Record Card -**  
**Maps are now launching the new map application version.**

**Alternate Key: 1372684 Parcel ID: 00300590-000000**

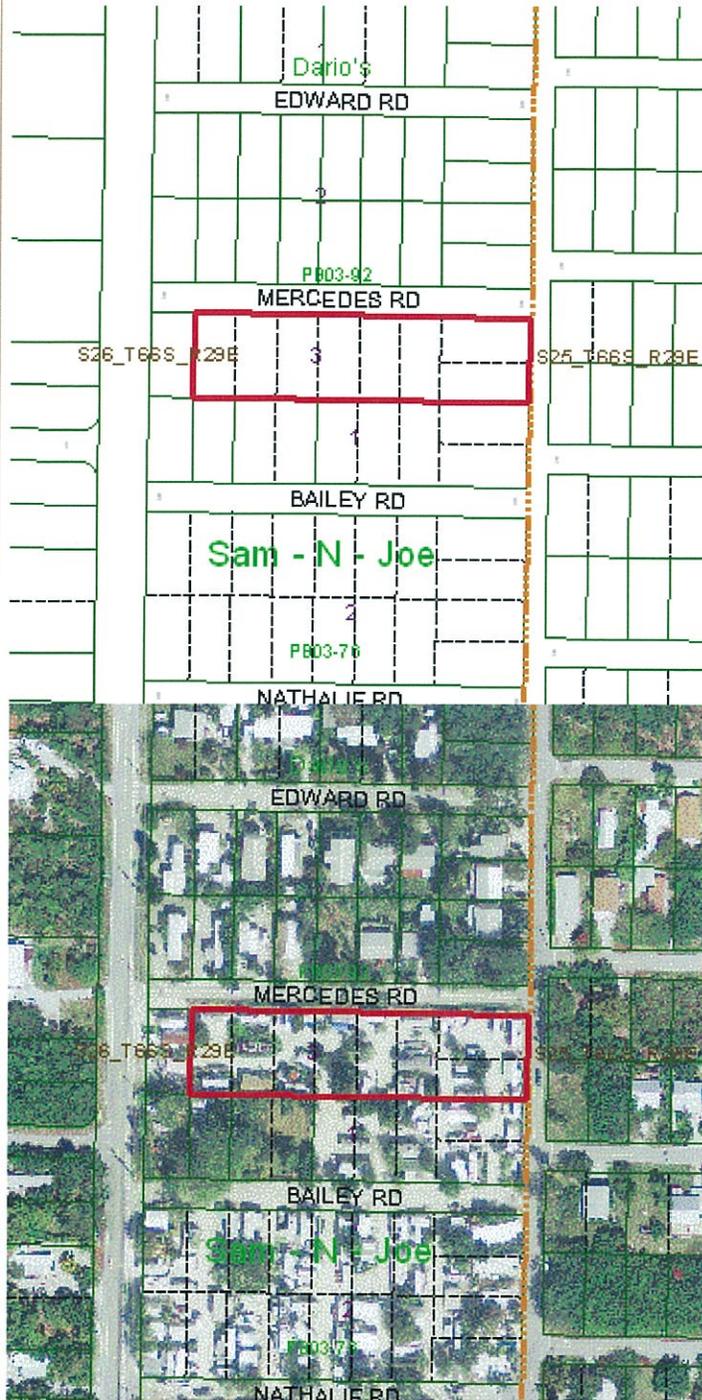
**Ownership Details**

**Mailing Address:**  
LONGSTOCK II LLC  
7009 SHRIMP RD STE 2  
KEY WEST, FL 33040-6067

**Property Details**

PC Code: 28 - PARKING LOTS, MOBILE HOME PARKS  
Millage Group: 100H  
Affordable Housing: No  
Section-  
Township- 26-66-29  
Range:  
Property Location: 201 COUNTY RD BIG PINE KEY  
Subdivision: DARIO'S SUBD  
Legal BK 3 LTS 1 THRU 8 DARIOS SUB PB3-92 BIG PINE KEY OR484-851/52 OR484-729/34 OR615-584 OR645-  
Description: 781 OR660-414 OR674-497 OR674-732 OR774-1131 OR790-126 OR862-2174 OR977-788/89 OR994-888/90  
OR1130-2034/37 OR2192-341/42 OR2406-379/82C/T OR2409-582/84 OR2673-1749/51

Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
02RV - REC VEHICLE PARK	0	0	0.97 AC

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
-----	------	---------	--------	-------	------------	-----------	-------	------

1	CL2:CH LINK FENCE	3,018 SF	503	6	1979	1980	1	30
2	PT2:BRICK PATIO	100 SF	10	10	1974	1975	1	50
3	FN2:FENCES	660 SF	110	6	1990	1991	2	30

### Appraiser Notes

SEE OTHER AK# 1372196 & # 1372285 TOTAL LICENSED SITES=130 #083
2006/05/31 FIELD INSPECTED - REMOVED BLDG & PT'S THAT ARE NO LONGER THERE FOR THE 2007 TR (JDC & NL)
3/21/2014 BEN. SALE REVIEW WITH 1372285, 1372196, AND 1372765.
RE: 30060, 30061, 30062, 30063, 30064, 30065 & 30066 COMBINED PER INCOME 7-26-85 JMH

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	0	3,297	389,600	775,346	751,201	0	775,346
2013	0	2,373	388,000	682,910	682,910	0	682,910
2012	0	2,373	388,000	643,402	643,402	0	643,402
2011	0	2,373	388,000	757,579	730,022	0	757,579
2010	0	2,373	388,000	663,657	663,657	0	663,657
2009	0	2,373	388,000	940,976	940,976	0	940,976
2008	0	2,373	445,568	1,136,186	1,136,186	0	1,136,186
2007	0	2,143	408,437	1,568,343	1,568,343	0	1,568,343
2006	11,150	4,487	512,403	528,040	528,040	0	528,040
2005	11,150	4,487	415,863	431,500	431,500	0	431,500
2004	11,148	4,532	169,740	185,420	185,420	0	185,420
2003	11,148	4,577	169,740	185,465	185,465	0	185,465
2002	11,148	4,750	169,740	185,638	185,638	0	185,638
2001	11,148	4,965	169,740	185,853	185,853	0	185,853
2000	11,148	2,221	74,261	87,630	87,630	0	87,630
1999	11,148	2,279	74,261	87,688	87,688	0	87,688
1998	7,457	2,350	74,261	84,068	84,068	0	84,068
1997	7,457	2,495	74,261	84,213	84,213	0	84,213
1996	0	0	148,523	148,523	148,523	0	148,523
1995	0	0	148,523	148,523	148,523	0	148,523
1994	0	0	148,523	148,523	148,523	0	148,523
1993	0	0	148,523	148,523	148,523	0	148,523
1992	0	0	148,523	148,523	148,523	0	148,523
1991	0	0	148,523	148,523	148,523	0	148,523
1990	0	0	148,523	148,523	148,523	0	148,523
1989	0	0	148,523	148,523	148,523	0	148,523

1988	0	0	127,305	127,305	127,305	0	127,305
1987	0	0	121,788	121,788	121,788	0	121,788
1986	0	0	121,788	121,788	121,788	0	121,788
1985	0	0	56,630	56,630	56,630	0	56,630
1984	0	0	7,556	7,556	7,556	0	7,556
1983	0	0	7,556	7,556	7,556	0	7,556
1982	0	0	6,112	6,112	6,112	0	6,112

## 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
2/24/2014	2673 / 1749	3,750,000	WD .....	05 .....
4/17/2009	2409 / 582	100	QC .....	11 .....
3/30/2009	2406 / 379	1,000	CT .....	12 .....
3/6/2006	2192 / 341	7,850,000	WD .....	M .....
5/1/1990	1130 / 2034	980,000	WD .....	M .....
5/1/1986	977 / 788	640,000	WD .....	M .....
8/1/1982	862 / 2174	455	WD .....	M .....

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Monroe County Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

**Property Record Card -**  
**Maps are now launching the new map application version.**

**Alternate Key: 1372765 Parcel ID: 00300670-000000**

**Ownership Details**

**Mailing Address:**  
LONGSTOCK II LLC  
7009 SHRIMP RD STE 2  
KEY WEST, FL 33040-6067

**Property Details**

**PC Code:** 28 - PARKING LOTS, MOBILE HOME PARKS  
**Millage Group:** 100H  
**Affordable Housing:** No  
**Section-Township-Range:** 26-66-29  
**Property Location:** 201 COUNTY RD BIG PINE KEY  
**Subdivision:** DARIO'S SUBD  
**Legal Description:** BK 3 LT 9 DARIOS SUB PB3-92 BIG PINE KEY OR176-330/31 OR1362-1978/79ORD OR1375-823/24 OR2192-341/42 OR2406-379/82C/T OR2409-582/84 OR2673-1749/51

Click Map Image to open interactive viewer



**Land Details**

Land Use Code	Frontage	Depth	Land Area
02RV - REC VEHICLE PARK	0	0	0.13 AC

**Appraiser Notes**

PART OF THE SEA HORSE MH PARK

3/21/2014 BEN. SALE REVIEW WITH 1372285, 1372196, AND 1372684.

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	0	0	51,320	52,000	52,000	0	52,000
2013	0	0	52,000	52,000	52,000	0	52,000
2012	0	0	52,000	52,000	52,000	0	52,000
2011	0	0	52,000	52,000	52,000	0	52,000
2010	0	0	52,000	52,000	52,000	0	52,000
2009	0	0	52,000	52,000	52,000	0	52,000
2008	0	0	83,835	83,835	83,835	0	83,835
2007	0	0	76,849	76,849	76,849	0	76,849
2006	0	0	33,534	33,534	33,534	0	33,534
2005	0	0	20,120	20,120	20,120	0	20,120
2004	0	0	13,973	8,383	8,383	0	8,383
2003	0	0	13,973	8,383	8,383	0	8,383
2002	0	0	9,781	5,868	5,868	0	5,868
2001	0	0	22,356	13,413	13,413	0	13,413
2000	0	0	9,781	5,868	5,868	0	5,868
1999	0	0	9,781	5,868	5,868	0	5,868
1998	0	0	9,781	5,869	5,869	0	5,869
1997	0	0	9,781	5,869	5,869	0	5,869
1996	0	0	9,781	5,869	5,869	0	5,869
1995	0	0	9,781	9,781	9,781	0	9,781
1994	0	0	9,781	9,781	9,781	0	9,781
1993	0	0	9,781	9,781	9,781	0	9,781
1992	0	0	9,781	9,781	9,781	0	9,781
1991	0	0	9,781	9,781	9,781	0	9,781
1990	0	0	11,178	11,178	11,178	0	11,178
1989	0	0	11,178	11,178	11,178	0	11,178
1988	0	0	6,260	6,260	6,260	0	6,260
1987	0	0	6,260	6,260	6,260	0	6,260
1986	0	0	6,260	6,260	6,260	0	6,260
1985	0	0	6,107	6,107	6,107	0	6,107
1984	0	0	6,107	6,107	6,107	0	6,107
1983	0	0	6,107	6,107	6,107	0	6,107
1982	0	0	6,107	6,107	6,107	0	6,107

## 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
2/24/2014	2673 / 1749	3,750,000	<u>WD</u>	<u>05</u>
4/17/2009	2409 / 582	100	<u>QC</u>	<u>11</u>
3/30/2009	2406 / 379	1,000	<u>CT</u>	<u>12</u>
3/6/2006	2192 / 341	1	<u>WD</u>	<u>M</u>
9/1/1995	1375 / 0823	10,000	<u>WD</u>	<u>Y</u>

This page has been visited 15,011 times.

Monroe County Monroe County Property Appraiser  
Scott P. Russell, CFA  
P.O. Box 1176 Key West, FL 33041-1176

**End of Additional File 2015-039**



Barton W. Smith, Esq.  
Tel: 305-296-7227  
Fax: 305-296-8448  
[bart@smithoropeza.com](mailto:bart@smithoropeza.com)

February 27, 2015

**VIA HAND-DELIVERY:**

Ms. Mayte Santamaria  
Monroe County Planning & Environmental Resources Department  
2798 Overseas Highway, Suite 400  
Marathon, FL 33050

Re: Longstock II, LLC's Application for Minor Conditional Use Permit

Dear Mayte,

Please allow this letter to clarify, and serve as additional support for Longstock II, LLC, a Florida limited liability company ("Longstock") application for Request for Minor Conditional Use Permit for the Transfer of ROGO Exemption (TRE):Receiver Site Approval ("Application") for the transfer of one hundred (100) Transferrable Rate of Growth Ordinance Exemptions ("TREs") from a sender site owned by Longstock to Longstock's property at 7009 Shrimp Road, Stock Island, Florida ("Receiver Property").

**1. SENDER SITES**

This application seeks to transfer a total of one hundred (100) transient TREs from Longstock's property located at 201 County Road/Bailey Road on Big Pine Key, Florida mile marker 32 ("Sender Property") to the Receiver Property. The legal description for the Sender Property is found within the deed to Longstock, attached to the Application at Tab 1. The Sender Property is identified by the Monroe County Property Appraiser as real estate numbers: 00300090-000000, 00300180-000000, 00300590-000000, and 00300670-000000. Historically and currently, the Sender Property was and is used as a RV and mobile home park. The Sender Property is located within an Improved Subdivision ("IS") Land Use (Zoning) District for the Northern half and Urban Residential Mobile Home ("URM") for the Southern half of the Sender Property Land Use (Zoning) District. Consistent with its Zoning Maps, the Northern half of the Sender Property is within the Residential Medium (RM) Future Land Use Map (FLUM) category and the Southern Half of the Sender Property is within the Residential High (RH) Future

Land Use Map (FLUM). The Sender Property is designated as Tier I on the Tier Overlay Map. A copy of the September 29, 2014 Letter of Development Rights Determination (“LDRD”), stating that the Sender Property has lawfully established one hundred twenty-five (125) TREs, is attached to this letter as Exhibit A.

## **2. RECEIVER SITE**

Longstock seeks to transfer one hundred (100) TREs, to the Receiver Property. The Receiver Property is located at 7009 Shrimp Road, Stock Island, Florida. The legal description for the Receiver Property is attached to the Application at Tab 1. The Receiver Property was historically used for mixed use, including commercial fishing, marina and commercial retail, but is currently used for mixed use, including marina, commercial retail and offices and a planned hotel. The Monroe County Property Appraiser identifies the Receiver Property as real estate numbers 00123760-000200, 00123720-000100 and 00123720-000200. The Receiver Property currently has a Maritime Industries (MI) Land Use (Zoning) District designation and a Mixed Use Commercial (MC) Future Land Use designation.

## **3. CONCLUSION**

Thank you for your consideration of the Application and attached documents. Please contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Barton W. Smith', with a long horizontal flourish extending to the right.

Barton W. Smith, Esq.

EXHIBIT A

# County of Monroe

## Growth Management Division

**Planning & Environmental Resources  
Department**

2798 Overseas Highway, Suite 410  
Marathon, FL 33050  
Voice: (305) 289-2500  
FAX: (305) 289-2536



**Board of County Commissioners**

Mayor Sylvia J. Murphy, District 5  
Mayor Pro Tem, Danny L. Kolhage, District 1  
George Neugent, District 2  
Heather Carruthers, District 3  
David Rice, District 4

September 29, 2014

Smith | Oropeza, P.L.  
Attn: Barton W. Smith, Esq.  
138-142 Simonton Street  
Key West, FL 33040

**RE: LETTER OF DEVELOPMENT RIGHTS DETERMINATION FOR SEAHORSE  
RV PARK, BIG PINE KEY, ON PROPERTY CURRENTLY HAVING REAL  
ESTATE NUMBERS 00300090.000000, 00300180.000000, 00300590.000000 AND  
00300670.000000**

Mr. Smith

This letter is in response to your request for a determination as to the number of dwelling units that were lawfully established and thereby exempt from the Residential Rate of Growth Ordinance (ROGO) permit allocation system on the above-described premises.

**Background Information:**

The property is comprised of four parcels of land, currently assessed under real estate (RE) #00300090.000000, #00300180.000000, #00300590.000000 and #00300670.000000. The parcel identified as RE #00300090.000000 is legally described as Block 1, Lots 1 through 5, Sam-N-Joe Subdivision (Plat Book 3, Page 76), Big Pine Key. The parcel identified as RE #00300180.000000 is legally described as Block 2, Lots 1 through 18, Sam-N-Joe Subdivision (Plat Book 3, Page 76), Big Pine Key. The parcel identified as RE #00300590.000000 is legally described as Block 3, Lots 1 through 8, Dario's Subdivision (Plat Book 3, Page 92), Big Pine Key. The parcel identified as RE #00300670.000000 is legally described as Block 3, Lot 9, Dario's Subdivision (Plat Book 3, Page 92), Big Pine Key.

Note: 13 former RE #'s associated with property were retired and aggregated with the existing RE #'s in 1985. RE #00300100.000000, RE #00300110.000000, RE #00300120.000000 and RE #00300130.000000 were combined with RE #00300090.000000. RE #00300190.000000 and RE #00300200.000000 were combined with RE #00300180.000000. RE #00300600.000000, RE #00300610.000000, RE #00300620.000000, RE #00300630.000000, RE #00300640.000000, RE #00300650.000000 and RE #00300660.000000 were combined with RE #00300590.000000.

The property is located on Big Pine Key, at approximate mile marker 30 on the Gulf of Mexico side of US 1. It is bordered to the north by Mercedes Road, to the east by Sands Road, to the south by Nathalie Road and to the west by County Road. It is intersected by Bailey Road. The existing development consists of mobile homes and RV spaces and is commonly known as Seahorse RV Park (also known as Seahorse Campground and Seahorse Trailer Park). It has a physical address of 201 County Road.

Note: Three parcels located at the northeast corner of the County Road/Bailey Road intersection (legally described as Block 1, Lots 6 through 9, Sam-N-Joe) are not part of the subject property.

The following aerial photograph shows the boundaries of the property and the immediate area:



Subject Property (Aerial dated 2012)

The property is located partially within an Improved Subdivision (IS) Land Use (Zoning) District (RE #00300090.000000, 00300590.000000 and #00300670.000000) and partially within an Urban Residential Mobile Home (URM) Land Use (Zoning) District (RE #00300180.000000) on the Land Use District Map. Consistent with the boundaries of the IS and URM districts, the property is partially designated within the Residential Medium (RM) category (RE #00300090.000000, 00300590.000000 and #00300670.000000) and partially designated within the Residential High (RH) category (RE #00300180.000000) on the Future Land Use Map (FLUM). The entire property is designated as Tier I on the Tier Overlay Map.

An undated site map of the development was provided by 'Seahorse Campground' to Planning Department staff to use for the county's 1988 mobile home and RV study (attachment 1). The site map shows the development as having 142 numbered lots/spaces, identified as lots I-V (aka Lots 1-5); spaces 1-11, 14, 14A, 15-22, 22A, 23-26, 26A, 27-29, 29A, 30-32, 32A, 33-35, 35A, 36-38, 38A, 39-41, 41A, 42-44, 44A, 45-47, 47A, 48-53, 53A, 54-56, 56A, 57-60, 60A, 61-63, 63A and 64-124; and a manager's space (aka 12). Please note that the compass orientation of the site map has south to the top (reversed from standard north to the top).

A second undated site map of 'Seahorse Campground' and a consistent site plan (dated 1991) of the development was included in building permit applications in 1991: #911-2298, #911-2299 and #911-2381 (attachment 2). The site map/site plan show the development as having 127 numbered lots/spaces, identified as lots I-V (aka Lots 1-5); spaces 1-9, 11-12, 14-72 and 85-124; and showers (aka lots 83 and 84). Please note that the compass orientation of the site map has south to the top.

A third undated site map of 'Seahorse RV Park' was included in a building permit application in 2003: #031-5414 (attachment 3). The site map shows the development as having 121 numbered lots/spaces, identified as 'MH' lots 1-5; spaces 1-12, 14, 16-59, 62-83, 85-94, 96-120 and 122; an office (aka 15); and showers (aka lots 84 and 95). Please note that the compass orientation of the site map has south to the top.

### **Residential Dwelling Units:**

As defined in Monroe County Code (MCC) §101-1:

*Dwelling unit* means one (1) or more rooms physically arranged to create a housekeeping establishment for occupancy by one (1) family with separate toilet facilities.

*Permanent residential unit* means a dwelling unit that is designed for, and capable of, serving as a residence for a full housekeeping unit which includes a kitchen composed of at least a refrigerator and stove.

*Transient residential unit* means a dwelling unit used for transient housing such as hotel or motel room, seasonal residential unit, or space for parking a recreational vehicle or travel trailer.

Based on the aforementioned definitions, a mobile home is a type of permanent residential unit and a recreational vehicle (RV) is a type of transient residential unit.

Pursuant to MCC §138-22(1), the ROGO shall not apply to the redevelopment, rehabilitation or replacement of any lawfully-established residential dwelling unit that does not increase the number of residential dwelling units above that which existed on the site prior to the redevelopment, rehabilitation or replacement. Therefore, owners of land containing residential dwelling units shall be entitled to one unit for each such unit lawfully-established. The planning director shall review available documents to determine if a body of evidence exists to support the

existence of units on or about July 13, 1992, the effective date of the original ROGO ordinance. In order to approve an exemption, at least two of the following documents supporting the lawful existence of the residential dwelling unit or space must be found:

*Any issued Monroe County building permit(s) supporting the existence of the structure(s) and its use(s) on or about July 13, 1992:*

The following issued building permits are on file in the Building Department's records (with lot/space numbers based on the site map provided in attachment 3):

Permit #	Year Issued	Description
<b>RE #00300090.000000 (Central parcel, north of Bailey Road) / Block 1, Lots 1-5, Sam-N-Joe</b>		
A-5670	1979	Trailer tie down (MH lot 1) [Based on the site map, this permit should be filed under RE #00300180.000000, not RE #00300090.000000]
A-5741	1979	Trailer tie down (lot/space # not provided)
A-6270	1980	Cabana room - attached to 'trailer' / 'mobile home' (MH lot 1) [Based on the site map, this permit should be filed under RE #00300180.000000, not RE #00300090.000000]
A-6632	1980	Trailer tie down (space 6) [Based on the site map, this permit should be filed under RE #00300180.000000, not RE #00300090.000000]
901-1333	1990	Sewage treatment plant [Based on the site map, this permit should also be filed under RE #00300180.000000, RE #00300590.000000 and RE #00300670.000000]
911-2287	1991	Demolition - trailer tie downs and blocking (spaces 89 and 101)
911-2298	1991	'RV trailer' replacement (space 101) [Based on the site plan, the RV would also be located partially on space 102]
911-2299	1991	'RV trailer' replacement (space 89) [Based on the site plan, the RV would also be located partially on space 90]
941-0695	1994	Roof repair to 'trailer' (MH lot 4) [Based on the site map, this permit should be filed under RE #00300180.000000, not RE #00300090.000000]
001-0240	2000	Roof repair to 'mobile home' (MH lot 4) [Based on the site map, this permit should be filed under RE #00300180.000000, not RE #00300090.000000]
<b>RE #00300100.000000 (retired- combined with RE #00300090.000000 in 1985)</b>		
None on file	--	--
<b>RE #00300110.000000 (retired - combined with RE #00300090.000000 in 1985)</b>		
None on file	--	--
<b>RE #00300120.000000 (retired - combined with RE #00300090.000000 in 1985)</b>		
None on file	--	--
<b>RE #00300130.000000 (retired - combined with RE #00300090.000000 in 1985)</b>		
None on file	--	--
<b>RE #00300180.000000 (Southern parcel, south of Bailey Road) / Block 2, Lots 1-18, Sam-N-Joe</b>		
31952	1973	100 amp service (space 11)
A-7095	1980	Trailer tie down (space 59)
A-10036	1982	Mobile home replacement (MH lot 1) [MH lot 1 was not specified, but based on the site map, it is in the same location/configuration as platted Lot 18]

911-2381	1991	16 decks – not attached, for ‘RV units’ (spaces 15, 20, 21, 28, 29, 30, 31, 33, 45, 46, 47, 52, 55, 56, 57 and 62)
981-1123	1998	Demolition – ‘commercial’ building (lot/space # not provided)
991-2161	2000	Porch – attached to ‘mobile home’ (MH lot 4)
031-2072	2003	Clearing and tree trimming (spaces 1, 2, 3, 8, 12, 34, 47, 51, 82, 95 and 115) [Based on the site map, this permit should also be filed under RE #00300590.000000 and RE #00300670.000000]
031-5414	2003	75 portable fences [Based on the site map, this permit should also be filed under RE #00300090.000000, RE #00300590.000000 and RE #00300670.000000]
041-3381	2004	Clearing and tree trimming (spaces 1, 2, 3, 8, 12, 34, 47, 51, 82, 95 and 115) [Based on the site map, this permit should also be filed under RE #00300590.000000 and RE #00300670.000000]
081-3645	2008	Demolition – deck and porch roof (lot/space # not provided)
101-5683	2010	Electric service replacement (lot/space # not provided)
RE #00300190.000000 (retired - combined with RE #00300180.000000 in 1985)		
None on file	--	--
RE # 00300200.000000 (retired - combined with RE #00300180.000000 in 1985)		
None on file	--	--
RE #00300590.000000 (Northeastern parcel, north of Bailey Road) / Block 3, Lots 1-8, Dario’s		
901-1598	1990	6 electric services (200 amp) and 21 outlets (lot/space # not provided)
RE #00300600.000000 (retired - combined with RE #00300590.000000 in 1985)		
None on file	--	--
RE #00300610.000000 (retired - combined with RE #00300590.000000 in 1985)		
None on file	--	--
RE #00300620.000000 (retired - combined with RE #00300590.000000 in 1985)		
None on file	--	--
RE #00300630.000000 (retired - combined with RE #00300590.000000 in 1985)		
None on file	--	--
RE #00300640.000000 (retired - combined with RE #00300590.000000 in 1985)		
None on file	--	--
RE #00300650.000000 (retired - combined with RE #00300590.000000 in 1985)		
None on file	--	--
RE #00300660.000000 (retired - combined with RE #00300590.000000 in 1985)		
None on file	--	--
RE #00300670.000000 (Northwestern parcel, north of Bailey Road) / Block 3, Lot 9, Dario’s		
081-0866	2008	Demolition – fence and canopies (space 113)

*Documentation from the Monroe County Property Appraiser's Office indicating residential use on or about July 13, 1992:*

Staff examined the 2014 Monroe County property record cards for all parcels (by RE#) and compiled the following table with the findings. For each parcel, the table includes the current

property classification (PC) code, the current number of buildings (as classified by the Property Appraiser), and the years built of buildings.

RE #	Property Classification (PC) Code	# of Buildings	Type of Building (if applicable)	Year Built of Building (if applicable)
00300090.000000	28 - Parking lots, mobile home lots	0	n/a	n/a
00300180.000000	28 - Parking lots, mobile home lots	3	1-'East Bathhouse' 2-'West Bathhouse' 3-'Laundry'	1-1953 2-1953 3-1953
00300590.000000	28 - Parking lots, mobile home lots	0	n/a	n/a
00300670.000000	28 - Parking lots, mobile home lots	0	n/a	n/a

According to the Property Appraiser's documentation, there are only three buildings on the property: two bathhouses and a laundry. RVs are not assessed as buildings by the Property Appraiser. Mobile homes may be assessed as buildings by the Property Appraiser, but it is not a requirement.

Concerning the total number of dwelling units on the property, an 'Appraiser Note' associated with RE #00300090.000000 states "TR PK IS LICENSED FOR 130 SITES" and an 'Appraiser Note' associated with RE #00300590.000000 states "TOTAL LICENSED SITES=130".

According to the Property Appraiser's records, between 1982 and 2014, the property has been assessed under several different PC codes: 28 - 'Parking lot (Commercial)'; 36 - '[Mobile Home] parks, [Private] Camping, [Recreational Vehicle] Parks'; 00 - 'Vacant Residential' and 02 - 'Mobile Home'. The following table shows the PC codes for each year between 1982 and 2014:

RE #00300090.000000 (Central parcel, north of Bailey Road) / Block 1, Lots 1-5, Sam-N-Joe									
Year	PC	Year	PC	Year	PC	Year	PC	Year	PC
1982	02	1989	36	1996	36	2003	36	2010	28
1983	02	1990	36	1997	36	2004	36	2011	28
1984	00	1991	36	1998	36	2005	36	2012	28
1985	00	1992	36	1999	36	2006	36	2013	28
1986	00	1993	36	2000	36	2007	36	2014	28
1987	00	1994	36	2001	36	2008	36	--	--
1988	36	1995	36	2002	36	2009	28	--	--
RE #00300180.000000 (Southern parcel, south of Bailey Road) / Block 2, Lots 1-18, Sam-N-Joe									
Year	PC	Year	PC	Year	PC	Year	PC	Year	PC
1982	02	1989	36	1996	36	2003	36	2010	28
1983	02	1990	36	1997	36	2004	36	2011	28
1984	00	1991	36	1998	36	2005	36	2012	28
1985	00	1992	36	1999	36	2006	36	2013	28
1986	00	1993	36	2000	36	2007	36	2014	28
1987	00	1994	36	2001	36	2008	36	--	--

1988	36	1995	36	2002	36	2009	28	--	--
RE #00300590.000000 (Northeastern parcel, north of Bailey Road) / Block 3, Lots 1-8, Dario's									
Year	PC	Year	PC	Year	PC	Year	PC	Year	PC
1982	02	1989	36	1996	36	2003	36	2010	28
1983	02	1990	36	1997	36	2004	36	2011	28
1984	00	1991	36	1998	36	2005	36	2012	28
1985	00	1992	36	1999	36	2006	36	2013	28
1986	00	1993	36	2000	36	2007	36	2014	28
1987	00	1994	36	2001	36	2008	36	--	--
1988	36	1995	36	2002	36	2009	28	--	--
RE #00300670.000000 (Northwestern parcel, north of Bailey Road) / Block 3, Lot 9, Dario's									
Year	PC	Year	PC	Year	PC	Year	PC	Year	PC
1982	02	1989	00	1996	00	2003	00	2010	28
1983	02	1990	00	1997	00	2004	00	2011	28
1984	00	1991	00	1998	00	2005	00	2012	28
1985	00	1992	00	1999	00	2006	00	2013	28
1986	00	1993	00	2000	00	2007	00	2014	28
1987	00	1994	00	2001	00	2008	36	--	--
1988	00	1995	00	2002	00	2009	28	--	--

Archived Property Appraiser records prior to 1982 support mobile homes and RV spaces as existing on the property dating back to 1964.

*Aerial photographs and original dated photographs showing the structure(s) existed on or about July 13, 1992:*

Aerial photography from 1984 to 2012 confirms the continuous existence of a RV/mobile home development on the property. Aerial photography can only confirm the number of structures, not the use or number of dwelling units, in existence at any given time. Further, from the aerial photography, it cannot be determined with certainty a) if a given structure was a RV, mobile home or another type of structure or vehicle and b) if a given RV is being inhabited or stored.

Aerial photography from 1992 to 2009 confirms the continuous existence of a RV/mobile home park on the property.

*Residential county directory entries on or about July 13, 1992:*

Residential county directory entries were not provided for review.

*Rental, occupancy or lease records, on or about September 19, 2001, indicating the number, type and term of the rental or occupancy:*

Residential rental, occupancy or lease records were not provided for review.

*State and/or County licenses, on or about July 13, 1992, indicating the number and types of rental units:*

A complete occupational license history was not submitted for review.

Big Pine Seahorse RV Park had a valid local business tax (aka occupational license) issued by the Monroe County Tax Collector for Vending Machines / Laundry Machines with a 'business start date' of November 21, 1972 and a 'business close date' of July 1, 2014.

Sea Horse RV Park Lively Enterprises had a valid local business tax (aka occupational license) issued by the Monroe County Tax Collector for Vending Machines / Merchandise w/ License with a 'business start date' of September 1, 1964 and a 'business close date' of August 4, 2010.

Sea Horse RV Park Lively Enterprises had a valid local business tax (aka occupational license) issued by the Monroe County Tax Collector for Retail Sales with a 'business start date' of July 1, 1967 and a 'business close date' of March 4, 2008.

Big Pine Seahorse RV Park had a valid local business tax (aka occupational license) issued by the Monroe County Tax Collector for Trailer Park & Campgrounds with a 'business start date' of September 1, 1962 and a 'business close date' of July 1, 2014. The local business tax stated the presence of 5 units.

*Documentation from the utility providers indicating the type of service (commercial or residential) provided and the number of meters in existence on or about July 13, 1992:*

No documentation from the utility providers was provided for review.

*Similar supporting documentation not listed above as determined suitable by the planning director (as found in Growth Management Division files and provided by the applicant):*

(1992) Memorandum by Patti Becker, (former) Monroe County Assistant Building Official: The memorandum, dated February 19, 1992, states that Joe Paskalik of the Building Department inspected the property and observed 125 RVs and 5 mobile homes.

(1988) Monroe County Mobile Home / RV Study: The 1988 mobile home study indicates that 6 "mobile homes" and 124 "RVs" were present on the site at that time.

(1990) Florida Department of Environmental Regulation (DER) Permit: In 1990, DER issued Permit #DC44-182565 allowing the construction of a sewage treatment plant (approved by the Building Department by Building Permit #901-1333). The total number of dwelling units is not provided on the permit.

(1997) Florida Department of Environmental Protection (DEP) Permit: In 1997, DEP issued Permit #FLA014917 for a domestic wastewater facility for 'Seahorse RV Park'. The total number of dwelling units is not provided on the permit.

(1998) Florida Department of Health (DOH) Inspection Report: A DOH inspection report, dated October 28, 1998, states 125 RVs and 5 mobile homes were in existence.

(2000) Florida Department of Health (DOH) Inspection Report: A DOH inspection report, dated September 18, 2000, states 125 RVs and 5 mobile homes were in existence.

(2002) Florida Department of Environmental Protection (DEP) Permit: In 2002, DEP issued Permit #FLA014917 for a domestic wastewater facility for 'Seahorse RV Park'. The total number of dwelling units is not provided on the permit.

(2006) Florida Department of Health (DOH) Permit: In 2006, DOH accepted an application related to Permit #44-54-00091 for 'Seahorse Campground'. The application, dated September 12, 2006, states 125 RVs and 5 mobile homes were in existence.

(2006) Monroe County Planning Department Site Inspection: Staff conducted a site inspection on December 8, 2006. During the course of the inspection, staff noted 25 mobile homes, 65 RVs and 40 vacant RV spaces.

(2007) Letter of Development Rights Determination by Aref Joulani, (former) Senior Director of Planning & Environmental Resources (Planning Department File #26127): The letter, dated March 6, 2007, states that the property is entitled to 130 ROGO exemptions, 85 of which were derived from permanent residential units and 45 of which were derived from transient residential units. The determination was based on records reviewed at that time and the application of Administrative Interpretations #03-108 and #01-115.

(2014) Boundary Survey: A boundary survey by Avirom & Associates, Inc., dated January 16, 2014 shows approximately 130 mobile homes, RVs, and RV spaces on the property.

#### **Lawful Determination:**

**Based on a review of the records, the Planning & Environmental Resources Department has determined that 130 dwelling units, in the form of 125 transient residential dwelling units and 5 permanent residential units were lawfully established on the subject property and their replacement would thereby be exempt from the ROGO permit allocation system.**

As shown on the site map in attachment 3, the 5 lawful permanent residential units (in the form of mobile homes) are located on MH Lots 1-5; and 118 of the 125 lawful transient residential units (in the form of RV spaces) are located on spaces 1-12, 14-59, 62-120 and 122. Seven of the 125 lawful transient residential units (in the form of RV spaces) are not identified on the site map.

Pursuant to MCC §138-22(1), the planning director shall review available documents to determine if a body of evidence exists to support the existence of units on or about July 13, 1992, the effective date of the original ROGO ordinance. In order to approve an exemption, at least two of the noted documents supporting the lawful existence of the residential dwelling unit or space must be found. There is not a building permit on file initially approving the RV/mobile home

park or otherwise recognizing a total number of dwelling units. However, staff found several building permits supporting the lawful existence of a RV/mobile home park.

Other than building permits, staff found several documents supporting the existence of 125 RV spaces and 5 mobile homes circa 1992. Of note is the 1992 memorandum by Patti Becker, (former) Monroe County Assistant Building Official, the 1998 and 2000 Florida Department of Health (DOH) Inspection Reports, the 2006 Florida Department of Health (DOH) Permit, and the 2014 Monroe County Property Record Cards for RE #00300090.000000 and RE #00300590.000000. In addition, the 1988 mobile home study closely recognizes 124 RV spaces and 6 mobile homes.

The Letter of Development Rights Determination by Aref Joulani and dated March 6, 2007 states that the property is entitled to 130 ROGO exemptions, 85 of which were derived from permanent residential units and 45 of which were derived from transient residential units. While the determination in this letter does not conflict with the total number of ROGO exemptions acknowledged in the 2007 letter (130), it modifies the recognized breakdown on transient residential units (125 v. 45) and permanent residential units (5 v. 85).

The 2007 determination was based on records reviewed at that time and the application of Administrative Interpretations #03-108 and #01-115. It is important to note the following:

- In 2007, Administrative Interpretation #03-108 provided the criteria to be used by staff to determine whether or not a residential unit was lawfully-established. In 2011, the County modified and codified the criteria for ROGO exemption determinations with the adoption of Ordinance #015-2011. Administrative Interpretation #03-108 became null and void at that time. Therefore, the criteria for ROGO exemption determinations are now different. Currently, in order to approve an exemption, at least two of the specified documents supporting the lawful existence of the residential dwelling unit or space must be found.
- Administrative Interpretation #01-115 was misapplied in the 2007 letter. Administrative Interpretation #01-115 is intended to “provide guidance to staff in the permitting of recreational vehicles in the Recreation Vehicle (RV), Urban Residential Mobile Home (URM) and, Urban Residential Mobile Home - Limited (URM-L) Zoning Districts.” The interpretation states “Recreation vehicles may be treated as mobile homes and be considered permanent structures if they are tied down and elevated to meet FEMA requirements. Size has no bearing on whether a recreation vehicle may be treated as a permanent dwelling.”

Firstly, the interpretation does not state that RVs may be considered *permanent residential units*, only *permanent structures*. Secondly, the interpretation is intended to assist in the *permitting* of RVs. The 2007 determination provided no documentation supporting that the RVs were permitted in accordance with the interpretation. Thirdly, there is no documentation on file supporting that the ‘permanent’ RVs recognized in the 2007 determination were tied down or elevated as required by the interpretation. Photographs on file indicate that most of the RVs are not elevated. Fourthly, the ‘permanent’ RVs have been recognized as RVs, not mobile homes, in county and state documentation up to 2006. There are not any building permits on file permitting the RVs to be made permanent in nature. Fifthly, a large part of the

property is zoned IS. The interpretation only applied to properties zoned RV, URM and URM-L.

- The 2007 letter states that during the site inspection in 2006, which was the primary basis for the breakdown in the 2007 determination, staff observed 25 mobile homes. It should be noted that the Planning Department staff only observed the mobile homes and RVs from roadways and did not perform detailed inspections to ascertain whether or not each noted mobile home met codified and statutory definitions. In 1992, Joe Paskalik of the Building Department inspected the property and observed 125 RVs and 5 mobile homes. There are not any building permits on file for mobile homes between 1992 and 2007.

\* \* \* \* \*

This letter replaces any previous decisions by the Monroe County Planning & Environmental Resources Department related to the number and type of ROGO exemptions on the property. Specifically, please consider the Letter of Development Rights Determination by Aref Joulani, (former) Senior Director of Planning & Environmental Resources, and dated March 6, 2007 null and void. This letter does not provide any vesting to existing regulations and the replacement dwelling units and any new accessory structures must be built in compliance with all applicable regulations of the Monroe County Code and Comprehensive Plan at the time of development approval. Furthermore, if the exempted development is not replaced, but substantially improved as defined in the Monroe County Code, such development must be brought into compliance with all applicable regulations.

You may appeal decisions set forth in this letter. The appeal must be filed with the County Administrator, 1100 Simonton Street, Gato Building, Key West, FL 33040, within thirty (30) calendar days from the date of this letter. In addition, please submit a copy of your application to the Planning Commission Coordinator, Monroe County Planning & Environmental Resources Department, 2798 Overseas Hwy, Suite 410, Marathon, FL 33050.

We trust that this information is of assistance. If you have any questions regarding the contents of this letter or if we may further assist you with your project, please feel free to contact our Marathon office at (305) 289-2500.

Sincerely,



Townsley Schwab, Senior Director of Planning & Environmental Resources

APPLICATION  
MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



**Request for a Minor Conditional Use Permit for the Transfer of ROGO Exemption (TRE):  
RECEIVER SITE APPROVAL**

---

**An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review**

Conditional Use, Transfer of ROGO Exemption Application Fee: \$1,740.00

*In addition to the application fee, the following fees also apply:*

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

**Date of Submittal:** 2 / 27 / 2015  
Month Day Year

**Applicant / Agent:**

Longstock II, LLC, a Florida limited liability company c/o Smith Oropeza Hawks, P.L. Barton W. Smith, Esq.

Name

138 – 142 Simonton Street, Key West, Florida 33040

Mailing Address (Street, City, State, Zip Code)

(305) 296-7227

Daytime Phone

bart@smithoropeza.com

Email Address

**Sender Site Property Owner:**

Longstock II LLC

Name

7009 Shrimp Road, Suite 2, Key West, Florida 33040 Attention: Matthew Strunk

Mailing Address (Street, City, State, Zip Code)

305-292-2917

Daytime Phone

APPLICATION

**Sender Site Legal Description:**

(If in metes and bounds, attach legal description on separate sheet)

SEE ATTACHED LEGAL DESCRIPTION AT TAB 1

Block	Lot	Subdivision	Key
RE: 00300090-000000, 00300180-000000, 00300590-000000, and 00300670-000000 AK: 1372196, 1372285, 1372684 and 1372765			
Real Estate (RE) Number		Alternate Key Number	
201 County Road/Bailey Road on Big Pine Key, Florida		MM 32	
Street Address (Street, City, State, Zip Code)		Approximate Mile Marker	

**Receiver Site Property Owner:**

Longstock II LLC
Name
7009 Shrimp Road, Suite 2, Key West, Florida 33040 Attention: Matthew Strunk
Mailing Address (Street, City, State, Zip Code)
305-292-2917
Daytime Phone

**Receiver Site Legal Description:**

(If in metes and bounds, attach legal description on separate sheet)

SEE ATTACHED LEGAL DESCRIPTION AT TAB 1

Block	Lot	Subdivision	Key
00123760-000200, 00123720-000100 and 00123720-000200			1157899, 9080464 and 9080468
Real Estate (RE) Number		Alternate Key Number	
7009 Shrimp Road, Suite 2, Key West, Florida 33040		MM 5	
Street Address (Street, City, State, Zip Code)		Approximate Mile Marker	

**Sender Site Land Use District Designation:** Northern half of Sender Site - Improved Subdivision (IS)  
 Southern half of Sender Site - Urban Residential Mobile Home (URM)

**Receiver Site Land Use District Designation:** Maritime Industries (MI)

**Sender Site Existing Land Use:** Northern half of Sender Site - Residential Medium (RM)  
 Southern half of Sender Site - Residential High (RH)

**Receiver Site Existing Land Use:** Mixed Use Commercial (MC)

**Development Order No. permitting dwelling units to be transferred off Sender Site:** \_\_\_\_\_

**Amount of dwelling units to be transferred to Receiver Site:** 100

**Has a previous application been submitted for this site within the past two years?** Yes \_\_\_ No X

## APPLICATION

All of the following must be submitted in order to have a complete application submittal:  
(Please check as you attach each required item to the application)

- Complete application** (unaltered and unbound);
- Correct fee** (check or money order to Monroe County Planning & Environmental Resources);
- Proof of ownership for both sender and receiver sites (i.e. Warranty Deed); **Tab 1****
- Copy of Development Order establishing dwelling units to be transferred off sender site; to be provided**
- Current Property Record Card(s) from the Monroe County Property Appraiser for receiver site; - **Tab 2****
- Location map of receiver site; - **Tab 3****
- Photograph(s) of receiver site from adjacent roadway(s); - **Tab 4****
- Signed and Sealed Boundary Survey of receiver site, prepared by a Florida registered surveyor – 6 sets** (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat); **included**
- Typed name and address mailing labels of all property owners within a 300 foot radius of the receiver site.** This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included – **Tab 5**

**If applicable, the following must be submitted in order to have a complete application submittal:**

- Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the sender site and receiver site properties) – **Tab 6**
- Any Letters of Understanding pertaining to the proposed transfer**
- Vegetation Survey or Habitat Evaluation Index** (please contact Monroe County Environmental Resources prior to application submittal to determine if this documentation is necessary)

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

If for any reason the minor conditional use permit application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of plans shall be required prior to item being scheduled for commission review.

**APPLICATION**

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

**Signature of Applicant:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Sworn before me this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
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.

June 9, 2014

I hereby authorize Barton W. Smith, Esq. be listed as authorized agent  
(Name of Agent)

for Longstock II, LLC for the application submittal for  
(Name of Property Owner(s) the Applicant(s))

Lots 1, 2, 3, 4 and 5, Block 1; and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, Block 2; of SAM-N-JOE SUBDIVISION, according to the Plat thereof as recorded in Plat Book 3, Page 76, of the Public Records of Monroe County, Florida.

and

Lots, 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 3, of DARIO'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 3, Page 92, of the Public Records of Monroe County, Florida.

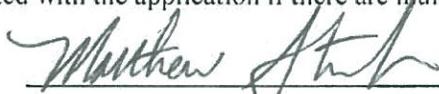
Key (island): Big Pine Key

and Real Estate number: 00300090-000000, 00300180-000000, 00300590-000000, 00300670-000000.

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated.

The undersigned understands the liabilities involved in the granting of this agency and accepts full responsibility (thus holding Monroe County harmless) for any and all of the actions of the agent named, related to the acquisition of approvals/permits for the aforementioned applicant.

**Note:** Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.



Matthew Strunk, Manager

**NOTARY:  
STATE OF FLORIDA  
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of June, 20 14.

Matthew Strunk is \_\_\_\_\_ personally known \_\_\_\_\_ produced identification

(\_\_\_\_\_ Type of Identification), did / did not take an oath.

Marie Cerulli  
Notary

MARIE CERULLI  
NOTARY PUBLIC, State of New York  
No. 01CE5015137  
Qualified in Monroe County  
Commission Expires July 12, 2015

July 11, 2013

I hereby authorize Barton W. Smith, Esq. be listed as authorized agent  
(Name of Agent)

for Longstock II, LLC for the application submittal for  
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: \_\_\_\_\_, Block \_\_\_\_\_,

Subdivision: \_\_\_\_\_, Key (island): Stock Island

and Real Estate number: 00123760-000200  
00123720-000100  
00123720-000200.

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated.

The undersigned understands the liabilities involved in the granting of this agency and accepts full responsibility (thus holding Monroe County harmless) for any and all of the actions of the agent named, related to the acquisition of approvals/permits for the aforementioned applicant.

**Note:** Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

\_\_\_\_\_  
Property Owner(s) Signature  
*Matthew Strunk*  
\_\_\_\_\_  
Matthew Strunk, Manager

**NOTARY:**  
STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 11 day of July, 2013.

MATTHEW STRUNK is  personally known \_\_\_\_\_ produced identification

\_\_\_\_\_  
(Type of Identification), did / did not take an oath.  
*Jana Carter*  
Notary



**PREPARED BY:**

Theodore R. Stotzer, Esq.  
c/o 550 S.W. 12<sup>th</sup> Street, Suite 550  
Deerfield Beach, Florida 33442

Doc# 1971203 03/04/2014 3:23PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

**RECORD AND RETURN TO:**

Gregory S. Oropeza, Esq.  
Smith | Oropeza, P.L.  
138-142 Simonton Street  
Key West, Florida 33040

03/04/2014 3:23PM  
DEED DOC STAMP CL: Krys \$26,250.00

Doc# 1971203  
Bk# 2673 Pg# 1749

\$26,250.00

**STATUTORY WARRANTY DEED**

THIS STATUTORY WARRANTY DEED is made as of the 24<sup>th</sup> day of February, 2014, by **BIG PINE SEAHORSE ACQUISITION CO., LLC**, a Florida limited liability company, having its principal place of business at 550 S.W. 12<sup>th</sup> Street, Suite 550, Deerfield Beach, Florida, 33442, hereinafter called the GRANTOR, to **LONGSTOCK II, LLC**, a Florida limited liability company, whose address is 7009 Shrimp Road, Unit 2, Key West, Florida, 33040, hereinafter called the GRANTEE:

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that the GRANTOR, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations paid, receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE, all that certain land situate in Monroe County, Florida, and legally described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Property Alternate Key Nos.: 8509561; 1372765; 1372684; 1372196;  
1372285.

This conveyance is subject to taxes for the year 2014 and all subsequent years; matters appearing on the Plats or otherwise common to the subdivisions; covenants, conditions, restrictions, limitations, easements and agreements of record provided, however, that the foregoing shall not operate to reimpose the same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD, the same unto the said GRANTEE in fee simple.

AND the GRANTOR hereby covenants with said GRANTEE that the GRANTOR is lawfully seized of said land in fee simple and that the GRANTOR has good right and lawful authority to sell and convey said land and that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Except for the warranties of title expressly provided for herein, the conveyance of the property by GRANTOR to GRANTEE hereby is in its AS-IS, WHERE-IS condition, WITH ALL FAULTS, IF ANY, AND WITHOUT ANY OTHER WARRANTIES, EXPRESS OR IMPLIED.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

BIG PINE SEAHORSE ACQUISITION CO., LLC  
By: SVMG KEYS ACQUISITION CO., LLC,  
its sole member

Vicki Lynn  
Name: Vicki Lynn Rizer  
Joseph W Francis  
Name: JOSEPH W FRANCIS

By: Mark A. Papak  
Mark A. Papak, President

STATE OF MICHIGAN )  
COUNTY OF OAKLAND )

The foregoing instrument was sworn to and subscribed and acknowledged before me this 24 day of February, 2014, by MARK A. PAPAK, President of SVMG KEYS ACQUISITION CO., LLC, sole member of BIG PINE SEAHORSE ACQUISITION CO., LLC, on behalf of said limited liability company. He is personally known to me or has produced \_\_\_\_\_ as identification.

Kimberly A. Papak  
NOTARY PUBLIC  
Name: **KIMBERLY A. PAPAK**  
Notary Public - Michigan  
Oakland County  
My Comm. Expires August 19, 2017

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

PARCEL 1:

Lots 1, 2, 3, 4 and 5, Block 1, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, Block 2, SAM-N-JOE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 3, Page 76, Public Records of Monroe County, Florida.

AND

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 3, DARIO'S SUBDIVISION, according to the Plat thereof, recorded in Plat Book 3, Page 92, Public Records of Monroe County, Florida.

Doc# 1819016 01/04/2011 11:13AM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

This Document Prepared By and Return To:  
Joe Miklas, Esq.  
Joe Miklas, P.A.  
P.O. Box 366  
Islamorada, FL 33036

01/04/2011 11:13AM  
DEED DOC STAMP CL: RHONDA \$112,000.00

Parcel ID Number: 9091103 et seq.

Doc# 1819016  
Bk# 2499 Pg# 355

## Special Warranty Deed

This Indenture, made this 29<sup>th</sup> day of December, 2010, between NEW STOCK ISLAND PROPERTIES, LLC, a Delaware limited liability company, authorized to do business in the State of Florida, having an address of 7009 Shrimp Road, Suite 2, Key West, Monroe County, Florida 33040, grantor and

LONGSTOCK II, LLC, a Florida limited liability company, having an address of 7009 Shrimp Road, Suite 2, Key West, Monroe County, Florida 33040, grantee.

WITNESSETH that the Grantor, for and in consideration of the sum of TEN (\$10) DOLLARS and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe, State of Florida, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" HERETO

NOTE: This is an absolute conveyance of the title in consideration of the cancellation of the debt secured by the mortgage and is not intended to be an additional security.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence

NEW STOCK ISLAND PROPERTIES, LLC,  
a Delaware limited liability company

By: New Stock Island Properties II, LLC,  
a Delaware limited liability company  
its Member

Patricia Dougherty  
Printed name: Patricia Dougherty  
Witness

By: New Stock Island Properties III, LLC,  
a Delaware limited liability company  
its Member

Maria Cerullo  
Printed name: Maria Cerullo  
Witness

By: EVA Realty, LLC, a Delaware limited  
liability company its Manager

By: Matthew Strunk  
Matthew Strunk  
Title: Authorized Representative

STATE OF New York  
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of December, 2010, by Matthew Strunk, as Authorized Rep of EVA Realty, LLC, the Manager of New Stock Island III, LLC, a Delaware limited liability company, the Member of New Stock Island Properties II, LLC, a Delaware limited liability company, the Member of New Stock Island Properties, LLC, a Delaware limited liability company, on behalf of said companies, who is personally known to me or who produced NYS Driver's License as identification.

(Seal)

Janet Gerena  
Notary Public  
Print Name: Janet Gerena  
Commission No. ~~0196223275~~ 0196223275  
Commission Expires: 6/7/14

**JANET GERENA**  
Notary Public, State of New York  
No. 01GE6223275  
Qualified in Suffolk County  
Commission Expires 06/07/20 14

**EXHIBIT A**

**Doc# 1819016  
Bk# 2499 Pg# 357**

PARCEL A:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 84 DEGREES 02 MINUTES 07 SECONDS EAST; 484.79 FEET; THENCE BEAR SOUTH 05 DEGREES 39 MINUTES 55 SECONDS WEST, 938.76 FEET; THENCE BEAR SOUTH 08 DEGREES 09 MINUTES 05 SECONDS EAST 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES 38 MINUTES 05 SECONDS EAST, 131.51 FEET; THENCE BEAR SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 456.55 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREIN AFTER DESCRIBED; FROM SAID POINT OF BEGINNING CONTINUE BEARING SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 119.17 FEET; THENCE BEAR SOUTH 05 DEGREES 54 MINUTES 55 SECONDS WEST, 186.69 FEET; THENCE BEAR SOUTH 84 DEGREES 05 MINUTES 05 SECONDS EAST, 175.00 FEET TO A POINT; THENCE BEAR NORTH 34 DEGREES 32 MINUTES 55 SECONDS EAST, 116.44 FEET TO A POINT; THENCE BEAR NORTH 89 DEGREES 27 MINUTES 55 SECONDS EAST, 915.36 FEET TO A POINT; THENCE BEAR NORTH 06 DEGREES 02 MINUTES 03 SECONDS WEST, 230.00 FEET, TO A POINT WHICH IS BEARING NORTH 89 DEGREES 27 MINUTES 55 SECONDS EAST FROM THE AFOREMENTIONED POINT OF BEGINNING; THENCE BEAR SOUTH 89 DEGREES 27 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 1108.00 FEET BACK TO THE POINT OF BEGINNING.

PARCEL B:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 83 DEGREES, 56 MINUTES EAST, 485.00 FEET; THENCE BEAR SOUTH 05 DEGREES, 47 MINUTES WEST, 938.88 FEET; THENCE BEAR SOUTH 08 DEGREES, 02 MINUTES EAST, 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES, 31 MINUTES EAST, 131.51 FEET; THENCE BEAR SOUTH 02 DEGREES, 04 MINUTES WEST, 262.26 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LAND HEREINAFTER DESCRIBED; THENCE SOUTH 84 DEGREES 19 MINUTES EAST, 140 FEET MORE OR LESS TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES, 56 MINUTES EAST, 970 FEET, MORE OR LESS, OUT INTO AN EXISTING SLIP; THENCE BEAR SOUTH 05 DEGREES, 55 MINUTES WEST, 180 FEET, MORE OR LESS, TO THE CENTER LINE OF AN EXISTING SPIT OF LAND; THENCE BEAR SOUTH 89 DEGREES, 32 MINUTES WEST, ALONG SAID CENTER LINE OF SAID SPIT OF LAND 1108 FEET, MORE OR LESS, TO A POINT WHICH IS BEARING SOUTH 02 DEGREES, 04 MINUTES WEST FROM THE POINT OF BEGINNING; THENCE BEAR NORTH 02 DEGREES, 04 MINUTES EAST, 194.29 FEET BACK TO THE POINT OF BEGINNING.

ALSO DESCRIBED AND INSURED AS:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 84 DEGREES 02 MINUTES 07 SECONDS EAST 484.79 FEET; THENCE BEAR SOUTH 05 DEGREES 39 MINUTES 55 SECONDS WEST, 938.76 FEET; THENCE BEAR SOUTH 08 DEGREES 09 MINUTES 05 SECONDS EAST 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES 38 MINUTES 05 SECONDS EAST 131.51 FEET; THENCE BEAR SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST 262.26 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LAND HEREINAFTER DESCRIBED; THENCE SOUTH 84 DEGREES 26 MINUTES 05 SECONDS EAST, 131.81 FEET TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES 48 MINUTES 55 SECONDS EAST 977.77 FEET OUT INTO AN EXISTING SLIP; THENCE BEAR SOUTH 05 DEGREES 37 MINUTES 29 SECONDS WEST, 192.30 FEET TO THE CENTERLINE OF AN EXISTING SPIT OF LAND; THENCE BEAR SOUTH 89 DEGREES 27 MINUTES 55 SECONDS WEST, ALONG SAID CENTERLINE OF SAID SPIT OF LAND 1096.56 FEET TO A POINT WHICH IS BEARING SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE BEAR NORTH 01 DEGREES 56 MINUTES 55 SECONDS EAST, 194.29 FEET BACK TO POINT OF BEGINNING.

PARCEL C:

A TRACT OF LAND AND SUBMERGED LAND AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 84° 02' 07" EAST, 484.79 FEET; THENCE BEAR SOUTH 05° 39' 55" WEST, 938.76 FEET; THENCE BEAR SOUTH 08° 09' 05" EAST, 249.71 FEET; THENCE BEAR SOUTH 14° 38' 05" EAST, 36.68 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREINAFTER DESCRIBED; THENCE CONTINUE BEARING SOUTH 14° 38' 05" EAST, 94.83 FEET; THENCE BEAR SOUTH 01° 56' 55" WEST, 82.95 FEET; THENCE BEAR NORTH 89° 24' 55" EAST, 1120.76 FEET, OUT ONTO A SPIT OF LAND TO THE SHORELINE; THENCE BEAR NORTH 05°37'29" EAST, 161.06 FEET TO A POINT; THENCE BEAR SOUTH 89° 24' 55" WEST, 1000.60 FEET TO A POINT ON A CONCRETE SEAWALL, SAID POINT BEARING SOUTH 85° 13' 05" EAST FROM THE POINT OF BEGINNING; THENCE BEAR NORTH 85° 13' 05" WEST, 157.63 FEET TO THE POINT OF BEGINNING.

PARCEL E:

A PARCEL OF FILLED LAND AND ADJACENT BAY BOTTOM LYING SOUTHERLY OF BLOCK 57, MALONEY'S SUBDIVISION OF A PART OF STOCK ISLAND, MONROE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF MONROE COUNTY PUBLIC RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE EASTERLY LINE OF 5TH STREET (AS CONSTRUCTED) AND THE SOUTHERLY LINE OF 5TH AVENUE (AS CONSTRUCTED) GO EASTERLY ALONG THE SOUTHERLY LINE OF 5TH AVENUE A DISTANCE OF 500 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 730 FEET TO A POINT; THENCE EASTERLY AND AT RIGHT ANGLES A DISTANCE OF 191.5 FEET

TO A POINT WHICH IS THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG THE PROLONGATION OF THE PREVIOUSLY DESCRIBED COURSE A DISTANCE OF 393.5 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 226.08 FEET TO A POINT; THENCE EASTERLY AND AT RIGHT ANGLES A DISTANCE OF 125 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 20 FEET TO A POINT IN AN EXISTING SEAWALL; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY FACE OF SAID SEAWALL A DISTANCE OF 450.1 FEET TO A POINT; THENCE NORTHERLY AND AT RIGHT ANGLES TO A SOUTHERLY LINE OF FIFTH AVENUE A DISTANCE OF 30 FEET TO A POINT; THENCE WESTERLY AND AT RIGHT ANGLES A DISTANCE OF 68.5 FEET TO A POINT; THENCE NORTHERLY AND AT RIGHT ANGLES A DISTANCE OF 227.2 FEET BACK TO THE POINT OF BEGINNING.

ALSO

A PARCEL OF BAY BOTTOM SOUTHERLY OF AND ADJACENT TO THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL, SAID BAY BOTTOM BEING 10 FEET WIDE.

ALSO DESCRIBED AND INSURED AS:

A PARCEL OF FILLED LAND AND ADJACENT BAY BOTTOM LYING SOUTHERLY OF BLOCK 57, MALONEY'S SUBDIVISION OF A PART OF STOCK ISLAND, MONROE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF MONROE COUNTY PUBLIC RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE 499.98 FEET TO THE EASTERLY LINE OF AN EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 780, PAGE 1169 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 05° 57' 53" W, ALONG SAID EASTERLY LINE, A DISTANCE 729.82 FEET TO THE SOUTHERLY LINE OF AN INGRESS/EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1239, PAGE 464 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" E, ALONG SAID SOUTHERLY LINE, A DISTANCE 191.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY LINE S 84°02'07" E, A DISTANCE OF 393.51; THENCE S 06° 00' 38" W, A DISTANCE OF 227.17 FEET; THENCE S 85° 29' 39" E, A DISTANCE OF 125.00 FEET; THENCE S 06° 01' 16" W, A DISTANCE OF 20.01 FEET TO THE SOUTHERLY FACE OF A CONCRETE SEAWALL; THENCE N 85° 29' 39" W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 450.10 FEET; THENCE N 06° 23' 31" E, A DISTANCE OF 30.00 FEET; THENCE N 85° 29' 39" W, A DISTANCE 68.50 FEET; THENCE N 05° 56' 58" E, A DISTANCE OF 227.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PARCEL OF BAY BOTTOM SOUTHERLY OF AND ADJACENT TO THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL, SAID BAY BOTTOM BEING 10 FEET WIDE. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY, RECORDED IN OFFICIAL RECORDS BOOK 1239, PAGE 464, AND ALSO IN OFFICIAL RECORDS BOOK 2287, PAGE 719, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SITUATED, LYING AND BEING IN THE COUNTY OF MONROE, STATE OF FLORIDA, TO WIT: A PARCEL OF LAND LYING SOUTHERLY OF BLOCK 57, MALONEY'S SUBDIVISION OF PART OF STOCK ISLAND, MONROE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1, AT PAGE 55, MONROE

COUNTY OFFICIAL RECORDS, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE EAST LINE OF 5TH STREET (AS CONSTRUCTED) AND THE SOUTHERLY LINE OF 5TH AVENUE (AS CONSTRUCTED) GO WESTERLY ALONG THE SOUTHERLY LINE OF 5TH AVENUE A DISTANCE OF 499 FEET TO A POINT, WHICH POINT IS THE POINT OF BEGINNING; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 701 FEET TO A POINT; THENCE EASTERLY AND AT RIGHT ANGLES A DISTANCE OF 586 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 29 FEET TO A POINT; THENCE WESTERLY AND AT RIGHT ANGLES A DISTANCE OF 615 FEET TO A POINT; THENCE NORTHERLY AND AT RIGHT ANGLES A DISTANCE OF 730 FEET TO A POINT IN THE SOUTHERLY LINE OF 5TH AVENUE; THENCE EASTERLY AND AT RIGHT ANGLES AND ALONG THE SOUTHERLY LINE OF 5TH AVENUE A DISTANCE OF 29 FEET BACK TO THE POINT OF BEGINNING.

SAID EASEMENT ALSO DESCRIBED AND INSURED AS:

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF BLOCK 57 OF MCDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE SOUTH 84°02'07" EAST, A DISTANCE OF 499.98 FEET TO THE WEST LINE OF TRUSTEE'S DEED NO.20083 AS RECORDED IN O.R. BOOK G-65, PAGE 82; THENCE LEAVING SAID LINE SOUTH 05° 57' 53" WEST, ALONG SAID LINE A DISTANCE OF 699.82 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84° 02' 07" EAST, PARALLEL WITH THE SOUTHERLY LINE OF SAID FIFTH AVENUE A DISTANCE OF 740.00 FEET; THENCE SOUTH 05° 57' 53" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 84° 02' 07" WEST, A DISTANCE OF 155.00 FEET; THENCE NORTH 05° 57' 53" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 84° 02' 07" WEST, A DISTANCE OF 585.00 FEET TO THE WEST LINE OF SAID TRUSTEE'S DEED; THENCE NORTH 05° 57' 53" EAST, ALONG SAID LINE A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

PARCEL F:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, BEAR SOUTH 83 DEGREES AND 56 MINUTES EAST, 485.00 FEET; THENCE BEAR SOUTH 05 DEGREES AND 47 MINUTES WEST, 938.88 FEET; THENCE BEAR SOUTH 08 DEGREES AND 02 MINUTES EAST, 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES AND 31 MINUTES EAST, 131.51 FEET; THENCE BEAR SOUTH 02 DEGREES AND 04 MINUTES WEST, 82.95 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREINAFTER DESCRIBED; THENCE CONTINUE BEARING SOUTH 02 DEGREES AND 04 MINUTES WEST, 179.31 FEET; THENCE BEAR SOUTH 84 DEGREES AND 19 MINUTES EAST, 140.00 FEET, MORE OR LESS, TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES AND 56 MINUTES EAST OUT INTO A SLIP 970 FEET, MORE OR LESS, TO A POINT; THENCE BEAR NORTH 05 DEGREES AND 55 MINUTES EAST, 150.00 FEET, MORE OR LESS, TO A POINT WHICH IS BEARING NORTH 89 DEGREES AND 32 MINUTES EAST FROM THE POINT OF BEGINNING; THENCE BEAR SOUTH 89

DEGREES AND 32 MINUTES WEST, 1120.00 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

ALSO DESCRIBED AND INSURED AS:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, BEAR SOUTH 84 DEGREES 02 MINUTES 07 SECONDS EAST, 484.79 FEET; THENCE BEAR SOUTH 05 DEGREES 39 MINUTES 55 SECONDS WEST, 938.76 FEET; THENCE BEAR SOUTH 08 DEGREES 09 MINUTES 05 SECONDS EAST, 249.71 FEET; THENCE SOUTH 14 DEGREES 38 MINUTES 05 SECONDS EAST, 131.51 FEET; THENCE BEAR SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 82.95 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREINAFTER DESCRIBED; THENCE CONTINUE BEARING SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 179.31 FEET; THENCE BEAR SOUTH 84 DEGREES 26 MINUTES 05 SECONDS EAST, 131.81 FEET TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES 48 MINUTES 55 SECONDS EAST OUT INTO A SLIP, 977.77 FEET TO A POINT; THENCE BEAR NORTH 05 DEGREES 37 MINUTES 29 SECONDS EAST, 184.10 FEET TO A POINT WHICH IS BEARING NORTH 89 DEGREES 24 MINUTES 55 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE BEAR SOUTH 89 DEGREES 24 MINUTES 55 SECONDS WEST, 1120.76 FEET BACK TO THE POINT OF BEGINNING.

PARCEL G:

A PARCEL OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" E ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 484.98 FEET; THENCE S 05° 57' 53" W FOR A DISTANCE OF 938.76 FEET; THENCE S 08° 09' 05" E FOR A DISTANCE OF 109.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 08° 09' 05" E, A DISTANCE OF 139.96 FEET; THENCE S 14° 38' 05" E, A DISTANCE OF 32.68 FEET; THENCE S 85° 13' 05" E, A DISTANCE OF 157.63 FEET; THENCE N 89° 24' 55" E, A DISTANCE OF 49.99 FEET; THENCE N 05° 12' 11" E, A DISTANCE OF 161.18 FEET; THENCE N 84° 02' 55" W, A DISTANCE OF 252.15 FEET TO THE POINT OF BEGINNING.

PARCEL H:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE SOUTH 84° 02' 07" EAST ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 484.79 FEET; THENCE SOUTH 05° 39' 55" WEST FOR A DISTANCE 938.76 FEET; THENCE SOUTH 08° 09' 05" EAST FOR A DISTANCE OF 42.15 FEET TO THE EASTERLY LINE OF A 30 FOOT EASEMENT AND THE EASTERLY RIGHT-OF-WAY LINE OF SHRIMP ROAD AS

RECORDED IN O.R. BOOK 2030, PAGE 949 (PARCEL A TRACT 1), OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE LEAVING SAID LINE SOUTH 08°09'05" EAST, A DISTANCE OF 207.56 FEET; THENCE SOUTH 14°38'05" EAST, A DISTANCE OF 131.51 FEET; THENCE SOUTH 01° 56' 55" WEST, A DISTANCE OF 575.72 FEET; THENCE SOUTH 05° 54' 55" WEST, A DISTANCE OF 186.69 FEET; THENCE SOUTH 84° 05' 05" EAST, A DISTANCE OF 175.00 FEET; THENCE NORTH 34° 32' 55" EAST, A DISTANCE OF 116.44 FEET; THENCE NORTH 89° 27' 55" EAST, A DISTANCE OF 915.36 FEET; THENCE SOUTH 01° 07' 35" WEST, A DISTANCE OF 384.62 FEET; THENCE NORTH 84° 02' 07" WEST, A DISTANCE OF 30.84 FEET TO A MEAN HIGH WATER LINE; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING TWENTY SEVEN (27) COURSES: 1. NORTH 08° 33' 02" EAST, A DISTANCE OF 25.26 FEET; 2. NORTH 01°03' 10" WEST, A DISTANCE OF 36.70 FEET; 3. NORTH 16°11'45" WEST, A DISTANCE OF 18.64 FEET; 4. NORTH 01°20'32" WEST, A DISTANCE OF 27.71 FEET; 5. NORTH 05°48'23" EAST, A DISTANCE OF 27.11 FEET; 6. NORTH 07°24'12" WEST, A DISTANCE OF 86.16 FEET; 7. NORTH 11° 54'19" EAST, A DISTANCE OF 34.64 FEET; 8. NORTH 09°22'05" WEST, A DISTANCE OF 27.51 FEET; 9. NORTH 57° 40'41" WEST, A DISTANCE OF 4.94 FEET; 10. NORTH 84° 56' 08" WEST, A DISTANCE OF 14.50 FEET; 11. NORTH 61°03'44" WEST, A DISTANCE OF 14.78 FEET; 12. SOUTH 85°47'17" WEST, A DISTANCE OF 117.62 FEET; 13. SOUTH 83°15'58" WEST, A DISTANCE OF 26.59 FEET; 14. NORTH 85° 01' 19" WEST, A DISTANCE OF 21.47 FEET; 15. SOUTH 80°37'17" WEST, A DISTANCE OF 8.06 FEET; 16. NORTH 75°44'52" WEST, A DISTANCE OF 11.67 FEET; 17. SOUTH 86° 09' 28" WEST, A DISTANCE OF 82.77 FEET; 18. SOUTH 89° 59' 29" WEST, A DISTANCE OF 40.54 FEET; 19. NORTH 64°26'30" WEST, A DISTANCE OF 6.15 FEET; 20. SOUTH 88°41'05" WEST, A DISTANCE OF 60.16 FEET; 21. SOUTH 79°29'50" WEST, A DISTANCE OF 36.47 FEET; 22. NORTH 88°07'58" WEST, A DISTANCE OF 57.82 FEET; 23. NORTH 86° 26' 25" WEST, A DISTANCE OF 91.35 FEET; 24. SOUTH 88° 24' 02" WEST, A DISTANCE OF 97.85 FEET; 25. SOUTH 81°39'19" WEST, A DISTANCE OF 76.27 FEET; 26. SOUTH 86°43'16" WEST, A DISTANCE OF 75.93 FEET; 27. SOUTH 81° 33' 16" WEST, A DISTANCE OF 23.73 FEET; THENCE LEAVING SAID LINE SOUTH 07°52'54" WEST, A DISTANCE OF 138.68 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SHRIMP ROAD PER QUIT CLAIM DEED RECORDED IN O.R. BOOK 2030, PAGE 949, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF SAID SHRIMP ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1. NORTH 84° 02' 07" WEST, A DISTANCE OF 288.11 FEET TO A POINT OF CURVATURE; 2. NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 115.28 FEET, A CENTRAL ANGLE OF 88° 03' 57", AND A CHORD BEARING AND DISTANCE OF NORTH 40°00'08" WEST, 104.26 FEET; 3. NORTH 04°01'50" EAST, A DISTANCE OF 555.62 FEET TO THE NORTHERN TERMINUS OF PARCEL A TRACT 2 OF SAID QUIT CLAIM ON THE WEST LINE OF TRUSTEES DEED NO.20083 O.R.BOOK G-65, PAGE 82; THENCE NORTH 05°57'53" EAST, ALONG SAID LINE A DISTANCE OF 606.85 FEET TO THE POINT OF BEGINNING.

AND ALSO: BAY BOTTOM

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S. 84°02'07" E. ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 499.98 FEET; THENCE S. 05°57'53" W. FOR A DISTANCE OF 2242.25 FEET; THENCE S.84°02'07"E., A DISTANCE OF 1310.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE S.84°02'07"E., A DISTANCE OF 363.01 FEET TO THE CENTERLINE OF THE ENTRANCE OF THE

HARBOR; THENCE N.08°15'27"W., A DISTANCE OF 959.38 FEET; THENCE S. 81°44'33" W., A DISTANCE OF 132.23 FEET; THENCE N. 05°47'25" W., A DISTANCE OF 658.21 FEET; THENCE N. 83°54'54" W., A DISTANCE OF 255.03 FEET TO THE WESTERLY PART OF THE BAY BOTTOM LINE; THENCE MEANDER THE SAID BAY BOTTOM LINE SOUTHERLY FOR A CHORD OF S.14°34',07" E., A DISTANCE OF 284.16 FEET; THENCE N. 85°29'39" W., A DISTANCE OF 310.00 FEET; THENCE S. 06°01'16" W., A DISTANCE OF 10.00 FEET; THENCE N. 85°29'39" W., A DISTANCE OF 450.16 FEET; THENCE S. 06°23'31" W., A DISTANCE OF 49.85 FEET; THENCE S. 84°02'55" E., A DISTANCE OF 9.27 FEET; THENCE S. 05°12'11" W., A DISTANCE OF 161.18 FEET; THENCE N. 88°24'55" E., A DISTANCE OF 950.61 FEET; THENCE S. 05°37'29" W., A DISTANCE OF 537.46 FEET; THENCE N. 89°27'55" E., A DISTANCE OF 11.44 FEET; THENCE S. 06°02'03" E., A DISTANCE OF 230.00 FEET; THENCE S.01°07'35" W., A DISTANCE OF 384.62 FEET TO THE POINT OF BEGINNING.

PARCEL I: **Intentionally Omitted (Leasehold/Option terminated effective 7/31/2010)**

PARCEL J:

A PARCEL OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" e ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 499.98 FEET; THENCE S 05° 57' 53" W FOR A DISTANCE OF 913.46 FEET TO THE POINT OF BEGINNING; THENCE S 84° 02' 07" E, FOR A DISTANCE OF 191.55 FEET; THENCE S 05° 56' 58" W, A DISTANCE OF 43.56 FEET; THENCE S 85° 29' 40" E, A DISTANCE OF 68.50 FEET; THENCE S 06° 23' 31" W, A DISTANCE OF 89.85 FEET; THENCE N 84° 02' 55" W, A DISTANCE OF 242.88 FEET; THENCE N 08° 09' 05" W, A DISTANCE OF 67.60 FEET; THENCE N 05° 57' 53" E, A DISTANCE OF 66.17 FEET TO THE POINT OF BEGINNING.

AS TO ALL PARCELS:

TOGETHER WITH THOSE BENEFICIAL EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 780, PAGE 1169, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND ON STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF BLOCK 57 OF MCDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF PUBLIC RECORDS, OF MONROE COUNTY, FLORIDA AND RUN THENCE SOUTH 83 DEGREES, 56 MINUTES EAST ALONG THE NORTH BOUNDARY LINE OF SAID BLOCK 57 FOR A DISTANCE OF 470 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE RUN SOUTH 6 DEGREES 04 MINUTES WEST FOR A DISTANCE OF 1283.02 FEET; THENCE RUN SOUTH 41 DEGREES 58 MINUTES EAST FOR A DISTANCE OF 40.35 FEET TO THE SOUTHEAST CORNER OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 24078 AND THE WEST BOUNDARY LINE OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083; THENCE RUN SOUTH 6 DEGREES 04 MINUTES WEST ALONG THE WEST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083 FOR A DISTANCE OF 932.25 FEET TO THE SOUTHWEST CORNER OF

SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083; THENCE RUN SOUTH 83 DEGREES 56 MINUTES EAST ALONG THE SOUTH BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083, THE SOUTH BOUNDARY LINE OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 19837-A AND THE NORTH BOUNDARY LINE OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20793 FOR A DISTANCE OF 1116.72 FEET; THENCE RUN NORTH 6 DEGREES 04 MINUTES EAST FOR A DISTANCE OF 30 FEET; THENCE RUN NORTH 83 DEGREES 56 MINUTES WEST FOR A DISTANCE OF 1086.72 FEET; THENCE RUN NORTH 6 DEGREES 04 MINUTES EAST FOR A DISTANCE OF 915.62 FEET; THENCE RUN NORTH 41 DEGREES 58 MINUTES WEST FOR A DISTANCE OF 40.35 FEET TO THE WEST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083 AND THE EAST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 24078; THENCE RUN NORTH 6 DEGREES 04 MINUTES EAST ALONG THE WEST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083 AND THE EAST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 24078, EXTENDED NORTHERLY, FOR A DISTANCE OF 1269.65 FEET TO THE NORTH BOUNDARY LINE OF SAID BLOCK 57; THENCE RUN NORTH 83 DEGREES 56 MINUTES WEST ALONG THE NORTH BOUNDARY LINE OF THE SAID BLOCK 57 FOR A DISTANCE OF 30 FEET BACK TO THE POINT OF BEGINNING.

SAID EASEMENT ALSO DESCRIBED AND INSURED AS:

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF BLOCK 57 OF MCDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK I, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE SOUTH 84°02'07" EAST, A DISTANCE OF 469.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 84°02'07" EAST, A DISTANCE OF 30.00 FEET TO THE WEST LINE OF TRUSTEE'S DEED NO. 20083 AS RECORDED IN O.R. BOOK G-65, PAGE 82; THENCE ALONG SAID LINE SOUTH 05°57'53" WEST, A DISTANCE OF 1,268.45 FEET; THENCE LEAVING SAID LINE SOUTH 42°04'07" EAST, A DISTANCE OF 40.35 FEET; THENCE SOUTH 05°57'53" WEST, A DISTANCE OF 916.82 FEET; THENCE SOUTH 84°02'07" EAST, A DISTANCE OF 1,086.72 FEET; THENCE SOUTH 05°57'53" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF TRUSTEE'S DEED NO. 20083 AS RECORDED IN OR BOOK G-65, PAGE 82; THENCE ALONG SAID LINE NORTH 84°02'07" WEST, A DISTANCE OF 1,116.72 FEET TO THE WEST LINE OF TRUSTEE'S DEED NO. 20083 AS RECORDED IN O.R. BOOK G-65, PAGE 82; THENCE ALONG SAID LINE NORTH 05°57'53" EAST, A DISTANCE OF 933.45 FEET; THENCE LEAVING SAID LINE NORTH 42°04'07" WEST, A DISTANCE OF 40.35 FEET; THENCE NORTH 05°57'53" EAST, A DISTANCE OF 1,281.82 FEET TO THE POINT OF BEGINNING.

MONROE COUNTY  
OFFICIAL PUBLIC RECORD



# Scott P. Russell, CFA Property Appraiser Monroe County, Florida

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

## Property Record Card - Maps are now launching the new map application version.

Alternate Key: 1157899 Parcel ID: 00123760-000200

### Ownership Details

**Mailing Address:**  
LONGSTOCK II LLC  
7009 SHRIMP RD STE 2  
KEY WEST, FL 33040-6067

### Property Details

**PC Code:** 18 - OFFICES BUILDINGS MULTY/STORY

**Millage Group:** 110A

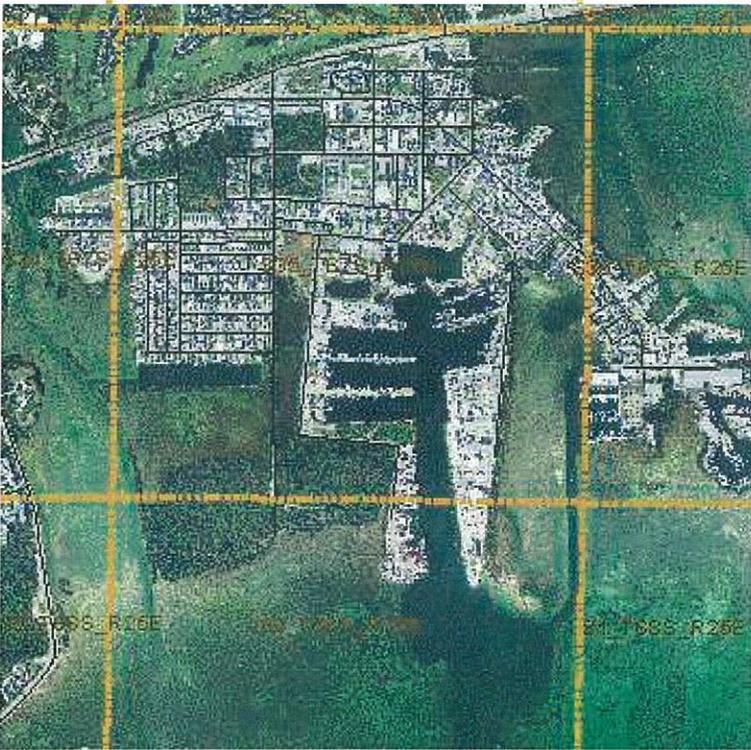
**Affordable Housing:** No

**Section-Township-Range:** 35-67-25

**Property Location:** 7009-7013 SHRIMP RD SOUTH STOCK ISLAND

**Legal Description:** 35 67 25 PT TRACT 1 - ALL TRACTS 2-3-4 AND PARCEL OF LAND AND BAY BTM LYING SOUTH OF AND ADJ TO SQRS 55,56 AND 57 MALONEY SUB PB1-55 OR1-17/18 OR53-238OR65-324/328 OR163-299 OR164-562/575 OR286-270/273 OR313-53-56 OR315-531/532 OR359-85/89 OR423-622-624 ID 4-057008 UNRECORDED MERGER ON FILE OR427-859/60 OR427-861-862 OR500-566E OR508-638/39 OR509-52 OR547-972D/C(PROB DOCKET 73-146-CP-12) OR780-1169/71E OR780-1172/75E OR806-1706/61 OR866-2451/2455E OR866-2460/2464E OR866-2474/2477E OR1076-1688/1689 OR1195-1402/03C OR1229-967/71 OR1239-460/62 OR1269-1002/03 OR1436-1614/15 OR1595-206/7 OR1617-1777/1842DEC OR1618-999/1000 OR1618-1001/02 OR1625-418/19 OR1625-420 OR1699-2300/02 OR1699-2325/26 OR1701-834/35 OR1707-1140Q/C OR1708-1890AFF OR1761-1026/47AMD OR1765-1978 OR1771-2113/15 OR1789-1224 OR1831-1735/37 OR1840-998/1040DEC OR1843-46/49 OR1848-1336/37 OR1852-2346/47T/C OR1854-466/67 OR1855-127/28 OR1857-775/78 OR1858-503/04 OR1858-560/61 OR1870-2281/2357DEC OR1873-879/80 OR1873-1197/98 OR1879-964/65 OR1881-196/97 OR1883-2201/02 OR1890-2271/72 OR1899-1738/39 OR1901-2216/17 OR1903-1186/87 OR1913-2276C OR1937-1567 OR2017-2389/90 OR2045-2319Q/C OR2050-2190 OR2062-621/23 OR2071-1650 OR2218-1284/25Q/C OR2219-832/33Q/C OR2220-1578 OR2222-389C OR2223-1519 OR2224-1197 OR2224-1198 OR2224-1199 OR2225-2132 OR2231-765 OR2235-782C OR2247-1559 OR2247-1560 OR2250-1000C OR2257-1636Q/C OR2260-2432 OR2262-30 OR2267-26 OR2270-306 OR2270-307 OR2270-2314 OR2273-2487 OR2274-1219C OR2277-484 OR2277-488 OR2278-1963 OR2278-1964 OR2283-2297 OR2287-716/17Q/C-E OR2287-718 OR2287-719/20 OR2287-1647/54 OR2291-353 OR2291-354/55 OR2291-356/57 OR2294-900/901 OR2294-902/04 OR2294-905 OR2294-906/08 OR2294-909/11 OR2294-940/43 OR2294-944/46 OR2294-1344/1345 OR2298-1259/60 OR2298-1261/62 OR2298-1263/66 OR2305-2179/84 OR2305-2185/90 OR2305-2191/96 OR2305-2197/98 OR2305-2199/2200 OR2305-2207/08 OR2305-2209/11 OR2313-1249/51 OR2314-1759/60 OR2316-1525/26 OR2385-20/52OR2499-355/64

### Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	0	0	299,822.00 SF
9500 - SUBMERGED			6.18 AC
100W - COMMERCIAL WATERFRON			45,910.00 SF
000X - ENVIRONMENTALLY SENS			13.18 AC

100D - COMMERCIAL DRY	199,069.00 SF
100W - COMMERCIAL WATERFRON	48,865.00 SF
9500 - SUBMERGED	4.15 AC
9500 - SUBMERGED	3.19 AC

## Building Summary

**Number of Buildings:** 5  
**Number of Commercial Buildings:** 5  
**Total Living Area:** 31017  
**Year Built:** 1950

## Building 1 Details

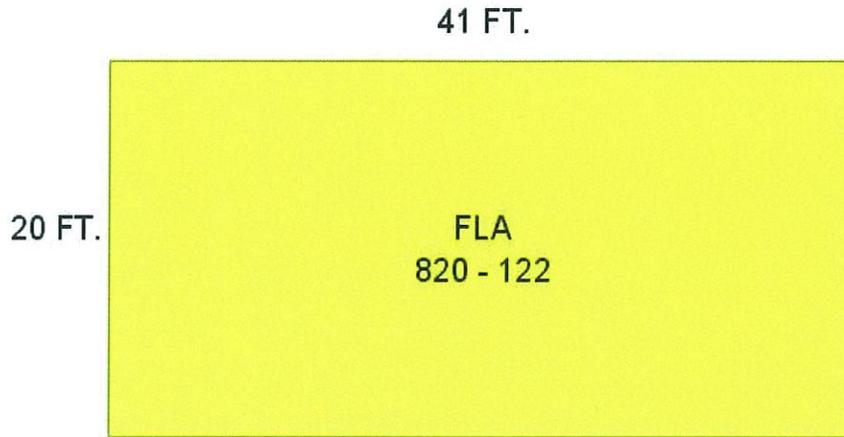
<b>Building Type</b>	<b>Condition F</b>	<b>Quality Grade</b> 200
<b>Effective Age</b> 40	<b>Perimeter</b> 244	<b>Depreciation %</b> 50
<b>Year Built</b> 1968	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 820
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

**Inclusions:**

<b>Roof Type</b>	<b>Roof Cover</b>	<b>Foundation</b>
Heat 1	Heat 2	<b>Bedrooms</b> 0
Heat Src 1	Heat Src 2	

**Extra Features:**

<b>2 Fix Bath</b> 0	<b>Vacuum</b> 0
<b>3 Fix Bath</b> 0	<b>Garbage Disposal</b> 0
<b>4 Fix Bath</b> 0	<b>Compactor</b> 0
<b>5 Fix Bath</b> 0	<b>Security</b> 0
<b>6 Fix Bath</b> 0	<b>Intercom</b> 0
<b>7 Fix Bath</b> 0	<b>Fireplaces</b> 0
<b>Extra Fix</b> 4	<b>Dishwasher</b> 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1967				820

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	9618	WHLSE MFG OUTLETS	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
69	C.B.S.	100

## Building 2 Details

<b>Building Type</b>	<b>Condition</b> A	<b>Quality Grade</b> 250
<b>Effective Age</b> 28	<b>Perimeter</b> 640	<b>Depreciation %</b> 35
<b>Year Built</b> 1950	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 6,400
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

**Inclusions:**

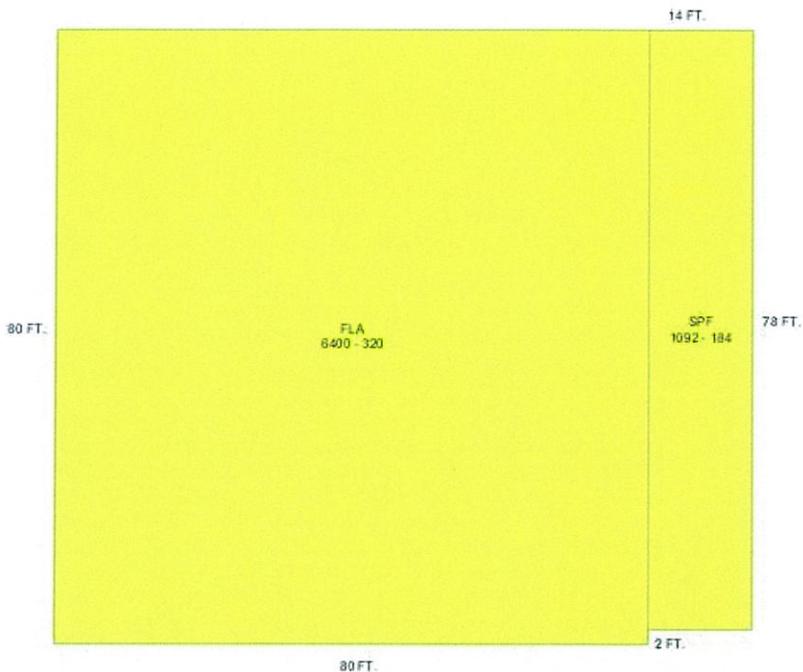
<b>Roof Type</b> FLAT OR SHED	<b>Roof Cover</b> TAR & GRAVEL	<b>Foundation</b> CONCRETE SLAB
<b>Heat</b> 1	<b>Heat</b> 2	<b>Bedrooms</b> 0
<b>Heat Src</b> 1	<b>Heat Src</b> 2	

**Extra Features:**

<b>2 Fix Bath</b> 0	<b>Vacuum</b> 0
---------------------	-----------------

3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 0

Garbage Disposal 0  
 Compactor 0  
 Security 0  
 Intercom 0  
 Fireplaces 0  
 Dishwasher 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FLA	5:C.B.S.	1	1982				6,400
0	SPF	5:C.B.S.	1	1982				1,092

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		SERVICE SHOPS-B-	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
70	C.B.S.	90
71	AVE WOOD SIDING	10

## Building 3 Details

Building Type  
 Effective Age 34

Condition A  
 Perimeter 1,102

Quality Grade 300  
 Depreciation % 40

Year Built 1953  
 Functional Obs 0

Special Arch 0  
 Economic Obs 0

Grnd Floor Area 7,816

**Inclusions:**

Roof Type GABLE/HIP  
 Heat 1  
 Heat Src 1

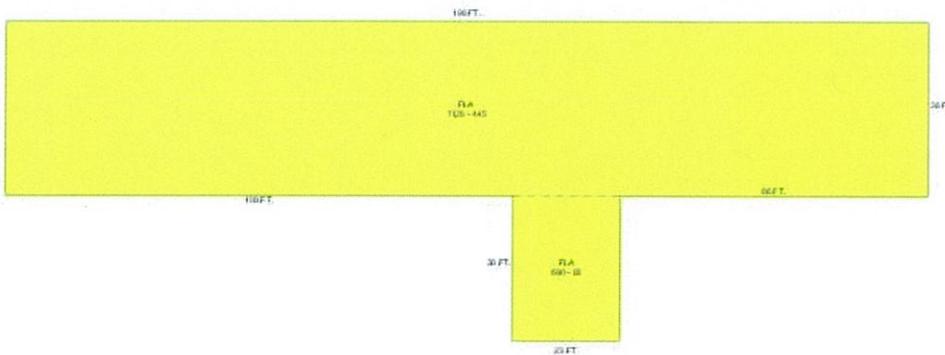
Roof Cover METAL  
 Heat 2  
 Heat Src 2

Foundation CONCRETE SLAB  
 Bedrooms 0

**Extra Features:**

2 Fix Bath 2  
 3 Fix Bath 3  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 0

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0  
 Intercom 0  
 Fireplaces 0  
 Dishwasher 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FLA	4:CONC BLOCK	1	1953	Y			7,128
0	FLA	4:CONC BLOCK	1	1953	N			688

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		MARINA/AUTO/BUS TERM	100	N	N
		MARINA/AUTO/BUS TERM	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
72	C.B.S.	100

## Building 4 Details

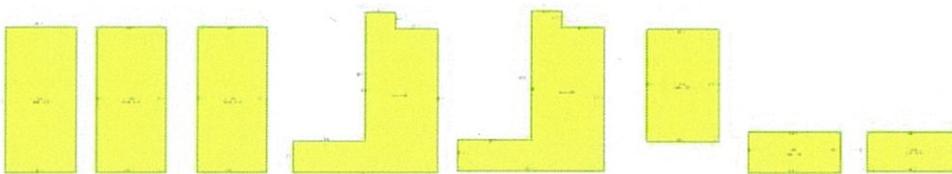
<b>Building Type</b>	<b>Condition</b> A	<b>Quality Grade</b> 300
<b>Effective Age</b> 24	<b>Perimeter</b> 2,059	<b>Depreciation %</b> 30
<b>Year Built</b> 1967	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 10,957
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

**Inclusions:**

<b>Roof Type</b>	<b>Roof Cover</b> METAL	<b>Foundation</b> CONCRETE SLAB
<b>Heat 1</b>	<b>Heat 2</b>	<b>Bedrooms</b> 0
<b>Heat Src 1</b>	<b>Heat Src 2</b>	

**Extra Features:**

<b>2 Fix Bath</b> 4	<b>Vacuum</b> 0
<b>3 Fix Bath</b> 0	<b>Garbage Disposal</b> 0
<b>4 Fix Bath</b> 0	<b>Compactor</b> 0
<b>5 Fix Bath</b> 0	<b>Security</b> 0
<b>6 Fix Bath</b> 0	<b>Intercom</b> 0
<b>7 Fix Bath</b> 0	<b>Fireplaces</b> 0
<b>Extra Fix</b> 0	<b>Dishwasher</b> 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	ELF		1	1970				2,450

0	ELF		1	1967		3,204
0	ELF		1	1973		920
0	FLA	1:WD FRAME/COMPOSITE	1	1973	N	920
0	FLA	4:CONC BLOCK	1	1967	N	3,193
0	FLA	4:CONC BLOCK	1	1973	N	1,944
0	FLA	8:METAL/ALUM	1	1970	N	2,450
0	FLA	8:METAL/ALUM	1	1970	N	2,450

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		MARINA/AUTO/BUS TERM	100	N	N
		MARINA/AUTO/BUS TERM	100	N	N
		MARINA/AUTO/BUS TERM	100	N	N
		MARINA/AUTO/BUS TERM	100	N	N
		MARINA/AUTO/BUS TERM	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
73	METAL SIDING	100

## Building 5 Details

<b>Building Type</b>	<b>Condition</b> E	<b>Quality Grade</b> 400
<b>Effective Age</b> 8	<b>Perimeter</b> 378	<b>Depreciation %</b> 10
<b>Year Built</b> 2006	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 5,024
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

**Inclusions:**

<b>Roof Type</b> IRR/CUSTOM	<b>Roof Cover</b> METAL	<b>Foundation</b> CONCRETE SLAB
<b>Heat 1</b>	<b>Heat 2</b>	<b>Bedrooms</b> 0
<b>Heat Src 1</b>	<b>Heat Src 2</b>	

**Extra Features:**

<b>2 Fix Bath</b> 4	<b>Vacuum</b> 0
<b>3 Fix Bath</b> 0	<b>Garbage Disposal</b> 0
<b>4 Fix Bath</b> 0	<b>Compactor</b> 0
<b>5 Fix Bath</b> 0	<b>Security</b> 0
<b>6 Fix Bath</b> 0	<b>Intercom</b> 0
<b>7 Fix Bath</b> 0	<b>Fireplaces</b> 0
<b>Extra Fix</b> 0	<b>Dishwasher</b> 0



1	CL2:CH LINK FENCE	5,964 SF	994	6	1975	1976	2	30
2	UB2:UTILITY BLDG	80 SF	10	8	1991	1992	2	50
3	UB2:UTILITY BLDG	96 SF	12	8	1993	1994	2	50
4	UB2:UTILITY BLDG	96 SF	12	8	1993	1994	2	50
5	UB2:UTILITY BLDG	96 SF	12	8	1993	1994	2	50
5	RW2:RETAINING WALL	560 SF	140	4	1975	1976	4	50
6	CL2:CH LINK FENCE	600 SF	100	6	1975	1976	2	30
6	FN2:FENCES	240 SF	40	6	1999	2000	5	30
7	AP2:ASPHALT PAVING	12,000 SF	150	80	1994	1995	2	25
7	FN2:FENCES	560 SF	140	4	1988	1989	3	30
8	PT3:PATIO	1,053 SF	39	27	1981	1982	2	50
8	DK2:CON DKS/CONPIL	1,464 SF	244	6	1975	1976	3	60
9	SW2:SEAWALL	1,636 SF	409	4	1975	1976	4	60
9	PT3:PATIO	360 SF	24	15	1981	1982	2	50
10	AP2:ASPHALT PAVING	4,000 SF	80	50	1984	1985	2	25
10	AP2:ASPHALT PAVING	3,135 SF	285	11	1975	1976	2	25
11	CA2:CARPORT	324 SF	18	18	1955	1956	1	50
12	CL2:CH LINK FENCE	360 SF	60	6	1975	1976	2	30
13	CL2:CH LINK FENCE	1,860 SF	310	6	1975	1976	1	30
14	SW2:SEAWALL	300 SF	6	50	1949	1950	4	60
15	DK3:CONCRETE DOCK	100 SF	50	2	1949	1950	1	60
16	CL2:CH LINK FENCE	1,560 SF	260	6	2004	2005	2	30
17	DK3:CONCRETE DOCK	1,456 SF	91	16	1981	1982	5	60
18	SW2:SEAWALL	564 SF	141	4	1981	1982	4	60
19	CL2:CH LINK FENCE	7,152 SF	1,192	6	2006	2007	1	30
20	SW2:SEAWALL	404 SF	202	2	1953	2008	4	60
21	DK3:CONCRETE DOCK	2,000 SF	250	8	1953	2008	1	60
22	DK2:CON DKS/CONPIL	1,170 SF	78	15	1970	2008	3	60
23	SW2:SEAWALL	1,840 SF	920	2	1953	2008	4	60
24	SW2:SEAWALL	912 SF	152	6	1975	1976	4	60
25	DK3:CONCRETE DOCK	2,128 SF	152	14	1975	1976	4	60
26	SW2:SEAWALL	3,996 SF	999	4	1975	1976	4	60
27	SW2:SEAWALL	436 SF	109	4	1975	1976	4	60
28	DK3:CONCRETE DOCK	3,600 SF	300	12	1979	1980	5	60
29	DK3:CONCRETE DOCK	1,650 SF	165	10	1953	2008	3	60
30	DK3:CONCRETE DOCK	1,139 SF	67	17	1980	2008	3	60
31	SW2:SEAWALL	3,680 SF	920	4	1953	2008	4	60
32	CL2:CH LINK FENCE	2,100 SF	350	6	2006	2008	1	30
33	AC2:WALL AIR COND	6 UT	0	0	2000	2008	2	20
34	SW2:SEAWALL	660 SF	110	6	1975	1976	4	60

35	SW2:SEAWALL	3,360 SF	560	6	1975	1976	4	60
36	SW2:SEAWALL	2,700 SF	450	6	1975	1976	4	60
37	RW2:RETAINING WALL	784 SF	112	7	1975	1976	4	50
38	DK3:CONCRETE DOCK	3,384 SF	282	12	1974	1975	5	60
39	PT4:PATIO	5,495 SF	157	35	2006	2007	2	50
40	FN3:WROUGHT IRON	1,950 SF	325	6	2006	2006	3	60
41	FN2:FENCES	3,600 SF	600	6	2012	2012	2	30

## Appraiser Notes

OR2699 -1761 - A RESOLUTION BY THE MONROE COUNTY BOARD OF COMMISSIONERS APPROVING A DEVELOPMENT AGREEMENT BETWEEN MONROE COUNTY AND LONGSTOCK II LLC CONCEPTUALLY APPROVING THE REDEVELOPMENT OF STOCK ISLAND MARINA VILLAGE

THE FOLLOWING AK'S HAVE BEEN COMBINED WITH THIS PARCEL PER THE OWNER'S REQUEST, DONE FOR THE 2011 TAX ROLL (5/16/2011 SCJ). AK 1157864 (RE 00123750-000000) AK 1157848 (RE 00123730-000000) AK 1157830 (RE 00123720-000000) AK 9091104 (RE 00123760-000103) AK 9091103 (RE 00123760-000102) AK 1157902 (RE 00123760-000300) AK 9088432 (RE 00123720-000300) AK 9091102 (RE 00123760-000101)

FEMA PARCELS (AK 9091103 AND AK9091102) HAVE BEEN COMBINED WITH THIS PARCEL AND THE FEMA INJUNCTION TAB HAS BEEN CHANGED TO PARTIAL.

KING SHRIMP CO OF FLA INC SW2 1120 X 4 DONE IN 2 SECTIONS 1993 AUDIT PARCEL 2001-03-05 CHANGED THE PACKING PLANT TO WAREHOUSE FOR THE 2001 TAX ROLL. DUG 6/04 SALE DOES NOT SEEM TO FIT PROPERTY OR NBHD TREND. KDB

ALL STRUCTURES DEMO'D AS OF 12/30/05, NEW BUILDING UNDER CONSTRUCTION - PIC'S ON FILE.

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	1102743	07/19/2011	11/08/2012	100,000	Commercial	BRICK DRIVEWAY
	12103164	08/23/2012	10/31/2012	5,000	Commercial	SEA WALL CAP REPAIR
	12103165	08/23/2012	11/08/2012	2,000	Commercial	REPAIR DOCK CAP A TF
	12101179	04/10/2012	11/08/2012	16,000	Commercial	600 LF OF 6' CHAIN LINK FENCE
	12102570	07/13/2012	11/08/2012	234,777	Commercial	NEW LIFT STATION AND 8 MANHOLES
	12103136	10/23/2012	10/23/2013	800,000	Commercial	REPAIR SEA WALL AND SITE WORK
	12103136	10/23/2012		8,000,000	Commercial	NEW/REPAIR SAEWALL 115,520 SQ FT
	13100846	04/17/2013		1,500	Commercial	6' FENCE ALONG SIDE OF PROPERTY
	13101086	04/22/2013		314,613	Commercial	INSTALL MARINE SEWER VACUME SYS
	13102139	06/28/2013	10/23/2013	440,000	Commercial	INSTALLATION OF NEW SIDE-TIE MEGA YACHT DOCKS AND INSTALL ALL UTILITIES ON TEH SOUTH SIDE FO THE NORTH PIER
	13101177	06/05/2013	10/23/2013	244,809	Commercial	CONSTRUCT BATH HOUSE #2 CONSISTING OF 424SF 1ST FLOOR AREA 266SF SLAB, 996SF ROOF PER APPROVED SEALED PLANS IN FILE.
	13103757	10/17/2013		24,750	Commercial	INSTALL 2 SOLAR HOT WATER SYSTMS ON TEH ROOF OF EXISTING BATH AND LAUNDRY HOUSES.
	13102577	08/23/2013	10/23/2013	190,000	Commercial	GENERATOR AND FIRE PUMP BUILDING TO BE AT CORRECT ELEVATION OF 9' NGVD MINIMUM

13101174	10/23/2013	10/23/2013	572,381	Commercial	PERMIT APPROVAL FOR THE CONSTRUCTION OF A NEW MARINA STORE AND FUEL SERVICE BUILDING: 1234SF 1ST FLOOR, 858SF 2ND FLOOR, 100SF FIRST FLOOR DECK UNDER ROOF, 481SF 2ND FLOOR DECK UNDER ROOF, 1712SF ROOF.
13101175	03/28/2013	10/23/2013	311,332	Commercial	PERMIT APPROVAL TO CONSTRUCT BATH HOUSE #3 CONSISTING OF 608SF 1ST FLOOR AREA, 200SF SLAB, 1119SF ROOF PER APPROVED PLANS.
13103833	10/15/2013		3,578	Commercial	FIRE ALARM SYSTEM
13102139		10/23/2013	440,000	Commercial	INSTALLATION OF NEW SIDE-TIE MEGA YACHT DOCKS AND INSTALL ALL UTILITIES ON SOUTH SIDE OF THE NORTH PIER.
13104970	04/24/2014		175,275	Commercial	REMODEL EXISTING BATHROOMS
14102565	05/30/2014		0	Commercial	CHANGE OF USE PERMIT: PLANNING APPROVAL FOR OUTDOOR SEATING AREA AND PARKING FOR COMMERCIAL RETAIL USE
04-2512	05/26/2004	05/25/2005	20,000	Commercial	DEMOLITION
05103354	06/29/2005	12/30/2005	15,000	Commercial	PILINGS
04102513	08/24/2004	06/20/2006	450,000	Commercial	COMERCIAL-BUILDING REPLACE
04104529	10/12/2004	07/01/2005	375,000	Commercial	DOCK / REPAIR SEAWALL
061044474	08/15/2006	11/08/2006	6,000	Commercial	ASPHALT DRIVEWAY.

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	2,674,530	846,593	10,227,489	8,250,000	8,250,000	0	8,250,000
2013	2,743,537	852,849	7,705,502	8,250,000	8,250,000	0	8,250,000
2012	2,763,631	846,884	7,705,502	11,316,017	11,316,017	0	11,316,017
2011	2,838,929	871,642	7,705,502	11,416,073	11,416,073	0	11,416,073
2010	833,605	294,204	2,543,820	1,638,250	1,638,250	0	1,638,250
2009	850,971	305,018	2,010,492	3,166,481	3,166,481	0	3,166,481
2008	850,971	316,746	1,440,252	3,269,801	3,269,801	0	3,269,801
2007	796,452	250,349	2,223,000	1,397,644	1,397,644	0	1,397,644
2006	0	162,122	536,700	698,822	698,822	0	698,822
2005	146,653	186,642	465,252	798,547	798,547	0	798,547
2004	149,005	192,368	372,252	713,625	713,625	0	713,625
2003	149,005	199,230	372,252	720,487	720,487	0	720,487
2002	149,005	207,325	241,752	598,082	598,082	0	598,082
2001	149,005	213,051	241,752	603,808	603,808	0	603,808
2000	204,263	71,941	241,752	517,956	517,956	0	517,956
1999	166,306	66,344	210,357	443,007	443,007	0	443,007

1998	110,870	68,130	210,357	389,357	389,357	0	389,357
1997	110,870	70,083	210,357	391,310	391,310	0	391,310
1996	100,792	72,423	210,357	383,572	383,572	0	383,572
1995	100,792	74,210	210,357	385,359	385,359	0	385,359
1994	104,349	76,163	210,357	390,869	390,869	0	390,869
1993	104,349	78,503	384,702	567,554	567,554	0	567,554
1992	96,416	50,752	384,702	531,870	531,870	0	531,870
1991	96,416	52,154	384,702	533,272	533,272	0	533,272
1990	96,420	53,555	384,702	534,677	534,677	0	534,677
1989	96,420	54,485	384,702	535,607	535,607	0	535,607
1988	94,725	49,263	384,702	528,690	528,690	0	528,690
1987	92,219	50,499	320,508	463,226	463,226	0	463,226
1986	92,743	51,038	320,508	464,289	464,289	0	464,289
1985	89,794	49,230	320,508	459,532	459,532	0	459,532
1984	88,618	50,400	320,508	459,526	459,526	0	459,526
1983	60,340	28,665	320,508	409,513	409,513	0	409,513
1982	56,828	28,665	158,939	244,432	244,432	0	244,432

## 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
12/29/2010	2499 / 355	16,000,000	WD .....	30 ...
4/30/2007	2291 / 354	16,720,000	WD .....	Q ...
1/15/2003	1857 / 0775	450,900	WD .....	U ...
8/26/1999	1595 / 206	750,000	WD .....	Q ...
2/1/1972	509 / 52	125,000	00	Q ...

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Monroe County Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

## Property Record Card -

**Maps are now launching the new map application version.**

**Alternate Key: 9080464 Parcel ID: 00123720-000100**

### Ownership Details

**Mailing Address:**  
LONGSTOCK II LLC  
7009 SHRIMP RD STE 2  
KEY WEST, FL 33040-6067

### Property Details

**PC Code:** 10 - VACANT COMMERCIAL  
**Millage Group:** 110A  
**Affordable Housing:** No  
**Section-**  
**Township-** 35-67-25  
**Range:**  
**Property Location:** 700 SHRIMP RD SOUTH STOCK ISLAND  
**Legal Description:** STOCK ISLAND BAY BOTTOM SOUTH OF AND ADJ TO SQR 55 AND 56 PB1-55 (EASEMENT A) OR1909-694/722 OR2287-1647/54 OR2305-2207/08 OR2499-355/64

**Click Map Image to open interactive viewer**



### Land Details

Land Use Code	Frontage	Depth	Land Area
000E - EASEMENT			1.00 LT

### Appraiser Notes

2005 - 11- 23 -BC, PROPERTY IS AN EASEMENT TO GET TO LANDLOCKED PROPERTIES

OR2699 -1761 - A RESOLUTION BY THE MONROE COUNTY BOARD OF COMMISSIONERS APPROVING A DEVELOPMENT AGREEMENT BETWEEN MONROE COUNTY AND LONGSTOCK II LLC CONCEPTUALLY APPROVING THE REDEVELOPMENT OF

STOCK ISLAND MARINA VILLAGE

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
11103993	08/19/2011		21,000	Commercial	ELECTRICAL SECURITY GATES

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	0	0	50	50	50	0	50
2013	0	0	111,600	50	50	0	50
2012	0	0	111,600	50	50	0	50
2011	0	0	111,600	50	50	0	50
2010	0	0	69,524	50	50	0	50
2009	0	0	22,800	50	50	0	50
2008	0	0	17,100	50	50	0	50
2007	0	0	17,100	50	50	0	50
2006	0	0	5,415	50	50	0	50
2005	0	0	5,130	50	50	0	50

## 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
12/29/2010	2499 / 355	16,000,000	WD .....	30 ....
7/2/2007	2305 / 2207	18,000,000	WD .....	Q ....

This page has been visited 566,513 times.

Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

**Property Record Card -**

**Maps are now launching the new map application version.**

**Alternate Key: 9080468 Parcel ID: 00123720-000200**

**Ownership Details**

**Mailing Address:**  
LONGSTOCK II LLC  
7009 SHRIMP RD STE 2  
KEY WEST, FL 33040-6067

**Property Details**

**PC Code:** 10 - VACANT COMMERCIAL  
**Millage Group:** 110A  
**Affordable Housing:** No  
**Section-Township-Range:** 35-67-25  
**Property Location:** 700 SHRIMP RD SOUTH STOCK ISLAND  
**Legal Description:** STOCK ISLAND BAY BOTTON SOUTH OF AND ADJ TO SQR 55 & 56 PB1-55 (EASEMENT B) OR1909-694/722  
**Description:** OR2287-1647/54 OR2305-2207/08 OR2499-355/64

**Click Map Image to open interactive viewer**



### Land Details

Land Use Code	Frontage	Depth	Land Area
000E - EASEMENT			1.00 LT

### Appraiser Notes

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STOCK ISLAND MARINA VILLAGE

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	0	0	50	50	50	0	50
2013	0	0	130,049	50	50	0	50
2012	0	0	130,049	50	50	0	50
2011	0	0	130,049	50	50	0	50
2010	0	0	91,224	50	50	0	50
2009	0	0	29,920	50	50	0	50
2008	0	0	22,440	50	50	0	50
2007	0	0	22,440	50	50	0	50
2006	0	0	7,106	50	50	0	50
2005	0	0	6,732	50	50	0	50

## 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
12/29/2010	2499 / 355	16,000,000	WD .....	30 .....
7/2/2007	2305 / 2207	18,000,000	WD .....	Q .....

This page has been visited 566,518 times.

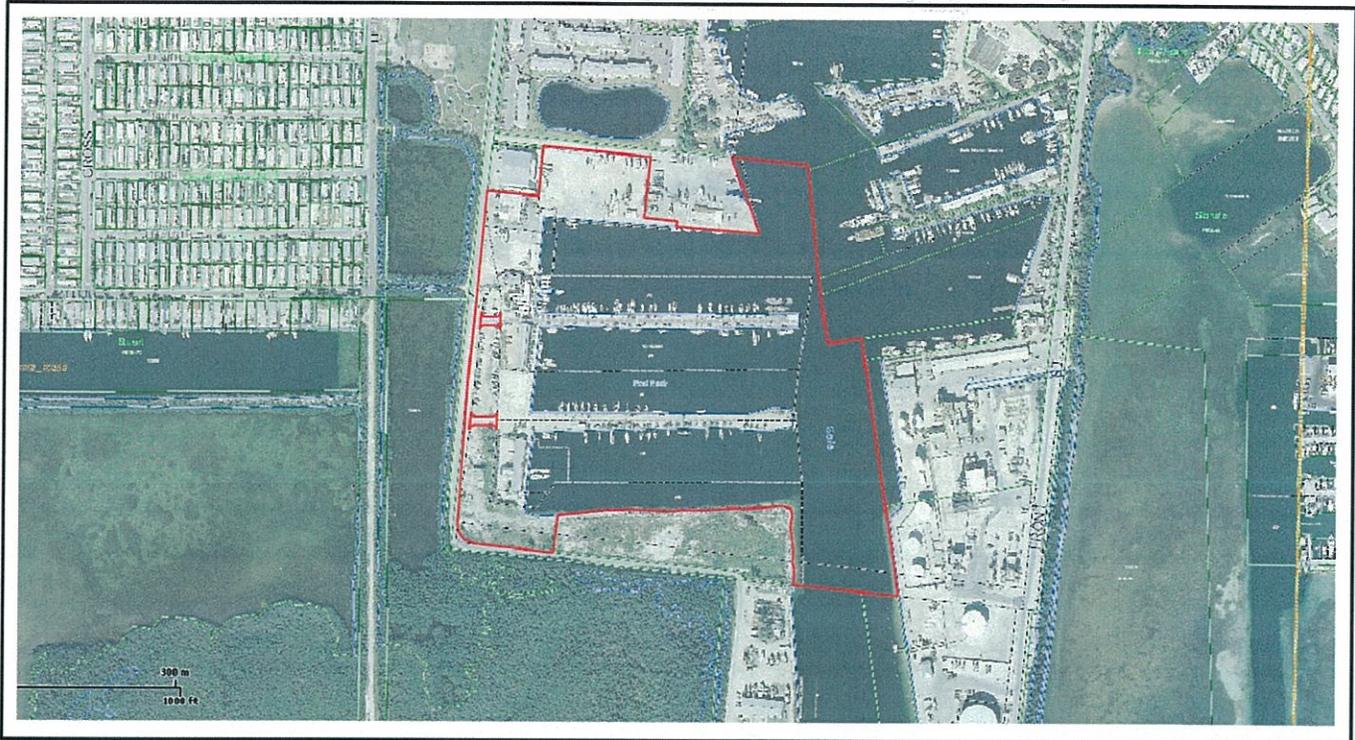
Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176



Google earth

feet  
km





## Longstock II, LLC Location Map

Printed: Feb 18, 2014

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.





Google earth

feet  
meters



BAMA ONE LLC  
6810 FRONT ST  
KEY WEST, FL 33040-6040

6840 MARINA LLC  
PO BOX 144745  
CORAL GABLES, FL 33114-4745

THE UTILITY BOARD OF THE CITY OF  
KEY WEST  
1001 JAMES ST  
KEY WEST, FL 33040-6935

SAFE HARBOUR PROPERTIES LLC  
6810 FRONT ST  
KEY WEST, FL 33040-6040

LONGSTOCK II LLC  
7009 SHRIMP RD STE 2  
KEY WEST, FL 33040-6067

THE UTILITY BOARD OF THE CITY OF  
KEY WEST  
1001 JAMES ST  
KEY WEST, FL 33040-6935

KEY COW LLC  
819 PEACOCK PLZ PMB 302  
KEY WEST, FL 33040-4293

PARCELS B AND C LLC  
19 CYPRESS AVE  
KEY WEST, FL 33040-6236

LONGSTOCK II LLC  
7009 SHRIMP RD STE 2  
KEY WEST, FL 33040-6067

THE UTILITY BOARD OF THE CITY OF  
KEY WEST  
1001 JAMES ST  
KEY WEST, FL 33040-6935

CONSTELLATION YACHTS INC  
6811 SHRIMP RD  
KEY WEST, FL 33040

ROBBIE'S SAFE HARBOR MARINE  
ENT INC  
7281 SHRIMP RD  
KEY WEST, FL 33040

JKYD LLC  
PO BOX 144235  
CORAL GABLES, FL 33114-4235

CONSTELLATION YACHTS INC  
6811 SHRIMP RD  
KEY WEST, FL 33040-5481

LONGSTOCK II LLC  
7009 SHRIMP RD STE 2  
KEY WEST, FL 33040-6067

3 D OF KEY WEST INC  
1415 FLAGLER AVE  
KEY WEST, FL 33040-4921

SAFE HARBOR ENTERPRISES INC  
P O BOX 2455  
KEY WEST, FL 33040

BOARD OF COUNTY  
COMMISSIONERS OF MONROE  
COUNTY FL  
500 WHITEHEAD ST  
KEY WEST, FL 33040-6581

MERIDIAN WEST LTD  
2937 SW 27TH AVE STE 303  
MIAMI, FL 33133

SAFE HARBOR SEAFOOD LLC  
1025 18TH TER  
KEY WEST, FL 33040-4250

MONROE COUNTY  
500 WHITEHEAD ST  
KEY WEST, FL 33040-6581

BERNSTEIN BENJAMIN RESIDUARY  
TR B U/T/W  
PO BOX 2455  
KEY WEST, FL 33045-2455

BOARD OF COUNTY  
COMMISSIONERS OF MONROE  
COUNTY  
500 WHITEHEAD ST  
KEY WEST, FL 33040-6581









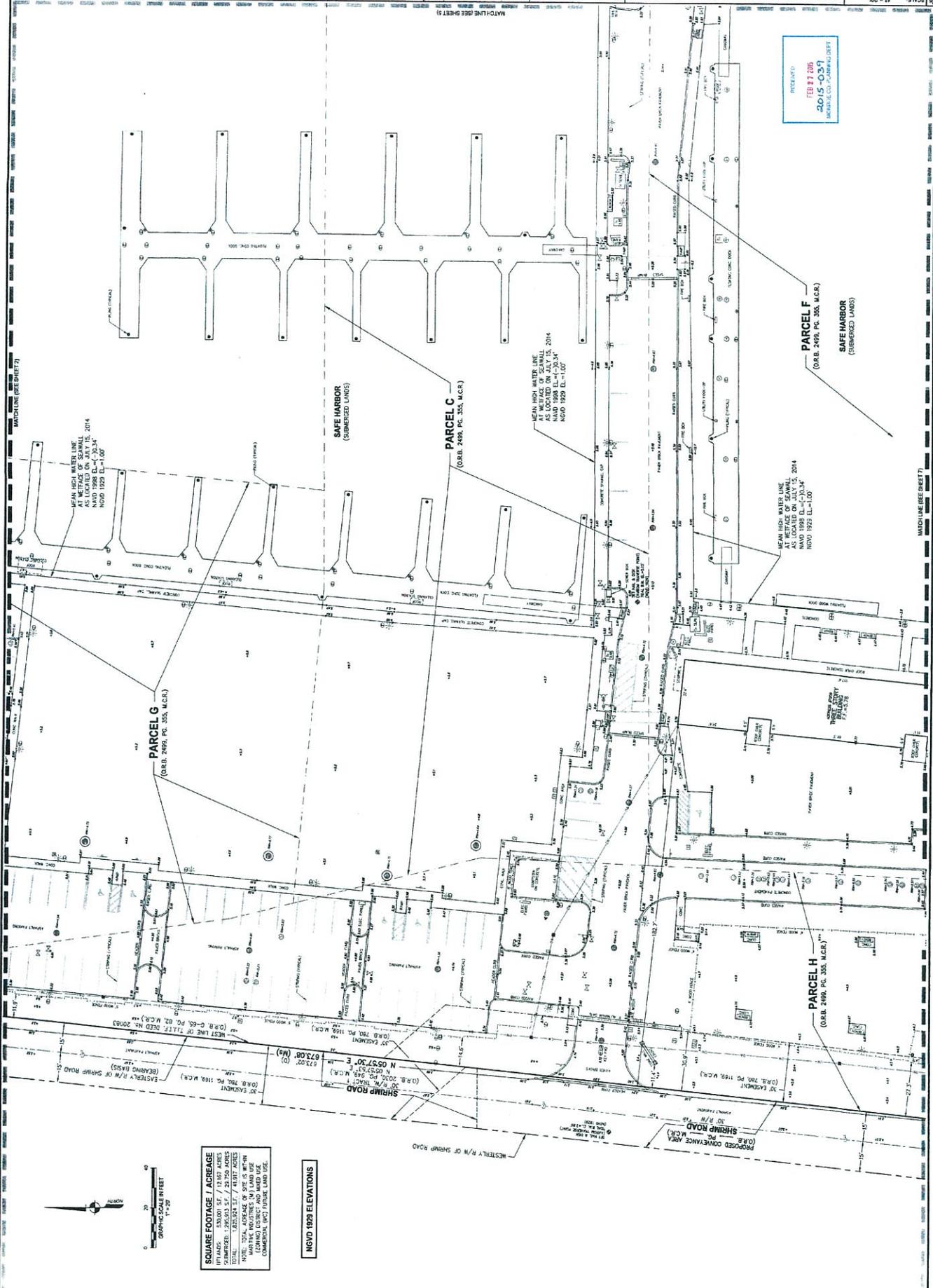
AVIROM & ASSOCIATES, INC.  
SURVEYING & MAPPING  
50 S.W. 2ND AVENUE, SUITE 100  
BOCA RATON, FLORIDA 33432  
TEL: (561) 392-2244 FAX: (561) 392-1725  
WWW.AVIROM.COM

NO.	DATE	BY	REVISIONS

BOUNDARY, TOPOGRAPHIC & MEAN HIGH WATER SURVEY  
STOCK ISLAND MARINA VILLAGE  
7809 SHIRAZ ROAD  
STOCK ISLAND  
MONROE COUNTY, FLORIDA

SHEET	4	OF	12
DATE	07/15/2014	BY	S.A.M.
DRAWN	K.M.C.	CHECKED	K.M.C.
PROJECT	STOCK ISLAND MARINA VILLAGE		

RECEIVED  
JUL 22 2015  
SURVEYING & MAPPING DEPT



**SQUARE FOOTAGE / ACREAGE**  
TOTAL: 15,000 SF / 0.343 ACRES  
SUBMERGED: 1,200 SF / 0.027 ACRES  
TOTAL: 16,200 SF / 0.370 ACRES  
MARINE INDUSTRIAL USE  
COMMERCIAL USE (MARINE USE)

NSVD 1929 ELEVATIONS



GRAPHIC SCALE IN FEET  
1" = 20'

MATCHLINE (SEE SHEET 5)

MATCHLINE (SEE SHEET 7)



SHEET 8 OF 12  
 PROJECT: STOCK ISLAND  
 CHECKED: K.M.C.  
 BY: S.A.M.  
 DATE: 07/15/2014  
 SCALE: 1" = 20'

BOUNDARY, TOPOGRAPHIC & MEAN HIGH WATER SURVEY  
**STOCK ISLAND MARINA VILLAGE**  
 A PORTION OF SECTION 15, TOWNSHIP 67 SOUTH, RANGE 26 EAST  
 STOCK ISLAND,  
 MONROE COUNTY, FLORIDA

REVISIONS	DATE	F.B./P.D.	BY	CHKD.	REVISIONS



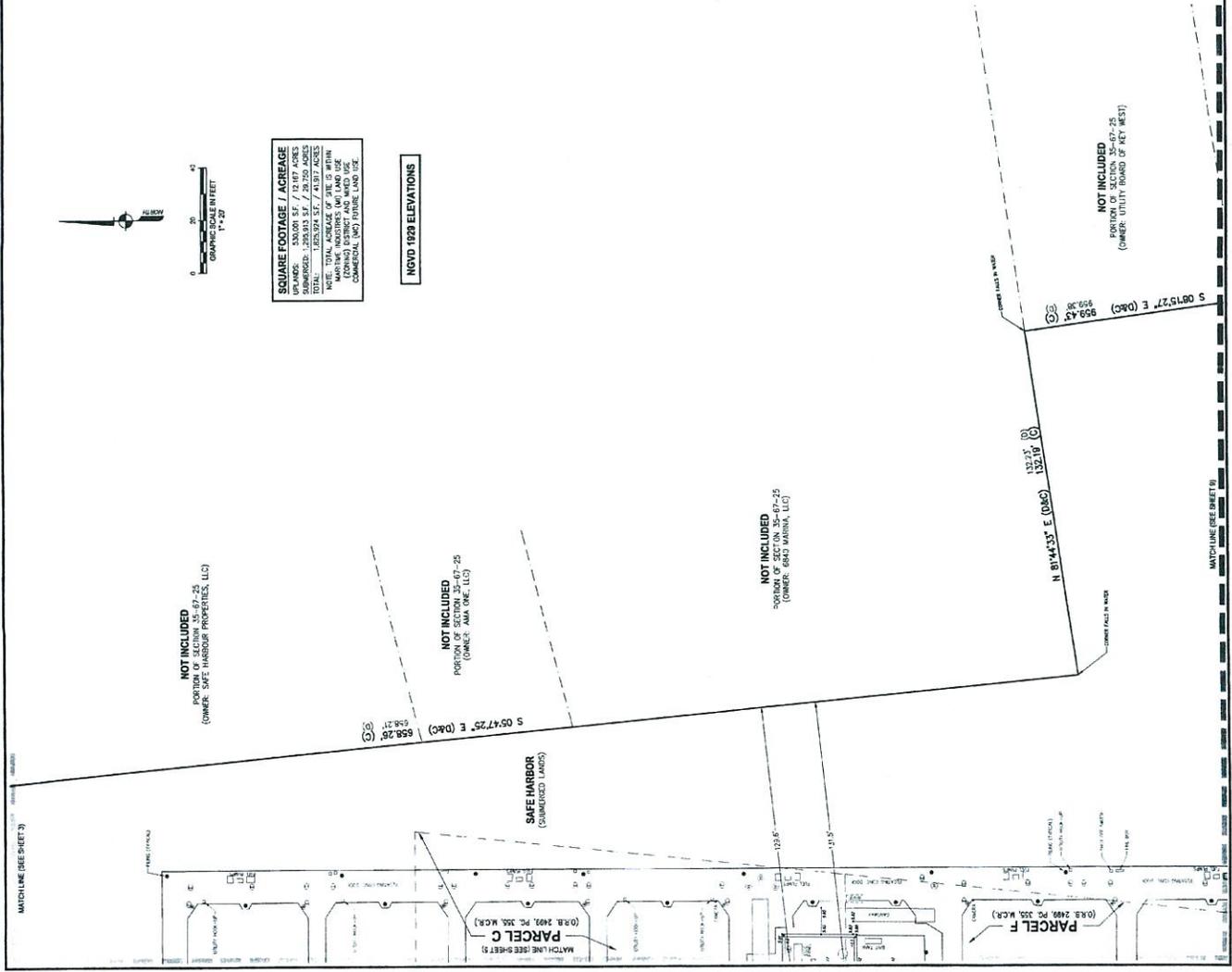
**AVROM & ASSOCIATES, INC.**  
 SURVEYING & MAPPING  
 60 S.W. 2ND AVENUE, SUITE 102  
 BOCA RATON, FLORIDA 33433  
 TEL: (561) 393-2584 FAX: (561) 394-1175  
 www.avromsurveying.com  
 AVROM & ASSOCIATES, INC. IS AN EQUAL OPPORTUNITY EMPLOYER.  
 THIS OFFICE IS PARTICIPATING IN THE STATE OF FLORIDA'S SURVEYING AND MAPPING BOARD.

RECEIVED  
**FEB 27 2015**  
 2015-02-27  
 MONROE COUNTY CLERK'S OFFICE



**SQUARE FOOTAGE / ACREAGE**  
 UPLANDS: 530,000 S.F. / 12.017 ACRES  
 SUBMERGED: 1,250,000 S.F. / 28.750 ACRES  
 TOTAL: 1,780,000 S.F. / 40.767 ACRES  
 TOTAL: 133.00 ACRES  
 MARINA INDUSTRIAL USE  
 MARINA INDUSTRIAL USE  
 COMMERCIAL (NO) FURNISH LAND USE

**NGVD 1929 ELEVATIONS**

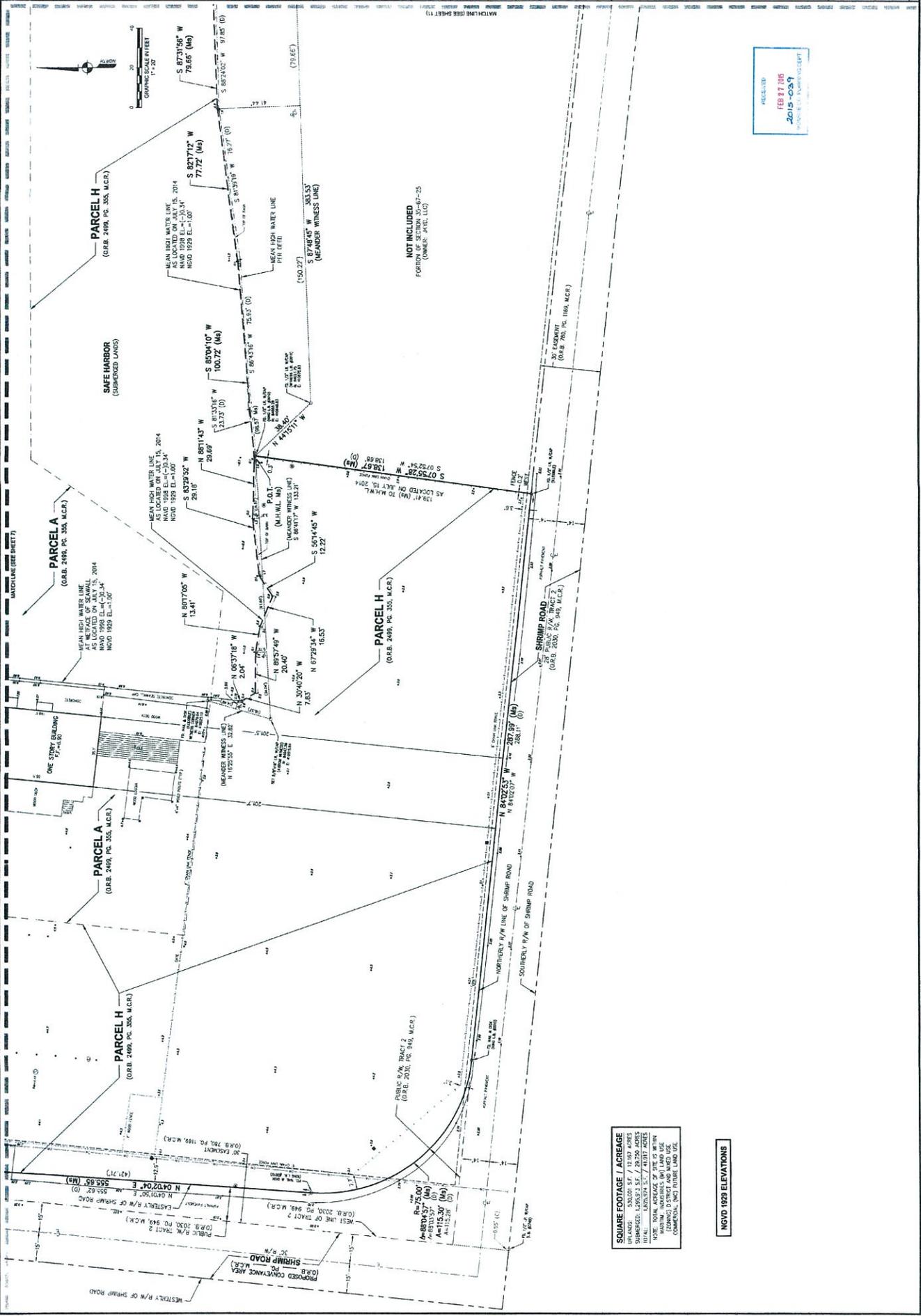








AIRON & ASSOCIATES SURVEYING & MAPPING, INC.  
 50 S.W. 2ND AVENUE, SUITE 107  
 BOCA RATON, FLORIDA 33433  
 TEL: (561) 362-2244 FAX: (561) 362-7125  
 www.airon.com  
 The Florida Board of Professional Engineers and Architects has approved the use of the seal of the Florida Board of Professional Engineers and Architects for the purpose of this document.



NOT INCLUDED  
 PORTION OF SECTION 35-67-25  
 (OWNER: STATE OF FLORIDA)

**SQUARE FOOTAGE / ACREAGE**  
 PARCELS: 330,001 S.F. / 7.562 ACRES  
 SUBMITTED: 1,055,537 S.F. / 24.02 ACRES  
 NOTE: YOUR ACRESAGE OF SITE IS WITHIN  
 MARINE, RECREATION AND LAND USE  
 COMMERCIAL AND FUTURE LAND USE.

NCVD 1989 ELEVATIONS

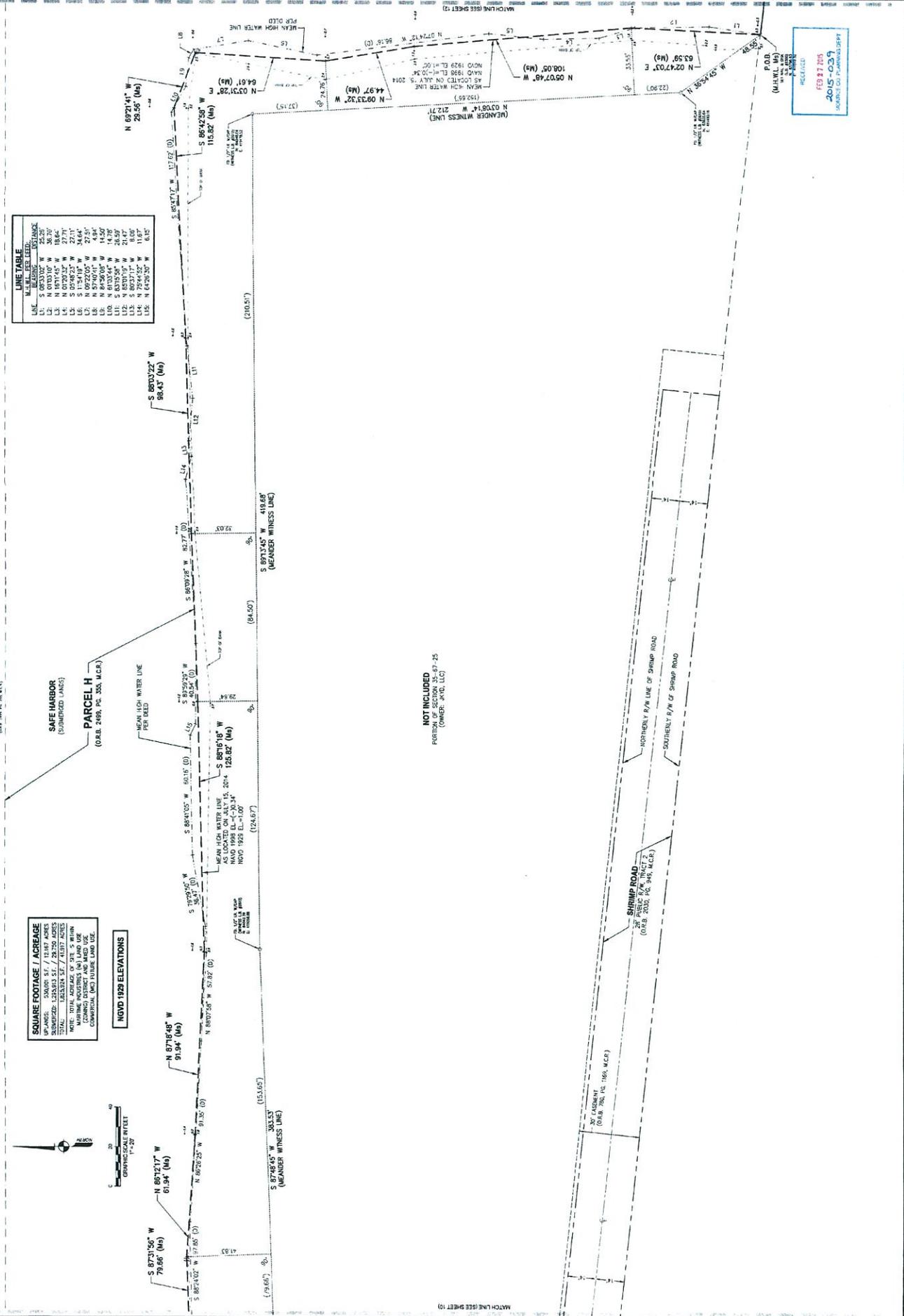


**BOUNDARY, TOPOGRAPHIC & MEAN HIGH WATER SURVEY**  
**STOCK ISLAND MARINA VILLAGE**  
 A PORTION OF SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST  
 MOBILE COUNTY, ALABAMA  
 STOCK ISLAND



**AVROM & ASSOCIATES, INC.**  
 1025 W. 2ND AVENUE, SUITE 102  
 SPRINGFIELD, ALABAMA 36176  
 PHONE: 334-544-1111  
 FAX: 334-544-1112  
 www.avrom.com

RECEIVED  
 FEB 17 2015  
 2015-039  
 MOBILE COUNTY PLANNING DEPT.



MATCH LINE (SEE SHEET 10)  
 MATCH LINE (SEE SHEET 11)





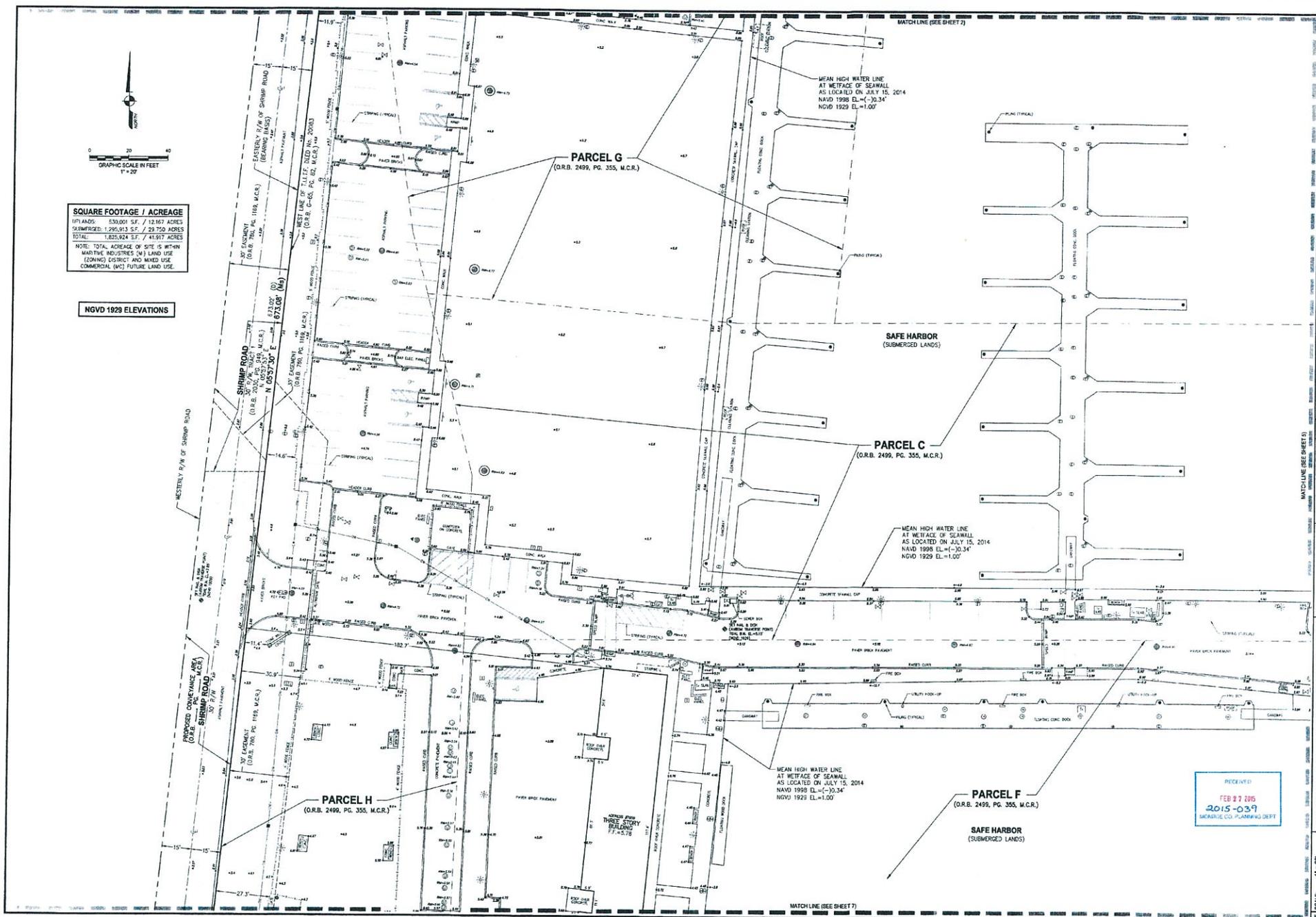






**SQUARE FOOTAGE / ACREAGE**  
 (P) LANDS: 433,001 S.F. / 12.167 ACRES  
 (S)UBMERGED: 1,295,913 S.F. / 29.750 ACRES  
 TOTAL: 1,728,914 S.F. / 41.917 ACRES  
 NOTE: TOTAL ACREAGE OF SITE IS WITHIN  
 MARITIME INDUSTRIES (M) LAND USE  
 (ZONING) DISTRICT AND MIXED USE  
 COMMERCIAL (MC) FUTURE LAND USE.

**NGVD 1929 ELEVATIONS**



RECEIVED  
 FEB 27 2015  
 2015-039  
 MONROE CO. PLANNING DEPT

**AVIRON & ASSOCIATES, INC.**  
 SURVEYING & MAPPING  
 85 SW 2ND AVENUE, SUITE 303  
 BOCA RATON, FLORIDA 33432  
 TEL: 561-993-3333  
 WWW.AVIRONSURVEYING.COM

**MONROE COUNTY PLANNING DEPARTMENT**

REVISIONS	DATE	F.B./P.C.	BY	DATE	F.B./P.C.	BY

**BOUNDARY, TOPOGRAPHIC & MEAN HIGH WATER SURVEY**  
**STOCK ISLAND MARINA VILLAGE**  
 A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 25 EAST  
 7500 STOCK ISLAND ROAD  
 MONROE COUNTY, FLORIDA

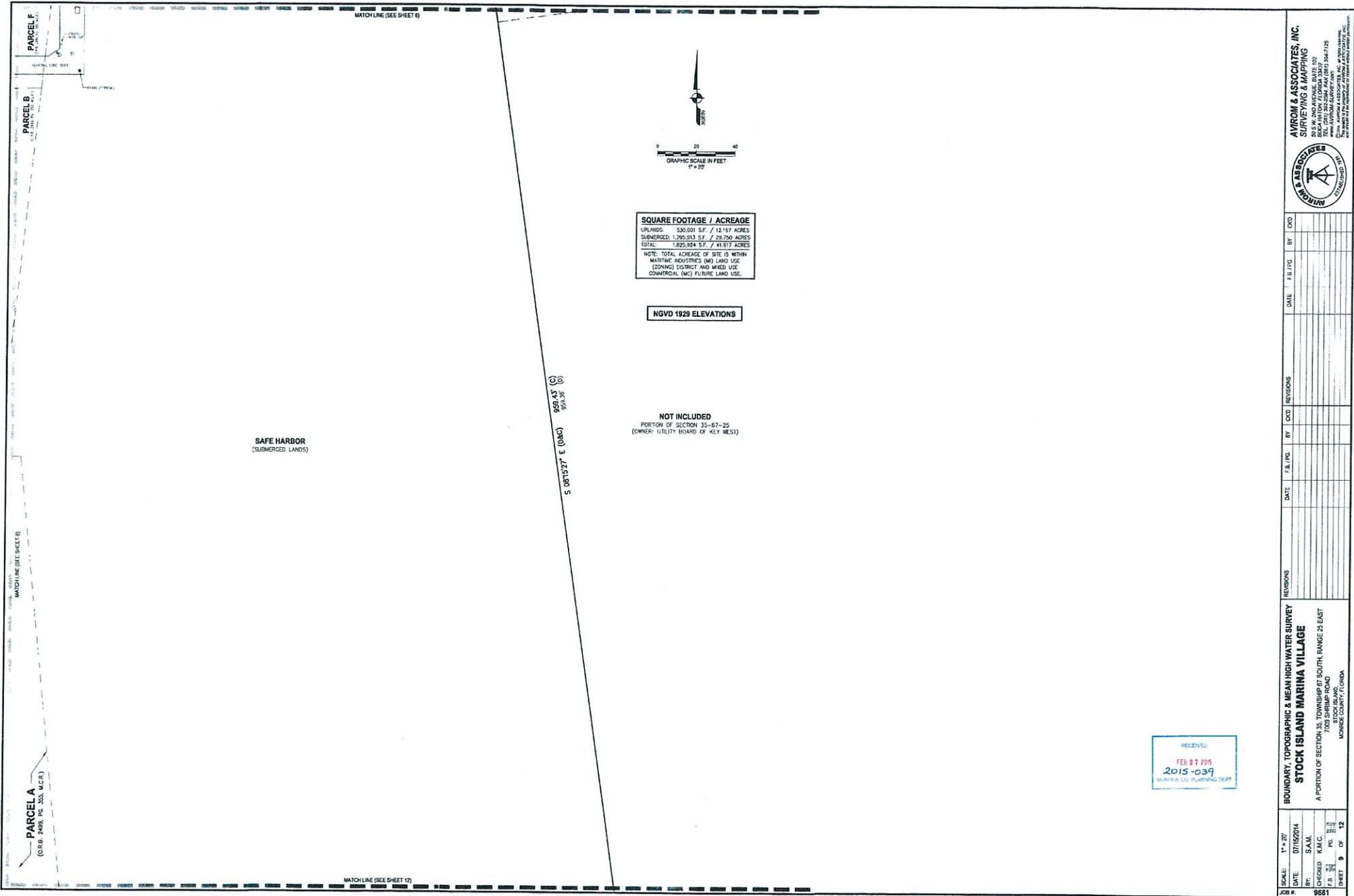
SCALE: 1"=20'  
 DATE: 07/15/2014  
 BY: S.A.M.  
 CHECKED: K.M.C.  
 F.B.: [blank]  
 P.C.: [blank]  
 SHEET: 4 OF 12

9681









**SQUARE FOOTAGE / ACREAGE**  
 UPLANDS: 530,001 SF / 12.187 ACRES  
 SUBMERGED: 1,725,913 SF / 39.250 ACRES  
 TOTAL: 2,255,914 SF / 41.517 ACRES  
 NOTE: TOTAL ACREAGE OF SITE IS WITHIN  
 MARITIME INDUSTRIES (MI) LAND USE  
 ZONING DISTRICT AND MIXED USE  
 COMMERCIAL (MC) FUTURE LAND USE.

**NGVD 1929 ELEVATIONS**

**NOT INCLUDED**  
 PORTION OF SECTION 35-67-25  
 (OWNER: UTILITY BOARD OF KEY WEST)

RECEIVED  
 FEB 07 2015  
 2015-039  
 MARINE CO. PLANNING DEPT

SCALE: 1" = 20'  
 DATE: 07/15/2014  
 BY: S.A.M.  
 CHECKED: K.M.C.  
 P.L. 981  
 SHEET 9 OF 12

**BOUNDARY, TOPOGRAPHIC & MEAN HIGH WATER SURVEY**  
**STOCK ISLAND MARINA VILLAGE**  
 A PORTION OF SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST  
 7300 SHRIMP ROAD  
 MONROE COUNTY, FLORIDA

REVISIONS	DATE	BY	DESCRIPTION

**AVIRON & ASSOCIATES, INC.**  
 SURVEYING & MAPPING  
 2634 W. PALM BLVD., SUITE 200  
 BOCA RATON, FLORIDA 33432  
 TEL: 561-366-7775  
 WWW.AVRON-SURVEYING.COM  
 THE SERVICE IS PROVIDED BY AVIRON & ASSOCIATES, INC.  
 AND IS SUBJECT TO THE OPERATIONS OF AVIRON & ASSOCIATES, INC.







