

## AGENDA

PLANNING COMMISSION  
MONROE COUNTY  
April 29, 2015  
10:00 A.M.

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

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### COMMISSION:

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

### STAFF:

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

### COUNTY RESOLUTION 131-92 APPELLANT TO PROVIDE RECORD FOR APPEAL

### SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS

### SWEARING OF COUNTY STAFF

### CHANGES TO THE AGENDA

### APPROVAL OF MINUTES

### MEETING

Continued Item:

~~1. Grobarek Residence, 2 Cypress Terrace, Raccoon Key (aka Key Haven), mile marker 5: A public hearing concerning a request for a Variance of 20 feet to the required 25-foot front yard non-shoreline setback which is adjacent to the Cypress Terrace right-of-way. Approval would result in a setback of 5 feet. The requested variance is required for the development of a proposed accessory tiki hut. The subject property is legally described as Block 3, Lot 21, Key Haven 8<sup>th</sup> Addition subdivision (Plat Book 5, Page 61), Raccoon Key,~~

Monroe County, Florida, having real estate number 00138970.000000.

(File 2014-078) ~~Continued from 9.24.14, 11.19.14 and 1.28.15~~

ITEM HAS BEEN WITHDRAWN

[2014-078 Request to Withdraw.PDF](#)

New Items:

2. Longstock II LLC, 7009 Shrimp Road, Stock Island, Mile Marker 5: A public hearing concerning a request for a 5S (Hotel, package sales) Alcoholic Beverage Special Use Permit. The subject property is described as a parcel of land and submerged lands in Section 35, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida having real estate numbers 00123720.000100, 00123720.000200 and 00123760.000200.

(File 2015-057)

[2015-057 SR PC 04.29.15.PDF](#)

[2015-057 FILE.PDF](#)

[2015-057 Recvd 03.18.15 Site Plan.pdf](#)

3. Oceanside Marina, 5948, 5950 and 5970 Peninsular Avenue, Stock Island, Mile Marker 5; 24930 Overseas Highway, Summerland Key, Mile Marker 25; 21585 Old State Road 4A, Cudjoe Key, Mile Marker 22; 5176 Suncrest Road, Stock Island, Mile Marker 5; 5350

3<sup>rd</sup> Avenue, Stock Island, Mile Marker 5: A request for approval of an Amendment to a Development Agreement between Monroe County, Florida; Summerland Palms Investors, LLC, Coco Palms Developers, LLC, Suncrest Investors, LLC, Singh Investors, LLC, Stock Island Holdings, LLC, and Oceanside Investors, LLC allowing the transfer of market-rate Residential Rate of Growth (ROGO) exemptions from sender sites at 24930 Overseas Highway, 21585 Old State Road 4A, 5176 Suncrest Road and 5350 3<sup>rd</sup> Avenue to a receiver site at 5948, 5950 and 5970 Peninsular Avenue, in accordance with Monroe County Code Section 130-161.1. On the sender sites, the residential dwelling units in which the transferred market-rate ROGO exemptions are derived shall be converted to, or replaced with, affordable housing units. The Development Agreement also involves the redevelopment of 5948, 5950 and 5970 Peninsular Avenue, the receiver site, for the addition of up to 79 new, market-rate residential dwelling units, which may be used as vacation rentals, up to 17 new hotel rooms, a new restaurant with up to 150 seats, and other improvements related to the existing, partially-condominiumized marina and accessory development, 22 existing, market-rate permanent units (under condominium ownership), a boat barn (under condominium ownership), marina slips (under condominium ownership) and ancillary/accessory buildings would be maintained. The residential density, under maximum net density, would not exceed 101 total permanent residential units and 17 transient units. Not including accessory structures related to the residential uses, the nonresidential floor area would not exceed 40,000 square feet. Dockage owned by the developer would include 8 new slips, for a total of approximately 16 slips, of which at least 20% (3 slips) shall be reserved for commercial fishing vessels. New residential or nonresidential buildings shall not exceed 35 feet in height. Public access will be provided from 7:00 am until dusk. The Development Agreement concerns properties located at 5948, 5950 and 5970 Peninsular Avenue, Stock Island (legally described as Block 46, Lots 30, 31 and ½ Lot 32, Block 60, portions of Lots 1, 2 and 3, Block 61, portions of Lots 1, 2 and 3, the abandoned portion of Peninsular Avenue lying between Block 46 and Block 60, the abandoned portion of Maloney Avenue lying between Blocks 60 and 61, McDonald's Plat, also described as parcel of land in Sections 26, 34, 35 and 36, Township 37 South and Range 25 East, having real estate #'s 00126210.000000, 00126220.000000, 00126230.000000, 00127420.000000 and 00127420.000100), 24930 Overseas Highway, Summerland Key (legally described as Lot 55 and a portion of Lot 54, Summerland Yacht Harbor, having real estate #'s 00194741.000100, 00194741.000200, 00194741.000300, 00194741.000400, 00194741.000500, 00194741.000600, 00194741.000700, 00194741.000800, 00194741.000900, 00194741.001000, 00194741.001100, 00194741.001200, 00194741.001300, 00194741.001400, 00194741.001500, 00194741.001600, 00194741.001700, 00194741.001800, 00194741.001900, 00194741.002000, 00194741.002100 and 00194741.002200), 21585 Old State Road 4A, Cudjoe Key (legally described as Lot 30, Sacarma, having real estate #00174960.000000), 5176 Suncrest Road, Stock Island (legally described as Lots 27 and 28, Sun Krest, having real estate # 00132680.000000) and 5350 3<sup>rd</sup> Avenue, Stock Island (described as Lots 19, 20, 21, 22 and 23, Block 53, George L. McDonald's Plat, Plat Book 1, Page 55, Monroe County, having real estate #00126770.000000).

(File 2014-175)

[2014-175 SR PC 04.29.15.PDF](#)

[2014-175 Revised Sender Site Info Recvd 03.31.15.PDF](#)

[2014-175 FILE.PDF](#)

[2014-175 COMBINED Plans Recvd 03.11.15.PDF](#)

Pursuant to Section 286.0105 Florida Statutes and Monroe County Resolution 131-1992, if a person decides to appeal any decision of

the Planning Commission, he or she shall provide a transcript of the hearing before the Planning Commission, prepared by a certified court reporter at the appellant's expense. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

-  
BOARD DISCUSSION

-  
GROWTH MANAGEMENT COMMENTS

-  
RESOLUTIONS FOR SIGNATURE

ADJOURNMENT

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**Creech-Gail**

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**Item #1 Grobarek-Variance to PC  
Request to Withdraw**

**From:** Santamaria-Mayte  
**Sent:** Wednesday, April 15, 2015 7:48 PM  
**To:** Creech-Gail  
**Subject:** FW: Administrative Variance

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**From:** [Jgrobarek@aol.com](mailto:Jgrobarek@aol.com) [<mailto:Jgrobarek@aol.com>]  
**Sent:** Wednesday, April 15, 2015 7:56 AM  
**To:** Coyle-Matt  
**Cc:** Santamaria-Mayte  
**Subject:** Re: Administrative Variance

Good Morning Matthew.

Please use this e-mail as my official request to withdraw my PC Variance Application that is currently in front of the Planning Board for review.

In addition please apply the fees I have already paid to the new Administrative Variance Application that I am now submitting.

Thank you for taking the time to help me through this process, I am sincerely grateful for all the help I have received from everyone involved.

Regards,

Joseph V. Grobarek  
2 Cypress Terrace  
Key West, FL 33040



**Item #2 Longstock II LLC-Alcoholic Bev  
Staff Report**

**MEMORANDUM**

**MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**

To: Monroe County Planning Commission  
Through: Mayté Santamaria, Senior Director of Planning & Environmental Resources  
From: Matthew Coyle, AICP, Principal Planner *MC*  
Date: April 12, 2015  
Subject: *Request for a 5S (Hotel, Package Sales) Alcoholic Beverage Special Use Permit, Longstock II LLC, 7009 Shrimp Road, Stock Island, Real Estate #'s 00123720.000100, 00123720.000200, and 00123760.000200 (File #2015-057)*

**Meeting: April 29, 2015**

I REQUEST:

The applicant is requesting approval of a 5S (Hotel, Package Sales) Alcoholic Beverage Special Use Permit.



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

1 Location:

3 Address: 7009 Shrimp Road, Stock Island, mile marker 5 (Atlantic Ocean side of the  
4 Overseas Highway)

6 Legal Description: A parcel of land on Stock Island, Monroe County, Florida in Section  
7 35, Township 67, Range 25 (a complete legal description in metes and bounds is  
8 provided in the application/file)

10 Real Estate Numbers: 00123720.000100, 00123720.000200 and 00123760.000200  
11

12 Applicant:

14 Agent: Barton W. Smith, Esq.

16 Property Owner: Longstock II, LLC  
17  
18

19 II RELEVANT PRIOR COUNTY ACTIONS:

20  
21 The existing marina was established prior to 1986 and is thereby deemed to have a major  
22 conditional use permit.  
23

24 A minor deviation to the major conditional use permit was approved on July 10, 2012 in  
25 order to allow the reconfiguration of 173 of the site's 361 boat slips. The property owner is in  
26 the process of receiving building permits to carry out the scope of work.  
27

28 A minor deviation to the major conditional use permit was approved on March 5, 2013, in  
29 order to allow new development atop the northernmost pier. The proposed development  
30 includes bath house buildings for occupants of the live-aboard vessels and a commercial  
31 building that includes marine fuel services, a marina store and management offices. The  
32 property owner is in the process of receiving building permits to carry out the scope of work.  
33

34 In 2013, an alcoholic beverage special use permit (2-COP) was approved allowing the sale of  
35 beer and wine, on premise and package. The approval is memorialized by Planning  
36 Commission Resolution #P23-13, approved by the Planning Commission at a public hearing  
37 on August 28, 2013 and signed by the Planning Commission Chair on September 10, 2013.  
38

39 In 2013, an amendment to the Monroe County Future Land Use Map was approved  
40 amending the future land use designation of the subject property from Industrial (I) to Mixed  
41 Use/Commercial (MC). The approval is memorialized by Ordinance #045-2013, approved by  
42 the Board of County Commissioners at a public hearing on December 11, 2013.  
43

44 On February 19, 2014, the applicant submitted an application for a development agreement  
45 concerning the redevelopment of the property. The agreement was approved by the BOCC at  
46 a public hearing on July 16, 2014, and memorialized in BOCC Resolution #177-2014. The  
47 agreement allows the redevelopment of the Stock Island Marina Village in compliance with  
48 all applicable regulations and policies. It would also allow the transfer of up to 100 market-  
49 rate transient residential TRE's. The agreement also conceptually approved the scope of  
50 work of this major conditional use permit application and associated site plan.

1 On October 29, 2014, an amendment to the major conditional use permit was approved by  
2 the Planning Commission and memorialized in Planning Commission Resolution #P43-14.  
3 The amendment was required in order to redevelop the existing mixed use marina, to include  
4 marina, commercial retail, office, commercial fishing, industrial and hotel uses.  
5

6 **III BACKGROUND INFORMATION:**  
7

- 8 A. Size of Site: 1,830,741 SF (42.03 acres) of total area and approximately 533,475 SF  
9 (12.25 acres) of upland area – based on Monroe County’s GIS database
- 10 B. Land Use District: Maritime Industries (MI)
- 11 C. Future Land Use Map (FLUM) Designation: Industrial (I) (note: the property owner has  
12 submitted a map amendment application to amend the designation to Mixed Use /  
13 Commercial)
- 14 D. Tier Designation: Tier III
- 15 E. Existing Use: Mixed Use: Marina, Industrial, Commercial Fishing, Commercial Retail,  
16 Office and Residential
- 17 F. Existing Vegetation / Habitat: Scarified with landscaped areas throughout the site
- 18 G. Community Character of Immediate Vicinity: Mixed Use: Marina, Industrial,  
19 Commercial Fishing, Commercial Retail, Office, Residential and Public
- 20 H. Flood Zone: AE-EL 9

21  
22 **IV REVIEW OF APPLICATION:**  
23

24 Pursuant to MCC §3-6(e), the Planning Commission shall give due consideration to the  
25 following factors as they may apply to the particular application prior to rendering its  
26 decision to grant or deny the requested permit:  
27

- 28 (1) *The effect of such use upon surrounding properties and the immediate neighborhood as*  
29 *represented by property owners within 500 feet of the premises:*  
30

31 The subject property is within a MI district. Commercial retail uses are permitted in the  
32 MI District. There are several other commercial retail businesses, including restaurants,  
33 in the vicinity as well as industrial, commercial fishing, office and residential uses.  
34 Further, there are a number of businesses in the vicinity that have alcoholic beverage  
35 licenses.  
36

37 **Known Alcohol Beverage Licenses in the Vicinity:**

Surrounding Property	Business Type	Type of Alcoholic Beverage License
Chevron (5220 US 1)	Retail Store	1APS Beer, package only
Chico’s Cantina (5230 US 1)	Restaurant	2COP Beer and wine, on premise and package sales
CVS Pharmacy, in process (5610 US 1)	Retail Store	2APS Beer and wine, package only

Dolphin Deli (5600 Maloney Ave)	Restaurant	2COP Beer and wine, on premise and package sales
Finz Dive Center (5130 US 1)	Retail Store	2APS Beer and wine, package only
Hogfish Bar & Grill (6810 Front St)	Restaurant	6COP Beer, wine and liquor, on-premises and package
Hogfish Catering (6810 Front St)	Caterer	13CT Caterer beer, wine and liquor on premise
Hurricane Hole (5130 US 1)	Restaurant	6COP Beer, wine and liquor, on-premises and package
Jolly's (5390 US 1)	Retail Store	3BPS Beer, wine and liquor, package sales only
Key West Harbor Yacht Club (6000 Peninsular Ave)	Marina	4COP Beer, wine and liquor, on-premises and package
Murray Marine (5710 US 1)	Retail Store	1APS Beer, package only
Oceanside Marina (5950 Peninsula Ave)	Marina	2COP Beer and wine, on premise and package sales
Rusty Anchor (5510 3rd Ave)	Restaurant	6COP Beer, wine and liquor, on-premises and package
Tom Thumb Food Store (5690 Maloney Ave)	Retail Store	2APS Beer and wine, package only

1  
2 Staff does not have any evidence that approving this 5S Alcoholic Beverage Special Use  
3 Permit will adversely affect neighboring properties or existing businesses.  
4

5 Please note that no members of the community, either in support or opposition to the  
6 application, contacted the Planning and Environmental Resources Department as of the  
7 date of this report.  
8

9 (2) *The suitability of the premises in regard to its location, site characteristics and intended*  
10 *purpose. Lighting on the permitted premises shall be shuttered and shielded from*  
11 *surrounding properties, and construction of such permitted properties will be*  
12 *soundproofed. In the event music and entertainment is permitted, the premises shall be*  
13 *air conditioned:*  
14

15 There are not any approved restaurants or bars currently on the site. The property is  
16 currently being redeveloped. The property currently has approval for a 2COP Alcohol  
17 Beverage Special Use Permit which is in use at the marina store and food truck. Staff will  
18 review and require the site and buildings be brought into compliance with applicable  
19 regulations to the extent required during the building permit process.  
20

1 As additional or replacement lighting is installed, it shall be required to be shuttered and  
2 shielded from the surrounding properties.  
3

4 At this time event music and entertainment are not associated with the site. In any event,  
5 the buildings approved for commercial retail use are or will be air conditioned.  
6

7 *(3) Access, traffic generation, road capacities, and parking requirements:*  
8

9 The site may be accessed by several different routes to and from US 1, with the most  
10 direct route being via US 1 to 5<sup>th</sup> Street to 5<sup>th</sup> Avenue to Shrimp Road. The applicant did  
11 not submit a traffic study with this application; however, based on studies generated for  
12 similar applications, staff does not anticipate that an approved 5S Alcoholic Beverage  
13 Special Use Permit will significantly increase traffic to the site and the site is already  
14 approved for a commercial retail use.  
15

16 The site was designed to accommodate the existing development and its approved uses.  
17 Per the provisions of the Land Development Code, the granting of a 5S Alcohol Beverage  
18 Special Use Permit does not increase the off-street parking requirements for the site.  
19 Further, while the number of off-street parking spaces is lawfully nonconforming to the  
20 current regulations, the property owner recently received approvals to modify the parking  
21 areas to bring them into compliance to the greatest extent practical.  
22

23 *(4) Demands upon utilities, community facilities and public services:*  
24

25 It is not anticipated that the issuance of a 5S alcohol beverage special use permit will  
26 increase demands on utilities, community facilities or public services.  
27

28 *(5) Compliance with the county's restrictions or requirements and any valid regulations:*  
29

30 As of the date of this report, there is not any open code compliance cases related to the  
31 property.  
32

33 **V RECOMMENDATION:**  
34

35 Staff recommends APPROVAL to the Planning Commission for a 5S Alcoholic Beverage  
36 Special Use Permit with the following conditions (however, valid objections from  
37 surrounding property owners at the public hearing may lead the Planning and Environmental  
38 Resources Department to reevaluate the recommendation or suggested conditions):  
39

- 40 A. Alcoholic Beverage Special Use Permits issued by virtue of the Monroe County Code  
41 shall be deemed to be a privilege running with the land. The sale of the real property  
42 which has been granted an Alcoholic Beverage Special Use Permit shall  
43 automatically vest the purchaser thereof with all rights and obligations originally  
44 granted or imposed to or on the applicant. Such privilege may not be separated from  
45 the fee simple interest in the realty.

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- B. Alcohol service sales and consumption shall occur only within areas allowed for such use and approved by the Monroe County Planning & Environmental Resources Department.
  
- C. In the event that the holder's license by the Department of Business and Professional Regulation of the State of Florida expires and lapses, this Alcoholic Beverage Special Use Permit approval shall be null and void as of the date of that expiration. Additional approval by the Planning Commission shall be required to renew the Alcoholic Beverage Special Use Permit.

1 **Attachment: Monroe County Code Section 3-6. Alcoholic Beverages**

2  
3 (a) *Purpose and Intent:* This section is designed and intended to provide for reasonable regulation and control over  
4 the sale of alcoholic beverages within the unincorporated areas of Monroe County by establishing an alcoholic  
5 beverage use permit procedure and providing criteria to be utilized to assure that all future proliferation of alcoholic  
6 beverage use enterprises within the unincorporated areas of the county be compatible with adjoining and  
7 surrounding land uses and the county's comprehensive plan, and that alcoholic beverage use permits not be granted  
8 where such uses will have an adverse impact upon the health, safety and welfare of the citizens and residents of the  
9 county. All persons, firms, partnerships or corporations who have received approval from the zoning board or board  
10 of county commissioners under the former provisions of section 19-218 of the Monroe County Code, as same  
11 heretofore existed, shall retain all rights and privileges heretofore granted under said section.  
12

13 (b) *Permits:* After the effective date of this ordinance, all persons, firms, partnerships or corporations desiring to  
14 sell alcoholic beverages upon any premises located within the unincorporated areas of Monroe County and who  
15 desire to do so upon a premises not heretofore approved by the zoning board or board of county commissioners  
16 under the former section 19-218, shall obtain an alcoholic beverage use permit utilizing the procedure outlined in  
17 subsection (d) below.  
18

19 (c) *Classifications:* Corresponding to those alcoholic beverage license classifications as heretofore and hereafter  
20 adopted by the State of Florida, alcoholic beverage use permits hereafter issued pursuant to this ordinance shall be  
21 classified as follows:

- 22 (1) 1APS: Beer, package only;
- 23 (2) 1COP: Beer, on-premises and package;
- 24 (3) 2APS: Beer and wine, package only;
- 25 (4) 2COP: Beer and wine, on-premises and package;
- 26 (5) 6COP: Beer, wine and liquor, on-premises and package;
- 27 (6) 6COP SRX: Restaurant, no package sales;
- 28 (7) 6COP SR: Restaurant, package sale;
- 29 (8) 6COP S: Motel, package sales;
- 30 (9) 6COP SBX: Bowling, no package sales;
- 31 (10) 6COP SPX: Boat, no package sales;
- 32 (11) 3BPS: Beer, wine and liquor, package sales only;
- 33 (12) 3M: Additional license for 6COP, over three (3) bars;
- 34 (13) 12RT: Racetrack, liquor, no package sales.  
35

36 (d) *Procedure:* The following procedure shall be followed on any application for an alcoholic beverage use permit  
37 hereafter made:

38 (1) Applications for alcoholic beverage use permits shall be submitted to the director of planning in  
39 writing on forms provided by the director. Such applications must be signed by the owner of the real  
40 property for which the permit is requested. Lessees of the premises may apply for such permits provided  
41 that proper authorization from the owner of the premises is given and the application for permit is cosigned  
42 by such owner.

43 (2) Upon receipt of a properly completed and executed application for alcoholic beverage use permit  
44 stating the exact classification requested along with the necessary fee, the director of planning shall  
45 schedule a public hearing before the planning commission and shall advise the applicant of the date and  
46 place of said public hearing.

47 (3) Notice of the application and of the public hearing thereon shall be mailed by the director of planning  
48 to all owners of real property within a radius of five hundred (500) feet of the affected premises. In the case  
49 of a shopping center, the five hundred (500) feet shall be measured from the perimeter of the entire  
50 shopping center itself rather than from the individual unit for which approval is sought. Notice shall also be  
51 provided in a newspaper of general circulation in the manner prescribed in section 110-5.

52 a. For the purposes of this ordinance, a shopping center shall mean a contiguous group of  
53 individual units, in any combination, devoted to commercial retail low-intensity uses, commercial  
54 retail medium-intensity uses, commercial retail high-intensity uses, and office uses, as those

1 phrases are defined in section 101-1, with immediate off-street parking facilities, and originally  
2 planned and developed as a single project. The shopping center's single project status shall not be  
3 affected by the nature of the ownership of any of the individual office or commercial retail units,  
4 within the shopping center.

5 (4) At the hearing before the planning commission, all persons wishing to speak for or against the  
6 application shall be heard. Recommendations or other input from the director of planning may also be  
7 heard prior to any decision by the planning commission.  
8

9 (e) *Criteria:* The planning commission shall give due consideration to the following factors as they may apply to  
10 the particular application prior to rendering its decision to grant or deny the requested permit:

11 (1) The effect of such use upon surrounding properties and the immediate neighborhood as represented by  
12 property owners within five hundred (500) feet of the premises. For the purposes of this section, "premises"  
13 shall mean the entire project site of a shopping center.

14 (2) The suitability of the premises in regard to its location, site characteristics and intended purpose.  
15 Lighting on the permitted premises shall be shuttered and shielded from surrounding properties, and  
16 construction of such permitted properties will be soundproofed. In the event music and entertainment is  
17 permitted, the premises shall be air conditioned.

18 (3) Access, traffic generation, road capacities, and parking requirements.

19 (4) Demands upon utilities, community facilities and public services.

20 (5) Compliance with the county's restrictions or requirements and any valid regulations.  
21

22 (f) *Approval by Planning Commission:* The planning commission may grant approval based on reasonable  
23 conditions considering the criteria outlined herein.  
24

25 (g) *Where Permitted:* Alcoholic beverage use permits may be granted in the following land use districts: urban  
26 commercial; suburban commercial; suburban residential where the site abuts U.S. 1; destination resort; mixed use;  
27 industrial and maritime industries. Notwithstanding the foregoing, alcoholic beverage sales may be permitted at  
28 restaurants, hotels, marinas and campgrounds regardless of the land use district in which they are located. Nothing  
29 contained herein shall exempt an applicant from obtaining a major or minor conditional use approval when such is  
30 otherwise required by the county development regulations in part II of this Code.  
31

32 (h) *TransFerability:* Alcoholic beverage use permits issued by virtue of this section shall be deemed to be a  
33 privilege running with the land. The sale of the real property which has been granted an alcoholic beverage use  
34 permit shall automatically vest the purchaser thereof with all rights and obligations originally granted or imposed to  
35 or on the applicant. Such privilege may not be separated from the fee simple interest in the realty.  
36

37 (i) *Appeals:* All persons aggrieved by the actions of the planning commission in granting or denying requested  
38 alcoholic beverage permits may request an appeal hearing before a hearing officer under chapter 102, article VI,  
39 division 2 by filing the notice required by that article within 30 days after the date of the written decision of the  
40 planning commission.  
41

42 (j) *Successive Applications:* Whenever any application for alcoholic beverage approval is denied for failure to  
43 meet the substantive requirements of this ordinance, an application for alcoholic beverage approval for all or a  
44 portion of the same property shall not be considered for a period of two (2) years unless a super-majority of the  
45 planning commission decides that the original decision was based on a material mistake of fact or that there exists  
46 changed conditions and new facts, not existing at the time of the original decision, which would justify entertaining  
47 a new application before the expiration of the two-year period. However, in the case of a shopping center, as defined  
48 in subsection (d)(3)a. of this section, this subsection shall only apply to the commercial retail unit within the  
49 shopping center for which approval was sought and not the entire shopping center site itself.  
50  
51  
52  
53

**Item #2 Longstock II LLC-Alcoholic Bev  
File**

**File #:** **2015-057**

**Owner's Name:** Longstock II, LLC

**Applicant:** Longstock II, LLC

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

**Type of Application:** Alcoholic Beverage

**Key:** Stock Island

**RE:** 00123760.000200  
00123720.000100  
00123720.000200

**Additional Information added to File 2015-057**

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: 3.18.15

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

Dear Applicant:

This is to acknowledge submittal of your application for Alcoholic Beverage  
Type of application

Longstock II, LLC  
Project / Name to the Monroe County Planning Department.

Thank you.

Gail Creech

Planning Staff

## Creech-Gail

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**From:** Davisson-Bryan  
**Sent:** Friday, March 20, 2015 2:34 PM  
**To:** Creech-Gail  
**Subject:** RE: Need 500' Surrounding Property Owner list  
**Attachments:** SPONs\_500ft.xlsx

Attached is the spreadsheet.

Bryan

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

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

Monroe County - GIS

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

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

---

**From:** Creech-Gail  
**Sent:** Friday, March 20, 2015 9:48 AM  
**To:** Davisson-Bryan  
**Subject:** Need 500' Surrounding Property Owner list

Bryan,  
I need a 500' spon list for an alcoholic beverage for the following RE #'s, please:

- 00123760-000200
- 00123720-000100
- 00123720-000200

As always, thank you for your help☺

*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

✓ 3 D OF KEY WEST INC  
1415 FLAGLER AVE  
KEY WEST, FL 33040-4921

✓ 6840 MARINA LLC  
PO BOX 144745  
CORAL GABLES, FL 33114-4745

✓ ARENCIBIA FRANCISCO AND MERCEDES  
24E 11TH AVE  
KEY WEST, FL 33040-5870

✓ BAMA ONE LLC  
6810 FRONT ST  
KEY WEST, FL 33040-6040

✓ BAYVIEW LOAN SERVICING LLC  
4425 PONCE DE LEON BLVD 5TH FL  
CORAL GABLES, FL 33146-1873

✓ BERNSTEIN BENJAMIN TRUST B  
PO BOX 2455  
KEY WEST, FL 33045-2455

✓ BOARD OF COUNTY COMMISSIONERS OF  
MONROE COUNTY  
500 WHITEHEAD ST  
KEY WEST, FL 33040-6581

✓ CABRERA BERTA L/E  
50D 11TH AVE  
KEY WEST, FL 33040-5869

✓ CABRERA LEONARDO  
49D 11TH AVE  
KEY WEST, FL 33040-5869

✓ CONSTELLATION YACHTS INC  
6811 SHRIMP RD  
KEY WEST, FL 33040

✓ HARBOR BAY INVESTMENTS LLC  
5510 3RD AVE  
KEY WEST, FL 33040

✓ HERNANDEZ CARMEN  
PO BOX 5168  
KEY WEST, FL 33045-5168

✓ HERNANDEZ ROBERT  
C-50 10TH AVE  
KEY WEST, FL 33040

✓ JKYD LLC  
PO BOX 144235  
CORAL GABLES, FL 33114-4235

✓ K W RESORT UTILITIES CORP  
PO BOX 2125  
KEY WEST, FL 33045

✓ KEY COW LLC  
819 PEACOCK PLZ PMB 302  
KEY WEST, FL 33040-4293

✓ LONGSTOCK II LLC  
7009 SHRIMP RD STE 2  
KEY WEST, FL 33040-6067

✓ MARTINEZ REYNALDO A  
1107 KEY PLAZA BOX 82  
KEY WEST, FL 33040

✓ 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

✓ PAZARA TERESA EBELING  
48E 12TH AVE  
KEY WEST, FL 33040-5871

✓ 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

✓ SEAVIEW RENTALS LLC  
PO BOX 2554  
KEY WEST, FL 33045-2554

✓ THE UTILITY BOARD OF THE CITY OF KEY  
WEST  
1001 JAMES ST  
KEY WEST, FL 33040-6935

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

✓ VELOSO DOMINGO J DEC TR 11/12/1997  
17042 STARFISH LN W  
SUMMERLAND KEY, FL 33042-3621

✓ VICTORIA MARCIANA LAQUINDANUM  
7985 LITTLE MILL RD  
CUMMING, GA 30041-4168

Labels - Bryan



**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**

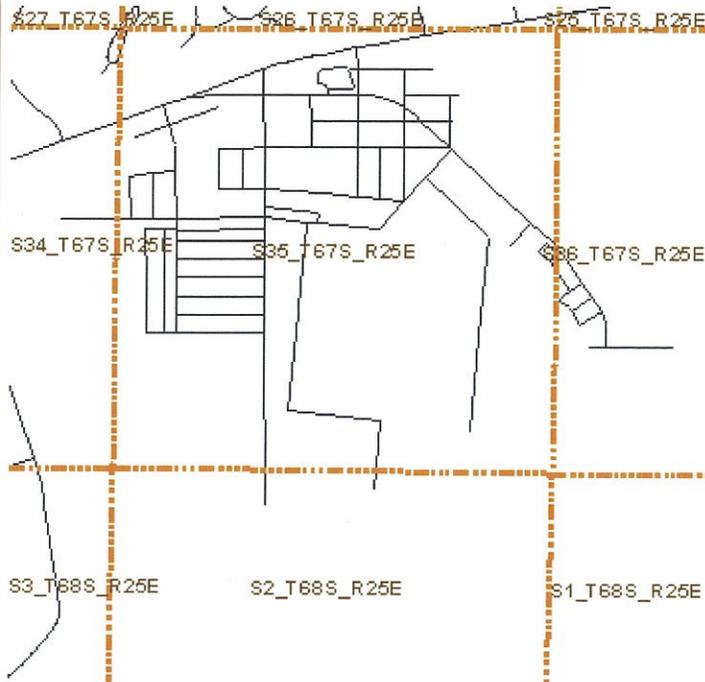
**Ownership Details**

**Mailing Address:**  
 LONGSTOCK II LLC  
 7009 SHRIMP RD STE 2  
 KEY WEST, FL 33040-6067

**Property Details**

**PC Code:** 18 - OFFICES BUILDINGS MULTI/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

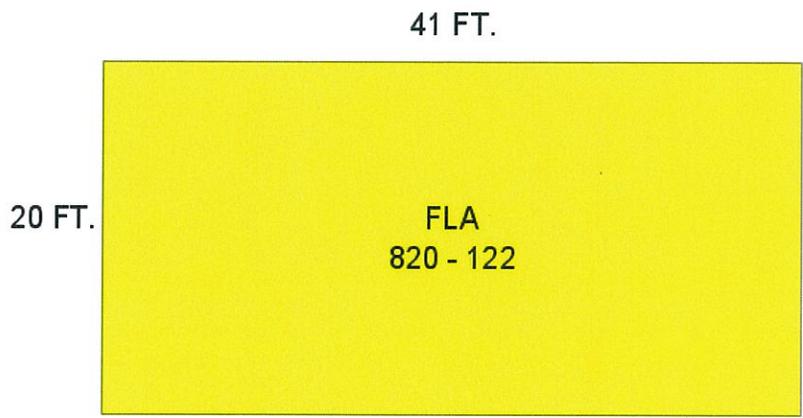
Building Type Effective Age 40 Year Built 1968 Functional Obs 0	Condition F Perimeter 244 Special Arch 0 Economic Obs 0	Quality Grade 200 Depreciation % 50 Grnd Floor Area 820
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**Inclusions:**

Roof Type Heat 1 Heat Src 1	Roof Cover Heat 2 Heat Src 2	Foundation Bedrooms 0
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**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 4	Dishwasher 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

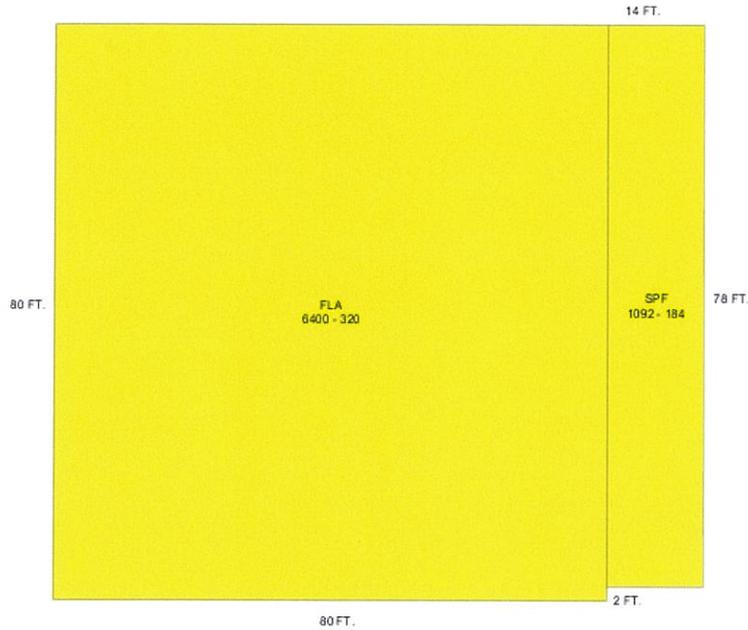
Building Type	Condition A	Quality Grade 250
Effective Age 28	Perimeter 640	Depreciation % 35
Year Built 1950	Special Arch 0	Grnd Floor Area 6,400
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type FLAT OR SHED	Roof Cover TAR & GRAVEL	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 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  
 Year Built 1953  
 Functional Obs 0

Condition A  
 Perimeter 1,102  
 Special Arch 0  
 Economic Obs 0

Quality Grade 300  
 Depreciation % 40  
 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

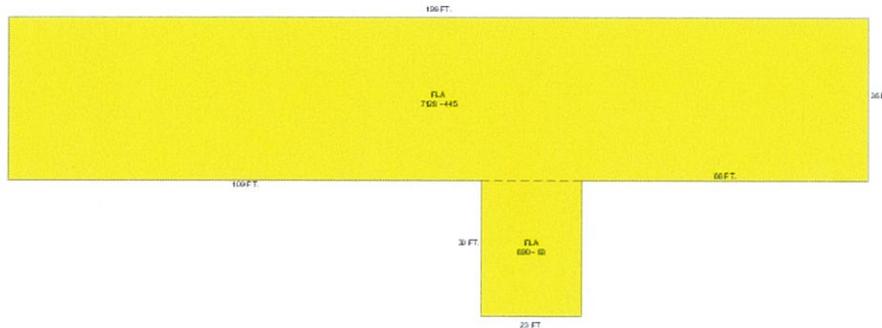
Extra Features:

2 Fix Bath 2

Vacuum 0

3 Fix Bath 3  
 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	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

Building Type  
 Effective Age 24  
 Year Built 1967  
 Functional Obs 0

Condition A  
 Perimeter 2,059  
 Special Arch 0  
 Economic Obs 0

Quality Grade 300  
 Depreciation % 30  
 Grnd Floor Area 10,957

**Inclusions:**

Roof Type  
Heat 1  
Heat Src 1

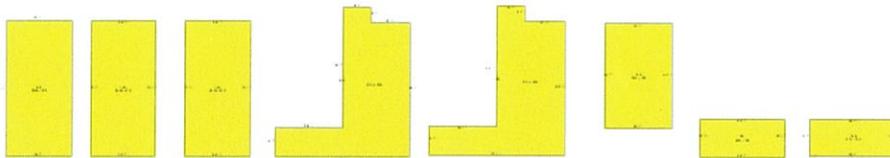
Roof Cover METAL  
Heat 2  
Heat Src 2

Foundation CONCRETE SLAB  
Bedrooms 0

**Extra Features:**

2 Fix Bath 4  
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
0	FLA	1:WD FRAME	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
0	ELF		1	1970				2,450
0	ELF		1	1967				3,204
0	ELF		1	1973				920

**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



Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	8:METAL/ALUM	1	2006	Y			5,024
2	GBF	8:METAL/ALUM	1	2006	N			5,024
3	OUF	8:METAL/ALUM	1	2006	N			721
4	OJU		1	2006	N			20
5	OPF	8:METAL/ALUM	1	2006	N			51
6	OPF	8:METAL/ALUM	1	2006	N			52
7	OUF	8:METAL/ALUM	1	2006	N			18

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1	OFF BLDG MUL STY-D	100	N	N
	2	OFF BLDG MULT STY-B	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1	METAL SIDING	100

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
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 INJUCTION 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	SEAWALL CAP REPAIR
12103165	08/23/2012	11/08/2012	2,000	Commercial	REPAIR DOCK CAP ATF
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 SEAWALL AND SITE WORK
12103136	10/23/2012	03/16/2015	8,000,000	Commercial	NEW/REPAIR SAEWALL 115,520 SQ FT
13100846	04/17/2013	03/16/2015	1,500	Commercial	6' FENCE ALONG SIDE OF PROPERTY
13101086	04/22/2013	03/16/2015	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	03/16/2015	24,750	Commercial	INSTALL 2 SOLAR HOT WATER SYSTEMS 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 CONSISDTING OF 608SF 1ST FLOOR AREA, 200SF SLAB, 1119SF ROOF PER APPROVED PLANS.
13103833	10/15/2013	03/16/2015	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 TEH NORTH PIER.
13104970	04/24/2014	03/16/2015	175,275	Commercial	REMODEL EXISTING BATHROOMS
14102565	05/30/2014	03/12/2015	0	Commercial	CHANGE OF USE PERMIT: PLANNING APPROVAL FOR OUTDOOR SEATING AREA AND PARKING FOR COMMERCIAL RETAIL USE
15100602	02/27/2015	03/12/2015	2,100	Commercial	INSTALL SLAB, PROPANE TANK AND RUN GAS LINES
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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This page has been visited 348,360 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: 9080464 Parcel ID: 00123720-000100**

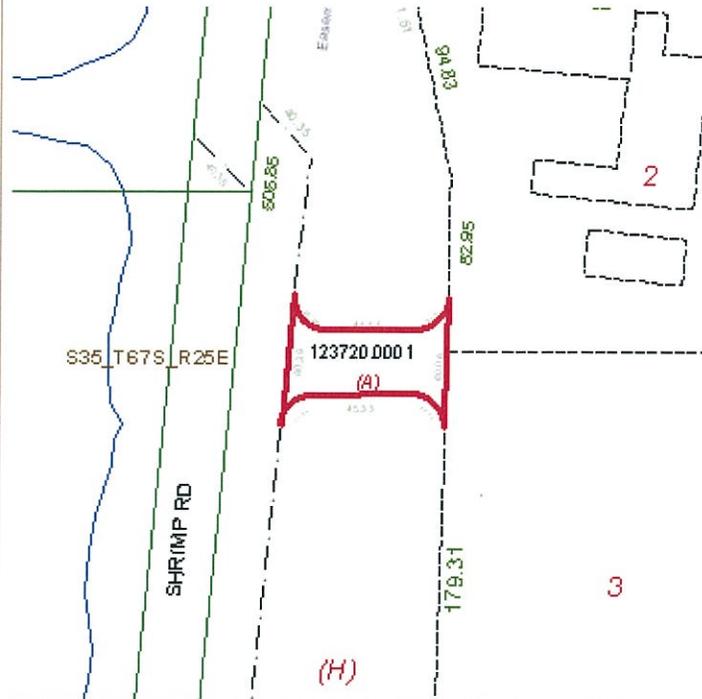
**Ownership Details**

**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-Range:** 35-67-25  
**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

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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 348,165 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: 9080468 Parcel ID: 00123720-000200**

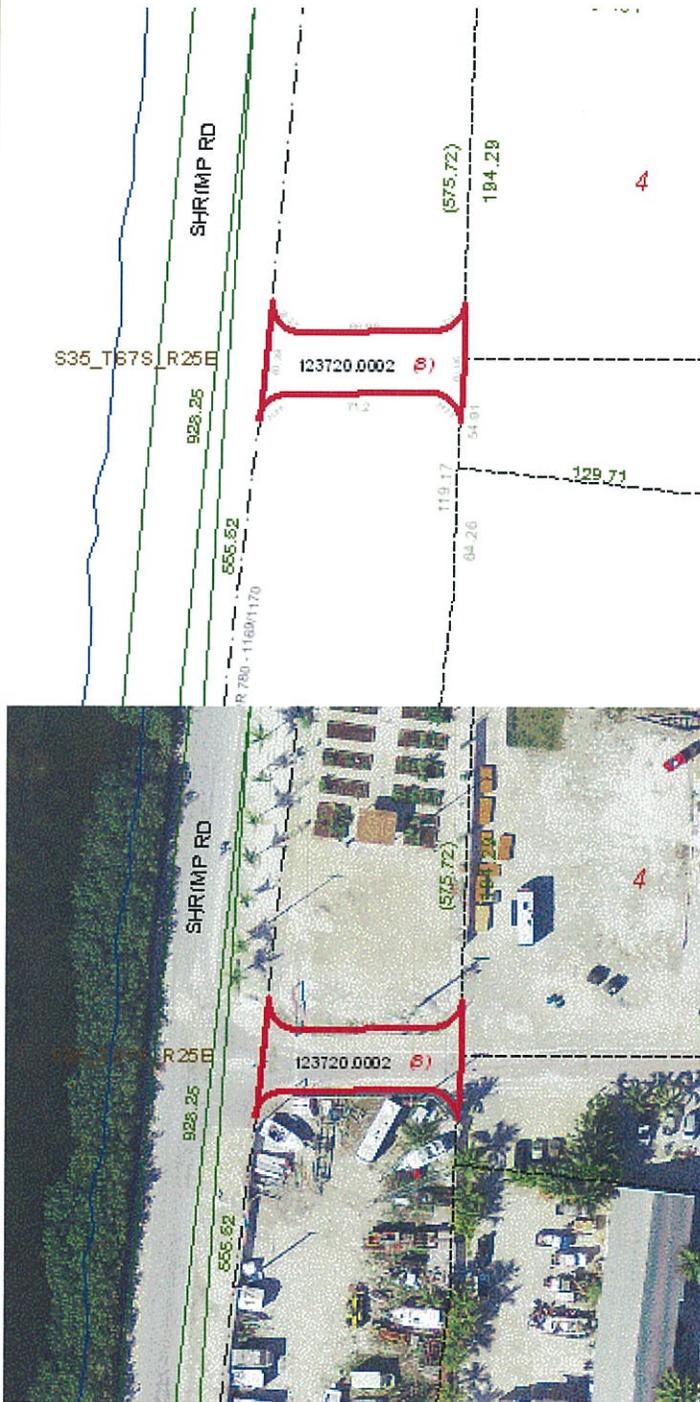
**Ownership Details**

**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 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

### 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 348,176 times.

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

**End of Additional File 2015-057**

SMITH | OROPEZA | HAWKS  
ATTORNEYS AT LAW

Bryan Hawks  
Tel: 305-296-7227  
Fax: 305-296-8448  
[bryan@smithoropeza.com](mailto:bryan@smithoropeza.com)

VIA FEDEX

March 16, 2015

Ms. Mayte Santamaria  
Monroe County Planning & Environmental Resources Department  
2798 Overseas Highway, Suite 400  
Marathon, Florida 33050

Re: Longstock II, LLC  
7009 Shrimp Road  
Stock Island, Florida  
5S Alcohol Beverage Use Permit Application

Dear Ms. Santamaria,

Please find enclosed an Application for Request for Alcohol Beverage Use Permit for Longstock II, LLC along with a check in amount of \$1,644.00 (which includes \$132 for the property owners to be noticed) to Monroe County Planning & Environmental Resources. Please date stamp the enclosed copy of the Application and return in the enclosed self-addressed FedEx envelope.

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

Sincerely,



Bryan Hawks

cc: Barton W. Smith, Esq. (e-mail w/enclosures)

APPLICATION  
MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



**Alcoholic Beverage 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**

Alcoholic Beverage Use Permit Application Fee: \$1,264.00

*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:** 03 / 16 / 2015  
Month Day Year

**Property Owner:**

Longstock II, LLC  
Name  
7009 Shrimp Road, Key West, Florida 33040  
Mailing Address (Street, City, State, Zip Code)  
305-294-2288  
Daytime Phone  
  
Email Address

**Agent (if applicable):**

Barton W. Smith, Esq. of Smith | Oropeza | Hawks  
Name  
138 Simonton St., Key West, Florida 33040  
Mailing Address (Street, City, State, Zip Code)  
305-296-7227  
Daytime Phone  
bart@smithoropeza.com  
Email Address

**Name of Lessee of Property:**

(If property is leased, applicant must submit a notarized statement from the owner approving the submittal of this application)

Name  
  
Mailing Address (Street, City, State, Zip Code)  
  
Daytime Phone  
  
Email Address

**Legal Description of Property:**

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

## APPLICATION

See legal description on Special Warranty Deed enclosed at TAB 1 please note that the area outlined in red on the enclosed site plans is not to be included in the property for purposes of this Application.

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, Key West, Florida 33040		MM5	
Street Address (Street, City, State, Zip Code)		Approximate Mile Marker	

**Land Use District Designation(s):** Maritime Industrial (MI)

**Present Land Use of the Property:** Marina, boat yard, artist studios, engine repair, boat building, dog park commercial space, storage space, warehouse space, deep water dockage, working waterfront, commercial fishing, live-a-boards, office space, commercial retail

**Total Land Area:** 12.25 upland acres, 31.9 submerged land acres

**Requested Type of Alcoholic Beverage:** (Please check one)

- 1APS BEER, package only
- 1COP BEER, on premise and package
- 2APS BEER and WINE, package only
- 2COP BEER and WINE, on premise and package
- 3APS PACKAGE ONLY, included beer, wine and liquor
- 5COP BEER, WINE and LIQUOR, on premise and package
- 5SRX RESTAURANT, no package sales
- 5SR RESTAURANT, package sales
- 5S HOTEL, package sales
- 5SPX EXCURSION BOAT, no package sales
- 11C PRIVATE CLUB; CABANA CLUB
- 12RT RACETRACK, LIQUOR, no package sales

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

- Complete alcoholic beverage application (unaltered and unbound);
- Correct fee (check or money order to Monroe County Planning & Environmental Resources);
- Proof of ownership (i.e. Warranty Deed); **TAB 1**
- Current Property Record Card(s) from the Monroe County Property Appraiser; **TAB 2**
- Location map; **TAB 3**
- Photograph(s) of site from adjacent roadway(s); **TAB 4**
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – sixteen (16) sets or Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– sixteen (16) sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the

APPLICATION

Director of Planning authorizes a different scale). At a minimum, the boundary survey or 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;
- Locations and dimensions of all existing structures and drives;
- Adjacent roadways;
- Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;

**Typed name and address mailing labels of all property owners within a 500 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 500 foot radius, each unit owner must be included; **TAB 5**

**A certificate of the Division of Hotels and Restaurants of the Department of Business and Professional Regulation or the Department of Agriculture and Consumer Services or the Department of Health or the Monroe County Health Department,** stating that the place of business wherein the business is to be conducted meets all of the sanitary requirements of the state

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

**Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property) **TAB 6**

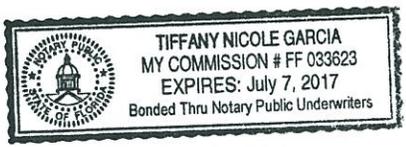
**Traffic Study, prepared by a licensed traffic engineer**

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

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

Signature of Applicant:  Date: 3/16/15

Sworn before me this 16<sup>th</sup> day of March, 2015



  
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.

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 P# 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

By: New Stock Island Properties III, LLC,  
a Delaware limited liability company  
its Member

By: EVA Realty, LLC, a Delaware limited  
liability company its Manager

By: Matthew Strunk  
Matthew Strunk  
Title: Authorized Representative

Patricia Dougherty  
Printed name: Patricia Dougherty  
Witness

Maria Cerullo  
Printed name: Maria Cerullo  
Witness

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.

Janet Gerena  
Notary Public  
Print Name: Janet Gerena  
Commission No. 01GE6223275  
Commission Expires: 06/14

(Seal)

JANET GERENA  
Notary Public, State of New York  
No. 01GE6223275  
Qualified in Suffolk County  
Commission Expires 06/07/2014

**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





Handicap Accessible  
No Parking  
Clear Zone

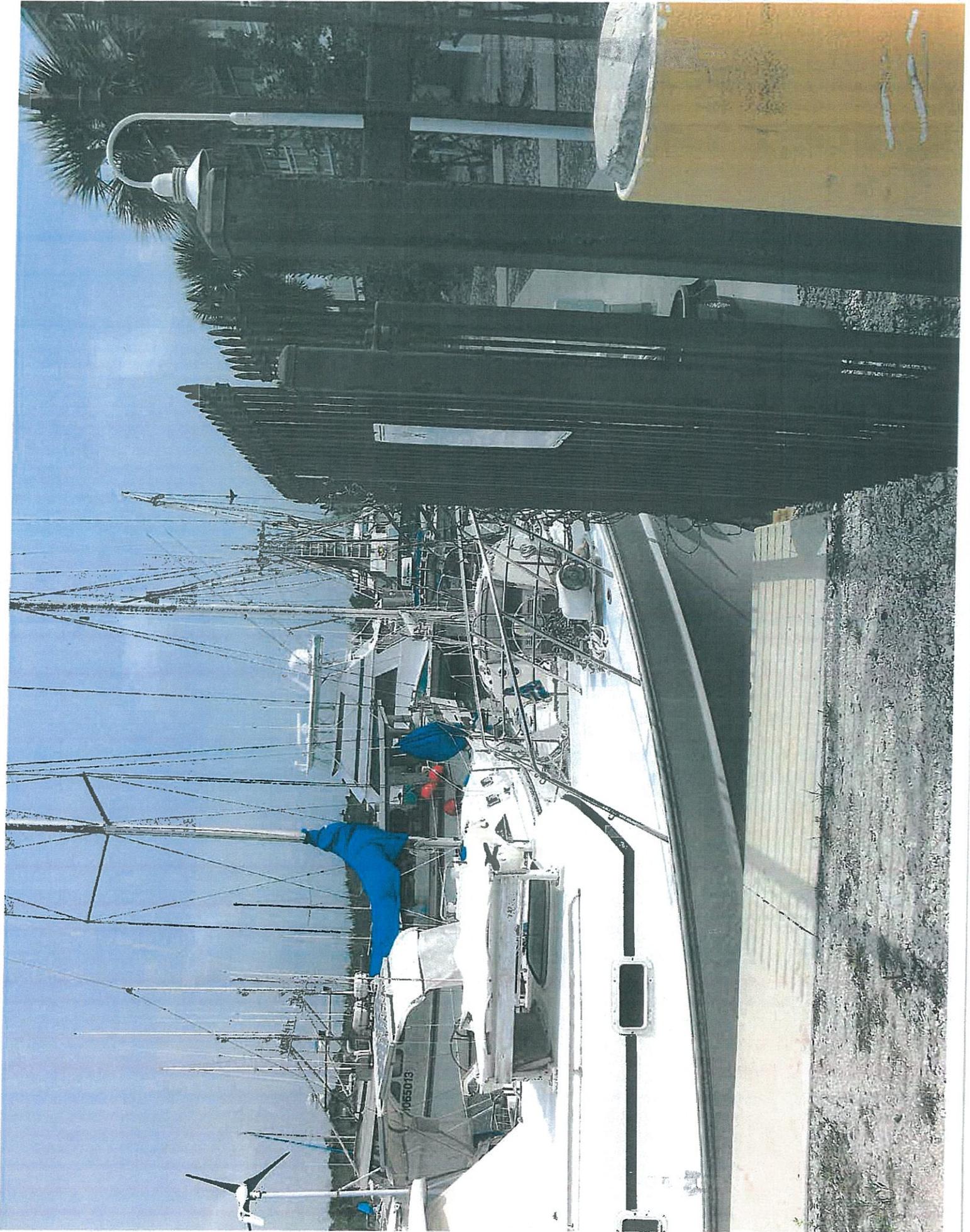
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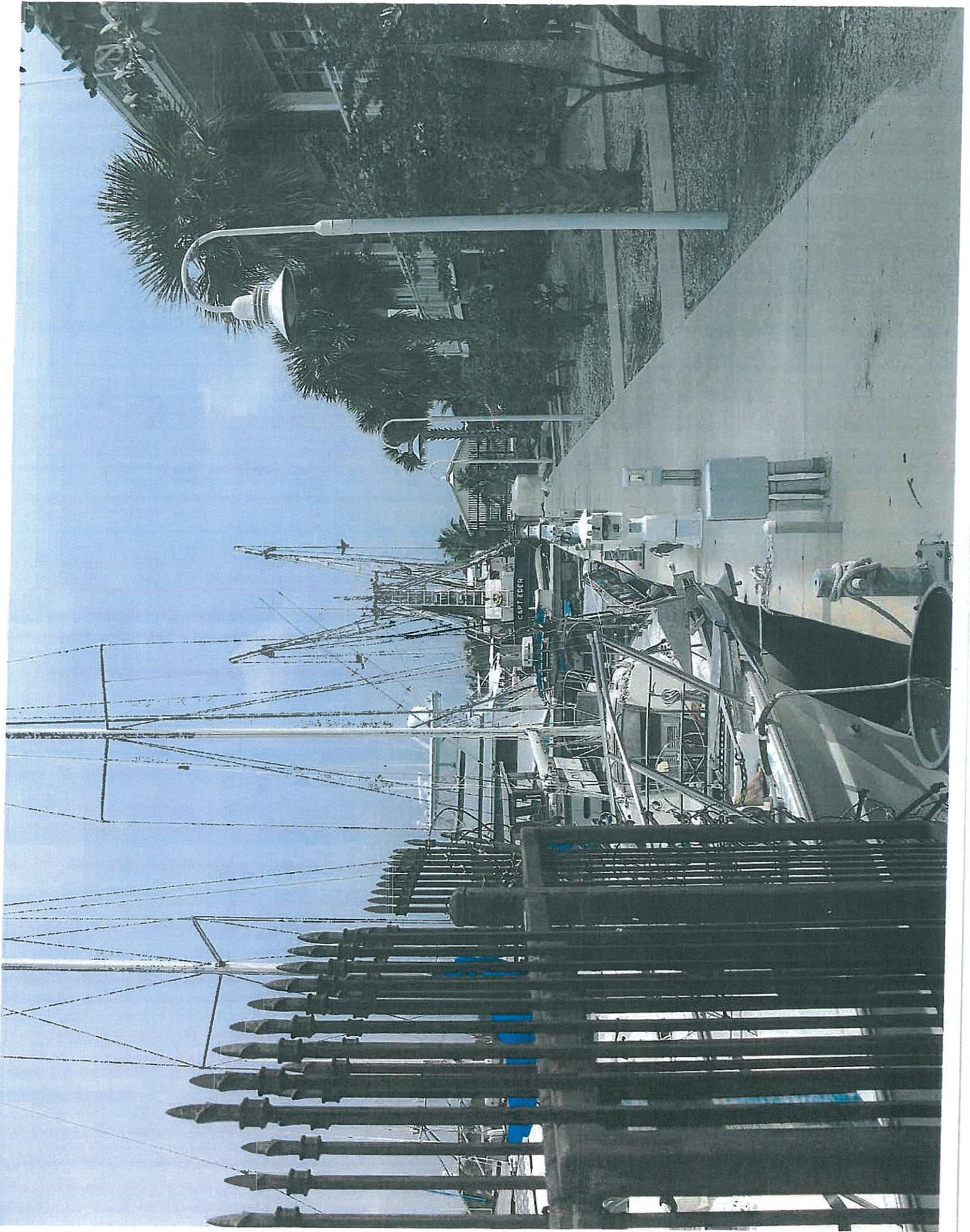
















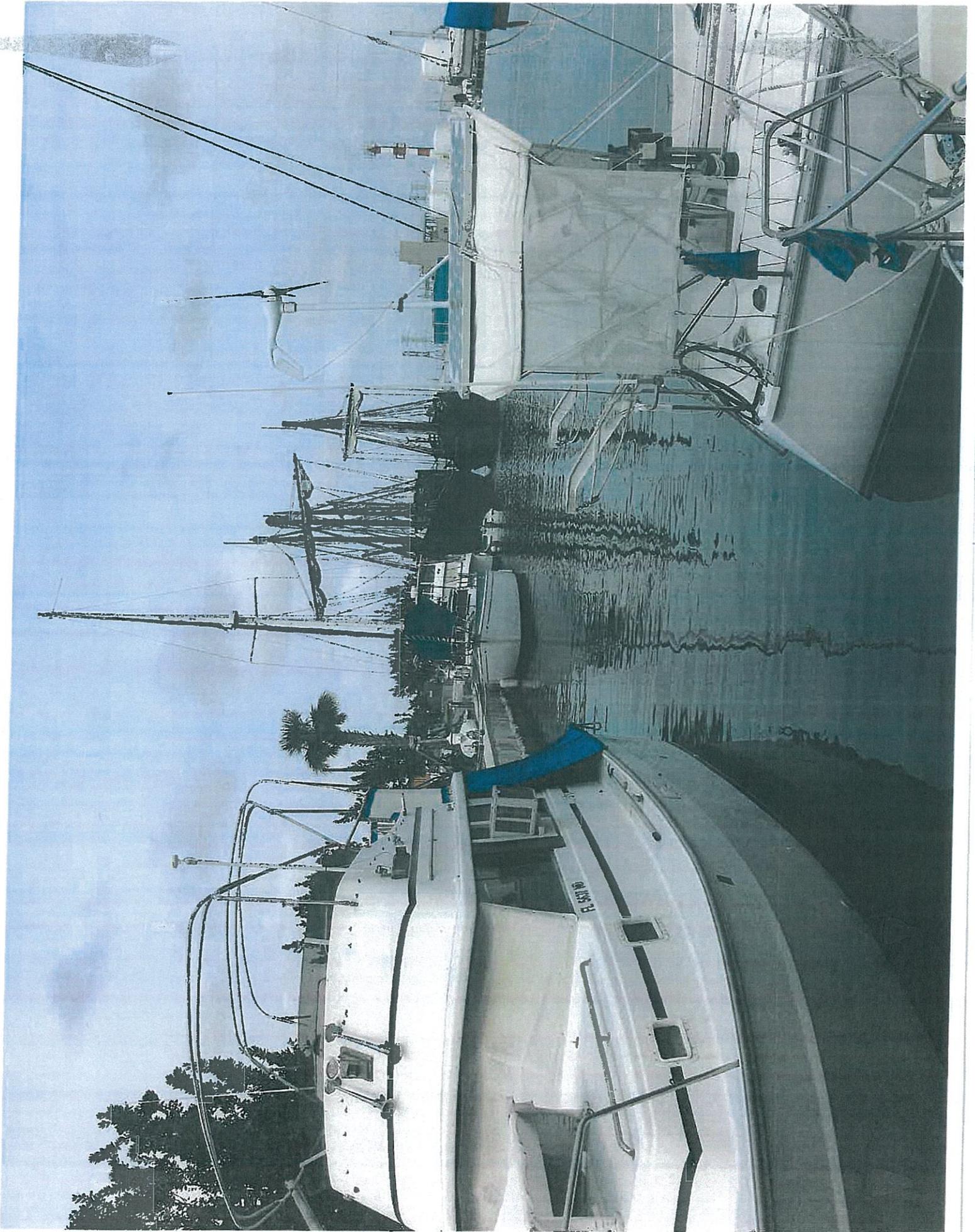


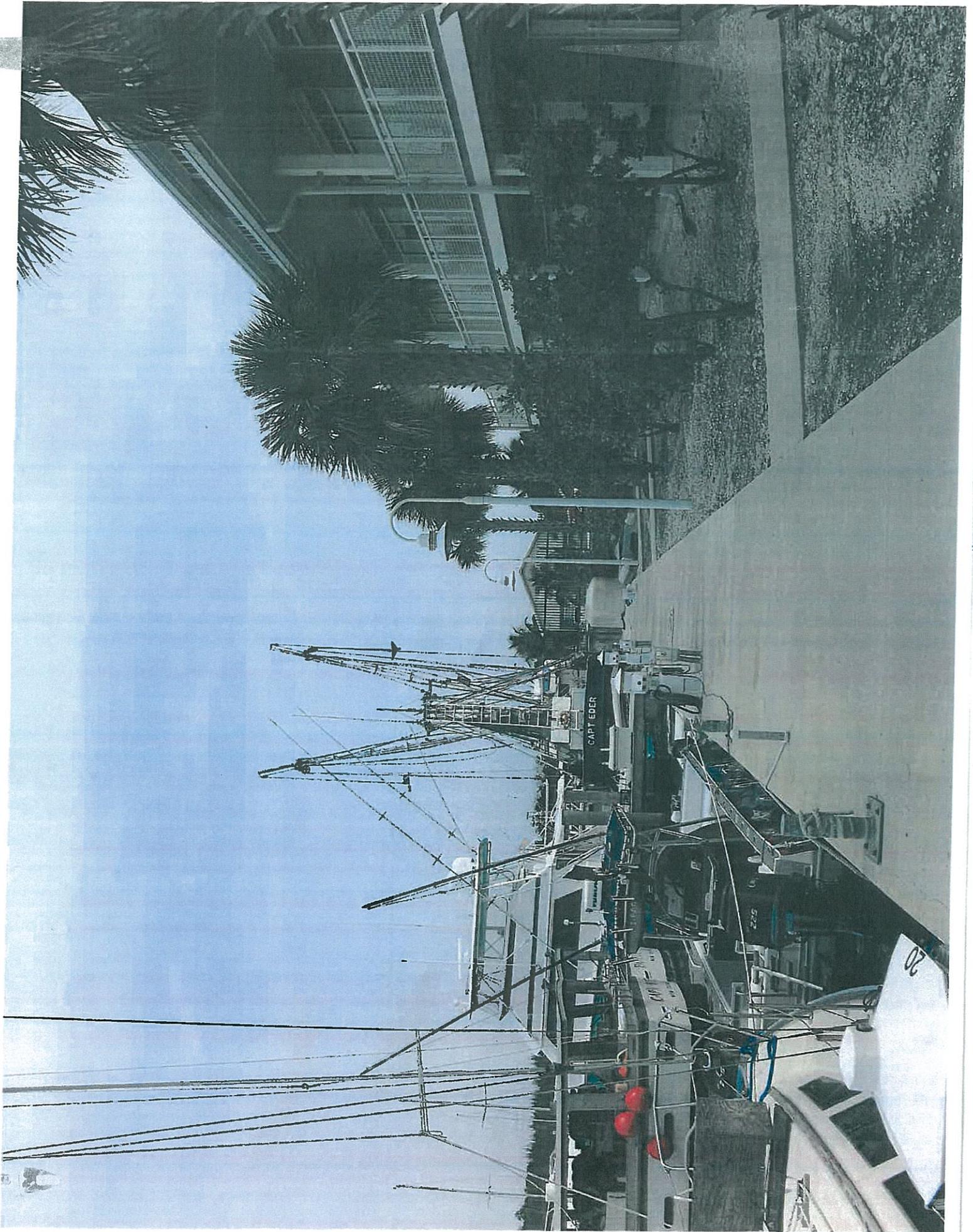


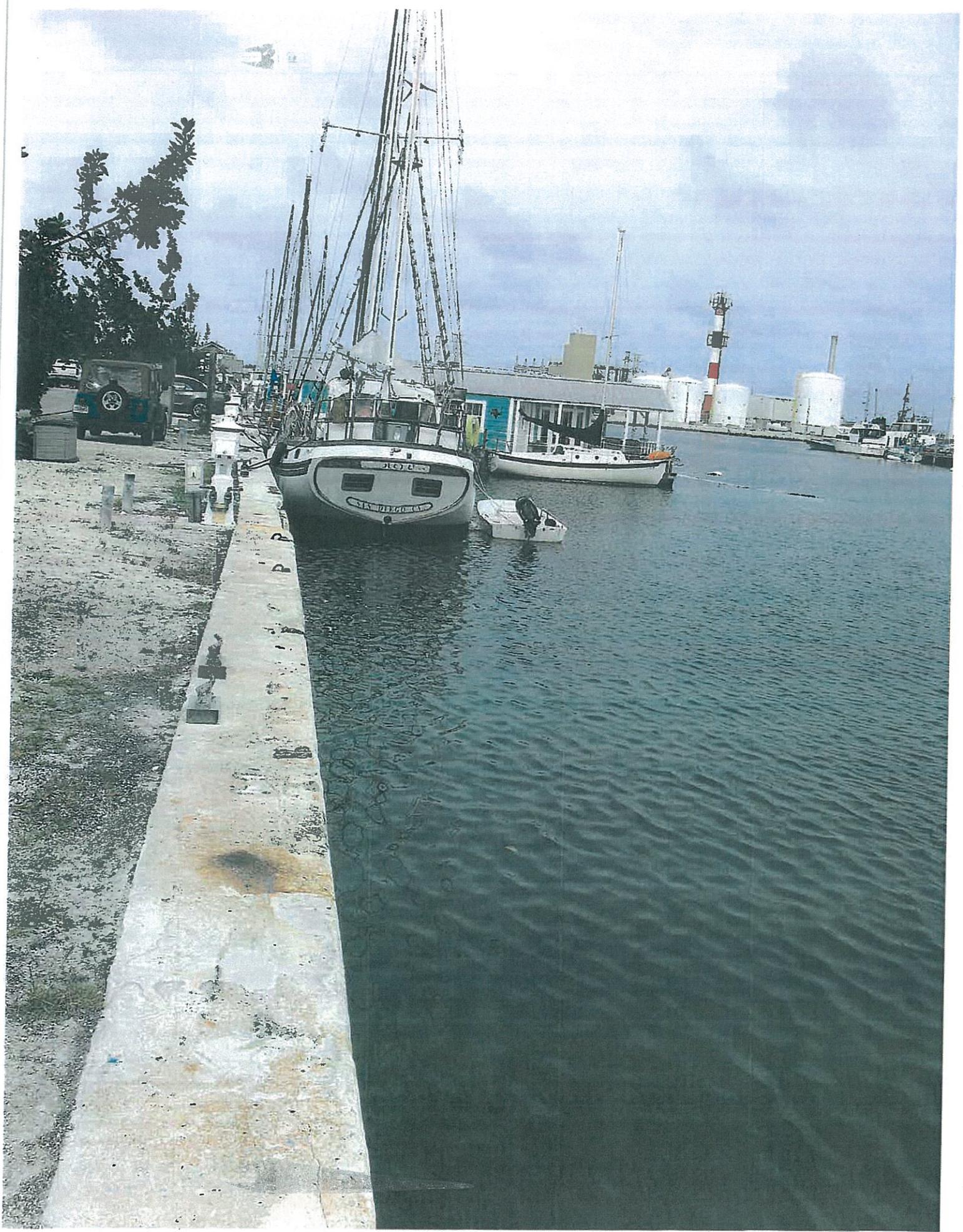


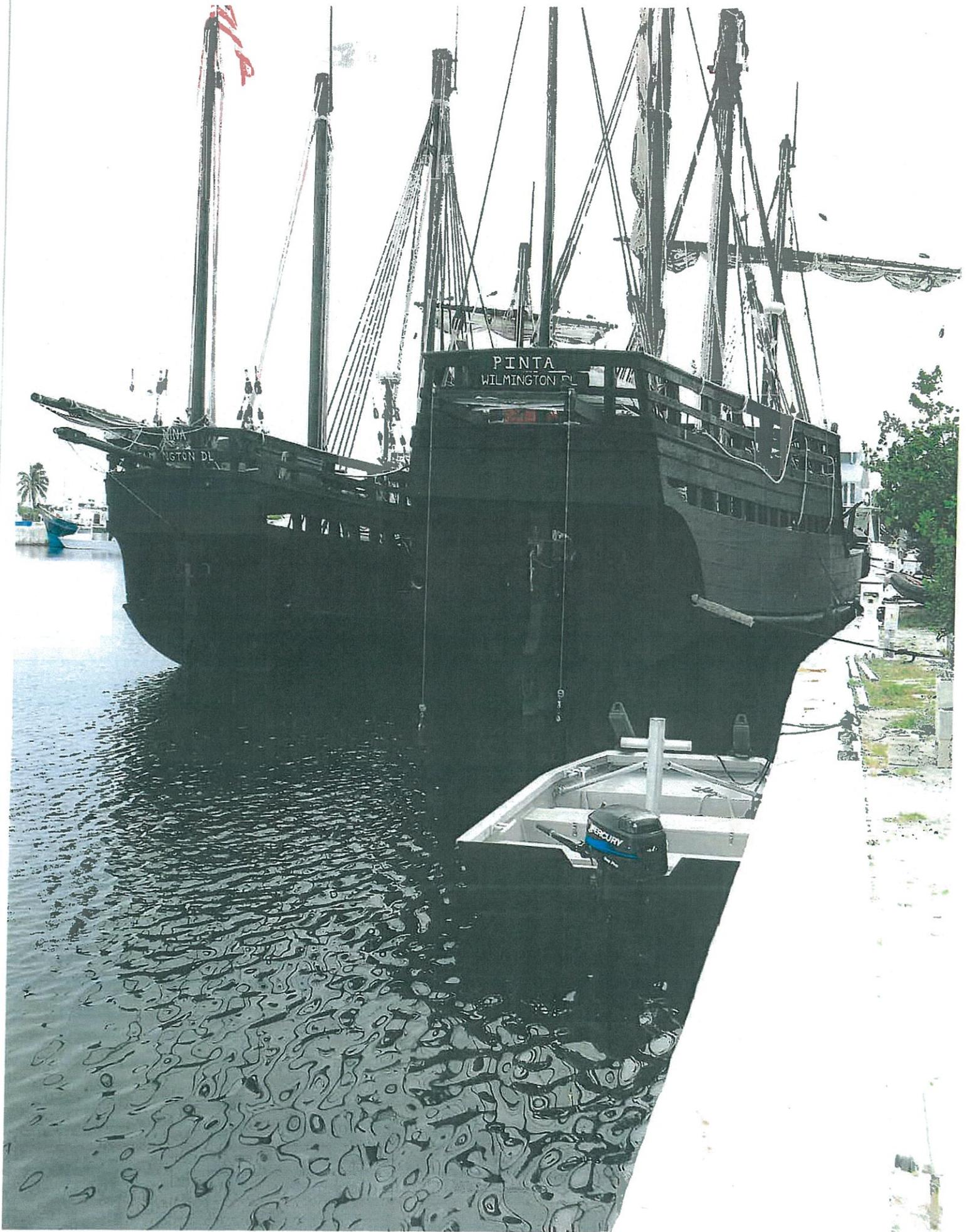






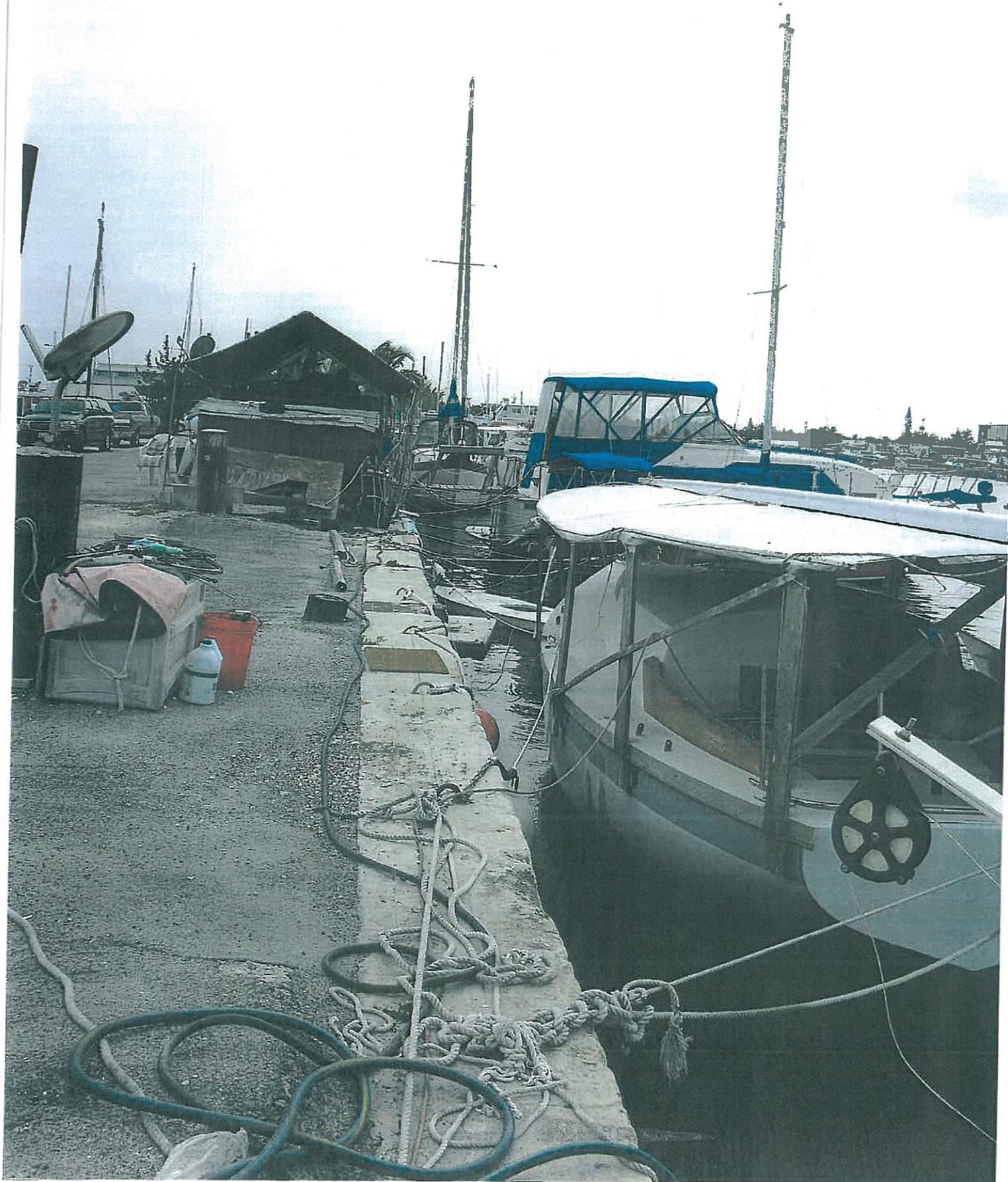


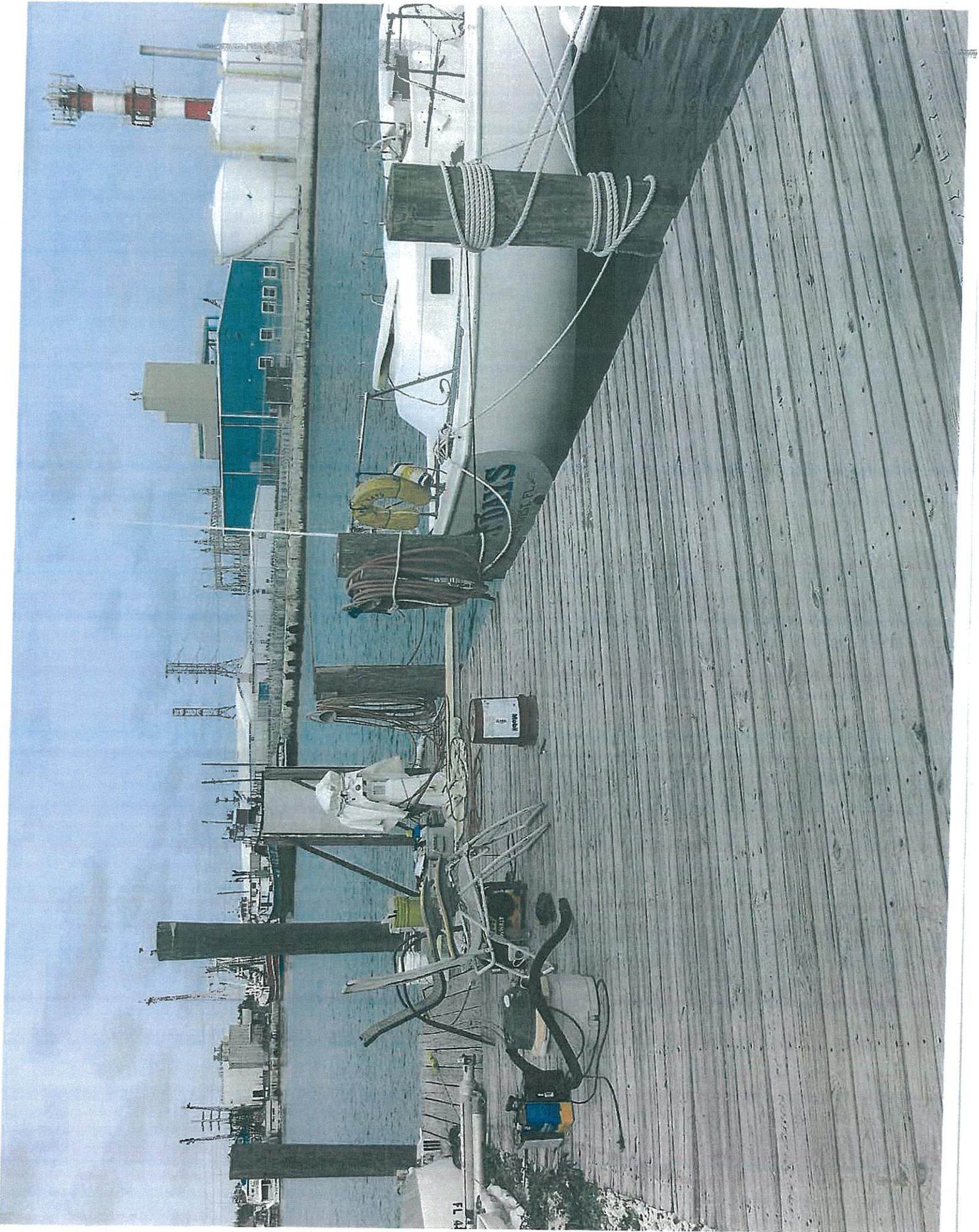












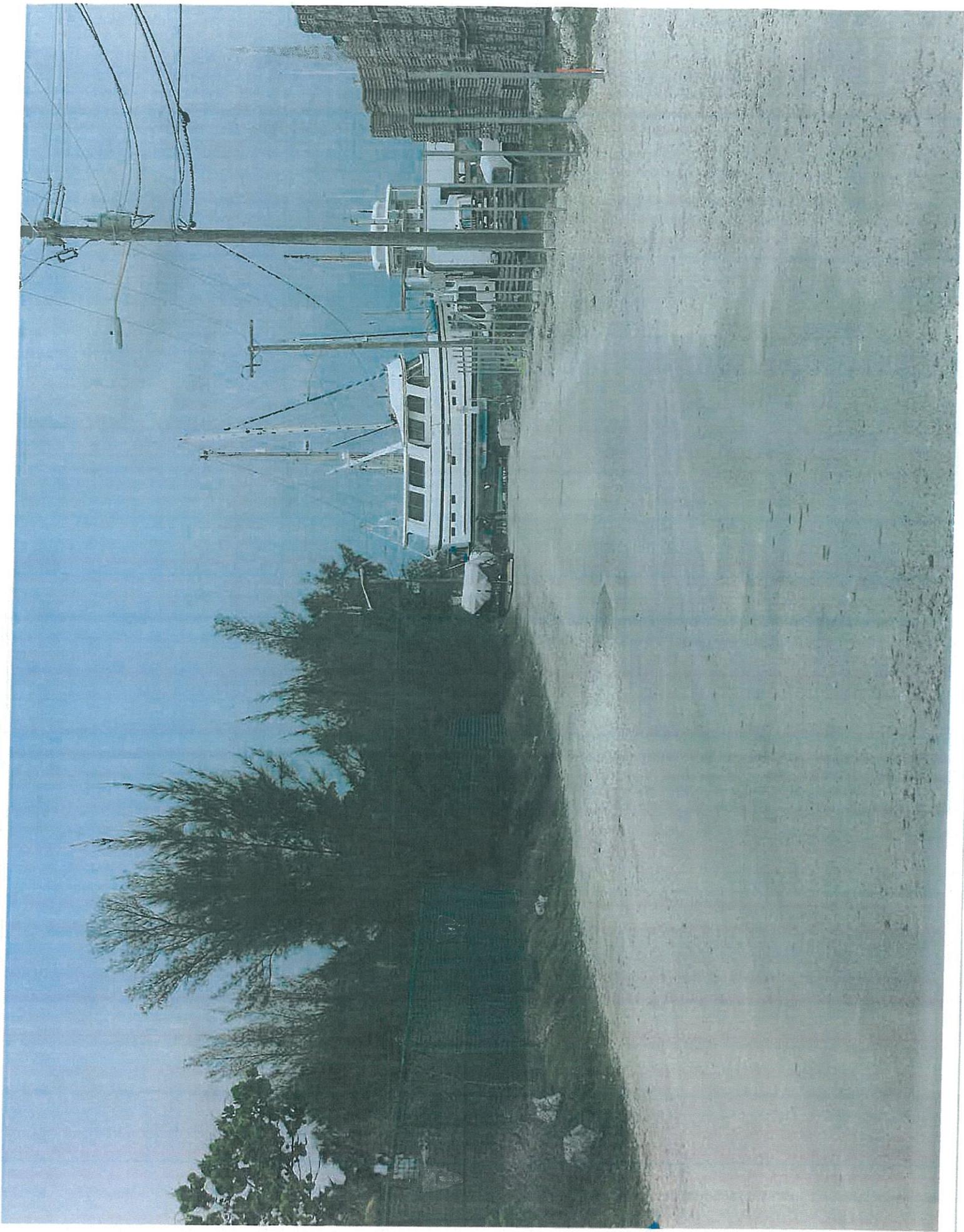




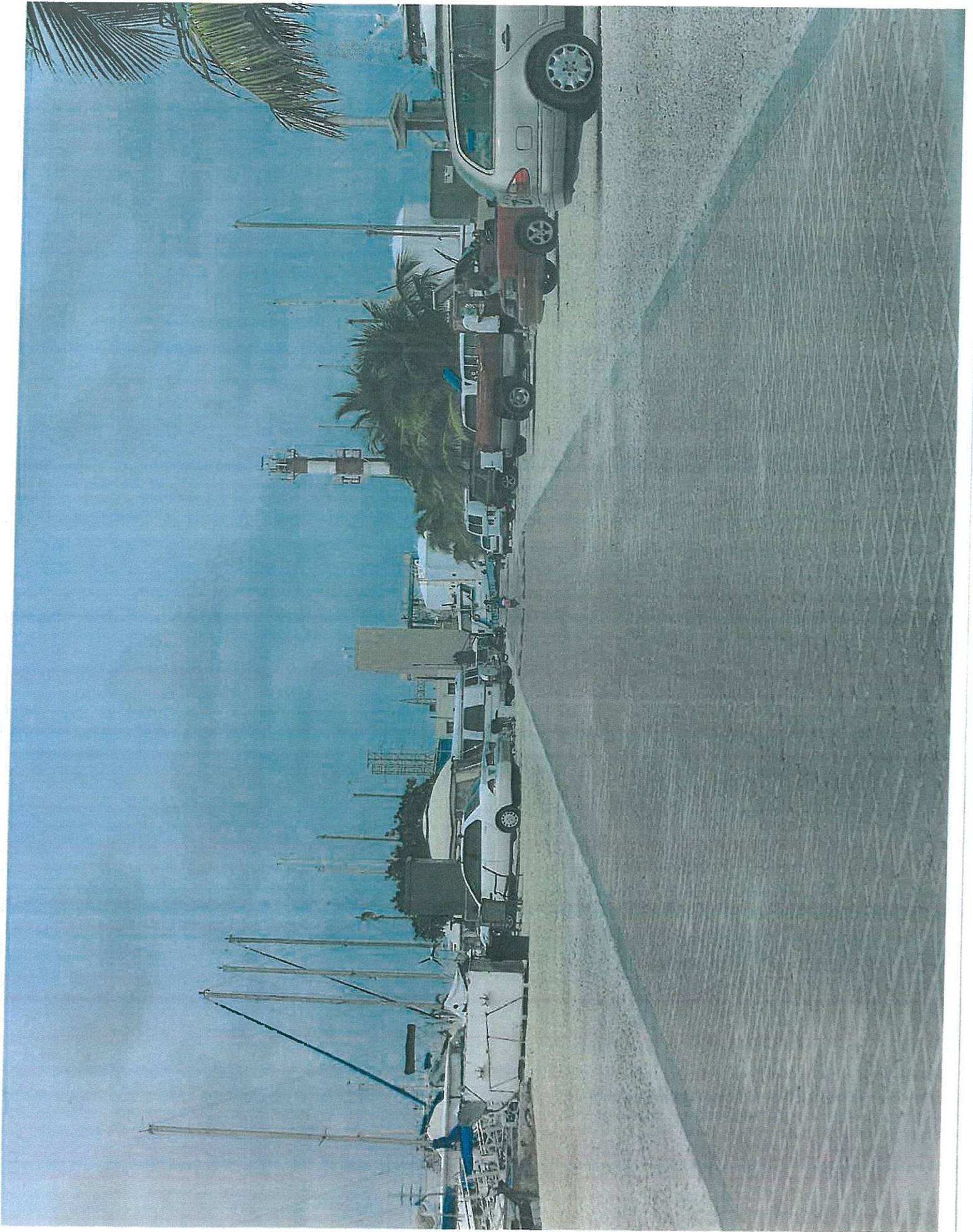








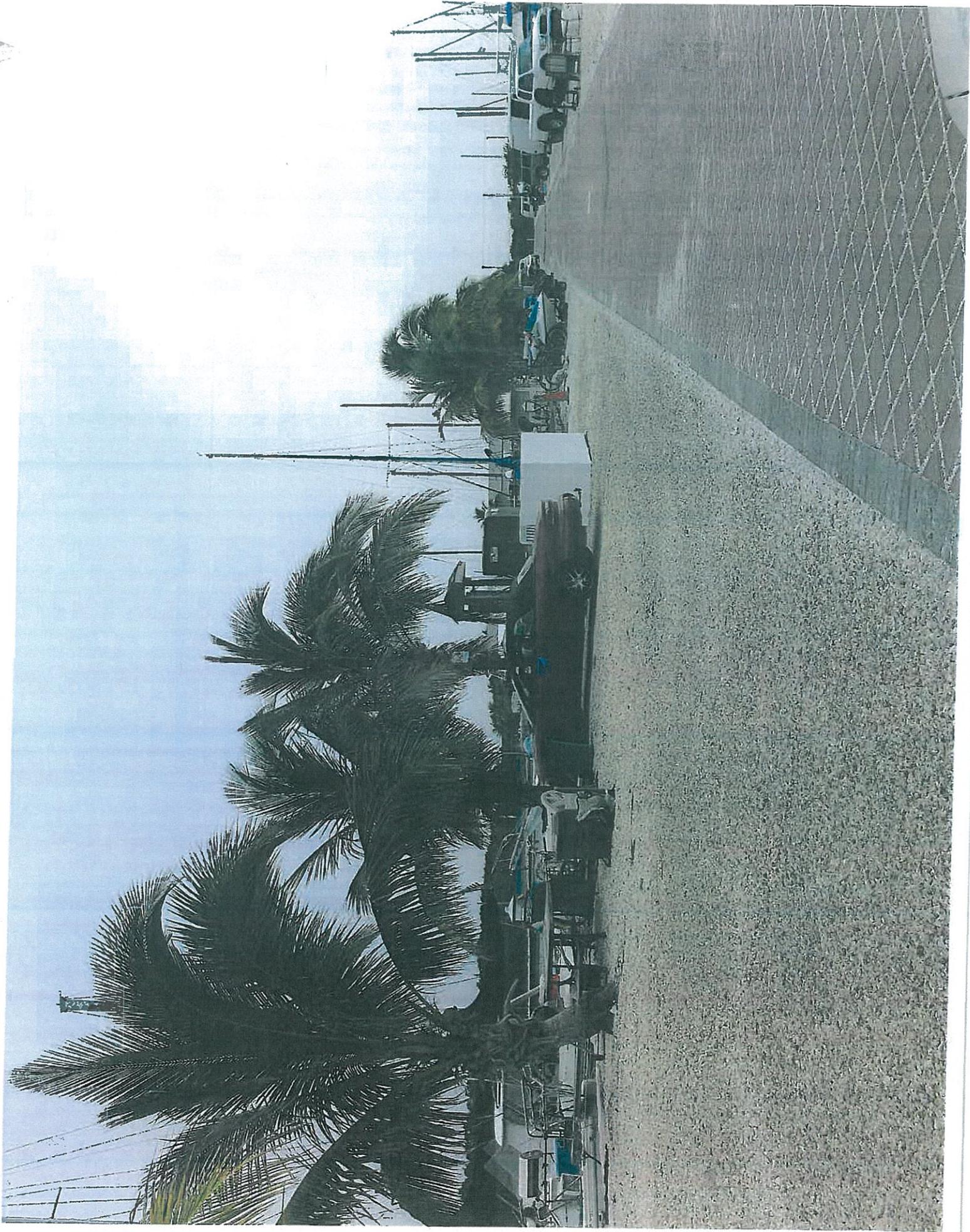




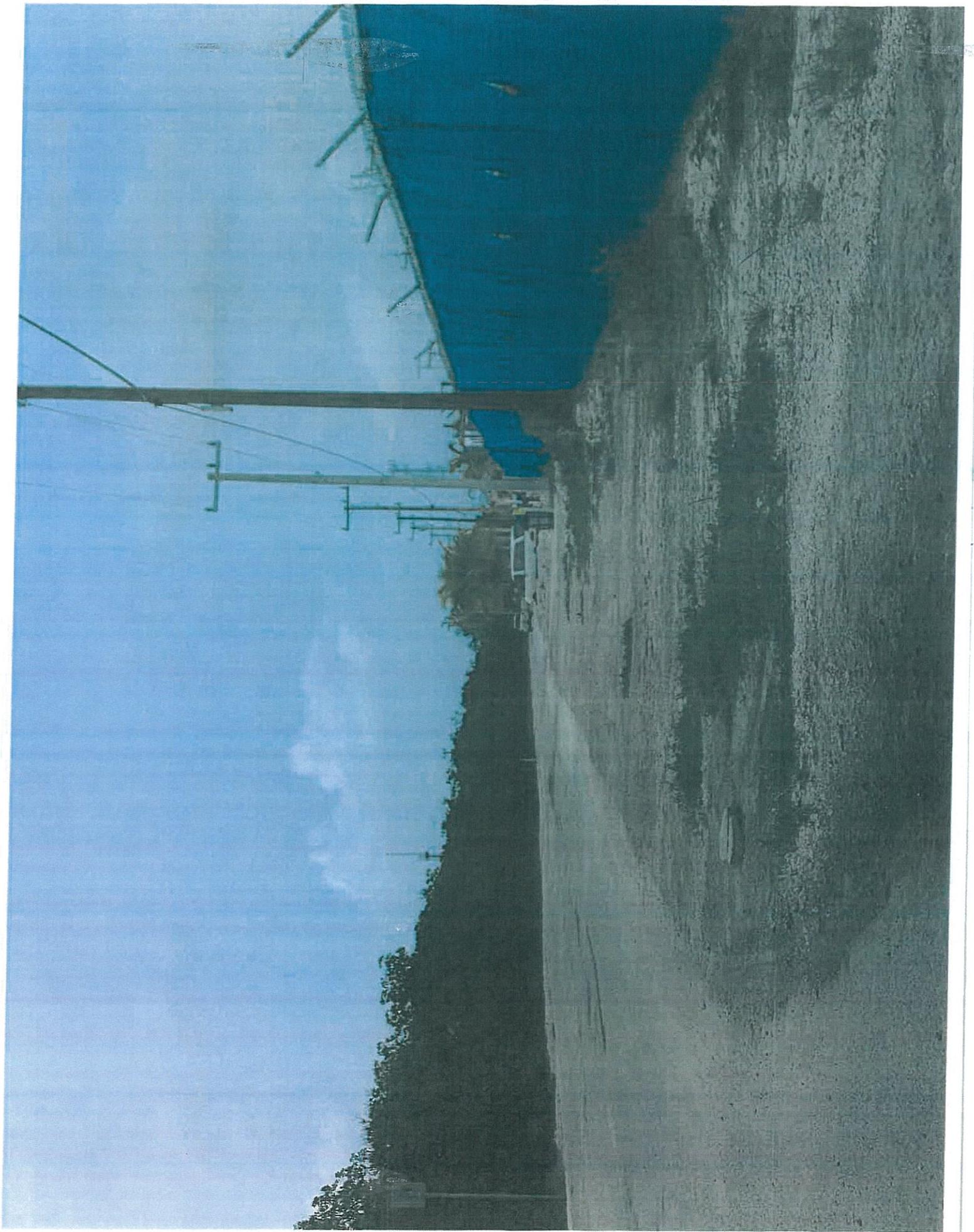


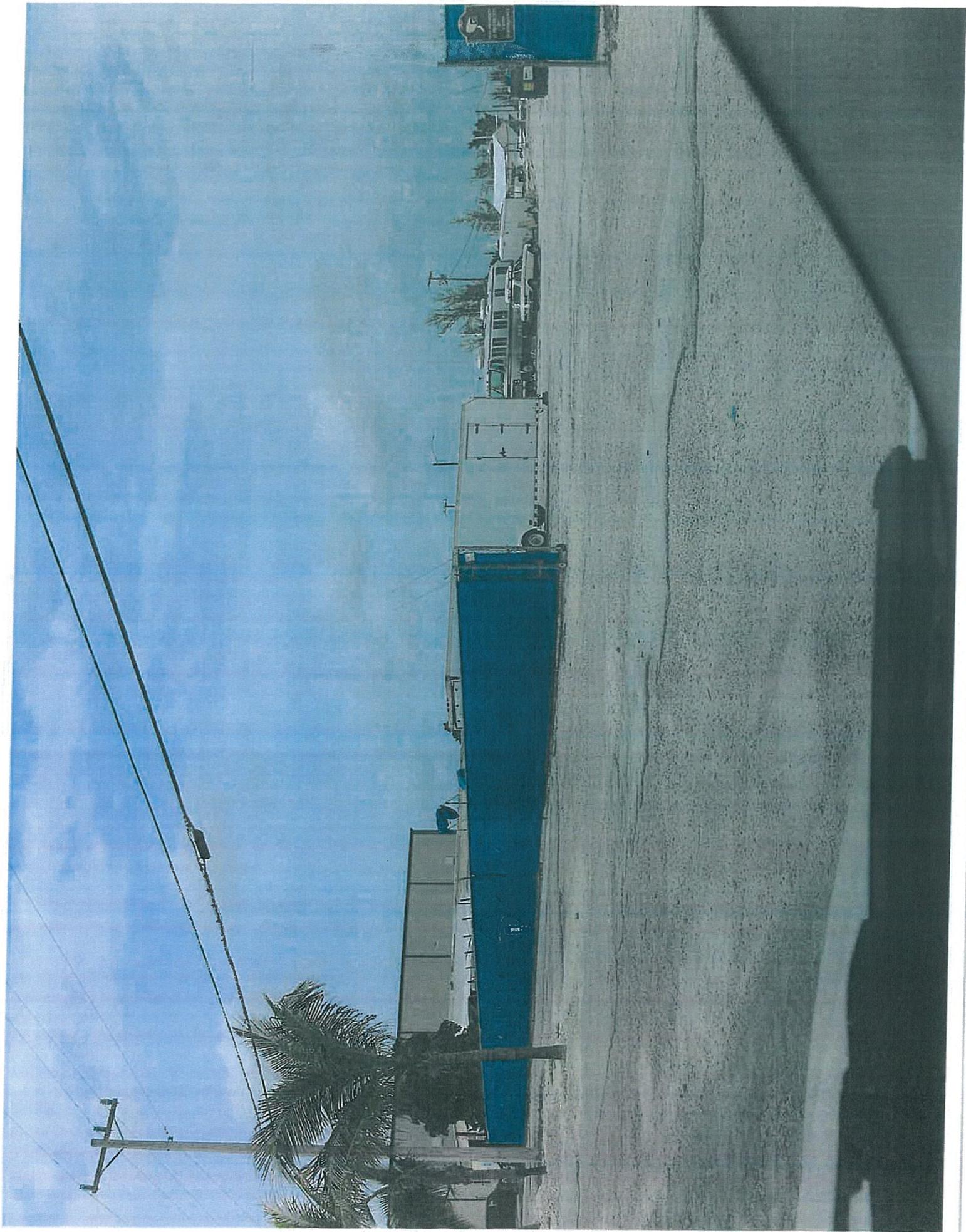








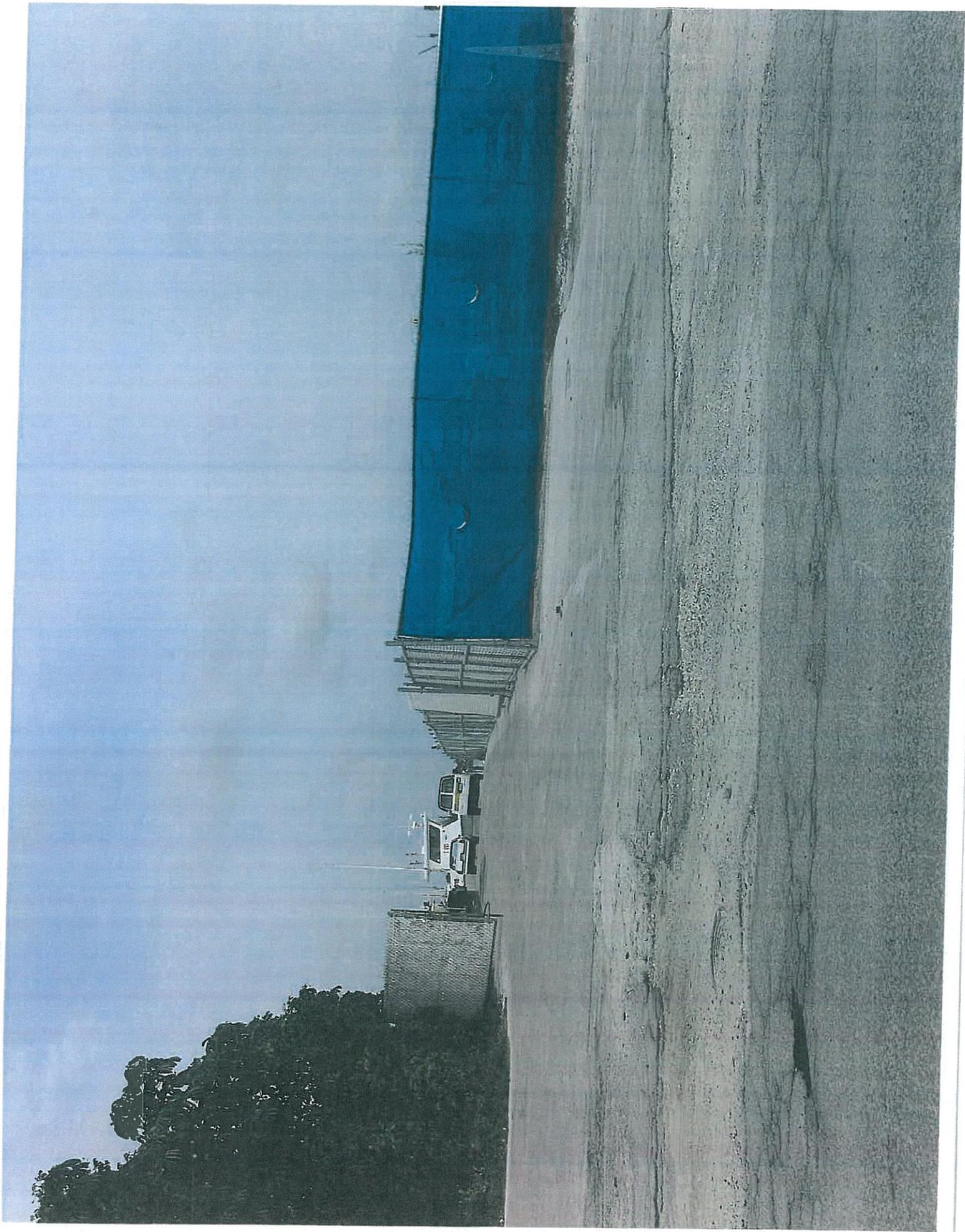












✓ 3 D OF KEY WEST INC  
1415 FLAGLER AVE  
KEY WEST, FL 33040-4921

✓ 6840 MARINA LLC  
PO BOX 144745  
CORAL GABLES, FL 33114-4745

✓ ARENCIBIA FRANCISCO AND MERCEDES  
24E 11TH AVE  
KEY WEST, FL 33040-5870

✓ BAMA ONE LLC  
6810 FRONT ST  
KEY WEST, FL 33040-6040

✓ BAYVIEW LOAN SERVICING LLC  
4425 PONCE DE LEON BLVD 5TH FL  
CORAL GABLES, FL 33146-1873

✓ BERNSTEIN BENJAMIN TRUST B  
PO BOX 2455  
KEY WEST, FL 33045-2455

~~BERNSTEIN ROGER T/C  
P O BOX 2455  
KEY WEST, FL 33045-2455~~

~~BERNSTEIN BENJAMIN RESIDUARY TR  
B U/T/W  
PO BOX 2455  
KEY WEST, FL 33045-2455~~

~~BERNSTEIN BENJAMIN TRUST B  
PO BOX 2455  
KEY WEST, FL 33045-2455~~

✓ BERNSTEIN JORDAN M  
PO BOX 2455  
KEY WEST, FL 33045-2455

~~BERNSTEIN JORDAN M  
PO BOX 2455  
KEY WEST, FL 33045-2455~~

~~BERNSTEIN JORDAN M  
PO BOX 2455  
KEY WEST, FL 33045-2455~~

✓ BOARD OF COUNTY COMMISSIONERS  
OF MONROE COUNTY  
500 WHITEHEAD ST  
KEY WEST, FL 33040-6581

~~BOARD OF COUNTY COMMISSIONERS  
OF MONROE COUNTY FL  
500 WHITEHEAD ST  
KEY WEST, FL 33040-6581~~

✓ CABRERA BERTA L/E  
50D 11TH AVE  
KEY WEST FL 33040-5869

✓ CABRERA LEONARDO  
49D 11TH AVE  
KEY WEST, FL 33040-5869

✓ CONSTELLATION YACHTS INC  
6811 SHRIMP RD  
KEY WEST, FL 33040

~~CONSTELLATION YACHTS INC  
6811 SHRIMP RD  
KEY WEST, FL 33040-5481~~

✓ HARBOR BAY INVESTMENTS LLC  
5510 3RD AVE  
KEY WEST, FL 33040

~~HARBOR BAY INVESTMENTS LLC  
5510 3RD AVE  
KEY WEST, FL 33040~~

✓ HERNANDEZ CARMEN  
PO BOX 5168  
KEY WEST, FL 33045-5168

✓ HERNANDEZ ROBERT  
C-50 10TH AVE  
KEY WEST, FL 33040

✓ JKYD LLC  
PO BOX 144235  
CORAL GABLES, FL 33114-4235

✓ K W RESORT UTILITIES CORP  
PO BOX 2125  
KEY WEST FL 33045

✓ KEY COW LLC  
819 PEACOCK PLZ PMB 302  
KEY WEST, FL 33040-4293

~~LONGSTOCK II LLC  
7009 SHRIMP RD STE 2  
KEY WEST, FL 33040-6067~~

~~LONGSTOCK II LLC  
7009 SHRIMP RD STE 2  
KEY WEST, FL 33040-6067~~

~~LONGSTOCK II LLC  
7009 SHRIMP RD STE 2  
KEY WEST, FL 33040-6067~~

✓ MARTINEZ REYNALDO A  
1107 KEY PLAZA BOX 82  
KEY WEST, FL 33040

✓ MERIDIAN WEST LTD  
2937 SW 27TH AVESTE 303  
MIAMI, FL 33133

MONROE COUNTY  
500 WHITEHEAD ST  
KEY WEST, FL 33040-6581

PARCELS B AND C LLC  
19 CYPRESS AVE  
KEY WEST, FL 33040-6236

PAZARA TERESA EBELING  
48E 12TH AVE  
KEY WEST, FL 33040-5871

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

SEAVIEW RENTALS LLC  
PO BOX 2554  
KEY WEST, FL 33045-2554

THE UTILITY BOARD OF THE CITY OF  
KEY WEST  
1001 JAMES ST  
KEY WEST, FL 33040-6935

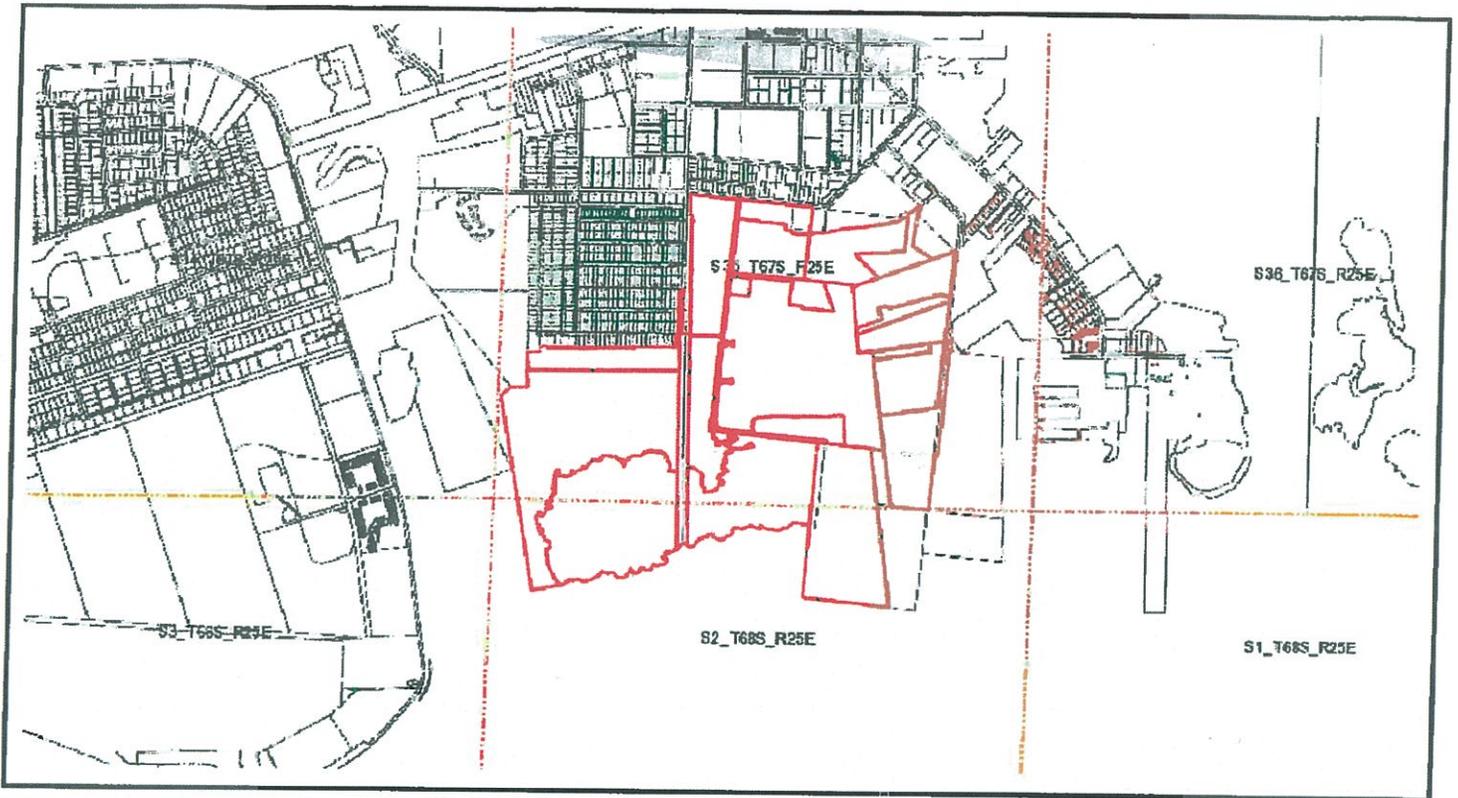
THE UTILITY BOARD OF THE CITY OF  
KEY WEST  
1001 JAMES ST  
KEY WEST, FL 33040-6935

THE UTILITY BOARD OF THE CITY OF  
KEY WEST  
1001 JAMES ST  
KEY WEST, FL 33040-6935

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

VELOSO DOMINGO J DEC TR  
11/12/1997  
17042 STARFISH LN W  
SUMMERLAND KEY, FL 33042-3621

VICTORIA MARCIANA LAQUINDANUM  
7985 LITTLE MILL RD  
CUMMING, GA 30041-4168



## Longstock II, LLC

### 500 Foot Buffer

Printed: Jul 12, 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.



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 X personally known \_\_\_\_\_ produced identification

\_\_\_\_\_  
(Type of Identification), did / did not take an oath.

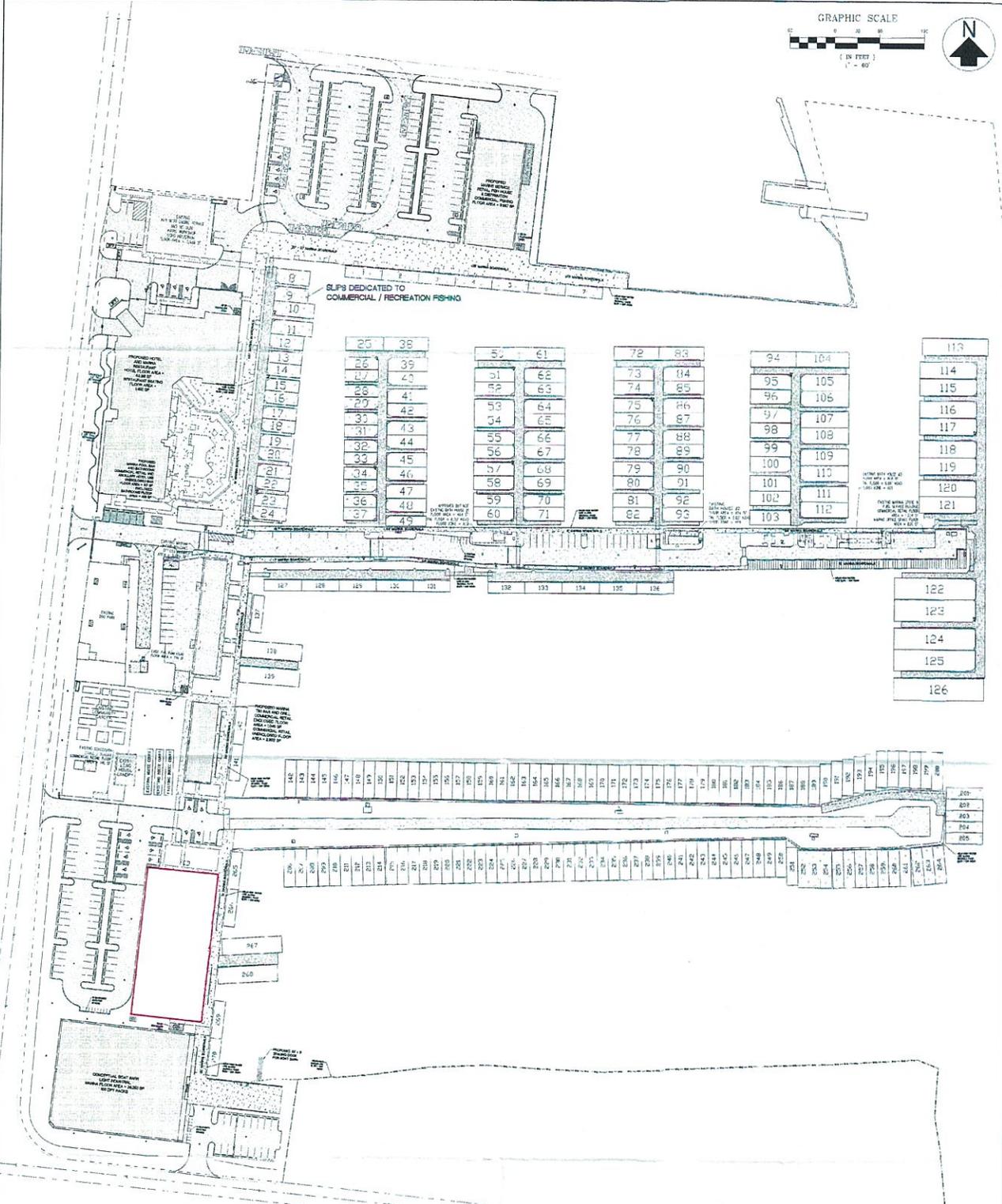
Jana Carter

Notary



JANA CARTER  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE223411  
Expires 8/8/2016

GRAPHIC SCALE



**LEGEND**

SITE BOUNDARY	PROPOSED PAVEMENT
SITE UNPLANNED BOUNDARY	EXISTING BRICK PAVEMENT
PUBLIC BOUNDARY	PROPOSED BRICK PAVEMENT
FISHING BUILDING	RECREATIONAL / COMMERCIAL / RECREATIONAL FISHING SLIPS
APPROXIMATE CURBING	EXISTING STORMWATER INLET
EXISTING CONCRET	PROPOSED STORMWATER INLET
PROPOSED CONCRETE	EXISTING OR RELOCATED FIRE HYDRANT OR EQUIPMENT
EXISTING PAVEMENT	

ISSUED:

MS 1 & 2/15

2015-057

BOHNSIEGEL PLANNING, DEPT

MICHAEL J. GARDNER

REGISTERED PROFESSIONAL ENGINEER

NO. 10781

MAR 12 2015

STATE OF FLORIDA

Revisions:	Date:	Approved by:	MJG	Design:	JNB
		Scale:	1" = 50'	Drawn:	
		Job No.:	14067.001	Checked:	
		Date Issued:	03/12/2015		

**5S LICENSE SITE PLAN**  
for  
**STOCK ISLAND MARINA VILLAGE**

WELF ENGINEERING CORPORATION

**WELF**

excellence in engineering

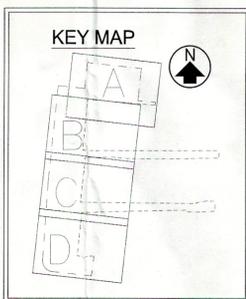
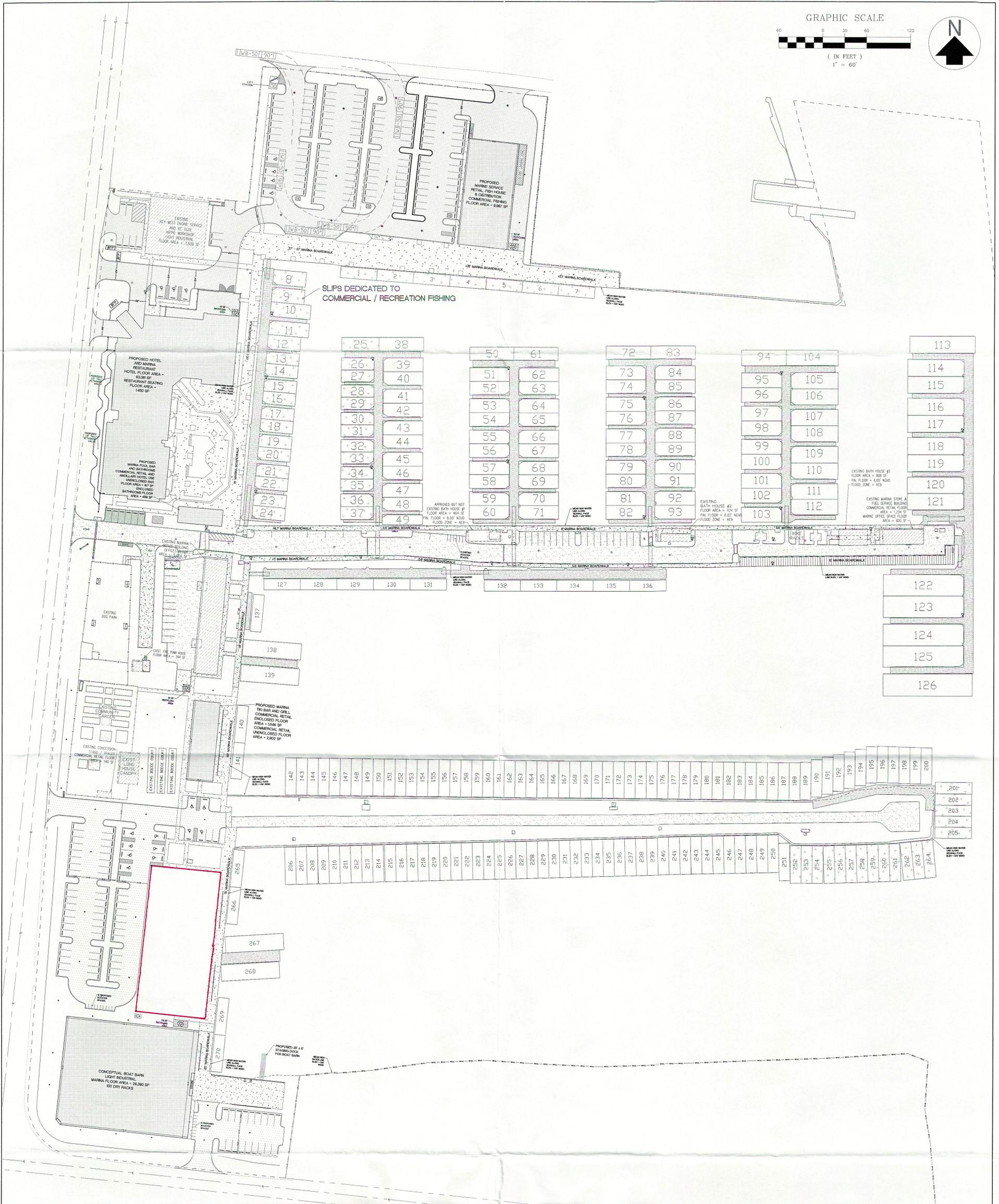
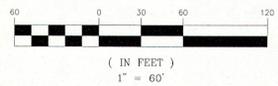
201 W. MARION AVE  
PUNTA GORDA, FLORIDA 33950  
941.505.1700

FB #6656

**EXHIBIT ONLY**  
**NOT FOR CONSTRUCTION**

Sheet No. C-100

GRAPHIC SCALE



LEGEND

SITE BOUNDARY	---	PROPOSED PAVEMENT	[Pattern]
SITE UPLANDS BOUNDARY	---	EXISTING BRICK PAVERS	[Pattern]
PHASE BOUNDARY	---	PROPOSED BRICK PAVERS	[Pattern]
EXISTING BUILDING	[Pattern]	DEDICATED COMMERCIAL / RECREATIONAL FISHING SLIPS	[Pattern]
PROPOSED BUILDING	[Pattern]	EXISTING STORMWATER INLET	[Symbol]
EXISTING CONCRETE	[Pattern]	PROPOSED STORMWATER INLET	[Symbol]
PROPOSED CONCRETE	[Pattern]	EXISTING OR RELOCATED FIRE HYDRANT OR EQUIVALENT	[Symbol]
EXISTING PAVEMENT	[Pattern]		

RECEIVED  
MAR 18 2015  
2015-057  
MONROE CO. PLANNING DEPT



Revisions:	Date:	Approved By:	MJG	Design:	
		Scale:	1" = 60'	Drawn:	JNB
		Job No:	14067.001	Checked:	
		Date Issued:	03/12/2015		

5S LICENSE SITE PLAN  
for  
STOCK ISLAND MARINA VILLAGE

WEILLER ENGINEERING CORPORATION  
**WEC** excellence in engineering  
201 W. MARION AVE  
PUNTA GORDA, FLORIDA 33950  
941.505.1700

EXHIBIT ONLY  
NOT FOR  
CONSTRUCTION

Michael J. Giardullo  
Professional Engineer  
State of Florida  
Registration No. 70676  
THIS SHEET IS NOT VALID  
WITHOUT THE SIGNATURE  
AND DRAWING SEAL OF A  
FLORIDA LICENSED ENGINEER  
Sheet No. C-100

EB #6656



## MEMORANDUM

### MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: Monroe County Planning Commission

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

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

Date: April 12, 2015

Subject: *Request for an Amendment to a Development Agreement between Monroe County, Florida; Summerland Palms Investors, LLC, Coco Palms Developers, LLC, Suncrest Landing, LLC, Singh Investors, LLC, Stock Island Holdings, LLC, and Oceanside Investors, LLC concerning properties located at 5948, 5950 and 5970 Peninsular Avenue, Stock Island (legally described as Block 46, Lots 30, 31 and ½ Lot 32, Block 60, portions of Lots 1, 2 and 3, Block 61, portions of Lots 1, 2 and 3, the abandoned portion of Peninsular Avenue lying between Block 46 and Blocks 60 and 61, McDonald's Plat, also described as parcel of land in Sections 26, 34, 35 and 36, Township 37 South and Range 25 East, having real estate #'s 00126210.000000, 00126220.000000, 00126230.000000, 00127420.000000 and 00127420.000100), 24930 Overseas Highway, Summerland Key (legally described as Lot 55 and a portion of Lot 54, Summerland Yacht Harbor, having real estate #'s 00194741.000100, 00194741.000200, 00194741.000300, 00194741.000400, 00194741.000500, 00194741.000600, 00194741.000700, 00194741.000800, 00194741.000900, 00194741.001000, 00194741.001100, 00194741.001200, 00194741.001300, 00194741.001400, 00194741.001500, 00194741.001600, 00194741.001700, 00194741.001800, 00194741.001900, 00194741.002000, 00194741.002100 and 00194741.002200), 21585 Old State Road 4A, Cudjoe Key (legally described as Lot 30, Sacarma, having real estate #00174960.000000), and 5176 Suncrest Road, Stock Island (legally described as Lots 27 and 28, Sun Krest, having real estate # 00132680.000000), 5350 3rd Avenue, Stock Island (legally described as Lots 19, 20, 21, 22 and 23, Block 53, George L. McDonalds's Plat, Plat Book 1, Page 55, Monroe County, having real estate #00126770.000000) (File #2014-175)*

---

**Meeting: April 29, 2015**

---

1 I REQUEST:

2

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

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

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

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

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

8 agreement was recorded in the official records of Monroe County on December 17, 2014

9 (Planning Department File #2014-112).

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

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

23 The following amendments are proposed to the existing agreement:  
24

- 25 • Include an abandoned portion of Peninsular Avenue right-of-way to the premises  
26 associated with the Oceanside Marina property (a portion lying between Block 46  
27 [east of the center of Lot 32] and Block 60). The abandonment petition was approved  
28 by the BOCC on March 18, 2015.
- 29 • Amend the acreage of the Oceanside Marina property to reflect the aforementioned  
30 requested road abandonment.
- 31 • Allow the transfer of one (1) additional TRE associated with a permanent residential  
32 unit – from a sender site at 5350 3<sup>rd</sup> Avenue, Stock Island.
- 33 • Amend the total number of units allowed at the Oceanside Marina property from up  
34 to 78 to up to 79 new, market rate residential dwelling units.
- 35 • Amend the total number of deed restriction and affordable ROGO allocations from 46  
36 to 47 allocations and 23 to 24 moderate income affordable ROGO allocations.
- 37 • Amend the conceptual site plan approved of the existing agreement to a) include the  
38 aforementioned requested road abandonment; b) to modify the buildings to  
39 accommodate 79 market rate residential dwelling units  
40

41 Applicant:  
42

43 Agent: Barton W. Smith, Esq., Smith Oropeza, P.L.  
44  
45  
46  
47

1 II RELEVANT PRIOR COUNTY ACTIONS:  
2

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

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

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

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

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

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

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

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

13 In 2013, Oceanside Investors applied for an amendment to the site's major conditional use  
14 permit to improve the marina's facilities, construct 78 new market rate residential dwelling  
15 units, construct 5 new hotel rooms, construct a new restaurant and carry out associated site  
16 improvements. The approval is memorialized by Planning Commission Resolution #P04-14,  
17 approved by the Planning Commission at a public hearing on February 26, 2014, signed by  
18 the Planning Commission Chair on March 26, 2014, and recorded in the official records of  
19 Monroe County on June 13, 2014 (File #2013-68). [Please note that as of the date of this  
20 report, this project has not been completed. The applicant has 10 years from the effective  
21 date of the agreement to complete the project.]  
22

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

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

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

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

1 associated with a previous approval related to Hawk's Cay and amended the conceptual site  
2 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 abandoned roadway, increase the  
18 allowed number of hotel rooms from 5 to 17 and amend the approved site plan. The approval  
19 is memorialized by Planning Commission Resolution #P41-14, approved by the Planning  
20 Commission at a public hearing on November 19, 2014, signed by the Planning Commission  
21 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 currently in effect. The second amendment proposes to add abandoned roadway to the  
31 property, increase the maximum number of permanent residential units from 100 to 101 and  
32 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  
41  
42  
43  
44  
45  
46

1 Location #2: Summerland Palms Trailer Park, 24930 Overseas Hwy, Summerland Key  
2 ("Summerland Palms Property"):  
3

4 The Planning & Environmental Resources Department issued a Letter of Development  
5 Rights determination for the Summerland Palms Property on November 7, 2013. The letter  
6 states that there are 22 ROGO exemptions, associated with lawful the existence of 22 mobile  
7 homes (as market-rate, permanent residential units) (File #2013-134). A copy of the letter is  
8 attached as Exhibit 11 to the original agreement.  
9

10 Location #3: Rainbow's End Trailer Park, 21585 Old State Rd 4A, Cudjoe Key ("Cudjoe  
11 Coco Palms Property"):  
12

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

17 The May 13, 2008 letter was issued to an agent of the previous property owner. The current  
18 property owner(s) submitted additional information to support the existence of an additional  
19 ROGO exemption (as a permanent residential unit) and 5 RVs spaces (as transient residential  
20 units). The Planning & Environmental Resources Department issued a revised Letter of  
21 Development Rights determination for the Cudjoe Coco Palms Property on November 26,  
22 2013. The letter states that there are 17 ROGO exemptions, associated with lawful the  
23 existence of 17 mobile homes (as market-rate, permanent residential units) and 5 RVs spaces  
24 (as transient residential units). (File #2013-132).  
25

26 Location #4: 5176 Suncrest Rd, Stock Island ("Stock Island Suncrest Property"):  
27

28 The Planning & Environmental Resources Department issued a Letter of Development  
29 Rights determination for the Stock Island Suncrest Property on November 14, 2013. The  
30 letter states that there are 7 ROGO exemptions, associated with lawful the existence of 7  
31 mobile homes (as market-rate, permanent residential units) (File #2013-133).  
32

33 Location #5: 5350 3<sup>rd</sup> Avenue, Stock Island ("Stock Island Holdings Property"):  
34

35 On April 7, 2015, the property owner applied for a Letter of Development Rights  
36 Determination for 16 permanent residential dwelling units. The application is currently  
37 being reviewed and processed. It will be decided upon by the Director of Planning &  
38 Environmental Resources following a review by staff.  
39

40 Development Review Committee (DRC) and Planning Commission:  
41

42 Initial Development Agreement (File #2013-069):  
43

44 On July 30, 2013, this agreement was reviewed by the DRC. Staff and the DRC  
45 recommended approval with amendments to the agreement.  
46

1 On October 30, 2013, at a public meeting, the agreement was reviewed and discussed by  
2 the Planning Commission in advance of the November 15, 2013 public hearing. On  
3 November 15, 2013, at a public hearing, the agreement was reviewed by the Planning  
4 Commission. The Planning Commission recommended approval with amendments to the  
5 agreement. The recommendation is memorialized with Planning Commission Resolution  
6 #P29-13.

7 On December 11, 2013, at a public hearing, the agreement was reviewed and approved  
8 by the BOCC. The approval is memorialized in BOCC Resolution #353-2013.  
9

10 1<sup>st</sup> Amendment to the Development Agreement (File #2014-112):  
11

12 On August 26, 2014, this agreement was reviewed by the DRC. Staff and the DRC  
13 recommended approval of the amendment.  
14

15 On November 19, 2014, at a public hearing, the amendment was reviewed by the  
16 Planning Commission. The Planning Commission recommended approval with revisions  
17 and the recommendation is memorialized with Planning Commission Resolution #P40-  
18 14.  
19

20 On December 10, 2014, at a public meeting, the amendment was reviewed and approved  
21 by the BOCC. The approval is memorialized in BOCC Resolution #373-2014.  
22

23 2<sup>nd</sup> Amendment to the Development Agreement (File #2014-175):  
24

25 On February 24, 2015, this agreement was reviewed by the DRC. Staff and the DRC  
26 recommended approval of the amendment.  
27  
28  
29  
30

31 *Remainder of Page Intentionally Left Blank*  
32  
33

1 BACKGROUND INFORMATION:

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

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

8  
9 Current Property Owner: Oceanside Investors, LLC

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

12  
13 Land Use District: Mixed Use (MU)

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

16  
17 Tier Designation: Tier III

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

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

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

25  
26 Community Character: Mixed Use



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



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

4 Real Estate (RE) Number: 00174960.000000  
5

6 Current Property Owner: Coco Palms Developers, LLC  
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

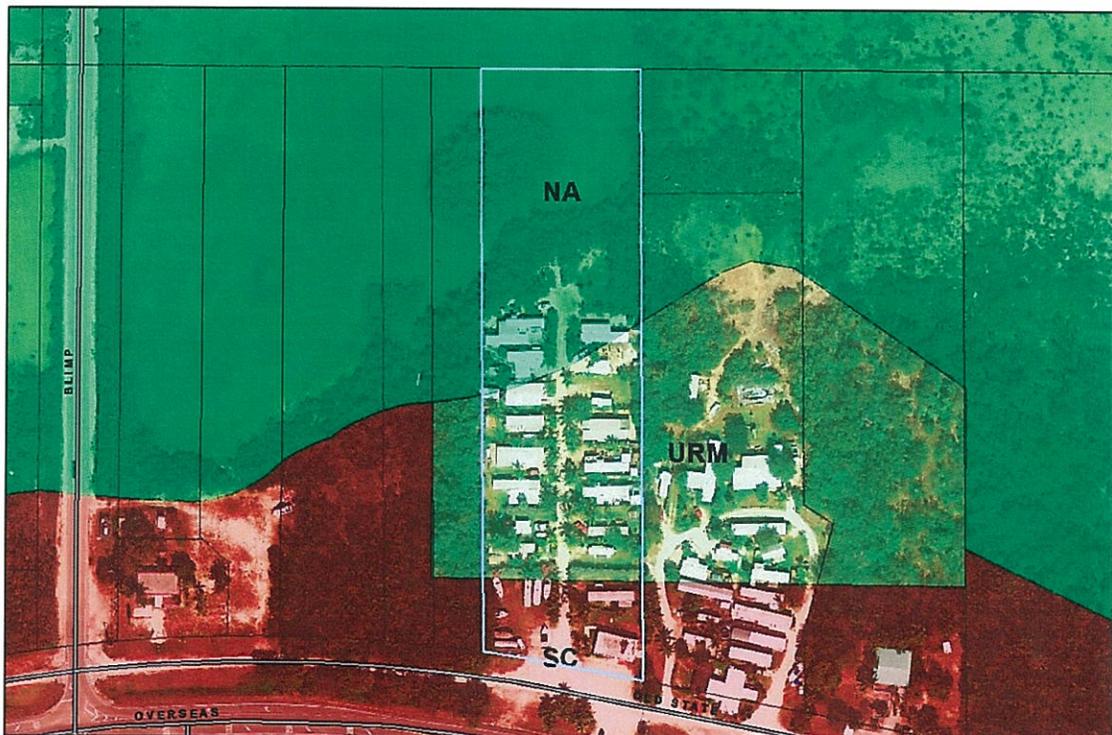
16 Tier Designation: Tier III  
17

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 Community Character: Mixed Use  
26



47 Cudjoe Coco Palms Property with Land Use Districts Overlaid (Aerial dated 2012)  
48  
49  
50  
51

1 **Location #4 (Stock Island Suncrest Property) - 5176 Suncrest Rd, Stock Island, mile**  
2 **marker 5:**  
3

4 Real Estate (RE) Number: 00132680.000000

5 Current Property Owner: Suncrest Landing, LLC

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

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

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

10 Tier Designations: Tier I and Tier III

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

12 Existing Uses: Mobile Home

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

14 Community Character: Mixed Use



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

**Location #5 (Stock Island Holdings Property) – 5350 3rd Avenue, Stock Island, mile marker 5:**

Real Estate (RE) Numbers: 00126770.000000

Current Property Owner: Stock Island Holdings, LLC

Total Size of Parcel: 37,500 SF (0.86 acres)

Land Use District: Mixed Use (MU)

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

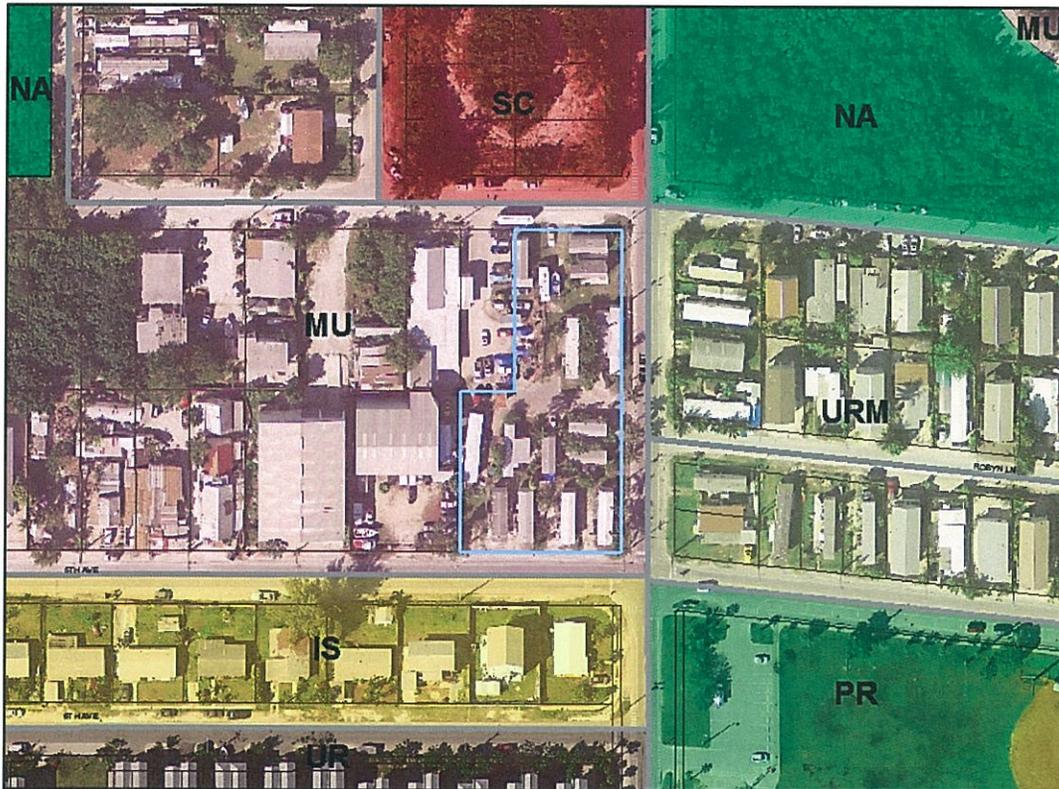
Tier Designation: Tier III

Flood Zone: AE-EL 8

Existing Use: Mobile home

Existing Vegetation / Habitat: Predominately scarified with landscaping

Community Character: Residential and commercial



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

1  
2 III REVIEW OF APPLICATION:  
3

4 The BOCC shall have authority to enter into a development agreement by resolution with any  
5 person having a legal or equitable interest in real property located within the unincorporated  
6 area of Monroe County if the development agreement meets all of the requirements of the  
7 Florida Local Government Development Agreement Act, Section 163.3220-163.3243,  
8 Florida Statutes; provided, however, that the duration of the development agreement shall not  
9 exceed 10 years, and any duration specified in a development agreement shall supersede any  
10 conflicting duration otherwise specified in the land development regulations.  
11

12 Pursuant to Section 163.3227, Florida Statutes, a development agreement shall include the  
13 following:  
14

15 **[Note: As currently presented, the applicant has drafted a separate addendum to the**  
16 **existing agreement, referred to as the “Second Amendment”. Therefore, the following**  
17 **referenced page numbers found on the existing agreement will not be modified by**  
18 **revisions to the “Second Amendment”.]**  
19

20 a) A legal description of the land subject to the agreement, and the names of its legal and  
21 equitable owners:  
22

23 ‘Original’ Oceanside Property: In the existing agreement, a property description is stated  
24 in section I and a full legal description is provided in Exhibit 2. Ownership is stated in  
25 section I and a special warranty deed is provided in Exhibit 1.  
26

27 ‘Expanded’ Oceanside Property: In the First Amendment, a property description of the  
28 additional land associated with the Hickory House property and the Peninsular Avenue  
29 road abandonment is stated in section I (J) and I (L). Ownership is stated in section I and  
30 a warranty deed (for the Hickory House property) is provided in Exhibit 26.  
31

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

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

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

44 Stock Island Holdings Property: In the Second Amendment, a property description and  
45 ownership is stated in section I (H) and a full legal description and warranty deed is  
46 provided in EXHIBIT 30.

1 b) The duration of the agreement:  
2

3 The agreement shall remain in effect for 10 years from the effective date, as stated in  
4 section III (C) of the existing agreement.  
5

6 c) The development uses permitted on the land, including population densities, and building  
7 intensities and height:  
8

9 Permitted uses on the land(s), population densities, and building intensities and height(s)  
10 are provided in section III (D) of the existing agreement.  
11

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

17 A description of public facilities is stated in section III (E) of the existing agreement.  
18

19 e) A description of any reservation or dedication of land for public purposes:  
20

21 There will be no reservation or dedication of land for public purpose. This is stated in in  
22 section III (F) of the existing agreement.  
23

24 f) A description of all local development permits approved or needed to be approved for the  
25 development of the land:  
26

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

38 g) A finding that the development permitted or proposed is consistent with the local  
39 government's comprehensive plan and land development regulations:  
40

41 A finding of consistency is stated in section III (O) of the existing agreement.  
42

43 h) A description of any conditions, terms, restrictions, or other requirements determined to  
44 be necessary by the local government for the public health, safety, or welfare of its  
45 citizens:  
46

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

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

11 Breach, amendment, enforcement and termination of the development provisions are  
12 provided in section III (P) of the existing agreement.  
13

14 Pursuant to MCC § 130-161.1(2), a development agreement allowing the transfer of market-  
15 rate, permanent residential TRE's associated with a mobile home park(s) of more than 10  
16 mobile homes shall meet the following criteria:  
17

- 18 a) Procedure - This transfer shall require an approved development agreement:  
19

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

- 27 b) Procedure - Minor conditional use approval is required to complete the transfer:  
28

29 The applicant is additionally required to receive a minor conditional use permit(s) to  
30 finalize the transfer of TREs from the sender sites to the Oceanside Property receiver site.  
31

- 32 c) Requirement - ROGO exemptions transferred under this program may be transferred on a  
33 1 for 1 basis where the ROGO exemptions are to be transferred to single-family  
34 residential lots or parcels within the same ROGO planning subarea. However, where  
35 transfers are to be made to commercial or recreational working waterfronts (as defined by  
36 Florida Statutes), or to multi-family projects in non-IS districts, the transfers shall result  
37 in no fewer than two deed-restricted affordable or workforce housing units remaining on  
38 an eligible sender site(s) for each market rate ROGO exemption transferred:  
39

40 The agreement involves a transfer on a 1 for 1 basis, as the receiver site is within the  
41 same ROGO planning subarea as the sender site. The receiver site does not currently  
42 consist of single-family residential lots or parcels. As a plat was not required or feasible,  
43 after any approval and construction of the residential dwelling units, the developer will  
44 establish individual parcels for each of the residential dwelling units via the Monroe  
45 County Property Appraiser (with a unique real estate number for each single-family unit).  
46

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

- 10  
11 d) Requirement - The eligible sender site property(ies) shall be donated or sold to Monroe  
12 County, or otherwise appropriately deed-restricted for long-term affordability. Prior to  
13 acceptance of a donated or purchased parcel, all units to be maintained on site shall pass a  
14 life safety inspection conducted in a manner prescribed by the Monroe County Building  
15 Department. Monroe County may then lease the sender site property to a party who will  
16 serve as lessee and sub-lessor of the eligible sender site(s):

17  
18 The applicant has hired a professional to carry out inspection of the mobile home parks.  
19 Report(s) have been provided to the County for all properties except 5350 3<sup>rd</sup> Avenue,  
20 Stock Island. This property will have to be inspected prior to any approval to transfer  
21 ROGO exemptions.

- 22  
23 e) Requirement - The number of transferred ROGO exemptions shall not exceed the number  
24 of restricted affordable dwelling units maintained at the eligible sender sites:

25  
26 The agreement involves the transfer of 47 TRE's to the receiver site and the deed-  
27 restrictions of 47 affordable housing units at the sender sites.

- 28  
29 f) Requirement - The resulting development or redevelopment of affordable housing  
30 pursuant to the governing development agreement will be targeted to serve as closely as  
31 possible the following household income categories: 25 percent very low income  
32 households, 25 percent low income households, 25 percent median income households,  
33 and 25 percent moderate income households (or as otherwise approved by the BOCC):

34  
35 The agreement includes an approximate combination of 50 percent moderate-income, 25  
36 percent median-income and 25 percent low-income. The applicant has requested that  
37 allocations associated with the very low-income be reserved for other projects that  
38 require very low-income allocations. Specifically:

- 39 • Suncrest shall be allocated 3 low income and 4 moderate income
  - 40 • Summerland Palms shall be allocated 7 low income, 10 median income and 5  
41 moderate income
  - 42 • Coco Palms Developers shall be allocated 1 low income, 2 median income and 14  
43 moderate income
  - 44 • Stock Island Holdings shall be allocated 1 moderate income
- 45

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

4  
5 Compliance shall be monitored and an annual report shall be provided by the other  
6 Parties.

7  
8 h) Requirement - All units designated by the applicable development agreement to remain  
9 as deed restricted affordable housing at the donated, purchased or appropriately deed-  
10 restricted site(s) shall comply with hurricane standards established by the Florida  
11 Building Code and habitability standards established under the Florida Landlord and  
12 Tenant Act. Compliance shall be accomplished in a manner and within a timeframe set  
13 forth in the development agreement or, if applicable, in the relevant minor conditional  
14 use:

15  
16 The existing agreement includes language addressing that any units that do not meet the  
17 standards will be improved or replaced prior to receiving an affordable housing deed-  
18 restriction (and thus allowing the transfer of the associated market-rate TRE).

19  
20 i) Requirement - A development agreement proposed under this program shall not utilize  
21 more than 50 percent of the existing affordable housing allocations then available to  
22 Monroe County, unless otherwise approved by the BOCC:

23  
24 The agreement involves a reservation of 47 affordable housing allocations: Summerland  
25 Palms Property (22), Cudjoe Coco Palms Property (17), Stock Island Suncrest Property  
26 (7) and Stock Island Holdings Property (1). Further, of the 47 affordable housing  
27 allocations, 24 would be moderate income, 12 would be median income and 11 would be  
28 low income.

29  
30 As of the date of this staff report, the County has approximately 243 affordable housing  
31 ROGO allocations available for reservation. In unincorporated Monroe County,  
32 excluding the Big Pine/No Name Key ROGO subarea, there are approximately a) 168  
33 very low income, low income and median income allocations and b) 75 moderate income  
34 allocations.

35  
36 The reservation required a separate resolution of the BOCC, pursuant to MCC §138-  
37 24(b). On December 11, 2013, the BOCC issued Resolution #403-2013 reserving 46  
38 affordable ROGO allocations for 5 years, beginning on the effective date of the existing  
39 agreement. The applicant will need to apply for an additional affordable allocation for  
40 the 47<sup>th</sup> unit.

41  
42 j) Requirement - All of the redeveloped or preserved affordable housing units, whether  
43 redeveloped or retained at the original sender site(s), or at alternate or additional  
44 locations, shall remain in the same planning sub-district as the original sender site(s):  
45

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

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

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

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

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

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

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

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

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

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

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

37 Not applicable.  
38

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

41 All of the sender sites and the receiver site subject to the agreement are located in the  
42 Lower Keys ROGO subarea.  
43  
44  
45  
46

1 Other Issues related to this Amendment:  
2

3 • *Conceptual Approval of Site Plan:*

4 This agreement includes a conceptual site plan for the redevelopment of the Oceanside  
5 Property. Staff suggested, and the applicant accepted, language so that the applicant may  
6 submit the conceptual site plan as part of this development agreement for review and  
7 consideration, but not for final approval.  
8

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

11  
12 The First Amendment refers to 12.06 acres of total upland as associated with the  
13 property. The existing agreement allows for up to 78 new, market rate residential  
14 dwelling units.  
15

16 The proposed Second Amendment, which includes the additional land area, refers to  
17 12.20 acres of total upland as associated with the property (Note: The applicant's road  
18 abandonment petition was approved by the BOCC on March 18, 2015).  
19

20 The proposed Second Amendment allow for up to 79 units, with the increase in property  
21 size from the 2<sup>nd</sup> road abandonment. The intensity of other uses would not be amended.  
22

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

23 1: This is maximum net density (12 dwelling units per buildable acre), not allocated density  
24 (1 dwelling unit per acre), as the applicant intends to utilize TDRs to allow a total of  
25 permanent residential units that is beyond that allowed by the allocated density  
26 allowance.

27 2: This is maximum net density (15 rooms per buildable acre), not allocated density (10  
28 rooms per acre). However, the applicant has not stated any intent to utilize TDRs to allow

1 a total of transient residential units that is beyond that allowed by the allocated density  
2 allowance.

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

5 4: Pursuant to a recent text amendment to the Monroe County Code (adopted by Ordinance  
6 #019-2013), boat barns consist of nonresidential floor area and are thereby subject to a  
7 FAR. Prior to the text amendment, the floor area of a boat barn was not considered  
8 nonresidential floor area if its total floor area did not exceed 50% of the total land area on  
9 which it was situated. This application was submitted prior to the effective date of  
10 Ordinance #019-2013. Further, a condition of the last major conditional use permit  
11 approval, #2 of #P21-07, expressly referred to this prior provision. Therefore, as the  
12 applicant submitted the plans in reliance of this previous provision, and at a time in which  
13 the provision was in effect, the table does not reflect the current light industrial FAR  
14 requirement of 0.30 as the floor area of the boat barn (21,924 SF) does not exceed 50% of  
15 the total land area (487,000 SF).  
16

17 IV RECOMMENDATION:  
18

19 The Planning & Environmental Resources Department recommends approval with the  
20 following revisions (staff reserves the right to request additional revisions as analysis  
21 continues):  
22

- 23 • Page 4, line 2: Amend from Mixed Use Commercial to Mixed Use/ Commercial
- 24 • Page 14: Amend from Mayor Sylvia Murphy to Mayor Danny L. Kolhage
- 25 • Submit Second Amendment to Development Agreement document with line numbers

**Item #3 Oceanside-Development Agreement  
Revised Sender Site Info 3.31.15**



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

March 30, 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, Suncrest Investors, LLC, and ~~Barton W. Smith, Paulina Smith subject to a life estate in favor of Apolonia Czerniewska and Stanislaw Czerniewski~~ Stock Island Holdings LLC

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

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

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

Stock Island Holdings LLC<sup>1</sup>

---

Name

138 Simonton Street, Key West, Florida 33040

---

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

---

<sup>1</sup> One (1) Market Rate TREs is being transferred; the exact unit on the property to be determined. Please see copy of the \_\_\_\_\_ confirming that the Stock Island Holdings LLC property is entitled to \_\_\_\_\_ ROGO exemptions attached as Exhibit B to this letter.

305-296-7227

Daytime Phone

**Sender Site Legal Description:**

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

Lots 19, 20, 21, 22, and 23 of Block 53, Plat Book 1, Page 55<sup>2</sup>

<u>Block</u>	<u>Lot</u>	<u>Subdivision</u>	<u>Key</u>
00126770-000000		1160971	
<u>Real Estate (RE) Number</u>		<u>Alternate Key Number</u>	
5350 3 <sup>rd</sup> Ave Stock Island, Florida		MM 5	
<u>Street Address (Street, City, State, Zip Code)</u>		<u>Approximate Mile Marker</u>	

**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

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

**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~~

<sup>2</sup> Please see property record card and conveyance deed attached as Exhibit C to this letter

~~and Stanislaw Czerniewski property—Urban Residential Mobile Home (URM)~~

Stock Island Holdings LLC property - Mixed Use (MU)

**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)~~

Stock Island Holdings LLC property - 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:** 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)

EXHIBIT A

EXHIBIT B

EXHIBIT C

RECEIVED

MAR 31 2015

MONROE CO. PLANNING DEPT

March 27, 2015

I hereby authorize Barton W. Smith, Esq. and Bryan Hawks of Smith | Oropeza | Hawks to be listed as authorized agent

(Name of Agent)

for the undersigned property owners for the application submittal for

(Name of Property Owner(s) the Applicant(s))

Property described as Lots 19, 20, 21, 22, and 23 of Block 53, according to George L. McDonald's plat on Stock Island, Monroe County, Florida recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida; 5350 3rd Ave, Stock Island, Florida

Key (island): Stock Island

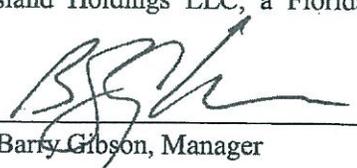
and Real Estate number: 00126770-000000.

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.

Stock Island Holdings LLC, a Florida limited liability

BY: 

Barry Gibson, Manager

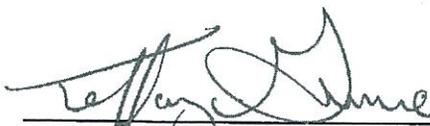
STATE OF FLORIDA )

COUNTY OF MONROE )

This instrument was acknowledged before me on March 27, 2015, by Barry Gibson as Manager of Stock Island Holdings LLC, a Florida limited liability. He is  personally known to me or  has produced a \_\_\_\_\_ as identification.

[NOTARIAL SEAL]



  
Notary Public, State of Florida  
Tiffany Garcia  
Notary's name printed:

**SECOND AMENDMENT TO DEVELOPMENT AGREEMENT**

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

**WITNESSETH:**

The Parties hereby agree as follows:

**I. RECITALS**

A. This Second Amendment involves the transfer of one (1) Transferable Residential Rate of Growth Ordinance Exemption (“TRE”), from a Sender Site at 5350 3<sup>rd</sup> Ave, Stock Island, Florida to the Oceanside Property, a Receiver Site, at 5948, 5950 and 5970 Peninsular Avenue, Stock Island, Monroe County, Florida (“Oceanside Property”). The SIH LLC Property (as defined below) shall be included in the definition “Properties” as defined in the Development Agreement (as defined below). Any terms not defined in this Second Amendment shall have the meanings ascribed to them in the Development Agreement.

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

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

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

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

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

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

H. 5350 3rd Ave, Stock Island, Florida is generally described as follows:

1. SIH LLC owns that certain real property located at 5350 3<sup>rd</sup> Ave, Stock Island, Florida ("SIH LLC Property"). A copy of the Warranty Deed evidencing SIH LLC's ownership is attached as Exhibit 30. Historically and currently the SIH LLC Property was and is used as a unit within a mobile home/recreational vehicle park.

2. The SIH LLC Property is legally described as Lots 19, 20, 21, 22, and 23 of Block 53, according to George L. McDonald's plat on Stock Island, Monroe County, Florida recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida. A complete legal description is provided in the Warranty Deed attached as Exhibit 30.

3. As of the date of this Second Amendment, the SIH LLC Property is assessed by the Monroe County Property Appraiser as real estate number 00126770-000000.

4. The SIH LLC Property currently has a Mixed Use (Zoning) District designation and a Mixed Use Commercial Future Land Use Map designation. A copy of the Land Use District Map and Future Land Use Map for the SIH LLC Property is attached as Exhibit 31.

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

I. On March 18, 2015, Monroe County, pursuant to Monroe County Resolution \_\_\_\_\_, approved to be abandoned the right-of-way on Peninsula Avenue ("Tortuga Abandoned Road") more particularly described as:

The Southerly 1/2 of Peninsular Avenue, lying between Block 46 and 60, South of the East 1/2 of Lot 32, Lots 33, 34, & 35 in Square 46, and North of a portion of Lot 2 and Lot 3, Block 60, 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 South along the Westerly Line of Maloney Ave. for a distance of 30.00 feet to the Point of Beginning; thence continue

South along the West line of Maloney Ave. for 30.00 feet to the Southerly line of Peninsular Avenue; thence West along the said Southerly line of Peninsular Avenue (Also being the Northerly line of said Lots 2 and 3, Block 60), for a distance of 175.00 feet to the Southerly extension of the West Line of the East 1/2 of said Lot 32, Block 46; thence North along the said Westerly line of the East 1/2 of Lot 32 for 30.00 feet to the Centerline of Peninsular Avenue; thence East along the said Centerline of Peninsular Avenue for 175.00 Feet to the Point of Beginning. Containing 5,250.00 square feet, more or less.

A copy of Monroe County Resolution \_\_\_\_\_ is attached as Exhibit 32.

## II. PURPOSE

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

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

## III. TERMS OF AGREEMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5. SIH LLC Property, 5350 3rd Ave, Stock Island, Florida:

- a. The SIH LLC Property currently has an Mixed Use (MU) (Zoning) District designation and a Mixed Use Commercial (MC) Future Land Use Map designation.
- b. In accordance with this Agreement and with the MC Future Land Use Map category, as set forth in Monroe County Comprehensive Plan Policy 101.4.5, the permitted uses in the MC Future Land Use Map category include detached and attached residential dwellings and accessory uses. Attached and detached residential dwellings are eligible to be deed-restricted as affordable housing.
- c. In accordance with this Agreement and with the MU Land Use (Zoning) District, as set forth in Monroe County Code Section 130-88, and in compliance with other provisions of the Code, the permitted uses in the MU Land Use (Zoning) District include detached and attached residential dwellings and accessory uses. Attached and detached residential dwellings are eligible to be deed-restricted as affordable housing.
- e. The SIH LLC Property shall contain at least one (1) mobile home (or other allowed type of residential dwelling unit). One (1) residential dwelling unit on the SIH LLC Property shall be deed-restricted as affordable housing pursuant to the Monroe County Code.
- f. If the deed restricted mobile home on the SIH LLC Property is replaced with a new residential dwelling unit, the height of any new structure shall not exceed 35 feet, except as provided by Monroe County Code, as amended.

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

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

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

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

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

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

- a. The Oceanside Property consists of ~~20.06~~ 20.20 gross acres consisting of ~~12.06~~ 12.20 acres of upland and 8.0 acres of submerged land. There currently exist twenty-two (22) market-rate residential dwelling units, in the form of condominium units on the property.
- b. Oceanside Investors is permitted to transfer thirty-two (32) market-rate TRE's along with thirty-two (32) TDR's to the Oceanside Property pursuant to the Development Order #02-07.
- c. After an equivalent number of deed restricted affordable housing units are established on the Summerland Palms Property, Summerland Investors is permitted to transfer market-rate TRE's associated with lawfully established mobile homes from the Summerland Palms Property sender site to the Oceanside Property receiver site pursuant to Monroe County Code Section 130-161.1.
- d. After an equivalent number of deed restricted affordable housing units are established on the Cudjoe Coco Palms Property, Coco Palms Developers is permitted to transfer the market-rate TRE's associated with lawfully established mobile homes from the Cudjoe Coco Palms Property sender site to the Oceanside Property receiver site pursuant to Monroe County Code Section 130-161.1.
- e. After an equivalent number of deed restricted affordable housing units are established on the Stock Island Suncrest Property, Suncrest is permitted to transfer the market-rate TRE's associated with lawfully established mobile homes from the Stock Island Suncrest Property sender site to the Oceanside Property receiver site pursuant to Monroe County Code Section 130-161.1.
- f. After one (1) deed restricted affordable housing unit is identified on the SIH LLC Property, SIH LLC is permitted to transfer the market-rate TRE associated with a lawfully established mobile home from the SIH LLC Property sender site to the Oceanside Property receiver site pursuant to Monroe County Code Section 130-161.1.

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

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

- i. In addition to the already existing twenty-two (22) attached, market-rate residential dwelling units, up to ~~seventy-eight (78)~~ seventy-nine (79) new attached, market-rate residential dwelling units, each of which may be configured to include a separately rentable "lockout" consisting of no more than one (1) bedroom and one (1) bathroom, all of which may be used for vacation rental use, provided Oceanside Investors constructs and 1) installs and maintains a gated entrance and 2) establishes a homeowner's or property owner's association that expressly regulates or manages vacation rental uses.
- ii. A hotel with up to seventeen (17) new hotel rooms.
- iii. Eight (8) existing wet slips that have existed for over 40 years but have not been properly permitted. Twenty percent (20%) of Oceanside Investors' wet slips shall be restricted to use by commercial fishing vessels.
- iv. A restaurant with up to 150 seats and up to 3,859 square feet of floor area.
- v. Additional amenities ancillary and accessory to the vacation rental and hotel use, including a lobby, gatehouse, offices, fitness center, bath house, maintenance, housekeeping and watersports consisting of up to 9,352 square feet as depicted on plans submitted with this Agreement.
- vi. A marina store, dock master, and watersport offices consisting of up to 1,973 square feet as depicted on plans submitted with this Agreement.
- vii. Parking areas and landscaping
- viii. Public access is permitted to the Oceanside Property, Hickory House and Abandoned Road waterfront boardwalk as depicted on the conceptual site plan attached to this Agreement as Exhibit ~~29~~ 32, which shall be open to the public free of charge from 7:00 a.m. to dusk three hundred sixty-five (365) days per year. Oceanside Investors may establish and enforce reasonable rules related to use of the waterfront boardwalk and conduct by the public while using the waterfront boardwalk from 7 a.m. to dusk. Oceanside Investors agrees that no physical barrier may be erected to close off access or

create the appearance that access during daylight hours is restricted. This condition shall survive the expiration of the Agreement.

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

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

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

J. **Rental License.** Monroe County Code Section 23-85 requires each person engaged in the business of renting accommodations, including vacation rentals and other public lodgings licensed pursuant to Chapter 509, Florida Statutes, to pay a business tax and to obtain annually a business tax receipt for each place of business at which the rental occurs. Each of the new ~~seventy-eight (78)~~ seventy-nine (79) residential dwelling units and each of the lockouts within such units engaged in Vacation Rental use shall be deemed a "place of business" subject to taxation under Monroe County Code Section 23-85. Oceanside Investors, its successors and assigns, so long as all or a portion of the property is used for vacation rentals, shall pay the business tax imposed pursuant to Monroe County Code Section 23-85 for each vacation rental unit and for each lockout utilized for or held out as public lodging, in addition to the seventeen (17) hotel rooms. Pursuant to this Agreement, Oceanside Investors will be required to obtain a total of ~~one hundred seventy-three (173)~~ one hundred seventy-five (175) business tax receipts, consisting of one receipt for each dwelling unit, one receipt for each lockout, and one receipt for each hotel room and shall pay the business tax for each unit, lockout, and hotel room being utilized in the business of Vacation Rental annually. The tax collector may not accept the tax or issue receipts for the business tax unless the vacation rentals are licensed pursuant to Ch. 509, Florida Statutes.

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

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

September 10, 2013. The Stock Island Suncrest Property consists of one (1) parcel of record, with the mobile home spaces depicted in the survey dated September 10, 2013. The SIH LLC Property consists of one (1) parcel of record, with the mobile home spaces depicted in survey dated September 10, 2013.

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

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

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

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

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

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

- i. By a corresponding resolution, the Board of County Commissioners reserves ~~forty six (46)~~ forty-seven (47) allocations, comprised of ~~twenty three (23)~~ twenty-four (24) moderate income affordable ROGO allocations, twelve (12) median income affordable ROGO allocations, and eleven (11) low income affordable ROGO allocations for award to the above mentioned mobile home parks until five (5) years from the effective date of this agreement.

- a. Suncrest shall be allocated three (3) low income and four (4) moderate income affordable ROGO allocations.
- b. Summerland Palms shall be allocated seven (7) low income, ten (10) median income and five (5) moderate affordable ROGO allocations.
- c. Coco Palms Developers shall be allocated one (1) low income, two (2) median income and fourteen (14) moderate income ROGO allocations.
- d. SIH LLC shall be allocated one (1) moderate income affordable ROGO allocation.

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

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

- C. **Effect of Second Amendment to Development Agreement.** Except as expressly modified in this Second Amendment, all terms and provisions in the Development Agreement for the Parties remain unchanged and continue in full force and effect.
- D. **Recording.** Monroe County shall record this Second Amendment with the Clerk of the Circuit Court of Monroe County within fourteen (14) days following signature by all Parties. Oceanside Investors agrees that it shall be responsible for all recording fees and other related fees and costs related to the recording and delivery of this Second Amendment as described in this section. The provisions hereof shall remain in full force and effect during the term provided herein and shall be binding upon all successors in interest to the Parties to this Second Amendment.
- E. **Conflicting Resolutions.** All resolutions or parts thereof in conflict with the provisions of this Second Amendment and its resolution are hereby repealed to the extent of such conflict.
- F. **Severability.** If any part of this Second Amendment is contrary to, prohibited by, or deemed invalid under any applicable law or regulation, such provisions shall be inapplicable and deemed omitted to the extent so contrary, prohibited, or invalid; however, the remainder of the Second Amendment shall not be invalidated thereby and shall be given full force and effect as if the contrary, prohibited, or invalid provision was never a part hereof.

G. **Effective Date.** The “Effective Date” of this Second Amendment is January 22, 2014.

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

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

**Summerland Palms Investors, LLC**

By: \_\_\_\_\_  
PRITAM SINGH, managing member

Date: \_\_\_\_\_

**Suncrest Investors, LLC**

By: \_\_\_\_\_  
PRITAM SINGH, managing member

Date: \_\_\_\_\_

**Oceanside Investors, LLC**

By: \_\_\_\_\_  
PRITAM SINGH, managing member

Date: \_\_\_\_\_

**Coco Palms Developers, LLC**

By: \_\_\_\_\_  
PRITAM SINGH, managing member

Date: \_\_\_\_\_

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

County of \_\_\_\_\_ )

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2015, by PRITAM SINGH, the managing member of Summerland Palms Investors, LLC,

Suncrest Investors, LLC, Oceanside Investors, LLC and Coco Palms Developers, LLC. He is personally known to me and did not take an oath.

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



**Monroe County**

**Monroe County Board of County  
Commissioners**

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Date

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MAYOR SYLVIA MURPHY

ATTEST: AMY HEAVILIN, CLERK

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DEPUTY CLERK

## SECOND AMENDMENT TO DEVELOPMENT AGREEMENT

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

### WITNESSETH:

The Parties hereby agree as follows:

#### I. RECITALS

A. This Second Amendment involves the transfer of one (1) Transferable Residential Rate of Growth Ordinance Exemption (“TRE”), from a Sender Site at ~~6800 Maloney~~5350 3<sup>rd</sup> Ave., Unit 29, Stock Island, Florida to the Oceanside Property, a Receiver Site, at 5948, 5950 and 5970 Peninsular Avenue, Stock Island, Monroe County, Florida (“Oceanside Property”). The ~~Smith~~SIH LLC Property (as defined below) shall be included in the definition “Properties” as defined in the Development Agreement (as defined below). Any terms not defined in this Second Amendment shall have the meanings ascribed to them in the Development Agreement.

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

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

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

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

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

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

H. ~~6800 Maloney~~5350 3rd Ave., Unit 29, Stock Island, Florida is generally described as follows:

1. SmithSIH LLC owns that certain real property located at ~~6800 Maloney~~5350 3<sup>rd</sup> Ave., Unit 29, Stock Island, Florida ("SmithSIH LLC Property"). A copy of the Warranty Deed evidencing Smith'sSIH LLC's ownership is attached as Exhibit 30. Historically and currently the SmithSIH LLC Property was and is used as a unit within a mobile home/recreational vehicle park.

2. The SmithSIH LLC Property is legally described as ~~Unit 29~~Lots 19, 20, 21, 22, and 23 of Harbor Shores Condominium, a Condominium Block 53, according to ~~the Declaration of Condominium~~George L. McDonald's plat on Stock Island, Monroe County, Florida recorded in ~~O.R. Plat~~ Book 9821, Page 1824 ("Declaration"), ~~and all exhibits and amendments thereof,~~55 of the Public Records of Monroe County, Florida. A complete legal description is provided in the Warranty Deed attached as Exhibit 30.

3. As of the date of this Second Amendment, the SmithSIH LLC Property is assessed by the Monroe County Property Appraiser as real estate number ~~00133760-00012700126770-000000~~.

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

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

I. On March 18, 2015, Monroe County, pursuant to Monroe County Resolution \_\_\_\_\_, approved to be abandoned the right-of-way on Peninsula Avenue ("Tortuga Abandoned Road") more particularly described as:

The Southerly 1/2 of Peninsular Avenue, lying between Block 46 and 60, South of the East 1/2 of Lot 32, Lots 33, 34, & 35 in Square 46, and North of a portion of Lot 2 and Lot 3, Block 60, 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 South along the Westerly Line of Maloney Ave. for a distance of 30.00 feet to the Point of Beginning; thence continue South along the West line of Maloney Ave. for 30.00 feet to the Southerly line of Peninsular Avenue; thence West along the said Southerly line of Peninsular Avenue (Also being the Northerly line of said Lots 2 and 3, Block 60), for a distance of 175.00 feet to the Southerly extension of the West Line of the East 1/2 of said Lot 32, Block 46; thence North along the said Westerly line of the East 1/2 of Lot 32 for 30.00 feet to the Centerline of Peninsular Avenue; thence East along the said Centerline of Peninsular Avenue for 175.00 Feet to the Point of Beginning. Containing 5,250.00 square feet, more or less.

A copy of Monroe County Resolution \_\_\_\_\_ is attached as Exhibit 32.

## II. PURPOSE

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

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

## III. TERMS OF AGREEMENT

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

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

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

The Cudjoe Coco Palms Property currently has Urban Residential Mobile Home ("URM"), Native Area ("NA") and Suburban Commercial ("SC") Land Use (Zoning) District designations and Mixed Use Commercial ("MC"), Residential

Conservation (“RC”) and ~~Mixed Use Commercial (“MC”)~~ Residential High (“RH”) Future Land Use Map designations. A copy of the Land Use District Map and Future Land Use Map for the Cudjoe Coco Palms Property is attached as Exhibit 14.

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

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

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

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

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

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

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

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

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

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

5. ~~SmithSIH LLC~~ Property, ~~6800 Maloney~~5350 3rd Ave., ~~Unit 29~~, Stock Island, Florida:

a. The ~~SmithSIH LLC~~ Property currently has an ~~Urban Residential Mobile Home (“URM”)~~ Land ~~Mixed Use (MU)~~ (Zoning) District designation and a ~~Residential High (“RH”)~~ ~~Mixed Use Commercial (MC)~~ Future Land Use Map designation.

b. In accordance with this Agreement and with the ~~RHMC~~ Future Land Use Map category, as set forth in Monroe County Comprehensive Plan Policy 101.4.45, the permitted uses in the ~~RHMC~~ Future Land Use Map category include ~~mobile homes~~, detached and attached residential dwellings and accessory uses. ~~Mobile homes~~ Attached and detached residential dwellings are eligible to be deed-restricted as affordable housing.

c. In accordance with this Agreement and with the ~~URMMU~~ Land Use (Zoning) District, as set forth in Monroe County Code Section 130-9988, and in compliance with other provisions of the Code, the permitted uses in the ~~URMMU~~ Land Use (Zoning) District include ~~mobile homes~~, detached and attached residential dwellings and accessory uses. ~~Mobile homes~~ Attached and detached residential dwellings are eligible to be deed-restricted as affordable housing.

e. The ~~SmithSIH LLC~~ Property shall ~~be developed with~~ contain at least one (1) mobile home (or other allowed type of residential dwelling unit). ~~The~~ One (1) residential dwelling unit ~~on the SIH LLC Property~~ shall be deed-restricted as affordable housing pursuant to the Monroe County Code.

f. If the ~~deed restricted~~ mobile home on the ~~SmithSIH LLC~~ Property is replaced with a new residential dwelling unit, the height of any new structure shall not exceed 35 feet, except as provided by Monroe County Code, as amended.

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

**Public Facilities.** At the sender sites, Summerland Palms, Cudjoe Coco Palms, ~~SmithSIH LLC~~ Property and Stock Island Suncrest, there are no impacts on public facilities since the number of residential dwelling units is derived from pre-existing, lawfully-established mobile homes and the number of residential dwelling units shall not be increased by approval and application of this Agreement. Moreover, at the receiver site, Oceanside, the impact on public facilities is nominal. The numbers of existing residential dwelling units at two of the sender sites, Summerland Palms and Cudjoe Coco Palms, were recognized in

the planning for the sewage treatment plant serving the Cudjoe Regional Sewer system. The number of existing residential dwelling units at the other sender sites, Stock Island Suncrest and SmithSIH LLC Property, and the receiver site, Oceanside, were recognized in the planning of the sewage treatment plant serving Stock Island. The number of residential dwelling units at the receiver sites on Stock Island was accounted for as existing in the data base prepared for the Monroe County 2010 Comprehensive Plan.

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

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

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

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

- a. The Oceanside Property consists of ~~20.06~~ 20.20 gross acres consisting of ~~12.06~~ 12.20 acres of upland and 8.0 acres of submerged land. There currently exist twenty-two (22) market-rate residential dwelling units, in the form of condominium units on the property.
- b. Oceanside Investors is permitted to transfer thirty-two (32) market-rate TRE's along with thirty-two (32) TDR's to the Oceanside Property pursuant to the Development Order #02-07.
- c. After an equivalent number of deed restricted affordable housing units are established on the Summerland Palms Property, Summerland Investors is permitted to transfer market-rate TRE's associated with lawfully established mobile homes from the Summerland Palms Property sender site to the Oceanside Property receiver site pursuant to Monroe County Code Section 130-161.1.
- d. After an equivalent number of deed restricted affordable housing units are established on the Cudjoe Coco Palms Property, Coco Palms Developers is permitted to transfer the market-rate TRE's associated with lawfully established mobile homes from the Cudjoe Coco Palms Property sender site to the Oceanside Property receiver site pursuant to Monroe County Code Section 130-161.1.
- e. After an equivalent number of deed restricted affordable housing units are established on the Stock Island Suncrest Property, Suncrest is permitted to transfer the market-rate TRE's associated with lawfully established mobile homes

from the Stock Island Suncrest Property sender site to the Oceanside Property receiver site pursuant to Monroe County Code Section 130-161.1.

f. After ~~an equivalent number of one (1)~~ deed restricted affordable housing units are established unit is identified on the SmithSIH LLC Property, SmithSIH LLC is permitted to transfer the market-rate TRE associated with ~~the~~ lawfully established mobile home from the SmithSIH LLC Property sender site to the Oceanside Property receiver site pursuant to Monroe County Code Section 130-161.1.

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

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

- i. In addition to the already existing twenty-two (22) attached, market-rate residential dwelling units, up to ~~seventy-eight (78)~~ seventy-nine (79) new attached, market-rate residential dwelling units, each of which may be configured to include a separately rentable "lockout" consisting of no more than one (1) bedroom and one (1) bathroom, all of which may be used for vacation rental use, provided Oceanside Investors constructs and 1) installs and maintains a gated entrance and 2) establishes a homeowner's or property owner's association that expressly regulates or manages vacation rental uses.
- ii. A hotel with up to seventeen (17) new hotel rooms.
- iii. Eight (8) existing wet slips that have existed for over 40 years but have not been properly permitted. Twenty percent (20%) of Oceanside Investors' wet slips shall be restricted to use by commercial fishing vessels.
- iv. A restaurant with up to 150 seats and up to 3,859 square feet of floor area.
- v. Additional amenities ancillary and accessory to the vacation rental and hotel use, including a lobby, gatehouse, offices, fitness center, bath house, maintenance, housekeeping and watersports consisting of up to 9,352 square feet as depicted on plans submitted with this Agreement.
- vi. A marina store, dock master, and watersport offices consisting of up to 1,973 square feet as depicted on plans submitted with this Agreement.

vii. Parking areas and landscaping

viii. Public access is permitted to the Oceanside Property, Hickory House and Abandoned Road waterfront boardwalk as depicted on the conceptual site plan attached to this Agreement as Exhibit ~~29~~ 32, which shall be open to the public free of charge from 7:00 a.m. to dusk three hundred sixty-five (365) days per year. Oceanside Investors may establish and enforce reasonable rules related to use of the waterfront boardwalk and conduct by the public while using the waterfront boardwalk from 7 a.m. to dusk. Oceanside Investors agrees that no physical barrier may be erected to close off access or create the appearance that access during daylight hours is restricted. This condition shall survive the expiration of the Agreement.

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

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

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

~~I.J.~~ **Rental License.** Monroe County Code Section 23-85 requires each person engaged in the business of renting accommodations, including vacation rentals and other public lodgings licensed pursuant to Chapter 509, Florida Statutes, to pay a business tax and to obtain annually a business tax receipt for each place of business at which the rental occurs. Each of the new ~~seventy-eight (78)~~ seventy-nine (79) residential dwelling units and each of the lockouts within such units engaged in Vacation Rental use shall be deemed a "place of business" subject to taxation under Monroe County Code Section 23-85. Oceanside Investors, its successors and assigns, so long as all or a portion of the property is used for vacation rentals, shall pay the business tax imposed pursuant to Monroe County Code Section 23-85 for each vacation rental unit and for each lockout utilized for or held out as public lodging, in addition to the seventeen (17) hotel rooms. Pursuant to this Agreement, Oceanside Investors will be required to obtain a total of ~~one hundred seventy-three (173)~~ one hundred seventy-five (175) business tax receipts, consisting of one receipt for each dwelling unit, one receipt for each lockout, and one receipt for each hotel room and shall pay the business tax for each unit, lockout, and hotel room being utilized in the business of Vacation Rental annually. The tax collector may not accept the tax or issue receipts for the

business tax unless the vacation rentals are licensed pursuant to Ch. 509, Florida Statutes.

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

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

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

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

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

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

- b. Neither tourist housing use nor vacation rental use of the affordable housing units established on the Summerland Palms Property, Cudjoe Coco Palms

Property, or Stock Island Suncrest Property or SmithSIH LLC Property, or any other affordable housing resulting from this Agreement shall be allowed

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

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

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

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

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

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

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

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

**Summerland Palms Investors, LLC**

By: \_\_\_\_\_  
PRITAM SINGH, managing member

Date: \_\_\_\_\_

**Suncrest Investors, LLC**

By: \_\_\_\_\_  
PRITAM SINGH, managing member

Date: \_\_\_\_\_

**Oceanside Investors, LLC**

By: \_\_\_\_\_  
PRITAM SINGH, managing member

Date: \_\_\_\_\_

**Coco Palms Developers, LLC**

By: \_\_\_\_\_  
PRITAM SINGH, managing member

Date: \_\_\_\_\_

State of \_\_\_\_\_ )

)

County of \_\_\_\_\_ )

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_,  
| 2014<sup>5</sup>, by PRITAM SINGH, the managing member of Summerland Palms Investors, LLC,  
Suncrest Investors, LLC, Oceanside Investors, LLC and Coco Palms Developers, LLC. He is  
personally known to me and did not take an oath.

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

Smith

Stock Island Holdings LLC

By: \_\_\_\_\_  
Barton W. Smith, ~~individually~~ Member Manager

Date: \_\_\_\_\_

\_\_\_\_\_  
~~Paulina Smith, individually~~

Date: \_\_\_\_\_

\_\_\_\_\_  
~~Apolonia Czerniewska, individually~~

Date: \_\_\_\_\_

\_\_\_\_\_  
~~Stanislaw Czerniewska, individually~~

Date: \_\_\_\_\_

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2014~~5~~, by Barton W. Smith ~~and Paulina Smith,~~ as ~~husband and wife,~~ Apolonia Czerniewska and Stanislaw Czerniewska. ~~Each~~ Member Manager of Stock Island Holdings LLC. He is personally known to me and did not take an oath.

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

**Monroe County**

**Monroe County Board of County  
Commissioners**

\_\_\_\_\_

Date

\_\_\_\_\_

MAYOR SYLVIA MURPHY

ATTEST: AMY HEAVILIN, CLERK

\_\_\_\_\_

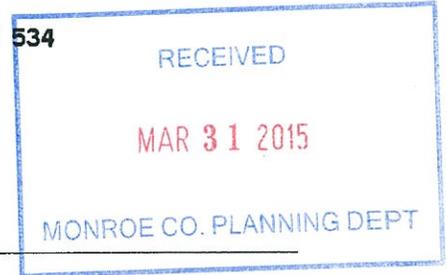
DEPUTY CLERK

Doc# 2003788 10/31/2014 4:02PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

10/31/2014 4:02PM  
DEED DOC STAMP CL: Krys \$9,800.00

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: 2014-151  
Will Call No.:

Doc# 2003788  
Bk# 2710 Pg# 534



\$1,400,000.00

Parcel Identification No. 00126770-000000

[Space Above This Line For Recording Data]

## Warranty Deed

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

**This Indenture** made this 31st day of October, 2014 between **Adrian I. Goodrich and Terri A. Goodrich, as husband and wife** whose post office address is **PO Box 491616, Leesburg, FL 34749** of the County of **Lake, State of Florida**, grantor\*, and **Stock Island Holdings, LLC, a Florida limited liability company** whose post office address is **138 Simonton 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:

**Lots 19, 20, 21, 22, and 23 of Block 53, according to George L. McDonald's plat or subdivision of Government Lots 1, 2, 3, 4, 5, and 6 of Section 35, Government Lot 2 of Section 36, Government Lot 3 of Section 26 and Government Lot 2 of Section 34, Township 67 South of Range 25 East, on Stock Island Monroe County Florida recorded in Plat Book 1, Page 55 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: Adrian I. Goodrich

[Signature] (Seal)  
Adrian I. Goodrich

Witness Name: Will Langley

Witness Name: Adrian I. Goodrich

[Signature] (Seal)  
Terri A. Goodrich

Witness Name: Will Langley

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 31st day of October, 2014 by Adrian I. Goodrich and Terri A. Goodrich, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public

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

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

Monroe County - Growth Management - Web Map Application

Print Find RE Number Find AK Number Search Owner Name 1:1,155 Go

Results  
Clear All  
00126770-000000 (1)  
Parcels (1)  
00126770-000000  
OBJECTID {OBJE  
RECHAR 00126  
PARCELNO 3567

Map Contents  
MonroeCountySDE\_Environmental\_Lay  
Overview  
MCPA  
Habitat 2009  
Tier Overlay District  
Zoning  
Future Land Use Map (FLUM)  
2006 Orthophotography  
2009 Orthophotography  
2012 Image catalog



EXHIBIT 31

Monroe County - Growth Management - Web Map Application

Print Find RE Number Find AK Number Search Owner Name 1:1,155 Go

Results  
Clear All  
00126770-000000 (1)  
Parcels (1)  
00126770-000000  
OBJECTID {OBJE  
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Map Contents  
MonroeCountySDE\_Environmental\_Lay  
Overview  
MCPA  
Habitat 2009  
Tier Overlay District  
Zoning  
Future Land Use Map (FLUM)  
2006 Orthophotography  
2009 Orthophotography  
2012 image catalog

The map displays an aerial view of a residential area with several colored overlays. A large red area is labeled 'MC' in the center. To the left, a green area is labeled 'RC'. Below the red area, a yellow-green area is labeled 'RM'. At the bottom, a dark green area is labeled 'RH'. A grey rectangular box highlights a specific parcel within the red area. The interface includes a search bar at the top with the value '1:1,155' and a 'Go' button. On the left, there are two panels: 'Results' showing search criteria and 'Map Contents' showing a list of map layers with checkboxes. Navigation icons are visible on the left side of the map area.

EXHIBIT 31

MAR 31 2015

MONROE CO. PLANNING DEPT



**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: 1160971 Parcel ID: 00126770-000000**

**Ownership Details**

**Mailing Address:**  
STOCK ISLAND HOLDINGS LLC  
138 SIMONTON ST  
KEY WEST, FL 33040-6627

**Property Details**

**PC Code:** 28 - PARKING LOTS, MOBILE HOME PARKS  
**Millage Group:** 110A  
**Affordable Housing:** No  
**Section-Township-Range:** 35-67-25  
**Property Location:** 5350 3RD AVE SOUTH STOCK ISLAND  
**Subdivision:** MALONEY SUBD  
**Legal Description:** BLK 53 LTS 19-20-21-22-23 STOCK ISLAND MALONEY SUB PB1-55 G57-264/265 G58-484/485 OR717-442 OR766-1599 OR818-1976Q/C OR884-524 OR929-1853/54 OR970-1423/1424 OR1201-402 OR1800-815/16C OR2710-534/535

Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
02RV - REC VEHICLE PARK	0	0	37,500.00 SF

### Building Summary

Number of Buildings: 7  
 Number of Commercial Buildings: 0

Total Living Area: 3616  
Year Built: 1993

### Building 1 Details

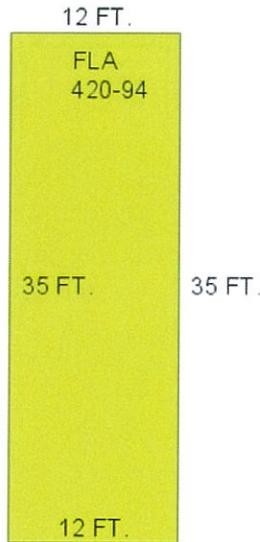
Building Type <u>R1</u>	Condition <u>G</u>	Quality Grade 250
Effective Age 11	Perimeter 94	Depreciation % 10
Year Built 1996	Special Arch 0	Grnd Floor Area 420
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover ASPHALT SHINGL	Foundation CONC BLOCK
Heat 1 NONE	Heat 2 NONE	Bedrooms 1
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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	11:VINYL SIDING	1	1996	N	0.00	0.00	420

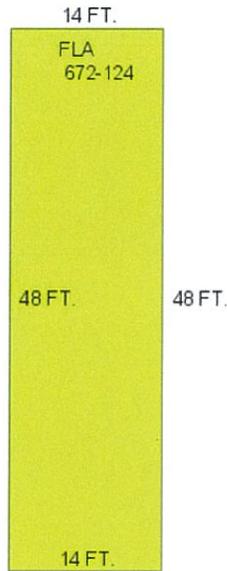
### Building 2 Details

Building Type <u>R1</u>	Condition <u>G</u>	Quality Grade 250
-------------------------	--------------------	-------------------



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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	8:METAL/ALUM	1	1996	N	0.00	0.00	672

### Building 4 Details

Building Type R1	Condition G	Quality Grade 400
Effective Age 11	Perimeter 92	Depreciation % 10
Year Built 2002	Special Arch 0	Grnd Floor Area 408
Functional Obs 0	Economic Obs 0	

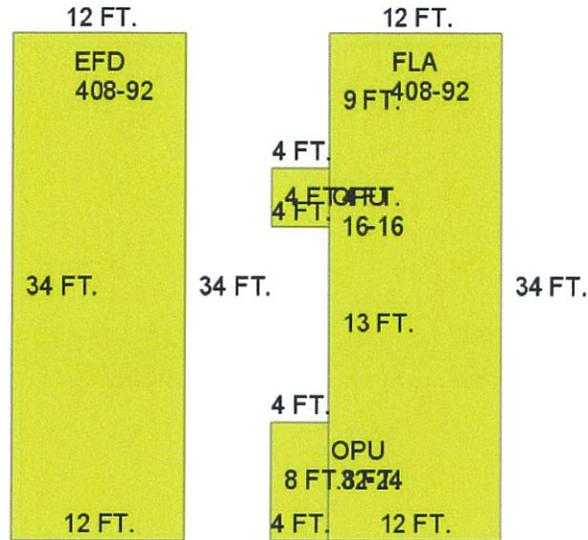
Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP	Roof Cover ASPHALT SHINGL	Foundation CONC PILINGS
Heat 1 NONE	Heat 2 NONE	Bedrooms 1
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





Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	EFD		1	2002			0.00	0.00	408
2	FLA	11:VINYL SIDING	1	2002		Y	0.00	0.00	408
3	OPU		1	2002			0.00	0.00	16
4	OPU		1	2002			0.00	0.00	32

**Building 6 Details**

Building Type R1  
 Effective Age 11  
 Year Built 2002  
 Functional Obs 0

Condition G  
 Perimeter 120  
 Special Arch 0  
 Economic Obs 0

Quality Grade 400  
 Depreciation % 10  
 Grnd Floor Area 644

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

Roof Type GABLE/HIP  
 Heat 1 NONE  
 Heat Src 1 NONE

Roof Cover ASPHALT SHINGL  
 Heat 2 NONE  
 Heat Src 2 NONE

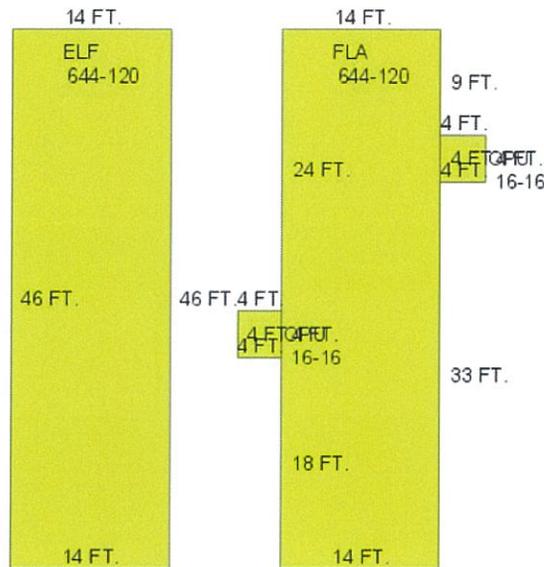
Foundation CONC PILINGS  
 Bedrooms 2

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





Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	ELF		1	2002		0.00	0.00	644
2	FLA	11:VINYL SIDING	1	2002	Y	0.00	0.00	644
3	OPU		1	2002		0.00	0.00	16
4	OPU		1	2002		0.00	0.00	16

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	610 SF	122	5	1980	1981	2	30
2	CL2:CH LINK FENCE	1,520 SF	152	10	1980	1981	1	30
3	CC2:COM CANOPY	1,224 SF	68	18	1980	1981	3	40
4	ET5:ELEV TR COLUMN	10 UT	0	0	1995	1996	1	60
5	MH3:TRAILER PORCH	38 SF	0	0	1995	1996	2	50
6	PT3:PATIO	132 SF	22	6	1995	1996	2	50
7	ET5:ELEV TR COLUMN	10 UT	0	0	1995	1996	1	60
8	MH3:TRAILER PORCH	38 SF	0	0	1995	1996	2	50
9	PT3:PATIO	38 SF	0	0	1995	1996	2	50
10	ET5:ELEV TR COLUMN	12 UT	0	0	1995	1996	1	60

Appraiser Notes

SUNNY ISLE TRAILER PARK . THE REAL PROPERTY PICKED FOR THE FIRST TIME FOR THE 97 ROLL 2/14/2003 ADDED 4 NEW TR. D.M.J.

FOR THE 2015 TAX ROLL LOT 18 IS NO LONGER BEING ASSESSED UNDER THIS PARCEL ACCOUNT NUMBER. THIS IS DUE TO THE SALE IN OCTOBER 2014 EXCLUDING LOT 18 FROM THE TRANSFER. LOT 18 IS NOW BEING ASSESSED UNDER RE 00126770-000100 AK 9102735.

### Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	09100453	02/02/2009	04/04/2012	1,000	Commercial	RUN NEW LATERAL SEWER LINE
	10105595	09/20/2010	04/04/2012	0		REPLACE CAST IRON SEWER LINE IN PARK
	10106480	10/27/2010	04/04/2012	0	Commercial	REPLACE 25 FT CAST IRON PIPE WITH PVC
	14105550	12/12/2014	02/12/2015	10,000		REPAIR LEAK ON EXSISTING SEWER
1	96-0688	10/01/1996	10/01/1996	1	Commercial	MOBILE HOME REPLACEMENT
1	96-0674	10/01/1996	10/01/1996	1	Commercial	MOBILE HOME REPLACEMENT
1	95-1826	02/01/1996	10/01/1996	150	Commercial	DEMO-TRAILER NO PERMIT
	96-0313	02/01/1996	10/01/1996	4,300	Commercial	MOBILE HOME REPLACEMENT
5	00/4916	12/05/1920	01/01/2001	1,900	Commercial	DEMO 792SF MOBILE
6	00/4339	12/05/2000	03/22/2001	8,000	Commercial	REPLACE MOBILE 408SF'
7	105130	08/30/2001	10/31/2002	12,000	Commercial	REPLACE TR & C.O.
8	105128	08/30/2001	10/31/2002	12,000	Commercial	NEW TR & C.O.
9	105131	08/30/2001	10/31/2002	12,000	Commercial	NEW TR & C.O.
10	02/1841	05/14/2002	10/31/2002	17,000	Commercial	REPLACE MOBILE -#4
11	02/2760	06/27/2002	10/31/2002	2,000	Commercial	DEMO #-3 5324 3RD.ST
12	02/2924	07/25/2002	10/31/2002	15,000	Commercial	REPLACE #3

### 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	323,638	18,039	644,679	609,202	609,202	0	609,202
2013	327,457	18,200	668,556	609,202	609,202	0	609,202
2012	331,337	18,306	668,556	627,614	627,614	0	627,614
2011	331,276	18,465	668,556	629,457	629,457	0	629,457
2010	334,824	18,626	286,628	629,457	629,457	0	629,457
2009	338,372	18,730	412,000	629,457	629,457	0	629,457
2008	341,919	18,890	1,350,000	874,162	874,162	0	874,162
2007	475,489	18,918	2,025,000	874,162	874,162	0	874,162
2006	530,974	19,024	1,800,000	2,349,998	2,349,998	0	2,349,998
2005	355,190	19,183	1,800,000	2,174,373	2,174,373	0	2,174,373
2004	331,283	20,170	450,000	801,453	801,453	0	801,453
2003	331,283	20,825	450,000	802,108	802,108	0	802,108
2002	84,706	21,811	450,000	556,518	556,518	0	556,518

2001	84,706	22,523	283,500	390,730	390,730	0	390,730
2000	84,706	21,132	283,500	389,339	389,339	0	389,339
1999	84,706	21,749	238,500	344,955	344,955	0	344,955
1998	56,471	15,120	238,500	310,091	310,091	0	310,091
1997	56,471	15,570	238,500	310,541	310,541	0	310,541
1996	0	10,320	238,500	248,820	248,820	0	248,820
1995	0	10,677	238,500	249,177	249,177	0	249,177
1994	47,183	11,204	238,500	296,887	296,887	0	296,887
1993	47,183	11,561	238,500	297,244	297,244	0	297,244
1992	47,183	12,066	238,500	297,749	297,749	0	297,749
1991	47,183	12,445	238,500	298,128	298,128	0	298,128
1990	47,183	12,950	157,140	217,273	217,273	0	217,273
1989	47,183	13,307	157,140	217,630	217,630	0	217,630
1988	44,553	13,326	157,140	215,019	215,019	0	215,019
1987	43,371	13,671	157,140	214,182	214,182	0	214,182
1986	43,582	14,158	141,863	199,603	199,603	0	199,603
1985	42,170	14,523	135,000	191,693	191,693	0	191,693
1984	40,989	15,011	135,000	191,000	191,000	0	191,000
1983	8,415	159	135,000	143,574	143,574	0	143,574
1982	6,442	159	60,799	67,400	67,400	0	67,400

### 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
10/31/2014	2710 / 534	1,400,000	WD	02
6/1/1983	884 / 524	50,000	WD	U
8/1/1978	766 / 1599	90,000	00	Q

This page has been visited 578,422 times.

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

**File #:** 2014-175

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

**Applicant:** Oceanside Investors, LLC (2)

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

**Type of Application:** Development Agreement

**Key:** Stock Island

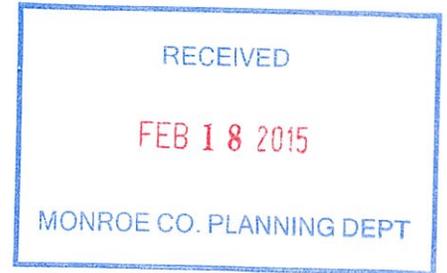
**RE:** 00127420.000000  
00127420.000100  
00126210.000000  
00126220.000000  
00126230.000000

**Additional Information added to File 2014-175**

# Island Breeze Home Inspections Inc.

SPECIALIZING IN PROFESSIONAL BUILDING ANALYSIS

Member of the Lower Keys Chamber of Commerce  
689 Powell Avenue  
Little Torch Key, Florida 33042  
Phone 305-872-7334 / Fax 305-872-9045  
Email [islandbreezehi@bellsouth.net](mailto:islandbreezehi@bellsouth.net)



September 18, 2012

Barton Smith  
624 Whitehead Street  
Key West, FL 33040

Dear Bart,

Attached is Home Inspection Report for the residential property located at Harbor Shores Unit 29, 6800 Maloney Avenue, Stock Island, FL 33040.

A Summary of Findings is located at the end of the report.

Please review the report and contact me if you have any questions.

Every reasonable effort was made to accurately report on the present condition of this property.

Thank you for choosing [Island Breeze Home Inspections, Inc.](#)

Sincerely,

Billy D. Morris  
Island Breeze Home Inspections, Inc.  
Florida Home Inspector License: HI342



# Home Inspection Report



Subject Property

Harbor Shores Unit 29  
6800 Maloney Avenue  
Stock Island, FL 33040

Client

Barton Smith  
624 Whitehead Street  
Key West, FL 33040

Report #

091812a

Prepared By

**Island Breeze Home Inspections Inc.**

689 Powell Avenue  
Little Torch Key, Florida 33042  
305-872-7334

Inspector: Billy D. Morris  
Florida License: HI342

This report is for the exclusive use of the above named client for this transaction only.

## TABLE OF CONTENTS

<u>Invoice</u>	1a
<u>Grounds</u>	2
<u>Structure</u>	4
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<u>Plumbing</u>	12
<u>Mechanical</u>	14
<u>Interior</u>	16
<u>Kitchen</u>	18
<u>Bathrooms</u>	20
<u>Laundry</u>	22
<u>Quick Reference - Summary of Noted Deficiencies</u>	23

Inspection report results, findings, and recommendations,  
are to be interpreted in conjunction with the inspectors' verbal review of the property.

# Invoice

## Island Breeze Home Inspections Inc.

689 Powell Avenue  
Littleton, Key, FL 33042

Phone # (305) 872-7334 Fax # (305) 872-9045

islandbreezehi@bellsouth.net

### Bill To

Barton Smith  
624 Whitehead Street  
Key West, FL 33040

Date

Invoice #

Terms

9/14/2012

091812a

Due on receipt

Service	Location	Rate	Area/Quantity	Amount
Home Inspection	Harbor Shores Condominium Unit 29, 6800 Maloney Avenue, Key West, FL 33040	325.00		325.00

Please make check to: Island Breeze Home Inspections Inc.

**Total**

\$325.00

**Payments/Credits**

\$-325.00

**Balance Due**

\$0.00

## GROUNDS

### Site Grading & Drainage:

- \* The overall site grading of the property, surrounding the perimeter of the structure, exhibits only minor elevation differences.
- \* The grading of the earth, around the immediate perimeter of the structure, (approximately 5-7 feet past the drip edge of the roof) should always be maintained with a slight gradual slope allowing run-off to drain away from the structure.
- \* The overall site grading appears to be functional.

### Bituminous Driveway:

- \* The bituminous driveway / parking surface was inspected for major defects or deficiencies.
- \* The bituminous driveway / parking area appears to be in satisfactory condition.

## GROUNDS

### Propane Tank:

- \* The propane tank, pressure reducer and accessible propane gas lines were visually inspected for condition and proper function.
- \* The propane tank, pressure reducer and accessible propane gas lines appear to be fully functional.

## STRUCTURE

### Wood Framed Structure:

- \* The structure is a single wide park style mobile home with a side addition constructed of wood framed materials.

### Masonry Pier Columns:

- \* The mobile home portion of the structure is elevated on masonry pier columns.
- \* The 16" x 16" masonry pier columns were inspected for major defects or deficiencies.
- \* The masonry pier columns are constructed of stacked column blocks.
- \* The accessible masonry pier columns are in satisfactory condition.

### Wood Pier Columns:

- \* The side addition to the mobile home is elevated on 6 x 6 wood pier columns.
- \* The wood pier columns were inspected for major defects or deficiencies.
- \* The accessible wood pier columns are in satisfactory condition.

### Up-Lift Resistance Straps:

- \* The mobile home up-lift resistance straps (anchors) were inspected for excessive rust, deterioration, or other major defects.
- \* The structures' accessible up-lift resistance straps exhibited moderate corrosion but appear to be in satisfactory condition.

## STRUCTURE

### Joist Floor Framing:

- \* The floor structure is constructed with joist floor framing members.
- \* The joists of the mobile home portion of the structure are mounted on a steel trailer chassis.
- \* The joist floor framing members were inspected for major defects or functional deficiencies.
- \* A portion of the joist floor framing members were in-accessible for visual inspection.
- \* The accessible joist floor framing members are in satisfactory condition.

### Plywood Sub-Flooring:

- \* The plywood sub-flooring materials were inspected for major defects or deficiencies.
- \* Portions of the structures' plywood sub-flooring materials are inaccessible for inspection.
- \* The accessible plywood sub-flooring materials appear to be in satisfactory condition.

### Exterior Wood Framed Walls:

- \* The structures' exterior wood framed walls were inspected for major defects or functional deficiencies.
- \* The structures' exterior wood framed walls appear to be in overall satisfactory condition.

## STRUCTURE

### Exterior Wall Coverings:

- \* The wall covering materials of the mobile home portion of the structure is textured sheet aluminum.
- \* The exterior wall covering materials were inspected for major defects or deficiencies.
- \* The exterior aluminum wall covering materials appear to be in satisfactory condition.

### Exterior T1-11 Wood Siding Wall Coverings:

- \* The exterior wall covering materials for the side addition are T1-11 panels
- \* The exterior T1-11 wood siding materials were inspected for major defects or deficiencies.
- \* The exterior T1-11 wall covering materials appear to be in satisfactory condition.

### Wood Framed Exterior Stairs:

- \* The structure's wood framed exterior stairs and associated handrail members, at the rear door, were inspected for major defects or functional deficiencies.
- \* The wood framed exterior stairs and associated handrail members appear to be in satisfactory condition.

### Concrete Exterior Stairs:

- \* The structure's concrete and masonry exterior front stairs and porch were inspected for major defects or functional deficiencies.
- \* The structure's concrete exterior stairs and porch appear to be in satisfactory condition.

## STRUCTURE

### Exterior Doors:

- \* The structures' exterior doors, jambs, hinges and latching mechanisms were inspected and test operated for fit function.
- \* The dead bolt, for the rear exterior door, failed to seat in the latch plate properly.
- \* The exterior doors are in otherwise satisfactory condition exhibiting no other functional defects.
- \* The front exterior door appears to be impact rated.

### Windows:

- \* The structures' windows were inspected and if possible test operated for proper function.
- \* The accessible windows operated and functioned properly.

### Storm Shutters:

- \* The mobile home portion of the structure is equipped with clam shell style storm shutters.
- \* The structure's storm shutters were inspected and evaluated.
- \* The structure's storm shutters appear to be in functional condition.

## ROOF

### Gable & Shed Style Roof Configurations:

- \* The style of the roof structure uses both gable and shed configurations.

### Inaccessible Roof Framing:

- \* The roof framing members were inaccessible for visual inspection.

### Inaccessible Roof Sheathing:

- \* The roof sheathing materials are inaccessible for visual inspection.

### Exposed Flashings & Penetrations:

- \* The exposed flashings and penetrations were inspected for proper installations and active moisture intrusions.
- \* The exposed flashings and penetrations appear to be leak free and functional.

### Metal V-Crimp Roof Covering Materials:

- \* The roof covering materials used on the side addition of this structure are metal v-crimp panels.
- \* The roof covering panels, ridge caps, and drip edges were inspected for major defects or deficiencies.
- \* The metal V-crimp roof covering materials appear to be approximately 13 +/- years old with an anticipated life expectancy of an additional 30 +/- years if properly maintained.
- \* No evidence of any active moisture intrusions were observed.
- \* With the rainy season's frequent wind driven rains, it is not possible to guarantee that the roof covering materials have not leaked in the past or will not leak in the future.
- \* The metal v-crimp roof covering materials are in satisfactory condition.

## ROOF

### Fibrous Shingle Roof Covering Materials:

- \* The roof covering materials used on the mobile home portion of this structure are 3-tab fibrous shingles.
- \* The fibrous shingle roof covering materials and associated roofing components were inspected for major defects or functional deficiencies.
- \* The fibrous shingle roof covering materials appear to be approximately 13/- years old with an anticipated life expectancy of an additional 13 +/- years if properly maintained.
- \* No evidence of any active moisture intrusions were observed.
- \* With the rainy season's frequent wind driven rains, it is not possible to guarantee that the roof covering materials have not leaked in the past or will not leak in the future.
- \* The fibrous shingle roof covering materials appear to be in satisfactory condition.

## ELECTRICAL

### Underground Main Electrical Service:

- \* The main electric service appears to be a three conductor, 100 amp, 120v / 240v split single phase service.
- \* The main electrical service enters the structure by means of an underground service lateral from an electric distribution center located at the rear of the property.
- \* Electric load and demand calculations are beyond the scope of this inspection.
- \* The main electrical service appears to be in satisfactory condition.

### Circuit Breaker Protected, Interior Distribution Panels:

- \* An interior circuit breaker protected electric distribution panel is located in the master bedroom.
- \* The interior electric distribution panel, conductors and overcurrent protection devices were inspected for major defects and overfusing.
- \* Copper conductors energize the main and branch circuits.
- \* There are 9 single pole, 120v circuits, in the distribution panel.
- \* There are 2 double pole, 240v circuits in the distribution panel.
- \* The electrical conductors & overcurrent protection devices appear to be properly sized.
- \* The electric distribution panel branch circuits appear to be properly labeled. (unable to confirm labeling accuracy)
- \* The distribution panel enclosure was noted as being moisture and debris free.
- \* The circuit breaker protected interior electric distribution panel appears to be in satisfactory condition.

### Circuit Breaker Protected, Sub-Panels:

- \* A circuit breaker protected sub-panel is located in the side addition.
- \* The sub-panel, conductors and overcurrent protection devices were inspected for major defects and overfusing.
- \* The circuit breaker protected sub-panel and associated components appear to be fully functional.

## ELECTRICAL

### Polarity:

- \* The polarity of the structures' electrical outlets were tested.
- \* The polarity of the accessible receptacles were found to be correct.

### Fixtures:

- \* The electric fixtures were inspected and test operated.
- \* The electric fixtures are in satisfactory condition.

### Switches:

- \* The electric switches were inspected and test operated.
- \* A switch, in the master bedroom for the bathroom lights, operated intermittently.
- \* Replacement of this switch is recommended.
- \* The remaining electric switches are in satisfactory condition.

## PLUMBING

### Public Water Source:

- \* The source of the properties water supply is from the Florida Keys Aqueduct Authority.

### Main Valve & Water Meter:

- \* The plumbing main valve and volume usage meter were inspected for major defects or active leaks.
- \* The meter and main valve are located under the mobile home near the rear.
- \* In case of a plumbing emergency the structures' water supply can be controlled with this valve.

### Main Line:

- \* The main plumbing line is inaccessible for visual inspection, due to its' underground penetration.
- \* The main line was evaluated based on function and operation.
- \* Monitoring of the water meter indicated no pressure loss / leaks occurring between the main inlet valve and the interior plumbing fixtures.
- \* The plumbing main line functions properly.

### Supply Lines:

- \* The plumbing supply lines were inspected for proper function and major defects.
- \* Portions of the plumbing supply lines are not accessible for visual inspection.
- \* Portions of the plumbing supply lines were observed to be polybutylene.
- \* The accessible plumbing supply lines appear to be in satisfactory condition exhibiting no functional defects.

## PLUMBING

### Plumbing Drain & Vent Lines:

- \* The structures' plumbing waste, drain & vent lines were inspected and evaluated for proper function.
- \* Portions of the waste, drain & vent lines are inaccessible for inspection.
- \* The actual termination point of the waste & drain line was not determined and is beyond the scope of this inspection.
- \* Plumbing waste drain & vent lines appear to be fully functional on the date of this inspection.

### Electric Water Heaters:

- \* An electric water heater is installed behind a panel in the master bedroom bathroom.
- \* The 19 gallon, 120v electric, water heater was inspected and test operated.
- \* Date of manufacture was 2005.
- \* A cold water shut-off valve is installed.
- \* A Temperature Pressure Relief valve is installed with a proper extension to drain to the exterior.
- \* The water heater is a sealed unit, and the life expectancy of the internal tank and heating elements could not be determined.
- \* The electric water heater operated and functioned properly on the date of this inspection.

## MECHANICAL

### Self Contained Central Air Conditioner:

- \* The structure is equipped with a self contained style central air conditioner.
- \* The self contained central air conditioner was inspected and test operated.
- \* The self contained air conditioner is 2 1/2 tons in capacity with a manufacture date of 2005.
- \* The self contained air conditioner is mounted on a level plane.
- \* The self contained central air conditioner operated and functioned properly on the date of this inspection.

### Power Source:

- \* A 240 volt power source energizes the central AC system.

### Thermostat Controls:

- \* The thermostat controls, for the central AC system, were test operated.
- \* The AC system thermostat controls operated and functioned properly in both cooling and heating modes.

### Distribution Ducts:

- \* The output distribution ducts, from the AC air handler unit, were evaluated for proper function and integrity.  
Portions of the ductwork are inaccessible for inspection.
- \* The accessible AC ductwork is functional.

### Measurement of Differential Output & Return Air Temperatures:

- \* The cooling mode differential temperature, between a mechanical systems' output air temperature and the mechanical systems' return air temperature is a good indicator of the system performance.
- \* Normal differential temperatures can be expected to be in excess of 16 degrees Fahrenheit.
- \* The monitored cooling mode differential temperature measured 20 degrees Fahrenheit indicating a properly operating AC system.

## MECHANICAL

### Electric Heat Strip:

- \* The heating components are incorporated into the central AC systems' air handler unit.
- \* The heating components appeared to be fully operational on the date of this inspection.

## INTERIOR

### Interior Doors:

- \* The interior doors, hinges and latching mechanisms were inspected and if possible test operated for fit and function.
- \* Trim was observed to be missing around the frame of the guest bedroom entrance door.
- \* The interior doors, hinges and latching mechanisms otherwise operated and functioned properly.

### Interior Walls:

- \* The interior walls were inspected for major defects or deficiencies.
- \* Occupants furnishings and belongings' prohibit full view and inspection of portions of the interior wall surfaces.
- \* The interior walls appear to be in satisfactory condition.

### Ceilings:

- \* The ceiling surfaces were inspected for surface condition.
- \* The ceiling surfaces overall are in satisfactory condition.

### Floors:

- \* The floor covering materials were inspected for major defects or deficiencies.
- \* Occupants furnishings and belongings, prohibit full view and access to portions of the floor covering materials.
- \* The accessible floor covering materials appear to be in satisfactory condition.

### Ceiling Fans:

- \* The ceiling fans were inspected and test operated to ensure properly balanced operation.
- \* The ceiling fans operated and functioned properly.

## INTERIOR

### Functional Smoke Detectors:

- \* The smoke detectors were inspected and test operated to ensure proper function.
- \* The smoke detectors properly responded to testing.

## KITCHEN

### Kitchen Sinks:

- \* The kitchen sink was inspected and test operated.
- \* The supply lines and drain function were evaluated.
- \* The kitchen sink basin exhibited heavy wear on the enamel finish.
- \* The kitchen sink basin, fixture, supply and drain lines are in otherwise satisfactory condition exhibiting no functional defects.

### Functional Refrigerators / Freezers:

- \* The refrigerator / freezer was inspected for overall condition and proper operation.
- \* The refrigerator / freezer is in satisfactory condition exhibiting no functional defects.

### Functional Propane Fired Stoves / Ovens:

- \* The propane fired stove and oven were inspected and test operated.
- \* The stove top burners must be manually ignited.
- \* The propane fired stove and oven is in satisfactory condition exhibiting no functional defects.

### Functional Hood Vent:

- \* The hood vent and light assembly was inspected and test operated.
- \* The hood vent and light assembly operated and functioned properly.
- \* The hood vent appears to exhaust to the exterior.

### Non-Functional Dishwasher:

- \* The dishwasher was inspected.
- \* The dishwasher was found un-plugged from the associated electric outlet.
- \* The dishwasher was not test operated.
- \* Replacement of the dishwasher is recommended.

## KITCHEN

### Cabinets & Counter Tops:

- \* The cabinets and counter tops were inspected for major defects.
- \* The hinges, latching mechanisms and shelving were also inspected.
- \* The cabinets and counter tops exhibited heavy wear but are in functional condition.

### Suggest Installation of Ground Fault Circuit Interrupters:

- \* GFCI devices are designed to constantly monitor the current draw in all conductors of a particular circuit and in the event of an electrical emergency will detect an extremely small amount of imbalance in the electric current and shut-down the circuit before a dangerous electrical shock can occur.
- \* Although not considered a deficiency, the kitchen is not protected by GFCI outlets or GFCI circuit breakers.
- \* As a future upgrade, the installation of GFCI outlets is suggested.

## BATHROOMS

### Showers & Bathtubs:

- \* The bathtub and shower enclosures were inspected and test operated for proper function.
- \* The water control valves and drain function were evaluated.
- \* The bathtub and shower enclosures are in satisfactory condition exhibiting no functional defects.

### Bathroom Sinks:

- \* The bathroom sinks were inspected and test operated for proper function.
- \* The water control valves and drain functions were evaluated.
- \* The sink basins, fixtures and associated plumbing supply & drain lines are in satisfactory condition exhibiting no functional defects.

### Toilets & Water Closets:

- \* The toilets and associated water closets were inspected and test operated for proper function.
- \* Water supply shut-off valves are installed.
- \* The hall bathroom toilet bowl was observed to be loose to the floor.
- \* The toilet bowls and water closets are in otherwise satisfactory condition exhibiting no other functional defects.

### Functional Ventilation via Operable Window:

- \* The master bedroom bathroom achieves functional ventilation by means of an exterior window.

### Non-Functional Window Ventilation:

- \* The hall bathroom window failed to open on the date of this inspection.

## BATHROOMS

### Suggest Installation of Ground Fault Circuit Interrupters:

- \* GFCI devices are designed to constantly monitor the current draw in all conductors of a particular circuit and in the event of an electrical emergency will detect an extremely small amount of imbalance in the electric current and shut-down the circuit before a dangerous electrical shock can occur.
- \* The GFCI outlet, in the master bedroom bathroom, failed to trip when tested on the date of this inspection.
- \* As a future upgrade, the installation of new GFCI outlets in both bathrooms is suggested.

## LAUNDRY

### Clothes Washing Machine:

- \* A standard clothes washer and clothes dryer are installed in the laundry area.
- \* The clothes washing machine was inspected and run through a complete NORMAL wash cycle.
- \* The clothes washing machine operated and functioned properly on the date of this inspection.

### Washer Plumbing Supply Lines:

- \* The washers' plumbing supply lines and shut-off valves were inspected for major defects, deficiencies or active leaks.
- \* The clothes washers' plumbing supply lines and associated control valves appear to be in functional condition.

### Clothes Washer Drain Line:

- \* The washers' plumbing drain line was inspected and evaluated for proper function.
- \* The termination point of the washers' drain line could not be confirmed and is beyond the scope of this inspection.
- \* The clothes washer drain line appears to be fully functional.

### Electric Clothes Dryer:

- \* The electric clothes dryer was inspected and run through a complete NORMAL dry cycle.
- \* The electric clothes dryer operated and functioned properly on the date of this inspection.

### Functional Clothes Dryer Venting:

- \* The clothes dryer vent appears to be properly ducted to the exterior.
- \* The clothes dryer venting appears to be fully functional.

## SUMMARY

### Exterior Doors:

- \* The dead bolt, for the rear exterior door, failed to seat in the latch plate properly.

### Switches:

- \* A switch, in the master bedroom for the bathroom lights, operated intermittently.
- \* Replacement of this switch is recommended.

### Interior Doors:

- \* Trim was observed to be missing around the frame of the guest bedroom entrance door.

### Kitchen Sinks:

- \* The kitchen sink basin exhibited heavy wear on the enamel finish.

### Non-Functional Dishwasher:

- \* The dishwasher was inspected.
- \* The dishwasher was found un-plugged from the associated electric outlet.
- \* The dishwasher was not test operated.
- \* Replacement of the dishwasher is recommended.

### Toilets & Water Closets:

- \* The hall bathroom toilet bowl was observed to be loose to the floor.

### Non-Functional Window Ventilation:

- \* The hall bathroom window failed to open on the date of this inspection.

### Suggest Installation of Ground Fault Circuit Interrupters:

- \* The GFCI outlet, in the master bedroom bathroom, failed to trip when tested on the date of this inspection.
- \* As a future upgrade, the installation of new GFCI outlets in both bathrooms is suggested.

# County of Monroe Growth Management Division

**Planning & Environmental Resources**

**Department**

2798 Overseas Highway, Suite 410

Marathon, FL 33050

Voice: (305) 289-2500

FAX: (305) 289-2536



**Board of County Commissioners**

Mayor Danny L. Kolhage, Dist. 1

Mayor Pro Tem Heather Carruthers, Dist. 3

George Neugent, Dist. 2

David Rice, Dist. 4

Sylvia Murphy, Dist. 5

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

Date: 12.10.14

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

Dear Applicant:

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

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

Thank you.

Jail Creech

Planning Staff

## Creech-Gail

---

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

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Attached is the spreadsheet.

Bryan

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

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

[Monroe County - GIS](#)

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

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

---

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

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

00127420.000000  
00127420.000100  
00126210.000000  
00126220.000000  
00126230.000000

This is not a rush. Thanks for your help.

*Best Regards,  
Gail Creech  
Planning Commission Coordinator*



*Merry Christmas & Happy New Year!*

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

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

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

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

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

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

✓ APPELLIS MICHEL  
1414 NEWTON ST  
KEY WEST, FL 33040

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

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

✓ BACKWALL PARTNERS LLC  
3605 SOUTH BEACH DR  
TAMPA, FL 33629

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

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

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

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

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

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

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

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

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

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

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

✓ BENNETT GLENN  
6 EMERSON DR  
CINNAMINSON, NJ 08077-4050

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

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

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

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

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

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

✓ BLUEWATER INVESTMENT LP  
142 JFK DR  
ATLANTIS, FL 33462

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

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

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

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

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

BREINES STEVEN  
165 HORTON ST  
BRONX, NY 10464-1620

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

COUNTY OF MONROE  
1100 SIMONTON ST  
KEY WEST, FL 33040

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

COX STANLEY A  
1648 RICHMOND RD  
LEXINGTON, KY 40502

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

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

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

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

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

DBGB REV LIV TR  
26 HINA ST  
HILO, HI 96720

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

✓ MCCARTHY CHRISTOPHER  
P O BOX 406  
SANDOWN, NH 03873

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

✓ PRITZ DALE  
1832 SCHAWAN LN  
YORK, PA 17402

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**End of Additional File 2014-175**

APPLICATION  
MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



**Request for a Development Agreement**

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

Development Agreement Application Fee: \$12,900.00

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

Advertising Costs: \$245.00

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

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

**Property Owner:**

Oceanside Investors, LLC

Name

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

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

(305) 395-1610

Daytime Phone

[jallison@theallisonfirm.net](mailto:jallison@theallisonfirm.net)

Email Address

**Agent (if applicable):**

Barton W. Smith, Esq.

Name

138 - 142 Simonton Street, Key West, Florida 33040

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

(305) 296-7227

Daytime Phone

[bart@smithoropeza.com](mailto:bart@smithoropeza.com)

Email Address

**Legal Description of Property:**

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

**See Development Agreement already on file with County Planning Staff**

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

Real Estate (RE) Number

Alternate Key Number

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

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

Approximate Mile Marker

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

APPLICATION

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

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

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

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

See Development Agreement, First Amendment, and attached Second Amendment

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

See Development Agreement

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

See Development Agreement

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

See Development Agreement

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

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

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

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

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

APPLICATION

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

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

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

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

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

Signature of Applicant:  Date: 12-9-2014

Sworn before me this 9<sup>th</sup> day of December 2014



  
Notary Public  
My Commission Expires

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



## **SECOND AMENDMENT TO DEVELOPMENT AGREEMENT**

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

### **WITNESSETH:**

The Parties hereby agree as follows:

#### **I. RECITALS**

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

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

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

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

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

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

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

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

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

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

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

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

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

## II. PURPOSE

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

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

## III. TERMS OF AGREEMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Summerland Palms Investors, LLC**

By: \_\_\_\_\_  
PRITAM SINGH, managing member

Date: \_\_\_\_\_

**Suncrest Investors, LLC**

By: \_\_\_\_\_  
PRITAM SINGH, managing member

Date: \_\_\_\_\_

**Oceanside Investors, LLC**

By: \_\_\_\_\_  
PRITAM SINGH, managing member

Date: \_\_\_\_\_

**Coco Palms Developers, LLC**

By: \_\_\_\_\_  
PRITAM SINGH, managing member

Date: \_\_\_\_\_

State of \_\_\_\_\_ )

County of \_\_\_\_\_ )

County of \_\_\_\_\_ )

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

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

**Smith**

\_\_\_\_\_  
Barton W. Smith, individually

Date: \_\_\_\_\_

\_\_\_\_\_  
Paulina Smith, individually

Date: \_\_\_\_\_

\_\_\_\_\_  
Apolonia Czerniewska, individually

Date: \_\_\_\_\_

\_\_\_\_\_  
Stanislaw Czerniewska, individually

Date: \_\_\_\_\_

State of \_\_\_\_\_ )

)

County of \_\_\_\_\_ )

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

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

**Monroe County**

**Monroe County Board of County  
Commissioners**

\_\_\_\_\_

Date

\_\_\_\_\_

MAYOR SYLVIA MURPHY

ATTEST: AMY HEAVILIN, CLERK

\_\_\_\_\_

DEPUTY CLERK

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

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

### **SPECIAL WARRANTY DEED**

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

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

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

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

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

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

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

Max Labrada  
Print Name: Max Labrada

DACE BITTNER  
Print Name: DACE BITTNER

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

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

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



Brian Bennett  
Printed/Typed Name of Notary

My Commission Expires: 5/9/2014

**EXHIBIT A TO SPECIAL WARRANTY DEED**

Legal Description

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

PART A:

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

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

TOGETHER WITH

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

UPLAND TERMINUS BOUNDARY LINE:

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

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

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

PARCEL A:

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

AND ALSO

PARCEL B:

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

ALSO

PARCEL C:

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

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

ALSO

PARCEL D:

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

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

ALSO

PARCEL E:

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

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

ALSO

PARCEL F:

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

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

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

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

PARCEL G:

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

ALSO

PARCEL H:

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

PARCEL I:

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

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

ALSO

PARCEL J:

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

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

MISSING CALL OF EAST 376.50')

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

LESS (CONDOMINIUM):

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

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

LESS THE FOLLOWING PIERS:

**NORTH PIER:**

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

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

**MIDDLE PIER:**

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

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

**LESS THE FOLLOWING PIER:**

**SOUTH PIER:**

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

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

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

LESS THE FOLLOWING PARCEL:

DRY STORAGE:

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

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

## EXHIBIT B TO SPECIAL WARRANTY DEED

### Permitted Exceptions

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

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

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

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



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

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

## Property Record Card -

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

**Alternate Key: 1161624 Parcel ID: 00127420-000000**

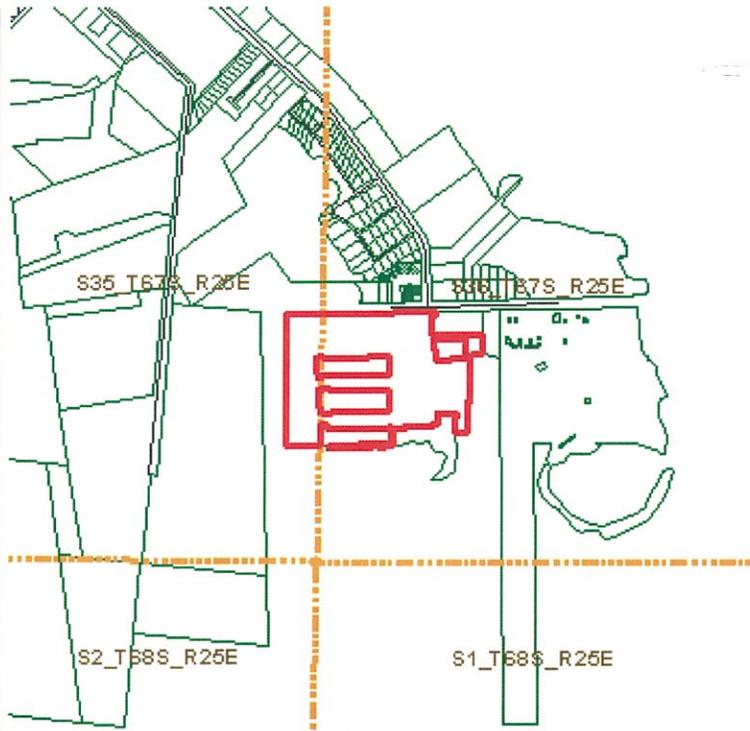
### Ownership Details

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

### Property Details

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

**Click Map Image to open interactive viewer**



### Land Details

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

### Building Summary

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

Year Built: 1969

## Building 1 Details

Building Type  
 Effective Age 23  
 Year Built 1969  
 Functional Obs 0

Condition A  
 Perimeter 142  
 Special Arch 0  
 Economic Obs 0

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

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

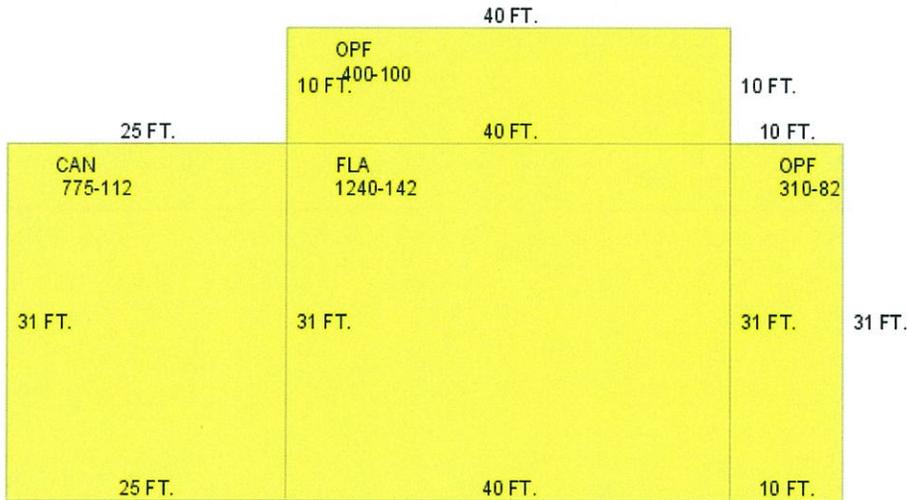
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

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

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



**Sections:**

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

**Interior Finish:**

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

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
3284	AVE WOOD SIDING	100

## Building 2 Details

**Building Type**  
 Effective Age 23  
 Year Built 1970  
 Functional Obs 0

**Condition A**  
 Perimeter 468  
 Special Arch 0  
 Economic Obs 0

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

**Inclusions:**

**Roof Type**  
 Heat 1  
 Heat Src 1

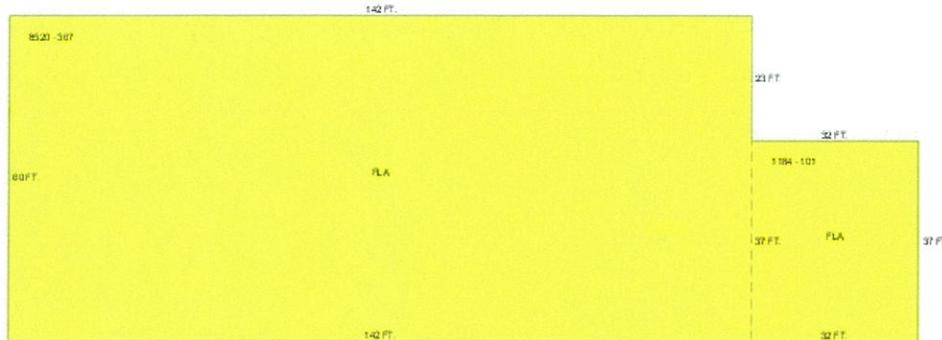
**Roof Cover**  
 Heat 2  
 Heat Src 2

**Foundation**  
 Bedrooms 0

**Extra Features:**

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

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



**Sections:**

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

**Interior Finish:**

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

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
3285	METAL SIDING	100

**Building 3 Details**

Building Type  
 Effective Age 15  
 Year Built 1969  
 Functional Obs 0

Condition A  
 Perimeter 800  
 Special Arch 0  
 Economic Obs 0

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

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

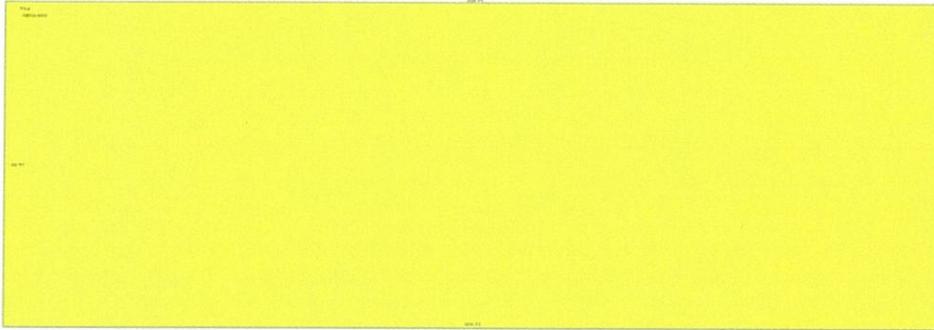
**Extra Features:**

2 Fix Bath 0

Vacuum 0

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

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



**Sections:**

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

**Interior Finish:**

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

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
3286	METAL SIDING	100

## Building 4 Details

Building Type  
 Effective Age 15  
 Year Built 1983  
 Functional Obs 0

Condition A  
 Perimeter 180  
 Special Arch 0  
 Economic Obs 0

Quality Grade 250  
 Depreciation % 20  
 Grnd Floor Area 988

**Inclusions:**

Roof Type  
 Heat 1

Roof Cover  
 Heat 2

Foundation  
 Bedrooms 0

**Heat Src 1**

**Extra Features:**

2 Fix Bath 0

3 Fix Bath 0

4 Fix Bath 0

5 Fix Bath 0

6 Fix Bath 0

7 Fix Bath 0

Extra Fix 18

**Heat Src 2**

Vacuum 0

Garbage Disposal 0

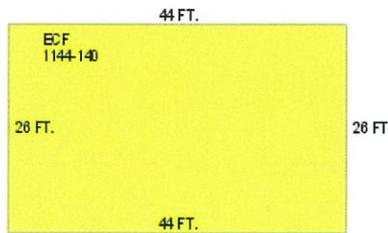
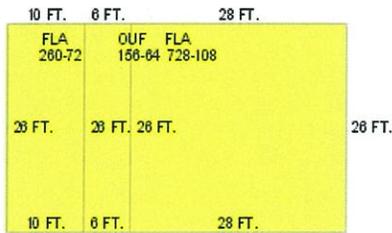
Compactor 0

Security 0

Intercom 0

Fireplaces 0

Dishwasher 0



**Sections:**

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

**Interior Finish:**

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

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
3287	METAL SIDING	100

## Building 5 Details

**Building Type**  
**Effective Age** 23  
**Year Built** 1975  
**Functional Obs** 0

**Condition** A  
**Perimeter** 60  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 250  
**Depreciation %** 30  
**Grnd Floor Area** 225

**Inclusions:**

**Roof Type**  
**Heat 1**  
**Heat Src 1**

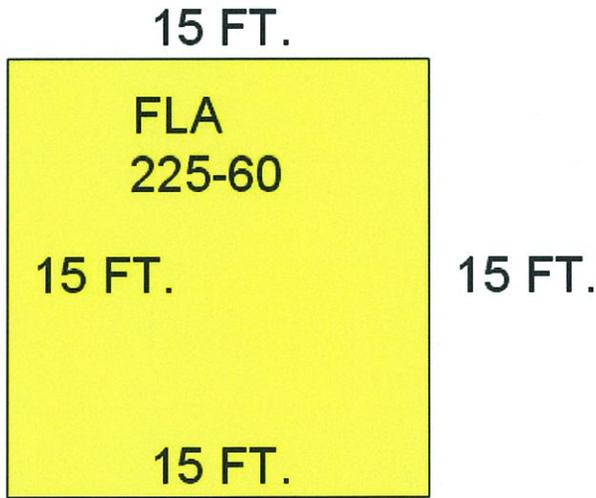
**Roof Cover**  
**Heat 2**  
**Heat Src 2**

**Foundation**  
**Bedrooms** 0

**Extra Features:**

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

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



**Sections:**

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

**Interior Finish:**

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

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
3288	AVE WOOD SIDING	100

## Building 6 Details

**Building Type**  
 Effective Age 13  
 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  
 3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 12

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		1	2003					480
0	FLA		1	2003					180
1	EUF		1	2003					4,996
2	FLA		1	2003					144

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

**Interior Finish:**

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

**Exterior Wall:**

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

**Misc Improvement Details**

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

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

## Appraiser Notes

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

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

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

## Building Permits

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

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

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

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

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

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

## Parcel Sales History

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

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

This page has been visited 24,046 times.

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



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

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

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

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

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

Alternate Key: 8884257 Parcel ID: 00127420-000100

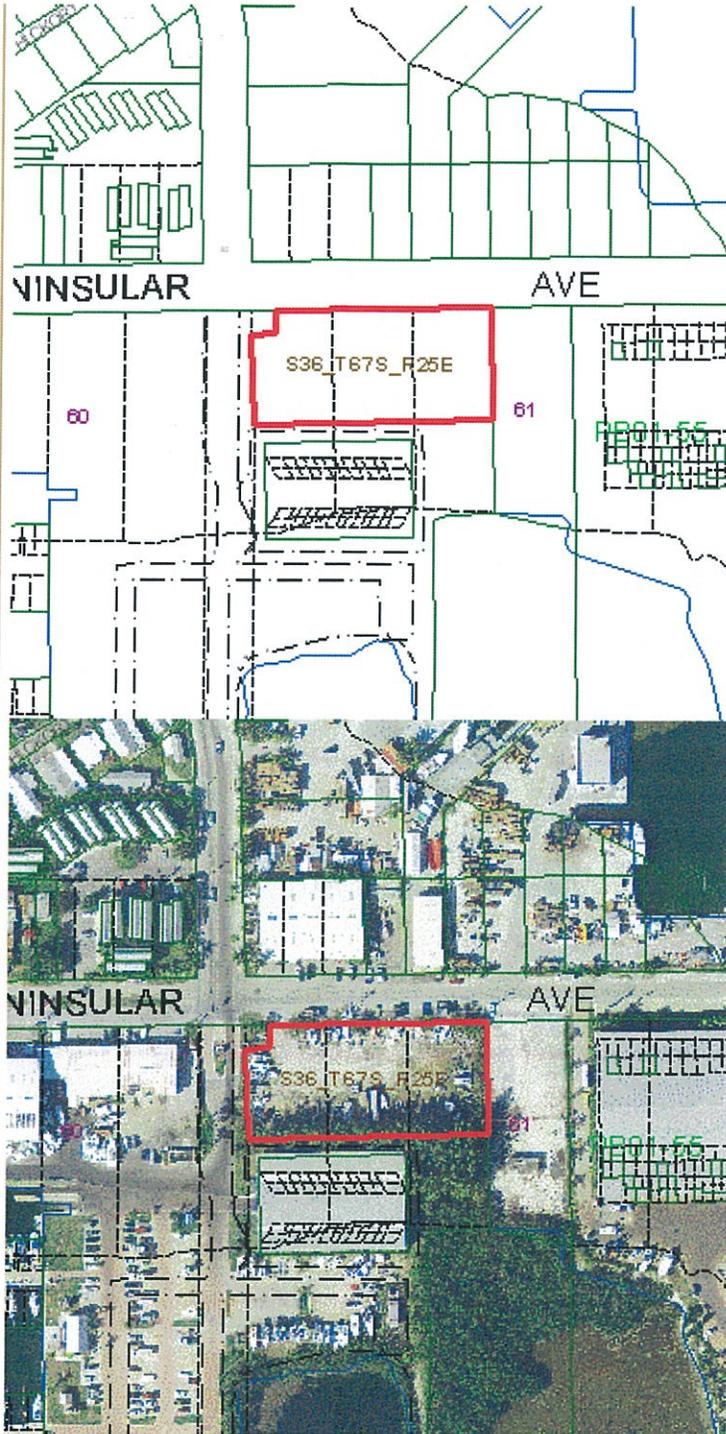
### Ownership Details

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

### Property Details

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

Click Map Image to open interactive viewer



### Land Details

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

### Appraiser Notes

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

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

## Building Permits

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

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

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

## Parcel Sales History

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

11/25/2014

Property Search -- Monroe County Property Appraiser

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

This page has been visited 65,190 times.

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



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**Property Appraiser**  
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Plantation Key (305) 852-7130

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

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

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

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

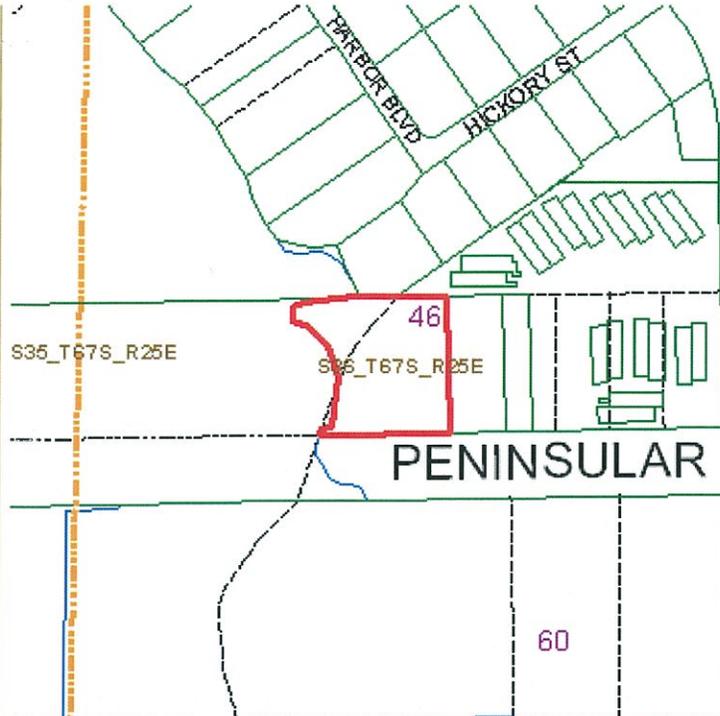
### Ownership Details

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

### Property Details

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

**Click Map Image to open interactive viewer**



### Exemptions

Exemption	Amount
14 - COUNTYLANDS	622,941.00

### Land Details

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

## Building Summary

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

## Building 1 Details

Building Type  
 Effective Age 50  
 Year Built 1958  
 Functional Obs 0

Condition E  
 Perimeter 462  
 Special Arch 0  
 Economic Obs 0

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

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

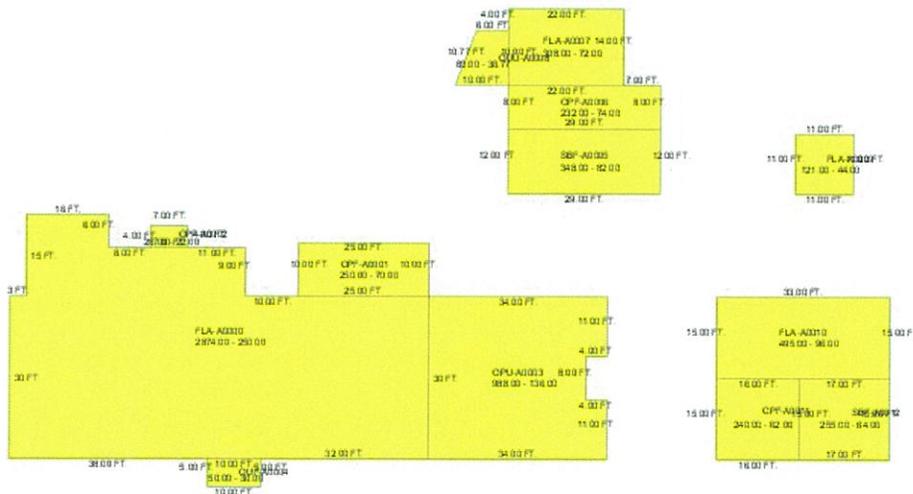
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

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

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



**Sections:**

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

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

Interior Finish:

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

Exterior Wall:

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

### Misc Improvement Details

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

### Appraiser Notes

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

## Building Permits

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

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	236,299	25,503	361,139	622,941	571,634	622,941	0
2013	236,299	25,503	374,514	636,316	519,668	636,316	0
2012	236,299	25,503	374,514	636,316	472,426	636,316	0
2011	236,299	25,503	374,514	636,316	429,479	636,316	0
2010	254,021	25,781	318,696	598,498	390,436	598,498	0
2009	254,021	25,921	75,000	354,942	354,942	354,942	0
2008	277,651	26,200	75,000	378,851	378,851	378,851	0
2007	196,147	23,576	390,000	609,723	609,723	609,723	0
2006	333,867	19,346	390,000	525,365	525,365	0	525,365
2005	247,085	19,466	225,000	491,551	491,551	0	491,551
2004	122,774	47,689	150,000	320,463	320,463	0	320,463
2003	122,774	48,526	120,000	291,300	291,300	0	291,300
2002	122,774	49,390	120,000	292,164	292,164	0	292,164
2001	122,774	49,971	105,000	277,745	277,745	0	277,745
2000	122,774	29,739	105,000	257,513	257,513	0	257,513
1999	122,774	30,240	105,000	258,014	258,014	0	258,014
1998	81,849	30,989	105,000	217,838	217,838	0	217,838
1997	81,849	31,807	105,000	218,656	218,656	0	218,656
1996	31,245	32,802	105,000	169,047	169,047	0	169,047
1995	31,245	33,439	105,000	169,684	169,684	0	169,684
1994	31,245	34,406	105,000	170,651	170,651	0	170,651
1993	77,215	23,720	108,000	208,935	208,935	0	208,935
1992	77,215	3,855	108,000	189,070	189,070	0	189,070
1991	77,215	3,945	108,000	189,160	189,160	0	189,160
1990	136,757	4,035	90,720	231,512	231,512	0	231,512
1989	136,712	4,080	90,720	231,512	231,512	0	231,512
1988	105,194	3,554	90,720	199,468	199,468	0	199,468
1987	72,176	3,713	90,720	166,609	166,609	0	166,609
1986	72,350	3,833	90,720	166,903	166,903	0	166,903
1985	71,161	3,993	52,000	127,154	127,154	0	127,154
1984	70,481	4,152	52,000	126,633	126,633	0	126,633

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

## Parcel Sales History

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

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

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



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

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

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

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## Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1160415 Parcel ID: 00126220-000000

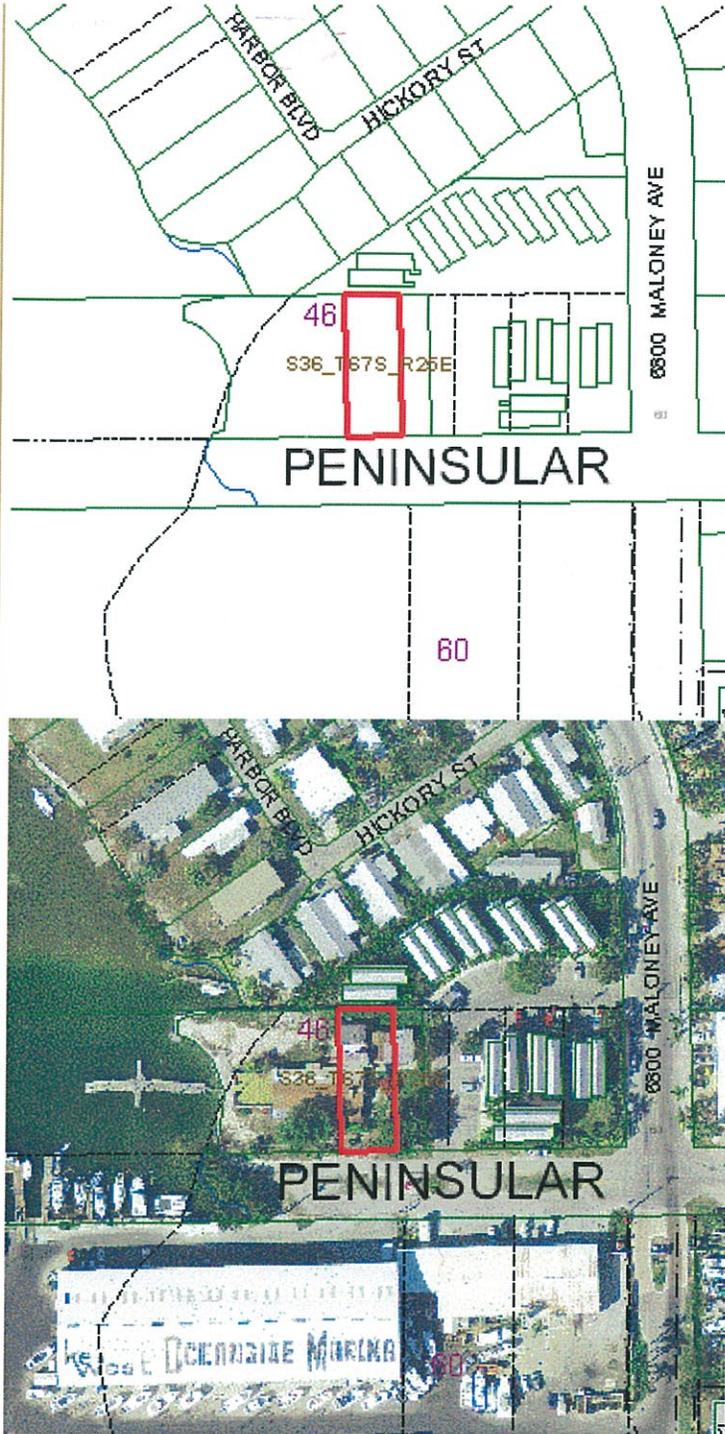
### Ownership Details

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

### Property Details

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

Click Map Image to open interactive viewer



### Exemptions

Exemption	Amount
14 - COUNTYLANDS	55,359.00

### Land Details

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

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	0	0	194,063	194,063	50,327	194,063	0
2013	0	0	201,250	201,250	45,752	201,250	0
2012	0	0	201,250	201,250	41,593	201,250	0
2011	0	0	201,250	201,250	37,812	201,250	0
2010	0	0	188,370	188,370	34,375	188,370	0
2009	0	0	31,250	31,250	31,250	31,250	0
2008	0	0	31,250	31,250	31,250	31,250	0
2007	0	0	93,750	93,750	93,750	93,750	0
2006	0	0	87,500	87,500	87,500	0	87,500
2005	0	0	62,500	62,500	62,500	0	62,500
2004	0	0	33,125	33,125	33,125	0	33,125
2003	0	0	33,125	33,125	33,125	0	33,125
2002	0	0	33,125	33,125	33,125	0	33,125
2001	0	0	33,125	33,125	33,125	0	33,125
2000	0	0	33,125	33,125	33,125	0	33,125
1999	0	0	33,125	33,125	33,125	0	33,125
1998	0	0	33,125	33,125	33,125	0	33,125
1997	0	0	33,125	33,125	33,125	0	33,125
1996	0	0	33,125	19,875	19,875	0	19,875
1995	0	0	33,125	33,125	33,125	0	33,125
1994	0	0	33,125	33,125	33,125	0	33,125
1993	0	0	33,125	33,125	33,125	0	33,125
1992	0	0	33,125	33,125	33,125	0	33,125
1991	0	0	33,125	33,125	33,125	0	33,125
1990	0	0	32,500	32,500	32,500	0	32,500
1989	0	0	32,500	32,500	32,500	0	32,500
1988	0	0	22,500	22,500	22,500	0	22,500
1987	0	0	22,500	22,500	22,500	0	22,500
1986	0	0	20,313	20,313	20,313	0	20,313
1985	0	0	18,750	18,750	18,750	0	18,750
1984	0	0	18,750	18,750	18,750	0	18,750
1983	0	0	18,750	18,750	18,750	0	18,750
1982	0	0	10,000	10,000	10,000	0	10,000

## Parcel Sales History

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

processed. Thank you for your patience and understanding.

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

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



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

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

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

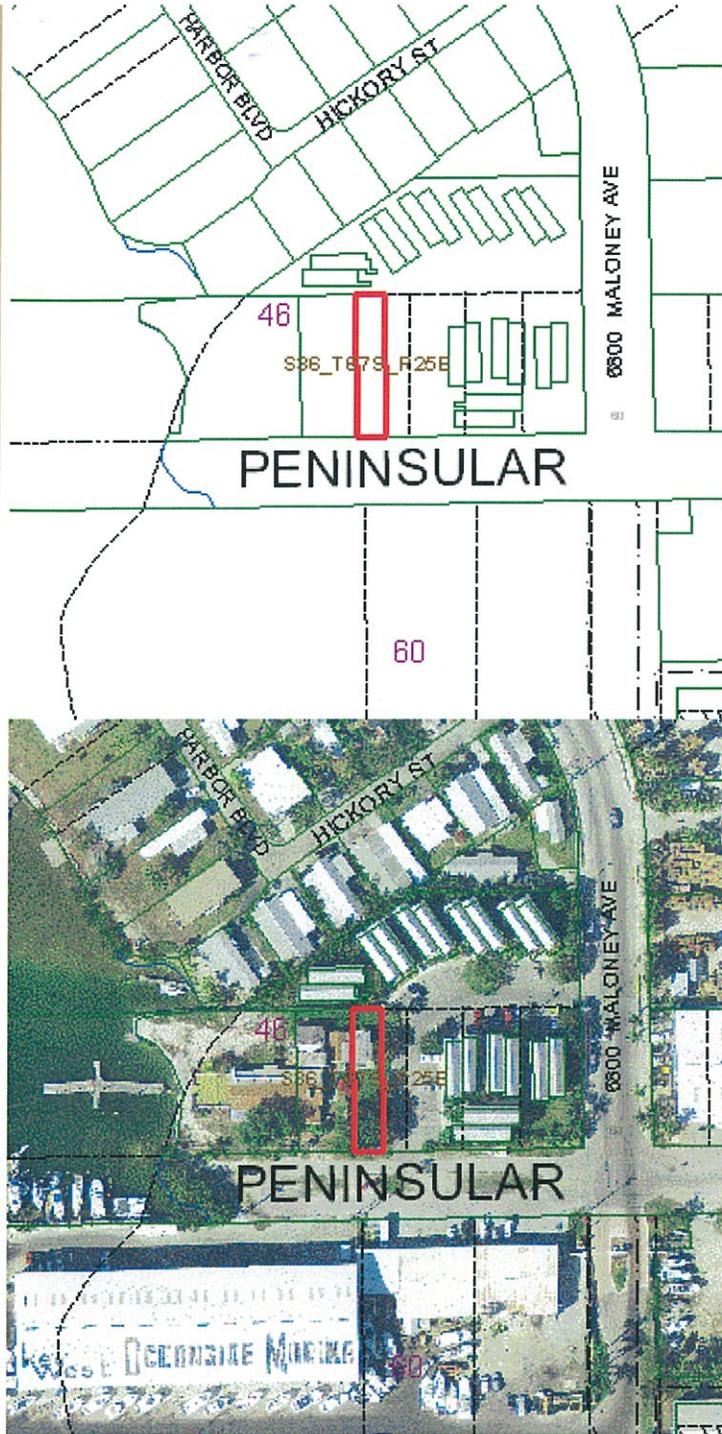
**Ownership Details**

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

**Property Details**

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

**Click Map Image to open interactive viewer**



### Exemptions

Exemption	Amount
14 - COUNTYLANDS	32,730.00

### Land Details

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

### Misc Improvement Details

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

### Building Permits

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

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

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

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

## Parcel Sales History

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

✓ BARBER BERENICE  
6900 MALONEY AVE  
KEY WEST, FL 33040

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

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

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

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

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

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

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

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

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

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

✓ PRITZ DALE  
1832 SCHAWAN LN  
YORK, PA 17402

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

~~CONFIDENTIAL DATA F.S. 119.07~~

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

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

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

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

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

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

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

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

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

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

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

✓ BLUEWATER INVESTMENT LP  
142 JFK DR  
ATLANTIS, FL 33462

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

✓ ~~O&M SLIPS LLC  
6810 FRONT ST  
KEY WEST, FL 33040-6040~~

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

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

~~BEHMKE JOHN J AND KAY D  
PO BOX 344  
KEY WEST, FL 33041-0344~~

✓ WEYMOUTH LISA A  
P O BOX 791249  
PAIA, HI 96779

✓ SHEFFLER BARBARA K  
2510 CHAGRIN RIVER RD  
CHAGRIN FALLS, OH 44022-6600

✓ CROWE TIMOTHY J AND DEBORAH R  
1707 PATRICIA ST  
KEY WEST, FL 33040

✓ COLLINS J FRED  
63 DOLPHIN COVE QUAY  
STAMFORD, CT 06902-7715

✓ PORTER POWELL DOUGLAS  
95510 OVERSEAS HWY  
KEY LARGO, FL 33037

✓ SHIELD LINDA DEC TR 7/7/97  
920 VIRGINIA ST  
KEY WEST, FL 33040

~~BENEDETTO GEORGE  
4421 JEFFERSON HWY  
JEFFERSON, LA 70121-1308~~

✓ ~~ROGGERO HARRY J JR LIVING TRUST  
10/1/2012  
21 PARKER AVE  
NEWPORT, RI 02840-6940~~

~~FOLEY WALTER AND KAY TRUST 4/16/07  
C/O FOLEY WALTER A AND MURLYN KAY  
TRUSTEES  
875 WEST LOOP 304  
CROCKETT, TX 75835~~

✓ RICHARDS LIVING TRUST 7/20/2007  
C/O RICHARDS DEAN ALLEN JR TRUSTEE  
1214 VON PHISTER ST  
KEY WEST, FL 33040

~~SCHOEPKE CRAIG A AND NANCY C  
29550 WEST CAHILL CT  
BIG PINE KEY, FL 33043~~

✓ COX STANLEY A  
1648 RICHMOND RD  
LEXINGTON, KY 40502

✓ CALYPSO WATER SPORTS AND CHARTERS  
257 ATLANTIC BLVD  
KEY LARGO, FL 33037

✓ GAP PROPERTIES OF SW FLORIDA 1 INC  
4737 OAK RUN DR  
SARASOTA, FL 34243

✓ OYSTER POINT PROPERTIES LLC  
105 E ST  
HAMPTON, VA 23661

✓ RICE DAVID P AND MARY L  
133 MOCKINGBIRD LN  
MARATHON, FL 33050-2482

MOREAN WILLIAM D LV TR DTD 4-7-81  
AND REST 11-3-93  
2201 4TH ST N STE 201  
SAINT PETERSBURG, FL 33704-4300

~~O&M SLIPS LLC  
PO BOX 2039  
KEY WEST, FL 33045-2039~~

✓ CONKLIN EDWARD G  
PO BOX 2468  
KEY WEST, FL 33045-2468

✓ MARY B REAL ESTATE LLC  
2718 HARRIS AVE  
KEY WEST, FL 33040-3955

~~OCEANSIDE WET SLIP LLC  
1010 KENNEDY DR STE 302  
KEY WEST, FL 33040-4133~~

✓ OLIVER LAWRENCE J TR DTD 05/02/95  
18420 DEEP PASSAGE LN  
FT MYERS BEACH, FL 33931

✓ MAUN FAMILY TRUST 9/4/2013  
225 CHEROKEE LN  
CARBONDALE, CO 81623-9410

✓ FREE SALLY A  
115 SW 58TH ST  
CAPE CORAL, FL 33914

✓ MORGAN HUGH J  
404 SOUTH ST  
KEY WEST, FL 33040-3138

✓ LAMILA LIMITED LIABILITY PARTNERSHIP  
20 HIDDEN HILLS WAY  
ARDEN, NC 28704-6110

✓ HARLOW JAMES MYRON DECLARATION  
TRUST 12/7/2001  
16657 HOLLY LN  
SUMMERLAND KEY, FL 33042-3508

✓ BARRETT PAUL L/E  
PO BOX 5888  
KEY WEST, FL 33045-5888

✓ MICK CAROL L  
PO BOX 210  
SOUTH BERWICK, ME 03908-0210

~~HARLOW JAMES MYRON DECLARATION  
TRUST 12/7/2001  
16657 HOLLY LN  
SUMMERLAND KEY, FL 33042-3508~~

✓ LEE JAMES A  
PO BOX 1022  
ANOKA, MN 55303-0599

✓ SIMONDS ROBERT BRADLEY  
17131 SEA GRAPE LN  
SUGARLOAF KEY, FL 33042

~~FOLEY WALTER AND KAY TRUST 4/16/07  
C/O FOLEY WALTER A AND MURLYN KAY  
TRUSTEES  
875 WEST LOOP 304  
CROCKETT, TX 75835~~

✓ JACKSON RICHARD W  
1301 FLAGLER AVE  
KEY WEST, FL 33040

✓ SHATT J MURRAY & MARY H  
PO BOX 420488  
SUMMERLAND KEY, FL 33042-0488

✓ NASET WALLACE J  
20717 6TH AVE W  
SUMMERLAND KEY, FL 33042-4010

~~HARLOW JAMES MYRON DEC TR 12/7/2001  
16657 HOLLY LN  
SUMMERLAND KEY, FL 33042-3508~~

✓ MCCARTHY CHRISTOPHER  
P O BOX 406  
SANDOWN, NH 03873

✓ ROWLEY RICHARD D & PATRICIA M  
P O BOX 125  
AUSTINBURG, OH 44010

~~SUNSET INVESTORS LLC  
4400 PAPA JOE HENDRICK BLVD  
CHARLOTTE, NC 28262~~

✓ THOMAS TOM AND LUCILLE G  
2864 COCO LAKES DR  
NAPLES, FL 34105-4511

~~WHITEHEAD BRIAN  
49 SUNSET KEY DR  
KEY WEST, FL 33040-8383~~

✓ BENNETT GLENN  
6 EMERSON DR  
CINNAMINSON, NJ 08077-4050

~~NASET WALLACE J AND RUTH S  
20717 6TH AVE W  
SUMMERLAND KEY, FL 33042-4010~~

✓ DUKE JOHN O REVOCABLE TRUST  
10/11/2013  
28555 JOLLY ROGER DR  
SUMMERLAND KEY, FL 33042-5501

~~COTTIS JOHN DEC TRUST 5/28/2008  
17258 DOLPHIN ST  
SUGARLOAF SHORES, FL 33042~~

✓ BIRMINGHAM IRONWORKS INC  
9107 CHERRY RD  
VERMILION, OH 44089-9311

~~ROWLEY RICHARD & PATRICIA  
P O BOX 125  
AUSTINBURG, OH 44010-0125~~

✓ OSM SLIPS LLC  
PO BOX 2039  
KEY WEST, FL 33045-2039

✓ DOLPHIN WATCH I LLC  
3618 EL CENTRO ST  
ST PETE BEACH, FL 33706

✓ CAYO HUESO INVESTMENTS LNC  
6511 MALONEY AVE  
KEY WEST, FL 33040

✓ MONGELLI ROBERT CHARLES DEC TR DTD  
1-15-02  
1025 SANDYS WAY  
KEY WEST, FL 33040

✓ SMITH KEITH A TRUSTEE  
(K S SMITH MD PROFITSHARING PLAN)  
PO BOX 1267  
SUMAS, WA 98295

✓ CVS OF SE MISSOURI PROFIT SHARING  
PLAN  
662 PALOMA CIRCLE  
MESQUITE, NV 89027

~~FOLEY WALTER AND KAY TRUST 4/16/07  
C/O FOLEY WALTER A AND MURLYN KAY  
TRUSTEES  
875 WEST LOOP 304  
CROCKETT, TX 75835~~

OCEANSIDE WET SLIP LLC  
PO BOX 2039  
KEY WEST, FL 33045-2039

~~OSM SLIPS LLC  
PO BOX 2039  
KEY WEST, FL 33045-2039~~

~~DASHER THEODORE E  
554 37TH ST NORTH  
BIRMINGHAM, AL 35222~~

~~UNITED STATES OF AMERICA  
ATLANTA, GA 30345~~

✓ ~~BOTTON LINE FISH CO INC  
7311 SALE BLVD  
PANAMA CITY, FL 32409-1349~~

✓ ~~DELPHFISHING MEDIA INC  
183 VENETIAN WAY  
SUMMERLAND KEY, FL 33042-3684~~

~~KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082~~

✓ ~~TOWER EQUITIES RE INC  
PO BOX 690785  
CHARLOTTE, NC 28227-7014~~

✓ ~~BURNETTE WILLIAM HOLMES REV TR  
05/30/1997  
708 WHITE ST  
KEY WEST, FL 33040-7155~~

✓ ~~SALERNO ANTHONY L  
114 SINCLAIR DR  
NORTON SHORES, MI 49441-5545~~

~~KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082~~

~~KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082~~

✓ ~~TRIVISONNO NICHOLAS L REVOCABLE  
TRUST 2/24/2003  
2019 CRAIGMORE DR  
CHARLOTTE, NC 28226-6206~~

✓ ~~FOWLER MILLARD LEON AND CONNIE L  
1716 SOUTH ST  
KEY WEST, FL 33040-3517~~

✓ ~~JONES LLC  
11 CYPRESS AVE  
KEY WEST, FL 33040-6236~~

~~REHM ALFRED F JR  
PO BOX 8086  
WILSON, NC 27893-1086~~

~~KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082~~

~~KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082~~

~~KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082~~

~~KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082~~

~~KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082~~

~~KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082~~

✓ ~~JESSEE JASON  
8 ALLAMANDA TER  
KEY WEST, FL 33040-6203~~

✓ ~~ASPINWALL GARY  
5823 RIVERSIDE LN  
FORT MYERS, FL 33919-2505~~

✓ ~~HEITLER ROBERT H AND JANE A  
1694 COTTONWOOD CREEK PL  
LAKE MARY, FL 32746-4404~~

✓ ~~1018 TRUMAN LLC  
521 SIMONTON ST  
KEY WEST, FL 33040-6872~~

✓ ~~HOLMES PETER F  
12 WILDWOOD LN  
SCARBOROUGH, ME 04074-9436~~

✓ ~~HUNKER WAYDE  
7 PARK MEADOWS DR  
FAIRFIELD, OH 45014-4672~~

✓ ~~OYEME IV LLC  
PO BOX 787  
KEY WEST, FL 33041-0787~~

~~TRIVISONNO NICHOLAS I REVOCABLE  
TRUST 2/24/2003  
2019 CRAIGMORE DR  
CHARLOTTE, NC 28226-6206~~

~~KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082~~

~~SALERNO ANTHONY L  
114 SINCLAIR DR  
NORTON SHORES, MI 49441-5545~~

~~HILDEBRANDT FREDERICK AND SUSAN  
1901 S ROOSEVELT BLVD APT 401E  
KEY WEST, FL 33040-5249~~

~~KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082~~

~~REHM ALFRED F JR  
PO BOX 8086  
WILSON, NC 27893-1086~~

~~KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040~~

✓ ~~GARDNER JENNIE S REV TR 10/26/2010  
201 13TH ST NE APT B  
WASHINGTON, DC 20002-6566~~

✓ ~~WYLAND OF KEY WEST INC  
953 NW 53RD ST  
FT LAUDERDALE, FL 33309~~

~~MARY B REAL ESTATE LLC  
2718 HARRIS AVE  
KEY WEST, FL 33040-3955~~

✓ ~~HENDERSON ROBIN M  
PO BOX 2515  
KEY WEST, FL 33045-2515~~

~~CALYPSO WATER SPORTS AND CHARTERS  
INC  
257 ATLANTIC BLVD  
KEY LARGO, FL 33037~~

✓ ~~KEYSTER LLC  
14007 LAKE MAGDALENE BLVD  
TAMPA, FL 33618-2319~~

✓ ~~MCSWEEN MIKE AND NANCY  
1422 HARMONY ST  
NEW ORLEANS, LA 70115-3407~~

✓ ~~EASTERLY ROBERT  
1107 KEY PLZ - 155  
KEY WEST, FL 33040-4086~~

✓ ~~DEMAURO ROBERT AND KIMBERLY CURRY  
(H/W)  
17195 KINGFISH LN W  
SUMMERLAND KEY, FL 33042-3613~~

✓ ~~WILKES GEORGE A REVOCABLE TRUST  
10/27/2004  
143 RAINBOW DR  
LIVINGSTON, TX 77399-1043~~

~~GAP PROPERTIES OF SW FLORIDA-1INC  
4737 OAK RUN DR  
SARASOTA, FL 34243~~

✓ ~~TARANTINO JOANNE  
1002 WASHINGTON ST  
KEY WEST, FL 33040-4865~~

✓ ~~STARK JOHN TRUST AGREEMENT  
12/15/1995  
4780 COVE CIR APT 311  
SAINT PETERSBURG, FL 33708-2870~~

~~RICHARDS LIVING TRUST 7/20/07  
C/O RICHARDS DEAN ALLEN JR TRUSTEE  
1214 VON PHISTER ST  
KEY WEST, FL 33040~~

~~ROGGERO HARRY J JR LIVING TRUST  
10/1/2012  
21 PARKER AVE  
NEWPORT, RI 02840-6940~~

~~DBGB REV TR DTD 7/10/2000  
C/O BERRYHILL DONALD J AND GLENNA  
TRUSTEES  
26 HINA ST  
HILO, HI 96720~~

~~MORGAN HUGH J  
404 SOUTH ST  
KEY WEST, FL 33040-3138~~

✓ ~~G AND T PROPERTIES LIMITED  
PARTNERSHIP  
45 COYOTE RDG  
GREEN MOUNTAIN, NC 28740-9252~~

✓ ~~BENNER REBECCA S  
2041 BLACK RIVER RD  
BETHLEHEM, PA 18015-8920~~

✓ ~~TRADEWINDS INTERNATIONAL REAL  
ESTATE PLLC  
1540 INTERNATIONAL PKWY STE 200  
LAKE MARY, FL 32746-4713~~

✓ ~~MAGGIO LEONA J  
PO BOX 2147  
KEY WEST, FL 33045-2147~~

~~MARLIN INTEGRATED CAPITAL III LLC  
180 SUGARLOAF DR  
SUMMERLAND KEY, FL 33042-3673~~

✓ ~~APPELLIS MICHEL  
1414 NEWTON ST  
KEY WEST, FL 33040~~

✓ C SERVICE LLC  
61 SPOONBILL WAY  
KEY WEST, FL 33040-7916

OCEANSIDE WET SLIP LLC  
PO BOX 2039  
KEY WEST, FL 33045-2039

LOW KEY CHARTER SERVICES INC  
6800 MALONEY AVE LOT 47  
KEY WEST, FL 33040-8112

✓ GAYNOR RICHARD G  
2320 DRUSILLA LN  
BATON ROUGE, LA 70809-1495

~~SMITH KEITH A  
PO BOX 1267  
SUMAS, WA 98295-1267~~

✓ BACKWALL PARTNERS LLC  
3605 SOUTH BEACH DR  
TAMPA, FL 33629

~~BOWEN ALFRED AND JOY  
815 PEACOCK PLZ  
KEY WEST, FL 33040~~

~~UP DEVELOPMENT KEY WEST HOLDINGS  
LLC  
C/O OFSM MGT OFFICE  
3201 E COLONIAL DR OFC  
ORLANDO, FL 32803-5198~~

~~UP DEVELOPMENT KEY WEST HOLDINGS  
LLC  
C/O OFSM MGT OFFICE  
3201 E COLONIAL DR OFC  
ORLANDO, FL 32803-5198~~

~~UP DEVELOPMENT KEY WEST HOLDINGS  
LLC  
C/O OFSM MGT OFFICE  
3201 E COLONIAL DR OFC  
ORLANDO, FL 32803-5198~~

~~UP DEVELOPMENT KEY WEST HOLDINGS  
LLC  
C/O OFSM MGT OFFICE  
3201 E COLONIAL DR OFC  
ORLANDO, FL 32803-5198~~

~~UP DEVELOPMENT KEY WEST HOLDINGS  
LLC  
C/O OFSM MGT OFFICE  
3201 E COLONIAL DR OFC  
ORLANDO, FL 32803-5198~~

~~UP DEVELOPMENT KEY WEST HOLDINGS  
LLC  
C/O OFSM MGT OFFICE  
3201 E COLONIAL DR OFC  
ORLANDO, FL 32803-5198~~

~~BACLE PETER M AND MONICA  
15 AMARYLLIS DR  
KEY WEST, FL 33040~~

~~KEY WEST MARINA INVESTMENTS LLC  
6000 PENINSULAR AVE  
KEY WEST, FL 33040-6082~~

✓ SPANISH FLY ENTERPRISES INC  
PO BOX 420661  
SUMMERLAND KEY, FL 33042-0661

✓ KEY WEST HARBOUR YACHT CLUB TR  
6/28/2010  
C/O CRUZ FERMIN P TRUSTEE  
6818 SEAVIEW BLVD  
HUDSON, FL 34667-1032

✓ BOGGS RONALD E  
97 LEISURE CT UNIT 40  
PAGOSA SPRINGS, CO 81147-7746

✓ NOORDHOEK HAROLD  
300 CASUARINA CONCOURSE  
CORAL GABLES, FL 33143-6508

~~REHM ALFRED F JR  
PO BOX 8086  
WILSON, NC 27893-1086~~

✓ BLITZ FAMILY TRUST  
1800 ATLANTIC BLVD APT C338  
KEY WEST, FL 33040-5395

~~BEHMKE JOHN J AND KAY D  
PO BOX 344  
KEY WEST, FL 33041-0344~~

~~SCHOEPKE CRAIG A AND NANCY C  
29550 WEST CAHILL CT  
BIG PINE KEY, FL 33043~~

~~WALTERS CHARLES D & STEPHANIE  
525 DU PONT LN  
KEY WEST, FL 33040-7458~~

✓ TIITF/SOVEREIGNTY LANDS  
3900 COMMONWEALTH BLVD  
TALLAHASSEE, FL 32399-3000

~~UP DEVELOPMENT KEY WEST HOLDINGS  
LLC  
C/O OFSM MGT OFFICE  
3201 E COLONIAL DR OFC  
ORLANDO, FL 32803-5198~~

~~CALYPSO WATER SPORTS AND CHARTERS  
INC  
257 ATLANTIC BLVD  
KEY LARGO, FL 33037-4304~~





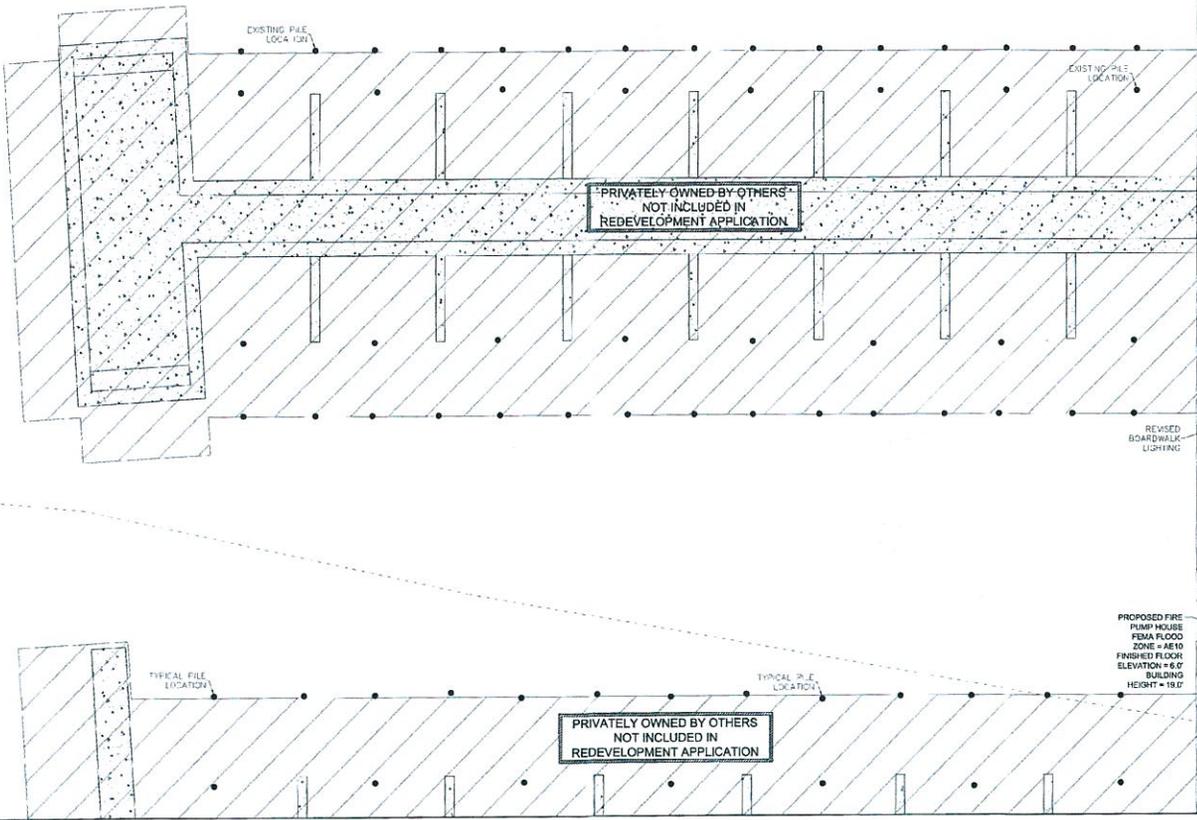




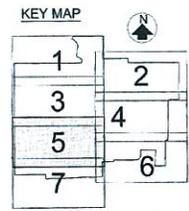
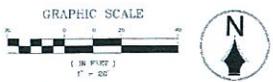


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AE 10  
VE 13



LEGEND			
PROPERTY BOUNDARY	EXISTING BUILDING	BRICK TRAYS	SHEDS
PROPERTY NOT OWNED BY THIS PROJECT	BUILDING	SHELL PARTS	EXISTING ASPHALT
EXISTING ASPHALT	CONCRETE	NON-REINFORCED CONCRETE	EXISTING SIDE OF WATER
EXISTING SIDE OF WATER	UNREINFORCED BOARDWALK WITH PUBLIC ACCESS	BOARDWALK	EXISTING FLOOD ZONES
EXISTING CONCRETE	ASPHALT	EXISTING METAL JOISTS	



RECEIVED  
MAR 11 2015  
2014-175  
MOORE CO PLANNING DEPT

**PRELIMINARY**  
NOT FOR CONSTRUCTION



Approved By:	MJC	Design:	JNB
Scale:	1" = 20'	Drawn:	JNB
Job No.:	12000.00	Checked:	BJP
Date Issued:	03/09/2015		

WECE  
 W. C. ENGINEERING CORPORATION  
 301 W. MARION AVE., SUITE 1306  
 PUNTA GORDA, FLORIDA 33950  
 941.505.1700 BR #6658

**REVISED SITE PLAN 5**  
 for  
**OCEANSIDE RESORT AND MARINA**













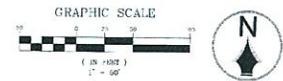
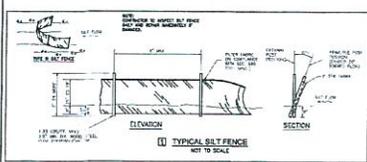
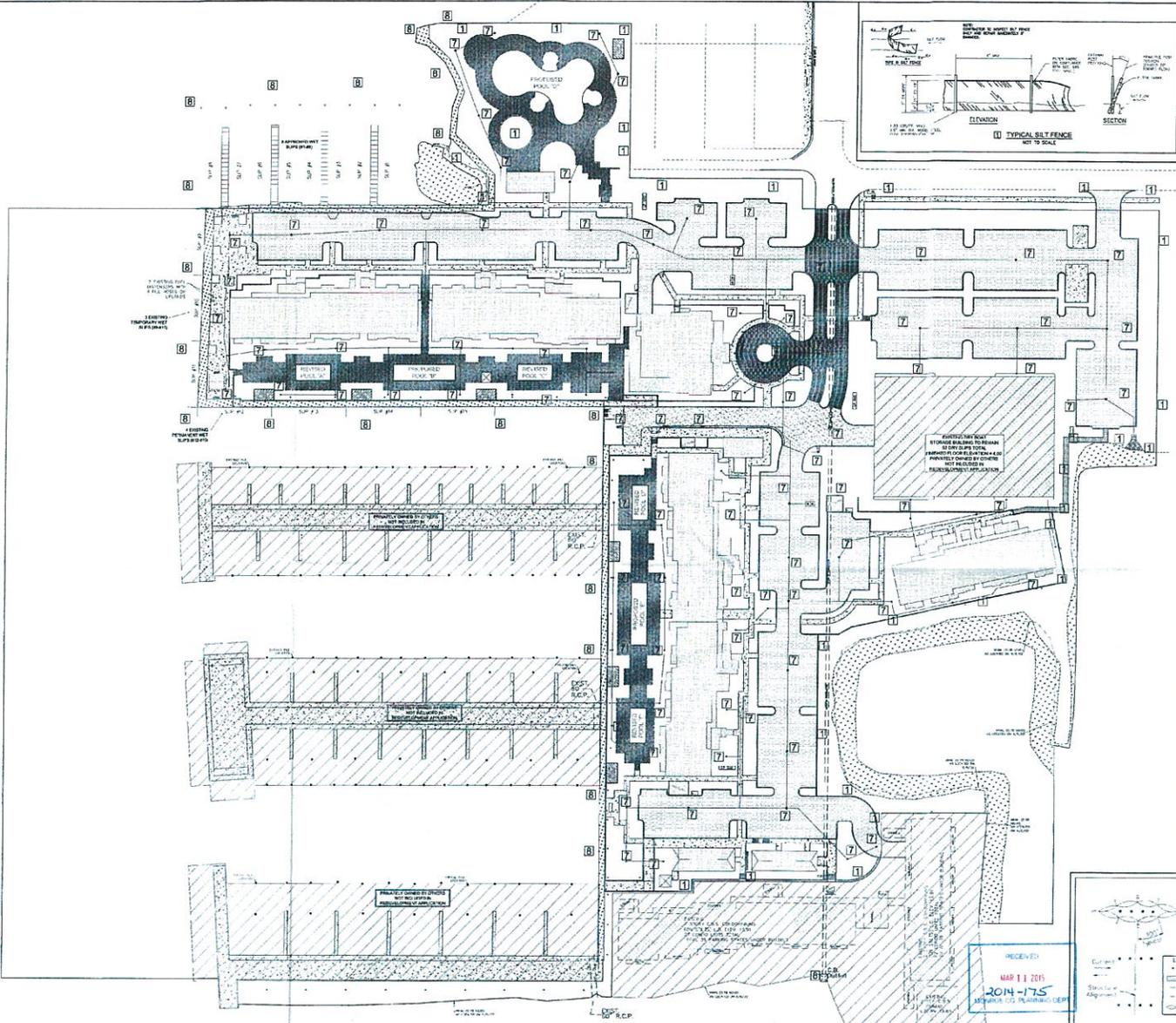








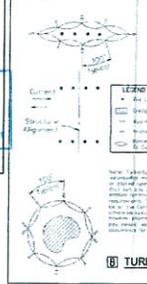
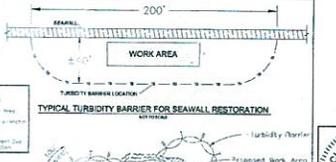
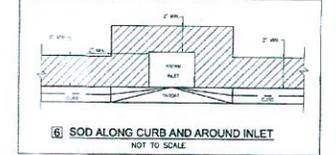
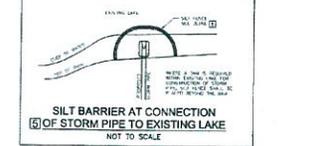
SOURCE: INFORMATION PROVIDED BY THE EMPLOYEE TO WASHINGTON COUNTY, OCEANSIDE RESORT AND MARINA, 2014-175, MARINA CO. PLANNING DEPT.



**LEGEND**  
 1 - BMP DETAIL NUMBER AND REFERENCE

**EROSION CONTROL NOTES:**  
 THE CONTRACTOR SHALL INSTALL SILT FENCE, STAKED HAY BALES, AND OTHER EROSION CONTROL DEVICES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION. THESE INSTALLATIONS AS SHOWN ON THE DRAWINGS SHALL BE CONSIDERED THE MINIMUM EROSION CONTROL PROTECTION REQUIRED FOR THE SITE. IN ADDITION THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY TO INSTALL PROTECTIVE FACILITIES ELSEWHERE ON THE SITE.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION PROTECTION FACILITIES THROUGH COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF THE FACILITIES TO ENSURE THAT THE EROSION PROTECTION FACILITIES ARE MAINTAINING THEIR PROTECTION FUNCTIONS AND INTEGRITY.  
 ALL EROSION PROTECTION FACILITIES SHALL BE REMOVED AFTER CONSTRUCTION COMPLETION, AND WHEN A VEGETATIVE COVER HAS BEEN WELL ESTABLISHED OVER THE CONSTRUCTED AREAS FOR THE PLANT. THE CONTRACTOR SHALL REMOVE PROTECTION FACILITIES ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

**FDEP AND NPDES NOTICE:**  
 THIS PROJECT IS SUBJECT TO THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION ACT (NPDES) PROGRAM. THE CONTRACTOR IS REQUIRED TO SUBMIT A NOTICE OF INTENT AND NOTICE OF TERMINATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (FDEP) STORMWATER NOTICES CENTER IN ACCORDANCE WITH THE REQUIREMENTS OF THE ACT AND THE NPDES PROGRAM. FILING FEES SHALL BE PAID BY THE CONTRACTOR. THE CONTRACTOR IS REQUIRED TO HAVE A STORMWATER POLLUTION PREVENTION PLAN AND A NUISANCE PREVENTION PLAN APPROVED BY THE OWNER'S ENGINEER PRIOR TO BEGINNING CONSTRUCTION.



**PRELIMINARY**  
**NOT FOR CONSTRUCTION**



DATE	1/11/2015
BY	JHE
REVISION	
DATE	07/02/2015
BY	AMSE

APPROVAL BY:   
 DATE: 07/02/2015  
 PROJECT: 2014-175  
 SHEET: 1 OF 1

**BEST MANAGEMENT PLAN**  
 for  
**OCEANSIDE RESORT AND MARINA**

MICHAEL J. GIARDULLO  
 LICENSE NO. 12015  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER

SHEET NO. C-800