

AGENDA

PLANNING COMMISSION
MONROE COUNTY
August 26, 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
Kevin Bond, Planning & Development Review Manager
Matt Coyle, Principal Planner
Devin Rains, Sr. Planner
Thomas Broadrick, Sr. Planner
Barbara Bauman, Planner
Mitzi Crystal, Transportation Planner
Gail Creech, Sr. Planning Commission Coordinator

COUNTY RESOLUTION 131-92 APPELLANT TO PROVIDE RECORD FOR APPEAL

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SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS

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SWEARING OF COUNTY STAFF

CHANGES TO THE AGENDA

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APPROVAL OF MINUTES: 07.29.15

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MEETING

New Items:

1. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE DWELLING UNIT ALLOCATION SYSTEM FOR April 14, 2015, THROUGH July 13, 2015, ROGO (4th QUARTER YEAR 23). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY.

(File 2014-153)

[2014-153 SR PC 08.26.15-Website.PDF](#)

2. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE DWELLING UNIT ALLOCATION SYSTEM FOR April 14, 2015, THROUGH July 13, 2015, NROGO (4th QUARTER YEAR 23). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY.

(File 2014-154)

[2014-154 SR PC 08.26.15.PDF](#)

3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LIVABLE COMMUNIKEYS PROGRAM MASTER PLAN FOR FUTURE DEVELOPMENT OF BIG PINE KEY AND NO NAME KEY AMENDING THE TIER DESIGNATION FOR PROPERTY OWNED BY LONGSTOCK II, LLC, HAVING REAL ESTATE NUMBERS 00300090-000000;00300180-000000;00300590-000000 AND 00300670-000000 FROM TIER I TO TIER III ON FIGURE 2.1 (TIER MAP FOR BIG PINE KEY AND NO NAME KEY); PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR THE TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING FOR THE FILING WITH THE SECRETARY OF STATE AND FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE INCLUSION IN THE MONROE COUNTY 2010 COMPREHENSIVE PLAN.

(File 2015-116)

[2015-116 SR PC 08.26.15.PDF](#)

[2015-116 FILE.PDF](#)

[2015-116 Draft Ordinance.PDF](#)

4. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE TIER OVERLAY DISTRICT DESIGNATION FROM TIER I TO TIER III FOR PROPERTY OWNED BY LONGSTOCK II, LLC; LEGALLY DESCRIBED AS LOTS 1, 2, 3, 4 AND 5, BLOCK 1; LOTS 1 THROUGH 18 BLOCK 2, SAM-N-JOE SUBDIVISION PLAT BOOK 3 PAGE 76 OF THE PUBLIC RECORDS OF MONROE COUNTY FLORIDA AND LOTS 1 THROUGH 9, BLOCK 3, DARIOS SUBDIVISION PLAT BOOK 3 PAGE 92 OF THE PUBLIC RECORDS OF MONROE COUNTY FLORIDA.; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR AN AMENDMENT TO THE TIER OVERLAY DISTRICT MAP; PROVIDING FOR AN EFFECTIVE DATE.

(File 2015-035)

[2015-035 SR PC 08.26.15.PDF](#)

[2015-035 FILE.PDF](#)

[2015-035 Recvd 02.18.15 Survey.pdf](#)

[2015-035 Draft Ordinance.PDF](#)

~~5. Florida Keys Media, LLC, 830 Crane Boulevard, Sugarloaf Key, mile marker 19: A public hearing concerning a request for a Major Conditional Use Permit. The requested approval is required for the development of a proposed antenna supporting structure. The subject property is described as a Parcel of land in Section 25, Township 66 South, Range 27 East, Sugarloaf Key, Monroe County, Florida, also known as Block 1, Lot 4, in the unrecorded plat of North Sugarloaf Acres Section One, having real estate number 00117510.000400.~~

(File 2015-085) Requested to Continue to 9.30.15

[2015-085 Request to Continue to 09.30.15.PDF](#)

6. Anglers Club Members Association, Inc., 50 Clubhouse Road, Key Largo, Mile Marker C11 off SR905: A public hearing concerning a request for a time extension to a Major Development Order memorialized by the Zoning Board Resolution #MD No. 32-86 for Anglers Club, Inc. and Bayside Properties, Inc., and is described as parts of Government lots 1 and 2, Anglers Club Subdivision, Section 13, Township 59 South, Range 40 East, Key Largo, Florida, (legal description in metes and bounds is provided in the application/file) having real estate numbers 00080020.000300, 00080020.000272, 00080020.000275, 00080020.000277, 00080020.000278, 00080020.000280, 00080020.000282, 00080020.000285, 00080020.000287, 00080020.000290, and 00080020.000296.

(File 2015-107)

[2015-107 SR PC 08.26.15.PDF](#)

[2015-107 FILE.PDF](#)

7. PL Ocean Residences, 97801 Overseas Highway, Key Largo, mile marker 98: A public meeting concerning a request for approval of a proposed development of greater than 20 dwelling units designated as affordable housing, as required by Monroe County Code Section 130-161(a)(6)h. The requested approval is required for the proposed development of 24 attached dwelling units designated as affordable housing. The subject property is described as parcels of land located in Sections 5 and 6, Township 62 South, Range 39 East, Key Largo, Monroe County, Florida, having real estate numbers 00090810.000000, 00090820.000000, 00090840.000000, 00090840.000100, and 00090860.000000.

(File 2015-049)

[2015-049 SR PC 08.26.15.PDF](#)

[2015-049 Ltr 07.29.15.PDF](#)

8. A scrivener's error to correct a date on Planning Commission Resolution P43-14, to change an improper date from October 8, 2014 to October 16, 2014.

[2014-027 Scriveners Error Correction.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".

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BOARD DISCUSSION

-
GROWTH MANAGEMENT COMMENTS

-
RESOLUTIONS FOR SIGNATURE

ADJOURNMENT



Item #1 ROGO Q4 Y23
Staff Report

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Planning Commission

Through: Mayte Santamaria, Sr. Director of Planning and Environmental Resources *ms*

From: Tiffany Stankiewicz, Development Administrator *TSS*

Date: August 14, 2015

Subject: Residential Dwelling Unit Evaluation Report for Quarter 4, Year 23

Meeting Date: August 26, 2015

1 This report has been prepared pursuant to Section 138-26 of the Land Development Regulations
2 (LDRs). The proposed residential dwelling unit rankings attached to this report are for the fourth
3 quarter of year twenty-three which covers the period April 14, 2015 through July 13, 2015.
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5 **I) BACKGROUND INFORMATION:**
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7 On June 23, 1992, the Monroe County Board of County Commissioners (BOCC) adopted
8 Ordinance #016-92, implementing the Residential Dwelling Unit Allocation System. The
9 Ordinance became effective on July 13, 1992, and has been amended periodically.
10

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

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

1 The following background information regarding applications reviewed this quarter is divided
 2 into subarea districts: A) Lower Keys Subarea and Upper Keys Subarea and B) Big Pine Key
 3 and No Name Key Subarea.
 4

5 **A. Applications reviewed this quarter for Lower & Upper Keys Subareas:**
 6

	Market Rate	Affordable Housing
*Lower Keys	12	0
** Lower Keys (Adm. Relief)	0	0
***Upper Keys	11	0
****Upper Keys (Adm. Relief)	0	0
TOTAL	23	0

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 8 * 1 application rollovers or reapplications from previous quarters.
 9 ** 0 applications are rollovers or reapplications from previous quarters.
 10 *** 2 applications are rollovers or reapplications from previous quarters.
 11 **** 0 applications are rollovers or reapplications from previous quarters.
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13 **B. Big Pine Key and No Name Key Subarea:**
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- 15 1) On June 23, 1992, the Monroe County Board of County Commissioners adopted
 16 Ordinance 016-1992, implementing the Residential Dwelling Unit Allocation
 17 System. The ordinance became effective on July 13, 1992 and has been amended
 18 from time to time.
 19
 20 2) In 1998, the Florida Department of Transportation, Monroe County, the Florida
 21 Department of Community Affairs, the U.S. Fish and Wildlife Service, and the
 22 Florida Fish and Wildlife Conservation Commission signed a Memorandum of
 23 Agreement to develop a Habitat Conservation Plan (HCP) for the Key Deer and
 24 other protected species in the project area.
 25
 26 3) The Livable Communikeys Program (LCP), Master Plan for Future Development
 27 of Big Pine Key and No Name Key was adopted on August 18, 2004 under
 28 Ordinance 029-2004. The LCP envisioned the issuance of 200 residential
 29 dwelling units over a 20-year period at a rate of approximately 10 units per year.
 30 A minimum of twenty percent of the 10 units per year are to be set aside for
 31 affordable housing development. Below is a table tracking LCP allocations
 32 remaining at the conclusion of Planning Commission meeting July 29, 2015.
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Liveable Communikeys Master Plan (LCP) 2003-2023					
	Beginning Balance	Allocated through Quarter 3 Year 23	Balance of LCP Allocations *	Deferred Allocations	Balance including Deferred Allocations
Market Rate Allocations	160	103	58	3	55
Affordable Housing Allocations	40	10	30	0	30
Totals	200	113	88	3	85

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

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- 4) The LCP Master Plan Action Item 3.2.6 limits allocation awards in Tier 1 to no more than five percent of all residential units permitted over the 20-year planning period (*i.e.*, a maximum of 10 units) or a total of $H = 0.022$ (two percent of the total H), whichever results in the lower H. Development in Tier 1 is tracked from December 27, 2004, the effective date of the Livable CommuniKeys Plan that established the Tier System for Big Pine Key and No Name Key. (Ordinance 020-2009).
 - 5) On September 22, 2005, the Monroe County Board of Commissioners adopted Ordinance 025-2005 which revised the ROGO to utilize the Tier overlay as the basis for the competitive point system. The ordinance became effective on February 5, 2006.
 - 6) On June 9, 2006, the U.S. Fish and Wildlife Service issued a Threatened and Endangered Species Incidental Take Permit (ITP) to Monroe County (Growth Management Division), The Florida Department of Transportation, and The Florida Department of Community Affairs. The ITP allows the issuance of 200 new residential units through the year 2023.
 - 7) The ITP (Federal ITP #TE083411-0) requires the Permittees (Monroe County, Growth Management Division, the Florida Department of Transportation, and the Florida Department of Community Affairs) to ensure that the take of the covered species is minimized and mitigated. The permittees are responsible for meeting the terms and conditions of the ITP and implementing the HCP.
 - 8) The ITP specifies in item G5 that “New residential development in Tier 1 (Tiers defined in HCP, Table 2.7) areas will be limited to no more than five percent of all residential units permitted over the 20-year life of the HCP (*i.e.*, a maximum of 10 units) or a total H of 0.022), whichever results in a lower H.”
 - 9) The ITP provides specific development limitations on Big Pine Key and No Name Key, including, but not limited to:
 - The total impact of commercial, institutional (including public projects such as wastewater and roads), and residential development over the 20-year life of the HCP shall not exceed $H=1.1$.
 - For each H value unit of development, 3 H units of conservation lands shall be acquired, restored, and protected in perpetuity. Over the term of this permit, lands with a cumulative H value of 3.3 shall be acquired.
 - New residential development will be limited to a maximum of 200 dwelling units over the 20 year life of the HCP.
 - New residential development in Tier 1 areas will be limited to no more than 5% of all residential units permitted over the 20 year life of the HCP (no more than 10 units) or $H=0.022$ whichever results in a lower H.
 - No new development other than single-family residential and accessory uses will be permitted in Tier I areas.

As of December 31, 2014 (11 years into the 20-year permit), the County has issued 103 allocations of the 200 building permits allowed to be issued. The properties comprise 35.3% (0.3887 H) of the total 1.1 'H' allowed, while 86.8% (2.8662 'H') of the total 3.3 'H' mitigation required by the HCP and ITP has been acquired.

As noted above, the ITP allows development of 10 dwelling units or 0.022 H impact, whichever results in a lower H in Tier I areas on Big Pine Key and No Name Key. ROGO allocations for 8 dwelling units totaling 0.0191 H have been issued to date, with 4 of these allocations resulting in building permits totaling 0.0074 'H'.

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

Key (Island)	Permit Number	Deferred Allocation type	Quarter, Year Deferred	Real Estate Number	H-value
No Name	96101467	Market Rate	Q3Y22 (2014)	00319494.000700	0.0034
No Name	96101468	Market Rate	Q4Y22 (2014)	00319494.000800	0.0025
No Name	96101471	Market Rate	Q1Y23 (2014)	00319494.001100	0.0027

11) **Applications reviewed this quarter for the Big Pine Key and No Name Key Subarea:**

	Market Rate	Affordable Housing
*Big Pine Key and No Name Key	25	0

* 23 applications are rollovers or reapplications from previous quarters.

II) ALLOCATION FACTORS:

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

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=0.0220 whichever is lower. Below is a table tracking the Tier 1 allocations by Quarter/Year.

Tier 1 Award limits	Key (Island)	Permit Number	Allocation type	Quarter, Year	Real Estate Number	H-value	Permit Issue Date	Certificate of Occupancy (C/O) Date	Current Status	Tier 1 Allocations Update
Limited to a maximum 10 or H=.022 whichever is lower over the life of the ITP.	Big Pine	95101813	Market Rate	Q3Y4 (1996)	00285550.000000	0.0028	6/1/2005	9/4/2012	C/O	Big Pine/No Name Keys Subarea: Used 8 not including expirés (since 1996) out of a maximum potential of 10 or less depending on H allowance whichever comes first. Based on permits issued to properties in Tier 1 and pending permits with allocation awards the H total is .0191 (since Dec. 27, 2004).
	Big Pine	96101622	Market Rate	Q2Y6 (1998)	00289510.000000	0.0022	5/1/2006	3/6/2008	C/O	
	Big Pine	03102303	Adm. Relief	Q2Y16 (2008)	00289710.000000	0.0013	4/29/2008	8/4/2010	C/O	
	Big Pine	97101361	Market Rate	Q1Y17 (2008)	00296820.000000	0.0011	12/16/2009	3/29/2012	C/O	
	No Name	96101472 (Not used)	Market Rate	Q2Y19 (2011)	00319494.001300				Expired	
	No Name	96101470	Market Rate	Q2Y20 (2012)	00319494.001000				Expired (7/22/2015)	
	No Name	96101469	Market Rate	Q2Y20 (2012)	00319494.000900				Expired (7/22/2015)	
	No Name	96101464	Market Rate	Q3Y20 (2012)	00319494.000500				Expired (7/22/2015)	
	No Name	96101463	Market Rate	Q4Y20 (2012)	00319494.000400				Expired (7/22/2015)	
	No Name	96101473	Market Rate	Q4Y20 (2012)	00319494.001400				Expired (7/22/2015)	
	No Name	96101462	Market Rate	Q4Y21 (2013)	00319494.000300	0.0026			Allocation Award valid to 1/30/2016	
	No Name	96101461	Market Rate	Q2Y22 (2014)	00319494.000200	0.0022			Allocation Award valid to 1/30/2016	
	No Name	96101460	Market Rate	Q2Y22 (2014)	00319494.000100	0.0043			Allocation Award valid to 1/30/2016	
	No Name	96101465	Market Rate	Q3Y22 (2014)	00319494.000600	0.0026			Allocation Award valid to 1/30/2016	
						0.0191				
Subarea Lower: Begin July 15, 2014-October 14, 2014 (Year 23)										
Lower Keys maximum annual allocations in Tier 1 is limited to 3.	Sugarloaf	06100873	Market Rate	Q2Y23 (2015)	00119450.000000	N/A				Lower Keys: Used 3 out of the 3 allowed in Year 23.
	Summerland	06104954	Market Rate	Q2Y23 (2015)	00200140.000000	N/A				
	Big Torch	11102428	Market Rate	Q3Y23 (2015)	00112920.000100	N/A				
Subarea Upper: Begin July 15, 2014-October 14, 2014 (Year 23)										
Upper Keys maximum annual allocations in Tier 1 is limited to 3.	Largo	05305610	Market Rate	Q1Y23 (2014)	00565390.000000	N/A	6/3/2015			Upper Keys: Used 2 out of the 3 allowed in Year 23.
	Largo	11306042	Market Rate	Q1Y23 (2014)	00458730.000000	N/A			Expired (2/8/2015)	
	Largo	13300305	Market Rate	Q1Y23 (2014)	00450180.000000	N/A	1/14/2015			

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Based on the Code, Comprehensive Plan, Livable CommuniKeys, Habitat Conservation Plan, and the Incidental Take Permit:

- 1) Within the Big Pine Key and No Name Key Subarea, new residential development in Tier 1 is limited to no more than five percent of all residential units permitted over the twenty year planning period (i.e., a maximum of 10 units) or H=0.0220, whichever results in a lower H over the life of the ITP (2003-2023). A review of the H-impacts used to date (0.0191), shows 0.0029 H remains available for Tier 1 (H limit of 0.0220 - 0.0191 H used = 0.0029).
- 2) Lower Keys Subarea has zero Tier 1 allocations available in Year 23; and
- 3) Upper Keys Subarea has one Tier 1 allocations available in Year 23.

F. Item G5 in the ITP specifies, "New residential development in Tier 1 (Tiers defined in HCP, Table 2.7) areas is limited to no more than five percent of all residential units permitted over the 20-year life of the HCP (i.e., a maximum of 10 units) or a total H-0.0220, whichever results in a lower H."

- 1 G. LCP, Action Item 3.2.6: Limits allocation awards in Tier I to no more than five percent
 2 of all residential units permitted over the twenty year planning period (i.e., a maximum of
 3 10 units) or a total H-0.0220 (two percent of the total H), whichever results in a lower H.
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 5 H. Monroe County Code Section 138-24(a)(5) Big Pine Key and No Name Key states:
 6 All allocation awards on Big Pine Key and No Name Key are subject to the provisions of
 7 the Incidental Take Permit and the Habitat Conservation Plan for the Florida Key Deer
 8 and other covered species, which may affect ROGO allocations under this article.
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 10 I. Monroe County Code Section 138-25(f) Expiration of allocation award: Except as
 11 provided for in this division, an allocation award shall expire when its corresponding
 12 building permit is not picked up after sixty (60) days of notification by certified mail of
 13 the award or, after issuance of the building permit.
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Table shows: Un-used/Expired Allocation Awards Year 23 Quarter 1 through 3						
Year, Quarter	Subarea	Permit #	Name	Key	Real Estate Number	Tier
Y23 Q1	Upper	11306042	Capobianco, Blaine	Largo	00458730.000000	1
Y23 Q1	Big Pine/No Name Keys	06104544	Cabassa, Edward	Big Pine	00269070.000000	2

- 17 J. Monroe County Section 138-24 allows a total of 197 allocations per year (126 Market
 18 Rate and 71 Affordable Housing).
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20 **Year 23 Allocation Allotment Breakdown by Quarter (July 15, 2014 –July 13, 2015)**

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Market Rate:	MCC allotment by subarea	Qtr 1	Qtr 2	Qtr 3	Qtr 4
Lower Keys	57	14	14	14	15
Big Pine Key and No Name Key	8	2	2	2	2
Upper Keys	61	15	15	15	16
Total:	126	31	31	31	33
Affordable Housing:					
Big Pine/No Name Keys	16*				
Lower/Upper Keys	225**				

22 Beginning balances:

- 23 a) *Big Pine Key and No Name Key Subarea affordable housing allocation breakdown into the two income categories are as follows:
 24 1) very low, low, & median income (7 allocations rollover from Year 22 +1 new allocation for Year 23 = 8 allocations) and 2)
 25 moderate income (7 allocations rollover from Year 22 +1 new allocation for Year 23 = 8 allocations); and
 26 b) **unincorporated Monroe County excluding the Big Pine and No Name Key Subarea affordable housing allocation breakdown
 27 into the two income categories are as follows: 1) very low income, low income and median income (79.5 allocations rollover from
 28 Year 22 +34.5 new allocation for Year 23 = 114 allocations and 2) moderate 111 allocations.
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K. Monroe County Code Section 138-26 allows the adjustment of residential ROGO allocations at the end of each quarterly allocation period of additions or subtractions to the basic allocation available by subarea such as the number of dwelling unit allocation awards that expired prior to the issuance of a corresponding building permit.

Table shows Total Market Rate Allocation Awards Available ROGO Qrt 4 Year 23				
	Total Unused Market Rate Allocations Q1 through Q3	Expired Market Rate Allocations	Regular Market Rate Allocations for Qrt 4	Total Market Rate Allocations Available Qrt 4
Lower Keys Subarea	3	0	15	18
Big Pine/No Name Key Subarea	0	1	2	3
Upper Keys Subarea	8	1	16	25
Total Allocations	11	2	33	46

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

	Unused Market Rate from Yr 19	Unused Market Rate from Yr 20	Unused Market Rate from Yr 21	Unused Market Rate from Yr 22	Unused Market Rate from Yr 23	Total Unused Market Rate Allocations
Lower Keys Subarea	11	44	14	22	7	98
Big Pine/No Name Key Subarea	0	0	0	0	0	0
Upper Keys Subarea	0	0	0	14	15	29
Total Allocations	11	44	14	36	22	105

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

III) EVALUATION AND RANKING:

The evaluation of the allocation applications was performed by the Planning & Environmental Resources Department pursuant to Monroe County Code and Comprehensive Plan. Positive and negative points were granted in compliance with the evaluation criteria contained in Comprehensive Plan Policy 101.5.4 and Section 138-28 of the LDRs for the Lower, Upper Keys, and Big Pine Key and No Name Key Subarea. An evaluation report has been provided in accordance with Monroe County Code Section 138.26.

1 Based on the total points scored, each allocation was ranked by subarea. If applications received
2 identical scores, they were first ranked by date and time. Please note that any excess allocations
3 approved must be deducted from the next quarterly allocation period pursuant to Monroe County
4 Code Section 138-26(e).

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6 **IV) RECOMMENDATIONS:**

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8 **A. Market Rate Allocations Quarter 4 Year 23:**

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10 The number of applications in the Lower Keys, Big Pine Key and No Name Keys, and Upper
11 Keys Subareas was greater than the quarterly allocation awards available. Per Section 138-
12 26(b)(7) of the code, the rankings indicate which applications are within the quarterly allocation,
13 and those applications whose rankings puts them outside the quarterly allocation. An additional
14 page is attached which identifies the location of each proposed allocation by island and
15 subdivision.

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17 **The Market Rate applications recommended for Quarter 4 Year 23 approval that
18 are within the quarterly allocations are as follows:**

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20 Lower Keys: Applicants ranked 1 through 11.

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22 Lower Keys Administrative Relief: No Applicants.

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24 Big Pine Key/No Name Key: Applicant ranked 1 through 3 is recommended for
25 allocation award subject to mitigation availability at the time of permitting.

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27 Upper Keys: Applicants ranked 1 through 10.

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29 Upper Keys Administrative Relief: No Applicants.

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31 **B. Affordable Housing Allocations for the Lower & Upper Keys Quarter 4 Year 23:**

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33 There are two affordable housing allocation categories: 1) very low, low, & median income and
34 2) moderate income. A total of 225 affordable housing allocations are available in the two
35 categories 1) very low income, low income and median income (114 allocations) and 2)
36 moderate income (111 allocations). The Planning Commission may amend the ratio proportions
37 for affordable housing during any ROGO quarter pursuant to MCC §138-24(a)(4).

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39 There were zero (0) affordable housing applications submitted this quarter in the moderate
40 income category and there were zero (0) affordable housing applications submitted this quarter in
41 the very low, low & median income category.

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43 **C. Affordable Housing Allocations for the Big Pine Key and No Name Key Quarter 4
44 Year 23:**

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46 There are two affordable housing allocation categories: 1) very low, low, & median income and
47 2) moderate income. A total of 16 affordable housing allocations are available in the two
48 categories 1) very low income, low income and median income (8 allocations) and 2) moderate
49 income (8 allocations). The Planning Commission may amend the ratio proportions for
50 affordable housing during any ROGO quarter pursuant to MCC §138-24(a)(4).
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1 There were zero (0) affordable housing applications submitted this quarter in the moderate
2 income category and there were zero (0) affordable housing applications submitted this quarter in
3 the very low, low & median income category.

**MARKET RATE
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
LOWER KEYS -YEAR 23, QUARTER 4 (APRIL 14, 2015 TO JULY 13, 2015)**

Tier Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Mkt in Emp./AFH project Sec. 138-23(6)	Flood Zone 'V'	BAT/AWT	First Four Years	Each Add. Years Sec. 138-23(12)	Payment to Acq. Fund	Total
MARKET RATE DWELLING UNITS												-3	-5	4		6	-4	4	1	2	up to 2	
1	*	15101788 Pabian Properties LLC	5-May-15	10:30 AM	Cudjoe	Cutthroat Harbor Estates	15	6	00179480.000100	3	30	0	0	0	0	0	0	4	0	N/A	0	34
2	*	14104945 Finer Lines, Inc.	26-May-15	9:27 AM	Sugarloaf	Orchid Park	41		00166977.004100	3	30	0	0	0	0	0	0	4	0	N/A	0	34
3	*	15102078 Pabian Properties LLC	2-Jun-15	10:00 AM	Ramrod	Ramrod Shores Marina Sec.	24	7	00210811.011500	3	30	0	0	0	0	0	0	4	0	N/A	0	34
4	*	15101311 Cotelo, Manuel	8-Jun-15	10:20 AM	Little Torch	Jolly Roger Est.	52	20	00218670.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
5	*	15101722 Werling, Warren	8-Jun-15	11:30 AM	Cudjoe	Cutthroat Harbor Est.	3	5	00177530.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
6	*	15202477 Reininger, Brian	9-Jun-15	12:55 PM	Duck	Center Island Sec 2 Pt 1 Toms Harbor	8	3	00379540.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
7	*	15102077 Pabian Properties LLC	12-Jun-15	10:05 AM	Ramrod	Ramrod Shores Marina Sec.	23	7	00210811.011400	3	30	0	0	0	0	0	0	4	0	N/A	0	34
8	*	15102851 Flesch, Randel	7-Jul-15	2:45 PM	Ramrod	Ramrod Shores 2nd Add.	81		00209930.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
9	*	15101586 Lozano, William	8-Jul-15	9:05 AM	Little Torch	Mates Beach Plat #3	69		00219670.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
10	*	15103102 701 First St. BC LLC	10-Jul-15	12:55 PM	Big Coppitt	Johnsonville	Pt Lt 2	6	00151660.000100	3	30	0	0	0	0	0	0	4	0	N/A	0	34
11	*	15102681 Pabian Outdoor Southeast Ir	13-Jul-15	10:05 AM	Sugarloaf	Vacation Harbour	33		00172061.003300	3	30	0	0	0	0	0	-4	4	0	N/A	0	30
12		13103520 Sampson, Nathanel	24-Feb-14	11:30 AM	Sugarloaf	N Sugarloaf Acres Sec 2	27	13	00117510.005601	1	10	0	0	0	0	0	0	4	1	N/A	0	15

* Indicates a ranking sufficient to receive an allocation award.

@ Indicates a ranking subject to additional reviews and approvals.

Point evaluation criteria pursuant to Monroe County Code Section 138.28.

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

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

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

**ADMINISTRATIVE RELIEF
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
LOWER KEYS - YEAR 23, QUARTER 4 (APRIL 14, 2015 TO JULY 13, 2015)**

Date and Time of Application												Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Mkt in Emp./AFH project Sec. 138-23(6)	Flood Zone 'V'	BAT/A WT	First Four Years	Each Add. Years Sec. 138-2	Payment to Acq. Fund up to 2	Total
Tier Rank	Permit #	BOCC Resolution	Name	Date	Time	Key	Subdivision	Lot	Block	RE#														
MARKET RATE DWELLING UNITS (ADMINISTRATIVE RELIEF)														-3	-5	4		6	-4	4	1	2	up to 2	Total
<p>* Indicates a ranking sufficient to receive an allocation award. @ Indicates a ranking subject to additional reviews and approvals. Point evaluation criteria pursuant to Monroe County Code Section 138.28. Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009.2007. Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.</p> <p>The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.</p>																								

**AFFORDABLE HOUSING RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
UPPER AND LOWER KEYS - YEAR 23, QUARTER 4 (APRIL 14, 2015 TO JULY 13, 2015)**

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

**MARKET RATE
RESIDENTIAL DWELLING UNIT ALLOCATION RANKINGS,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
UPPER KEYS - YEAR 23, QUARTER 4 (APRIL 14, 2015 TO JULY 13, 2015)**

Tier Rank	Permit #	Name	Date and Time of Application			Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Mkt in Emp./AFH project Sec. 138-23(6)	Flood Zone 'V'	BAT/AWT	First Four Years	Each Add. Years Sec. 138-23(12)	Payment to Acq. Fund	Total
			-3	-5	6							-4	4			1	2	up to 2				
MARKET RATE DWELLING UNITS																						
1	*	14305670	Perez, Adriel	1-May-15	10:50 AM	Largo	Winston Waterways Amd. Plat	7	3	00546520.000000	3	30	0	0	0	0	0	4	0	N/A	0	34
2	*	15300342	Fernandez, Guillermo	21-May-15	09:45 AM	Largo	Harris Ocean Park Est.	11	1	00447020.000000	3	30	0	0	0	0	0	4	0	N/A	0	34
3	*	15300028	Gomez, Carlos	8-Jun-15	12:55 PM	Largo	Sexton Cove Est.	19	7	00532701.021800	3	30	0	0	0	0	0	4	0	N/A	0	34
4	*	14305020	Schwartz, Larry	10-Jun-15	09:00 AM	Largo	Ocean Isle Estates	31	8	00540350.000000	3	30	0	0	0	0	0	4	0	N/A	0	34
5	*	15301789	Gorra, Egbert	16-Jun-15	10:00 AM	Largo	Port Largo	75		00452060.000000	3	30	0	0	0	0	0	4	0	N/A	0	34
6	*	15303073	Gotta Luv It Investments LLC	2-Jul-15	01:15 PM	Largo	Pamela Villa	10	1	00463740.000000	3	30	0	0	0	0	0	4	0	N/A	0	34
7	*	15302234	Sanchez, Carlos	7-Jul-15	10:45 AM	Largo	Bermuda Shores	40		00551006-004000	3	30	0	0	0	0	0	4	0	N/A	0	34
8	*	15301999	Bonefish VGL LLC	9-Jul-15	02:56 PM	Largo	Largo Sound Park	12	4	00471040.000100	3	30	0	0	0	0	0	4	0	N/A	0	34
9	*	15303071	Gotta Luv It Investments LLC	10-Jul-15	08:35 AM	Largo	Pamela Villa	11	1	00463740.000100	3	30	0	0	0	0	0	4	0	N/A	0	34
10	*	13304409	Rook, Brian	14-Apr-14	12:00 PM	Largo	Harris Ocean Park Estates	20	7	00449600.000000	1	10	0	0	0	0	0	4	0	N/A	0	14
11		10303865	Dietrich, Susanne	13-Apr-12	03:05 PM	Largo	Ocean Reef Shores	113		00569041.010000	1	10	N/A	N/A	0	0	0	0	3	N/A	0	13

* Indicates a ranking sufficient to receive an allocation award.
 @ Indicates a ranking subject to additional reviews and approvals.
 Point evaluation criteria pursuant to Monroe County Code Section 138.28.
 Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009.2007.
 Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.
 M Indicates additional issues to be monitored and addressed prior to permit issuance.
 The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.

**ADMINISTRATIVE RELIEF
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
UPPER KEYS - YEAR 23, QUARTER 4 (APRIL 14, 2015 TO JULY 13, 2015)**

Date and Time of Application											Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Mkt in Emp./AFH project Sec. 138-23(6)	Flood Zone 'V'	BAT/A WT	First Four Years	Each Add. Years Sec. 138-23(12)	Payment to Acq. Fund	Total
Tier Rank	Permit #	BOCC Resolution	Name	Date	Time	Key	Subdivision	Lot	Block	RE#													
MARKET RATE DWELLING UNITS (ADMINISTRATIVE RELIEF)													-3	-5	4		6	-4	4	1	2	up to 2	
<p>* Indicates a ranking sufficient to receive an allocation award. @ Indicates a ranking subject to additional reviews and approvals. Point evaluation criteria pursuant to Monroe County Code Section 138.28. Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009.2007. Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.</p> <p>The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.</p>																							

**MARKET RATE
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
BIG PINE KEY and NO NAME KEY - YEAR 23, QUARTER 4 (APRIL 14, 2015 TO JULY 13, 2015)**

Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Located on No Name	Marsch Rabbit/ Buffer	Key Deer Corridor	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-	Payment to Acq. Fund	Mkt in Emp./ AFH projec	BAT/ AWT	Flood Zone 'V'	First Four Years	Each Add. Years Sec.	Total
MARKET RATE DWELLING UNITS																									
1	*	06101001	Ojeda, Alex	31-May-07	11:38 AM	Big Pine	Doctors Arm 3rd Add. Sec. B	2	00312572.000300	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	8	22
2	*	07100485	Akins, John	12-Jun-07	10:00 AM	Big Pine	Doctors Arm	27&PtL126	1	00310280.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	8	22
3	*	07100483	Akins, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	25&Pt24&26	1	00310260.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	8	22
4		07100479	Akins, John	12-Jun-07	10:04 AM	Big Pine	Doctors Arm	23&Pt24	1	00310240.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	8	22
5		07100486	Akins, John	12-Jun-07	10:06 AM	Big Pine	Doctors Arm	21 & 22	1	00310220.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	8	22
6		13103839	Garcia, Pedro	30-Oct-13	3:25 PM	Big Pine	Pine Channel Estates Sec. 2	12	00248140.000000	3	20	0	0	0	0	0	0	0	0	0	0	0	1	N/A	21
7		14102226	Anchor CNGO Corp.	13-Jun-14	10:47 AM	Big Pine	Hollerich	32	00285380.000000	3	20	0	0	0	0	0	0	0	0	0	0	0	1	N/A	21
8		07102535	Wheeler, Scott	24-Aug-07	8:45 AM	Big Pine	Eden Pines Colony 1st Add.	9	00269190.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	6	20
9		07102237	Akins, Candace	10-Sep-07	2:40 AM	Big Pine	Eden Pines Colony	13	00266360.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	6	20
10		07102238	Akins, Candace	10-Sep-07	2:45 AM	Big Pine	Eden Pines Colony 3rd Add.	3	00271270.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	6	20
11		07103911	Shearin, Jerry	24-Oct-07	8:50 AM	Big Pine	Doctors Arm	48	00310490.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	6	20
12		14103524	Severson, Joshua	29-Aug-14	11:04 AM	Big Pine	Atlantis Estates	26	00285491.002600	3	20	0	0	0	0	0	0	0	0	0	0	0	0	N/A	20
13		15101689	Wheeler, Charles	7-May-15	10:00 AM	Big Pine	Pine Channel Est. Sec. 2	15	00248540.000000	3	20	0	0	0	0	0	0	0	0	0	0	0	0	N/A	20
14		15103163	Miller, Rochele	10-Jul-15	9:09 AM	Big Pine	Cahill Pines & Palms	14	00244810.000000	3	20	0	0	0	0	0	0	0	0	0	0	0	0	N/A	20
15		06100507	Sampson, James	31-Jul-06	11:15 AM	Big Pine	Doctors Arm 3rd Add.	4	00312571.000500	2	10	N/A	N/A	0	0	0	0	0	0	0	0	-4	4	8	18
16		14101545	Wise, Alan	14-Jul-14	1:45 PM	Big Pine	Pine Channel Estates Sec. 2	27	00249560.000000	3	20	0	0	0	0	0	0	0	0	0	0	-4	0	N/A	16
17		05105438	Derovanessian, Jack	13-Jan-06	10:14 AM	Big Pine	Whispering Pines	15	N/A	00285660.000000	1	0	N/A	N/A	0	0	0	0	0	0	0	0	4	10	14
18		05104831	Menge, Robert	20-Jan-06	11:00 AM	Big Pine	Port Pine Heights 2nd Add.	7	59	00295360.000000	1	0	N/A	N/A	0	0	0	0	0	0	0	0	4	10	14
19		08101995	Perez, Orlando	24-Jul-08	9:47 AM	Big Pine	Tropical Bay	31	00312890.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	N/A	14
20		08102801	Bahn (Rev. Trust)	14-Oct-08	2:27 PM	Big Pine	Doctors Arm 1st Add.	3	5	00311610.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	N/A	14
21		05100259	Vasquez, Jovan	10-Aug-09	8:55 AM	Big Pine	Doctors Arm 3rd Add. Sec. B	5	00312572.000600	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	N/A	14
22		09102047	Eline, William	9-Nov-09	1:34 PM	Big Pine	Eden Pines Colony 3rd Add.	2	23	00271260.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	4	N/A	14
23		10103101	Mackenzie, William	17-Sep-10	10:40 AM	Big Pine	metes and bounds			00111880.000205	3	20	N/A	N/A	0	-10	0	0	0	0	0	0	4	N/A	14
24		12100011	Peterson, Mark	9-Apr-12	12:37 PM	Big Pine	Doctors Arm Subd 3rd Add. Sec A	14	00312571.001500	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	3	N/A	13
25		09102784	Pereira, Carlos	22-Oct-09	10:44 AM	Big Pine	Port Pine Heights	9	8	00290190.000000	1	0	N/A	N/A	0	0	0	0	0	0	0	0	4	N/A	4

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

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

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

Point evaluation criteria pursuant to Monroe County Code Section 138.28.

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

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

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

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

**AFFORDABLE HOUSING RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
BIG PINE KEY AND NO NAME KEY YEAR 23, QUARTER 4
(APRIL 14, 2015 TO JULY 13, 2015)**

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



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Monroe County Planning Commission

From: Mayte Santamaria, Sr. Director of Planning and Environmental Resources
Tiffany Stankiewicz, Development Administrator

Date: August 12, 2015

Subject: Residential Dwelling Unit Evaluation Report for Quarter 4, Year 23

Subject: Non-Residential Floor Area Evaluation Report (NROGO)
Quarter 4, Year 23 (April 14, 2015 through July13, 2015),

Meeting Date: August 26, 2015

1 I BACKGROUND:

2
3 Monroe County Code, Chapter 138, Article III (Sections 138-47 through 138-55) establishes the
4 Nonresidential Rate of Growth Ordinance (NROGO) and the procedure for allocating the non-
5 residential floor area.

6
7 On June 9, 2006, the Federal Fish and Wildlife Service Incidental Take Permit (ITP) #TE083411-0
8 was issued to 1) Monroe County, Growth Management Division, 2) Florida Department of
9 Transportation, and 3) Florida Department of Community Affairs for the Threatened and Endangered
10 Species Incidental Take Permit (ITP) since the permittees have defined the geographic area covered
11 by their Habitat Conservation Plan (HCP) on Big Pine/No Name Key. The ITP requires the
12 Permittees to ensure that the take of the covered species is minimized and mitigated. The Permittees
13 are responsible for meeting the terms and conditions of the ITP and implementing the HCP.

14
15 On March 15, 2006, the Board of County Commissioners adopted Ordinance 011-2006 to implement
16 the Tier System, and subsequently, it was challenged by Florida Keys Citizens Coalition, Inc. and
17 Protect Key West and the Florida Keys, Inc., d/b/a Last Stand. Thomas G. Pelham, Secretary,
18 Department of Community Affairs signed the final order (Final Order DCA07-GM166 for DOAH
19 Case No. 06-2449GM) deciding the challenge on September 26, 2007.

20
21 The Tier System made changes such as separate districts for allocation distribution, basis of scoring
22 applications, and administrative relief. The districts are: A) Lower/Upper Keys and B) Big Pine/No
23 Name Key for NROGO.
24

1 On September 21, 2012, the BOCC adopted Ordinance #021-2012, revising the NROGO allocation
 2 scoring system regarding land dedications and Tier III properties containing wetlands adjacent to
 3 Tier 1 properties. The ordinance became effective on December 31, 2012.
 4

5 On April 17, 2013, the BOCC adopted Ordinance #019-2013, and Ordinance #020-2013, revising
 6 the NROGO allocation system. The ordinance became effective on July 13, 2013. The amendments
 7 adopted in April 2013, simplified the NROGO permit allocation system process by:

- 8 • allowing applicants to acquire NROGO awards in less time (up to 4 x a year vs. up to 2 x a
 9 year);
- 10 • increasing the maximum amount of de minimis expansion from 100 sq. ft. to 1,000 sq. ft. for
 11 new and existing nonresidential developments with an allocation awarded by building permit
 12 (no competition);
- 13 • commencing NROGO Year 22 (July 13, 2013), distributing the annual NROGO allocation
 14 proportionately to each of the three ROGO subareas: Upper (239 sq. ft. X 96 DU = 22,944 sq.
 15 ft.); Lower (239 sq. ft. X 91 DU = 21,749 sq. ft.); and Big Pine/No Name (239 sq. ft. X 10
 16 DU = 2,390 sq. ft.);
- 17 • increasing the maximum amount of a NROGO allocation from 2,500 sq. ft. to 10,000 sq. ft.
 18 per allocation period; and
- 19 • creating NROGO bank accounts to establish a codified mechanism to allocate nonresidential
 20 floor area that went unused or unallocated in previous years or which has been reclaimed.

21
 22 **II. AMOUNT OF FLOOR AREA AVAILABLE**

23 Pursuant to Monroe County Code Section 138-53(e)(14), the Planning and Environmental Resources
 24 Department is providing a notification of the NROGO account balances. The balances are as follows:
 25
 26

NROGO Year 23 Balances Available for Quarter 4			
	Annual NROGO	NROGO Bank	
	Year 23 Annual Allocation Amount	Subarea Bank Accounts (rollover from Year 22)	Year 23 General (Joint) Bank Total
NROGO Year 23			
Big Pine Key and No Name Key Subarea	1,662	1,379 SF	0
Upper Keys Subarea	22,944	18,149 SF	467,067 SF*
Lower Keys Subarea	21,749	18,509 SF	
Total	46,355	38,037 SF	467,067 SF*

*The YR 22 Bank Totals includes 20,000 SF in reserves each for the Upper and Lower Keys (for a total of 40,000 SF in reserves). (Ord. 020-2013)

27
 28
 29 Please note, for the table above, square footage for de-minimis applications that are awarded through
 30 issuance of a building permit (no public hearing required) will be deducted from the annual NROGO
 31 allocation or the NROGO bank.
 32

1 III. AMOUNT OF FLOOR AREA REQUESTED:

2
3 There is one applicant requesting commercial floor area for the Year 23 Quarter 4 allocation. The
4 applicant is in the Upper Keys subarea, and there are no applicants in the Big Pine/No Name Key
5 subarea or the Lower Keys subarea.
6

NROGO YEAR 23 ANNUAL SQUARE FOOTAGE			
	Lower Keys Subarea	Upper Keys Subarea	Big Pine/No Name Keys Subarea
Quarter 1: Square Feet Allocation Available	21,749	22,944	2,390
Quarter 1: Square Feet Awarded	0	0	0
Quarter 2: Square Feet Allocation Available	21,749	22,944	2,390
Quarter 2: Square Feet Awarded*	0	0	200
Quarter 3: Square Feet Allocation Available	21,749	22,944	2,190
Quarter 3: Square Feet Awarded*	0	0	528
Quarter 4: Square Feet Allocation Available	21,749	22,944	1,662
Quarter 4: Square Feet Requested	0	2,484	0
* reflects de minimis awarded			

7
8
9 IV. EVALUATION AND RANKING:

10 For the annual NROGO allocation, there was an applicant in the Upper Keys subarea with a request
11 within the SF available for the quarter (Quarter 4). There were no applicants in the Lower Keys
12 subarea and no applicants in the Big Pine/No Name Key subarea for the quarter (Quarter 4). For the
13 NROGO bank, there were no applicants for the quarter (Quarter 4).
14
15

16 V. RECOMMENDATION:

17 Based on the preceding information, the Sr. Director Planning & Environmental Resources
18 recommends the following NROGO allocations of Year 23 Quarter 4 be awarded:
19
20

21 **NROGO YEAR 23 ANNUAL SQUARE FOOTAGE**

22 Lower Keys Subarea

- 23 • None

24 Upper Keys Subarea

- 25 • Permit number 06304353 for Monte Green, ranked number one (1), requesting a total of
26 2,484 square feet of floor area.

27 Big Pine Key and No Name Key Subarea

- 28 • None

29 No Applicants for the NROGO Bank
30
31



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: The Monroe County Planning Commission

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

From: Michael Roberts, Sr. Administrator, Environmental Resources

Date: August 13, 2015

Subject: *Request for an Amendment to Figure 2.1 of the Livable CommuniKeys Program Master Plan for the Future Development of Big Pine Key and No Name Key Tier Map from Tier I to Tier III, for property owned by Longstock II, LLC located on Big Pine Key, having real estate no.'s. 00300090-000000; 00300180-000000; 00300590-000000 & 00300670-000000 (File 2015-116)*

Meeting: August 26, 2015

1
2 I REQUEST
3

4 A request to amend Figure 2.1 of the Livable CommuniKeys Program Master Plan for Future
5 Development of Big Pine Key and No Name Key by amending the Tier Designation for
6 Parcel #'s 00300090-000000; 00300180-000000; 00300590-000000 & 00300670-000000
7 from Tier I to Tier III (Exhibit I).
8



9
10 Subject Parcels (outlined in blue) (2012)

1 **II BACKGROUND INFORMATION & RELEVANT PRIOR COUNTY ACTIONS**

2
3 **Site Information**

4 Address: 201 County Road, Big Pine Key

5 Legal Description: Lots 1, 2, 3, 4 and 5 Block 1; Lots 1 through 18 Block 2 Sam-N-Joe
6 Subdivision Plat Book 3 Page 76 of the Public Records of Monroe County Florida and
7 Lots 1 through 9, Block 3, Darios Subdivision Plat Book 3 Page 92 of the Public Records
8 of Monroe County Florida.

9 Real Estate (RE) Numbers: 00300090-000000; 00300180-000000; 00300590-000000 &
10 00300670-000000

11 Applicant: Longstock II, LLC

12 Size of Site: 3.93 acres

13 Land Use District(s): IS (North ½) and URM (South ½)

14 FLUM Designation: RM (North ½) and RH (South ½)

15 Tier Designation: I

16 Flood Zone: AE - 8

17 Existing Use: Sea Horse RV Campground

18 The parcel consists of a developed RV Campground containing 130 documented units,
19 consisting of 125 transient units and 5 market rate units (Letter of Development Rights
20 Determination dated 9/29/2014).

21 Existing Vegetation / Habitat: Scarified; Developed Land

22 Community Character of Immediate Vicinity: The surrounding community is a mix of dense
23 residential development interspersed with sparsely developed and undeveloped areas. The
24 adjacent land use (zoning) districts consist of IS, URM and SR land use districts.

- 25
- 26 • On March 19, 2003 the Monroe County Board of County Commissioners (BOCC)
27 approved Resolution 119-2003 authorizing submittal of the Habitat Conservation Plan for
28 Key Deer and other protected species on Big Pine Key and No Name Key (HCP).
 - 29 • On December 17, 2003 the BOCC passed Resolution 562-2003 approving the Livable
30 CommuniKeys Master Plan (LCP) for Big Pine Key and No Name Key as the policy
31 document to direct growth and development of Big Pine Key and No Name Key. The
32 LCP implements the HCP as well as provides for the development needs of the
33 community.
 - 34 • The LCP was completed in August 2004, adopted by the Board of County
35 Commissioners on August 18, 2004 and incorporated by reference into the Monroe
36 County 2010 Comprehensive Plan by Policy 101.20.2(1).
 - 37 • The LCP was amended in June 2009 (Ordinance 020-2009) to revise certain figures to
38 depict only the lands covered by the HCP; to implement the ROGO requirements of the
39 HCP; to define the number of dwelling units to be permitted over the life of the Incidental
40 Take Permit (ITP), including the limitations on Tier I development; to establish certain
41 control dates for development and mitigation; and to regulate the construction of fences
42 and accessory structures.

- The Board of County Commissioners adopted Ordinance 022-2012 on September 21, 2012 to amend the Livable CommuniKeys Program Master Plan for Future Development of Big Pine Key and No Name Key, to amend the Tier designation on Figure 2.1 (Tier Map for Big Pine Key and No Name Key), and Table 2.7, Institutional Uses, for the Seacamp property from Tier I to Tier III, as directed by the Board of County Commissioners in Resolution 562-2003.

DRC Review

At its regularly scheduled meeting on July 28, 2015, the Monroe County Development Review Committee reviewed the proposed amendment. The information provided in the staff report and discussed at the meeting supports the Chair’s decision to recommend approval to the Planning Commission and Board of County Commissioners.

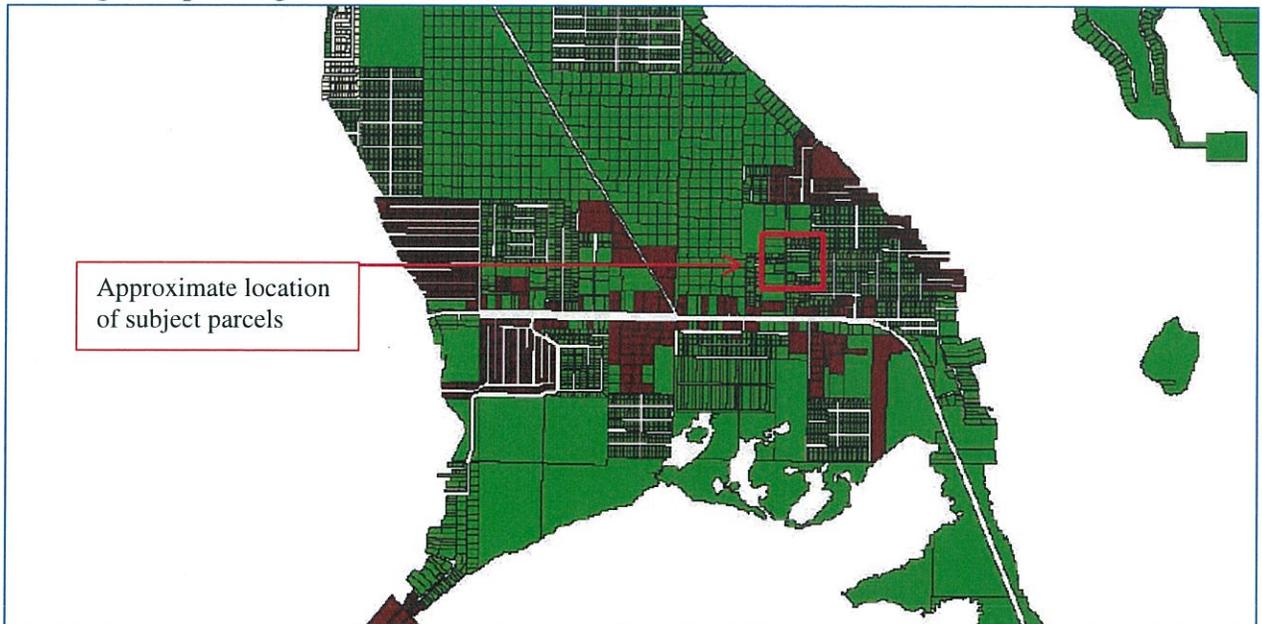
PC Review

At its regularly scheduled meeting on August 26, 2015, the Monroe County Planning Commission reviewed the proposed amendment. The information provided in the staff report and discussed at the meeting supports the Planning Commission’s decision to recommend _____ to the Board of County Commissioners.

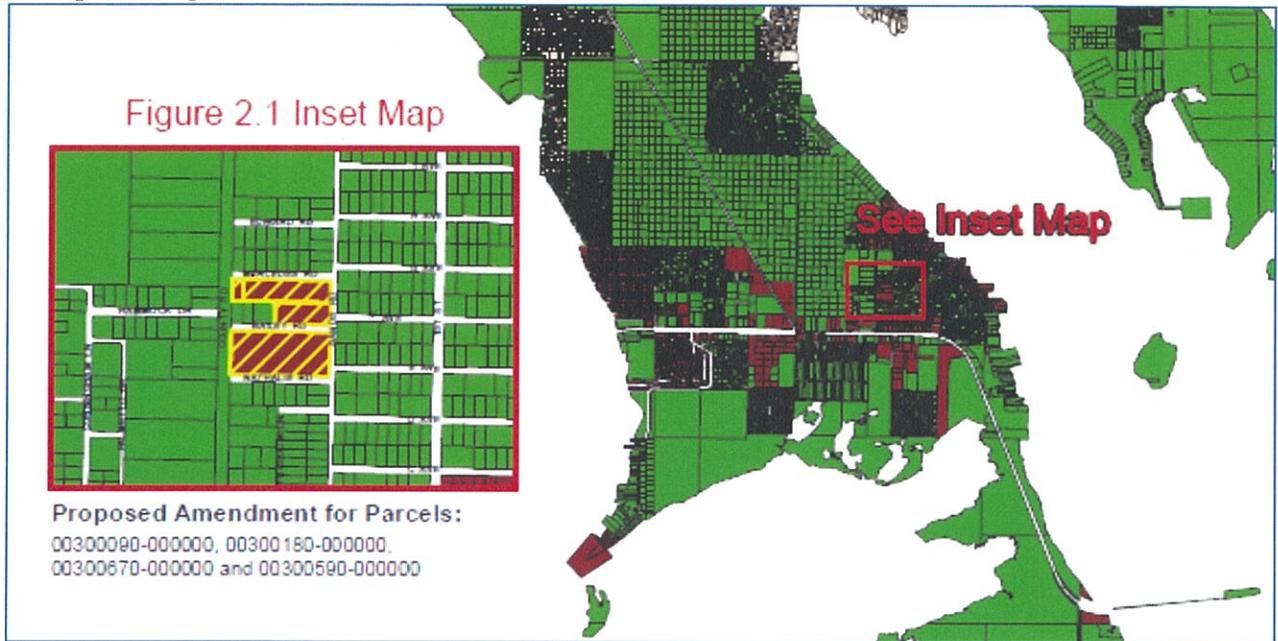
III PROPOSED AMENDMENT

Request for an Amendment to Figure 2.1 of the Livable CommuniKeys Program Master Plan for the Future Development of Big Pine Key and No Name Key Tier Map from Tier I to Tier III, for property owned by Longstock II, LLC, Big Pine Key, having real estate no’s. 00300090-000000; 00300180-000000; 00300590-000000 & 00300670-000000, as depicted below:

Existing, Adopted Figure 2.1:



1 Proposed Figure 2.1:



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Review of Amendment

The Tier Maps for Big Pine Key and No Name Key has been developed based on relative wildlife habitat quality as defined in the Habitat Conservation Plan (HCP). Monroe County developed the Tier Maps pursuant to county-wide Smart Growth Initiatives adopted in Goal 105 of the Comprehensive Plan and Strategy 1.1 of the LCP.

“The Habitat Conservation Plan (HCP) focuses on the Key deer as an “umbrella species” and operates under the assumption that avoiding and minimizing impacts to Key deer habitat, will also provide direct protection to both populations and habitats of other terrestrial species. In the development of the HCP, the ecology and population dynamics of the Key deer was studied for three years and a Population Viability Analysis (PVA) model, including a spatial component, was produced to evaluate the impacts of development scenarios on the Key deer population. Based on the Key deer studies done for the HCP and the resulting spatial model, lands in the study area were classified into three “Tiers.” Tier 1 lands are higher quality Key deer habitat. Tier 3 lands are the lowest quality Key deer habitat. Most of the parcels in Tiers 2 and 3 are interspersed among developed parcels and among canals. These areas provide little habitat value to the covered species.” (Pg. 2 Habitat Conservation Plan)

As noted in the HCP, “the Key deer are wide ranging and utilize virtually all available habitat in the project area, including developed areas (Figure 2.1, Lopez 2001).” Figure 2.1 does indicate the utilization or distribution of Key deer, during the 3 year study period, within or adjacent to the subject properties but it is not as significant as other locations. (Pg. 20 Habitat Conservation Plan).

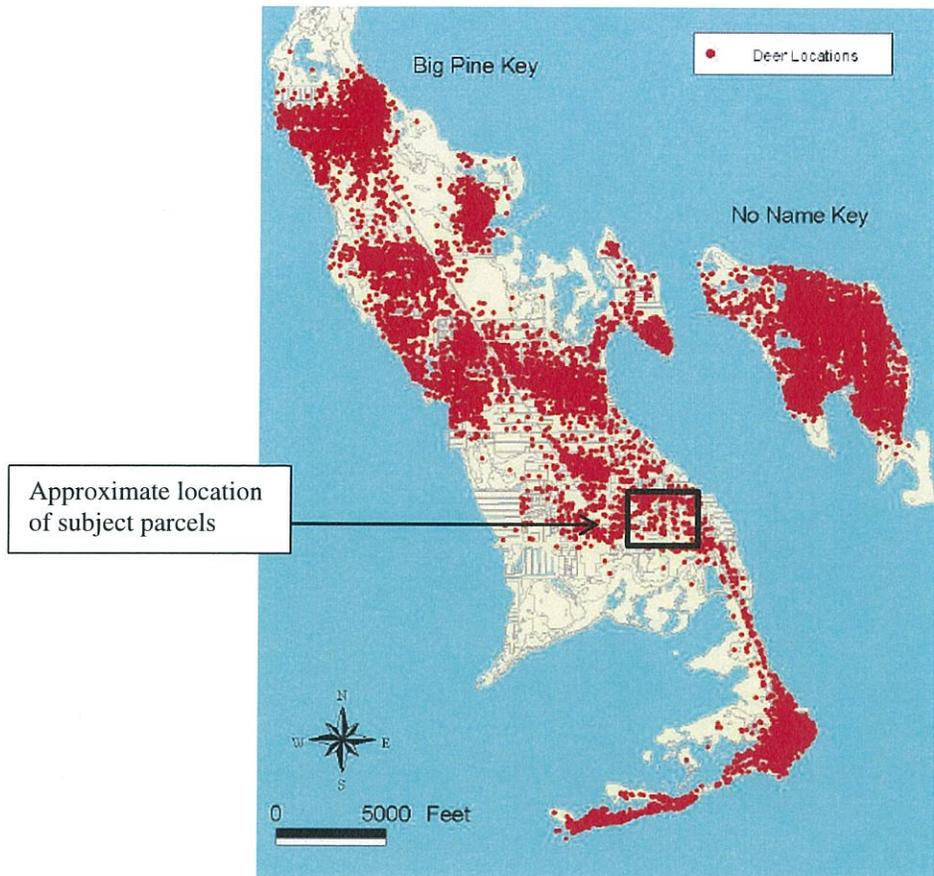


Figure 2.1. Key deer locations from telemetry data (Lopez 2001)

Figure 2.2 (Exhibit 5) of the HCP provides the Lower Keys marsh rabbit habitat, as identified by the U.S. Fish and Wildlife Service. This figure displays the Lower Keys marsh rabbit habitat on Big Pine Key and No Name Key (Faulhaber 2003) based on the most recent data on its distribution within the covered area (Figure 2.2). Figure 2.2 does not indicate Lower Keys marsh rabbit habitat within or adjacent to the subject properties. (Pg. 23 Habitat Conservation Plan).

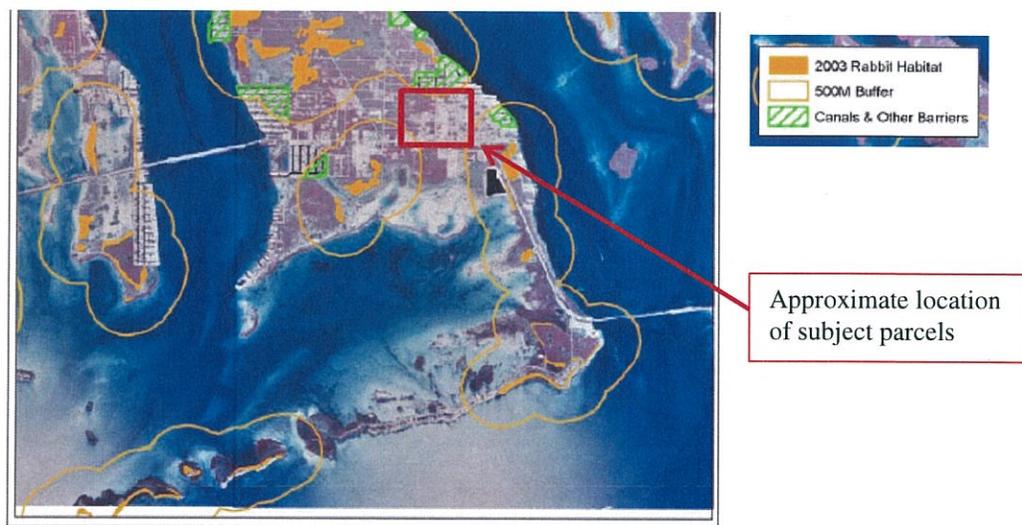


Figure 2.2. Lower Keys marsh rabbit habitat (Source: United States Fish and Wildlife Service).

1 Lastly, Figure 2.4 (Exhibit 6) depicts the 6 grid layers used to generate the weighting factor
2 for the final carrying capacity grid. The deer corridor deer density, house density and
3 distance from US1 parameters reflect low utilization of the subject properties by Key deer.
4

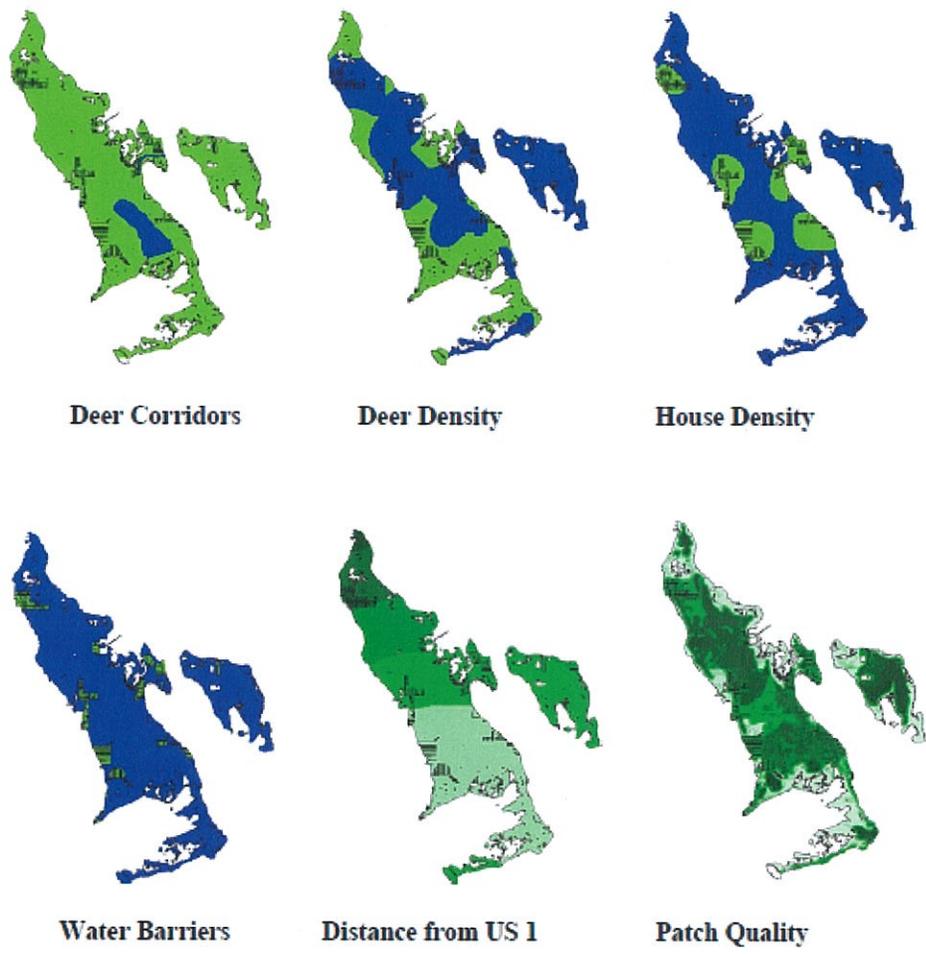
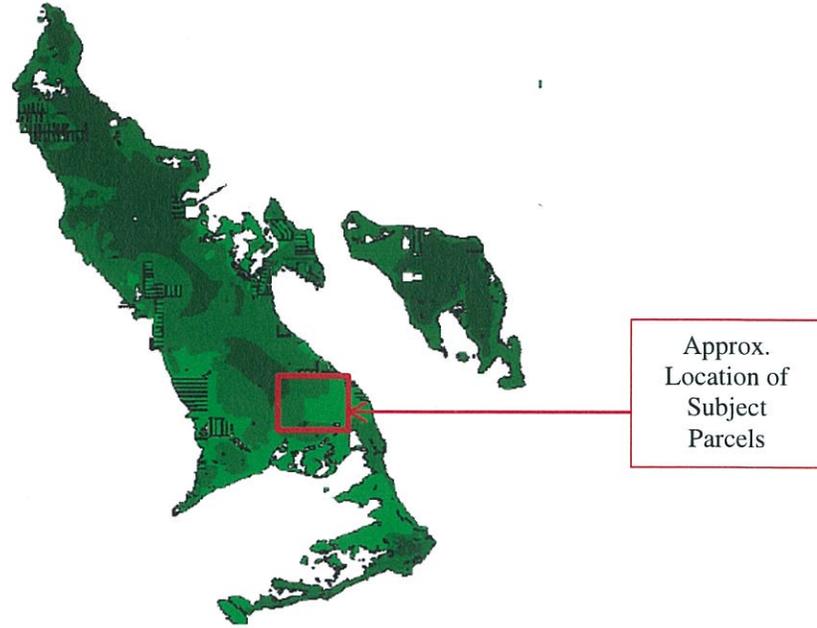


Figure 2.4. Six grid layers used to generate weighting factor grid
(darker shades = higher value for the deer)

5
6
7
8
9 For the Big Pine Key and No Name Key planning area the Tier Maps are intended to be
10 based upon habitat sensitivity identified in the HCP, primarily as represented on the weighted
11 Harvest Grid Map (Figure 2.5 of the HCP, below).
12

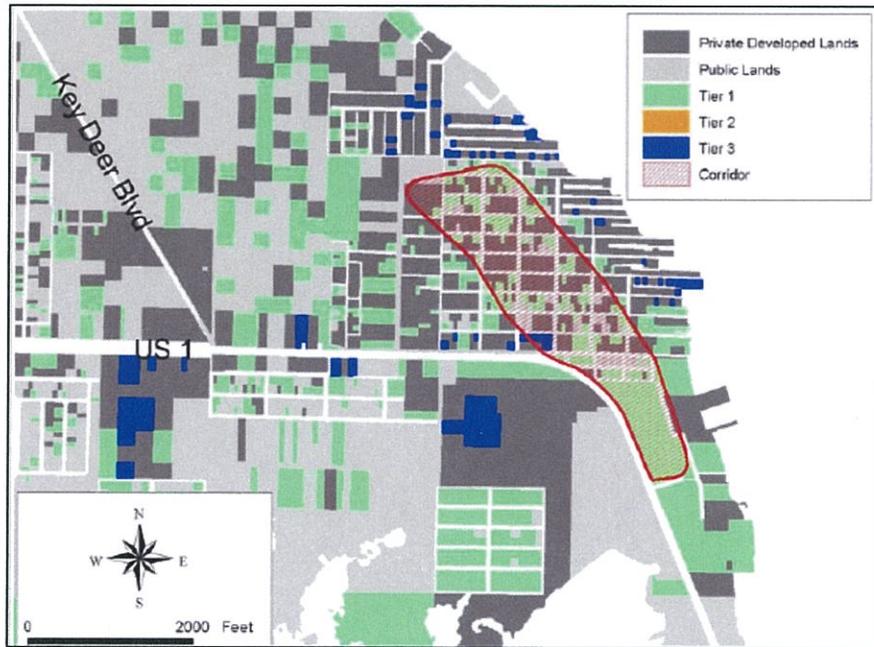


Approx.
Location of
Subject
Parcels

Harvest Grid Map (Figure 2.5 of the HCP)
(darker shades = higher value for deer)

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2
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The subject parcels are developed land outside existing deer corridors (HCP Figure 5.2, below) and do not meet the criteria for Tier I designation as provided in Policy 205.1.1, MCC §130-130 or the Habitat Conservation Plan, as noted below:



HCP Figure 5.2 Key deer corridor across Sands Subdivision

10
11
12



Sands corridor with subject parcels in blue

The HCP describes the habitat description and associated H values that should be reflected in the Tier designation. These descriptions are provided in Table 2.7 (below).

Table 2.7 (HCP pg. 43) Tier classification system (vacant privately-owned lands)

Tier	Description
1	Lands where all or a significant portion of the land area is characterized as environmentally sensitive and important for the continued viability of HCP covered species (mean H per 10x10 meter cell = 0.259×10^{-3}). These lands are high quality Key deer habitat, generally representing large contiguous patches of native vegetation that provide habitat for other protected species as well.
2	Scattered lots and fragments of environmentally sensitive lands that may be found in platted subdivisions (mean H per 10 x10 meter cell = 0.183×10^{-3}). A large number of these lots are located on canals and are of minimal value to the Key deer and other protected species because the canal presents a barrier to dispersal.
3	Scattered lots within already heavily developed areas that provide little habitat value to the Key deer and other protected species (mean H per 10x10 meter cell = 0.168×10^{-3}). Some of the undeveloped lots in this Tier are located between existing developed commercial lots within the US-1 corridor or are located on canals.

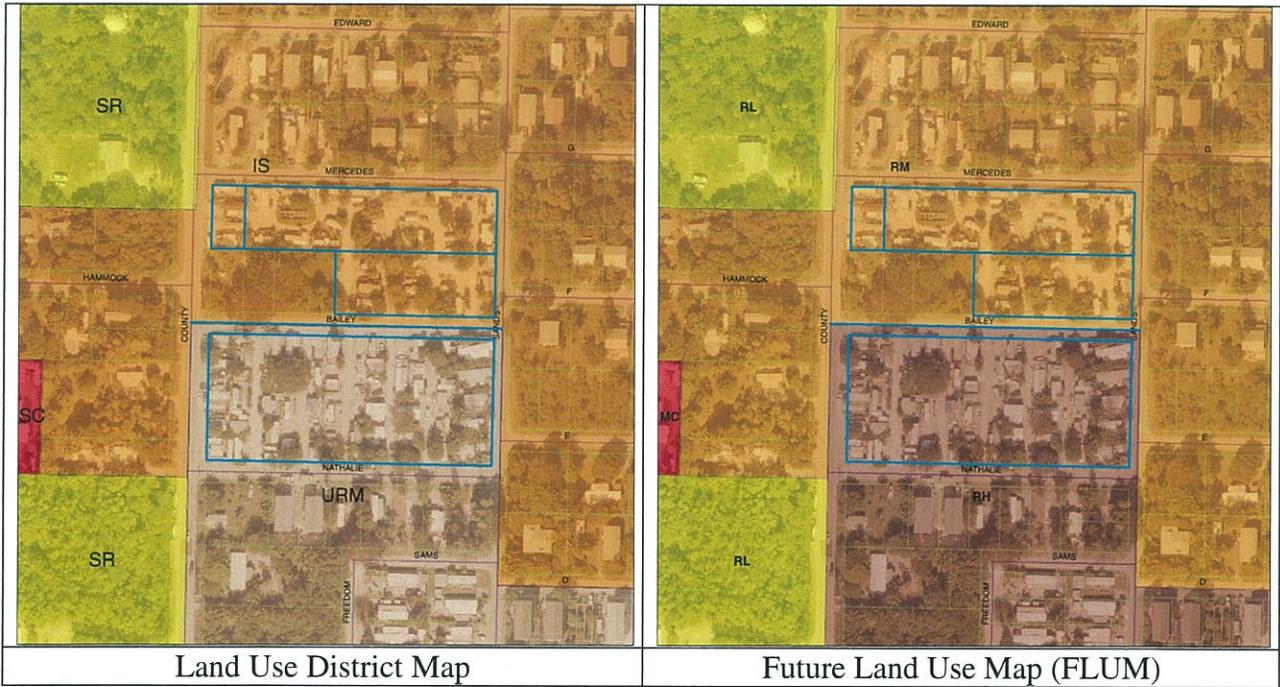
The proposed amendment is consistent with the above Tier descriptions. The site is developed and the mean H value per 10 x 10 meter cell is 0.000182 (0.182×10^{-3}).

1 The 'H' values for the associated parcels are:
 2

Sea Horse RV Park			
RE #	H	Area (square feet)	Avg 'H' (10m X 10m)
00300090-000000	0.0044	26,910	0.00017491
00300180-000000	0.0148	96,048	0.00016538
00300590-000000	0.0084	42,435	0.00021257
00300670-000000	0.0015	5,589	0.00029043

3
 4 There is no 'H' impact associated with the proposed amendment to the Master Plan. The
 5 subject parcel contains no native habitat and supported 130 lawfully established units. The
 6 amount of H impact for this type of development is based on traffic generation because
 7 vehicle collisions with Key deer are the most important human-related cause of mortality for
 8 the Key deer (HCP page 41). Based on the average daily trip assumptions in the HCP (9.5
 9 ADT/unit), the 130 units developed on the site generate 1,235 average daily trips (ADT).
 10

11 The subject parcels lie partially within the IS land use district (north ½) and partially within
 12 the URM land use district (south ½). The corresponding FLUM designations are Residential
 13 Medium (RM) on the north and Residential High (RH) on the south. There is no change
 14 proposed for the site's land use district or FLUM designations. Note that as originally
 15 platted, the four parcels consisted of 32 platted lots.
 16



17
 18

1 IV. CONSISTENCY WITH THE MONROE COUNTY YEAR 2010 COMPREHENSIVE
2 PLAN, THE FLORIDA STATUTES, AND PRINCIPLES FOR GUIDING
3 DEVELOPMENT
4

5 **A. The proposed amendment is consistent with the following Goals, Objectives and**
6 **Policies of the Monroe County Year 2010 Comprehensive Plan. Specifically, the**
7 **amendment furthers:**
8

9 **Goal 101** Monroe County shall manage future growth to enhance the quality of life, ensure
10 the safety of County residents and visitors, and protect valuable natural resources.
11

12 **Objective 101.20** Monroe County shall address local community needs while balancing the
13 needs of all Monroe County communities. These efforts shall focus on the human crafted
14 environment and shall be undertaken through the Livable CommuniKeys Planning Program.
15

16 **GOAL 105** Monroe County shall undertake a comprehensive land acquisition program and
17 smart growth initiatives in conjunction with its Livable CommuniKeys Program in a manner
18 that recognizes the finite capacity for new development in the Florida Keys by providing
19 economic and housing opportunities for residents without compromising the biodiversity of
20 the natural environment and the continued ability of the natural and man-made systems to
21 sustain livable communities in the Florida Keys for future generations.
22

23 **Objective 105.1** Monroe County shall implement smart growth initiatives in conjunction
24 with its Livable CommuniKeys and Land Acquisition Programs which promote innovative
25 and flexible development processes to preserve the natural environment, maintain and
26 enhance the community character and quality of life, redevelop blighted commercial and
27 residential areas, remove barriers to design concepts, reduce sprawl, and direct future growth
28 to appropriate infill areas.
29

30 **Policy 105.2.1** Monroe County shall designate all lands outside of mainland Monroe County,
31 except for the Ocean Reef planned development, into three general categories for purposes of
32 its Land Acquisition Program and smart growth initiatives in accordance with the criteria in
33 Policy 205.1.1. These three categories are: Natural Area (Tier I); Transition and Sprawl
34 Reduction Area (Tier II) on Big Pine Key and No Name Key only; and Infill Area (Tier III).
35 The purposes, general characteristics, and growth management approaches associated with
36 each tier are as follows:
37

- 38 1. Natural Area (Tier I): Any defined geographic area where all or a significant portion
39 of the land area is characterized as environmentally sensitive by the policies of this
40 Plan and applicable habitat conservation plan, is to be designated as a Natural Area.
41 New development on vacant land is to be severely restricted and privately owned
42 vacant lands are to be acquired or development rights retired for resource
43 conservation and passive recreation purposes. However, this does not preclude
44 provisions of infrastructure for existing development. Within the Natural Area
45 designation are typically found lands within the acquisition boundaries of federal and
46 state resource conservation and park areas, including isolated platted subdivisions;

1 and privately-owned vacant lands with sensitive environmental features outside these
2 acquisition areas.

- 3
- 4 2. Transition and Sprawl Reduction Area (Tier II): Any defined geographic area on Big
5 Pine Key and No Name Key, where scattered groups and fragments of
6 environmentally sensitive lands, as defined by this Plan, may be found and where
7 existing platted subdivisions are not predominately developed, not served by
8 complete infrastructure facilities, or not within close proximity to established
9 commercial areas, is to be designated as a Transition and Sprawl Reduction Area.
10 New development is to be discouraged and privately owned vacant lands acquired or
11 development rights retired to reduce sprawl, ensure that the Keys carrying capacity is
12 not exceeded, and prevent further encroachment on sensitive natural resources.
13 Within a Transition and Sprawl Reduction Area are typically found: scattered small
14 non-residential development and platted subdivisions with less than 50 percent of the
15 lots developed; incomplete infrastructure in terms of paved roads, potable water, or
16 electricity; and scattered clusters of environmentally sensitive lands, some of which
17 are within or in close proximity to existing platted subdivisions.
18
- 19 3. Infill Area (Tier III): Any defined geographic area, where a significant portion of land
20 area is not characterized as environmentally sensitive as defined by this Plan, except
21 for dispersed and isolated fragments of environmentally sensitive lands of less than
22 four acres in area, where existing platted subdivisions are substantially developed,
23 served by complete infrastructure facilities, and within close proximity to established
24 commercial areas, or where a concentration of non-residential uses exists, is to be
25 designated as an Infill Area. New development and redevelopment are to be highly
26 encouraged, except within tropical hardwood hammock or pineland patches of an acre
27 or more in area, where development is to be discouraged. Within an Infill Area are
28 typically found: platted subdivisions with 50 percent or more developed lots situated
29 in areas with few sensitive environmental features; full range of available public
30 infrastructure in terms of paved roads, potable water, and electricity; and
31 concentrations of commercial and other non-residential uses within close proximity.
32 In some Infill Areas, a mix of non-residential and high-density residential uses
33 (generally 8 units or more per acre) may also be found that form a Community
34 Center.
35

36 **Policy 205.1.1** The County shall establish the following criteria at a minimum to use when
37 designating Tiers:

- 38 2. Lands on Big Pine Key and No Name Key designated as Tier I, II, or III shall be in
39 accordance with the wildlife habitat quality criteria as defined in the Habitat
40 Conservation Plan for those islands.
41

42 **Big Pine Key/No Name Key Livable CommuniKeys Plan**

43 **Strategy 1.1**

44 Create a Tier Map for the planning area depicting the locations of Tier I, Tier II and Tier
45 III lands as described in Comprehensive Plan Policy 105.2.1. Base the Tier Map on the
46

1 habitat needs of federally endangered resident species in the planning area as set forth in
2 the anticipated ITP and HCP in terms of relative H of parcels within the planning area.

3
4 **Strategy 1.2**

5 Assign relative H units to all parcels within the planning area as per the method described
6 in the HCP in order to ensure compliance with the permitted level of take of federally
7 endangered species contained in the anticipated ITP.

8
9 **Action Item 1.2.1:**

10 Use the parcel-specific H unit spreadsheet included with the HCP to assign H to
11 individual parcels within the planning area.

12
13 **Action Item 1.2.2:**

14 For development proposal applications involving multiple parcels, sum the H units
15 for the individual parcels to generate the total H impact of the development.

16
17 **Strategy 2.1** Continue to utilize the Land Use District Maps and supporting FLUM to
18 regulate land use type, density and intensity on an individual parcel basis within the
19 planning area. The distribution of future development shall be guided by a Tier System
20 Overlay Map pursuant to the Comprehensive Plan Smart Growth Initiatives (Goal 105).

21
22 **Action 2.1.2** Adopt the Tier System Map separate from but as an overlay of the Land
23 District Maps. The Tier System Overlay Map shall be used primarily to guide the
24 distribution of development through the application of the residential rate of growth
25 ordinance and the non-residential rate of growth ordinance pursuant to the strategies set
26 forth in this Master Plan.

27
28 **B. The proposed amendment is consistent with the Principles for Guiding Development**
29 **for the Florida Keys Area, Section 380.0552(7), Florida Statutes.**

30
31 For the purposes of reviewing consistency of the adopted plan or any amendments to that
32 plan with the principles for guiding development and any amendments to the principles, the
33 principles shall be construed as a whole and no specific provision shall be construed or
34 applied in isolation from the other provisions.

35
36 (a) To strengthen local government capabilities for managing land use and development
37 so that local government is able to achieve these objectives without the continuation of
38 the area of critical state concern designation.

39 (b) To protect shoreline and marine resources, including mangroves, coral reef
40 formations, seagrass beds, wetlands, fish and wildlife, and their habitat.

41 (c) To protect upland resources, tropical biological communities, freshwater wetlands,
42 native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges
43 and beaches, wildlife, and their habitat.

44 (d) To ensure the maximum well-being of the Florida Keys and its citizens through sound
45 economic development.

1 (e) To limit the adverse impacts of development on the quality of water throughout the
2 Florida Keys.

3 (f) To enhance natural scenic resources, promote the aesthetic benefits of the natural
4 environment, and ensure that development is compatible with the unique historic
5 character of the Florida Keys.

6 (g) To protect the historical heritage of the Florida Keys.

7 (h) To protect the value, efficiency, cost-effectiveness, and amortized life of existing and
8 proposed major public investments, including:

- 9 1. The Florida Keys Aqueduct and water supply facilities;
- 10 2. Sewage collection and disposal facilities;
- 11 3. Solid waste collection and disposal facilities;
- 12 4. Key West Naval Air Station and other military facilities;
- 13 5. Transportation facilities;
- 14 6. Federal parks, wildlife refuges, and marine sanctuaries;
- 15 7. State parks, recreation facilities, aquatic preserves, and other publicly owned
16 properties;
- 17 8. City electric service and the Florida Keys Electric Co-op; and
- 18 9. Other utilities, as appropriate.

19 (i) To limit the adverse impacts of public investments on the environmental resources of
20 the Florida Keys.

21 (j) To make available adequate affordable housing for all sectors of the population of the
22 Florida Keys.

23 (k) To provide adequate alternatives for the protection of public safety and welfare in the
24 event of a natural or manmade disaster and for a post disaster reconstruction plan.

25 (l) To protect the public health, safety, and welfare of the citizens of the Florida Keys and
26 maintain the Florida Keys as a unique Florida resource.

27
28 **C. The proposed amendment is consistent with Part II of Chapter 163, Florida Statutes**
29 **(F.S.). Specifically, the amendment furthers:**
30

31 163.3161(4), F.S. – It is the intent of this act that local governments have the ability to
32 preserve and enhance present advantages; encourage the most appropriate use of land,
33 water, and resources, consistent with the public interest; overcome present handicaps; and
34 deal effectively with future problems that may result from the use and development of
35 land within their jurisdictions. Through the process of comprehensive planning, it is
36 intended that units of local government can preserve, promote, protect, and improve the
37 public health, safety, comfort, good order, appearance, convenience, law enforcement and
38 fire prevention, and general welfare; facilitate the adequate and efficient provision of
39 transportation, water, sewerage, schools, parks, recreational facilities, housing, and other
40 requirements and services; and conserve, develop, utilize, and protect natural resources
41 within their jurisdictions.
42

1 163.3161(6), F.S. - It is the intent of this act that adopted comprehensive plans shall have
2 the legal status set out in this act and that no public or private development shall be
3 permitted except in conformity with comprehensive plans, or elements or portions
4 thereof, prepared and adopted in conformity with this act.
5

6 163.3177(1), F.S. - The comprehensive plan shall provide the principles, guidelines,
7 standards, and strategies for the orderly and balanced future economic, social, physical,
8 environmental, and fiscal development of the area that reflects community commitments
9 to implement the plan and its elements. These principles and strategies shall guide future
10 decisions in a consistent manner and shall contain programs and activities to ensure
11 comprehensive plans are implemented. The sections of the comprehensive plan
12 containing the principles and strategies, generally provided as goals, objectives, and
13 policies, shall describe how the local government's programs, activities, and land
14 development regulations will be initiated, modified, or continued to implement the
15 comprehensive plan in a consistent manner. It is not the intent of this part to require the
16 inclusion of implementing regulations in the comprehensive plan but rather to require
17 identification of those programs, activities, and land development regulations that will be
18 part of the strategy for implementing the comprehensive plan and the principles that
19 describe how the programs, activities, and land development regulations will be carried
20 out. The plan shall establish meaningful and predictable standards for the use and
21 development of land and provide meaningful guidelines for the content of more detailed
22 land development and use regulations.
23

24 V. PROCESS

25
26 Comprehensive Plan Amendments may be proposed by the Board of County Commissioners,
27 the Planning Commission, the Director of Planning, or the owner or other person having a
28 contractual interest in property to be affected by a proposed amendment. The Director of
29 Planning shall review and process applications as they are received and pass them onto the
30 Development Review Committee and the Planning Commission.
31

32 The Planning Commission shall hold at least one public hearing. The Planning Commission
33 shall review the application, the reports and recommendations of the Department of Planning
34 & Environmental Resources and the Development Review Committee and the testimony
35 given at the public hearing. The Planning Commission shall submit its recommendations and
36 findings to the Board of County Commissioners (BOCC). The BOCC holds a public hearing
37 to consider the transmittal of the proposed comprehensive plan amendment, and considers
38 the staff report, staff recommendation, and the testimony given at the public hearing. The
39 BOCC may or may not recommend transmittal to the State Land Planning Agency. If the
40 amendment is transmitted to State Land Planning Agency, they review the proposal and issue
41 an Objections, Recommendations and Comments (ORC) Report. Upon receipt of the ORC
42 report, the County has 180 days to adopt the amendments, adopt the amendments with
43 changes or not adopt the amendment.
44
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46

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VI. RECOMMENDATION

Monroe County Planning and Environmental Resources Department recommends approval to amend the Master Plan for Future Development of Big Pine Key and No Name Key by amending the Livable CommuniKeys Program Master Plan for the Future Development of Big Pine Key and No Name Key Tier Map (Figure 2.1) from Tier I to Tier III, as depicted on Exhibit 1.

EXHIBIT I

1
2
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5
6

AMENDMENT TO THE LIVABLE COMMUNIKEYS PROGRAM MASTER PLAN FOR
THE FUTURE DEVELOPMENT OF BIG PINE KEY AND NO NAME KEY TIER MAP
(FIGURE 2.1) FROM TIER I TO TIER III
00300090-000000;00300180-000000;00300590-000000 & 00300670-000000

Livable Communikeys Program Big Pine Key and No Name Key Tier Overlay District

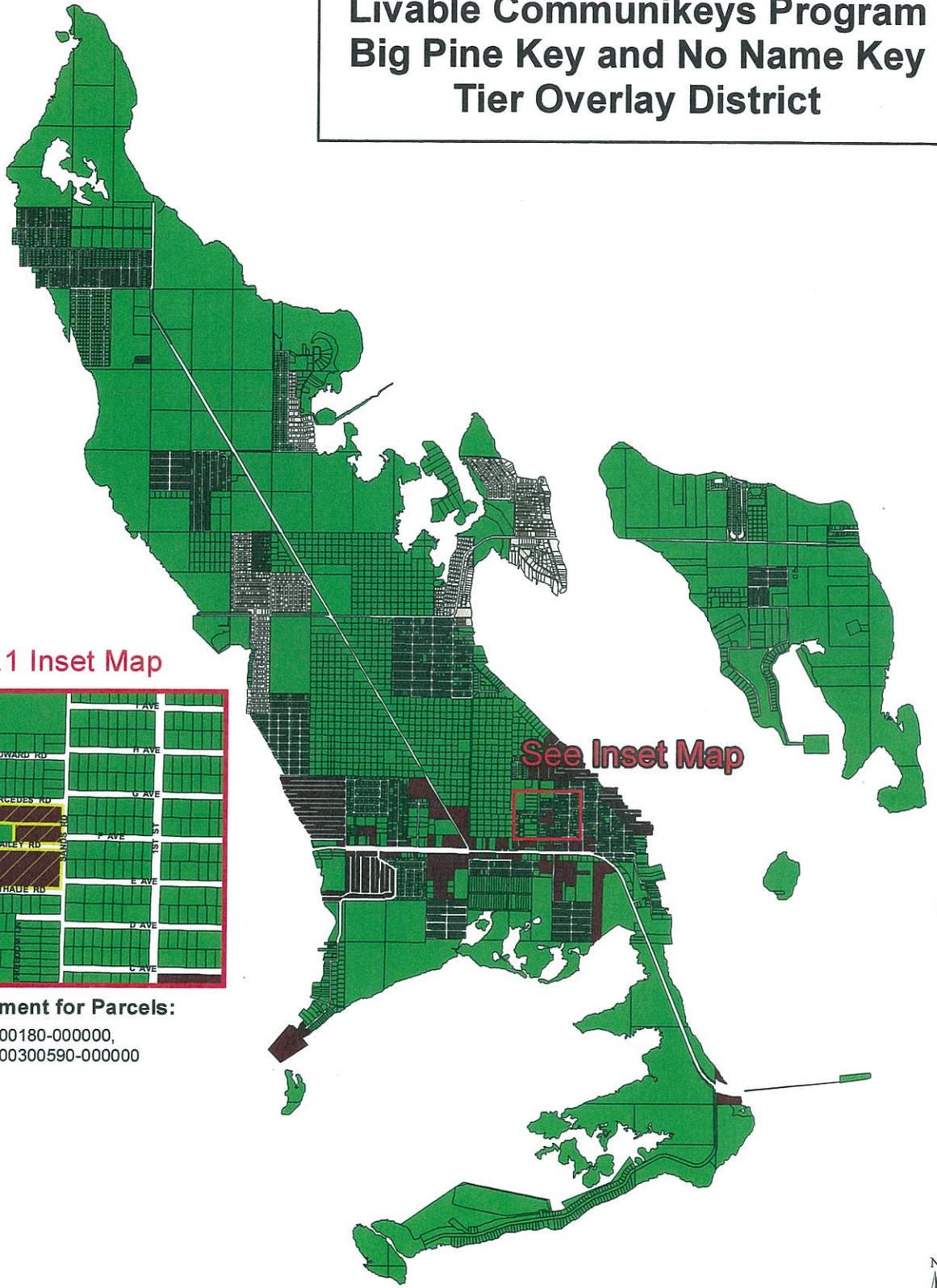


Figure 2.1 Inset Map



Proposed Amendment for Parcels:

00300090-000000, 00300180-000000,
00300670-000000 and 00300590-000000

**Monroe County Tier Overlay District
Tier**

- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area



**Monroe County
Planning and Environmental
Resources Department**



Figure 2.1 Tier designations on Big Pine Key and No Name Key. (Ordinance 020-2009, § 1)

This map is for Monroe County Growth Management Division purposes only. The data contained herein is for general information and may not be used for legal purposes, for the design, right of ways, or detailed information. This map is not to be used as a general reference and information contained herein should always be checked and verified by Growth Management Division staff when necessary. Any inaccuracies are based on the information provided. Date Created: Monroe County - Growth Management - 012

File #: **2015-116**

Owner's Name: Longstock II, LLC

Applicant: Smith Oropeza Hawks

Agent: Bryan Hawks & Barton W. Smith
Smith Oropeza Hawks

Type of Application: CP Text Amendment

Key: Big Pine Key

RE: 00300090.000000
00300180.000000
00300590.000000
00300670.000000

Additional Information added to File 2015-116

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: 6.9.2015

Time: _____

Dear Applicant:

This is to acknowledge submittal of your application for CP Text Amendment
Type of application

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

Thank you.

Debra Roberts

Planning Staff

MCPA GIS Public Portal
 Scott P. Russell, CFA

- **Pan**
- [Legend](#)
- **Zoom In**

MCPA GIS Public Portal
 Major Road

Zoom Out

- Monroe Outline
- Subdivisions
- Section Lines

Identify

Select

- Parcels
- Shoreline

Measure

Print

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

2015 Condo

Expand All

- MCPA GIS Public Portal
- 2013 Condo
 - Monroe Overlay
 - Subdivisions
- 2012 Condo
 - Section Lines
 - Parcels
 - Shoreline
- 2011 Condo
 - Lot Lines
 - Hooks Leads
- 2010 Condo
 - Easements
 - Text Displays
- 2009 Condo
 - Qualified Condo Sales
 - Qualified Sales
- 2008 Condo
 - Transportation
- 2015 Sales
- 2014 Sales
- 2013 Sales
- 2012 Sales
- 2011 Sales
- 2010 Sales
- 2009 Sales
- 2008 Sales
- Road Centerline
- Road Block Name

Zoom-in Zoom-in to a defined extent...
 Zoom-out Zoom-out to a defined extent...
 Search Full Extent Zoom to the full extent tool was clicked!
 Address: 34076 S 7th city, origin: 8166976 Clear

Basemap Select a basemap by 300 feet Buffer Remove buffer graphic Clear

Buffer Results 108 features found Zoom Remove highlight

Export results to "" Delimited Go

OBJECTID	SDE.DBO.W_PARCELS.ID	SDE.DBO.W_PARCELS.RECHAR	SDE.DBO.W_PARCELS.GEO_FEAT
60316	111320.0008	00111320-000800	39044
60041	111320.000901	00111320-000901	27434
47165	303570	00303570-000000	47654

Search:

Verified GC

AMBLARD YANIC ROSE-MARIE
280 SANDS RD
BIG PINE KEY, FL 33043-4569

BAGINSKI BETTEANN
1472 LONG BEACH DR
BIG PINE KEY, FL 33043

BALTUFF BRADLEY D
PO BOX 431470
BIG PINE KEY, FL 33043-1470

BARROWS ROBERT
30894 HAMMOCK DR
BIG PINE KEY, FL 33043

BEIS JOHN A AND CASEY D
1014 MONTCLAIR DR
POPLAR BLUFF, MO 63901-2139

BIG PINE CHRISTIAN CENTER INC
100 COUNTRY ROAD
BIG PINE KEY, FL 33043

BLAIR REA
185 COUNTY RD
BIG PINE KEY, FL 33043-4808

BURRIS CHARLENE G
PO BOX 430828
BIG PINE KEY, FL 33043-0828

CAMPBELL DIANE
30854 HAMMOCK DR
BIG PINE KEY, FL 33043

CARNAHAN JOHN A
16294 JANINE DR
WHITTIER, CA 90603-1530

CASEY MINORI
31049 AVE F
BIG PINE KEY, FL 33043

CHRISTENSON RICHARD M
175 FREEDOM LN
BIG PINE KEY, FL 33043

COFFMAN ROBERT A AND MARGARETE
16544 SPIELMAN RD
WILLIAMSPORT, MD 21795-4111

COPPOLA MICHAEL C JR
PO BOX 430437
BIG PINE KEY, FL 33043-0437

COUNTY OF MONROE
500 WHITEHEAD STREET
KEY WEST, FL 33040

COURSEN LANE
30886 HAMMOCK DR
BIG PINE KEY, FL 33043-4821

CRABB GERALDINE RAE
31052 AVENUE H
BIG PINE KEY, FL 33043-4643

DAVIS MARK O III
28096 GULF BLVD
BIG PINE KEY, FL 33043-6146

DEMAURO ROBERT T/C
17195 KINGFISH LN W
SUGARLOAF KEY, FL 33042

DETWEILER PATRICIA M
915 N SUMMIT ST
IOWA CITY, IA 52245-5936

DILLON GARY
30477 COCONUT HWY
BIG PINE KEY, FL 33043-4726

DUNWELL JOYCE ANN
31024 AVE F
BIG PINE KEY, FL 33043

DZURNAK JOHN
31059 AVENUE G
BIG PINE KEY, FL 33043

FORD DUSTIN S
31012 AVENUE D
BIG PINE KEY, FL 33043-4524

FRIIS-PETTITT DEBRA AND GORDON I
284 COUNTY RD
BIG PINE KEY, FL 33043-4817

GRUHN MILTON D
2718 FRANK ST
LANSING, MI 48911-6403

HARTLEY MICHAEL AND ROMA J
30956 EDWARD RD
BIG PINE KEY, FL 33043-4813

HASKINS THOMAS J
17088 FLYING FISH LN
SUGARLOAF KEY, FL 33042

HEATON RICKY D
PO BOX 604
KETCHUM, OK 74349-0604

HEEKE BERNARD ALLEN
406 IRIS ST
KISSIMMEE, FL 34747-4623

HERBST JACQUELINE
10511 SW 108TH AVE APT F183
MIAMI, FL 33176-8147

HERNANDEZ JOSE M ARGUELLES
30925 MERCEDES RD
BIG PINE KEY, FL 33043-4812

HOWARTH WALTER A AND SUSAN
30858 PALM DR
BIG PINE KEY, FL 33043-4622

JENSEN STACEY S
31040 AVE F
BIG PINE KEY, FL 33043

KNIGHT TIMOTHY M JR
31019 AVENUE G
BIG PINE KEY, FL 33043-4559

KUHN DENNIS P AND KIMBERLY
62 CUTTHROAT DR
SUMMERLAND KEY, FL 33042

KWEST, LLC
3720 N ROOSEVELT BLVD
KEY WEST, FL 33040-4533

LADD ANNE MARIE
PO BOX 13054
HAYWARD, WI 54843-3054

LAFFERTY CHARLES D
13130 PONDVIEW DR
SOUTH LYON, MI 48178-8703

LEGARE ROBERT
40 RUE MAURICE
ST REMI, QUEBEC J0L 2L0
CANADA

LEISNER WALDO W AND EFIGENIA R
1716 CATHERINE ST
KEY WEST, FL 33040

LUKRYTZ WILLIAM L
PO BOX 430591
BIG PINE KEY, FL 33043-0591

MARTINEZ HECTOR
3941 NW 59TH AVE
VIRGINIA GARDENS, FL 33166-5739

MAURENE FREEDMAN HOLDINGS LLC
2612 ARNOLD ST
SARASOTA, FL 34231-2900

MCALEAR LARRY M
252 SANDS RD
BIG PINE KEY, FL 33043

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

MOORE WILLIAM C AND NONDUS C L/E
PO BOX 430549
BIG PINE KEY, FL 33043-0549

OROPEZA SCOTT
2 DRIFTWOOD DRIVE
KEY WEST, FL 33040

PALMER CHARLOTTE A
350 COUNTY RD
BIG PINE KEY, FL 33043

PEACOCK JEFFREY AND VILMA
8224 BERNARD DR N
MILLERSVILLE, MD 21108-1109

PEDRO FALCON ELECTRICAL
CONTRACTORS INC
31160 AVENUE C
BIG PINE KEY, FL 33043-4516

PEREZ MANUEL M
181 LOMA LN
BIG PINE KEY, FL 33043-3113

PHILLIPS AYDEN
31044 AVE H
BIG PINE KEY, FL 33043

PRICE THOMAS L AND MARY JANE
31041 AVE F
BIG PINE KEY, FL 33043

REECE ROBERT E AND JUDITH A
6720 W 126TH PL
LEAWOOD, KS 66209-3231

REID SEWARD K JR
138 SANDS RD
BIG PINE KEY, FL 33043-4570

RICHARD PIERRETTE
1063 ST PAUL
ANCUNNE LORETTE, QUEBEC G2E 1Y4
CANADA

ROBERTS AMANDA M
30957 MERCEDES RD
BIG PINE KEY, FL 33043-4812

ROBERTS CHARLES F
5585 2ND AVE
KEY WEST, FL 33040-5932

ROBERTS TODD S
PO BOX 432103
BIG PINE KEY, FL 33043-2103

ROSENTHAL BYRON
PO BOX 128
DOVER, OH 44622

ROYAL PALM R V PARK INC
PO BOX 421075
SUMMERLAND KEY, FL 33042-1075

RUSINIAK PATRICIA M
45 INDIAN RD
BUFFALO, NY 14227-1635

SCHINDLER ROSS
373 STIRRUP KEY BLVD
MARATHON, FL 33050

SCHULZ HENRY C AND DONNA M
1545 NEPTUNE AVE
BEACHWOOD, NJ 8722

SIEGEL VERNON E JR T/C
30915 BAILEY RD
BIG PINE KEY, FL 33043-4811

SMITH PAUL HENRY
1892 NEW ELAM CHURCH RD
NEW HILL, NC 27562-8926

SNELL BILL AND LINDA LIVING TRUST
5/11/2012
3800 DONALD AVE
KEY WEST, FL 33040-4511

THIEDE PETER P AND MILDRED C
210 COUNTY RD
BIG PINE KEY, FL 33043

TIITF
3900 COMMONWEALTH BLVD MAIL
STATION 115
TALLAHASSEE, FL 32399-3000

TIRADO ALVARO A AND TERESA E
4430 SW 97TH AVE
MIAMI, FL 33165-5865

TRAMMELL HARLAN MCKINNEY III
30926 EDWARD RD
BIG PINE KEY, FL 33043

TROUTNER CHRIS ANN
31033 AVE F
BIG PINE KEY, FL 33043

VANMETER CHARLES N III AND PAMELA L
30918 EDWARD RD
BIG PINE KEY, FL 33043-4813

VAZQUEZ ALFREDO JR T/C
127 SHORE DR
SUGARLOAF KEY, FL 33042

WAR PATH FAMILY FARM INC
PO BOX 1570
HOPKINSVILLE, KY 42241-1570

WAR PATH FAMILY FARM INC
PO BOX 53
NEW CASTLE, NH 03854-0053

WILFONG JOYCE ELAINE
31028 AVENUE H
BIG PINE KEY, FL 33043-4643

WITTERSTAETER STEVE E AND ELLEN M
PO BOX 3854
OCALA, FL 34478-3854

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company

LONGSTOCK II, LLC

Filing Information

Document Number L10000112243
FEI/EIN Number 273783070
Date Filed 10/27/2010
State FL
Status ACTIVE

Principal Address

7009 SHRIMP RD
 STE 2
 KWY WEST, FL 33040

Mailing Address

7009 SHRIMP RD
 STE 2
 KWY WEST, FL 33040

Registered Agent Name & Address

STRUNK, MATTHEW
 7009 SHRIMP RD
 STE 2
 KWY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

FOSS, DONALD A
 25505 W TWELVE MILE RD
 SOUTHFIELD, MI 48034

Annual Reports

Report Year	Filed Date
2013	01/31/2013
2014	02/25/2014
2015	01/11/2015

Document Images

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[10/27/2010 -- Florida Limited Liability](#)

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State of Florida, Department of State

End of Additional File 2015-116

Serial No. **MONROE COUNTY, FLORIDA**
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



Comprehensive Plan (CP) Text Amendment Application

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

Application Fee: \$5,531.00

The base fee includes two internal staff meetings with applicants; one Development Review Committee meeting, one Planning Commission public hearing; and one Board of County Commission public hearing. If this minimum number of meetings/hearings is exceeded, additional fees shall be charged pursuant to Fee Schedule Resolution and paid prior to the private application proceeding through public hearings.

Advertisement Fee: \$245.00

Surrounding Property Owner Notification Fee: \$3.00 per each property owner (only applicable if amendment affects specific and defined area)

Transportation Study Review: \$5,000.00 Deposit (any unused funds will be returned upon approval)

Submittal Date: June 8, 2015

Applicant/Agent Authorized to Act for Applicant:

<u>Smith Oropeza Hawks. P.L. as agent for Longstock II, LLC</u>	<u>Bryan Hawks and Barton W. Smith</u>
Applicant (Name of Person, Business or Organization)	Name of Contact Person/Agent

<u>138-142 Simonton Street, Key West, FL 33040</u>
Contact Person/Agent Mailing Address (Street, City, State and Zip Code)

<u>305-296-7227</u>	<u>bart@smithoropeza.com and bryan@smithoropeza.com</u>
Contact Person/Agent Phone #	Contact Person/Agent Email Address

Goal(s), Objective(s) and/or Policy(s) of the Comprehensive Plan Affected:

Figure 2.1 of the Master Plan for Future Development of Big Pine and No Name Key as incorporated into Monroe County Year 2010 Comprehensive Plan (Revised 10/1/2014) by Policy 101.20.2 of the Comp Plan

Please describe the reason for the proposed text amendment (attach additional sheets if necessary):

Please see attached letter

Pursuant Chapters 163 and 380, Florida Statutes, an amendment to the Comprehensive Plan must be consistent with Florida Statute, with the Monroe County Comprehensive Plan, and with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute. Please describe how the proposed text amendment is consistent with each of the following (attach additional sheets if necessary):

- 1) The proposed amendment is consistent with Part II of Chapter 163, Florida Statute. (At a minimum, please review and address Sections 163.3177, 163.3178, 163.3180, and 163.3184, F.S.) Specifically the amendment furthers:**

Please see attached letter

- 2) The proposed amendment implements and is consistent with the following Goals, Objectives and Policies of the Monroe County Year 2010 Comprehensive Plan:**

Please see attached letter

3) Data errors, including errors in mapping, vegetative types and natural features described in the Comprehensive Plan Technical Document:

Please see enclosed letter

4) New issues:

N/A

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

N/A

6) Data updates:

N/A

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

Please see attached letter

All of the following must be submitted in order to have a complete application submittal:
(Please check as you attach each required item to the application)

- Completed application form
- Applicable fees (check or money order to Monroe County Planning & Environmental Resources)
- Existing text of Comprehensive Plan Goal(s), Objective(s), and/or Policy(s) affected **SEE ATTACHED LETTER**
- Proposed amendment(s) to text of Comprehensive Plan Goal(s), Objective(s), and/or Policy(s). Must be provided in strikethrough and underline format. **SEE ATTACHED LETTER**

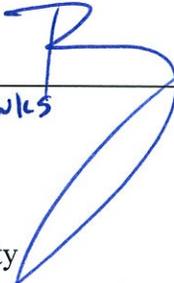
If applicable, the following must be submitted in order to have a complete application submittal:

- Agent Authorization form (*required if application is submitted on behalf of another party*) **SEE TAB 1**
- Proof of Ownership & Ownership Disclosure Form (*required if application affects specific and defined area*) **SEE TAB 2**
- Sealed Boundary Survey, prepared by a Florida registered surveyor – five (5) sets (*required if application affects specific and defined area*) **PREVIOUSLY PROVIDED**
- Location map (*required if application affects specific and defined area*) **SEE TAB 3**
- Copy of current Future Land Use Map (*required if application affects specific and defined area*) **SEE ATTACHED LETTER**
- Typed mailing labels (name and address) of all property owners within a 300’ of the boundaries of the affected property (*required if application affects specific and defined area*) **LIST ENCLOSED AS TAB 4 BUT LABELS NOT ENCLOSED AS INSTRUCTED BY GAIL CREECH**
- 300’ Radius report, prepared by the Monroe County Property Appraiser’s Office (*required if application affects specific and defined area*) **SEE TAB 5**
- Traffic Study, prepared by a licensed traffic engineer (*required if application affects specific and defined area*) **SEE ATTACHED LETTER**
- Transportation fee of \$5,000 to cover the cost of experts hired by the Growth Management Division to review the traffic study – any unused funds deposited will be returned upon approval (*required if application affects specific and defined area*) **SEE ATTACHED LETTER**

If deemed necessary to complete a full review of the application, within reason, the Planning & Environmental Resources Department reserves the right to request additional information. Additional fees may apply pursuant to the approved fee schedule.

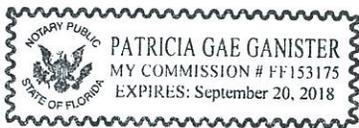
* * * * *

By signing this application, the Applicant certifies themselves as a person who is familiar with the information contained in application, and that to the best of their knowledge such information is true, complete and accurate.

Signature of Applicant: 
Bryan Hawks

State of Florida, County of Monroe County

The foregoing instrument was acknowledged before me this 8th day of June, 2015, by Bryan Hawks. He/she is personally known to me or has produced _____ as identification.



Patricia Gae Ganister
Notary Public
My Commission Expires 9/20/2018

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

June 9, 2014

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

(Name of Agent)

for Longstock II, LLC for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Lots 1, 2, 3, 4 and 5, Block 1; and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, Block 2; of SAM-N-JOE SUBDIVISION, according to the Plat thereof as recorded in Plat Book 3, Page 76, of the Public Records of Monroe County, Florida.

and

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 3, of DARIO'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 3, Page 92, of the Public Records of Monroe County, Florida.

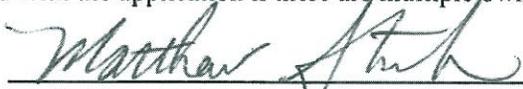
Key (island): Big Pine Key

and Real Estate number: 00300090-000000, 00300180-000000, 00300590-000000, 00300670-000000.

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated.

The undersigned understands the liabilities involved in the granting of this agency and accepts full responsibility (thus holding Monroe County harmless) for any and all of the actions of the agent named, related to the acquisition of approvals/permits for the aforementioned applicant.

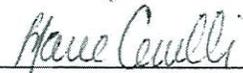
Note: Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.


Matthew Strunk, Authorized Signatory

STATE OF New York
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 9th day of June, 2015 by Matthew Strunk who is personally known or produced identification (_____ Type of Identification), did / did not take an oath.

MARIE CERULLI
NOTARY PUBLIC, State of New York
No. 01CE5015137
Qualified in Nassau County
Commission Expires July 12, 2015


Notary Printed Name:

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



Ownership Disclosure

Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include name and address of every person having a beneficial or contractual interest in the real property, however small or minim 1.

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

LONGSTOCK II, LLC, a Florida limited liability company

<i>Name and Address</i>	<i>% of Ownership</i>
Donald A. Foss Revocable Living Trust, dated January 26, 1984, as amended on October 5, 1993 – 25505 W, 12 Mile Rd., Suite 3000, Southfield, MI 48034-8316	99%
DAF Venture Corp., a Michigan corporation - 25505 W, 12 Mile Rd., Suite 3000, Southfield, MI 48034-8316	1%

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

- If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

* Please provide date of contract _____

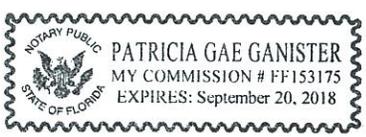
- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

<i>Name and Address</i>

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: Bryan Hawks
 State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 8th day of June, 2015, by Bryan Hawks. He/she is personally known to me or has produced _____ as identification.

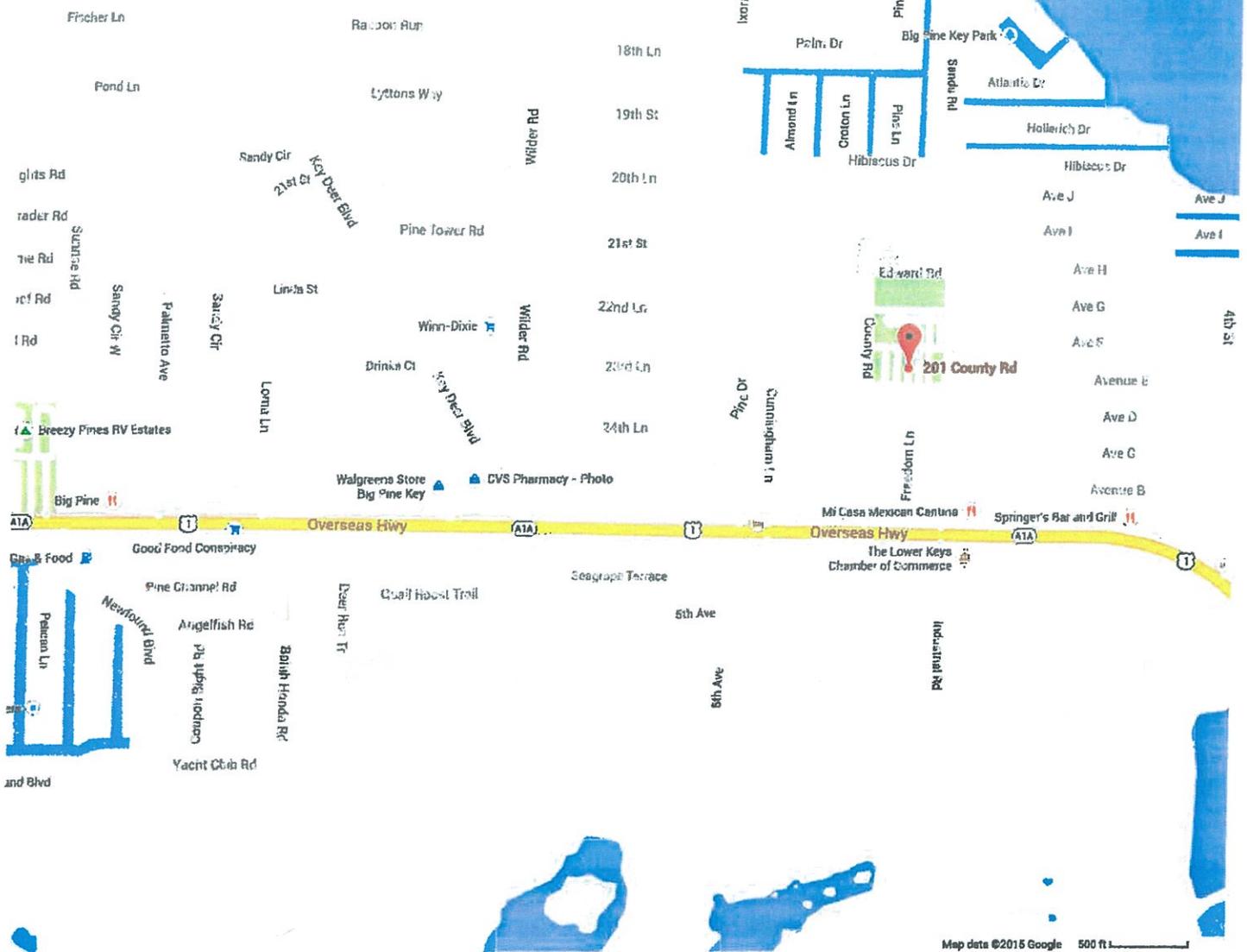


Patricia Gae Ganister
 Notary Public
 My Commission Expires 9/20/2018

Search nearby: (hotels · restaurants)

201 County Rd Big Pine Key, FL 34003

Street View · Search nearby



Map data ©2015 Google 500 ft

NAME	ADD1	ADD2	CITY	STATE	ZIP	COUNTRY	RE	LOCATION
AMBLARD YANIC ROSE-MARIE		280 SANDS RD	BIG PINE KEY	FL	33043-4569		300410.000000	280 SANDS RD
BAGINSKI BETTEANN		1472 LONG BEACH DR	BIG PINE KEY	FL	33043		303680.000000	31014 AVENUE E
BALUFF BRADLEY D		PO BOX 431470	BIG PINE KEY	FL	33043-1470		300390.000000	30919 A AND B EDWARD RD
BARROWS ROBERT		30894 HAMMOCK DR	BIG PINE KEY	FL	33043		251180.000000	VACANT LAND
BEIS JOHN A AND CASEY D		1014 MONTCLAIR DR	POPULAR BLUFF	MO	63901-2139		251190.000000	30894 HAMMOCK DR
BIG PINE CHRISTIAN CENTER INC	C/O LAWES STEVE	100 COUNTRY ROAD	BIG PINE KEY	FL	33043		305340.000000	31057 AVENUE F
BLAIR REA		185 COUNTRY RD	BIG PINE KEY	FL	33043-4808		111170.000000	100 COUNTY RD
BURRIS CHARLENE G		PO BOX 430828	BIG PINE KEY	FL	33043-0828		111340.000100	185 COUNTY RD
CAMPBELL DIANE		30854 HAMMOCK DR	BIG PINE KEY	FL	33043		300510.000000	30917 MERCEDES RD
CARNAHAN JOHN A		16294 JANINE DR	WHITTIER	CA	90603-1530		251150.000000	30854 HAMMOCK DR
CASEY MINORI		31049 AVE F	BIG PINE KEY	FL	33043		111320.000600	189 FREEDOM LN
CHRISTENSON RICHARD M		175 FREEDOM LN	BIG PINE KEY	FL	33043		305330.000000	31049 AVENUE F
COFFMAN ROBERT A AND MARGARETE		16544 SPELWAM RD	WILLIAMSPORT	MD	21795-4111		111320.000700	175 FREEDOM LN
COPPOLA MICHAEL C JR		PO BOX 430437	BIG PINE KEY	FL	33043-0437		111320.000800	164 FREEDOM LN
COUNTY OF MONROE	C/O BOCC	500 WHITEHEAD ST	KEY WEST	FL	33040		251280.000000	30870 HAMMOCK DR
							305440.000000	VACANT LAND
							305290.000000	VACANT LAND
							305140.000000	VACANT LAND
							300540.000000	VACANT LAND
							305300.000000	VACANT LAND
							300330.000000	VACANT LAND
							305150.000000	VACANT LAND
							303560.000000	VACANT LAND
							303570.000000	VACANT LAND
							305430.000000	VACANT LAND
							305420.000000	VACANT LAND
							306520.000000	VACANT LAND
COURSEN LANE		30886 HAMMOCK DR	BIG PINE KEY	FL	33043-4821		251170.000000	30886 HAMMOCK DR
CRABB GERALDINE RAE		31052 AVENUE H	BIG PINE KEY	FL	33043-4643		306620.000000	31052 AVENUE H
DAVIS MARK O III		28096 GULF BLVD	BIG PINE KEY	FL	33043-6146		300530.000000	30933 MERCEDES RD
DEMAURO ROBERT T/C		17195 KINGFISH LN W	SUGARLOAF KEY	FL	33042		300440.000000	30950 EDWARD RD
DEWEILER PATRICIA M		915 N SUMMIT ST	IOWA CITY	IA	52245-5936		300250.000000	30936 NATHALIE ST
DILLON GARY		30477 COCONUT HWY	BIG PINE KEY	FL	33043-4726		303540.000000	31013 AVENUE D
DOT/ST. OF FL	(STATE OF FLORIDA SRD)		TALLAHASSEE	FL	32399		111160.000000	VACANT LAND
DUNWELL JOYCE ANN		31024 AVE F	BIG PINE KEY	FL	33043		305280.000000	31024 AVENUE F
DZURNAK JOHN		31059 AVENUE G	BIG PINE KEY	FL	33043		306540.000000	31059 AVE G
FORD DUSTIN S		31012 AVENUE D	BIG PINE KEY	FL	33043-4524		303520.000000	31012 AVENUE D
FRUIS-PETTITT DEBRA AND GORDON I		284 COUNTY RD	BIG PINE KEY	FL	33043-4817		111400.000201	284 COUNTY RD
GRUHN MILTON D		2718 FRANK ST	LANSING	MI	48911-6403		300340.000000	30957 EDWARD ST
HARTLEY MICHAEL AND ROMA J		30956 EDWARD RD	BIG PINE KEY	FL	33043-4813		300430.000000	30956 EDWARD RD
HASKINS THOMAS J		17088 FLYING FISH LN	SUGARLOAF KEY	FL	33042		300420.000000	272 SANDS RD
HEATON RICKY D		PO BOX 604	KETCHUM	OK	74349-0604		111320.002100	134 SANDS RD
HEEKE BERNARD ALLEN		406 IRIS ST	KISSIMMEE	FL	34747-4623		300570.000000	260 SANDS RD
HERBST JACQUELINE		10511 SW 108TH AVE APT F183	MIAMI	FL	33176-8147		111340.000101	VACANT LAND
HERNANDEZ JOSE M ARGUELLES		30925 MERCEDES RD	BIG PINE KEY	FL	33043-4812		300520.000000	30925 MERCEDES RD
HOWARTH WALTER A AND SUSAN		30858 PALM DR	BIG PINE KEY	FL	33043-4622		111320.002300	142 SANDS RD
JENSEN STACEY S		31040 AVE F	BIG PINE KEY	FL	33043		305250.000000	31040 AVENUE F
KNIGHT TIMOTHY M JR		31019 AVENUE G	BIG PINE KEY	FL	33043-4559		306490.000000	31019 AVENUE G
KUHN DENNIS P AND KIMBERLY		62 CUTTHROAT DR	SUMMERLAND KEY	FL	33042		300350.000000	30943 EDWARD RD
KWEST, LLC		3720 N ROOSEVELT BLVD	KEY WEST	FL	33040-4533		300270.000000	30928 NATHALIE RD
LADD ANNE MARIE		PO BOX 13054	HAYWARD	WI	54843-3054		300260.000000	30932 NATHALIE RD
LAFFERTY CHARLES D		13130 PONDVIEW DR	SOUTH LYON	MI	48178-8703		305450.000000	31026 AVENUE G
LEGARE ROBERT		40 RUE MAURICE	ST REMI	QUEBEC	JOL 2L0	CANADA	306660.000000	31020 AVENUE H
LEISNER WALDO W AND EFIGENIA R		1716 CATHERINE ST	KEY WEST	FL	33040		306510.000000	31035 AVE G
LONGSTOCK II LLC		7009 SHRIMP RD STE 2	KEY WEST	FL	33040-6067		300150.000000	30921 BAILEY RD
							300590.000000	201 COUNTY RD
							300180.000000	201 COUNTY RD
							300670.000000	201 COUNTY RD
							300090.000000	201 COUNTY RD
LUKRYTZ WILLIAM L		PO BOX 430591	BIG PINE KEY	FL	33043-0591		300460.000000	30934 EDWARD RD



18	100	306670	.0001	2	50
17	50	306670	.0001	2	50
16	50	306670	.0001	3	50
15	50	306680	.0001	4	50
14	50	306680	.0001	5	50
13	50	306690	.0001	6	50
12	50	306690	.0001	7	50
11	50	306700	.0001	8	50
10	50	306700	.0001	9	50
9	50	306760	.0001	1	50
8	50	306760	.0001	1	50

18	100	306660	.0001	1	50
17	50	306660	.0001	1	50
16	50	306640	.0001	3	50
15	50	306630	.0001	4	50
14	50	306530	.0001	5	50
13	50	306540	.0001	6	50
12	50	306550	.0001	7	50
11	50	306590	.0001	8	50
10	50	306580	.0001	9	50
9	50	306570	.0001	10	50
8	50	306570	.0001	10	50

18	100	305440	.0001	1	50
17	50	305440	.0001	1	50
16	50	305430	.0001	3	50
15	50	305420	.0001	4	50
14	50	305330	.0001	5	50
13	50	305340	.0001	6	50
12	50	305350	.0001	7	50
11	50	305390	.0001	8	50
10	50	305370	.0001	9	50
9	50	305370	.0001	9	50
8	50	305620	.0001	1	50

18	100	30510	.0001	1	50
17	50	30510	.0001	1	50
16	50	305130	.0001	3	50
15	50	305140	.0001	4	50
14	50	305150	.0001	5	50
13	50	305160	.0001	6	50
12	50	305170	.0001	7	50
11	50	305180	.0001	8	50
10	50	305210	.0001	9	50
9	50	305190	.0001	9	50
8	50	305100	.0001	1	50

18	100	303510	.0001	1	50
17	50	303510	.0001	1	50
16	50	303550	.0001	3	50
15	50	303560	.0001	4	50
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13	50	303640	.0001	6	50
12	50	303630	.0001	7	50
11	50	303620	.0001	8	50
10	50	303610	.0001	9	50
9	50	303700	.0001	1	50
8	50	303710	.0001	2	50

18	100	303520	.0001	1	50
17	50	303510	.0001	2	50
16	50	303500	.0001	3	50
15	50	303490	.0001	4	50
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10	50	303440	.0001	9	50
9	50	303430	.0001	9	50
8	50	303330	.0001	1	50

9	104	300390	.0001	1	50
8	104	300390	.0001	1	50
7	100	300370	.0001	4	50
6	100	300350	.0001	5	50
5	100	300340	.0001	6	50
4	110	300330	.0001	7	50
3	110	300320	.0001	8	50
2	110	300320	.0001	8	50
1	110	300320	.0001	8	50

9	54	300490	.0001	8	50
8	54	300480	.0001	8	50
7	54	300470	.0001	7	50
6	54	300460	.0001	6	50
5	54	300450	.0001	5	50
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3	54	300430	.0001	3	50
2	54	300420	.0001	2	50
1	54	300410	.0001	1	50

9	54	300670	.0001	9	50
8	54	300660	.0001	8	50
7	54	300650	.0001	7	50
6	54	300640	.0001	6	50
5	54	300630	.0001	5	50
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3	54	300610	.0001	3	50
2	54	300600	.0001	2	50
1	54	300590	.0001	1	50

9	54	300160	.0001	8	50
8	54	300150	.0001	7	50
7	54	300140	.0001	6	50
6	54	300130	.0001	5	50
5	54	300120	.0001	4	50
4	54	300110	.0001	3	50
3	54	300100	.0001	2	50
2	54	300090	.0001	1	50
1	54	300080	.0001	1	50

9	104	300290	.0001	9	50
8	104	300280	.0001	8	50
7	104	300270	.0001	7	50
6	104	300260	.0001	6	50
5	104	300250	.0001	5	50
4	104	300240	.0001	4	50
3	104	300230	.0001	3	50
2	104	300220	.0001	2	50
1	104	300210	.0001	1	50

9	104	111360	.0004	10	50
8	104	111360	.0004	10	50
7	104	111360	.0004	10	50
6	104	111360	.0004	10	50
5	104	111360	.0004	10	50
4	104	111360	.0004	10	50
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1	104	111360	.0004	10	50

125	125	251220	.0001	2	50
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123	125	251240	.0001	4	50
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121	125	251260	.0001	6	50
120	125	251280	.0001	8	50
119	125	251310	.0001	9	50
118	125	251320	.0001	11	50
117	125	251330	.0001	11	50

125	125	251100	.0001	3	50
124	125	251110	.0001	4	50
123	125	251120	.0001	5	50
122	125	251130	.0001	6	50
121	125	251150	.0001	8	50
120	125	251170	.0001	9	50
119	125	251180	.0001	10	50
118	125	251190	.0001	11	50

140	140	251030	.0001	10	50
139	140	251040	.0001	12	50
138	140	251050	.0001	13	50
137	140	251060	.0001	14	50
136	140	251070	.0001	15	50
135	140	251080	.0001	16	50
134	140	251090	.0001	16	50

187.5	187.5	111120	.0001	1	50
186.5	187.5	111130	.0001	1	50
185.5	187.5	111130.0001	.0001	1	50

187.5	187.5	111170	.0001	1	50
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140	140	250880	.0001	9	50
139	140	250890	.0001	10	50
138	140	250900	.0001	11	50

Monroe County Property Appraiser - Radius Report

AK: 1322814	Parcel ID: 00251030-000000	Physical Location 163 CUNNINGHAM	BIG PINE KEY
Legal Description: BK 3 LOTS 6 THRU 11 AND PT E 1/2 OF NE 1/4 PINE HA MMOCK PB3-163 BIG PINE KEY OR 433-894 OR 144			
Owners Name: ROYAL PALM R V PARK INC C/O RICHARD C REASIN CPA PA			
Address: PO BOX 421075 SUMMERLAND KEY FL 33042-1075			
AK: 1375551	Parcel ID: 00303500-000000	Physical Location 31028 AVENUE D	BIG PINE KEY
Legal Description: BK 27 LT 16 SANDS SUB PB1-65 BIG PINE KEY OR 532- 932 OR 983-948/958(WILL) OR 1067-892 OR 1982-201			
Owners Name: VAZQUEZ ALFREDO JR T/C			
Address: 127 SHORE DR SUGARLOAF KEY FL 33042			
AK: 1375578	Parcel ID: 00303520-000000	Physical Location 31012 AVENUE D	BIG PINE KEY
Legal Description: BK 27 LT 15 SANDS SUB PB1-65 BIG PINE KEY OR 537-47 3 OR 983-948/58WILL OR 1067-892 OR 1982-2015 OR:			
Owners Name: FORD DUSTIN S			
Address: 31012 AVENUE D BIG PINE KEY FL 33043-4524			
AK: 1375543	Parcel ID: 00303490-000000	Physical Location 31036 AVENUE D	BIG PINE KEY
Legal Description: BK 27 LT 15 SANDS SUB PB1-65 BIG PINE KEY OR 502- 642 OR 983-948/958(WILL) OR 1067-892 OR 1982-201			
Owners Name: OROPEZA SCOTT			
Address: 2 DRIFTWOOD DRIVE KEY WEST FL 33040			
AK: 1375560	Parcel ID: 00303510-000000	Physical Location 31020 AVENUE D	BIG PINE KEY
Legal Description: BK 27 LT 17 SANDS SUB PB1-65 BIG PINE KEY OR 537-47 3 OR 983-948/58WILL OR 1067-892 OR 1982-2015 OR:			
Owners Name: CONFIDENTIAL DATA F.S. 119.07			
Address:			
AK: 1372391	Parcel ID: 00300290-000000	Physical Location 193 COUNTY RD	BIG PINE KEY
Legal Description: BLK 3 LT 8 AND 9 SAM-N-JOE SUB PB3-76 BIG PINE KEY OR 245-38/39 OR 400-811 OR 1021-2206/2208WILL O			
Owners Name: RUSINIAK PATRICIA M			
Address: 45 INDIAN RD BUFFALO NY 14227-1635			
AK: 1375594	Parcel ID: 00303540-000000	Physical Location 31013 AVENUE D	BIG PINE KEY
Legal Description: BK 28 LTS 1 AND 2 SANDS SUB PB1-65 BIG PINE KEY OR 274-182 OR 876-838			
Owners Name: DILLON GARY			
Address: 30477 COCONUT HWY BIG PINE KEY FL 33043-4726			
AK: 1375705	Parcel ID: 00303650-000000	Physical Location VACANT LAND	BIG PINE KEY
Legal Description: BK 28 LT 14 SANDS SUB PB1-65 BIG PINE KEY OR 485-20 3 (PROB#44-06-CP-163-K) OR 2232-2387/89PET OR 2			
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY			
Address: 1200 TRUMAN AVE STE 207 KEY WEST FL 33040-7270			
AK: 1375730	Parcel ID: 00303680-000000	Physical Location 31014 AVENUE E	BIG PINE KEY
Legal Description: SANDS SUB PB1-65 BIG PINE KEY LOTS 17 & 18 BK 28 O R29-326-327 OR 644-54 OR 801-1938 OR 1324-741/43A			
Owners Name: BAGINSKI BETTEANN			
Address: 1472 LONG BEACH DR BIG PINE KEY FL 33043			
AK: 1375691	Parcel ID: 00303640-000000	Physical Location VACANT LAND	BIG PINE KEY
Legal Description: BK 28 LT 13 SANDS SUB PB1-65 BIG PINE KEY OR 485-20 3 (PROB#44-06-CP-163-K) OR 2232-2387/89PET OR 2			
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY			
Address: 1200 TRUMAN AVE STE 207 KEY WEST FL 33040-7270			
AK: 1375616	Parcel ID: 00303560-000000	Physical Location VACANT LAND	BIG PINE KEY
Legal Description: BK 28 LT 5 SANDS SUB PB1-65 BIG PINE KEY G51-254/5 5 OR 452-313 D/C OR 1765-2137 OR 1927-1476(CTT)			
Owners Name: MONROE COUNTY			
Address: 500 WHITEHEAD ST KEY WEST FL 33040			

AK: 1375713	Parcel ID: 00303660-000000	Physical Location 31030 AVENUE E	BIG PINE KEY
Legal Description: BLK 28 LTS 15 AND 16 SANDS SUB PB1-65 BIG PINE KEY OR430-901/902 OR552-969 OR785-1424 OR1847			
Owners Name: NORMAN JACQUI TERESA LIVING TRUST DTD 11/30/07			
Address: 27450 BARBADOS LN		RAMROD KEY	FL 33042
AK: 1375608	Parcel ID: 00303550-000000	Physical Location 31029 AVENUE D	BIG PINE KEY
Legal Description: BK 28 LTS 3 AND 4 SANDS SUB PB1-65 BIG PINE KEY OR 433-868 OR671-660 OR688-573D/C OR814-1277 OR2			
Owners Name: SNELL BILL AND LINDA LIVING TRUST 5/11/2012			
Address: 3800 DONALD AVE		KEY WEST	FL 33040-4511
AK: 1375624	Parcel ID: 00303570-000000	Physical Location VACANT LAND	BIG PINE KEY
Legal Description: BK 28 LT 6 SANDS SUB PB1-65 BIG PINE KEY G51-254/5 5 OR452-313D/C OR1765-2137 OR1927-1476(CTT)			
Owners Name: MONROE COUNTY			
Address: 500 WHITEHEAD ST		KEY WEST	FL 33040
AK: 1139254	Parcel ID: 00111160-000000	Physical Location VACANT LAND	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PT E1/2 OF NE1/4 OR120-205-2 06 OR214-527 (STATE OF FLORIDA SRD)			
Owners Name: DOT/ST. OF FL			
Address:		TALLAHASSEE	FL 32399
AK: 1372251	Parcel ID: 00300150-000000	Physical Location 30921 BAILEY RD	BIG PINE KEY
Legal Description: BK 1 LOTS 6 AND 7 SAM-N-JOE SUB PB3-76 BIG PINE KEY OR162-293			
Owners Name: LEISNER WALDO W AND EFIGENIA R			
Address: 1716 CATHERINE ST		KEY WEST	FL 33040
AK: 1139203	Parcel ID: 00111120-000000	Physical Location VACANT LAND	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PT E1/2 OF NE1/4 OR22-212/21 3 OR72-328/329 OR120-201/202 OR304-577/578 OR1:			
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY			
Address: 1200 TRUMAN AVE STE 207		KEY WEST	FL 33040-7270
AK: 1372447	Parcel ID: 00300350-000000	Physical Location 30943 EDWARD RD	BIG PINE KEY
Legal Description: DARIOS SUB BIG PINE KEY PB3-92 LOTS 4 & 5 OR427-74 7 OR809-929 OR1561-1292Q/C OR1758-2154/55C OR			
Owners Name: KUHN DENNIS P AND KIMBERLY			
Address: 62 CUTTHROAT DR		SUMMERLAND KEY	FL 33042
AK: 1372501	Parcel ID: 00300410-000000	Physical Location 280 SANDS RD	BIG PINE KEY
Legal Description: BK 2 LT 1 DARIOS SUB PB3-92 BIG PINE KEY OR48-91 -92 OR1159-1596 OR1668-1555/56F/J OR1686-970/71			
Owners Name: AMBLARD YANIC ROSE-MARIE			
Address: 280 SANDS RD		BIG PINE KEY	FL 33043-4569
AK: 1372439	Parcel ID: 00300340-000000	Physical Location 30957 EDWARD ST	BIG PINE KEY
Legal Description: BK 1 LT 3 DARIOS SUB PB3-92 BIG PINE KEY OR351-345 OR1578-1516R/S(JMH) OR1578-1517D/C(JMH)			
Owners Name: GRUHN MILTON D			
Address: 2718 FRANK ST		LANSING	MI 48911-6403
AK: 8865252	Parcel ID: 00111400-000202	Physical Location 350 COUNTY RD	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PT E1/2 OF NE1/4 OR1348-1585 OR1577-32C/T OR1588-1213/14LP/CT OR1593-2058			
Owners Name: PALMER CHARLOTTE A			
Address: 350 COUNTY RD		BIG PINE KEY	FL 33043
AK: 1372269	Parcel ID: 00300160-000000	Physical Location 30915 BAILEY RD	BIG PINE KEY
Legal Description: BK 1 LT 8 SAM-N-JOE SUB PB3-76 BIG PINE KEY OR677- 468 OR683-58/C OR826-1399 OR1539-1067 OR2490-			
Owners Name: SIEGEL VERNON E JR T/C			
Address: 30915 BAILEY RD		BIG PINE KEY	FL 33043-4811
AK: 1372625	Parcel ID: 00300530-000000	Physical Location 30983 MERCEDES	BIG PINE KEY
Legal Description: BK 2 LT 13 DARIOS SUB PB4-92 BIG PINE KEY OR603-88 9 OR1647-1490 OR1919-2457/58 OR2452-2292/93 OR			
Owners Name: DAVIS MARK O III			
Address: 28096 GULF BLVD		BIG PINE KEY	FL 33043-6146

AK: 1139718	Parcel ID: 00111340-000101	Physical Location VACANT LAND	BIG PINE KEY
Legal Description: BIG PINE KEY PT E1/2 OF NE1/4 OR334-234 OR614-454 OR641-1 OR804-1977/Q/C OR2010-867/879F/J			
Owners Name: HERBST JACQUELINE			
Address: 10511 SW 108TH AVE APT F183		MIAMI	FL 33176-8147
AK: 1377503	Parcel ID: 00305440-000000	Physical Location VACANT LAND	BIG PINE KEY
Legal Description: BK 38 LT 16 SANDS SUB PB1-65 BIG PINE KEY G68-352 OR1014-1258/AFF OR1014-1259D/C (U/R LETTERS %BOARD OF COUNTY COMMISSIONERS			
Owners Name: COUNTY OF MONROE			
Address: 500 WHITEHEAD ST		KEY WEST	FL 33040
AK: 1378801	Parcel ID: 00306620-000000	Physical Location 31052 AVENUE H	BIG PINE KEY
Legal Description: BK 46 LT 13 AND 14 SANDS SUB PB1-65 BIG PINE KEY O R578-370 OR1199-2277D/C			
Owners Name: CRABB GERALDINE RAE			
Address: 31052 AVENUE H		BIG PINE KEY	FL 33043-4643
AK: 1372340	Parcel ID: 00300240-000000	Physical Location 30944 NATHALIE RD	BIG PINE KEY
Legal Description: BK 3 LT 4 SAM-N-JOE SUB PB3-76 BIG PINE KEY OR536- 457 OR615-584 OR645-781 OR1095-906 OR1116-603			
Owners Name: ROBERTS CHARLES F			
Address: 5585 2ND AVE		KEY WEST	FL 33040-5932
AK: 1139475	Parcel ID: 00111320-000700	Physical Location 175 FREEDOM LN	BIG PINE KEY
Legal Description: BIG PINE KEY PT E1/2 OF NE1/4 (LOT 2) OR464-863E O R470-911/912 OR829-548D/C OR829-549/AFF OR865			
Owners Name: CHRISTENSON RICHARD M			
Address: 175 FREEDOM LN		BIG PINE KEY	FL 33043
AK: 1372595	Parcel ID: 00300500-000000	Physical Location 301 COUNTY RD	BIG PINE KEY
Legal Description: BK 2 LT 10 DARIOS SUB BIG PINE KEY PB3-92 OR453- 805 OR467-565 OR643-764D/C OR1191-2085/94WILI			
Owners Name: SCHULZ HENRY C AND DONNA M			
Address: 1545 NEPTUNE AVE		BEACHWOOD	NJ 08722
AK: 1377350	Parcel ID: 00305290-000000	Physical Location VACANT LAND	BIG PINE KEY
Legal Description: BK 38 LT 1 SANDS SUB PB1-65 BIG PINE KEY J2-357 OR 919-480/482 OR920-988/89 OR920-990/91L/E OR1603			
Owners Name: COUNTY OF MONROE			
Address: 500 WHITEHEAD STREET		KEY WEST	FL 33040
AK: 1377201	Parcel ID: 00305140-000000	Physical Location VACANT LAND	BIG PINE KEY
Legal Description: BK 37 LT 4 SANDS SUB PB1-65 BIG PINE KEY OR396-100 9/10 OR1859-698(CTT) OR1859-712(CTT) OR1923-16			
Owners Name: COUNTY OF MONROE			
Address: 500 WHITEHEAD ST		KEY WEST	FL 33040
AK: 8821123	Parcel ID: 00300160-000100	Physical Location 30907 BAILEY RD	BIG PINE KEY
Legal Description: BK 1 LT 9 SAM-N-JOE SUB PB3-76 BIG PINE KEY OR677- 468 OR683-58C OR826-1399 OR1306-1712 OR2265-2			
Owners Name: SIEGEL VERNON ESTATE			
Address: 30915 BAILEY RD		BIG PINE KEY	FL 33043-4811
AK: 1139505	Parcel ID: 00111320-000901	Physical Location 147 FREEDOM LN	BIG PINE KEY
Legal Description: 26 66 69 BIG PINE KEY PT E1/2 OF NE1/4 LOT 4 OR464 -863E OR571-777 OR1038-1075/76C OR1038-1077 OI			
Owners Name: WITTERSTAETER STEVE E AND ELLEN M			
Address: PO BOX 3854		OCALA	FL 34478-3854
AK: 1139629	Parcel ID: 00111320-002100	Physical Location 134 SANDS RD	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PT E1/2 OF NE1/4 (LOT 23) OR 470-976/977 OR927-45D/C OR927-44 OR996-33 OR10			
Owners Name: HEATON RICKY D			
Address: PO BOX 604		KETCHUM	OK 74349-0604
AK: 1372650	Parcel ID: 00300560-000000	Physical Location 30197 MERCEDES	BIG PINE KEY
Legal Description: BK 2 LT 16 DARIOS SUB PB3-92 BIG PINE KEY OR48-89/ 90 CASE83-363-CP-23 OR1084-1360 OR2015-1622AI			
Owners Name: ROBERTS TODD S			
Address: PO BOX 432103		BIG PINE KEY	FL 33043-2103

AK: 1372374	Parcel ID: 00300270-000000	Physical Location 30928 NATHALIE RD	BIG PINE KEY
Legal Description: BK 3 LT 7 SAM-N-JOE SUB PB3-76 BIG PINE KEY OR150- 109 OR198-505/06 OR1437-1080/82PET OR1437-112:			
Owners Name: KWEST, LLC			
Address: 3720 N ROOSEVELT BLVD		KEY WEST	FL 33040-4533
AK: 1372684	Parcel ID: 00300590-000000	Physical Location 201 COUNTY RD	BIG PINE KEY
Legal Description: BK 3 LTS 1 THRU 8 DARIOS SUB PB3-92 BIG PINE KEY O R484-851/52 OR484-729/34 OR615-584 OR645-781 O.			
Owners Name: LONGSTOCK II LLC			
Address: 7009 SHRIMP RD STE 2		KEY WEST	FL 33040-6067
AK: 1372366	Parcel ID: 00300260-000000	Physical Location 30932 NATHALIE RD	BIG PINE KEY
Legal Description: BK 3 LT 6 SAM-N-JOE SUB PB3-76 BIG PINE KEY OR150- 109 OR198-505/506 OR1444-2225/26PR OR2044-654/			
Owners Name: KWEST, LLC			
Address: 3720 N ROOSEVELT BLVD		KEY WEST	FL 33040-4533
AK: 1372323	Parcel ID: 00300220-000000	Physical Location SANDS RD	BIG PINE KEY
Legal Description: BK 3 LT 2 SAM-N-JOE SUB PB3-76 BIG PINE KEY OR536- 457 OR615-584 OR645-781 OR1095-906 OR1116-603			
Owners Name: ROBERTS CHARLES F			
Address: 5585 2ND AVE		KEY WEST	FL 33040-5932
AK: 1377228	Parcel ID: 00305160-000000	Physical Location VACANT LAND	BIG PINE KEY
Legal Description: BK 37 LT 6 SANDS SUB PB1-65 BIG PINE KEY OR643-710 /711 OR798-907D/C OR2157-2209/10 OR2242-193			
Owners Name: MOORE WILLIAM C AND NONDUS C L/E			
Address: PO BOX 430549		BIG PINE KEY	FL 33043-0549
AK: 1378691	Parcel ID: 00306510-000000	Physical Location 31035 AVE G	BIG PINE KEY
Legal Description: BK 46 LT 3 SANDS SUB PB1-65 BIG PINE KEY OR373-594 OR577-833Q OR592-65 OR725-129 OR1024-1884(CA			
Owners Name: LEGARE ROBERT			
Address: 40 RUE MAURICE		ST REMI	QUI JOL 2L0 CANADA
AK: 1377198	Parcel ID: 00305130-000000	Physical Location VACANT LAND	BIG PINE KEY
Legal Description: BK 37 LT 3 SANDS SUB PB1-65 BIG PINE KEY OR396-101 1/1012 OR1977-487CQ/C OR2336-1695/1696 OR2336 C/O DEP			
Owners Name: THITF			
Address: 3900 COMMONWEALTH BLVD MAIL STATION 115		TALLAHASSEE	FL 32399-3000
AK: 1372633	Parcel ID: 00300540-000000	Physical Location VACANT LAND	BIG PINE KEY
Legal Description: BK 2 LT 14 DARIOS SUB BIG PINE KEY PB3-92 OR445-23 9 OR766-1898D/C OR905-1309 OR922-173 OR931-59 C/O BOCC			
Owners Name: COUNTY OF MONROE			
Address: 1100 SIMONTON ST		KEY WEST	FL 33040
AK: 1139645	Parcel ID: 00111320-002300	Physical Location 142 SANDS RD	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PT E1/2 OF NE1/4 (LOT 25) OR 470-952/53 OR930-2363D/C OR936-222 OR2626-476			
Owners Name: HOWARTH WALTER A AND SUSAN			
Address: 30858 PALM DR		BIG PINE KEY	FL 33043-4622
AK: 1139467	Parcel ID: 00111320-000600	Physical Location 189 FREEDOM LN	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PT E1/2 OF NE1/4 (LOT 1) OR4 75-690/691 OR831-1689/1690 UNRECORDED D/C O.			
Owners Name: CARNAHAN JOHN A			
Address: 16294 JANINE DR		WHITTIER	CA 90603-1530
AK: 1377368	Parcel ID: 00305300-000000	Physical Location VACANT LAND	BIG PINE KEY
Legal Description: BK 38 LT 2 SANDS SUB PB1-65 BIG PINE KEY J2-357 OR 919-480/482 OR920-988/90 OR920-992/93L/E OR1603 % BOARD OF COUNTY COMMISSIONERS			
Owners Name: COUNTY OF MONROE			
Address: 500 WHITEHEAD STREET		KEY WEST	FL 33040
AK: 1372641	Parcel ID: 00300550-000000	Physical Location 30957 MERCEDES	BIG PINE KEY
Legal Description: BK 2 LT 15 DARIOS SUB PB3-92 BIG PINE KEY OR48-89/ 90(CASE-83-363-CP-23) OR1603-117 OR2149-1922 C			
Owners Name: ROBERTS AMANDA M			
Address: 30957 MERCEDES RD		BIG PINE KEY	FL 33043-4812

AK: 1372285	Parcel ID: 00300180-000000	Physical Location 201 COUNTY RD	BIG PINE KEY
Legal Description: BK 2 LTS 1 THRU 18 SAM-N-JOE SUB PB3-76 BIG PINE KEY EY OR335-279 OR484-851-852 OR484-729/34 OR615			
Owners Name: LONGSTOCK II LLC			
Address: 7009 SHRIMP RD STE 2	KEY WEST	FL	33040-6067
AK: 1378674	Parcel ID: 00306490-000000	Physical Location 31019 AVENUE G	BIG PINE KEY
Legal Description: BK 46 LT 1 SANDS SUB PB1-65 BIG PINE KEY OR577-833 Q OR574-21(PROB-77-271-CP-12) OR734-444 OR754			
Owners Name: KNIGHT TIMOTHY M JR			
Address: 31019 AVENUE G	BIG PINE KEY	FL	33043-4559
AK: 1139696	Parcel ID: 00111340-000000	Physical Location 151 COUNTY RD	BIG PINE KEY
Legal Description: BIG PINE KEY PT E1/2 OF NE1/4 OR334-234 OR503-2 OR 481-832/33 OR834-2419D/C OR834-2420/31WILL OR			
Owners Name: SOUTHERNMOST HOMES INC			
Address: 3720 N ROOSEVELT BLVD	KEY WEST	FL	33040-4533
AK: 1139637	Parcel ID: 00111320-002200	Physical Location 138 SANDS RD	BIG PINE KEY
Legal Description: BIG PINE KEY PT E1/2 OF NE1/4 (LOT 24) OR470-978/7 9 OR875-1647D/C OR875-1648 OR1381-2328 OR1446			
Owners Name: REID SEWARD K JR			
Address: 138 SANDS RD	BIG PINE KEY	FL	33043-4570
AK: 1372617	Parcel ID: 00300520-000000	Physical Location 30925 MERCEDES	BIG PINE KEY
Legal Description: BK 2 LT 12 DARIOS SUB BIG PINE KEY PB3-92 OR448-50 9 OR603-890 OR696-802 OR1622-798 OR1694-1592/5			
Owners Name: HERNANDEZ JOSE M ARGUELLES			
Address: 30925 MERCEDES RD	BIG PINE KEY	FL	33043-4812
AK: 1377490	Parcel ID: 00305430-000000	Physical Location VACANT LAND	BIG PINE KEY
Legal Description: BK 38 LT 15 SANDS SUB PB1-65 BIG PINE KEY G68-352 (U/R D/C ON FILE) OR1014-1258AFF OR1014-1259I			
Owners Name: MONROE COUNTY %BOARD OF COUNTY COMMISSIONERS			
Address: 500 WHITEHEAD ST	KEY WEST	FL	33040
AK: 1378704	Parcel ID: 00306520-000000	Physical Location VACANT LAND	BIG PINE KEY
Legal Description: BK 46 LT 4 SANDS SUB PB1-65 BIG PINE KEY OR626-129 OR799-1960L/A OR852-653Q/C OR1083-431/32 OR1			
Owners Name: COUNTY OF MONROE THE %BOARD OF COUNTY COMMISSIONERS			
Address: 500 WHITEHEAD ST	KEY WEST	FL	33040
AK: 1378712	Parcel ID: 00306530-000000	Physical Location 31051 AVE G	BIG PINE KEY
Legal Description: BK 46 LT 5 SANDS SUB PB1-65 BIG PINE KEY OR373-594 OR577-833Q OR592-65 OR648-128 OR788-1031 OR6			
Owners Name: MAURENE FREEDMAN HOLDINGS LLC			
Address: 2612 ARNOLD ST	SARASOTA	FL	34231-2900
AK: 1377309	Parcel ID: 00305240-000000	Physical Location 31048 AVENUE F	BIG PINE KEY
Legal Description: BK 37 LOT 14 AND WLY 1/2 LOT 13 SANDS SUB PB1-65 B IG PINE KEY OR412-794/795 OR1129-2159/60GUAF			
Owners Name: MARTINEZ HECTOR			
Address: 3941 NW 59TH AVE	VIRGINIA GARDENS	FL	33166-5739
AK: 1372765	Parcel ID: 00300670-000000	Physical Location 201 COUNTY RD	BIG PINE KEY
Legal Description: BK 3 LT 9 DARIOS SUB PB3-92 BIG PINE KEY OR176-330 /31 OR1362-1978/79ORD OR1375-823/24 OR2192-34			
Owners Name: LONGSTOCK II LLC			
Address: 7009 SHRIMP RD STE 2	KEY WEST	FL	33040-6067
AK: 1372544	Parcel ID: 00300450-000000	Physical Location 30946 EDWARD RD	BIG PINE KEY
Legal Description: BK 2 LT 5 DARIOS SUB BIG PINE KEY PB3-92 OR431-281 OR766-1898D/C OR905-1309 OR922-173 OR931-594			
Owners Name: SCHINDLER ROSS			
Address: 373 STIRRUP KEY BLVD	MARATHON	FL	33050
AK: 1377341	Parcel ID: 00305280-000000	Physical Location 31024 AVENUE F	BIG PINE KEY
Legal Description: SANDS SUB PB1-65 BIG PINE KEY LOT 17 & 18 BLK 37 OR412-794/795 OR1129-2159/60/GUARD OR1175-2			
Owners Name: DUNWELL JOYCE ANN			
Address: 31024 AVE F	BIG PINE KEY	FL	33043

AK: 1377406	Parcel ID: 00305340-000000	Physical Location 31057 AVENUE F	BIG PINE KEY
Legal Description: BK 38 LT 6 SANDS SUB PB1-65 BIG PINE KEY OR525-5 14 OR592-723D/C OR1547-804 OR1940-275 OR2378-			
Owners Name: BEIS JOHN A AND CASEY D			
Address: 1014 MONTCLAIR DR		POPLAR BLUFF	MO 63901-2139
AK: 1372552	Parcel ID: 00300460-000000	Physical Location 30934 EDWARD RD	BIG PINE KEY
Legal Description: BK 2 LT 6 DARIOS SUB BIG PINE KEY PB3-92 OR430-544 OR961-1836 OR1441-1855 OR1441-1856/62TR OR14			
Owners Name: LUKRYTZ WILLIAM L			
Address: PO BOX 430591		BIG PINE KEY	FL 33043-0591
AK: 1377317	Parcel ID: 00305250-000000	Physical Location 31040 AVENUE F	BIG PINE KEY
Legal Description: BK 37 LTS 15 & 16 SANDS SUB PB1-65 BIG PINE KEY OR 412-794-795 OR1129-2159/60GUARD OR1175-2142D			
Owners Name: JENSEN STACEY S			
Address: 31040 AVE F		BIG PINE KEY	FL 33043
AK: 1372561	Parcel ID: 00300470-000000	Physical Location 30926 EDWARD RD	BIG PINE KEY
Legal Description: BK 2 LT 7 DARIOS SUB PB3-92 BIG PINE KEY OR430-545 OR804-1355 OR1647-863(JMH) (UNR D/C ON FILE			
Owners Name: TRAMMELL HARLAN MCKINNEY III			
Address: 30926 EDWARD RD		BIG PINE KEY	FL 33043
AK: 1139483	Parcel ID: 00111320-000800	Physical Location 161 FREEDOM LN	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PT E1/2 OF NE1/4 (LOT 3) OR4 64-863E OR471-793/794 OR653-544D/C OR653-549/5			
Owners Name: COFFMAN ROBERT A AND MARGARETE			
Address: 16544 SPIELMAN RD		WILLIAMSPORT	MD 21795-4111
AK: 1377392	Parcel ID: 00305330-000000	Physical Location 31049 AVENUE F	BIG PINE KEY
Legal Description: BK 38 LT 5 SANDS SUB PB1-65 BIG PINE KEY OR467-8 72 OR1297-1555 OR1471-1065 OR1592-1366D/C OR1			
Owners Name: CASEY MINORI			
Address: 31049 AVE F		BIG PINE KEY	FL 33043
AK: 1377473	Parcel ID: 00305410-000000	Physical Location 31066 AVE G	BIG PINE KEY
Legal Description: SANDS SUB PB1-65 BIG PINE KEY LOTS 12 & 13 BLK 38 OR473-284/285 OR1034-506(LD) OR1060-1393/94(CA			
Owners Name: PEACOCK JEFFREY AND VILMA			
Address: 8224 BERNARD DR N		MILLERSVILLE	MD 21108-1109
AK: 1372609	Parcel ID: 00300510-000000	Physical Location 30917 MERCEDES	BIG PINE KEY
Legal Description: BK 2 LT 11 DARIOS SUB BIG PINE KEY PB3-92 OR603-88 8 OR1008-992 OR1469-1095AFF			
Owners Name: BURRIS CHARLENE G			
Address: PO BOX 430828		BIG PINE KEY	FL 33043-0828
AK: 1372315	Parcel ID: 00300210-000000	Physical Location 154 SANDS RD	BIG PINE KEY
Legal Description: BK 3 LT 1 SAM-N-JOE SUB PB3-76 BIG PINE KEY OR536- 457 OR615-584 OR645-781 OR1095-906 OR1116-603			
Owners Name: ROBERTS CHARLES F			
Address: 5585 2ND AVE		KEY WEST	FL 33040-5932
AK: 1378836	Parcel ID: 00306650-000000	Physical Location 31028 AVENUE H	BIG PINE KEY
Legal Description: BK 46 LT 17 SANDS SUB PB1-65 BIG PINE KEY OR373-59 4 OR577-833 OR592-65 OR798-1766 OR1152-1804R/			
Owners Name: WILFONG JOYCE ELAINE			
Address: 31028 AVENUE H		BIG PINE KEY	FL 33043-4643
AK: 1372587	Parcel ID: 00300490-000000	Physical Location 305 COUNTY RD	BIG PINE KEY
Legal Description: BK 2 LT 9 DARIOS SUB BIG PINE KEY OR503-67 OR645-2 OD/C OR645-23 OR1769-2446 OR2177-2273/75 OR21			
Owners Name: PEDRO FALCON ELECTRICAL CONTRACTORS INC			
Address: 31160 AVENUE C		BIG PINE KEY	FL 33043-4516
AK: 1377180	Parcel ID: 00305120-000000	Physical Location VACANT LAND	BIG PINE KEY
Legal Description: BK 37 LT 2 SANDS SUB PB1-65 BIG PINE KEY OR396-101 1/1012 OR1597-1966Q/C OR1977-487CQ/C OR2336-1			
Owners Name: THITF C/O DEP			
Address: 3900 COMMONWEALTH BLVD MAIL STATION 115		TALLAHASSEE	FL 32399-3000

AK: 1377384	Parcel ID: 00305320-000000	Physical Location 31041 AVENUE F	BIG PINE KEY
Legal Description: BK 38 LT 4 SANDS SUB PB1-65 BIG PINE KEY OR467-872 OR1297-1555 OR1416-1265 OR1678-223/37F/J-STL/			
Owners Name: PRICE THOMAS L AND MARY JANE			
Address: 31041 AVE F		BIG PINE KEY	FL 33043
AK: 1377376	Parcel ID: 00305310-000000	Physical Location 31033 AVENUE F	BIG PINE KEY
Legal Description: BK 38 LT 3 SANDS SUB PB1-65 BIG PINE KEY OR467-872 OR1297-1555 OR1376-2496 OR1480-2346 OR1746-1			
Owners Name: TROUTNER CHRIS ANN			
Address: 31033 AVE F		BIG PINE KEY	FL 33043
AK: 1139700	Parcel ID: 00111340-000100	Physical Location 185 COUNTY RD	BIG PINE KEY
Legal Description: BIG PINE KEY PT E1/2 OF NE1/4 OR334-234 OR503-1 OR614-454 OR641-1 OR804-1977Q/C OR1639-1177Q			
Owners Name: BLAIR REA			
Address: 185 COUNTY RD		BIG PINE KEY	FL 33043-4808
AK: 1139211	Parcel ID: 00111130-000000	Physical Location 210 COUNTY RD	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PT E1/2 OF NE1/4 OR394-678 O R470-628 OR632-756 OR781-11 OR1617-1051/52Q/C/			
Owners Name: THIEDE PETER P AND MILDRED C			
Address: 210 COUNTY RD		BIG PINE KEY	FL 33043
AK: 1323098	Parcel ID: 00251320-000000	Physical Location VACANT LAND	BIG PINE KEY
Legal Description: BK 5 LT 11 PINE HAMMOCK PB3-163 BIG PINE KEY OR230 -131-132OR1076-1699(VC)			
Owners Name: WAR PATH FAMILY FARM INC			
Address: PO BOX 1570		HOPKINSVILLE	KY 42241-1570
AK: 1139220	Parcel ID: 00111130-000100	Physical Location 156 COUNTY RD	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PT E1/2 OF NE1/4 OR470-631 OR637-98 OR1627-1973/74 OR1627-1975/76/AFF OF			
Owners Name: ROSENTHAL BYRON			
Address: PO BOX 128		DOVER	OH 44622
AK: 1139882	Parcel ID: 00111400-000200	Physical Location VACANT LAND	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PT E1/2 OF NE1/4 OR648-363- 364 OR664-123/124 OR659-514Q OR1724-1/3			
Owners Name: UNITED STATES OF AMERICA			
Address:		WASHINGTON	DC 20240
AK: 1372463	Parcel ID: 00300370-000000	Physical Location 30935 EDWARD RD	BIG PINE KEY
Legal Description: BK 1 LT 6-7 DARIOS SUB PB3-92 BIG PINE KEY OR474-1 9 OR837-680D/C OR885-758 OR948-2256/57 OR973-:			
Owners Name: TIRADO ALVARO A AND TERESA E			
Address: 4430 SW 97TH AVE		MIAMI	FL 33165-5865
AK: 1372668	Parcel ID: 00300570-000000	Physical Location 260 SANDS RD	BIG PINE KEY
Legal Description: BK 2 LT 17 DARIOS SUB PB3-92 BIG PINE KEY OR48-91/ 92 OR1603-117 OR2653-1482/83 OR2660-1155/57C			
Owners Name: HEEKE BERNARD ALLEN			
Address: 406 IRIS ST		KISSIMMEE	FL 34747-4623
AK: 1372480	Parcel ID: 00300390-000000	Physical Location 30919 A AND B	BIG PINE KEY
Legal Description: DARIOS SUB PB3-92 BIG PINE KEY LOTS 8& 9 BLK 1 OR5 50-986 OR739-175 OR780-269 OR898-753 OR1162-18			
Owners Name: BALTUFF BRADLEY D			
Address: PO BOX 431470		BIG PINE KEY	FL 33043-1470
AK: 1372676	Parcel ID: 00300580-000000	Physical Location 252 SANDS RD	BIG PINE KEY
Legal Description: BK 2 LT 18 DARIOS SUB PB3-92 BIG PINE KEY OR48-91- 92 OR1131-703 OR1961-378/79Q/C(CTT)			
Owners Name: MCALEAR LARRY M			
Address: 252 SANDS RD		BIG PINE KEY	FL 33043
AK: 1323055	Parcel ID: 00251280-000000	Physical Location 30870 HAMMOCK DF B	BIG PINE KEY
Legal Description: BK 5 E 1/2 LT 7 LT 8 AND 9 PINE HAMMOCK PB3-163 BI G PINE KEY OR350-46/47 OR869-2307 OR869-2308			
Owners Name: COPPOLA MICHAEL C JR			
Address: PO BOX 430437		BIG PINE KEY	FL 33043-0437

AK: 1322954	Parcel ID: 00251180-000000	Physical Location VACANT LAND	BIG PINE KEY
Legal Description: BK 4 LT 10 PINE HAMMOCK PB3-163 BIG PINE KEY OR2 11-200-201 OR1162-1897 OR1194-225FJ OR1760-624			
Owners Name: BARROWS ROBERT			
Address: 30894 HAMMOCK DR		BIG PINE KEY	FL 33043
AK: 1139262	Parcel ID: 00111170-000000	Physical Location 100 COUNTY RD	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PT E1/2 OF NE1/4 OR411-364 /365 OR814-2116(PROB 80-26-CP-23) OR962-1467/14			
Owners Name: BIG PINE CHRISTIAN CENTER INC C/O LAWES STEVE			
Address: 100 COUNTRY ROAD		BIG PINE KEY	FL 33043
AK: 1372536	Parcel ID: 00300440-000000	Physical Location 30950 EDWARD RD	BIG PINE KEY
Legal Description: BK 2 LT 4 DARIOS SUB PB3-92 BIG PINE KEY OR48-89 /90 CASE#83-363-CP-23 OR1084-1360(CMS) OR1651			
Owners Name: DEMAURO ROBERT T/C			
Address: 17195 KINGFISH LN W		SUGARLOAF KEY	FL 33042
AK: 1322962	Parcel ID: 00251190-000000	Physical Location 30894 HAMMOCK DF	BIG PINE KEY
Legal Description: BK 4 LT 11 PINE HAMMOCK PB3-163 BIG PINE KEY OR2 11-202-203 OR1162-1896 OR1194-225FJ OR1760-624			
Owners Name: BARROWS ROBERT			
Address: 30894 HAMMOCK DR		BIG PINE KEY	FL 33043-4821
AK: 1322920	Parcel ID: 00251150-000000	Physical Location 30854 HAMMOCK DF	BIG PINE KEY
Legal Description: PINE HAMMOCK PB3-163 BIG PINE KEY LOTS 7 & 8 BK 4 OR189-552/53 OR406/08 OR493-413 OR497-462 O			
Owners Name: CAMPBELL DIANE			
Address: 30854 HAMMOCK DR		BIG PINE KEY	FL 33043
AK: 1378682	Parcel ID: 00306500-000000	Physical Location 31027 AVENUE G	BIG PINE KEY
Legal Description: BK 46 LT 2 SANDS SUB PB1-65 BIG PINE KEY OR373-594 OR577-833Q OR600-113 OR694-420 OR1342-1628/2			
Owners Name: REECE ROBERT E AND JUDITH A			
Address: 6720 W 126TH PL		LEAWOOD	KS 66209-3231
AK: 1372421	Parcel ID: 00300330-000000	Physical Location VACANT LAND	BIG PINE KEY
Legal Description: BK 1 LT 2 DARIOS SUB PB3-92 BIG PINE KEY OR227-161 /62 OR678-197D/C OR882-45 OR996-1386 OR1431-14			
Owners Name: COUNTY OF MONROE C/O BOCC			
Address: 1100 SIMONTON ST		KEY WEST	FL 33040
AK: 1378828	Parcel ID: 00306640-000000	Physical Location 31036 AVENUE H	BIG PINE KEY
Legal Description: BK 46 LT 16 SANDS SUB PB1-65 BIG PINE KEY OR373-59 4 OR577-833Q OR592-65 OR937-1827 OR943-1113 O			
Owners Name: RICHARD PIERRETTE			
Address: 1063 ST PAUL		ANCUNNE LORETTE	QUI G2E 1Y4 CANADA
AK: 1372579	Parcel ID: 00300480-000000	Physical Location 30918 EDWARD RD	BIG PINE KEY
Legal Description: BK 2 LT 8 DARIOS SUB BIG PINE KEY PB3-92 OR510-328 OR842-395 OR1140-223 OR2732-2329			
Owners Name: VANMETER CHARLES N III AND PAMELA L			
Address: 30918 EDWARD RD		BIG PINE KEY	FL 33043-4813
AK: 1372358	Parcel ID: 00300250-000000	Physical Location 30936 NATHALIE ST	BIG PINE KEY
Legal Description: BK 3 LT 5 SAM-N-JOE SUB BIG PINE KEY PB3-76 OR442- 691/692 OR922-1739D/C OR928-434/435			
Owners Name: DETWEILER PATRICIA M			
Address: 915 N SUMMIT ST		IOWA CITY	IA 52245-5936
AK: 1323080	Parcel ID: 00251310-000000	Physical Location VACANT LAND	BIG PINE KEY
Legal Description: BK 5 LT 10 PINE HAMMOCK PB3-163 BIG PINE KEY OR190 -74/75 OR1076-1699			
Owners Name: WAR PATH FAMILY FARM INC C/O TARBELL DUSTAN			
Address: PO BOX 53		NEW CASTLE	NH 03854-0053
AK: 1378844	Parcel ID: 00306660-000000	Physical Location 31020 AVENUE H	BIG PINE KEY
Legal Description: BK 46 LT 18 SANDS SUB PB1-65 BIG PINE KEY OR469-30 4 OR821-1728 OR905-342 OR909-1375 OR1141-358(C			
Owners Name: LAFFERTY CHARLES D			
Address: 13130 PONDVIEW DR		SOUTH LYON	MI 48178-8703

AK: 1322946	Parcel ID: 00251170-000000	Physical Location 30886 HAMMOCK DR	BIG PINE KEY
Legal Description: BK 4 LT 9 PINE HAMMOCK PB3-163 BIG PINE KEY OR406- 408 OR1066-1868 OR1111-1980 OR1207-606 OR1484			
Owners Name: COURSEN LANE			
Address: 30886 HAMMOCK DR		BIG PINE KEY	FL 33043-4821
AK: 1372196	Parcel ID: 00300090-000000	Physical Location 201 COUNTY RD	BIG PINE KEY
Legal Description: BK 1 LTS 1 THRU 5 SAM N JOE SUB PB 3-76 BIG PINE K EY OR335-279 OR484-851-852 OR484-729/34 OR615			
Owners Name: LONGSTOCK II LLC			
Address: 7009 SHRIMP RD STE 2		KEY WEST	FL 33040-6067
AK: 1372528	Parcel ID: 00300430-000000	Physical Location 30956 EDWARD RD	BIG PINE KEY
Legal Description: BK 2 LT 3 DARIOS SUB PB3-92 BIG PINE KEY OR48-89/9 0 CASE83-363-CP-23 OR1084-1360 OR1147-405 OR1			
Owners Name: HARTLEY MICHAEL AND ROMA J			
Address: 30956 EDWARD RD		BIG PINE KEY	FL 33043-4813
AK: 1372510	Parcel ID: 00300420-000000	Physical Location 272 SANDS RD	BIG PINE KEY
Legal Description: BK 2 LT 2 DARIOS SUB PB3-92 BIG PINE KEY OR48-91/9 2 OR1199-317/18(JB) PR1200-700M/L(CMS)			
Owners Name: HASKINS THOMAS J			
Address: 17088 FLYING FISH LN		SUGARLOAF KEY	FL 33042
AK: 1378721	Parcel ID: 00306540-000000	Physical Location 31059 AVE G	BIG PINE KEY
Legal Description: BK 46 LT 6 SANDS SUB PB1-65 BIG PINE KEY OR373-594 OR577-833Q OR592-65 OR788-1767 OR1194-630(CS			
Owners Name: DZURNAK JOHN			
Address: 31059 AVENUE G		BIG PINE KEY	FL 33043
AK: 1377481	Parcel ID: 00305420-000000	Physical Location VACANT LAND	BIG PINE KEY
Legal Description: BK 38 LT 14 SANDS SUB PB1-65 BIG PINE KEY G68-352 (U/R D/C ON FILE) OR1014-1258/AFF(JMH) OR101-			
Owners Name: MONROE COUNTY OF % BOARD OF COUNTY COMMISSIONERS			
Address: 500 WHITEDHEAD ST		KEY WEST	FL 33040
AK: 1377511	Parcel ID: 00305450-000000	Physical Location 31026 AVENUE G	BIG PINE KEY
Legal Description: LT 17 & 18 BLK 38 SANDS SUB PB1-65 BIG PINE KEY OR 351-412-413 OR651-564 OR781-1595 RE: 30546 COM.			
Owners Name: LADD ANNE MARIE			
Address: PO BOX 13054		HAYWARD	WI 54843-3054
AK: 8821034	Parcel ID: 00111400-000201	Physical Location 284 COUNTY RD	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PT E 1/2 OF NE 1/4 OR1247-14 56/57 OR1536-538 OR1564-2345C OR2674-2244/45 C			
Owners Name: FRIIS-PETTITT DEBRA AND GORDON I			
Address: 284 COUNTY RD		BIG PINE KEY	FL 33043-4817
AK: 1139459	Parcel ID: 00111320-000500	Physical Location 146 SANDS RD	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PT E1/2 OF NE1/4 OR631-510 O R631-510 OR779-1623 OR779-1427-D/C OR799-1936-			
Owners Name: SMITH PAUL HENRY			
Address: 1892 NEW ELAM CHURCH RD		NEW HILL	NC 27562-8926
AK: 1378810	Parcel ID: 00306630-000000	Physical Location 31044 AVE H	BIG PINE KEY
Legal Description: BK 46 LT 15 SANDS SUB PB1-65 BIG PINE KEY OR570-42 OR657-794Q/C OR657-793 UNRECORDED D/C ON			
Owners Name: PHILLIPS AYDEN			
Address: 31044 AVE H		BIG PINE KEY	FL 33043
AK: 1372331	Parcel ID: 00300230-000000	Physical Location 30950 NATHALIE RE	BIG PINE KEY
Legal Description: BK 3 LT 3 SAM N JOE SUB PB3-76 BIG PINE KEY OR536- 457 OR615-584 OR645-781 OR1095-906 OR1116-603			
Owners Name: ROBERTS CHARLES F			
Address: 5585 2ND AVE		KEY WEST	FL 33040-5932
AK: 1377171	Parcel ID: 00305110-000000	Physical Location VACANT LAND	BIG PINE KEY
Legal Description: BK 37 LT 1 SANDS SUB PB1-65 BIG PINE KEY OR396-101 1/1012 OR1597-1966Q/C OR1977-487C OR2336-1695			
Owners Name: TIITF C/O DEP			
Address: 3900 COMMONWEALTH BLVD MAIL STATION 115		TALLAHASSEE	FL 32399-3000

AK: 1377210 **Parcel ID:** 00305150-000000 **Physical Location** VACANT LAND BIG PINE KEY
Legal Description: BK 37 LT 5 SANDS SUB PB1-65 BIG PINE KEY OR396-100 9/10 OR1859-698(CTT) OR1859-712(CTT) OR1923-16
Owners Name: COUNTY OF MONROE % BOARD OF COUNTY COMMISSIONERS
Address: 500 WHITEHEAD ST KEY WEST FL 33040

SMITH | OROPEZA | HAWKS
ATTORNEYS AT LAW

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Fax: 305-296-8448
bryan@smithoropeza.com

June 8, 2015

VIA FEDEX

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

Re: Proposed Text Amendment to Figure 2.1 of the Master Plan for Future Development of Big Pine and No Name Key ("Master Plan") as incorporated into Monroe County Year 2010 Comprehensive Plan (Revised 10/1/2014) (the "Comp Plan") by Policy 101.20.2(1) of the Comp Plan

Dear Mayte,

Please allow this letter to serve as additional information in support of the enclosed Comprehensive Plan (CP) Text Amendment Application ("Application") made on behalf of Longstock II, LLC ("Owner") which is being submitted in conjunction with the previously submitted Tier Map Amendment dated February 17, 2015 (the "Tier Amendment"). As discussed, in connection with the Tier Amendment, Owner requests a text amendment to amend the tier designation of the property owned by Owner having Real Estate Nos. 00300090-000000, 00300180-000000, 00300590-000000 and 00300670-000000 (the "Property") from Tier I to Tier III on Figure 2.1 (Tier Map for Big Pine Key and No Name Key) of the Master Plan as incorporated into the Comp Plan by Policy 101.20.2(1) of the Comp Plan. I have also enclosed a copy package of the Application and this letter and request that you please date stamp both and return the copy package in the enclosed self-addressed FedEx envelope.

Property Background

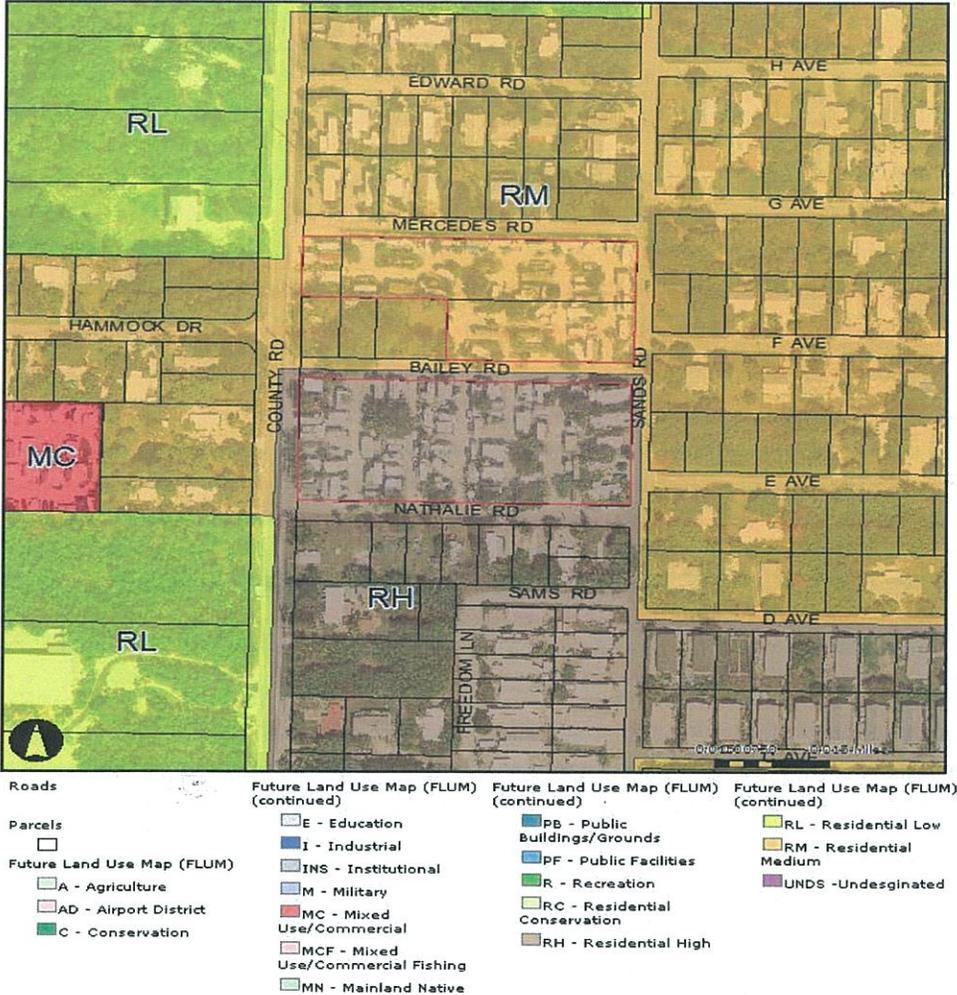
The Property is located at 201 County Road/Bailey Road on Big Pine Key, mile marker 32. The Property is currently and has historically been used as a RV and Mobile Home park. The property is comprised of 4 contiguous parcels having a total land area of 171,013 square feet (3.9259 acres). A copy of a survey of the Property has been previously provided.

The property is legally described as Lots 1, 2, 3, 4 and 5, Block 1, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, Block 2, SAM-N-JOE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 3, Page 76, Public Records of Monroe County, Florida, and Lots

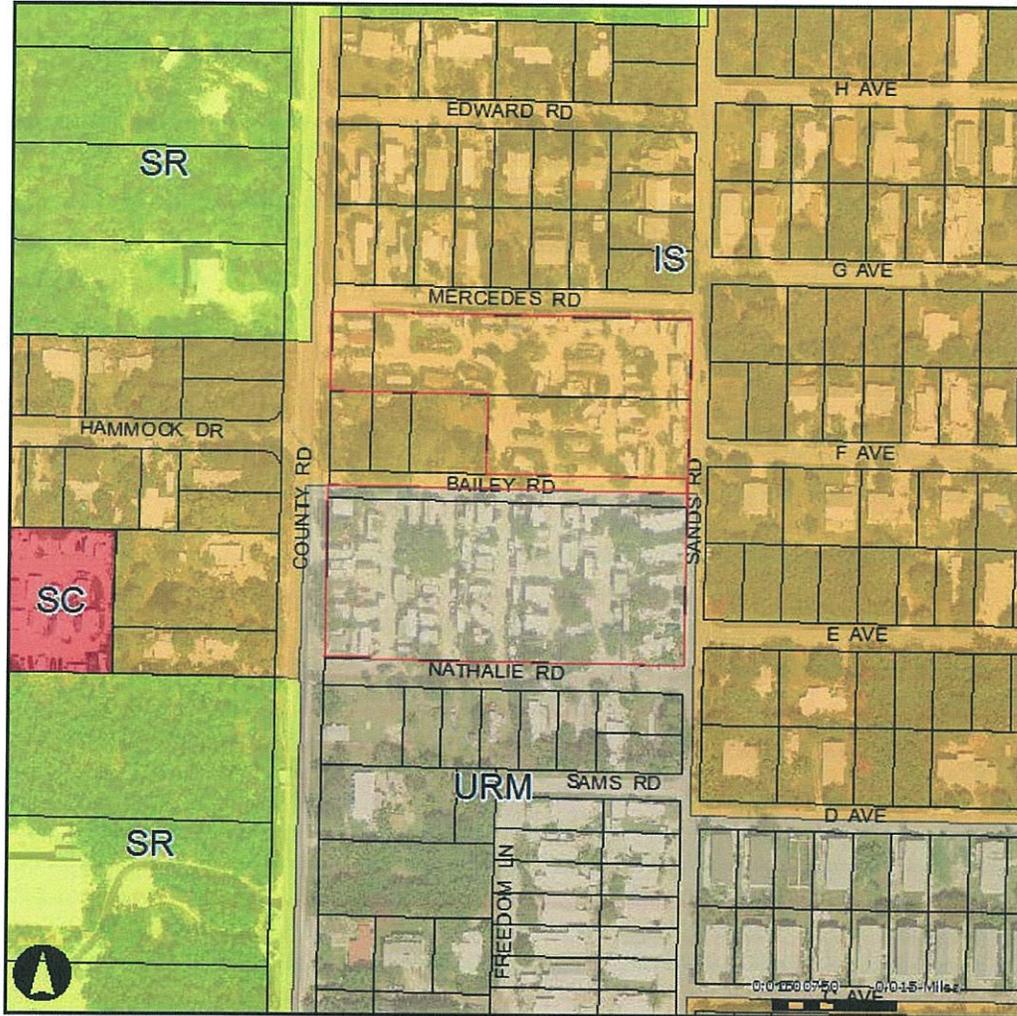
00030150

1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 3, DARIO'S SUBDIVISION, according to the Plat thereof, recorded in Plat Book 3, Page 92, Public Records of Monroe County, Florida. The property is located within an Improved Subdivision ("IS") Land Use (Zoning) District for the Northern half and Urban Residential Mobile Home ("URM") Land Use (Zoning) District for the Southern half of the property. Consistent with its Zoning Maps, the Northern half of the property is within the Residential Medium (RM) Future Land Use Map (FLUM) category and the Southern Half of the property is within the Residential High (RH) Future Land Use Map (FLUM) category. The Property is designated as Tier I on the Tier Overlay Map. The maps below depict the property's boundaries (outlined in red) along with its FLUM category, Zoning Map district and Tier designation for the Property and the surrounding area.

FLUM Map



Zoning



- | | | | |
|---|---|--|---|
| Roads | Zoning (continued) | Zoning (continued) | Zoning (continued) |
| Parcels | <ul style="list-style-type: none"> Destination Resort Incorporated Industrial Improved Subdivision
-/Duplex/Masonry Maritime Industries Military Facilities Mainland Native Mixed Use Native Area Offshore Island | <ul style="list-style-type: none"> Park and Refuge Resolution 277-1986 Research Park Recreational Vehicle Sparsely Settled Suburban Commercial Suburban Residential
-/Limited Urban Commercial | <ul style="list-style-type: none"> Urban Residential Urban Residential
Mobile Home Urban Residential
Mobile Home Limited |
| Zoning | | | |
| <ul style="list-style-type: none"> Airport Area of County Critical
Concern Commercial Fish Areas Commercial Fishing
Special District Commercial Fishing
Village Conservation District | | | |

Tier Map



Amendment Request

As previously stated in the Tier Amendment, the designation of the Property as Tier I was a data error and such designation should be amended to Tier III on Figure 2.1 (Tier Map for Big Pine Key and No Name Key) of the Master Plan as incorporated into the Comp Plan by Policy 101.20.2(1) of the Comp Plan for the reasons set forth herein in order to allow the Owner to

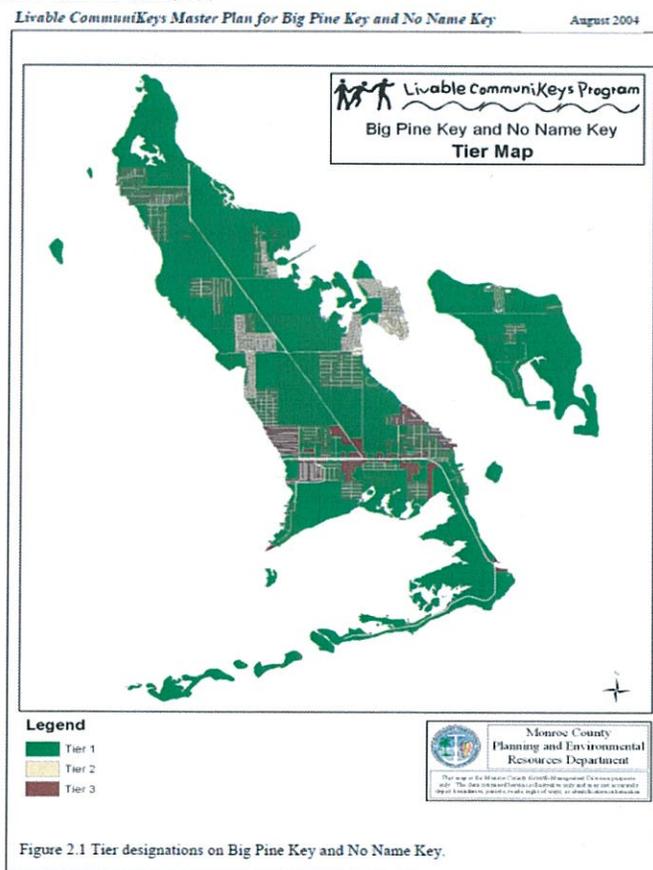
move forward with affordable housing allocations on the Property. Policy 101.20.2(1) of the Comp Plan states as follows:

Policy 101.20.2

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

1. Master Plan for Future Development of Big Pine Key and No Name Key, dated August 2004 and adopted by the Board of County Commissioners on August 18, 2004 is incorporated by reference into the 2010 Comprehensive Plan. The term Strategies in the Master Plan is equivalent to the term Objectives in the Comprehensive Plan and the term Action Item is equivalent to the term Policy; the meanings and requirements for implementation are synonymous. (Ordinance 029-2004, Amended by Ordinance 020-2009).

Figure 2.1 of the Master Plan is below:



The following requested text amendments to Figure 2.1 of the Master Plan are in [Blue](#):

“Figure 2.1 Tier designations on Big Pine Key and No Name Key. [Notwithstanding the map above, the parcels having Real Estate Nos. 00300090-000000, 00300180-000000, 00300590-000000 and 00300670-000000 are designated Tier III.](#)”

Data Errors

The Board of County Commissioners may consider the transmission to the State Land Planning Agency of an amendment to an ordinance if the change is based on one or more factors, including data errors.

It was a data error to designate the Property as Tier I and such designation should be amended to Tier III for the following reasons:

According to the Monroe County website (<http://www.monroecounty-fl.gov/index.aspx?NID=192>) Monroe County designated parcels into a tier system to assist with allocating / awarding permits to appropriate areas / properties from an environmental and planning perspective. Generally, the tier designations are:

- *Tier I - Environmentally sensitive land*
- *Tier II - Transition or sprawl reduction area on Big Pine Key or No Name Key*
- *Tier III - Infill area, not nearly as environmentally sensitive (lots that are 50% or more developed) platted subdivisions with adequate infrastructure*
- *Tier IIIA - Special protection areas (no IIIAs on Big Pine Key or No Name Key), the intent is for the areas that do not fit into Tier I or Tier III to be placed in IIIA (e.g., the environmentally sensitive areas that were split by roads, were invaded with exotic plants or trees, or included some types of vesting)*

Policy 105.2.1 of the Comp Plan, sets forth the following definitions of Tier I and Tier III categories of land:

- *Natural Area (Tier I): Any defined geographic area where all or a significant portion of the land area is characterized as environmentally sensitive by the policies of this Plan and applicable habitat conservation plan, is to be designated as a Natural Area. New development on vacant land is to be severely restricted and privately owned vacant lands are to be acquired or development rights retired for resource conservation and passive recreation purposes. However, this does not preclude provisions of infrastructure for existing development. Within the Natural Area designation are typically found lands within the acquisition boundaries of federal and state resource conservation and park areas, including isolated platted*

subdivisions; and privately-owned vacant lands with sensitive environmental features outside these acquisition areas.

• Infill Area (Tier III): Any defined geographic area, where a significant portion of land area is not characterized as environmentally sensitive as defined by this Plan, except for dispersed and isolated fragments of environmentally sensitive lands of less than four acres in area, where existing platted subdivisions are substantially developed, served by complete infrastructure facilities, and within close proximity to established commercial areas, or where a concentration of non-residential uses exists, is to be designated as an Infill Area. New development and redevelopment are to be highly encouraged, except within tropical hardwood hammock or pineland patches of an acre or more in area, where development is to be discouraged. Within an Infill Area are typically found: platted subdivisions with 50 percent or more developed lots situated in areas with few sensitive environmental features; full range of available public infrastructure in terms of paved roads, potable water, and electricity; and concentrations of commercial and other non-residential uses within close proximity. In some Infill Areas, a mix of non-residential and high-density residential uses (generally 8 units or more per acre) may also be found that form a Community Center.

Under the definitions above of “Tier I” from the County’s website and “Natural Area (Tier I)” from the Comp Plan, the Property clearly does not meet the criteria as a Tier I property as no part of the Property is “environmentally sensitive”. This position is supported by the Vegetative Habitat Assessment dated January 5, 2015, prepared by Biosurveys, Inc. (the “Habitat Assessment”), which is attached as Exhibit A. Per the Habitat Assessment, “There is no vegetative habitat area found on the subject parcel; that represents ‘sensitive’ or ‘critical’ wildlife habitat.” The Habitat Assessment concludes that the existing vegetative habitat on the Property is not suitable habitat for the covered species of the Big Pine Key and No Name Key Habitat Conservation Plan (2005) (which is actually titled “Habitat Conservation Plan for Florida Key Deer (*Odocoileus virginianus clavium*) and other Protected Species on Big Pine Key and No Name Key, Monroe County, Florida (April 2003, April 2006 Revision) (the “HCP”).

The Property properly falls under the definition of “Tier III” from the County’s website and “Infill Area (Tier III)” from the Comp Plan as (a) the Property is “not nearly as environmentally sensitive”, (b) mobile homes and trailers have occupied the subject Property since the 1960s; (c) the Property recently contained 130 residential dwelling units which in the past have served as housing for more than 250 residents; (d) the Property is substantially developed with much more than 50% developed lots (as shown in the pictures attached as Exhibit B and in the Habitat Assessment; (e) the Property contains adequate infrastructure and a full range of available public infrastructure as evidenced by the 1990 Building Permit

number 90101333, attached as Exhibit C, which was issued for installation of a 15,000 gallon sewer treatment plant; (f) the Property contains internal roads and driveways showed on the pictures attached as Exhibit B and shown in the Habitat Assessment; and (g) the Property consists of platted subdivisions as shown on Exhibit D (outlined in red).

Pursuant to the HCP, Tier I lands are higher quality Key deer habitat. Tier III lands are the lowest quality Key deer habitat and provide little habitat value to the covered species. The following tier classification table is included in the HCP as Table 2.7:

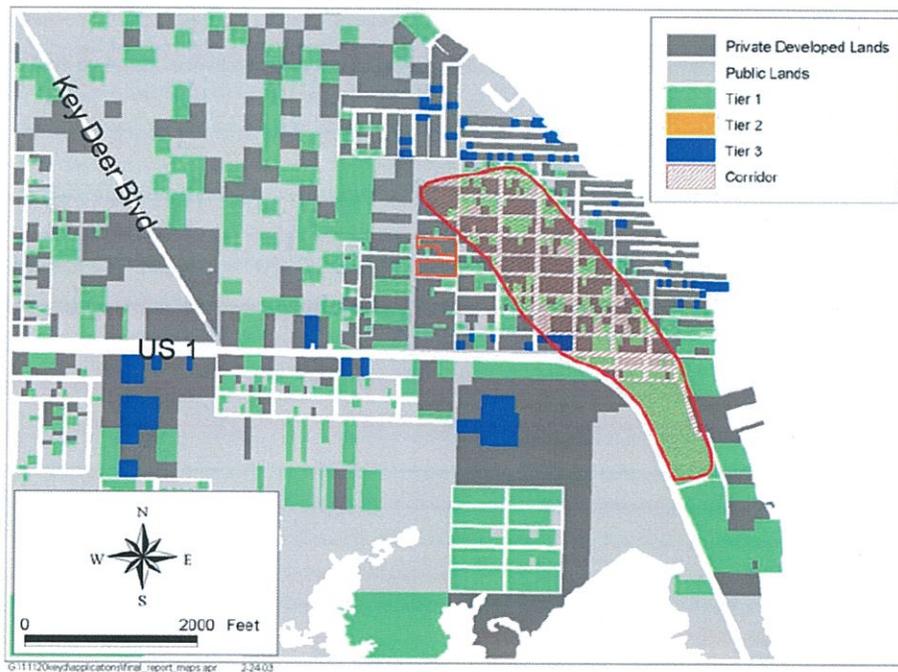
Table 2.7. Tier classification system (vacant privately-owned lands)

Tier	Description	Area (acres)	
		Big Pine Key	No Name Key
1	Lands where all or a significant portion of the land area is characterized as environmentally sensitive and important for the continued viability of HCP covered species (mean H per 10x10 meter cell = 0.259×10^{-3}). These lands are high quality Key deer habitat, generally representing large contiguous patches of native vegetation that provide habitat for other protected species as well.	973.4	217.0
2	Scattered lots and fragments of environmentally sensitive lands that may be found in platted subdivisions (mean H per 10 x10 meter cell = 0.183×10^{-3}). A large number of these lots are located on canals and are of minimal value to the Key deer and other protected species because the canal presents a barrier to dispersal.	101.6	0
3	Scattered lots within already heavily developed areas that provide little habitat value to the Key deer and other protected species (mean H per 10x10 meter cell = 0.168×10^{-3}). Some of the undeveloped lots in this Tier are located between existing developed commercial lots within the US-1 corridor or are located on canals.	58.5	0
Total		1,133.5	217.0

Under these descriptions of the tiers in the HCP, the Property should have been designated Tier III designation because it currently is, and has been for decades, a “heavily developed area that provide[s] little value to the Key deer and other protected species”. The Habitat Assessment states that (i) “scarified areas and mature tree canopy” dominate the property, “with no discernable plant reproduction or viable natural understory”, (ii) “the browse level is too high for Deer to reach 85% of the parcel’s vegetation due to lack of sustainable plant reproduction of mature trees”, and (iii) the “vegetative habitat appears to be unsuitable of the resting, cover, loafing or foraging of the Deer”. From review of the historical and existing use and nature of the Property, it is evident that the Property should have been designated Tier III, and its prior designation as Tier I was based on a data error.

Pursuant to the Master Plan, Tiers I and II minimize development impact on natural resources and are sparsely settled areas while Tier III encourages development in disturbed areas already heavily settled. Again, a data error was made when the Property was designated Tier I as the Property has been, and continues to be, a heavily settled and disturbed area consisting of developed platted subdivisions.

It should also be noted that the Property is not within the Sands Corridor. The HCP is clear that “no development will be permitted which may result in habitat loss on the Sands corridor”, as shown in Figure 5.2 of the HCP, which is below:



Please note that the Property, outlined in orange, is outside of the Sands corridor and thus its designation as Tier III and proposed subsequent redevelopment as affordable housing will not result in habitat loss on the Sands Corridor. The Habitat Assessment confirms that the Sands Corridor for Key Deer travel is well to the east of the Property.

Affordable Housing

In addition to correcting the data error which incorrectly designated the Property as Tier I, the approval of the text amendment Application and Tier Amendment are necessary in order to provide much needed affordable housing in the area. Owner is in the process of reducing the dwelling units on the Property from the current 130 dwelling units and designating the Property with thirty-two (32) affordable dwelling units (one dwelling unit per lot in compliance with

URM, IS, RH and RM designations) by entering into a single deed-restriction for the thirty-two (32) units which shall have a term of 99 years which shall be recorded on all of the Property.

Pursuant to 138-24(c)(4) of the Monroe County Code, no affordable housing allocations can be awarded to property within a tier I designated area or within a tier II designated area on Big Pine Key. Pursuant to 130-161(6) of the Monroe County Code, in order to be entitled to incentives for affordable housing, among other requirements, the “parcel of land proposed for development of affordable or employee housing shall only be located within a tier III designated area or, within a tier III-A (special protection area) designated area that does not propose the clearing of any portion of an upland native habitat patch of one acre or greater in area.”.

The substantial need for affordable housing in the area surrounding the Property is well-documented. As stated in the Monroe County Workforce Housing Stakeholder Assessment Report dated April 2015 prepared by Robert Jones, Director of FCRC Consensus Center of Florida State University (the “Assessment”) attached as Exhibit E, there is a major community need for over 6,500 affordable housing units solely for the workers of Key West, 32 miles to the south of the Property. Per the Assessment, “cost-burdened” households are considered to be those paying more than 30% of income for rent or mortgage costs. In Monroe County, more than half of the renter households are cost-burdened, as compared with a statewide figure of 43%.

The following chart (information taken from page 12 of the Assessment) clearly shows that the housing burden of over 35% of a household’s income is very high in the Big Pine Key area surrounding the Property as a more than 42% of all renters in this area are using more than 35% of their income on rental costs, evidencing the community need for more affordable housing:

AREA	HOUSEHOLDS	HOUSING BURDEN OF 35% (OWNER)	HOUSING BURDEN OF 35% (RENTER)
Big Pine/Monroe County	1619	44%	42%

Both the Comp Plan and Master Plan recommend the retention and expansion of affordable housing to the greatest extent possible. Goal 601 of the Comp Plan states that “Monroe County shall adopt programs and policies to facilitate access by all current and future residents to adequate and affordable housing that is safe, decent, and structurally sound, and that meets the needs of the population based on type, tenure characteristics, unit size and individual preferences.”

In order to assist in meeting (i) Monroe County’s goal to facilitate adequate and affordable housing and (ii) facilitate the achievement of the objectives and goals set forth in the Comp Plan and Master Plan, Owner seeks to develop the Property as affordable housing. The only way that Owner can obtain affordable housing allocations for the Property is by the approval of the text amendment Application and Tier Amendment amending the Property’s designation to Tier III.

Consistency with the Comp Plan, the Florida Statutes, and Principles for Guiding Development

- A. The proposed amendment is consistent with the following Goals, Objectives and Policies of the Comp Plan. Specifically, the amendment furthers:

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

Objective 101.20

Monroe County shall address local community needs while balancing the needs of all Monroe County communities. These efforts shall focus on the human crafted environment and shall be undertaken through the Livable CommuniKeys Planning Program.

Goal 102: Monroe County shall direct future growth to lands which are intrinsically most suitable for development and shall encourage conservation and protection of environmentally sensitive lands.

Goal 105

Monroe County shall undertake a comprehensive land acquisition program and smart growth initiatives in conjunction with its Livable CommuniKeys Program in a manner that recognizes the finite capacity for new development in the Florida Keys by providing economic and housing opportunities for residents without compromising the biodiversity of the natural environment and the continued ability of the natural and man-made systems to sustain livable communities in the Florida Keys for future generations.

Objective 105.1

Monroe County shall implement smart growth initiatives in conjunction with its Livable CommuniKeys and Land Acquisition Programs which promote innovative and flexible development processes to preserve the natural environment, maintain and enhance the community character and quality of life, redevelop blighted commercial and residential areas, remove barriers to design concepts, reduce sprawl, and direct future growth to appropriate infill areas.

Policy 105.2.1

Monroe County shall designate all lands outside of mainland Monroe County, except for the Ocean Reef planned development, into three general categories for purposes of its Land Acquisition Program and smart growth initiatives in accordance with the criteria in Policy 205.1.1. These three categories are: Natural Area (Tier 1); Transition and Sprawl Reduction Area (Tier II) on Big Pine Key and No Name Key only; and Infill Area (Tier III). The purposes, general characteristics, and growth management approaches associated with each tier are as follows:

1. Natural Area (Tier I): Any defined geographic area where all or a significant portion of the land area is characterized as environmentally sensitive by the policies of this Plan and applicable habitat conservation plan, is to be designated as a Natural Area. New development on vacant land is to be severely restricted and privately owned vacant lands are to be acquired or development rights retired for resource conservation and passive recreation purposes. However, this does not preclude provisions of infrastructure for existing development. Within the Natural Area designation are typically found lands within the acquisition boundaries of federal and state resource conservation and park areas, including isolated platted subdivisions; and privately-owned vacant lands with sensitive environmental features outside these acquisition areas.
2. Transition and Sprawl Reduction Area (Tier II): Any defined geographic area on Big Pine Key and No Name Key, where scattered groups and fragments of environmentally sensitive lands, as defined by this Plan, may be found and where existing platted subdivisions are not predominately developed, not served by complete infrastructure facilities, or not within close proximity to established commercial areas, is to be designated as a Transition and Sprawl Reduction Area. New development is to be discouraged and privately owned vacant lands acquired or development rights retired to reduce sprawl, ensure that the Keys carrying capacity is not exceeded, and prevent further encroachment on sensitive natural resources. Within a Transition and Sprawl Reduction Area are typically found: scattered small non-residential development and platted subdivisions with less than 50 percent of the lots developed; incomplete infrastructure in terms of paved roads, potable water, or electricity; and scattered clusters of environmentally sensitive lands, some of which are within or in close proximity to existing platted subdivisions.
3. Infill Area (Tier III): Any defined geographic area, where a significant portion of land area is not characterized as environmentally sensitive as defined by this Plan, except for dispersed and isolated fragments of environmentally sensitive lands of less than four acres in area, where existing platted subdivisions are substantially developed, served by complete infrastructure facilities, and within close proximity to established commercial areas, or where a concentration of non-residential uses exists, is to be designated as an Infill Area. New development and redevelopment are to be highly encouraged, except within tropical hardwood hammock or pineland patches of an acre or more in area, where development is to be discouraged. Within an Infill Area are typically found: platted subdivisions with 50 percent or more developed lots situated in areas with few sensitive environmental features; full range of available public infrastructure in terms of paved roads, potable water, and electricity; and concentrations of

commercial and other non-residential uses within close proximity. In some Infill Areas, a mix of non-residential and high-density residential uses (generally 8 units or more per acre) may also be found that form a Community Center.

Policy 105.2.2

Monroe County shall prepare an overlay map(s) designating geographic areas of the County as one of the three Tiers in accordance with the guidance in Policy 105.2.1, which shall be incorporated as an overlay on the zoning map(s) with supporting text amendments in the Land Development Regulations. These maps are to be used to guide the Land Acquisition Program and the smart growth initiatives in conjunction with the Livable CommuniKeys Program (Policy 101.20.1).

Policy 105.2.4

Monroe County shall prepare a specific data base tied to its Geographic Information System, containing information needed to implement, monitor, and evaluate its Land Acquisition Program, smart growth initiatives, and Livable CommuniKeys Program.

Goal 601

Monroe County shall adopt programs and policies to facilitate access by all current and future residents to adequate and affordable housing that is safe, decent, and structurally sound, and that meets the needs of the population based on type, tenure characteristics, unit size and individual preferences. [9J-5.010(3)(a)]

Objective 601.1

By January 4, 1998, Monroe County shall complete initial implementation of the following defined policies, including establishment of a structured monitoring program, to reduce by 50% the current estimated affordable housing need for households in the very low and low income classifications (HUD definitions) 2002. [9J-5.010(3)(b)1 and 3]

Policy 601.1.1

Within one year of the effective date of this Plan, Monroe County shall complete an assessment of affordable and special housing needs utilizing detailed housing data from the 1990 U.S. Census and an assessment of target areas and population segments representing priority affordable housing needs as a basis for establishing specific quantifiable near and long-term affordable housing programs. Results of the assessment shall be used to update the Comprehensive Plan's affordable housing policies.

Policy 601.1.2

By January 4, 1997, Monroe County shall adopt Land Development Regulations which establish a point system in conjunction with the permit allocation system for apportioning future development on an annual basis. The point system shall assign a positive point rating to affordable housing projects.

Policy 601.1.7

All affordable housing projects which receive development benefits from Monroe County, including but not limited to affordable housing points in the Permit Allocation System and donations of land, shall be required to maintain the project as affordable on a long-term basis pursuant to deed restrictions or other mechanisms specified in the Land Development Regulations, and administered by Monroe County or the Monroe County Housing Authority. For the purposes of developing such Land Development Regulations, the following guidelines shall apply:

“Moderate Income” is the amount which represents one hundred-twenty percent (120%) of the median annual household income for Monroe County.

“Low Income” is the amount which represents eighty percent (80%) of the median annual household income for Monroe County.

“Very Low Income” is the amount which represents fifty percent (50%) of the median annual household income for Monroe County.

“Cost-burdened” describes a household which pays a monthly rent or monthly mortgage payment, including taxes and insurance that exceeds thirty percent (30%) of the median annual household income for Monroe County.

Policy 601.1.12

By January 4, 1997, Monroe County shall adopt Land Development Regulations which may include density bonuses, impact fee waiver programs, and other possible regulations to encourage affordable housing.

- B. The proposed amendment is consistent with the Master Plan. Specifically, the amendment furthers:

Strategy 1.1

Create a Tier Map for the planning area depicting the locations of Tier I, Tier II and Tier III lands as described in Comprehensive Plan Policy 105.2.1. Base the Tier Map on the habitat needs of federally endangered resident species on the planning area as set forth in the anticipated ITP and HCP in terms of relative H of parcels within the planning area.

Goal 2.

Manage future growth for the next twenty years on Big Pine Key and No Name Key consistent with the community vision, while minimizing impacts on the endangered species and maintaining existing biodiversity.

- C. The amendment is consistent with Florida Statutes.

There are no provisions of the Florida Statutes inconsistent with the proposed amendment.

- D. The amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statutes.

For the purposes of reviewing the consistency of the adopted plan, or any amendments to that plan, with the principles for guiding development, and any amendments to the principles, the principles shall be construed as a whole and specific provisions may not be construed or applied in isolation from the other provisions.

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

(i) Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; and the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.

(j) Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of ss. 381.0065(4)(l) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.

(k) Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.

(l) Making available adequate affordable housing for all sectors of the population of the Florida Keys.

(m) Providing adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post disaster reconstruction plan.

(n) Protecting the public health, safety, and welfare of the citizens of the Florida Keys and maintaining the Florida Keys as a unique Florida resource.

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

No Adverse Community Change

There will be no adverse change to the surrounding community if the text amendment is approved as the Property is located adjacent to other residential areas and is maintaining the same use that has been on the Property since the 1960s. If any change occurs to the surrounding community it will be beneficial, as the redevelopment into affordable housing would ensure the Property is inhabited by fewer residents than its previous use.

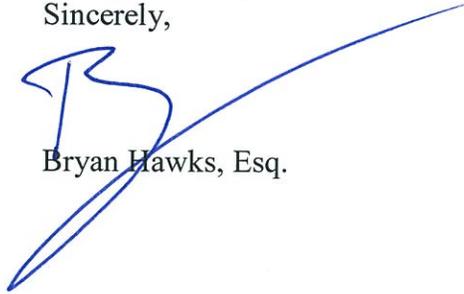
Waiver of Traffic Study

As the proposed affordable housing insures that the Property is inhabited by fewer residents than have historically lived on the Property, we respectfully request a waiver of the traffic study and transportation fee required on the Application.

Conclusion

Based on the foregoing, Owner requests that the proposed text amendment be considered and adopted contemporaneously with the approval of the Tier Amendment. Thank you for your consideration and assistance, and please feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, consisting of a stylized 'B' followed by a long, sweeping horizontal line that extends to the right.

Bryan Hawks, Esq.

EXHIBIT A

VEGETATIVE HABITAT
ASSESSMENT

of

**3.9 Acre Parcel of Certain Platted Lots in Block 3 of
Dario's Subdivision, Part of Block 1 and all of Block 2
of Sam-N-Joe Subdivision on Big Pine Key, Monroe
County - Known as the Seahorse RV Park
RE#s: 00300090-000000, 00300180-000000
00300590-000000 and 00300670-000000**

for

**Mr. Bryan Hawks
Attorney at Law
138 – 142 Simonton Street
Key West, Florida 33040**

Field Survey Conducted of Parcel – January 5, 2015

Report Prepared by: Harry A. DeLashmutt - Biosurveys, Inc.
794 26th Street
Marathon, Florida 33050
Phone – (305) 942-9221
Email – hdelashmutt@comcast.net

Vegetative Habitat Assessment of Parcel

Introduction: This vegetative habitat assessment was conducted on the subject parcel by the undersigned on January 5, 2015. The report identifies the vegetative habitat found on the parcel with its size, diversity, any disturbance, sustainability, and qualitative characteristics. Previous mapping of the vegetative habitat by the County was compared to this field "truthing" assessment. The Growth Management Division of Monroe County has mapped the parcel area as "Developed" land and several surrounding parcel designations as "Hammock" in their GIS Habitat Mapping. A habitat map in 1985 identified the area as having isolated remnants of Slash Pineland-411 which supports the fact that the subject parcel was historically covered with pineland vegetation pre-development time. The land is considered upland and there is no wetland indication factors found on or near the site. The Tier designation by the County of the parcel area is Tier 1 and the general area is included in the Habitat Conservation Plan (HCP) coverage for the Key Deer on Big Pine Key.

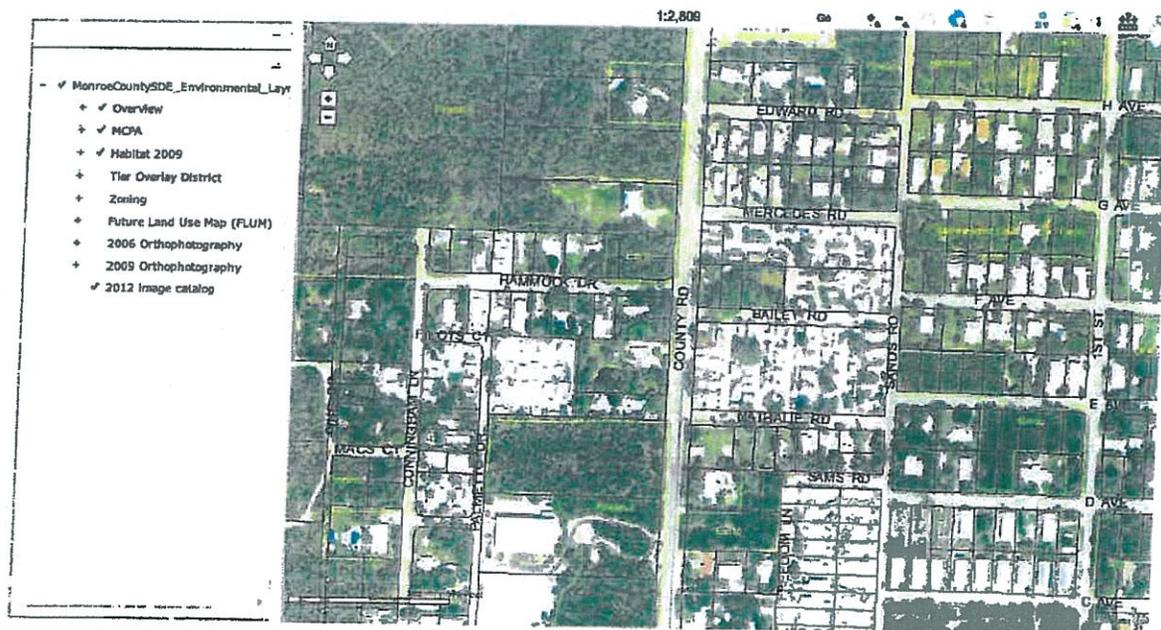
This parcel is a densely developed site providing temporary occupied recreational vehicle parking (RV Park) in the two subject subdivisions on Big Pine Key, Monroe County. Currently there are 125 designated vehicle spaces and five (5) mobile home spaces located on this parcel of land. The 3.9 acre parcel has been multi-lot platted and mapped by the County as contiguous to one another. The parcel has been managed as a temporary residence park with water, sewage treatment, utilities and mail service provided. Internal driveways provide access to the recreational/mobile home parking spaces. A six foot high chain-link fence identifies the RV Park boundary along Mercedes Road and along the north half of Sands Road on the north and east sides of the parcel. A four lot exclusion area in the southwest corner is under separate ownership and not part of the RV Park's northern half. It is separated on the ground from the Park by a four foot high chain-link fence and contains primarily exotic vegetation (large Tropical Almond, Sapodilla, Brazilian Pepper, Pink Trumpet Trees, Bottle Brush, St. Augustine Grass, etc.). A single family residence with access from Bailey Road is located on two of the westerly lots. See attached Aerial Photos.

Assessment Methods:

The vegetative habitat was identified by using species identification, elevation changes, species diversity and size, soils, comparative analysis, and plant/hydric indicators. Qualitative factors were based on relative health, reproductive evidence, disturbance, space requirements, and wildlife support. References used in the assessment were *Native Trees and Shrubs of the Florida Keys* by J. Paul Scurlock, *Pine Rockland Plant Guide* by Dr. Daniel Austin, and *Trees of Everglades National Park and the Florida Keys* by George Stevenson. The State of Florida statute Chapter 62-340, *Delineation of the Landward Extent of Wetlands and Surface Waters* provided the strategy or methodology used for locating any transitional ecotone or wetland habitat on the subject property. All trees found on the parcel were identified, measured, and mapped. The trees were categorized as "Native or indigenous", "Exotic", or "Invasive Exotic" plant species. *Identification & Biology of Non-native Plants in Florida's Natural Areas* by Langeland & Burks was referenced for the invasive exotic plant identification. Mapping was relative to driveways and boundaries of the parcel. Low understory and ground plants were analyzed and discussed later in this report but not mapped due the abundance of exotic landscaping palms and plants scattered among the structures or small yards of the RV Park compound. The habitat was classified using the Monroe County habitat analysis LDR protocol which the Tier system was built upon and replaced it.



Habitat Assessment Area and the Subject Parcel - Red Marked Boundary (Google Photo 3/16/13)



Habitat Designation ("Developed Land") of Parcel & Surrounds from Monroe County GIS Map – 2009

Vegetative Analysis of the Parcel:

Due to the highly disturbed nature of the vegetation found on the parcel, any analysis must depend upon scientific judgment based on comparison with un-disturbed land sites with the same elevation, hydrology, and geographic location within the overall ecosystem surrounding the parcel. In this case, the undeveloped sites in the Sands sub-division and to the west of the subject parcel were utilized for evaluating species type and diversity since there was little indication of the presence of a natural occurring habitat on or immediately adjacent to the subject parcel. The 1985 County Habitat Maps indicate "FLUCCS" Code 411 (Slash Pineland) as the habitat type for the surrounding undeveloped tracts of land to the parcel. Current GIS County habitat mapping also shows surrounding habitat as Pineland – 411 on vacant lands. This indication also would identify the content of a climax upland habitat community that would be found on the parcel without any human or exotic plant disturbance. This parcel was historical "Slash Pineland- 411" habitat type.

The existing vegetative habitat found on this parcel has been altered by initial clearing of historic pineland and the planting of a mix of shade generating exotic and native trees during development. The planting probably occurred as the development progressed as an RV Park and residential mobile home court. There are 41 exotic shade producing trees that show a consistent maturity or canopy size that have been placed at the parcel boundaries and along motor access drives. Native shade canopy trees such as Mahogany, Jamaica Dogwood, Gumbo Limbo and Strangler Fig are also found mixed with the exotics. The primary exotic trees are the Trumpet Tree or *Tabebuia spp.* There are only two listed plant species found – 10 Silver Thatch Palms (*Cocothrinax argentata*) trees and Mahogany Trees (*Swietenia mahagony*) scattered on the parcel (see map below). Understory and sustainable reproduction is absent under the mature canopy trees. Exotic tropical palms and plants make up the typical understory open space vegetation. Compared to the climax community for this parcel, there are 39 total native trees including the Silver Thatch Palms and only two mature Slash Pines (*Pinus elliotti var. densa*) found on the 3.9 acre parcel. Slash pine should be the dominant tree species found in this upland area of Big Pine Key. Exotic and invasive exotic canopy trees and palms account for 61 percent of the total vegetative habitat. Bio-diversity of natural plant species on the property is lacking. Connection with adjacent natural habitat is interrupted by surrounding developed lots. The lack of reproduction in the limited open space of the developed parcel presents a vegetative sustainability concern.

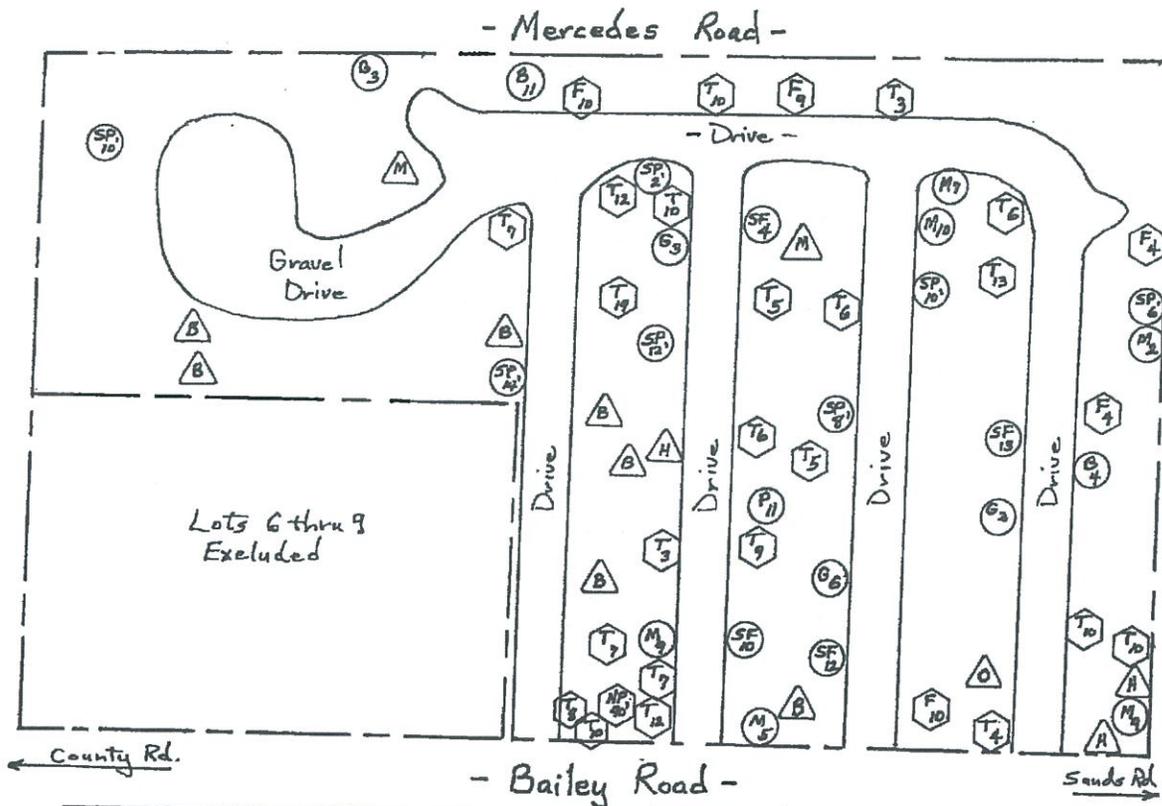
Habitat Type Classification of the Parcel:

The existing vegetative habitat type found on this subject parcel is highly disturbed by the initial altering by clearing, development density, scarified access drives, and the percentage of exotic plants. The current habitat type for the RV Park area is therefore classified as "Disturbed with Exotics – 740.5". The scattered nature of the existing trees, high percentage of exotic plants, lack of diversity, and the highly disturbed understory /ground cover vegetation from development prevents labeling the upland habitat on this parcel as either a pineland or a hammock.

Notable findings of the Upland habitat:

Of the total canopy trees found on the parcel – 61 percent are exotic species (57 total)
Understory is primarily exotic palms and landscape plants in limited open space of development
Invasive exotic plants account for 16 percent of the total vegetation
Of the 39 native canopy trees and palms, only two (2) are Slash Pine remnants (9" & 11" DBH)
Listed plants found –Silver Thatch Palm, (End. Species) – 10; Mahogany, (Threatened) - 11

**Dominant Trees Survey Maps -
North Half of Area of the Parcel**



Vegetation Map Legend

- Native Trees
- B - Green Outtonwood
 - CP - Cabbage Palm
 - G - Gumbo Limbo
 - J - Jamaica Dogwood
 - M - Mahogany
 - P - Slash Pine
 - SF - Strangler Fig
 - SP - Silver Thatch Palm

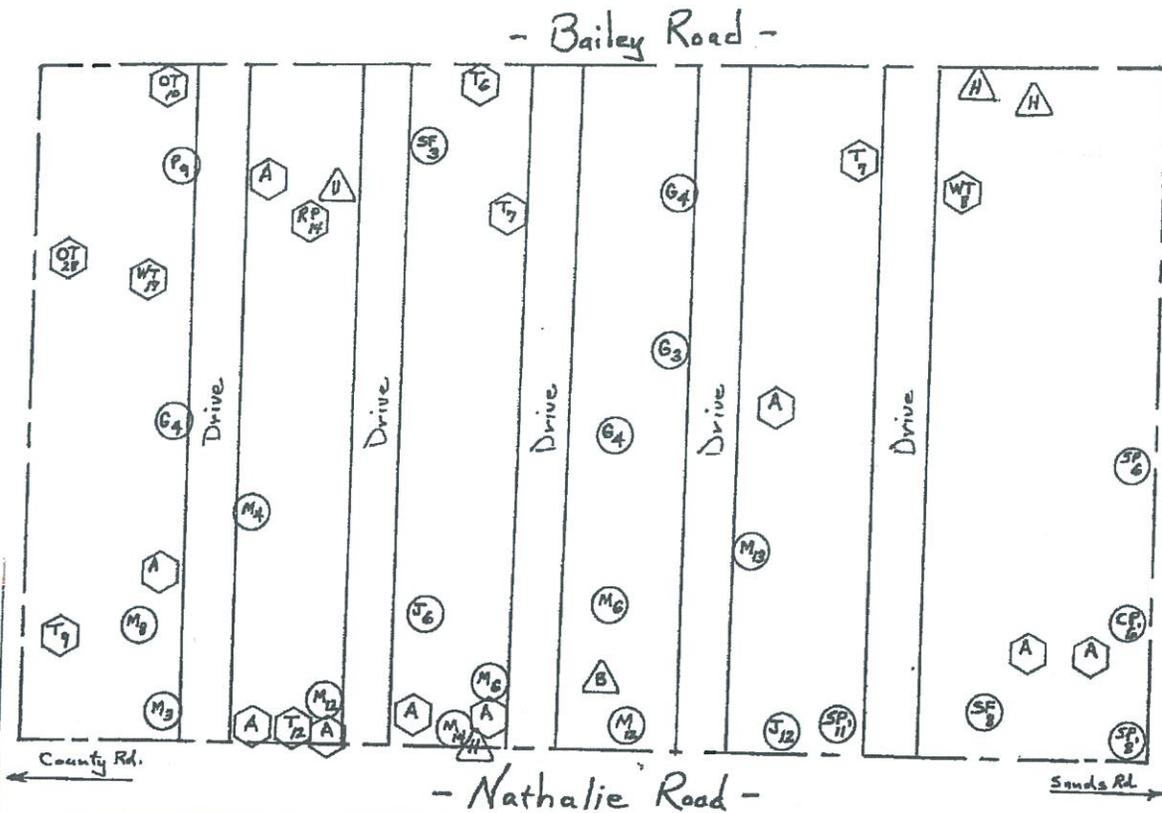
- ⬡ Exotic Trees
- A - Availia
 - F - Ficus Spp. (Ex.)
 - DT - Orchid Tree
 - RP - Royal Poincianna
 - T - Pink + Yellow Trumpet Tree (Tabebuia spp.)
 - NP - Norfolk Is. Pine
 - WT - Womens Tongue

- △ Invasive Exotics
- B - Brazilian Pepper
 - H - Cowstring Hemp
 - O - Oyster Plant
 - M - Seaside Mahoe
 - V - Umbrella Tree

Note: Single Numeral is Inches Dia of Trunk at DBH
(1) Foot Symbol with Numeral is Height in Feet for Palms

Tree Mapping by: Harry DeLoshmitt
Biosurvey's, Inc. 1/5/15 *[Signature]*

South Area of Parcel - Tree Survey Map



Vegetation Map Legend

○ Native Trees

- B - Green Buttonwood
- CP - Cabbage Palm
- G - Gumbo Limbo
- J - Jamaica Dogwood
- M - Mahogany
- P - Slash Pine
- SF - Strangler Fig
- SP - Silver Thatch Palm

◻ Exotic Trees

- A - Availia
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△ Invasive Exotics

- B - Brazilian Pepper
- H - Cowstring Hemp
- O - Oyster Plant
- M - Seaside Mahoe
- V - Umbrella Tree

Note: Single Numeral is Inches Dia. of Trunk at DBH
 (*) Foot Symbol with Numeral is Height in Feet for Palms

Tree Mapping by: Harry DeLorhmitt
 Biosurveys, Inc. 1/5/15 *[Signature]*



North Half of Parcel – Bailey Rd. is Between Aerial Photos – Google 3/16/13

Note: Exclusion of the 4 Lots in SW Corner Contains High Level of Exotic Vegetation and is Fenced from Subj Parcel



South Half of Parcel – Nathalie Rd. at Bottom of Aerial Photo – Google 3/16/13

<u>Invasive Exotic Plants Found on Parcel</u>		<u>FLEPPC Class</u>
Brazilian Pepper	<i>Schinus terebinthifolius</i>	IEX I
Seaside Mahoe	<i>Thespesia populnea</i>	IEX I
Umbrella Tree	<i>Schefflera actinophylla</i>	IEX I
Bowstring Hemp	<i>Sansevieria hyacinthoides</i>	IEX II
Oyster Plant	<i>Tradescantia spathacea</i>	IEX II

Suitability of Altered Habitat for Wildlife:

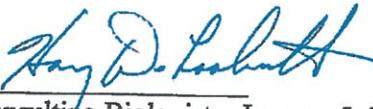
The developed parcel has an extremely heavy density of human activity occurring at all hours of the day which obviously affects natural use patterns of wildlife. The US Fish and Wildlife overlay maps indicate this general area is known critical habitat to the “endangered” Key Deer (*Odocoileus virginianus clavium*), the “threatened” Eastern Indigo Snake (*Drymarchon corais couperi*), and the “endangered” Lower Keys Marsh Rabbit (*Sylvilagus palustris hefneri*). The Marsh Rabbit is restricted to wetland and transitional vegetative habitat and the Indigo snake requires a large free range of woodland – preferably unaltered pinelands and hammock acreage. While the Key Deer are much more tolerable to habitat restraints, the HCP focused on the Key Deer in urban areas of Big Pine as the “umbrella species” - meaning that if the habitat could satisfy the needs of the Deer it could also represent the habitat needs of the other two imperiled species. The existing poor condition of the vegetative habitat on this parcel represents an extremely low attraction factor to the Key Deer for foraging or cover. Scarified areas and mature tree canopy dominate the parcel area with no discernible plant reproduction or viable natural understory. The browse level is too high for Deer to reach in over 85% of the parcel’s vegetation due to lack of sustainable plant reproduction of mature trees. Vegetative habitat appears to be unsuitable for the resting, cover, loafing, or foraging of the Deer. The six foot high fencing on the north and east side combined with the individual RV space yard fencing, barriers and density of RV units in the interior of the parcel severely impedes any possible use for Deer travel. The “Sands Corridor” (see attached map) for Key Deer travel which was identified from studies during the HCP development and is located well to the east of the subject parcel. During the course of this comprehensive walk around assessment on the parcel, the undersigned encountered multiple incidents with free roaming domestic pets – also an impact.

It is the opinion of the undersigned that the existing vegetative habitat of this subject parcel is not suitable habitat for the imperiled wildlife that are subject of the HCP on Big Pine Key. The “H factor” calculation would be reversed with any re-development of the parcel since there would be no increase in footprint development impact, have a lower spacial density, increased open space and optimal vegetative buffers.

Summary:

The existing upland vegetative habitat is predominantly mature exotic and native canopy trees once planted for shade following the historical clearing of indigenous pineland. It has very limited and sparse understory of exotic tropical plants and palms. Forage height of native vegetation is beyond wildlife reach. Scarified ground areas are the rule with little to no low browse species. The proper classification of the upland habitat is “Disturbed with Exotics – 740.5”. There is no vegetative habitat area found on the subject parcel that represents “sensitive” or “critical” wildlife habitat.

Habitat Assessment conducted by Harry DeLashmutt


 Consulting Biologist January 5, 2015
 Biosurveys, Inc.

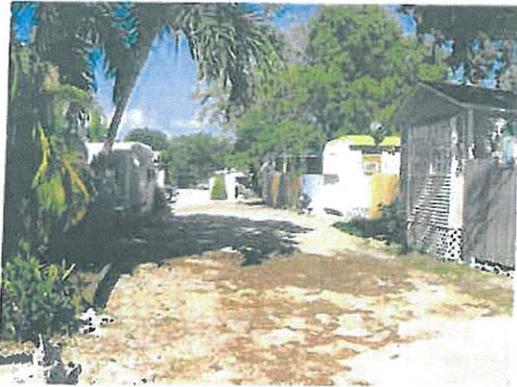
Attachments: Land Surveys, Sands Corridor Fig., MC Tier Map of Parcel Area



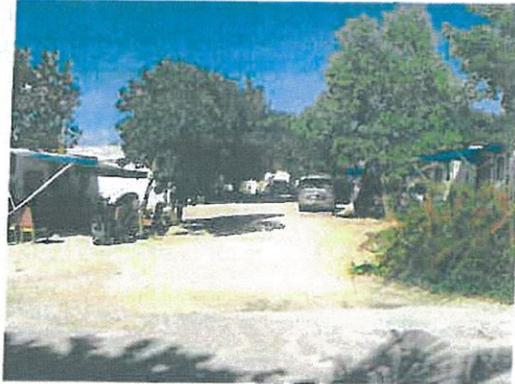
View of Mail Center – Access Drive from Nathalie Rd.



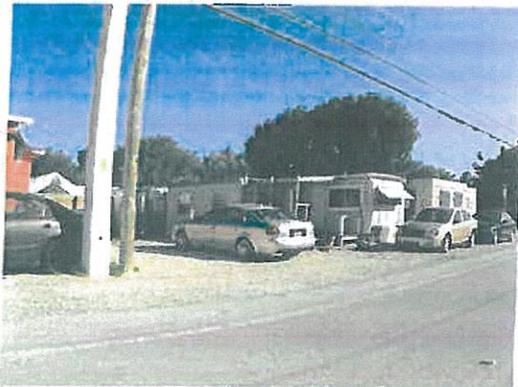
Nathalie Rd. – Large Mahogany Trees



Typical Access Drive with RV Spaces on Each Side



Drive Thru with 4' Gumbo Limbo – Center



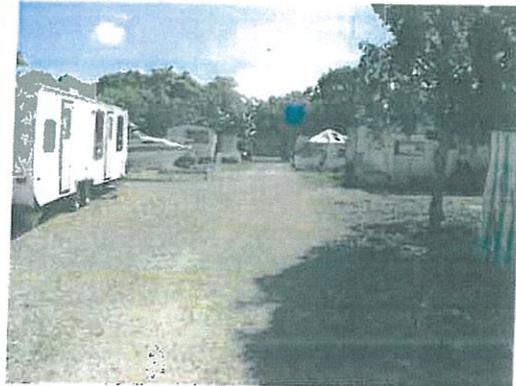
View of SW Corner of Parcel from County Road



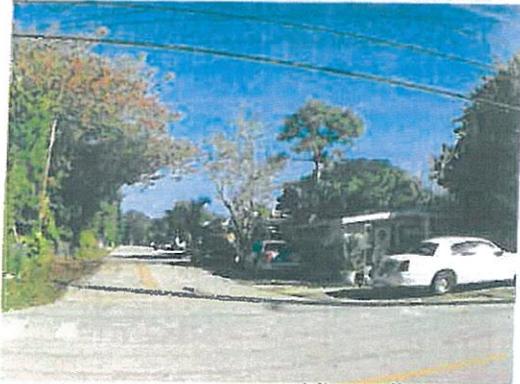
NW Corner from County Rd. Looking to Mercedes Rd.



Area frm Bailey Rd – Norfolk Pine & 5 Trumpet Trees



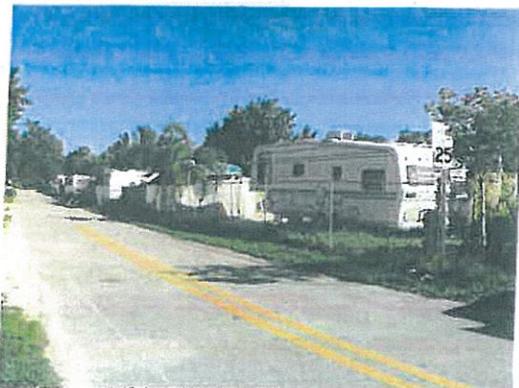
Access Drive - Typical Scarified Spaces – Trumpet Tree on Right Side



One of 2 Slash Pines – View frm County Rd down Bailey Dr. - Invasive Exotic “Tropical Almond” on Left in Photo



Silver Thatch Palm – Note: Container Residence



Mercedes Rd. – North Fenced Boundary of Parcel



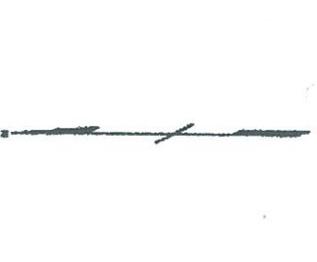
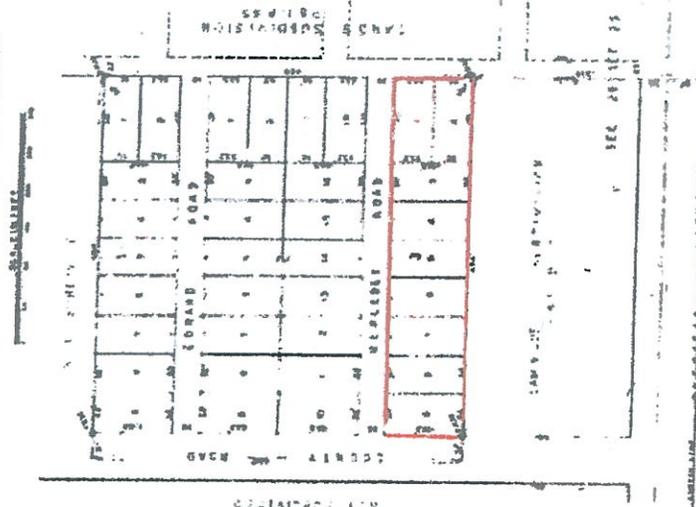
Tabebuia Spp – Pink Trumpet Tree – Access Drive

(All photos above taken by H. DeLashmutt – Biosurveys, Inc. 1/5/15)

DARIO'S SUBDIVISION

LOCATED IN SECTION 26-TOWNSHIP 88 SOUTH-RANGE 29 EAST
BIG PINE KEY-MOYARQUE COUNTY-FLORIDA

SCALE 1"=80'



C. B. BOLS, REGISTERED LAND SURVEYOR
MOYARQUE, FLORIDA

FEBRUARY 1954

STATE OF FLORIDA
COUNTY OF MOYARQUE

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____

Notary Public
Moyarque, Florida

IN WITNESS WHEREOF, we have hereunto set our hands and seals the day and year first above written.

Notary Public
Moyarque, Florida

STATE OF FLORIDA
COUNTY OF MOYARQUE

I, the undersigned, being a duly qualified and acting Notary Public, do hereby certify that the foregoing instrument was duly acknowledged to me by the person named therein, and acknowledged to me by the person named therein, and that they executed the same freely and voluntarily for the purposes and consideration therein expressed.

My commission expires _____

Notary Public
Moyarque, Florida

THIS DEED WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MOYARQUE COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 1954, AND IS FILED FOR RECORD IN THE PUBLIC RECORDS OF MOYARQUE COUNTY, FLORIDA, AT THE OFFICE OF THE COUNTY CLERK, MOYARQUE, FLORIDA, ON THIS _____ DAY OF _____, 1954.

Notary Public
Moyarque, Florida

THIS DEED WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MOYARQUE COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 1954, AND IS FILED FOR RECORD IN THE PUBLIC RECORDS OF MOYARQUE COUNTY, FLORIDA, AT THE OFFICE OF THE COUNTY CLERK, MOYARQUE, FLORIDA, ON THIS _____ DAY OF _____, 1954.

Notary Public
Moyarque, Florida

PAGE THREE OF SIX, IN P.M. 45113

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Book 13

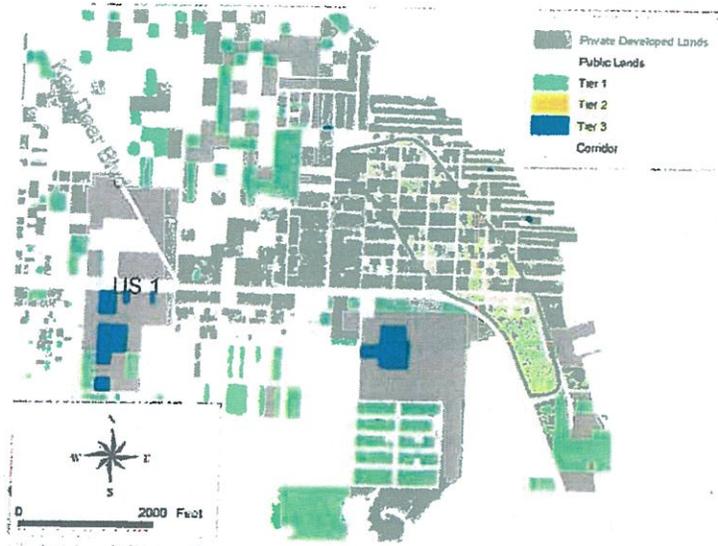
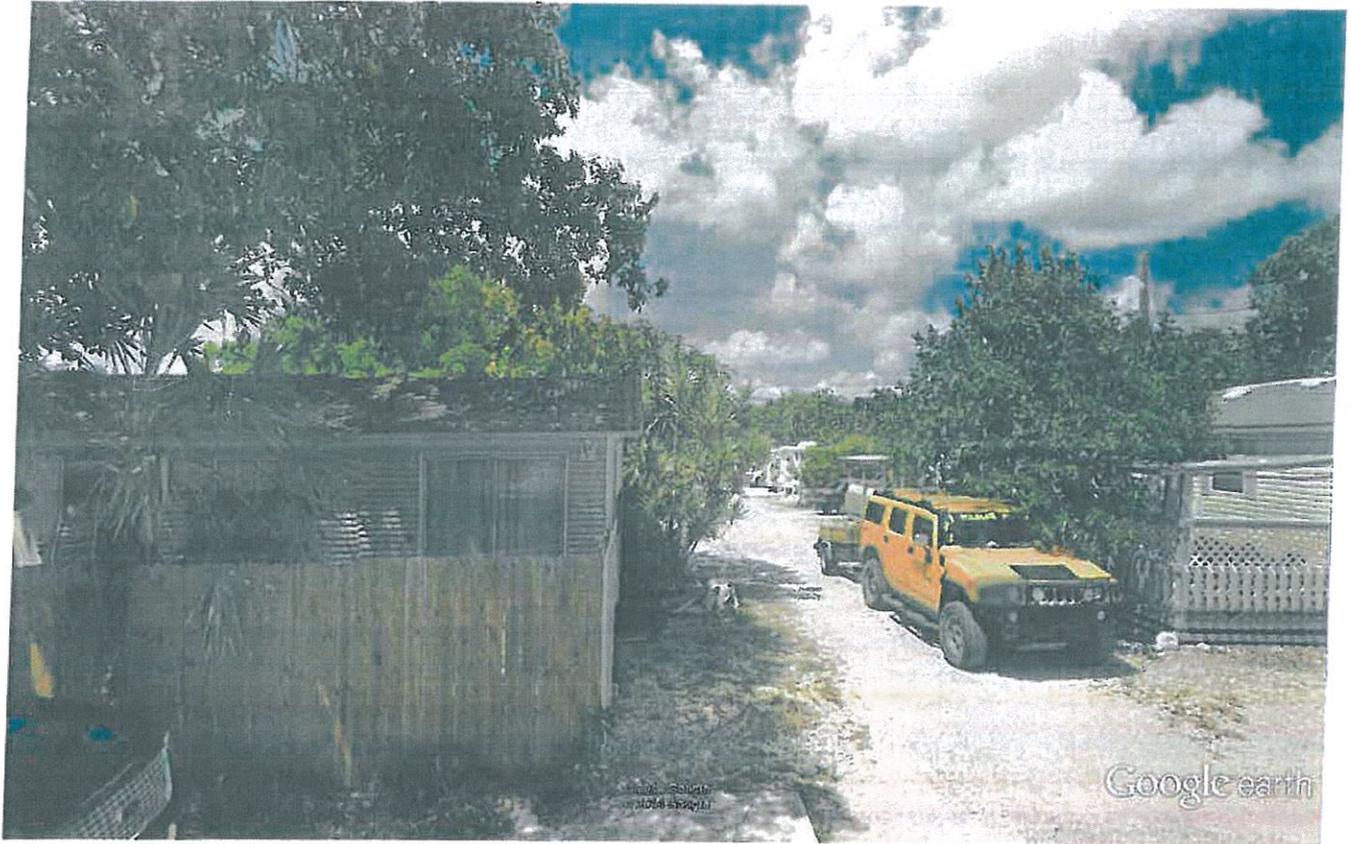


Figure 5.2 Key deer corridor across Sands Subdivision

Tier Map



EXHIBIT B



Google earth

feet
meters





Google earth

feet
meters

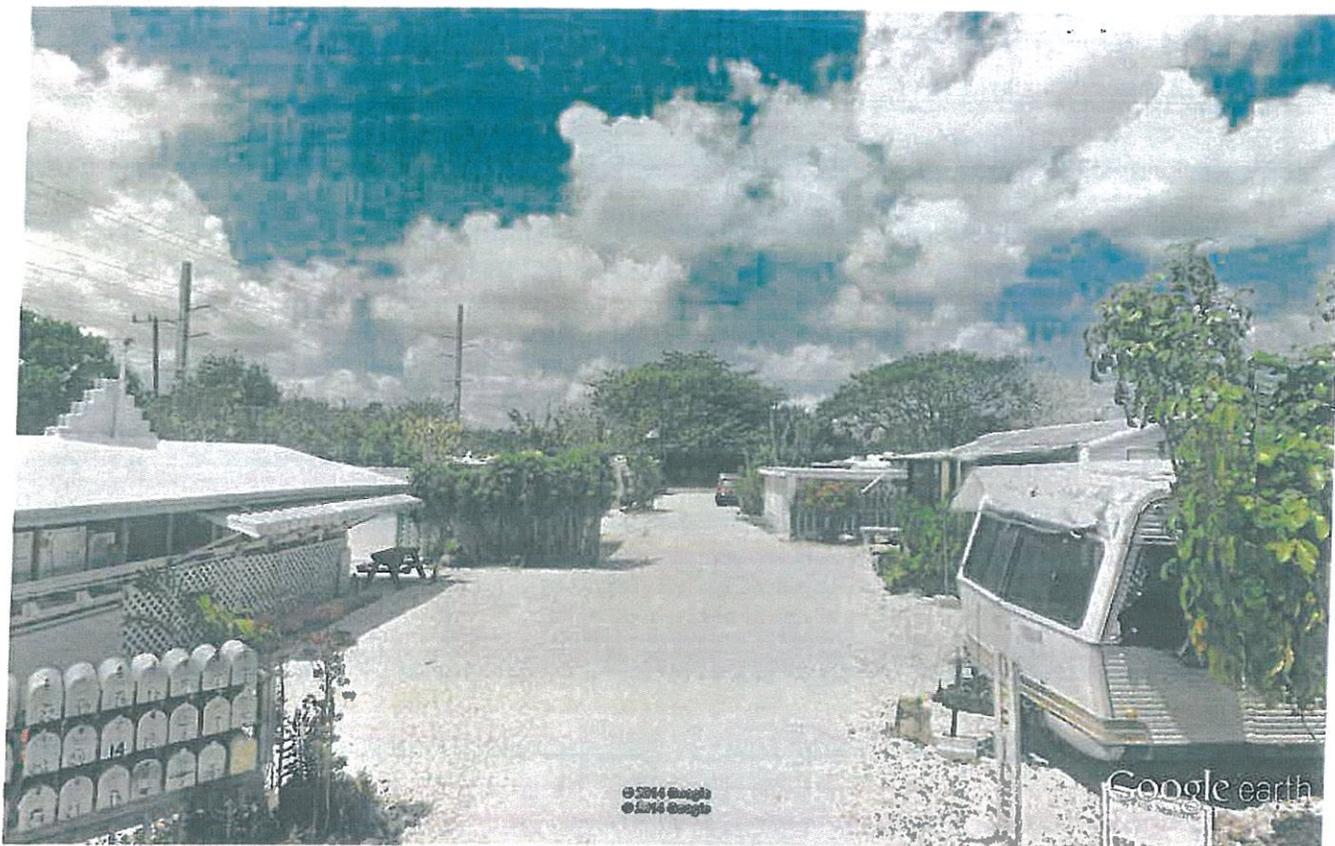




Google earth

feet
meters





Google earth

feet
meters





Google earth





Google earth

feet 10
meters 3





Google earth



EXHIBIT C



Monroe County eGovPLUS



[I Want To ...](#) [Help](#) [Contact Us](#) [Home](#) [Log In](#)

PERMIT INFORMATION

PLEASE NOTE: FEES LISTED ARE ESTIMATES ONLY. BEFORE WRITING ANY CHECKS, PLEASE CALL THE BUILDING DEPARTMENT TO CONFIRM.

Permit Number	90101333	RE	00300090000000
Permit Type	57	Balance Due	\$0.00
Property Address	SAM N JOE SUB PB 3-76 BIG PINE	Status	Open

Permit [Plan Reviews](#) [Inspections](#) [Fees](#) [Contractors](#) [All](#)

ALL

PERMIT

PERMIT INFORMATION

Application Date	08-02-1990	Operator	Convert
Issued Date	10-01-1990	Operator	Convert
Master Number		Project Number	
C.O. Number		Operator	
C.O. Issued			
C-404 Type		Usage Class	N/A
Applied Value	32000	Units	0
Calculated Value	0	Contractor ID	

PROPERTY ON PERMIT

RE	00300090000000
Unit	
Address	SAM N JOE SUB PB 3-76 BIG PINE
City/State/Zip	KEY WEST, FL 33040

OWNER ON PERMIT

Name	LIVELY ENTERPRISES
Address	2949 OVERSEAS HWY
City/State/Zip	MARATHON, FL 33050
Type	Private

APPLICANT

No Applicant Information on file for this permit

MISCELLANEOUS INFORMATION / NOTES

INSTALLATION OF SEWER TREATMENT PLANT
 15,000 GALLONS. DER PERMIT DC44182565
 TO EXISTING MOBILE HOME/RV PARK.
 PLANNING APPROVAL 8-23-90.

PLAN REVIEWS

No plan reviews on file for this permit

FEES

FEE ID	UNITS	QUANTITY	FEE AMOUNT	PAID TO DATE
PF-BL02	FLAT RATE	0.00	850.00	850.00
PF-EL05	FLAT RATE	0.00	35.00	35.00
PF-PL05	FLAT RATE	0.00	300.00	300.00
			TOTAL FEES:	\$1,185.00
			TOTAL PAID TO DATE:	\$1,185.00
			PENDING PAYMENT:	\$0.00
			BALANCE:	\$0.00

CONTRACTORS

GENERAL CONTRACTOR

No general contractor assigned

INSPECTIONS

No inspections on file for this permit

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 Your privacy is important to us, for more information see our [privacy policy](#).

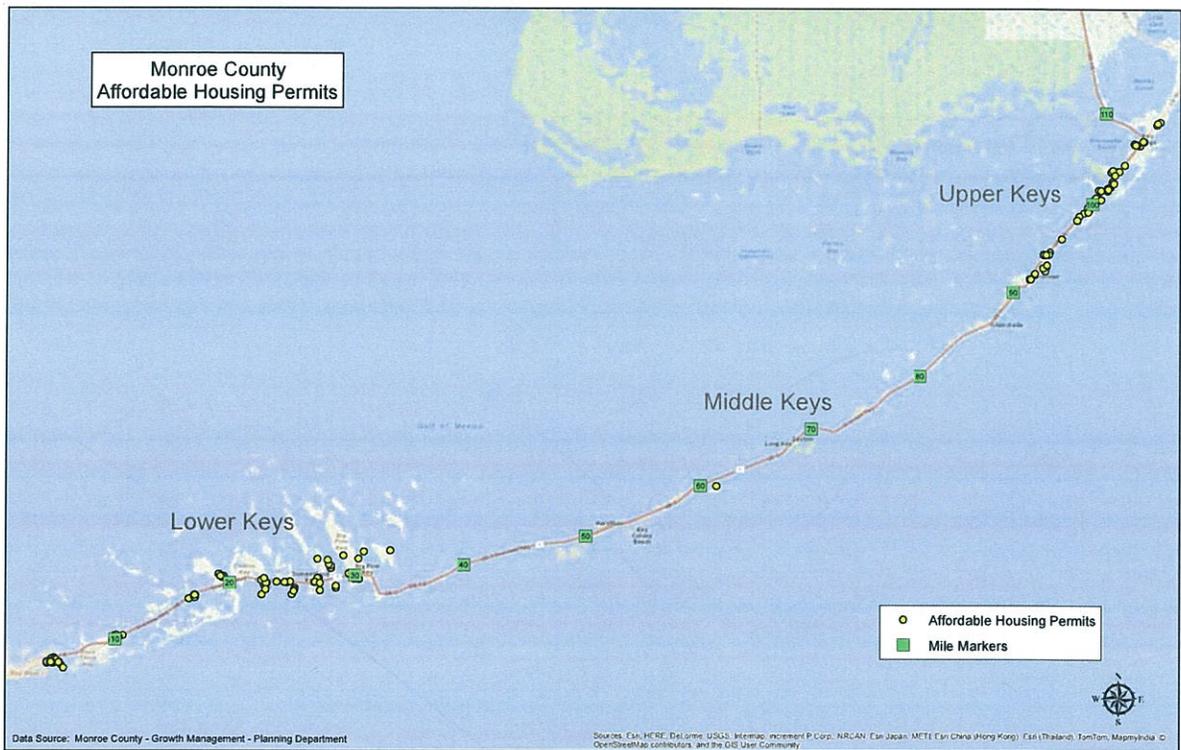
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EXHIBIT D

EXHIBIT E

MONROE COUNTY WORKFORCE HOUSING STAKEHOLDER ASSESSMENT REPORT

APRIL 2015



*Assessment Report Prepared by:
Robert Jones, Director
FCRC Consensus Center, Florida State University*

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MONROE COUNTY WORKFORCE HOUSING STAKEHOLDER ASSESSMENT REPORT- EXECUTIVE SUMMARY

Monroe County faces the quadruple impact of high land values, land limited by geographic and environmental features, housing supply limited by controlled growth (the Rate of Growth Ordinance) and a tourism economy with a prevalence of lower paying service-sector employment. In August 2014 the Monroe County Commission approved a stakeholder assessment effort, to be conducted by the FCRC Consensus Center at Florida State University (Consensus Center), to solicit perspectives and ideas on workforce housing challenges and on whether a county-wide consensus building effort should be convened to address the complex issues surrounding workforce housing in the Florida Keys.

This assessment report sets out the context for addressing workforce housing issues and used interviews, meetings and review of data and documents to assess stakeholder perspectives on the County’s workforce housing challenges. These perspectives include county, city, regional, state and federal government levels, housing and tourist development leaders in Monroe County, the business and tourist community and non-profit community and civic organizations. Based on this stakeholder input, the assessment report summarizes the themes, concerns, issues, and interests that stakeholders believe ought to be considered in addressing workforce housing needs in Monroe County. *(See below)*

The workforce housing affordability crisis in the Florida Keys identified by the Monroe County Commission in 2014 is real. "Cost-burdened" households pay more than 30% of income for rent or mortgage costs. In 2013, 51% (or 16,849) of Monroe County households pay more than 30% of income for housing while statewide that figure is 43%. More than half of Monroe County renters are cost burdened (8,350 of 14,002) while about 45% of Monroe County homeowners are cost burdened (8,499 of the 18,936).

In November 2014 the United Way of Florida released its report, ALICE (Asset Limited, Income Constrained, Employed: Study of Financial Hardship, which indicates that nearly half of all Monroe County households (14,221 of 29,241) live above the federal poverty line but still struggle to afford basic expenses including housing, child care, food, transportation and health care.¹ The Report also evaluates community conditions for each of Florida’s counties using a weighted “Economic Viability Dashboard” in three core areas using a scale of 1 (worst) to 100 (best).² Monroe County’s results area as follows:

<i>Core Areas</i>	<i>Rating</i>	<i>Grade</i>
Housing Affordability (40%)	14 of 100	Poor
Job Opportunities (40%)	67 of 100	Good
Community Support (20%)	48 of 100	Poor

¹ The Report was initially developed in New Jersey and now five other states including Florida, California, Michigan, Indiana and Connecticut, have used the model and developed reports in 2014.

<https://www.frbatlanta.org/commdev/publications/partnersupdate/2015/01/study-sheds-light-on-working-families-in-florida>

² The Index provides the means to compare counties in Florida and to see changes over time. The Housing Affordability area includes three key indicators including: the Household Survival Budget (quantifying the cost of the housing, child care, food, health care, transportation); health insurance; and housing burden. The Job Opportunities area includes three key indicators including: Income Distribution; Employment Rate; and New Hire Wages. The Community Support area includes three key indicators: Violent crime rate; the annual payroll of human services nonprofits per capita; and Access to good basic health care.

The findings of all of several recent reports on Monroe County's current housing situation confirm that there is a significant and growing shortage of affordable workforce housing, both rental and ownership. In addition there exists a policy gap in that affordable housing for the working and middle classes is largely left to individual municipalities and counties to deal with.

Over 75 persons participated in the interviews and meetings and identified a range of workforce housing issues. While some offered perspectives from the same sector, they live and work in different parts of the Keys and the ideas they offer are not necessarily the same as others sharing that perspective. However, across the various perspectives the following emerged as six common themes regarding key workforce housing issues:

1. A Shared vision of success for Workforce Housing in Monroe County
2. Take Action on Workforce Housing
3. Build upon the past affordable housing studies and reports
4. Defining the problem first based on data
5. Seek a balanced package of options as there is no single strategy that will solve the workforce housing crisis
6. View housing as community infrastructure, like transportation and water supply

Issues generally identified as important from most perspectives included:

1. Addressing the ROGO system and workforce housing, including transfers and fractional ROGOs
2. Density and livable workforce housing
3. Relaxing height restrictions in light of Federal flood insurance changes and to create more workforce housing
4. Monroe Housing Authority role in workforce housing
5. Transportation and its relationship to and role in workforce housing
6. Workforce Housing site identification and audit of publicly owned property.
7. Creation of new workforce housing units that are both affordable and livable with development incentives and public private partnerships
8. Preservation and maintenance of existing workforce housing and incentives to preserve workforce housing
9. Related workforce issues due to high cost of housing (insurance, childcare, food insecurity etc.)
10. County, City and state affordable housing policies and regulations including length of deed restrictions
11. Explore and expand funding sources to expand workforce housing in Monroe County

The Stakeholder Assessment sought to identify how different stakeholders viewed the challenges of workforce housing facing Monroe County and its residents. The over 50 issues and ideas identified and summarized from the many interviews and meetings, help to shed light on the complexity of the issues and on the healthy diversity of views on how to best address the challenges even among those sharing the same stakeholder perspective. The assessment interviews were conducted with the understanding that the themes and ideas identified would be shared with the Commission and inform any committee that would engage in subsequent consensus building on workforce housing solutions. It was also understood that individual views would not be attributed but the related themes perspectives would be summarized. The report provides input from following perspectives: County Government; City Government; Education; Development; Lodging/Hospitality/Tourism; Business; Non Profit; and Military. Over 50 workforce housing ideas and

issues were identified in the Assessment from different perspectives in the following categories:

Overall	Workforce Housing Planning & Zoning
<ol style="list-style-type: none"> 1. No single solution, menu of options 2. Build on work to date (studies, task forces, etc.) 3. Target different levels of workforce to provide WH 4. Engage private and public sector employers in finding WH solutions 5. Political will to implement solutions 6. Focus on rental housing 7. Addressing NIMBY and workforce housing 8. Encourage public private partnerships for WH 9. Encourage WH affordability and livability 10. Support living wages in the Keys 11. Expand the Keys economy beyond tourism 12. Address negative impacts on Keys communities of transient workforce 13. Clarifying workforce housing and affordable housing definitions 	<ol style="list-style-type: none"> 1. Create a County Workforce Housing Development Plan 2. Consider adjusting height restrictions to increase workforce housing 3. Allow increased density for WH 4. Tax Credit Property Management after 15 yrs. 5. Encourage mixed use 6. Explore “Micro Housing” 7. Enforce Housing Codes 8. ROGO Allocations and Transfers, Fractional ROGO for WH 9. ROGO Formula 10. Address redevelopment and WH 11. Encourage commercial construction of WH by reducing impact fee. 12. Explore and assess the role of live-aboard boats in WH 13. Encourage hospitality industry and the commercial sector to build WH
Workforce Housing Funding	Preserve Existing Workforce Housing
<ol style="list-style-type: none"> 1. Workforce housing site identification and audit 2. Remedy Sadowski Trust Fund donor inequity 3. Land Authority funds for workforce housing construction 4. Dedicated local funding for workforce housing 5. Consider inclusionary WH fee 6. Address online marketplace for vacation rentals that connects users with property to rent with users looking to rent the space(e.g. AirBnB) and its impact on bed tax revenue 7. Provide assistance to workforce renters (down payment/deposit) 	<ol style="list-style-type: none"> 1. Preserve/maintain affordable units 2. Address “lost” AH/WH units 3. Revisit land trusts as a tool 4. Provide for “no net loss” principle of affordable & workforce housing in the County housing element 5. Adopt a “lease form” for local governments owning underlying land for WH 6. Address loss of deed restrictions for AH 7. Address RV/Trailer Parks as WH and conversion issues
Workforce Housing & Transportation	Workforce Housing & Related Issues
<ol style="list-style-type: none"> 1. Increase highway capacity to adjust ROGO evacuation formula 2. Address related issues- Transportation options for employees 3. Address & improve transit issues in the upper and lower Keys 	<ol style="list-style-type: none"> 1. Address related issues insurance costs- wind 2. Address 2018 FEMA flood insurance issues. 3. Address related issues- Daycare 4. Homelessness & Workforce Housing 5. Protect military buffer areas 6. Address “food security” (i.e. access by all people at all times to enough food for an active, healthy life) and workforce housing.
Workforce Housing & Site Identification	Workforce Housing Construction
<ol style="list-style-type: none"> 1. Audit Local Government owned public lands for WH 2. Re-purpose land owned by local government for WH 3. Focus all 3-tier properties on WH 	<ol style="list-style-type: none"> 1. Waive building fees for WH 2. Buy down interest rates for WH projects 3. Cut taxing rates on WH 4. Commercial properties for WH-tax and insurance breaks
Workforce Housing & the Education Sector	
<ol style="list-style-type: none"> 1. Engage the school system as largest employer 2. Improve teacher housing needs data 	

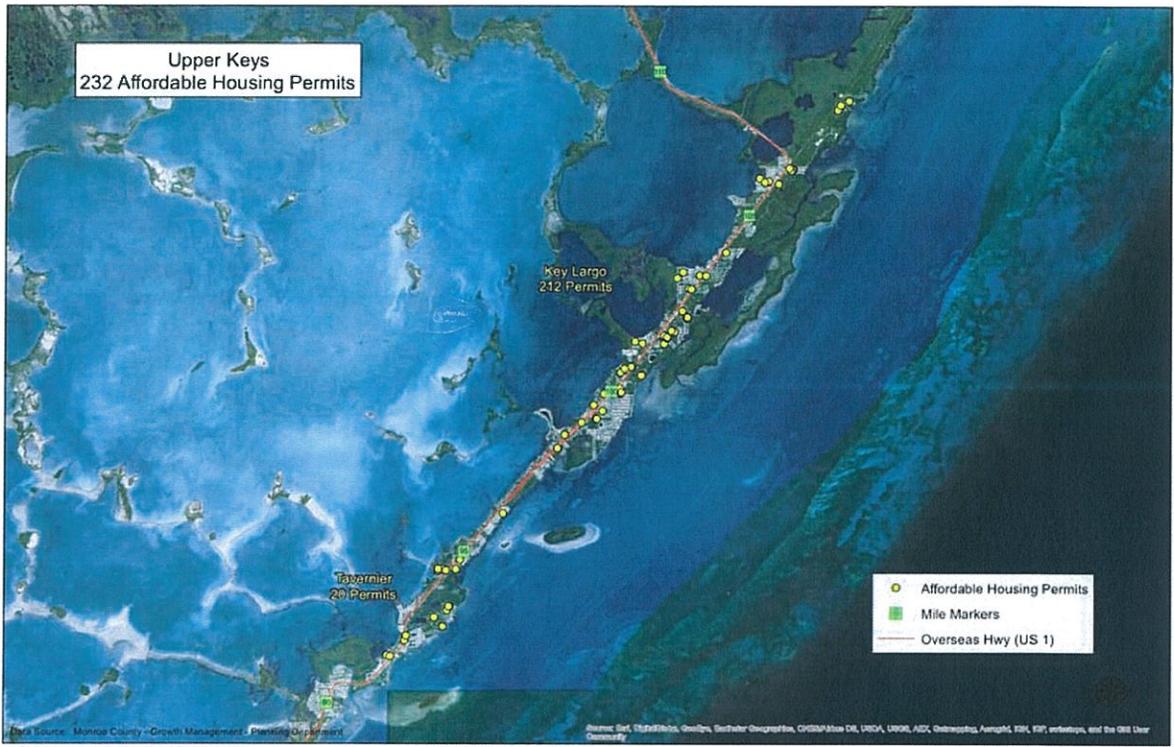
Monroe County staff has gathered detailed baseline data that included an inventory of affordable and workforce housing projects completed over the past 2 decades in Monroe County, along with the public incentives that were made to assist in the housing development. In the course of the assessment interviews and meetings, various studies and data sources were identified on best practices from other jurisdictions and ideas developed or considered but not implemented by previous affordable housing task forces. Among the range of stakeholders interviewed, all expressed the need for a focused and comprehensive county-wide workforce housing dialogue that involved those with a stake in the outcome. Many believed that such a committee should develop a package of consensus recommendations, informed by data and the range of stakeholder and public perspectives, that can provide for both short and longer term actions for the Board of County Commission's consideration.

While some of those interviewed remained skeptical that there will be sufficient "political will" to implement the Committee's recommendations as has been the case in the past, many believed that this was an urgent and timely issue for the County to address in light of hotel redevelopment and the economic upturn.

In the Fall of 2014, following the initiation of this Assessment, the Commission re-appointed members to the existing Affordable Housing Advisory Committee and with the thought of convening and charging them with addressing workforce housing issues and providing the County Commission with its recommendations. The reconvened committee would review this assessment report and other data as it addressed its charge. A workforce housing committee, ad hoc or otherwise, appointed and charged by the County Commission to address workforce housing issues in the Florida Keys was explored in the assessment interviews. A significant number of those interviewed applauded the County Commission's action in re-purposing the existing Affordable Housing Advisory Committee to focus, at least in the short term, on workforce housing. It was suggested that this approach could provide representation from each District in the County, offer workforce housing perspectives from the public, private and nonprofit sectors, and minimize confusion and any duplication of effort that an ad hoc workforce housing committee might create. It was also pointed out that this charge would be consistent with the Committee's current mission to address affordable housing opportunities in Monroe County for both "residents and workforce."

The Commission should review the current Committee appointments to ensure that a balance of workforce housing stakeholder perspectives are included in its membership. If the Commission charges the Affordable Housing Advisory Committee to develop consensus recommendations on workforce housing actions for consideration by the Monroe County BOCC, most stakeholders interviewed suggested there should be a sufficient range of stakeholder perspectives represented and participating in the consensus building. This would allow the Committee to develop informed workforce housing consensus findings and recommendations that stakeholders might support and the County Commission could act upon.

There is a great deal of public and stakeholder interest in the workforce housing issues the Committee will take up. The membership requirements, as set forth in both Florida statute and the Monroe County Resolution, do not reference representation of the municipalities in the County, the military, the School Board and perhaps other organizations impacted by workforce housing policies and programs and with a stake in contributing to solutions to improve the availability of workforce housing in the Florida Keys.



The format for the Committee meetings should encourage constructive public and stakeholder input. The Commission might consider charging the Committee with establishing an engagement strategy to involve a broader range of stakeholders in their development of findings and recommendations. This might be accomplished through opportunities for public input during their own meetings, as well as through Committee sponsored advisory workgroups, joint workshops with municipal taskforces and city commissions, workshops at key moments in the development of options and recommendations, online surveys and other techniques.

It was observed by many that an advisory committee developing recommendations on workforce housing will require dedicated staff, including legal and planning expertise, and facilitation support for the Committee to do its work expeditiously. This is because of the complexity of the charge, the intense public interest in the issue, the linkages with other issues and programs and activities in the public, private and non-profit sectors, and the desire for timely actions to address the current workforce housing challenges.

The Monroe County Board of County Commissioners should review this Assessment Report and charge the Affordable Housing Committee to focus its efforts in the coming year on workforce housing. With a charge from the County Commission, the Committee should establish its procedures and approach and a schedule for meetings that would permit it to deliver back to the BOCC its workforce housing recommendations by mid-2016. The Committee should consider:

- Developing a shared vision of success;
- Jointly defining the workforce problems faced in the Florida Keys;
- Reviewing the range of issues and options identified in previous studies;
- Reviewing the experience and lessons learned with successful workforce housing projects developed in the Keys to date;
- Reviewing this Stakeholder Assessment Report; and
- Developing a package of consensus findings and recommended solutions for consideration by the Monroe County Board of County Commission.

This stakeholder assessment report confirms that there is wide agreement that Monroe County is facing a significant and growing workforce housing crisis with shortages for both affordable rental and ownership units. There is also agreement that no single strategy will solve the workforce housing crisis in Monroe County. Instead the challenge ahead is to craft a balanced package of targeted options that have been refined through discussion and debate and that can serve as a consensus framework for addressing and implementing solutions.

MONROE COUNTY WORKFORCE HOUSING STAKEHOLDER ASSESSMENT REPORT

I. ASSESSMENT SCOPE AND ORGANIZATION

Monroe County faces the quadruple impact of high land values, land limited by geographic and environmental features, housing supply limited by controlled growth (the Rate of Growth Ordinance) and a tourism economy with a prevalence of lower paying service-sector employment. In August 2014 the Monroe County Commission approved a stakeholder assessment effort, to be conducted by the FCRC Consensus Center at Florida State University (Consensus Center), to solicit perspectives and ideas on workforce housing challenges and on whether a county-wide consensus building effort should be convened to address the complex issues surrounding workforce housing in the Florida Keys.

The 2005 Harvard report, “Strengthening the Workforce and Communities through Housing Solutions” suggests, solutions to the workforce housing challenge require a broad-based, proactive approach.³ This stakeholder assessment engaged a broad range of public, private and non profit stakeholders to clarify substantive issues involved, options to consider, information needed and process and coordination issues.

This assessment report sets out the context for addressing workforce housing issues and used interviews, meetings and review of data and documents to assess stakeholder perspectives on the County’s workforce housing challenges. These perspectives include county, city, regional, state and federal government levels, housing and tourist development leaders in Monroe County, the business and tourist community and non-profit community and civic organizations. Based on this stakeholder input, the assessment report summarized the themes, concerns, issues, and interests that stakeholders believe ought to be considered in addressing workforce housing needs in Monroe County. The assessment seeks to address the following questions:

1. What are the range of affordable workforce housing and related issues from the perspectives of County, City, State and Federal housing and tourist development leaders, the business and tourist community and the non-profit community and civic organizations and residents?
2. What are the linkages with development and land use issues, transportation mobility?
3. What interests, organizations and individuals should participate in a stakeholder county-wide committee process to develop consensus recommendations on affordable workforce housing issues in Monroe County? How Should the County convene a stakeholder committee to develop recommendations on workforce housing in Monroe County and its cities?
4. What is needed in terms of base line current data on workforce housing programs in

³ <http://bit.ly/1kcpnfm>, “By the time a workforce housing affordability problem begins to affect the bottom line, the forces that contribute to high housing costs have long been in place and are difficult to reverse. For the housing and business communities to forestall such an outcome, they must establish a working relationship characterized by respect, trust, and an awareness of each other’s interests. They must have access to information about the causes of the affordability problem and data that demonstrate its effects.”

Monroe County? What information and data on best practices should be considered in any subsequent stakeholder consensus building process?

II. WORKFORCE HOUSING⁴ IN MONROE COUNTY- CONTEXT

The workforce housing affordability crisis in the Florida Keys identified by the Monroe County Commission in 2014 is real. "Cost-burdened" households pay more than 30% of income for rent or mortgage costs. In 2013, 51% (or 16,849) of Monroe County households pay more than 30% of income for housing while statewide that figure is 43%. More than half of Monroe County renters are cost burdened (8,350 of 14,002) while about 45% of Monroe County homeowners are cost burdened (8,499 of the 18,936).

In November 2014 the United Way of Florida released its report, ALICE (Asset Limited, Income Constrained, Employed: Study of Financial Hardship, which indicates that nearly half of all Monroe County households (14,221 of 29,241) live above the federal poverty line but still struggle to afford basic expenses including housing, child care, food, transportation and health care.⁵ The Report also evaluates community conditions for each Florida county using a weighted "Economic Viability Dashboard" in three core areas employing a scale of 1 (worst) to 100 (best).⁶ Monroe County's results area as follows:

<i>Core Areas</i>	<i>Rating</i>	<i>Grade</i>
Housing Affordability (40%)	14 of 100	Poor
Job Opportunities (40%)	67 of 100	Good
Community Support (20%)	48 of 100	Poor

⁴ Workforce housing can refer to any form of housing, including ownership of single or multi-family homes, as well as occupation of rental units. Workforce housing is generally understood to mean [affordable housing](#) for households with earned income that is insufficient to secure quality housing in reasonable proximity to the workplace. The term "workforce" is meant to connote those who are gainfully employed, a group of people who are not typically understood to be the target of affordable housing programs. Workforce housing, then, implies an altered or expanded understanding of affordable housing. Workforce housing is commonly targeted at "essential workers" in a community i.e. police officers, firemen, teachers, nurses, medical personnel. However resort communities generally define "essential" more broadly to include service workers, as they often are characterized by high real estate costs and a high number of low-paying service jobs essential to the local tourism economy.

⁵ The Report was initially developed in New Jersey and now five other states including Florida, California, Michigan, Indiana and Connecticut, have used the model and developed reports in 2014. <https://www.frbatlanta.org/commdev/publications/partnersupdate/2015/01/study-sheds-light-on-working-families-in-florida>

⁶ The Index provides the means to compare counties in Florida and to see changes over time. The Housing Affordability area includes three key indicators including: the Household Survival Budget (quantifying the cost of the housing, child care, food, health care, transportation); health insurance; and housing burden. The Job Opportunities area includes three key indicators including: Income Distribution; Employment Rate; and New Hire Wages. The Community Support area includes three key indicators: Violent crime rate; the annual payroll of human services nonprofits per capita; and Access to good basic health care.

KEY FACTS AND ALICE STATISTICS FOR MONROE COUNTY
(From the ALICE Florida Report: Study of Financial Hardship, Fall, 2014, Appendix H)

Big Coppitt Key /Monroe County							
Population	Households	Poverty %	ALICE %	Above ALICE Threshold %	Unemployment Rate	Housing Burden over 35% Owner	Housing Burden over 35% Renter
2016	833	12%	35%	53%	9%	55%	72%
Big Pine Key/Monroe County							
Population	Households	Poverty %	ALICE %	Above ALICE Threshold %	Unemployment Rate	Housing Burden over 35% Owner	Housing Burden over 35% Renter
3777	1619	10%	35%	56%	4%	44%	42%
Key Largo/Monroe County							
Population	Households	Poverty %	ALICE %	Above ALICE Threshold %	Unemployment Rate	Housing Burden over 35% Owner	Housing Burden over 35% Renter
11409	4517	15%	38%	47%	9%	44%	57%
Key West							
Population	Households	Poverty %	ALICE %	Above ALICE Threshold %	Unemployment Rate	Housing Burden over 35% Owner	Housing Burden over 35% Renter
24870	9322	9%	35%	56%	4%	44%	68%
Lower Keys/Monroe County							
Population	Households	Poverty %	ALICE %	Above ALICE Threshold %	Unemployment Rate	Housing Burden over 35% Owner	Housing Burden over 35% Renter
10394	4314	8%	23%	62%	5%	42%	56%
Marathon							
Population	Households	Poverty %	ALICE %	Above ALICE Threshold %	Unemployment Rate	Housing Burden over 35% Owner	Housing Burden over 35% Renter
8389	3371	14%	41%	45%	9%	40%	65%
Middle Keys/Monroe County							
Population	Households	Poverty %	ALICE %	Above ALICE Threshold %	Unemployment Rate	Housing Burden over 35% Owner	Housing Burden over 35% Renter
9731	4068	13%	40%	47%	10%	42%	64%
North Key Largo/Monroe County							
Population	Households	Poverty %	ALICE %	Above ALICE Threshold %	Unemployment Rate	Housing Burden over 35% Owner	Housing Burden over 35% Renter
1166	510	11%	20%	69%	4%	36%	25%
Stock Island/ Monroe County							
Population	Households	Poverty %	ALICE %	Above ALICE Threshold %	Unemployment Rate	Housing Burden over 35% Owner	Housing Burden over 35% Renter
3736	1111	14%	62%	24%	8%	53%	69%
Tavernier/ Monroe County							
Population	Households	Poverty %	ALICE %	Above ALICE Threshold %	Unemployment Rate	Housing Burden over 35% Owner	Housing Burden over 35% Renter
2491	953	6%	46%	48%	7%	46%	37%
Upper Keys/Monroe County							
Population	Households	Poverty %	ALICE %	Above ALICE Threshold %	Unemployment Rate	Housing Burden over 35% Owner	Housing Burden over 35% Renter
21234	8633	13%	37%	50%	9%	43%	54%

The findings of all of several recent reports on Monroe County's current housing situation confirm that there is a significant and growing shortage of affordable workforce housing, both rental and ownership. In addition there exists a policy gap in that affordable housing for the working and middle classes is largely left to individual municipalities and counties to deal with.

In Monroe County an hourly wage needed to afford a two-bedroom FMR is \$26.27/hour.⁷ In order not to pay more than 30% of family income on housing, a household must earn \$4,553 monthly or \$54,640 annually.

The findings of all of the reports on Monroe County's current housing situation confirm that there is a significant and growing shortage of affordable workforce housing, both rental and ownership. A significant portion of the current workforce housing in Monroe County is rental and there is a large rental housing deficit. As is the case throughout Florida, there has been increase in the demand for rental housing in Florida following the great recession and subsequent housing crisis, particularly among younger households and families with children. Statewide, the percent of households renting increased from 29.4 percent in 2007 to 34.4 percent in 2012 (American Community Survey, 2012; Shimberg Center for Housing Studies, University of Florida, 2013).” The Shimberg Center has found that affordable rental shortages are most pronounced in southeast Florida. (SCHS, 2013).

In an Affordable Housing Solutions White Paper (October 2014)⁸ Donald Craig, Planning Director for the City of Key West, projected a deficit of more than 6,500 units of affordable housing units in the City and characterized the affordability challenge as follows:

“The City's Comprehensive Plan identified the City of Key West median household income as \$52,004 while the average annual wages earned by a worker in the City are approximately \$37,844 indicating that by standard guidelines for mortgage lending at the median level, a home should cost no more than \$166,012, or three times the median income. This is clearly inconsistent with actual cost of housing in the City, when the Key West Board of Realtors reports that at the end of July 2014 the median sales prices of 162 single family homes sold in the preceding 7 months was \$630,000 and the median sales prices for Condo/Townhouses was \$368,000. Clearly persons and families making the median income or average wage cannot afford for-sale housing, even if such were being built. As to rental housing, the situation is not better. Even though dated and most assuredly higher, the 2010 reported median gross monthly rent in the City was \$1,359. In order to be affordable to the average wage earner in the City, the monthly rent should be no more than \$946. Rent such as this is not available in the City at this point and time and results in workers sharing housing in increasing numbers, or paying 40-50% of their income for housing.”

⁷ “Out of Reach 2014: Florida”, <http://nlihc.org/oor/2014/FL>, National Low Income Housing Coalition

⁸ Affordable Housing White Paper- Donald Craig, AICP Director of Planning & Nicole Malo AICP, Planner, City of Key West: http://legistar1.granicus.com/KeyWest/meetings/2014/10/2491_A_City_Commission_14-10-07_Meeting_Agenda_Full_Detail.pdf

The 2015 Home Matters Report from the Florida Housing Coalition⁹ confirms what other reports have found regarding rapid increases in rents for vacant units on the market while Florida's home ownership has declined steadily since its peak in 2007. Tighter mortgage lending standards, rising mortgage interest rates and fees, and a high percentage of cash sales have squeezed many low and moderate income homebuyers out of the market.

There currently exists a policy gap to fund workforce housing development. Federal programs through HUD or state governments are generally targeted towards low-income programs designed for people that make less than 60% of Area Median Income (AMI). The Low-Income Housing Tax Credit, which mainly spurs development of rental properties, is an example of this. Affordable housing for the working and middle classes has been largely left to individual municipalities and counties to deal with.

III. WORKFORCE HOUSING CHALLENGES- STAKEHOLDER IDEAS AND PERSPECTIVES

A. Critical Affordable Workforce Housing Common Themes

The over 75 persons participating in the interviews and meetings identified a range of workforce housing issues. While some offered a perspective from the same sector, they lived and worked in different parts of the Keys and the ideas they offered were not necessarily the same as others sharing that perspective. However, across the various perspectives the following six common themes regarding key workforce housing issues emerged:

1. **A Shared vision of success** for Workforce Housing in Monroe County will be important to guide and gauge the menu of strategies and actions needed to address workforce housing.
2. **Action orientation.** All acknowledge the workforce housing context is complex and challenging but needs immediate focus and attention and that addressing gaps in workforce housing throughout the Florida Keys will require immediate and longer term actions, even if those interviewed had differences in emphasis on those options and actions.
3. **Build upon the past affordable housing studies and reports.** Many agreed with the following statement, "The comprehensive studies, recommendations and published works on the topic do not need to be repeated. The metrics of this problem are well known and documented. The dynamics and facts have changed little over the years."
4. **Define the problem(s) first.** There needs to be a careful effort to define the shared workforce housing problem facing Monroe County in a multifaceted way (different levels and needs of workers, rental vs. ownership, different locations in the Keys) and then based on data and knowledge, move to identify, craft and implement "solutions.

⁹ http://issuu.com/flhousing/docs/home_matters_report_02.2015_final

5. **No single strategy.** There does not appear to be a single strategy to pursue but rather a menu of combined strategies to address the workforce housing challenges in the Florida Keys. Any committee should seek to develop a balanced package of both short term and longer-term strategies and actions that are targeted to addressing the needs of different sections of the workforce and to different parts of Monroe County.
6. **Housing as community infrastructure.** Given its importance to the local economy, the County should consider workforce housing as it considers other critical infrastructure such as transportation and water supply. Workforce housing should receive the policy, planning and financial attention that other areas of local infrastructure receive. The County should seek to better integrate the housing element with other plan elements such as the future land use, public facilities, transportation and capital improvements.

B. Critical Affordable Workforce Housing Common Issues

Issues generally identified as important to address from most perspectives included:

1. Addressing the ROGO system and workforce housing, including transfers and fractional ROGOs
2. Density and livable workforce housing
3. Relaxing height restrictions in light of Federal flood insurance changes and to create more workforce housing
4. Strengthen Monroe County Housing Authority's role in workforce housing
5. Address transportation and its relationship to and role in workforce housing
6. Update Monroe County's workforce housing site identification and audit of publicly owned property
7. Create new workforce housing units that are both affordable and livable with development incentives and public private partnerships
8. Preserve and maintain existing workforce housing and provide incentives to preserve workforce housing
9. Address related workforce issues due to high cost of housing (insurance, childcare, food insecurity etc.)
10. Review and consider changes in the County, City and state affordable housing policies and regulations including length of deed restrictions

11. Explore and expand funding sources to expand workforce housing in Monroe County

C. Stakeholder Ideas and Perspectives on Workforce Housing Matrix

The Stakeholder Assessment sought to identify how different stakeholder perspectives viewed the challenges of workforce housing facing Monroe County and its residents. The over 50 issues and ideas identified and summarized from the many interviews and meetings, help to shed light on the complexity of the issues and on the healthy diversity of views on how to best address the challenges. The assessment interviews were conducted with the understanding that the themes and ideas identified would be shared with the Commission and inform any committee that would engage in subsequent consensus building on workforce housing solutions. It was also understood that individual views would not be attributed but related perspectives would be summarized.

Workforce housing ideas and issues identified in the Assessment from different perspectives and included issues displayed in the matrix below in the following nine categories:

1. Overall *(12 Issues/Ideas)*
2. Workforce Housing Funding *(7 Issues/Ideas)*
3. Workforce Housing Planning, Zoning & Enforcement *(13 Issues/Ideas)*
4. Workforce Housing & Transportation *(4 Issues/Ideas)*
5. Workforce Housing & Site Identification *(3 Issues/Ideas)*
6. Workforce Housing Construction *(4 Issues/Ideas)*
7. Workforce Housing- Preserve Existing *(7 Issues/Ideas)*
8. Workforce Housing & the Education Sector *(2 Issues/Ideas)*
9. Workforce Housing & Related Issues *(6 Issues/Ideas)*

ISSUES/IDEAS	STAKEHOLDER PERSPECTIVES (✓=Noted as issue/idea in the interview.s)									
	County	City	State	Education	Development	Lodging/Hospitality Tourism	Business	Non-Profit	Military	
OVERALL										
1. No single solution, menu of options	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2. Build on work to date (studies, task forces, etc.)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3. Target different levels of workforce to provide WH	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4. Engage private and public sector employers in finding WH solutions	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5. Political will to implement solutions	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6. Focus on rental housing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7. Addressing NIMBY and workforce housing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8. Encourage public private partnerships for WH	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9. Encourage WH affordability and livability	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10. Support living wages in the Keys										
11. Expand the Keys economy beyond tourism	✓						✓			
12. Address negative impacts on Keys communities of transient workforce	✓									
13. Collect data on WH provided by hoteliers	✓	✓				✓	✓			

ISSUES/IDEAS	STAKEHOLDER PERSPECTIVES									
	County	City	State	Education	Development	Lodging/Hospitality Tourism	Business	Non-Profit	Military	
WORKFORCE HOUSING FUNDING										
14. Workforce housing site identification and audit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
15. Changing the Tourist Development Council (TDC) law to allow those dollars to be used for affordable housing development.	✓	✓	✓					✓		
16. Remedy Sadowski Trust Fund donor inequity	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
17. Land Authority funds for workforce housing construction	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
18. Dedicated local funding for workforce housing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
19. Consider inclusionary WH fee	✓	✓	✓		✓			✓		
20. Address Air B&B and impact on bed tax revenue						✓				
21. Provide assistance to workforce renters (down payment/deposit)						✓	✓	✓		
WORKFORCE HOUSING- PLANNING, ZONING, ENFORCEMENT										
22. Create a County Workforce Housing Development Plan	✓	✓				✓	✓	✓	✓	✓
23. Consider adjusting height restrictions for more WH	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
24. Allow increased density for WH	✓	✓	✓		✓	✓	✓	✓	✓	✓
25. Tax Credit Property Management after 15 years	✓	✓							✓	✓
26. Encourage mixed use	✓	✓			✓	✓	✓	✓	✓	✓

ISSUES/IDEAS	STAKEHOLDER PERSPECTIVES									
	County	City	State	Education	Development	Lodging/Hospitality Tourism	Business	Non-Profit	Military	
27. Enforce Housing Codes	✓	✓	✓							
28. Explore "Micro Housing"	✓				✓					
29. ROGO Allocations and Transfers, Fractional ROGO	✓	✓	✓	✓	✓	✓	✓	✓	✓	
30. ROGO Formula	✓	✓	✓	✓	✓	✓	✓	✓	✓	
31. Address redevelopment and WH	✓	✓			✓	✓	✓			
32. Encourage commercial construction of WH by reducing impact fee.	✓	✓			✓	✓	✓	✓	✓	
33. Explore the role of live-aboard boats in WH	✓	✓			✓					
34. Encourage hospitality industry to build WH	✓	✓	✓	✓		✓			✓	
WORKFORCE HOUSING & TRANSPORTATION										
35. Increase highway capacity to adjust ROGO evacuation formula	✓	✓	✓	✓	✓	✓	✓	✓	✓	
36. Address related issues- Transportation options for employees	✓	✓		✓	✓	✓	✓	✓	✓	
37. Address transit issues in the upper Keys	✓	✓				✓	✓	✓		
38. Address & improve transit issues in the lower Keys	✓	✓				✓	✓	✓	✓	
WORKFORCE HOUSING & SITE IDENTIFICATION										
39. Re-purpose land owned by local government for WH					✓			✓	✓	
40. Focus all 3-tier properties on WH		✓								

ISSUES/IDEAS	STAKEHOLDER PERSPECTIVES									
	County	City	State	Education	Development	Lodging/Hospitality Tourism	Business	Non- Profit	Military	
41. Audit Local Government owned public lands for WH	✓	✓	✓		✓	✓				
WORKFORCE HOUSING – CONSTRUCTION										
42. Waive building fees for WH	✓	✓			✓			✓		
43. Buy down interest rates for WH projects					✓	✓				
44. Cut taxing rates on WH					✓					
45. Commercial properties for WH-tax and insurance breaks					✓	✓	✓			
WORKFORCE HOUSING – PRESERVE EXISTING WH										
46. Preserve/maintain affordable units	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
47. Address “lost” AH/WH units			✓					✓		
48. Revisit land trusts as a tool	✓	✓						✓		
49. Provide for “no net loss” of affordable & WH in County housing element	✓	✓						✓		
50. Adopt a “lease form” for local governments owning underlying land for WH	✓	✓	✓		✓			✓		
51. Address loss of deed restrictions for AH	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
52. Address RV/Trailer Parks as WH and conversion issues	✓	✓	✓		✓		✓	✓	✓	✓
WORKFORCE HOUSING -- EDUCATION										
53. Engage the school system as largest employer in WH	✓	✓		✓						
54. Improve teacher housing needs data collection				✓						

ISSUES/IDEAS	STAKEHOLDER PERSPECTIVES									
	County	City	State	Education	Development	Lodging/Hospitality Tourism	Business	Non- Profit	Military	
WORKFORCE HOUSING – RELATED ISSUES										
55. Address related issues insurance costs- wind	✓	✓		✓	✓	✓	✓	✓		
56. Address 2018 FEMA flood insurance issues.	✓	✓	✓	✓	✓	✓	✓	✓		
57. Address related issues- Daycare	✓							✓		
58. Homelessness & Workforce Housing	✓	✓				✓	✓	✓		
59. Protect military buffer areas			✓						✓	
60. Address “food security” and WH								✓		

D. Stakeholder Ideas and Perspectives on Workforce Housing

Over 75 persons participated in the interviews and meetings and identified a range of workforce housing issues. Below is a compilation summary of the input received from individuals representing different sectors (public, private and non-profit) and residing in different parts of Monroe County.

1. County Government- Ideas and Perspectives

Build on affordable housing work to date

- We need to understand and build on what's been learned from various task forces and studies and apply to the current workforce housing situation in the Keys. Review what incentives are in ordinances and how have they worked. How do we retool to work better. What about inclusionary zoning? What about density bonuses and density waivers? What they are how they work. How to retool to work better. What doesn't work.
- Come up to speed on what was done previously so we know where things were when walked away.

No silver bullet, no easy fix

- We need a balanced menu of options. Acknowledge the broad range of different of solution and levels of housing.
- There is no easy fix, no one way to handle this problem.

Workforce Housing Shortages

- We are short over 6000 units and under ROGO we will get 700 over the next 10 years. That does not come close to solving the problem.
- The Affordable Housing Committee should focus initially on workforce.
- We are short 6,800 units of work- force housing. This is a crisis and housing is the most expensive item on the County's list.
- Housing affordability in the Keys includes insurance, the cost of food and the cost of daycare as well as housing.

Rental workforce housing focus

- Our most critical need is in lower income and service ranges and we should focus especially on rentals for this segment of the workforce.
- 98% of the residents of county-run public housing is workforce housing for working individuals (with the exception of the elderly and disabled). Rent is capped to 30% of household income and the remaining amount is subsidized.

Windstorm and Flood Insurance Rates

- The current windstorm and flood insurance situation is huge affecting all residents not just lower income.
- If you can't pay cash, you need insurance to secure a bank loan.
- FIRM- Fair insurance rates for Monroe- is engaged in grass roots advocacy work.
- The Federally subsidized program flood insurance program was amended and will set a new basis for Florida insurance rates, setting the stage for immediate dramatic increases flood insurance rates for both residential and commercial properties.

County growth management and affordable housing.

- Should affordable housing be part of the County growth management function

which is built more to slow growth or placed elsewhere with good staff support to allow it to be more active in identifying parcels and developers in getting the job done?

Empower and support the Affordable Housing Committee

- The Committee needs to consider a menu of recommended consensus workforce housing solutions as a package for the County Commission to consider and implement.

Protect and support the Committee's affordable housing staff.

- In the past considering the complex incentives and transactions for developers to build affordable housing has opened staff to attack by those opposing development in general. It has been a very public and vitriolic situation where staff have been personally attacked.

Site Identification.

- We should identify every piece of county property that is vacant, demolished, big enough for affordable housing and zoned properly.

Preserve and maintain affordable units.

- We've lost some affordable housing that was bought at low rates and sold at market rate and restrictions were ignored. We have to pay attention so games are not played with this and we lose these units.

Mixed Use.

- We should encourage this but it has not caught on except in Key West.
- We should explore mixed use and mixed income levels vs. low income property projects makes for better self policing and safer and more livable communities.
- The only exception to this is tax credit properties where everyone is low income with no one is over 60% AMI.

Address Management on Tax Credit Properties after 15 years.

- For the first 15 years, the developer is liable and responsible to maintain the tax credits and the housing. After the 15th year property management tends to deteriorate as less cash is devoted to upkeep.

Consider allowing Land Authority bed tax funds for construction.

- Currently they can only use the funding for land acquisition.
- Consider changing the Tourist Development Council (TDC) law to allow those dollars to be used for affordable housing development.

Height Restrictions.

- Should be open to relaxing this where this could produce more workforce housing.
- Consider handling this on a site specific basis.
- There are areas in town where building higher would not block views. The City of Key West would have the capacity to implement this although it would first have to be approved by referendum.

Explore Micro Housing.

- This is being implemented in cities such as New York. It might be applied in cities in the Keys to cut down on the commute time.
- Note that 1-bedroom units are the shortest in supply for the public housing and tend to be occupied longer, usually by elderly and disabled.

Enforce Housing Codes.

- Enforce housing codes in terms of illegal multiple occupancy.

ROGO

- ROGO allocation system for permits early on effectively eliminated affordable housing construction. Three things need to come together for successful workforce housing: funding, available land and allocations. However these have not coincided. Years ago funding was available but land and allocation were not.

Hospitality Industry and Workforce Housing.

- The industry should step up and participate in efforts to provide more affordable workforce housing. Some are, others should.
- Some wonder why County taxes would be used to subsidize the hotels' workforce housing. Hotels should do more.
- We should collect data on what hoteliers are doing in providing workforce housing for their employees.

Local Dedicated Funding Source.

- We need a local dedicated funding source (sales tax, "sin" tax, etc.) that can support the construction of workforce housing not just land acquisition.

Address Sadowski Trust Fund Donor Inequity.

- Monroe County contributes 60% and gets back 8%. This should be addressed when funding resumes.

Address NIMBY

- Historically there has been community reactions to the old low income projects. This may continue to be an issue.

Related Affordability Issues

- Insurance and Day Care can figure in challenges for workers in terms of costs on tight family budgets.
- Many work 2-3 service jobs to be able to afford housing and other costs such as food.
- The "situationally" homeless are part of the workforce housing puzzle in Monroe County.

Hurricanes and Workforce Housing.

- In the last hurricanes in the Keys transportation from Miami stopped and restaurant and lodging businesses in the Upper Keys had to shut their doors for lack of employees.

2. Municipal Government- Ideas and Perspectives

Target the Levels of Workforce to Serve

- We need to define more clearly what kind(s) of workforce housing we want for the community. Hourly wage earners may always be renters in the Florida Keys. There is a shortage of decent, reasonably priced, available housing, especially one-bedroom rentals.

Engage Employers

- We need the businesses in Monroe County with the different types of employees (hourly, salaried) to be at the table and part of the solution. Hotels have the highest occupancy rate and the most profits of any place in the country. They have begun to help with workforce housing and they should continue to do

more.

Vacation rentals

- We need to address this challenging issue and its impact on workforce housing in the current marketplace.

Height restrictions

- Ease height restrictions where there aren't view issues to allow for more workforce housing.

Mixed use.

- Seek more mixed uses with the school board and other public properties.

Land Acquisition

- Focus land acquisition on workforce housing properties.

Focus on Redevelopment

- Key West is nearing build out and most construction is redevelopment and remodeling.

Loss of Deed Restrictions

- Address and audit the Loss of Deed Restrictions. ("Of the total 1,089 affordable units, 223 are expected to have their deed restrictions expire, or have expired by the end of 2015." *(See Appendix #6)*).

"No net loss" of existing workforce housing

- Amend the Comprehensive Plan's housing element so that future development will result in "no net loss" of existing workforce/affordable rental housing for households earning 80% or less than the area mean income.

High land values limit tax credit funded affordable units

- Difficult to both finance and construct units at any level except at the 60% of median through heavily subsidized tax credit funding. Lack of reasonably priced land has meant few of these projects have been built.
- In the City of Key West, its annual allocation of 91 affordable housing BPAS units.

Re-purpose land owned by local government

- Land owned by the county should be re-purposed for affordable and workforce housing.

Consider additional funding sources

- A tax on every alcoholic beverage sold or a 1% real estate transfer tax could generate funding for workforce housing. Relying upon the Land Authority funds won't be enough.

Development Plan and Funding for Workforce Housing

- We need to figure out how to put the land authority/Housing Authority and bed tax money together and form development plan for affordable housing.

ROGO AH Allocations

- Each year in City of Key West there are 90 affordable housing ROGO allocations with the City able to borrow up to 10 years ahead to create more affordable housing.
- Focus all tier-3 properties on workforce housing if it doesn't raise a property rights issue.

Adopt lease form

- Cities should consider adopting a lease form with the public sector owning the

underlying land.

Support non-profits and their work on affordable and workforce housing

- Provide funding for nonprofit affordable housing entities.

3. State Government- Ideas and Perspectives

FFHC Set Aside for Monroe County

- Work to preserve the Monroe County set aside Florida Finance Housing Corporation competitive applications for affordable housing tax credit

Sadowski Fund

- Sadowski Fund affordable housing funding has not been available for affordable housing since 2006. Work to bring that funding back.

Tourist Development Tax and Workforce Housing

- Tourist Development Tax should support the building of workforce housing. Funds go to the Monroe County Land Authority (\$4 million) and Key West (\$8 million).
- Consider changing the tourism bed tax statute to allow for supporting the construction of workforce housing.

Combination of Issues

- In the Keys need to consider four factors: hurricane evacuation; environmental protection of land and species; affordable housing; and water supply.
- During the economic downturn there was less interest in building AH.

Rising Rents

- Rising rents represent a big challenge for workforce housing and strategies to address this should be considered.

NIMBY issues and Workforce Housing

- Monroe County needs to address the NIMBY issue that is a barrier to workforce housing.

Protect Navy Noise and Crash Zone but look for workforce housing opportunities

- Work with the Navy to protect noise and crash zones while looking for opportunities to build workforce housing.

Support Deed Restrictions

- Support the use of 99 year leases for \$1- Affordable forever.
- Assess current state of enforcement of deed restricted land and work to extend leases to 99 years.

Identify and Aggregate Workforce Housing Parcels

- More could be done to identify parcels of land and aggregate them and analyze opportunities for workforce housing on surplus lands.
- There may be opportunities for duplexes and quadplexes on scarified small lots for rental units.

Height Restrictions

- Consider relaxing height restrictions especially in the center of the islands with existing tall buildings. This would provide additional workforce housing

FEMA Flood Maps

- Address the impacts of the new FEMA flood maps on Monroe County and workforce housing.

Homeless

- Homeless are an important issue to address in a tourist economy. How many of the homeless are there because of lack of affordable housing in the Keys?

ROGO System

- ROGO system has evolved and the modeling is scientifically and statistically defensible in terms of hurricane evacuation time.
- There are affordable housing ROGOs that have not been used.
- The most recent annual travel study that shows how long takes to get over the 22 segments of the U.S. 1 highway, indicates a segment starting to fail in Islamorada.

Engage the Hotel and Hospitality Industry

- Hoteliers should be more engaged in the workforce housing discussion. Convened a recent meeting for hoteliers in Islamorada to discuss this issue and only 3 came.

Enforcement of Housing Ordinances

- Need to address and enforce the ordinances regarding unlawful modifications of homes and overcrowding of residences.

Mobile Homes and RV Parks and Workforce Housing

- Need to address the question of the role of mobile/RV parks in supplying workforce housing and the impact of conversions of these parks on availability of affordable housing.

4. Education Sector Ideas and Perspectives

Target the kind of housing needed

- Education has the same levels of workforce housing needs as other sectors.
- Have to focus on the target population in terms of addressing gaps in workforce housing, e.g. Teachers, support and administrative staff, service industry workers, etc.

Partnerships for workforce housing

- Interested and exploring partnerships for workforce housing development on school board owned property.

Recruitment and Retention

- Recruiting and retaining teachers and professors in the Keys is a very challenging problem due to the relatively high cost of housing.
- Retention continues to be a problem and accessible and affordable workforce housing is part of it. There is a huge organizational cost to retrain.

Student Enrollment Stable

- The current context in terms of student enrollment is stable but not increasing, having decreased during the economic downturn.

Single vs. Family Teachers

- “We have lot of young employees with over 70 new teachers.” Young single teachers may rent space with roommate(s), but teachers with family is another matter as there is very little family friendly workforce housing.
- Many teachers in Upper Keys commute to Miami Dade vs. secure housing in

Monroe County.

- In Key West and the lower keys, the property values are the highest and present a challenge for young teachers and teachers with families.

Involve the Public School System at the Workforce Housing Table

- Since the Public School system one of the larger employers in the County in terms of teachers, support and administrative staff, there should be place at a workforce housing table for this perspective.

Increasing reliability of teacher housing needs data

- The School system is working on improving the reliability of their data and its collection related to employee housing needs.

Public private partnerships

- Encourage and support public private partnerships as part of the workforce housing solution.

5. Development Stakeholder Ideas and Perspectives

Development Constraints

- The critical areas of state concern and environmental issues constrain the available land for workforce housing.
- The cost of labor and insurance is climbing so incentives for workforce housing will be an important stimulus.

Authorize Land Authority to Build Workforce Housing

- Fund the Monroe County Housing Authority or other similar successful organizations to build workforce housing.

Convert public land for workforce housing

- The school board and the city may have large tracts that can be converted for workforce housing.
- Need to use infrastructure \$\$ making land improvements for property we should own- RFPs for developers.

Tax credit housing and workforce

- Meridian West- 102 units for very low income. It has the lowest turnover of any very low-income housing project in Florida with 3 bedroom apartment renting for around \$1100. The very low and low income are the best served in terms of affordable housing of the workforce population. Workforce housing is where the gaps are.

Livability and Affordability

- Tax credit developers- Designed for good purpose but because of bureaucratic overhead, can only do large scale projects that may look out of place and unattractive to the people living in and nearby the units/development.
- Livability ideas are secondary with landscaping and signage not given a high priority. Need to consider “livability” not just tax credits and affordability when building workforce housing.
- Scale is an issue here with smaller projects there is a greater chance of empowering residents to maintain their homes. The larger projects have ongoing maintenance and management costs

Address Spectrum of Workers and Housing Needs

- Have to clarify what workers want and need in terms of housing. What is the real need? Employees from Eastern Europe- Hawks Cay- Vast majority of employees- 6 months at a time. Is sharing an apartment for these workers a bad idea?
- What portion of staff/employers made up of transient migrant workers? What are their needs? How many are working in City of Key West and where can their housing needs be best addressed? What role might dormitories play?

Incentives for smaller unit projects

- Consider providing incentives for more smaller unit projects that will be more livable. The tax credit resource funding for this doesn't practically work below 20-25 units because of costs.
- Provide incentives for small apartment complexes, not big units, e.g. develop 10-20 units with multiple occupancy.
- They can be nicely done dorm style with shared kitchen consistent with character, built to code and also preserve green space.

Hotels re-openings and workforce housing impacts

- May not be new hotels coming on but those that were shut down are reopening. We need to be careful about what that means in terms of housing demand. There may not be growth in the population going forward.

Workforce Housing and Live Aboard Boats

- What are the City of Key West statistics on Mooring Fields. There may be more than 120 boats in mooring fields providing affordable housing. How many boats are there for a short or longer time? How many are providing workforce housing? What is the quality?

Addressing Trailer and RV Parks as Workforce Housing

- What role do existing trailer and RV parks play in affordable workforce housing in Monroe County?
- What has been the enforcement experience with the 30% rule in converting trailer parks in the County?

Waive building permit fees

- Have local governments waive building permit fees for affordable and workforce housing projects.

Political will

- Is there the political will to implement workforce housing solutions?
- There has been at times, for example the last Workforce Housing Task Force in 2007 had some of its recommendations implemented.

Encourage mixed use

- We should be encouraging mixed use in central areas throughout the Keys.

Consider greater use of an inclusionary affordable housing fee

- The County should set a fee for inclusionary housing such as the \$40,000 per inclusionary housing credit that Marathon is proposing. This fee would be paid to the Monroe County Housing Authority in an affordable housing trust fund to be distributed to those who actually build affordable housing. This would create a subsidy paid from new market rate or transient (hotel) projects to be distributed to those who actually build the affordable housing.

- To assure the housing is built and completed, the subsidy would not be funded until the certificates of occupancy for the affordable housing are issued.
- This type of commitment would incentivize those who are willing to build affordable housing, and the funds would come from those building the projects that require inclusionary housing without the market rate developer from having to use some of his/her market rate allocations on affordable housing.
- All transient unit development and re-development should require inclusionary affordable housing ordinance, or impact fee assessment.

Increase density and height

- With limited lands on which to build affordable housing, increase the density and height (e.g. 40 feet vs. 35 feet) for affordable housing to make this feasible.
- Increased density in appropriate zoning districts within commercial areas to facilitate workforce housing.
- Increase height in appropriate areas.
- Build up! Build new! Much of the KWHHA properties are old, ugly, small and inefficiently sparse. Density needs to increase.

Increase the capacity of highways

- To increase ROGO allocation work together to secure funding to increase the capacity of highways.

Review city and county owned lands for use as workforce housing

- Identify all city and county owned lands for workforce housing that do not present environmental issues and utilize for workforce housing.

Develop a workforce housing 10-year strategic plan.

- Look for early successes in the first 3-5 years in adjusting regulations. Set a goal of cutting the gap in workforce housing by 50%.
- The approach to “renter vs. ownership” should be “both/and.”

Address the 2018 FEMA changes

- We need to prepare in required elevations (AE 7 becomes 9) and 60% of houses will be in jeopardy making them harder to resale or rebuild.

Surplus land

- The County and Cities should inventory surplus land and identify land that can be used for workforce housing.
- Lift the cap on the number of credits, keep construction costs per unit low (\$25,000)
- Consider additional sales subsidy to help deals that are short.

Identify and Aggregate Parcels of Public Land

- County and the Cities haven’t done enough to identify parcels of land and aggregate them. We need to do more surplus land analysis.

Additional density for workforce housing

- We have to be creative. We should consider giving additional density to developers who are constructing a workforce community/development with a couple market rate units.

Add commercial development and redevelopment

- Based on employees and square feet (use industry standards and sales tax codes) for an impact fee assessment.

ROGO Transfers

- Implement a ROGO transfer ordinance whereby a market rate unit may be dislodged if an affordable unit replaces the dislodged market rate.
- Issue no market rate ROGO units for multi-unit development projects, instead, issue “affordables” and require developers to take the affordable units and deed restrict existing market rate properties and then dislodge the market rate for use elsewhere as their market rates.

Buy Down Interest Rates for Workforce Housing Projects

- Use land authority money or impact fees to buy down interest rates for development costs for work force housing projects.

Cut Taxing Rates on Workforce Housing

- Legislation to cut taxing rates on affordable and workforce housing.

Commercial Properties for Workforce Housing

- Give commercial properties that are used for workforce housing rental the same tax and insurance (flood) breaks as primary homestead properties.

6. Lodging, Hospitality and Tourist Development-- Ideas and Perspectives

The Hospitality Economy

- Hospitality represents 80% of the economic activity in the Keys. Its workforce is very transient and generally looking to rent not purchase.

Lodging Industry and Workforce Housing

- Lodging industry may be only industry in the Keys that is trying to address workforce housing for new properties. For example the Westin in Key West has 75 units set aside housing 105 people from managers to cooks.

Marketing and the Keys

- Focusing on creating a year round destination with success in Key West. Spreading the marketing effort out over the year to increase visits and occupancy in the off season and slow season. Colorado recently decided it had marketed sufficiently and moved to disband their statewide marketing effort. The next season resulted in a big drop in tourism. Tourism remains the key part of the Key's economy.

Importance of continuing to market the Keys

- Colorado experience in cutting budget for statewide marketing led to big drop in the tourism economy.

Environmental Land Acquisition vs. Affordable Housing

- With the years in which funding was put towards environmentally land acquisition, relatively little was invested affordable housing. What is a smart split between the 2 purposes?

Transportation and the Keys.

- The transit service from Miami-Dade to Marathon and north in the Upper Keys is currently funded by the Dade County local transit ½ penny, state and federal dollars but no Monroe County support for the transit service.
- As job opportunities grow in Miami Dade, what impact will this have on the supply of lodging industry and related tourist industry employees in the Upper Keys? “Getting on bus at Walmart in Florida City to go south for work, the

question for workers is How available is work, where and how much does it pay.”

- Homestead and Florida City provide high densities of immigrant populations which housing in Monroe County does not offer.
- Hotels in the Upper Keys are interested in working with Monroe and Dade Counties in finding a solution to sustaining and improving the transit service that provides lodging and hospitality works from Marathon and north. Some hotels are supplementing the bus routes with their own busses.
- We need better transit in the lower Keys to support the workforce transportation needs.
- Better public transportation in the lower keys. Reliability and cost of public transportation options to deal with fact that more affordable housing is further away from jobs.
- Need reliable transit from workforce housing to work especially with parking issues in Key West. Alternatives such as biking and scooters are not practical given weather. Consider using smaller and more transit vehicles in the Key West area.

Employee turnover

- Person dependent industries cannot outsource jobs. Need to find ways to reduce employee turnover which often relates to housing/rental costs.

Vacation rentals and Preserving Affordable Units

- This is a large problem throughout the Keys impacting the supply of workforce housing. However it may be that many are above the workforce housing price range.
- More important than building new workforce housing is how can we maintain what is affordable for the median income workers. During the downturn property values went down while rentals went up. Workforce housing is primarily the rental housing market. Consider whether there might be restrictions or new regulations creating some disincentives for converting units to vacation rentals.

Online Vacation Rentals Marketplace

- Address the online market place for vacation rentals that connects users with property to rent with users looking to rent the space(e.g. AirBnB) and its impact on bed tax revenue
- Also, related to this is the new addition of Air B&B and lack of regulation and enforcement. This raises safety issues as well as the “free ride” by not paying the bed tax. It may be much easier to rent through this approach than to a workforce tenant.

Help Workforce Renters

- Consider providing down payment/deposit assistance.

Hospitality Industry Data

- Hotels have been reluctant to share data on workforce housing as some is tied to employment contracts and privacy concerns.

Disseminating Workforce Housing Information

- We need more effective affordable housing information that is available to workers.

Height restrictions

- Can build more rental units on both 2nd and 3rd floors with first floor commercial in the lower Keys if the height restrictions are eased. For example consider strip malls with the upper level dedicated to housing.

Public Property

- County and Cities may be the biggest land owners and should identify public property with buildings that might be torn down to build housing.

Balance environmentally land acquisition with affordable housing

- investment. Historically, nothing or little has been allocated towards AH effort. What is a smart split between the 2 purposes.

NIMBYism (“Not in my back yard”)

- Lodging industry did general marketing efforts focusing on nurses and police and workforce housing which helped. However, there continues to be a lack of creating new workforce housing.
- Give Land Authority the ability to devote some of the bed tax funding to purchase workforce housing.

Retention and the High Cost of Housing

- Tourist Development Council data shows that 94% of those leaving the County are leaving because of high cost of living and housing.

Rents going up

- While land values dropped down during the recession, rentals went up as many owners faced with increases in wind storm and flood insurance and property taxes passed these on to tourism workers.

7. Business Sector including Real Estate

Island economy and community

- Housing has always presented a dilemma and changes in an island community and economy. 100 years ago the cigar manufacturers had to address this.
- We have a dynamically changing environment with a finite piece of real estate and nothing else to fall back on. Over the past 15 years, credit should be given for successfully putting together affordable housing units in the face of regulatory and NIMBY hurdles, but we are still far short of bridging the gap and meeting the demand.
- “Checks and land” can solve the workforce housing problem.

Clarify our workforce targets for housing

- It is not clear what kind of workforce and housing are we seeking to provide? Hotel, motel, restaurant or managers- each with a different set of problems.
- We don’t know anymore what the community needs. Do we need single residential occupancy for 500 guest workers in Key West? Probably not.
- We may not have an analytical feel for what we need in terms of workforce housing throughout the Keys.

Impact on community of transient workforce

- What are we doing to the cultural makeup of the community with a transient workforce? Children grow up and move to less expensive places instead of making Monroe County their home.

- Biggest concern is the character and flavor of Monroe county may be going away and losing our foundation. The next generation shrinking.

Wind and flood insurance

- Rising insurance costs are compounding the housing problem- driving rents up beyond affordability.

Political will

- We will need the political will to make changes to bridge the gap of workforce housing
- Previous Task Forces on affordable housing have been very difficult and challenging to serve on in terms of pleasing the elected leaders and citizens.
- Do we have the political will to continue grappling with this problem and implementing solutions? Is the problem only a shortage of affordable units suitable for workforce housing?
- We have opportunities but do we have the political will to get this done? There's too much, "I've got mine," in the community. How many of our elected leaders works or owns a business?

Land trusts as a tool

- The Bahama Land Trust debacle has made serious discussion of land trusts as part of the tool kit very difficult.

Prioritize units over "money in lieu of"

- Is it even possible to prevent gentrification on island that is 2X3 square miles? Don't look for \$\$ in lieu of as we need units.

Hold off major changes to workforce housing pending the Affordable Housing Committee's work

- The County appears to be getting ready to change income limitations to target working households at the middle level. Hold off implementing changes until we have reinstated and charged the Affordable Housing Committee.

Permit Bed Tax to support purchase/building of workforce housing

- Change the law to allow purchase and building of workforce housing. Put it where people can get to work.

8. Non-Profit Sector Ideas and Perspectives

Living wages

- Affordable housing programs for low income earners range from 80 to 140 % of AMI, yet real wages for career type workers are closer to 60% AMI.
- Employers in Monroe County are not expected to pay a living wage. The wealth created in our tourist economy depends upon low wage, high turnover, and low skill employees.

Limited housing supply and investment wealth

- The outside wealth that purchases a second home or invests in real estate in the Keys drives up the asking and selling prices for all properties where the dynamic of a limited supply of land and great wealth seeking investment churns on constantly. This dynamic is shared with other resort locations. The compromises workers make then is to work several jobs and/or to live in substandard housing or to leave.

- We need to get more citizens of Monroe County invested in the future of this place.

ROGO and affordable housing

- The measured gap between the number of units needed and the available ROGOs demonstrates the futility of trying to build our way out of the crisis. The negotiations with DEO provide affordable housing units for the next 20 years within the frame work of evacuation limits. These new affordable units are critical but will not solve the need.
- The operative assumption for allowing more density for certain types of affordable housing is that all of the types of ROGOs are not necessarily equal. Consider assigning a ROGO value of less than one unit for affordable homes less than 600 square feet or so. The Comprehensive Plan, the DEO, and evacuation models can be examined for alternative methods to allow more density for affordable units that are smaller.
- The second home owners who are not necessarily in residence during the hurricane evacuation season is an example of units counted against evacuation times where the actual impact may not exist. The number of homes that are vacant in Monroe County due to second home ownership has been noted in several studies
- The Area of State Critical Concern uses the dwelling unit as its basic unit of control. The management of and regulation of all home types will become critical to assessing evacuation time. Monroe County should audit all housing types and create an inventory detailing the status of each ROGO. Benefits from an audit would include identifying flood prone structures, uninhabitable units, illegal units, etc.
- Change ROGO to square footage.

Affordable housing has not been protected

- When government has granted greater densities or used inclusionary zoning it has not always registered, audited or tracked compliance to ensure the permanency of these precious units. Deed restrictions were not monitored.
- The temptation to convert affordable units into market rate units, rental or ownership, is too great and with little penalty or notice.

Affordable housing “lost units”

- The community has a strong common interest in protecting those affordable units it has lost after subsidizing or underwriting their creation. If the will were to exist, these “lost “units could be investigated and the current owner asked to revert them to affordable status. Liens and other mechanisms exist to “take” on the public’s behalf what was not proper to convert in the first place.

Redevelopment and inclusionary zoning

- Inclusionary zoning as a government policy has been in place for new development. It is time to explore requiring affordable housing units from redevelopment projects.

Lower and Middle Keys different workforce housing issues

- The lower and middle keys have different issues and solutions from the upper keys where day labor bused in from the mainland can assist in the workforce. But the market dynamics are found in common through all of the keys.

Funding inequity

- A strong argument can be made to correct the inequity of the donor/recipient that exists, based on the \$6 million a year that Monroe County gives to The Sadowski Housing Trust Fund every year compared to the pittance of \$300,000 in SHIP funds returned this year and in the past.

Transportation

- Lack of transportation infrastructure makes workforce housing more problematic.

New workforce housing partnerships needed

- Many differing approaches in scope and scale will be required with various partnerships between government, private, for profit and nonprofit developers.

Affordable yet substandard housing

- Rental housing that costs less than \$900 a month, regardless of size or condition, is termed affordable despite being unsafe or substandard or very small.

Political will

- The political will to make real changes in policies, incentives, regulations and to commit resources remains to be sustained.

Don't repeat studies, focus on action

- The comprehensive studies, recommendations and published works on the topic do not need to be repeated. The metrics of this problem are well known and documented. The dynamics and facts have changed little over the years: outside wealth creates seasonal homes that are not available; the profit generated from transient units puts pressure on dense mobile home and RV parks; tourist industry wages are low, turnover is high, landlords can rent substandard units due to high demand for any type of housing, etc.

Other related issues

- While workforce housing is the focus of the moment, there are important related issues of food insecurity, education, child care for employees are critical to the workforce housing discussion.
- While addressing workforce housing, we should address homelessness (and the growing youth % of this population) and help with the path back to working for families.
- Where will the employees of the new lodging establishments be housed?
- There has been a huge uptick in the demand at food pantries across the County and not just among homeless people but with working families still in homes. 47% of families countywide with kids under 18 are eligible for reduced lunch. Of this population, 46% are minorities. Lack of affordable workforce housing has led to food insecurity. If we didn't have a housing problem we wouldn't have a food security issue.
- Many elected leaders are not aware of the childcare challenges faced by those working and living in the Keys. Those who haven't raised family here are not aware of the lack of child care options and its impact on the work force.
- If we can't control housing costs for working families, all other costs such as childcare, food prices, etc. are related and compounded.

Expand the Keys Economy.

- We need to think outside the box and expand our efforts to build a future Keys

economy beyond tourism.

- We need all parts of the demographic in Monroe County.

9. Military Sector Ideas and Perspectives

Recruitment and retention

- Workforce housing affects the recruitment and retention. The housing set aside for the base workforce has a long wait list. Housing is the #1 issue for their civilian workforce. There is not a week where the Commander is not involved in a family housing issue.

Communication and coordination

- In terms of the Naval Air Station lines of communication and coordination have been improved with the Commander now the point of contact for coordination.

Presence in the community

- In terms of presence in Monroe County, there are roughly 1600 military (including Coast Guard), 1000 civilians and 400 contractors or about 3000 employees and about 5500 including families, spouses and dependents.

Evacuation procedures

- In terms of evacuation, the Commanding Officer implements the recommendations of the County Emergency Manager and will close the base and issue evacuation orders for military personnel. Civilian workers are urged to evacuate and are provided travel orders and funds to evacuate. The 550 RV units in the Naval Air Station campgrounds evacuated first.

Need for buffer areas and workforce housing

- In terms of searching for solutions to locating workforce housing in Key West, the Naval Air Station strives to protect public health and welfare and its mission by keeping buffer areas separate without housing in the high noise of unsafe areas surrounding the base.
- The Naval Air Station does not get directly involved in growth issues such as density and intensity unless it directly impacts the buffer areas. Only exception to this was their support for the widening of the 18-mile stretch of US 1.
- General concern with the impact of vacation rentals on the supply of workforce rental housing for the over 5,500 Base employees and their families, spouses and dependents.

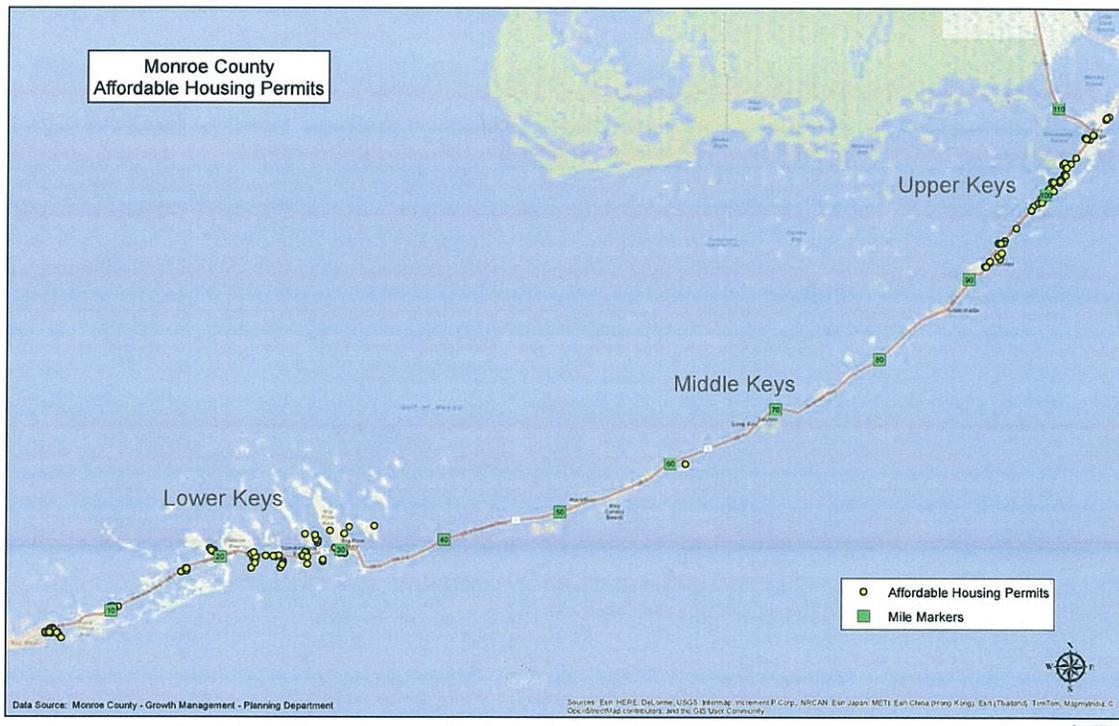
IV. WORKFORCE HOUSING PROCESS- STAKEHOLDER PERSPECTIVES

A. Information Needed to Inform Consensus Building on Workforce Housing

Monroe County staff has gathered a draft detailed baseline data that included an inventory of affordable and workforce housing projects completed over the past 2 decades in Monroe County, along with the public incentives that were made to assist in the housing development.

(See: http://consensus.fsu.edu/Workforce-Housing-Assessment/pdfs2/DRAFT_County_AFF_Housing_Developments_and_Incentives_v9-2.pdf)

The maps that provide the locations of the developments included in the Table throughout Monroe County:



Staff also provided information on the ROGO system and annual allocations. Based on the affordable housing units that are in the Affordable and Workforce Housing Projects Table, the distribution of deed restricted affordable housing units is currently:

ROGO Subarea¹⁰	# Units
Upper Keys	346
Lower Keys	431
Big Pine Key and No Name Key	19
Total	796
Now incorporated as Islamorada	5
Now incorporated as Marathon	4
Total including those now incorporated	805

The balances of Affordable Housing Allocation¹¹ available as of Quarter 3 Year 23 (Jan. 13, 2015-April 13, 2015) are:

- a. Big Pine/No Name Key Subarea affordable housing allocation breakdown into the two income categories are as follows: 1) very low, low, & median income 8 allocations and 2) moderate income 8 allocations; and
- b. Unincorporated Monroe County excluding the Big Pine/No Name Key Subarea affordable housing allocation breakdown into the two income categories are as follows: 1) very low income, low income and median income 114 allocations and 2) moderate 112 allocations.

The additional affordable allocations by Subarea up through 2023 include 710 total including 20 to Big Pine Key/No Name Key Subarea and 690 available for countywide allocation except for Big Pine Key/No Name Key subarea

¹⁰ The ROGO subareas are defined in Section 138-20 of the land development code as follows:

Sec. 138-20. - General provisions. (c) The ROGO allocation system shall apply within the unincorporated area of the county outside of the county mainland, and such area, for purposes hereof, has been divided into subareas as follows:

(1) Upper Keys: the unincorporated area of the county north of Tavernier Creek and corporate limits of the Village of Islamorada (approximately mile marker 90).

(2) Lower Keys: the unincorporated area of the county from the corporate limits of the Village of Islamorada (approximately mile marker 72) south to the corporate limits of the City of Key West at Cow Key Bridge on U.S. Highway 1 (approximately mile marker 4), excluding Big Pine Key and No Name Key.

(3) Big Pine Key and No Name Key: the islands of Big Pine Key and No Name Key within unincorporated the county.

¹¹ Monroe County Code Sec. 138-24. **Residential ROGO allocations.....**

(1) Yearly residential ROGO allocation ratio. Each subarea shall have its number of market rate residential ROGO allocations available per ROGO year. Affordable ROGO allocations shall be available for countywide allocation except for Big Pine Key and No Name Key. The annual allocations for Big Pine Key and No Name Key shall be eight market rate and two affordable dwelling units.

In the course of the assessment interviews and meetings, various studies and data sources were identified on best practices from other jurisdictions and ideas developed or considered but not implemented by previous affordable housing task forces. These background papers can be found at: <http://consensus.fsu.edu/Workforce-Housing-Assessment/>

B. Workforce Housing Stakeholder Perspectives on the Process Going Forward

Among the range of stakeholders interviewed, all expressed the need for a focused and comprehensive county-wide workforce housing dialogue that involved those with a stake in the outcome. Many believed that such a committee should develop a package of consensus recommendations, informed by data and the range of stakeholder and public perspectives, that can provide for both short and longer term actions for the Board of County Commission's consideration. While some of those interviewed remained skeptical that there will be sufficient "political will" to implement the Committee's recommendations as has been the case in the past, many believed that this was an urgent and timely issue for the County to address in light of hotel redevelopment and the economic upturn.

As one stakeholder put it, "the re-establishing of the Affordable Housing Committee is a good step. Funding staff to work with it will be a measure of the commitment to effect real solutions. The mix of expertise, perspective and operating experience that the committee can bring to bear has great potential value. However, the community support and political will must be nurtured for difficult decisions on the demonstrated effective approaches of density, height and permanent protection and the mix of rentals and ownership."

In the Fall of 2014, following the initiation of this Assessment, the Commission re-appointed members to the existing Affordable Housing Advisory Committee and with the thought of convening and charging them with addressing workforce housing issues and providing the County Commission with its recommendations. The reconvened committee would review this assessment report and other data as it addressed its charge.

A workforce housing committee, ad hoc or otherwise, appointed and charged by the County Commission to address workforce housing issues in the Florida Keys was explored in the assessment interviews. A significant number of those interviewed applauded the County Commission's action in re-purposing the existing Affordable Housing Advisory Committee to focus, at least in the short term, on workforce housing. It was suggested that this approach could provide representation from each District in the County, offer workforce housing perspectives from the public, private and nonprofit sectors, and minimize confusion and any duplication of effort that an ad hoc workforce housing committee might create. It was also pointed out that this charge would be consistent with the Committee's current mission to address affordable housing opportunities in Monroe County for both "residents **and workforce.**" (*emphasis added*)

A workforce housing committee, ad hoc or otherwise, appointed and charged by the County Commission to address workforce housing issues in the Florida Keys was explored in the assessment interviews. A significant number of those interviewed suggested the County

Commission should consider utilizing and re-purposing the existing Affordable Housing Advisory Committee to focus at least in the short term on workforce housing.¹² It was suggested that this would provide representation from each District in the County and minimize confusion and any duplication of effort that an ad hoc workforce housing committee might create in relation to the Affordable Housing Advisory Committee. It was also pointed out that this would be consistent with the Committee's current mission to address affordable housing opportunities in Monroe County. The Ordinance also provides that, "The advisory committee may perform additional responsibilities related to affordable housing at the request of the BOCC, including creating best management practices for the development of affordable housing in the community." [2-701(c)]

The Commission should review the current Committee appointments to ensure that a balance of workforce housing stakeholder perspectives are included in its membership. If the Commission charges the Affordable Housing Advisory Committee to develop consensus recommendations on workforce housing actions for consideration by the Monroe County BOCC, most stakeholders interviewed suggested there should be a sufficient range of stakeholder perspectives represented and participating in the consensus building. This would allow the Committee to develop informed workforce housing consensus findings and recommendations that stakeholders might support and the County Commission could act upon.¹³

There is a great deal of public and stakeholder interest in the workforce housing issues the Committee will take up. The membership requirements, as set forth in both Florida statute and the Monroe County Resolution, do not reference representation of the municipalities in the County, the military, the Monroe County School Board and perhaps other organizations impacted by workforce housing policies and programs and with a stake in contributing to solutions to improve the availability of workforce housing in the Florida Keys.¹⁴

The format for the Committee meetings should encourage constructive public and stakeholder input. The Commission might consider charging the Committee with establishing an engagement strategy to involve a broader range of stakeholders in their development of findings and recommendations. This might be accomplished through opportunities for public input during their own meetings, as well as through Committee

¹² This would be consistent with their responsibility for developing every three years an affordable housing incentive recommendations report to the BOCC. The next triennial report will be due December 31 2017

¹³ The Current membership includes the following 11 members: Sylvia Murphy, Monroe County BOCC, Expires 11/2015, Tim Root, District 1, Expires 11/2016, Heather Roberts, District 1, Expires 11/2016, James D. Cameron, District 2, Expires 11/2018, Randy Wall, District 2, Expires 11/2018, Warren Leamard, District 3, Expires 11/2016, Ken Naylor, District 3, Expires 11/2016, Hana Eskra, District 4, Expires 11/2018, Edwin Swift III, District 4, Expires 11/2018, William Wiatt, District 4, Expires 11/ 2016, Jim Saunders, District 5, Expires 11/2016 and Stephanie Scuderi District 5, Expires 11/2016.

¹⁴ <http://www.monroecounty-fl.gov/DocumentCenter/Home/View/695> The membership follows the requirements of Florida Statute 420.9076 and Monroe County Resolution 062-2009, and calls for representation from those involved in affordable housing in: the residential home building industry from both a business and labor perspective, the mortgage and banking industry, the real estate industry, an advocate for low income persons, a for profit and a not for profit provider of affordable housing, a representative of employers in the County and a member of the local planning, and a representative of essential services personnel.

sponsored advisory workgroups, joint workshops with municipal taskforces and city commissions, workshops at key moments in the development of options and recommendations, online surveys and other techniques. *(See Appendix #7 for Advisory Group process recommendations).*

It was observed by many that an advisory committee developing recommendations on workforce housing will require dedicated staff, including legal and planning expertise, and facilitation support for the Committee to do its work expeditiously. This is because of the complexity of the charge, the intense public interest in the issue, the linkages with other issues and programs and activities in the public, private and non-profit sectors, and the desire for timely actions to address the current workforce housing challenges.

V. WORKFORCE HOUSING IN MONROE COUNTY--NEXT STEPS

The Monroe County Board of County Commissioners should review this Assessment Report and charge the Affordable Housing Committee to focus its efforts in the coming year on workforce housing.

With a charge from the County Commission, the Committee should establish its procedures and approach and a schedule for meetings that would permit it to deliver back to the BOCC its workforce housing recommendations by mid-2016. The Committee should consider:

- Developing a shared vision of success;
- Jointly defining the workforce problems faced in the Florida Keys;
- Reviewing the range of issues and options identified in previous studies;
- Reviewing the experience and lessons learned with successful workforce housing projects developed in the Keys to date;
- Reviewing this Stakeholder Assessment Report; and
- Developing a package of consensus findings and recommended solutions for consideration by the Monroe County Board of County Commission.

This stakeholder assessment report confirms that there is wide agreement that Monroe County is facing a significant and growing workforce housing crisis with shortages for both affordable rental and ownership units. There is also agreement that no single strategy will solve this crisis. Instead the challenge ahead for Monroe County and municipalities and the range of stakeholders interested in workforce housing, is to craft a balanced package of targeted options that have been refined through discussion and debate and that can serve as a consensus framework for addressing and implementing solutions.

APPENDIX #1
LIST OF MONROE COUNTY WORKFORCE HOUSING INTERVIEWS AND MEETINGS

Name	Organization	Position
1. Tony Allen	Allen-Beyer Funeral Home	Owner
2. Steven Auger	Florida Housing Finance Corporation	Executive Director
3. Debbie Swift Batty	Historic Tours of America	Director of Property Development
4. Jennifer Bennett	Tourist Development Council	Research Director
5. Kristen Brenner	American Caribbean Real Estate	Realtor
6. Dustan Carpenter	Divine Dining by Dustan	Caterer
7. Heather Carruthers	Monroe County Board of County Commissioners	Commissioner, District 3
8. J. Manuel Castillo, Sr.	Key West Housing Authority	<i>Executive Director</i>
9. Harold Cates	City of Key West	Mayor
10. Don Craig	City of Key West	Planning Director
11. Pornchai Davidson	Naval Air Station, Key West	Commander, Executive Officer
12. Ron Demes	Naval Air Station, Key West	Special Asst. Advisor to the Commanding Officer
13. Brenda Edmonds	Remax Realty, Marathon	Realtor
14. Hana Eskra	Gorman Development Inc.	Florida Market President
15. Debra Farrell,	21 st Century Schwartz Realty	Realtor
16. George Garrett	City of Marathon	Planning Director
17. Roman Gastesi	Monroe County	Administrator
18. Karen Hamilton	South Florida Regional Planning Council	Regional Planner
19. Christine Hurley	Monroe County Growth Management	Division Director
20. Rebecca Jetton	Florida Department of Economic Opportunity	Planner
21. Derrick Johnson	Coco Plum Real Estate	Realtor
22. Danny Kolhage	Monroe County Board of County Commissioners	Commissioner, District 1 (Mayor Pro Tem)
23. Kurt Lewin	First State <i>Bank</i> of the Florida Keys	Executive Vice President
24. Kara Lundgren	The Islamorada Resort	General Manager
25. Ysela Llort	Miami-Dade Transit	Director
26. Capt. Steve McAlearney	Naval Air Station, Key West	Commanding Officer
27. Ashley Monnier	Naval Air Station, Key West	Community Planning Liaison Officer
28. Nancy Muller	Florida Housing Finance Corporation, Tallahassee	Policy & Special Programs Director
29. Jim Murley	South Florida Regional Planning Council	Executive Director
30. Sylvia Murphy	Monroe County Board of County Commissioners	Commission, District Five
31. Mark Moss	Habitat for Humanity Key West	Executive Director
32. Virginia Panico	Key West Chamber of Commerce	Executive Vice President
33. Mary Pecorino	Coast to Coast Real Estate Group	Realtor
34. Mark Porter	Monroe County Schools	Superintendent
35. Barbara Powell	Florida Department of Economic Opportunity	Planner

36. Dick Ramsey	City of Marathon	Mayor
37. Holly Raschein	Florida House of Representatives, District 120	Representative
38. David Rice	Monroe County Board of County Commissioners	Commissioner, District 4
39. Mark Rison	Citizen (<i>email comment</i>)	
40. Tim Root	Mingo & Company	CEO, Commercial construction
41. Mark Rousch	Monroe County Land Authority	Director
42. Mayte Santamaria	Growth Management, Monroe County, Florida	Assistant Director of Planning and Environmental Resources
43. Jim Saunders	Bayview Land Development & Permitting	Manager
44. Stephanie Scuderi	Home BancShares- Centennial Bank	Senior VP, Director of Business Development
45. Jeff Sharkey	The Capitol Alliance Group, Tallahassee	CEO
46. Jeff Sharp, Ray Freis, & Christy Crooks	Florida Keys Seahorse Park, Homeowner's Association Big Pine Key	Homeowners Seahorse Park
47. Pritam Singh	The Singh Company, Key West	Developer
48. Andrew Spann	Mt. Carmel Communications, St. Louis, Real Estate Investment & Development	Developer
49. Terry Strickland	Yankee Freedom II	Manager
50. Ed Swift	Historic Tours of America	CEO
51. Lisa Tennyson	Monroe County	
52. David Thompson	Key Largo	Developer
53. Sandy Tuttle	American Caribbean Real Estate, Marathon and Lower Keys Assoc. of Realtors	Realtor
54. Jodi Weinhofer	The Lodging Association of the Florida Keys & Key West	President
55. Donna Windle	Southernmost Realty, Key West	Realtor

Monroe County Workforce Housing Roundtable Participants, August 2014

56. Debbie Swift Batty	Historic Tours of America/Habitat for Humanity
57. Richard Beal	Skeeter's Marine
58. Heather Carruthers	Monroe BOCC (District 3 Commissioner)
59. J. Manual Castillo Sr.	Key West and Monroe Co. Housing
60. Rita Cotter	Congressman Garcia's Office
61. Raymond Fries	Florida Keys Seahorse Park Association
62. Johnathan Gueverra	Florida Keys Community College
63. Derrick Johnson	Marathon and Lower Keys Assoc. of Realtors
64. Amber Ernst-Leonard	Florida Keys Community College
65. Mark Moss	Habitat for Humanity, Lower Keys and Key West
66. Jack Niedbalski	Habitat for Humanity, Upper Keys
67. Holly Raschein	Florida House of Representatives
68. David Rise	AOCC
69. Timothy W. Root	Utility Board Keys Energy/Workforce Housing member
70. Mark Rosch	Monroe Co. Land Authority
71. Jim Saunders	Bayview Homes/Development
72. Bob Shillinger	Monroe Co. Attorney's Office

- | | |
|------------------------|--------------------------------------|
| 73. Donna Stayton | Florida DOH, Monroe Co. |
| 74. Jeff Stuncard | Village of Islamorada |
| 75. Owen Trepanier | Trepanier and Associates, Inc. |
| 76. Mark Warmouth | Individual Advocate/Wells Fargo Bank |
| 77. Tim Wonderlin | Habitat for Humanity, Middle Keys |
| 78. Charles Todd Young | Habitat for Humanity, Middle Keys |

APPENDIX #2
MONROE COUNTY WORKFORCE HOUSING ASSESSMENT BACKGROUND DOCUMENTS

<http://consensus.fsu.edu/Workforce-Housing-Assessment/>

AFFORDABLE HOUSING STUDIES-FLORIDA

Sadowski Housing Coalition Press Release, 2015
Report from the Florida Housing Coalition, 2015
Out of Reach 2014: Florida
ALICE Report: Study of Financial Hardship 2014 United Way of Florida

AFFORDABLE & WORKFORCE HOUSING MONROE COUNTY

Monroe County Affordable Housing Developments and Incentives DRAFT 3/25/2015
FCRC Consensus Center: Assessing A Workforce Housing Initiative, 2014
ALICE Report: Study of Financial Hardship 2014 Monroe County Excerpt
Monroe County 2014 Income Limits and Rent Limits Florida Housing Finance Corporation
Key West Data Updates, 2012
Affordable Housing Advisory Committee, 2012
Monroe County Housing Needs Assessment, 2008
Islamorada _Workforce Housing Support Study, 2007
Affordable Housing Presentation, 2007
Affordable Housing Background, 2006
Affordable Housing Needs Assessment 2006
Report on Retaining Tourism Workers II, 2006
Affordable Housing White Paper, Don Craig, City of Key West, 2014
Monroe County and Acquisition and Management Master Plan, 2006
Summary of Workforce Housing Task Force Recommendations I, 2006
Summary of Workforce Housing Task Force Recommendations II, 2006
Study of the Monroe County Tourism Workforce: Report on Retaining Tourism Workers, 2005
Florida Keys Strategy Paper, 2001
Operation Seamless, 2000 DCA

GENERAL INFORMATION- MONROE COUNTY

Monroe County Profile, 2012
Monroe County Population Projections 2010-2030, 2011
Housing and Population Chart, 2010

MONROE COUNTY AREA OF CRITICAL STATE CONCERN

Florida Keys Areas of Critical Concern, 2013
Florida Keys Areas of Critical Concern, 2012

AFFORDABLE HOUSING- BEST PRACTICES AND TOOLS

Affordable Housing Funding Sources, 2014 FHC
Workforce Housing Tools, 2009 Workforce Housing
Best Practices

AFFORDABLE HOUSING- LOCAL MEDIA COVERAGE

Video Link: Key West Housing Crisis Part I-Video
Video Link: Key West Housing Crisis Part II Video

APPENDIX #3
MONROE COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE ORDINANCE
SECTION 2-700-703

Sec. 2-700. - Establishment of affordable housing advisory committee.

- (a) The affordable housing advisory committee shall be established and operational by June 30, 2008. It shall comply with all requirements in F.S. § 420.9076 (2007) or as subsequently amended.
- (b) The committee shall consist of 11 members who shall be appointed by the BOCC by resolution.
- (c) The committee must include:
- (1) One citizen who is actively engaged in the residential homebuilding industry in connection with affordable housing.
 - (2) One citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
 - (3) One citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
 - (4) One citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
 - (5) One citizen who is actively engaged as a for-profit provider of affordable housing.
 - (6) One citizen who is actively engaged as a not-for-profit provider of affordable housing.
 - (7) One citizen who is actively engaged as a real estate professional in connection with affordable housing.
 - (8) One citizen who actively serves on the local planning agency pursuant to F.S. § 163.3174.
 - (9) One citizen who resides within the jurisdiction of the local governing body making the appointments.
 - (10) One citizen who represents employers within the jurisdiction.
 - (11) One citizen who represents essential services personnel, as defined in the local housing assistance plan.
- (d) All meetings of the advisory committee are public meetings, and all committee records are public records.
- (e) Staff, administrative, and facility support to the advisory committee shall be provided by the BOCC. The advisory committee shall be cooperatively staffed by the local government department or division having authority to administer local planning or housing programs to ensure an integrated approach to the work of the advisory committee. (Ord. No. 014-2008, § 1)

Sec. 2-701. - Duties of the affordable housing advisory committee.

- (a) The affordable housing advisory committee shall review established policies and procedures, ordinances, land development regulations, and the adopted local government comprehensive plan of the appointing local government and shall recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. The recommendations may include the modification or repeal of existing policies, procedures, ordinances, regulations, or plan provisions; the creation of exceptions applicable to affordable housing or the adoption of new policies, procedures, regulations, ordinances, or plan provisions, including recommendations to amend the local government comprehensive plan and corresponding regulations, ordinances and other policies.
- (b) By December 31, 2008, the affordable housing advisory committee is required to submit its

incentive recommendations report to the BOCC. After this initial submission, the reports are required to be submitted triennially on December 31, of the year preceding the submission of the local housing assistance plan. At a minimum, the advisory committee shall submit a report to the local governing body that includes recommendations on, and evaluates the implementation of, affordable housing incentives in the following areas: (1) The processing of approvals of development orders or permits as defined in F.S. § 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects; (2) The modification of impact fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing; (3) The allowance of flexibility in densities for affordable housing; (4) The reservation of infrastructure capacity for housing for very low income, low income and moderate income persons; (5) The allowance of affordable accessory residential units in residential zoning districts; (6) The reduction of parking and setback requirements for affordable housing; (7) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing; (8) The modification of street requirements for affordable housing; (9) The establishment of a process by which a local government considers, before adoptions, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing; (10) The preparation of a printed inventory of locally owned public lands suitable for affordable housing; (11) The support of development near transportation hubs and major employment centers and mixed-use developments; (12) Other affordable housing incentives as recommended.

(c) The advisory committee may perform additional responsibilities related to affordable housing at the request of the BOCC, including creating best management practices for the development of affordable housing in the community. (Ord. No. 014-2008, § 1)

Sec. 2-702. - Public hearing. The approval of the advisory committee of its local housing incentive strategies recommendations and its review of local government implementation of previously recommended strategies must be made by affirmative vote of a majority of the members of the advisory committee taken at a public hearing. Notice of time, dates, and place of public hearing of the committee to adopt final local housing incentive strategies recommendations must be published in a newspaper of general paid circulation, must contain a short summary of the incentives strategies recommendations to be considered by the committee, and must state the public place where a copy of the tentative recommendations can be obtained by interested persons. (Ord. No. 014-2008, § 1)

Sec. 2-703. - Commission action required.

(a) Within 90 days after the date of receipt of the local housing incentive strategies recommendations from the advisory committee, but no later than March 31, 2009, the BOCC shall adopt an amendment to its local housing assistance plan (LHAP) to incorporate the local housing incentive strategies it will implement within its jurisdiction. The BOCC must consider all of the strategies specified in subsection 2-701 as recommended by the committee.

(b) However, the amendment at a minimum, must include:

- (1) Assurance that permits for affordable housing are expedited to a greater degree than other projects. ("Permits" are defined by statute to include development orders, building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land);
 - (2) An ongoing process for review of local policies, ordinances, regulations, and plan provisions that increase the cost of housing prior to their adoption; and
 - (3) A schedule for implementing the incentive strategies...
- b) By May 2, 2009, the BOCC shall notify the Florida Housing Finance Corporation by certified mail of its adoption of the amended LHAP and include a copy of the approved amended plan. (Ord. No. 014-2008, § 1)

**APPENDIX #4
MONROE COUNTY WORKFORCE HOUSING ROUNDTABLE SUMMARY OF COMMENTS,
AUGUST 2014**

**WORKFORCE HOUSING ROUNDTABLE
August 25, 2014 Marathon, Florida
Representative Holly Raschein, Florida House of Representatives District 120**

ROUNDTABLE COMMENT FORM SUMMARY

Participants in the Workforce Housing Roundtable were invited to provide comments for consideration in the Workforce Housing Assessment being conducted by the FCRC Consensus Center at FSU. Below is a list of the respondents and the compiled responses for the Comment form questions:

1. **Debbie Swift Batty** Organization: **Historic Tours of America/Habitat for Humanity**
2. **Richard Beal** Organization: **Skeeter's Marine**
3. **Heather Carruthers** Organization: **Monroe BOCC (District 3 Commissioner)**
4. **J. Manuel Castillo Sr.**, Organization: **Key West and Monroe Co. Housing**
5. **Rita Cotter** Organization: **Congressman Garcia's Office**
6. **Raymond Fries** Organization: **Florida Keys Seahorse Park Association**
7. **Derrick Johnson** Organization(s): **Marathon and Lower Keys Association of Realtors, American Legion, Overseas Village Homeowners Association.**
8. **Johnathan Gueverra**, Organization: **Florida Keys Community College**
9. **Amber Ernst-Leonard** Organization: **Florida Keys Community College**
10. **Mark Moss** Organization: **Habitat for Humanity, Lower Keys and Key West**
11. **Jack Niedbalski** Organization: **Habitat for Humanity, Upper Keys**
12. **Holly Raschein** Organization: **Florida House of Representatives**
13. **David Rice** Organization: **Monroe County Commission**
14. **Mark Rosch**, Organization- **Monroe County Land Authority**
15. **Timothy W. Root** Organization: **Member of Utility Board Keys Energy, Appointed member of Workforce Housing Committee by Commissioner Kohlage**
16. **Bob Schillinger** Organization: **Monroe Co. Attorney's Office**
17. **Donna Stayton** Organization: **Florida DOH, Monroe Co.**
18. **Jeff Stuncard** Organization: **Village of Islamorada**
19. **Jim Saunders** Organization: **Bayview Homes/Development**
20. **Owen Trepanier** Organization: **Trepanier and Associates, Inc.**
21. **Mark Warmouth** Organization: **Individual Advocate/Wells Fargo Bank**
22. **Tim Wonderlin** Organization: **Habitat for Humanity, Middle Keys**
23. **Chris Todd Young** Organization: **Habitat for Humanity, Middle Keys**

1. WHAT ARE THE MOST IMPORTANT ISSUES AFFECTING MONROE COUNTY'S WORKFORCE HOUSING?

What is working well?

- The 100-year deed restriction.
- Consideration of workforce housing.
- Collection of affordable housing (in-line) fees.
- When funded, Sadowski.
- Florida housing finance Corporation funding. Monroe County 40 funding. Key West housing authority and Monroe County Housing Authority's management of government owned apartments.
- Tax-credit housing has made gains recently, particularly in the Upper Keys. Building has slowed over the past several years and presently is proceeding but only at a moderate rate.
- Land Authority – somewhat.
- PPP's (public private partnerships)
- Our park provides for visitors accommodation and tourist revenues.
- Habitat does well because they use partnerships and provide permanent housing.
- Habitat for humanity.
- Gorman developments in Upper Keys.
- New projects on Stock Island.
- Habitat for humanity-- he is one of the leading builders and renters of homes. They need more assistance from government to provide land to build.
- Not enough information to know.
- Not much, if anything.
- Nothing.
- Nothing!

What's not?

- Confusion on definitions.
- Financing, high costs
- Cost of insurance.
- Set up funds for new construction, first time home buyers.
- Sadowski fund--replenished for Monroe County.
- Sadowski Act funding.
- Lack of incentives for building affordable housing.
- More work, fewer people to do it,
- Workforce/affordable housing programs do not cover the full range of individuals struggling to afford to live and work in the Keys.
- Insufficient collaboration and comprehensive county wide planning.
- I don't see a strategic plan all encompassing of all entities. This confusing topic must be simplified, and can be.
- We need to figure out how to put the land authority/Housing Authority and bed tax money together and form development plan for affordable housing.
- Workforce housing is not affordable for working people.

- Availability of housing to reduce out of pocket rental cost to less than 20% salary. Personally I am being priced out of housing as I do not qualify for affordable housing. My rent went up \$350 in the past three years with 10 pay raises to offset.
- Tourism/service jobs with low salaries. Wages insufficient for high cost of living.
- Not enough housing.
- Lack of availability.
- Buildable land for affordable housing.
- More second-home owners eating up properties.
- Limitations with non-tier 3 land
- Regulations, density, height.
- Length of permitting time,
- State housing allocations, land development,
- Legislation to cut taxing rates on affordable housing.
- Connection with job creators and requirements for housing.
- Many affordable units historically approved had short-term (20 years) deed restrictions that are now expiring.
- Prior developers have not developed workforce housing as required.
- Housing for new businesses which require numerous employees. Identifying property to locate workforce housing and providing incentives to builders. Always being, as we are now, lagging behind the need.
- Landlords are having to raise their rent as they incur more costs for their properties through tax increases, sewer, etc.
- Needs to be split between rental and home ownership. Not a one-size-fits-all solution.
- Availability of rentals.
- HGTV.
- Affordable housing advisory committee,

2. WHAT DO YOU BELIEVE THE FUTURE HOLD FOR WORKFORCE HOUSING IN MONROE COUNTY?

What are the future challenges that need to be addressed?

- Affordable housing allocations.
- Limited land/permitting.
- Difficulty to get permits.
- Finding a formula that functions as a continuum. One size fits all will not work.
- Lack of land on which to build housing.
- Land acquisition. There are less vacant buildable lots available each year. The market rate applications/construction is increasing rapidly.
- Height ordinances
- Higher cost for rental properties, wind and flood insurance, plus higher taxes.
- Funding to offset housing costs.
- County requirements to match funding sources (HUD).
- Lack of funds to subsidize or offer incentives.

- Changing state legislation to Land Authority and Housing Authority money to be used for workforce housing. Using our bed tax money for workforce housing.
- Much of our current affordable housing is aging and not up to par for hurricanes which could lead to a future loss of workforce housing.
- Ways to bring in new workforce housing for those at the top of the wage spectrum.
- Environmental regulations often "trump" the ability to build.
- Rising sea levels.
- Insurance rates,
- Tax rates,
- The same as the past 15 years.
- Focus! We need heads down, rolled up sleeves, and accountability! Distinct set aside time and deliverables.

What are the future opportunities that should be leveraged?

- Funding is increasing.
- Land Authority money.
- Counties (municipalities) inclusionary housing requirements should be funded partly by business development with funding for employee/affordable housing.
- Sadowski fund--replenished for Monroe County. Set up funds for new construction, first time home buyers.
- Local, state and federal funds.
- State leverage for units to become allocated for affordable housing/workforce housing.
- Huge opportunities if we effectively link workforce housing to development and redevelopment projects.
- Housing units must be incorporated in new developments being constructed.
- Require developers to build housing for the workforce.
- As energy efficient technology becomes better and better it should be used to make new housing more affordable in the long term, especially since electricity is not cheap.
- Smoke free housing as an amenity for the health and safety of residence as a cost-saving benefit for refurbishing units.
- Explore increasing height limit of structures and increase densities in certain zonings. Use state and federal land for large affordable projects.
- Buildable land for affordable housing.
- Density requirements.
- Build up! Build new! Much of the KWHA properties are old, ugly, small and inefficiently sparse. Density needs to increase.
- The greatest opportunity is the current threat to our service economy. This threat has to be leveraged to bring this issue to the forefront.
- Need to greatly increase the affordable workforce rentals.
- Housing requirements for commercial development.
- Rising flood and windstorm insurance rates.

3. HOW SHOULD THE COUNTY BEST ADDRESS THESE OPPORTUNITIES AND CHALLENGES AS WELL AS THE NEEDS OF THE BUSINESS COMMUNITY AND RESIDENTS IN THE FLORIDA KEYS?

What strategies should Monroe County consider in addressing workforce housing issues going forward?

- Putting together a task force/committee.
- Task force with staff (and legal support). Suggestions:
 - All transient unit development and re-development to be inclusionary housing ordinance, or impact fee assessment.
 - Add commercial development and redevelopment based on employees/square feet (use industry standards and sales tax codes) for an impact fee assessment.
 - Fund the Monroe County Housing Authority or other similar successful organizations to build workforce housing.
 - Implement a ROGO transfer ordinance whereby a market rate unit may be dislodged if an affordable unit replaces the dislodged market rate.
 - Issue no market rate ROGO units for multi-unit development projects, instead, issue “affordables” and require developers to take the affordable units and deed restrict existing market rate properties and then dislodge the market rate for use elsewhere as their market rates.
 - Use land authority money or impact fees to buy down interest rates for development costs for work force housing projects.
 - Increased density in appropriate zoning districts within commercial areas to facilitate workforce housing.
 - Increase height in appropriate areas.
- Special considerations for landlords to make rental units affordable, while monitoring them to verify affordability.
- Again, unifying developers, county and Key West city government representatives and finding funding streams for us to define land acquisitions, builders to build on this land, and the Housing Authority to oversee these affordable units.
- Offer additional subsidies or incentives. Countywide effort to identify and acquire property to build.
- Work with DEO to increase ROGO allocations.
- Leveraging all resources.
- Many need more space.
- Focus all tier-3 properties on workforce housing.
- Give commercial properties that are used for workforce rental the same tax and insurance (flood) breaks as primary homestead properties.
- Focus land acquisition on workforce housing properties.
- Provide funding for nonprofit affordable housing entities.
- Develop a comprehensive plan that also deal with density and height restrictions.
- Create a strategy. There is no 1 year, 5 year, 10 year plan. Set goals. Consider "Outside the box" ideas.
- Keep our unique parks.
- Adding to the planning smoke free amenity to curb costs in renovation. it is a CDC best practice for reducing secondhand smoke and it's related to chronic health issues.

**APPENDIX #5
EMAIL COMMENTS**

From: Mike Rison <dfcmike@iserv.net>
Subject: **Re: Article in Key West Citizen regarding Affordable Housing Monroe County**
Date: August 28, 2014 11:28:02 AM EDT
To: Bob Jones rmjones@FSU.edu

I was reading an article in the Key West Citizen regarding "Affordable Housing" and your name was mentioned soliciting Citizen comments. I would like to submit a comment about the "Affordable Housing" issue in Monroe County. Please suggest the best way to submit a comment.

I might suggest some background information that could form the basis for your continued study of this issue.

As follows: The only place there is an "Affordable Housing" issue in the Florida Keys (Monroe County) is Key West). That pressure is caused by a 2 by 4 mile Island with 22,000 permanent residents that welcomes 2,000,000 Visitors per year. To service those 2,000,000 Visitors Key West has approximately 7000 lodging units.

In most areas across the country prices flow percentage wise from the cost of residential housing (for many different reasons) in the case of Key West because the Tourist Development Council has done such a spectacular job of enticing visitors to visit Key West all pricing flows from the room rates of lodging. Consider this; a company was formed to purchase 4 old and aging hotels, closed them down, spent 3 years re-constructing them and will soon add 700 additional rooms to the lodging supply! The first thing that appears necessary is a fee on all Lodging to build "Affordable Housing" for all working people as almost everyone in Key West is impacted by these huge numbers to support the Lodging Industry.

A solution put forward by (probably by Developers) was to provide cheap transportation to areas of Monroe County that have cheap housing costs, like Florida City. So enter the Lower Keys Shuttle (Key West to Marathon, \$2.00), The Upper Keys Shuttle (Marathon to Florida City \$0.50 with a transfer). So for a maximum \$2.50 you can ride anywhere between mm1 and mm120, 120 miles the only problem is you could spend 2-4 hours on an air conditioned bus each way every day. All subsidized by the Federal Government with no cost borne by the recipients of this great service. I have personally spent about \$4.50 to ride to Fort Lauderdale International Airport (the Senior price). That's the Lower Keys Shuttle, The Upper Keys Shuttle, #38 Busway, The Metro Rail, The Tri Rail, free shuttle to Fort Lauderdale Int. Airport.

Also as printed in the news paper your e-mail address is listed incorrectly (rmjones@fsu.edu) that last dot after edu will cause an e-mail program to "choke". This may be your first indication of how the "powers that be" try to impede your work while still appearing to support the idea of Citizen input! If you need a copy I have included as an attachment a copy of the Citizen containing your e-mail address as printed in the Citizen.

Regards
MR
dfcmike@iserv.net

APPENDIX #6
“AFFORDABLE HOUSING WHITE PAPER- CITY OF KEY WEST
DONALD CRAIG & NICOLE MALO

Affordable Housing White Paper- Donald Craig, AICP Director of Planning & Nicole Malo AICP, Planner,
September 2014 City of Key West:
http://legistar1.granicus.com/KeyWest/meetings/2014/10/2491_A_City_Commission_14-10-07_Meeting_Agenda_Full_Detail.pdf

APPENDIX #7 SAMPLE COMMITTEE PROTOCOLS

There was a request for a sample of protocols that the Board of County Commission and any committee they charge with addressing workforce housing might consider as they develop the charge and organize the Committee's efforts. These are based on protocols developed and used by a variety of local, regional and statewide committees that have been charged with seeking consensus on policy options.

COMMITTEE PROCESS OVERVIEW

CONSENSUS

Defining Consensus

Consensus is a deliberative process where a group seeks a shared understanding of a problem considers and evaluates all options and strives to achieve a practical agreement that all can live with.

Consensus means that, to the extent possible, each member commits to work toward agreements that meet their own and other members needs so that all can support the outcome.

Consensus is a **process, an attitude and an outcome**. Consensus processes have the potential of producing better quality, more informed and better-supported outcomes.

As a **process**, consensus is a problem solving approach in which all members:

1. Jointly share, clarify and distinguish their concerns;
2. Educate each other on substantive issues;
3. Jointly develop alternatives to address concerns; and then;
4. Seek to adopt recommendations everyone can embrace or at least live with.

In a consensus process, members should be able to honestly say:

- I believe that other members understand my point of view;
- I believe I understand other members' points of view; and
- Whether or not I prefer this decision, I support it because it was arrived at openly and fairly and because it is the best solution we can achieve at this time.

Consensus as an **attitude** means that each member commits to work toward agreements that meet their own and other member needs and interests so that all can support the outcome.

Consensus as an **outcome** means that agreement on decisions is reached by all members or by a significant majority of members after a process of active problem solving. In a consensus outcome, the level of enthusiasm for the agreement may not be the same among all members on any issue, but on balance all should be able to live with the overall package. Levels of consensus on a committee outcome can include a mix of:

- Participants who strongly support the solution;
- Participants who can "live with" the solution; and,

- Some participants who do not support the solution but agree not to vote against it.

SUCCESSFUL MEETINGS

Successful Meetings Overview

A successful meeting is a collaboration between members, staff, chair, facilitator, consultants (if relevant) and affected stakeholder interest groups. Consensus-based processes and decisions, developed working with diverse stakeholder interests affected by the issue(s), takes time to educate members' on the range of issues and possible solutions. Members have different levels of expertise and knowledge on the issues and require different levels of preparation and education ("getting up to speed") before they are prepared to evaluate options and make decisions. This is especially relevant to consensus-based decisions that strive for unanimity, or at a minimum a 75% level of support. In consensus-based processes one is not dealing with a simple majority decision requirement, instead the full range of issues and options are evaluated with the goal of ensuring stakeholder interests are addressed to the extent possible, and at a minimum are fairly considered. The reality is that consensus decisions, once reached, are durable, efficacious, long-lasting, and will have achieved the support of most if not all of the stakeholder interests affected by the issue(s).

A meeting will be successful to the extent that staff, chair, facilitator(s) and project consultants plan meetings and meeting objectives, ensure members receive relevant materials, and design and prepare agenda packets, worksheets, surveys, and summary reports sufficiently in advance of meetings.

A meeting will be successful to the extent that members' review materials, study the issues, consult with constituent stakeholders between meetings, complete pre and between meeting assignments, and prepare prior to the meetings. If there are documents and/or information members believe should be evaluated they should let chair/staff/facilitator know. Similarly, if there are meeting objectives and/or agenda items member's think should be added to the agenda, they should identify them during "Agenda Review" and during the "Next Steps" phase of each meeting where next meeting agenda items are requested.

In summary, meeting success is a group effort requiring collaboration, cooperation, planning, commitment, time and resources. It is the responsibility of staff, chairs, facilitators, consultants, members, stakeholder groups, and the public to ensure meetings are productive and successful. In short, it is "our" responsibility.

ADVISORY COMMITTEE

ORGANIZATIONAL AND PROCEDURAL POLICES AND GUIDELINES

CONSENSUS-BUILDING AND DECISION-MAKING PROCEDURES

The Monroe County Affordable Housing Committee (Committee) will seek consensus on guidance and recommendations to the Monroe County Board of County Commissioners (BOCC)

The Committee's consensus building and decision making process is participatory, on matters of substance, the members will jointly strive for agreements which all of the members can accept,

support or at least agree not to oppose. In instances where, after vigorously exploring possible ways to enhance the members' support for the final decision on an issue or package of advisory recommendations, and where 100% acceptance or support is not achievable, final recommendations of the Committee will require at least a 75% favorable vote of all members present and voting. This super majority decision rule underscores the Committee's view of the importance of seeking consensus. In the event the Committee can not reach consensus (75% in favor) on a decision, a minority report may be requested immediately following the vote, describing the rationales and preferences of those dissenting, to be included in the meeting summary report.

The Committee will make advisory recommendations only when a quorum is present. A quorum shall be constituted by at least 51% of the appointed members being present (simple majority).

The Committee will utilize Robert's Rules of Order, as modified by the Committee's adopted consensus guidelines and procedures, to make and approve motions; however, the 75% supermajority voting requirement will supercede the normal voting requirements used in Robert's Rules of Order for decision making on substantive motions and amendments to motions. In addition, the Committee will utilize their adopted meeting guidelines for conduct during meetings. The Committee will make substantive advisory recommendations using their adopted facilitated consensus-building procedures, and will use Robert's Rules of Order only for formal motions once a facilitated discussion is completed.

The Committee's facilitation team, in general, should use parliamentary procedures set forth in Robert's Rules of Order, as modified by Committee's adopted procedural guidelines.

Any voting member may make a motion when a quorum is present, and after a thorough discussion. A second is required to discuss the motion. If a motion is seconded, the Facilitator will open the floor for discussion. The Facilitator will recognize members wishing to speak on the motion. The Facilitator will, if time permits, recognize other participants wishing to speak on the motion.

The Facilitator may elect or be requested by the member making the motion to take a "straw poll" on the motion. Based on the result, the Facilitator may table the motion with the agreement of the member moving it, pending further discussion. The member making the motion may accept friendly amendments to the motion. After completing discussion, the Facilitator will call the discussion to a close and restate the motion, with any friendly amendments, and call for a vote. If the motion receives a 75% or more favorable vote of the members present and voting it will be approved.

COMMITTEE PROCEDURAL GUIDELINES

MEMBER'S ROLE

- ✓ Prepare for meetings. Review documents and background material prior to meetings.
- ✓ Keep to the agenda and meeting procedural policies and guidelines.
- ✓ The Committee process is an opportunity to explore possibilities. Offering or exploring an idea does not necessarily imply support for it.
- ✓ Listen to understand. Seek a shared understanding even if you don't agree.
- ✓ Be focused and concise—balance participation & minimize repetition. Share the airtime.
- ✓ Look to the facilitator(s) to be recognized. Please raise your hand (or tent card) to speak.
- ✓ Speak one person at a time. Please don't interrupt each other.
- ✓ Focus on issues, not personalities. *"Using insult instead of argument is the sign of a small mind."*
- ✓ Avoid stereotyping or personal attacks. *"Mud thrown is ground lost."*

- ✓ To the extent possible, offer options to address other's concerns, as well as your own.
- ✓ Participate fully in discussions, and complete meeting assignments as requested.
- ✓ Represent and communicate with member's constituent group(s).
- ✓ Refrain from using electronic devices during the meetings; Keep electronic devices turned off or silent.

FACILITATOR'S ROLE (FCRC Consensus Center @ FSU)

- ✓ Design and facilitate a participatory Committee process.
- ✓ Ensure a fair process during which all perspectives are considered.
- ✓ Enhance the opportunity for consensus building encouraging constructive discussions among the members.
- ✓ Assist the Committee to build consensus on advisory recommendations.
- ✓ Assist participants to stay focused and on task.
- ✓ Assure that participants follow ground rules.
- ✓ Prepare agenda packets and provide meeting summary reports.

MONROE COUNTY STAFF ROLE

- ✓ Respect meeting process and guidelines.

MEMBERS OF THE PUBLIC ROLE

- ✓ Respect meeting process and guidelines.
- ✓ Provide input during provided public comment opportunities.
- ✓ Consult and provide input to their representative stakeholder members to enhance the efficacy of the process.

GUIDELINES FOR BRAINSTORMING

- ✓ Speak when recognized by the Facilitator(s).
- ✓ Offer one idea per person without explanation.
- ✓ No comments, criticism, or discussion of other's ideas.
- ✓ Listen respectfully to other's ideas and opinions.
- ✓ Seek understanding and not agreement at this point in the discussion.

THE NAME STACKING PROCESS

- ✓ Determines the speaking order.
- ✓ Participant raises hand to speak (or raise name tent). Facilitator(s) will call on participants in turn.
- ✓ Facilitator(s) may interrupt the stack (change the speaking order) in order to promote discussion on a specific issue or, to balance participation and allow those who have not spoken on an issue an opportunity to do so before others on the list who have already spoken on the issue.

GUIDELINES FOR REPORTS AND PRESENTATIONS

- ✓ Facilitator introduces presenter.
- ✓ Hold all questions until report or presentation is complete, unless invited by the speaker.
- ✓ Facilitator stacks names.
- ✓ Facilitator calls on members to speak.
- ✓ Clarifying questions only. (For discussions, see guidelines below.)

GUIDELINES FOR DISCUSSIONS AND PROPOSALS

- ✓ Facilitator guides process.
- ✓ Meeting guidelines remain in effect.
- ✓ Facilitator stacks names.
- ✓ Proposal is presented (no comments or discussion).
- ✓ Clarifying questions are taken (no comments or discussion of the proposal).
- ✓ Discussion of proposal (focus on issues, refine proposal, and consensus building).
- ✓ Consensus/Acceptability ranking as needed.
- ✓ Facilitator tests for consensus with a motion to approve and a vote.

ACCEPTABILITY RANKING SCALE

During the meetings, members will be asked to develop and rank options, and following discussion and refinement, may be asked to do additional rankings of the options if requested by members and staff. Please be prepared to offer specific refinements or changes to address your reservations. The following scale will be utilized for the ranking exercises:

ACCEPTABILITY RANKING SCALE	<i>4= Acceptable, I agree</i>	<i>3= Acceptable, I agree with minor reservations</i>	<i>2= Not Acceptable, I don't agree unless major reservations addressed</i>	<i>1= Not Acceptable</i>
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PRIORITIZATION RANKING SCALE

- 5 Highest Level of Priority; Urgent
- 4 High Priority
- 3 Moderate Level of Priority
- 2 Low Level of Priority
- 1 Lowest Possible Priority; Committee Should not Pursue

TOPIC	RANK	5	4	3	2	1	RAW SCORE	AVERAGE
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AGENDA SUBMITTAL AND CONSIDERATION PROCEDURES

All agenda items must be submitted by close of business ten (10) days prior to the next scheduled Committee meeting.

The staff will review a proposed agenda item for a determination of whether the issue falls under the charge of the Committee. Staff will notify the member proposing the agenda item of the determination whether the issue will be placed on the Committee's next agenda.

Committee members will receive all proposed agenda items and supporting documentation at least seven days prior to the next scheduled Committee meeting.

No new agenda items will be considered at the Committee meeting with the exception of those issues raised by the staff that have been determined to require immediate Committee action, or by the unanimous (100%) approval of a quorum of the Committee through the Chair.

Agenda items that meet submittal criteria and arrive after the established deadline will be placed on the next regularly scheduled Committee meeting agenda.

Based on number of agenda items the Facilitator, in consultation with the Chair, may allocate a specific amount of time for each agenda item.

The Committee by a 75% favorable vote may discuss requested agenda items not meeting the submittal criteria requirements but may not take any formal action on the issue until the next scheduled Committee meeting.

Special meetings may be called by the staff in consultation with the Chair, based on urgency and necessity for immediate action.

AGENDA ITEM SUBMITTAL CRITERIA

Agenda item must be submitted 10 days prior to regularly scheduled Committee meetings. Proposed agenda item must clearly state the action requested of the Committee. If applicable, proponent should provide exact ordinance, rule or statutory references that the proposal addresses. Proponent should provide all necessary supporting documentation required for Committee and staff to determine the merits of the request. Proponent must indicate that they have not requested any additional actions on the proposed agenda items such as an administrative hearing or declaratory statement. Proponent must provide the following contact and agenda information:

CONTACT INFORMATION	
Name:	
Organization/Representation:	
Address:	
Phone and Fax Numbers:	
E-Mail Address:	
Date Submitted:	

AGENDA ITEM INFORMATION	
Date of Committee Meeting:	
Name of Presenter:	
Representation of Presenter:	
Agenda Item Title:	
Amount of Time Requested:	
Rationale for Agenda Item:	
Specific Action Requested:	
Background Documentation:	

MEETING PROCESS—AGENDA ITEM CONSIDERATION PROCEDURES

1. Facilitator introduces the agenda item/proposal.
2. Proponent states the action requested and provides rationale for proposal.

3. Facilitator asks Committee members only for clarifying questions (a clarifying question addresses a specific point that is not understood, and should not indicate support or opposition to the proposal).
4. After questions, the facilitator opens the issue up for discussion. All Committee members and Staff wishing to speak raise their name tents and be acknowledged by the Facilitator prior to speaking. Committee approved meeting guidelines are in effect at all times.

FOR PROPOSALS (issues requiring Committee action): Following Committee member's preliminary discussion, the facilitator asks if any members of the public wishes to address the Committee on the current issue under Committee consideration. The facilitator serves as a moderator for public input. The facilitator asks for those who wish to speak in favor of the proposal or topic under discussion to offer brief comments, others who wish to speak in favor will be asked to offer new points or simply state agreement with previous speakers. The same opportunity and requirements will be offered for those who wish to speak in opposition to the proposal or topic under discussion. The facilitator ensures that all views are expressed and similar views are not repeated. Members may, through the facilitator or chair, ask clarifying questions to members of the public offering comments. The facilitator or chair may limit public comment to three (3) minutes per person. This process will be used for substantive Committee issues and not for procedural matters before the Committee.

FOR DISCUSSION ISSUES (no formal action required): Following Committee member's preliminary discussion, the facilitator asks if any members of the public wishes to address the Committee on the current issue under Committee consideration. The facilitator serves as a moderator for public input. Members of the public will be provided one opportunity to comment per discussion agenda item, and may be limited to three (3) minutes. Members may, through the facilitator or chair, ask clarifying questions to members of the public offering comments. This process is used for Committee substantive issues and not for procedural matters before the Committee.

FOR PROPOSALS AND DISCUSSION ISSUES (Substantive Agenda Items): After discussion and public comment, a Committee member may make a motion for an action on the issue. If there is a second to the motion, the facilitator will call for discussion. Once a motion is made and seconded the discussion will be restricted to only Committee members unless the facilitator or chair requests specific clarification from the staff or a member of the public. Members may request specific clarification from a member of the public through the facilitator/chair. A member may wish to second a motion for the purpose of Committee discussion and not necessarily as a show of support for the motion. If the motion involves an option that the public has already commented on, then the vote is taken, if the proposed action (motion) is materially different from what was discussed, an additional opportunity should be provided for public comment, and then the Committee votes on the motion.

Only motions to approve will be considered. There will be no motions to disapprove. If there is no motion after discussion or a motion with no second, the requested action is not approved.

MEETING PROCESS PROCEDURES

- Facilitator introduces each agenda item.
- Proponent/Presenter provides overview, rationale for proposal, and any requested action.
- Clarifying questions from members (i.e. something you don't understand). Names stacked (raise name tents).
- Committee begins discussion only after all questions are answered.
- General discussion by Committee members.
- When appropriate: Facilitator asks if any members of the public wishes to address the Committee on the current issue under Committee consideration. Facilitator asks for those who wish to speak in favor of the proposal or topic under discussion to offer brief comments, others who wish to speak in favor will be asked to offer new points or simply state agreement with previous speakers.
- The same opportunity and requirements will be offered for those who wish to speak in opposition to the proposal or topic under discussion.
- Facilitator ensures that all views are expressed and similar views are not repeated.
- Facilitator may instruct members of the public to avoid repeating points, and encourage them to summarize key points and to submit lengthy prepared statements into the record that will be included in the meeting summary (instead of reading them).
- When appropriate: Members of the public will be provided one opportunity to comment and may be limited to three (3) minutes.
- Members may, through the facilitator or chair, ask clarifying questions to members of the public offering comments.
- After public comment, facilitator calls for members' discussion and stacks names of members wishing to speak.
- Members explore the pros and cons of all options prior to making a formal motion.
- Any voting member may make a motion when a quorum is present which will require a second.
- If a motion is seconded, the facilitator opens the floor for discussion. The Facilitator will recognize members wishing to speak on the motion.
- Committee votes on the motion.
- Once a motion is on the floor discussion is restricted to Committee members except as allowed by the facilitator or chair for purposes of clarification.
- For Committee members offering a second, is it understood that they may be seconding for purposes of discussion, and not necessarily due to agreement with the motion.
- Committee members may offer friendly amendments. If accepted by maker of the motion, the friendly amendment becomes a part of the motion currently under discussion.
- In order to get a "read" on a motion, the Facilitator may elect or be requested by the member making the motion to take a "straw poll" on the motion. Based on the result, the Facilitator may suggest to the member moving that they withdraw or table the motion pending further discussion.
- Committee members may offer an amendment to the motion: second required, discussion, vote on the amendment only.
- The motion on the table is now the motion as amended (if amendment was accepted by the mover and approved by 75% or greater of the Committee). After completing discussion, the Facilitator will call the discussion to a close and restate the motion, with any friendly amendments or approved amendments, and the Facilitator will call for a vote. If the motion receives a 75% or greater favorable vote of the Committee members it will be deemed approved.

PUBLIC PARTICIPATION PROCEDURES POLICY

PUBLIC COMMENT PROCEDURES: Public comment opportunities provided during Committee meetings are for comments only. The public is also encouraged to provide their comments in writing using the Public Comment Forms to ensure accuracy. All written and or electronic comments will be included as in the Facilitator's Summary Report. Public comment provided orally during meetings will be summarized and included in the Facilitator's Summary Report.

TIME LIMITS FOR PUBLIC COMMENT POLICY: The minimum time allowed per person wishing to comment is three (3) minutes and the maximum is five (5) minutes. The facilitator will check for the number of people wishing to comment and the amount of time left in the meeting, and poll Committee members for the amount of time they prefer to allow for each person wishing to comment from three (3), four (4) or five (5) minutes.

PUBLIC OPPORTUNITY TO BE HEARD POLICY: The Committee will provide a regularly scheduled general public comment opportunity at each Committee meeting. In addition, the public will be provided an opportunity to comment prior to the Committee voting on substantive policy matters (actions that are not procedural or ministerial in content). If a decision is to be made over the course of multiple meetings (i.e., discussed at one meeting and voted on at another meeting) the public will be allowed an opportunity to speak on the issue during the regularly scheduled Public Comment opportunity. If a decision is to be made at the same meeting where the issue is first discussed the public will be provided an opportunity to speak after Committee discussion but before a vote is taken.

If there are a large number of individuals wishing to speak from the same group, the Committee Chair and facilitator may decide to require representatives of groups to speak on behalf of their respective groups, rather than all members of a group speaking. The group shall elect one person to speak on their behalf and notify the Committee of their selected representative prior to public comment.

PROCEDURE FOR REQUESTING TO MAKE PRESENTATIONS TO THE COMMITTEE: Members of the public wishing to make a presentation to the Committee should contact their constituent stakeholder representative on the Committee. If the Committee member agrees that the presentation is relevant and beneficial to the Committee they will discuss the presentation with staff, and staff will review the presentation for relevance, accuracy of data, and balance of perspective and if deemed beneficial to the Committee, they will present the request to the Committee for their consideration. If the Committee is interested in having the presentation it will be scheduled for a subsequent meeting with appropriate time set for the agenda per agenda submittal policy.

DISTRIBUTION OF INFORMATION TO COMMITTEE PROCEDURES: Members of the public wishing to distribute information to the Committee should provide the information to the facilitator or staff in electronic format for distribution to the Committee.

COMMITTEE MEETING ATTENDANCE POLICY

Any members of the Committee who fails to attend two consecutive regularly scheduled meetings will be contacted by staff to determine why the member was not able to attend and if the member still wishes to serve on the Committee. If the member cannot demonstrate his or her absence was for good cause, which includes but is not limited to personal or family illness or military service, or no longer wishes to serve on the Committee, Staff will request the member submit a written resignation from the Committee to their appointing member of the County Commission. If the member refuses to resign, the Committee will recommend to the Board that the member's appointment be terminated and a new member be appointed as a replacement.

COMMITTEE ADOPTED GUIDING PRINCIPLES

1. The Committee will adhere to their charge and purpose by providing advisory recommendations to the County Commission
2. The Committee will strive to achieve consensus on the evaluation and development of substantive advisory recommendations submitted to the County Commission.
3. The Committee will operate under adopted policies and procedures that are clear and concise, and consistently and equitably applied.
4. Committee members will serve as liaisons between the stakeholder groups they have been appointed to represent on the Committee, and they should strive to both inform and seek input on issues the Committee is addressing from those they represent.

MEETING FREQUENCY POLICY

The Committee shall agree on a workplan and schedule consistent with meeting its charge at its organizational meeting. Additional meetings may be called by the Staff or Committee chair as required.

ABSENTEE COMMITTEE MEMBER COMMENT POLICY

Any member of the Committee who wishes to have their comments/opinions read into the record at a meeting they will not be able to attend, may send their written comments by e-mail to the Facilitator and the Staff. The member should identify the agenda item(s) that the comment(s) pertains to. The Facilitator will read the absentee member's comments into the record during the discussion portion of the specific agenda item the member is commenting on, and the member's comments will be included in the Facilitator's meeting summary report. The Committee member may only make one comment per agenda item, and each comment will be limited to a maximum of five-hundred (500) words.

CHAIR ELECTION POLICY

The Committee will elect a chair from within the existing membership, who will serve in that position for a one-year term. The Chair will work with the facilitator to moderate the Committee meetings.

APPENDIX #8
INFORMATION ON FCRC CONSENSUS CENTER, FLORIDA STATE UNIVERSITY



CONSENSUS CENTER

“Facilitating Consensus Solutions, Supporting Collaborative Action.”

The Florida State University
Morgan Building, Suite 236
2035 East Paul Dirac Drive
Tallahassee, FL 32310
Phone: (850) 644-6320
Fax: (850) 644-4968

<http://consensus.fsu.edu>



THE
FLORIDA STATE
UNIVERSITY

The FCRC Consensus Center serves as an independent public resource facilitating consensus solutions and supporting collaborative action.

The Consensus Center, based at Florida State University in Tallahassee and University of Central Florida in Orlando, provides consensus building and collaborative planning services, education, training and applied research. Through our work, we strive to build a broader understanding of the value of collaborative approaches and create a cadre of leaders, professionals, managers, stakeholders and students skilled in using collaborative consensus building processes to produce and implement solutions.

The Center offers neutral technical assistance to a wide range of public and private organizations, professionals, agency staff and private citizens engaged in collaboration on public and organizational challenges throughout Florida and the country. We help to design and implement efforts for strategic planning and public problem-solving. We have substantial experience assisting with a range of stakeholder collaborations on topics such as building codes, land use, water resources, environmental, energy, airspace.

Contact us if you'd like to explore utilizing a collaborative approach and the Center's services.

Robert M. Jones, Director FCRC Consensus Center rmjones@fsu.edu



ORDINANCE - 2015

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10 **AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY**
11 **COMMISSIONERS AMENDING THE LIVABLE COMMUNIKEYS**
12 **PROGRAM MASTER PLAN FOR FUTURE DEVELOPMENT OF BIG**
13 **PINE KEY AND NO NAME KEY AMENDING THE TIER DESIGNATION**
14 **FOR PROPERTY OWNED BY LONGSTOCK II, LLC, HAVING REAL**
15 **ESTATE NUMBERS 00300090-000000;00300180-000000;00300590-000000**
16 **AND 00300670-000000 FROM TIER I TO TIER III ON FIGURE 2.1 (TIER**
17 **MAP FOR BIG PINE KEY AND NO NAME KEY); PROVIDING FOR**
18 **SEVERABILITY; PROVIDING FOR THE REPEAL OF INCONSISTENT**
19 **PROVISIONS; PROVIDING FOR THE TRANSMITTAL TO THE STATE**
20 **LAND PLANNING AGENCY; PROVIDING FOR THE FILING WITH THE**
21 **SECRETARY OF STATE AND FOR AN EFFECTIVE DATE; AND**
22 **PROVIDING FOR THE INCLUSION IN THE MONROE COUNTY 2010**
23 **COMPREHENSIVE PLAN.**

24
25
26 **WHEREAS**, on December 17, 2003 the BOCC passed Resolution 562-2003 approving the
27 Livable CommuniKeys Master Plan (LCP) for Big Pine Key and No Name Key as the policy
28 document to direct growth and development of Big Pine Key and No Name Key. The LCP
29 implements the Habitat Conservation Plan (HCP) as well as provides for the development needs
30 of the community; and

31
32 **WHEREAS**, the LCP was completed in August 2004, adopted by the Board of County
33 Commissioners on August 18, 2004 and incorporated by reference into the Monroe County 2010
34 Comprehensive Plan by Policy 101.20.2(1); and

35
36 **WHEREAS**, Longstock II, LLC submitted an application requesting to amend Figure 2.1 of
37 the Livable CommuniKeys Program Master Plan for Future Development of Big Pine Key and
38 No Name Key by amending the Tier Designation for Parcel #'s 00300090-000000; 00300180-
39 000000; 00300590-000000 & 00300670-000000 from Tier I to Tier III; and

40
41 **WHEREAS**, the Monroe County Development Review Committee considered the proposed
42 amendment at a regularly scheduled meeting held on the 28th day of July, 2015; and

43
44 **WHEREAS**, at a regularly scheduled meeting held on the 26th day of August, 2015, the
45 Monroe County Planning Commission held a public hearing for the purpose of considering the
46 transmittal to the State Land Planning Agency, for review and comment, a proposed amendment
47 to the Monroe County Year 2010 Comprehensive Plan; and

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WHEREAS, the Monroe County Planning Commission made the following findings:

- 1. The proposed amendment is not anticipated to adversely impact the community character of the surrounding area; and
- 2. The proposed amendment is consistent with the Goals, Objectives and Policies of the Monroe County Year 2010 Comprehensive Plan; and
- 3. The proposed amendment is consistent with the Livable CommuniKeys Master Plan for Big Pine Key and No Name Key and the Habitat Conservation Plan; and
- 4. The proposed amendment is consistent with the Principles for Guiding Development for the Florida Keys Area of Critical State Concern, Section 380.0552(7), Florida Statute; and
- 5. The proposed amendment is consistent with Part II of Chapter 163, Florida Statute.

WHEREAS, at a regular meeting held on ___day of _____2015, the Monroe County Board of County Commissioners held a public hearing to consider the transmittal of the proposed amendment, considered the staff report and provided for public comment and public participation in accordance with the requirements of state law and the procedures adopted for public participation in the planning process; and

WHEREAS, at the_____ 2015, public hearing, the BOCC voted to _____ the amendment to the State Land Planning Agency; and

WHEREAS, the State Land Planning Agency reviewed the amendment and issued an Objections, Recommendations and Comments (ORC) Report on _____, 2015, which did not identify any issues with the proposed amendment; and

WHEREAS, the ORC report states_____ and as a response to the ORC Report, Monroe County _____.

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

Section 1. The Livable CommuniKeys Master Plan for Big Pine Key and No Name Key as adopted by reference into the Monroe County 2010 Comprehensive Plan is amended as follows:

- (1) Amending the Tier designations on Figure 2.1 for four (4) parcels having real estate numbers 00300090-000000;00300180-000000;00300590-000000 and 00300670-000000 from Tier I to Tier III as shown on Exhibit 1 attached hereto and incorporated herein.

94
95 **Section 2. Severability.** If any section, subsection, sentence, clause, item, change, or
96 provision of this ordinance is held invalid, the remainder of this ordinance shall
97 not be affected by such validity.
98

99 **Section 3. Repeal of Inconsistent Provisions.** All ordinances or parts of ordinances in
100 conflict with this ordinance are hereby repealed to the extent of said conflict.
101

102 **Section 4. Transmittal.** This ordinance shall be transmitted by the Director of Planning to
103 the State Land Planning Agency pursuant to Chapter 163 and 380, Florida
104 Statutes.
105

106 **Section 5. Filing and Effective Date.** This ordinance shall be filed in the Office of the
107 secretary of the State of Florida but shall not become effective until a notice is
108 issued by the State Land Planning Agency or Administration Commission
109 finding the amendment in compliance with Chapter 163, Florida Statutes and
110 after any applicable appeal periods have expired.
111

112 **Section 6. Inclusion in the Comprehensive Plan.** The number of the foregoing
113 amendment may be renumbered to conform to the numbering in the Livable
114 CommuniKeys Master Plan for Big Pine Key and No Name Key as adopted by
115 reference into the Monroe County 2010 Comprehensive Plan and shall be
116 incorporated in the Livable CommuniKeys Master Plan for Big Pine Key and
117 No Name Key.
118

119 **PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County, Florida,
120 at a regular meeting held on the ___ day of _____, 2015.
121

122 Mayor Danny L. Kolhage _____
123 Mayor *pro tem* Heather Carruthers _____
124 Commissioner David Rice _____
125 Commissioner George Neugent _____
126 Commissioner Sylvia Murphy _____
127

128 BOARD OF COUNTY COMMISSIONERS OF MONROE
129 COUNTY, FLORIDA
130

131 BY _____
132 Mayor Danny L. Kolhage
133

134 (SEAL)

135
136 ATTEST: AMY HEAVILIN, CLERK
137

138
139 _____
140 DEPUTY CLERK

Livable Communikeys Program Big Pine Key and No Name Key Tier Overlay District

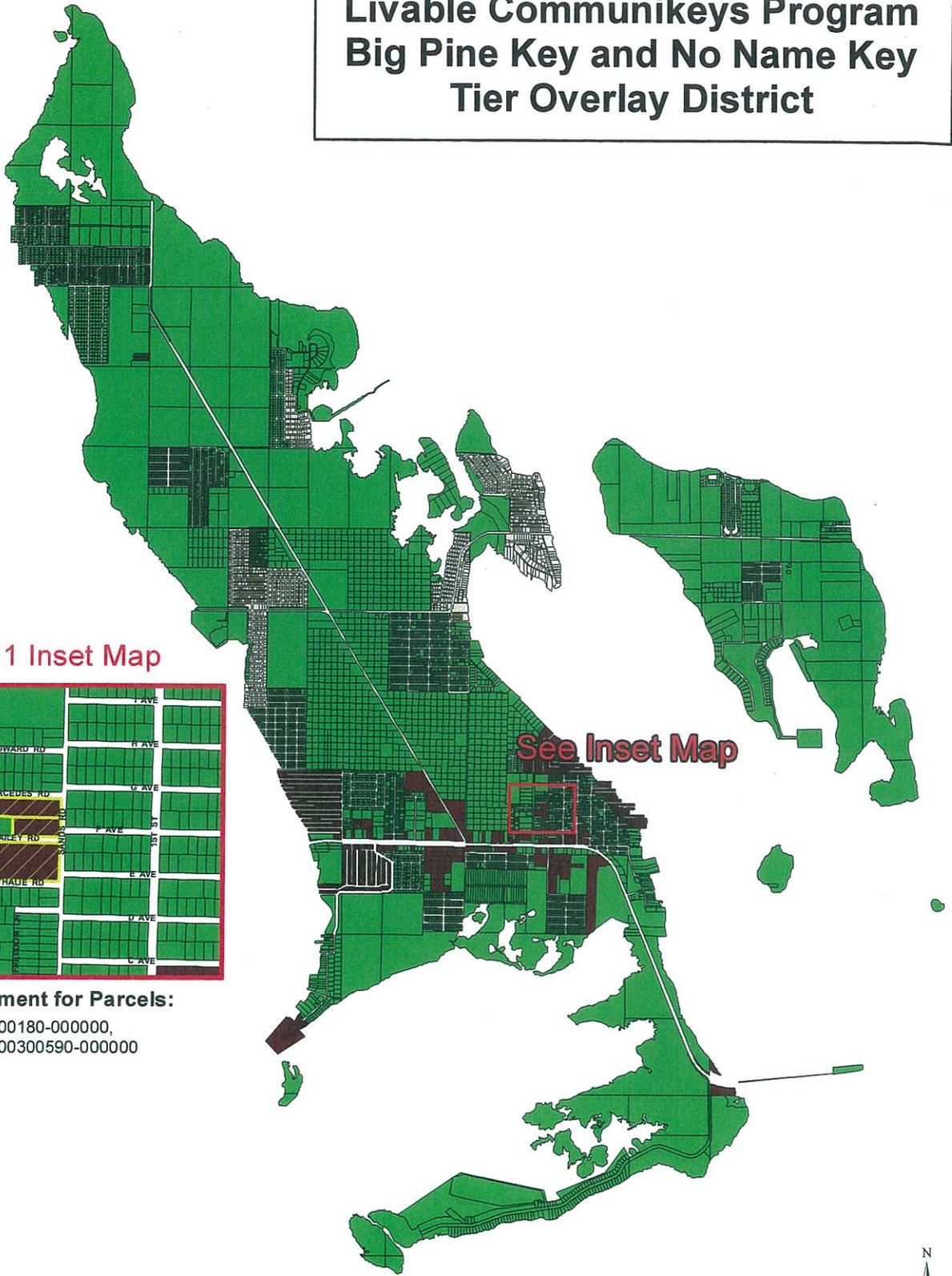
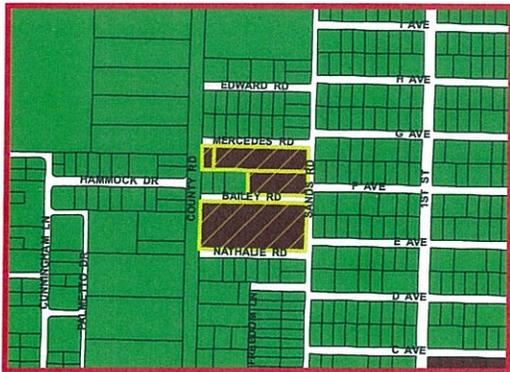


Figure 2.1 Inset Map



See Inset Map

Proposed Amendment for Parcels:
00300090-000000, 00300180-000000,
00300670-000000 and 00300590-000000

Monroe County Tier Overlay District

Tier

- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area



**Monroe County
Planning and Environmental
Resources Department**



Figure 2.1 Tier designations on Big Pine Key and No Name Key. (Ordinance 020-2009, § 1)

This map is for Monroe County Growth Management Districts purposes only. The map contains information that is not intended to be used as a warranty, deed, contract, or other legal instrument. The map is provided as a general informational tool and should not be used for any other purpose. The map is provided as a general informational tool and should not be used for any other purpose. The map is provided as a general informational tool and should not be used for any other purpose. Data Source: Monroe County Growth Management - GIS



MEMORANDUM

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

To: The Monroe County Planning Commission

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

From: Michael Roberts, Sr. Administrator, Environmental Resources *MR*

Date: August 13, 2015

Subject: *Request for an Amendment to the Tier Overlay District (Zoning) Map from Tier I to Tier III, Longstock II, LLC, Vacant Land, Big Pine Key, having real estate no's. 00300090-000000; 00300180-000000; 00300590-000000 & 00300670-000000 (File 2015-035)*

Meeting: August 26, 2015

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I REQUEST

A request to amend the tier designation for Parcel #'s 00300090-000000; 00300180-000000; 00300590-000000 & 00300670-000000 from Tier I to Tier III.



Subject Parcels (outlined in blue) (2012)

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1 II BACKGROUND INFORMATION & RELEVANT PRIOR COUNTY ACTIONS

2
3 Site Information

4 Address: 201 County Road, Big Pine Key

5 Legal Description: Lots 1, 2, 3, 4 and 5 Block 1; Lots 1 through 18 Block 2 Sam-N-Joe
6 Subdivision Plat Book 3 Page 76 of the Public Records of Monroe County Florida and
7 Lots 1 through 9, Block 3, Darios Subdivision Plat Book 3 Page 92 of the Public Records
8 of Monroe County Florida.

9 Real Estate (RE) Numbers: 00300090-000000; 00300180-000000; 00300590-000000 &
10 00300670-000000

11 Applicant: Longstock II, LLC

12 Size of Site: 3.93 acres

13 Land Use District(s): IS (North ½) and URM (South ½)

14 FLUM Designation: RM (North ½) and RH (South ½)

15 Tier Designation: I

16 Flood Zone: AE - 8

17 Existing Use: Sea Horse RV Campground

18 The parcel consists of a developed RV Campground containing 130 documented units,
19 consisting of 125 transient units and 5 market rate units (Letter of Development Rights
20 Determination dated 9/29/2014).

21 Existing Vegetation / Habitat: Scarified; Developed Land

22 Community Character of Immediate Vicinity: The surrounding community is a mix of dense
23 residential development interspersed with sparsely developed and undeveloped areas. The
24 adjacent land use (zoning) districts consist of IS, URM and SR land use districts.

- 25
- 26 • On March 19, 2003 the Monroe County Board of County Commissioners (BOCC)
27 approved Resolution 119-2003 authorizing submittal of the Habitat Conservation Plan for
28 Key Deer and other protected species on Big Pine Key and No Name Key (HCP).
 - 29 • On December 17, 2003 the BOCC passed Resolution 562-2003 approving the Livable
30 Communikeys Master Plan (LCP) for Big Pine Key and No Name Key as the policy
31 document to direct growth and development of Big Pine Key and No Name Key. The
32 LCP implements the HCP as well as provides for the development needs of the
33 community.
 - 34 • The LCP was completed in August 2004 adopted by the Board of County Commissioners
35 on August 18, 2004 and is incorporated by reference into the Monroe County 2010
36 Comprehensive Plan by Policy 101.20.2(1).
 - 37 • The LCP was amended in June 2009 (Ordinance 020-2009) to revise certain figures to
38 depict only the lands covered by the HCP; to implement the ROGO requirements of the
39 HCP; to define the number of dwelling units to be permitted over the life of the Incidental
40 Take Permit (ITP), including the limitations on Tier I development; to establish certain
41 control dates for development and mitigation; and to regulate the construction of fences
42 and accessory structures.

- The Board of County Commissioners adopted Ordinance 022-2012 on September 21, 2012 to amend the Livable CommuniKeys Program Master Plan for Future Development of Big Pine Key and No Name Key, to amend the Tier designation on Figure 2.1 (Tier Map for Big Pine Key and No Name Key), and Table 2.7, Institutional Uses, for the Seacamp property from Tier I to Tier III, as directed by the Board of County Commissioners in Resolution 562-2003.

DRC Review

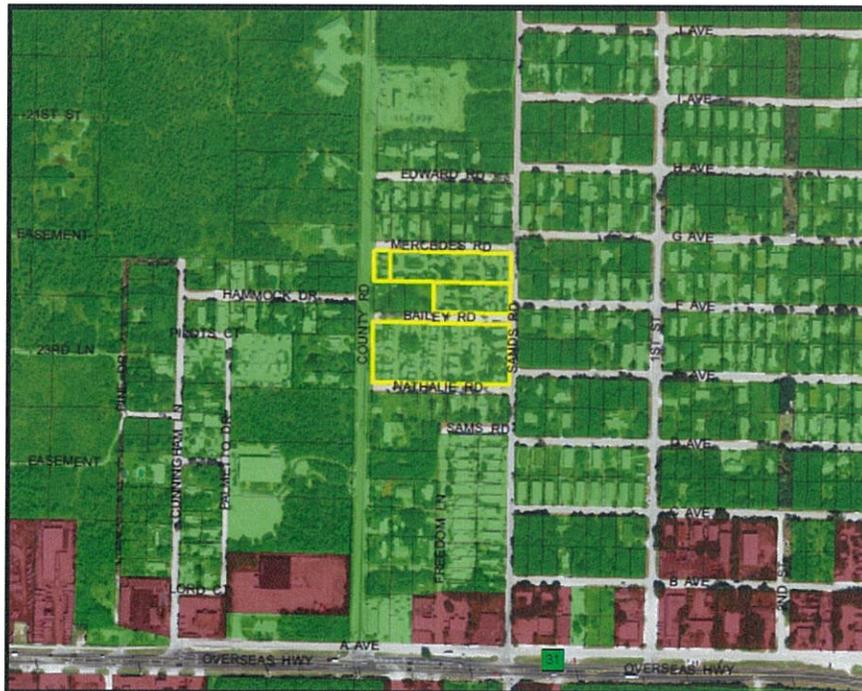
At its regularly scheduled meeting on July 28, 2015, the Monroe County Development Review Committee reviewed the proposed amendment. The information provided in the staff report and discussed at the meeting supports the Chair’s decision to recommend approval to the Planning Commission and Board of County Commissioners.

PC Review

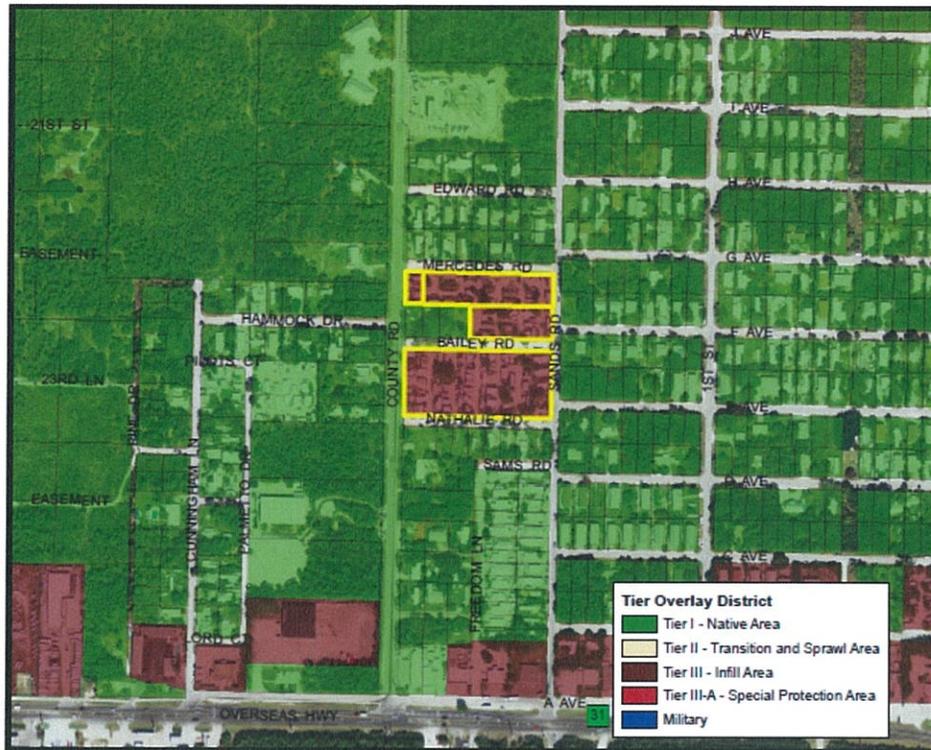
At its regularly scheduled meeting on August 26, 2015, the Monroe County Planning Commission reviewed the proposed amendment. The information provided in the staff report and discussed at the meeting supports the Planning Commission’s decision to recommend _____ to the Board of County Commissioners.

III PROPOSED AMENDMENT

Request to amend the tier designation for Parcel #'s 00300090-000000; 00300180-000000; 00300590-000000 & 00300670-000000 from Tier I to Tier III (Exhibit I).



Existing Tier



Proposed Tier

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3 **Review of Amendment**
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5 The Tier Maps for Big Pine Key and No Name Key has been developed based on relative
6 wildlife habitat quality as defined in the Habitat Conservation Plan (HCP). Monroe County
7 developed the Tier Maps pursuant to county-wide Smart Growth Initiatives adopted in Goal
8 105 of the Comprehensive Plan and Strategy 1.1 of the LCP.
9

10 “The Habitat Conservation Plan (HCP) focuses on the Key deer as an “umbrella species” and
11 operates under the assumption that avoiding and minimizing impacts to Key deer habitat, will
12 also provide direct protection to both populations and habitats of other terrestrial species. In
13 the development of the HCP, the ecology and population dynamics of the Key deer was
14 studied for three years and a Population Viability Analysis (PVA) model, including a spatial
15 component, was produced to evaluate the impacts of development scenarios on the Key deer
16 population. Based on the Key deer studies done for the HCP and the resulting spatial model,
17 lands in the study area were classified into three “Tiers.” Tier 1 lands are higher quality Key
18 deer habitat. Tier 3 lands are the lowest quality Key deer habitat. Most of the parcels in Tiers
19 2 and 3 are interspersed among developed parcels and among canals. These areas provide
20 little habitat value to the covered species.” (Pg. 2 Habitat Conservation Plan)
21

22 As noted in the HCP, “the Key deer are wide ranging and utilize virtually all available habitat
23 in the project area, including developed areas (Figure 2.1, Lopez 2001).” Figure 2.1 does
24 indicate the utilization or distribution of Key deer, during the 3 year study period, within or
25 adjacent to the subject properties but it is not as significant as other locations. (Pg. 20 Habitat
26 Conservation Plan).

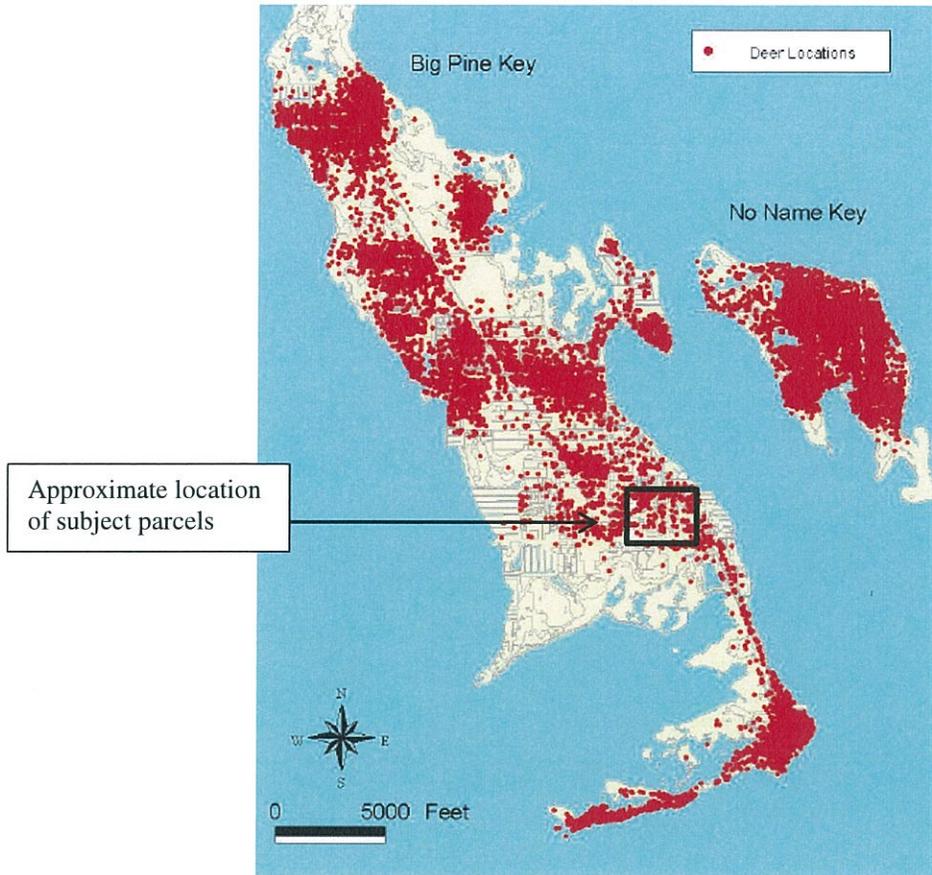


Figure 2.1. Key deer locations from telemetry data (Lopez 2001)

Figure 2.2 of the HCP provides the Lower Keys marsh rabbit habitat, as identified by the U.S. Fish and Wildlife Service. This figure displays the Lower Keys marsh rabbit habitat on Big Pine Key and No Name Key (Faulhaber 2003) based on the most recent data on its distribution within the covered area (Figure 2.2). Figure 2.2 does not indicate Lower Keys marsh rabbit habitat within or adjacent to the subject properties. (Pg. 23 Habitat Conservation Plan).

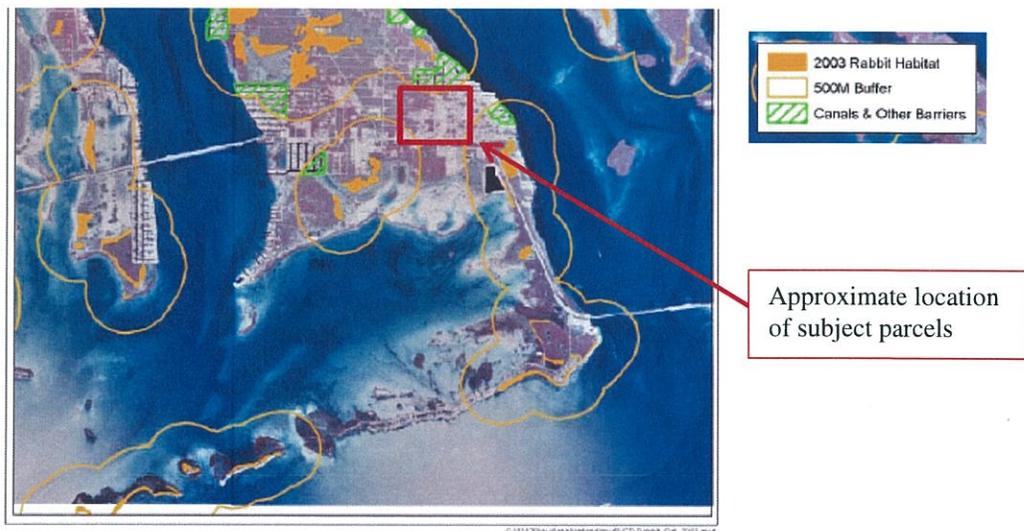


Figure 2.2. Lower Keys marsh rabbit habitat (Source: United States Fish and Wildlife Service).

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1 Lastly, Figure 2.4 depicts the 6 grid layers used to generate the weighting factor for the final
2 carrying capacity grid. The deer corridor deer density, house density and distance from US1
3 parameters reflect low utilization of the subject properties by Key deer.
4

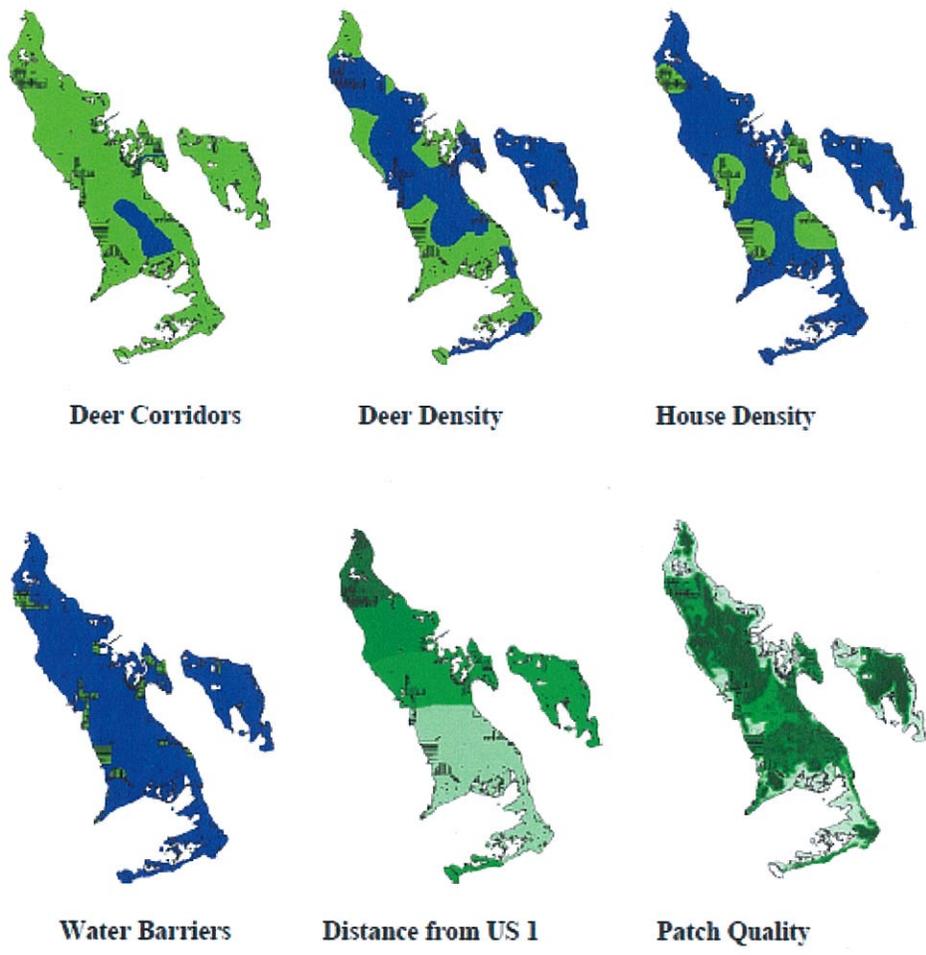
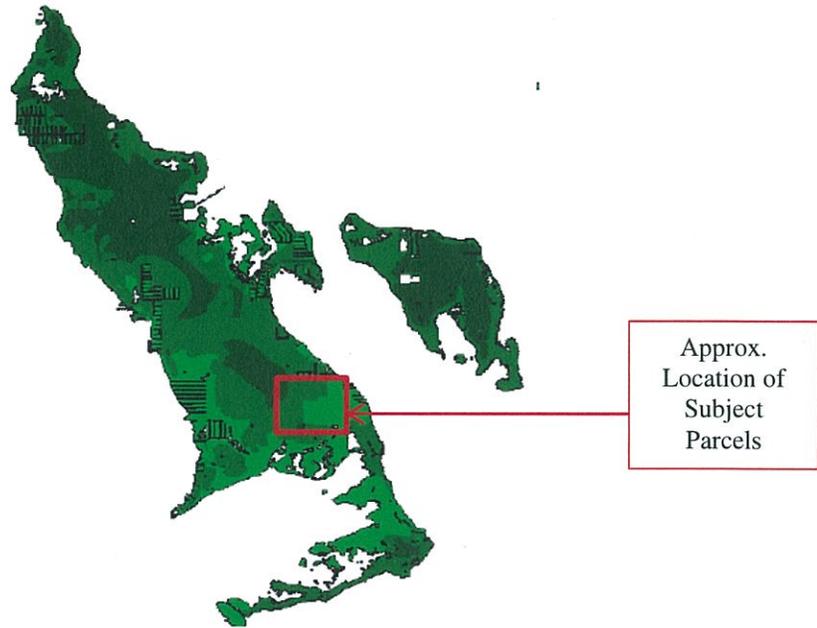


Figure 2.4. Six grid layers used to generate weighting factor grid
(darker shades = higher value for the deer)

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9 For the Big Pine Key and No Name Key planning area the Tier Maps are intended to be
10 based upon habitat sensitivity identified in the HCP, primarily as represented on the weighted
11 Harvest Grid Map (Figure 2.5 of the HCP, below).
12

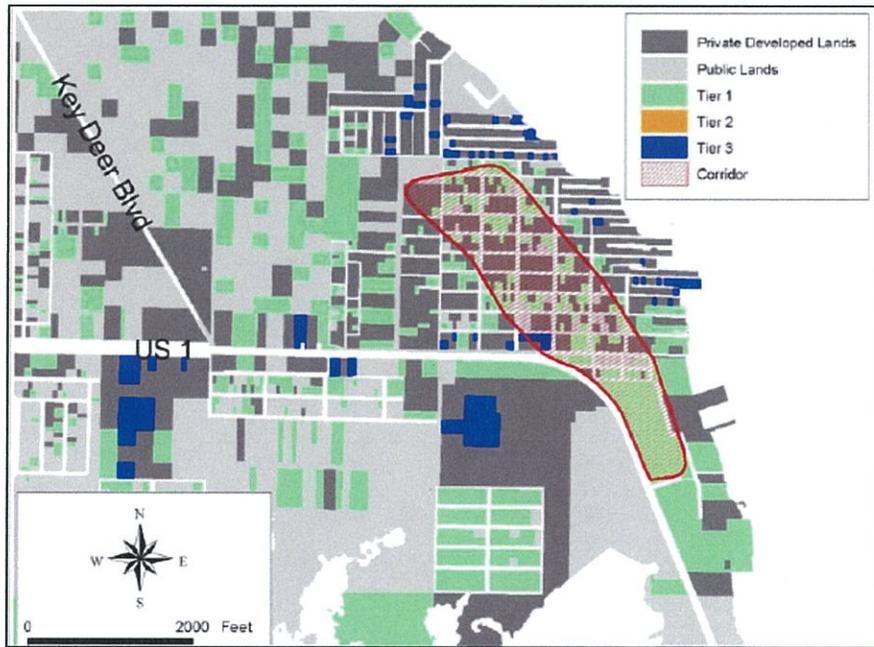


Approx.
Location of
Subject
Parcels

Harvest Grid Map (Figure 2.5 of the HCP)
(darker shades = higher value for deer)

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The subject parcels are developed land outside existing deer corridors (HCP Figure 5.2, below) and do not meet the criteria for Tier I designation as provided in Policy 205.1.1, MCC §130-130 or the Habitat Conservation Plan, as noted below:



HCP Figure 5.2 Key deer corridor across Sands Subdivision

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Sands corridor with subject parcels in blue

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The HCP describes the habitat description and associated H values that should be reflected in the Tier designation. These descriptions are provided in Table 2.7 (below).

Table 2.7 (HCP pg. 43) Tier classification system (vacant privately-owned lands)

Tier	Description
1	Lands where all or a significant portion of the land area is characterized as environmentally sensitive and important for the continued viability of HCP covered species (mean H per 10x10 meter cell = 0.259×10^{-3}). These lands are high quality Key deer habitat, generally representing large contiguous patches of native vegetation that provide habitat for other protected species as well.
2	Scattered lots and fragments of environmentally sensitive lands that may be found in platted subdivisions (mean H per 10 x10 meter cell = 0.183×10^{-3}). A large number of these lots are located on canals and are of minimal value to the Key deer and other protected species because the canal presents a barrier to dispersal.
3	Scattered lots within already heavily developed areas that provide little habitat value to the Key deer and other protected species (mean H per 10x10 meter cell = 0.168×10^{-3}). Some of the undeveloped lots in this Tier are located between existing developed commercial lots within the US-1 corridor or are located on canals.

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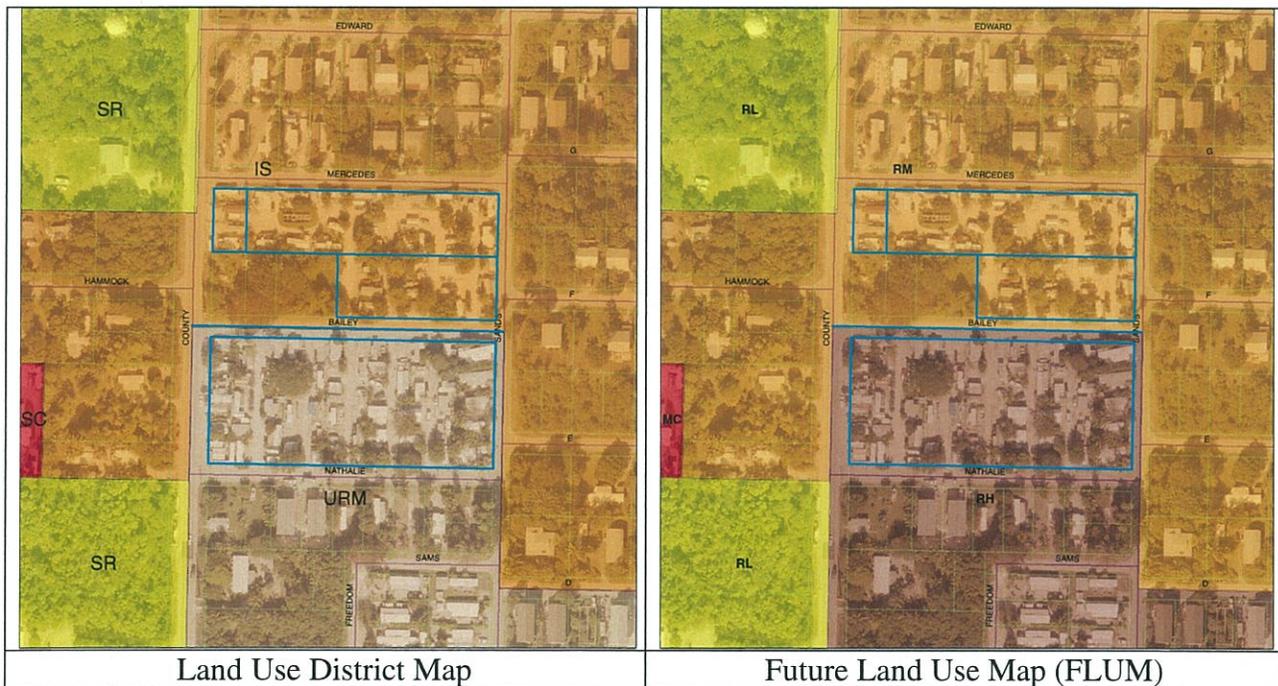
The proposed amendment is consistent with the above Tier descriptions. The site is developed and the mean H value per 10 x 10 meter cell is 0.000182 (0.182×10^{-3}).

1 The 'H' values for the associated parcels are:
 2

Sea Horse RV Park			
RE #	H	Area (square feet)	Avg 'H' (10m X 10m)
00300090-000000	0.0044	26,910	0.00017491
00300180-000000	0.0148	96,048	0.00016538
00300590-000000	0.0084	42,435	0.00021257
00300670-000000	0.0015	5,589	0.00029043

3
 4 There is no 'H' impact associated with the proposed amendment to the Master Plan. The
 5 subject parcel contains no native habitat and supports 130 lawfully established units. The
 6 amount of H impact for this type of development is based on traffic generation because
 7 vehicle collisions with Key deer are the most important human-related cause of mortality for
 8 the Key deer (HCP page 41). Based on the average daily trip assumptions in the HCP (9.5
 9 ADT/unit), the 130 units developed on the site generate 1,235 average daily trips (ADT).
 10

11 The subject parcels lie partially within the IS land use district (north ½) and partially within
 12 the URM land use district (south ½). The corresponding FLUM designations are Residential
 13 Medium (RM) on the north and Residential High (RH) on the south. There is no change
 14 proposed for the site's land use district or FLUM designations. Note that as originally
 15 platted, the four parcels consisted of 32 platted lots.
 16



17
 18
 19

1 **Consistency of the proposed amendment with the provisions and intent of the Monroe**
2 **County Land Development Code:**
3

4 **Staff has determined that the proposed tier overlay district (zoning) map amendment is**
5 **not inconsistent with the provisions and intent of Section 130-130 of the Monroe County**
6 **Land Development Code.**
7

8 **Sec. 130-130. – Tier Overlay District**

9 (a) Purpose. The purpose of the tier overlay district is to designate geographical areas
10 outside of the mainland of the county, excluding the Ocean Reef planned development,
11 into tiers to assign ROGO and NROGO points, determine the amount of clearing of
12 upland native vegetation that may be permitted, and prioritize lands for public
13 acquisition. The tier boundaries are to be depicted on the tier overlay district map. Lands
14 on Big Pine Key and No Name Key shall be delineated as tier I, II, or III. Lands in the
15 remainder of the unincorporated county, excluding the Ocean Reef planned development,
16 shall be delineated as tier I, III, and III-A (special protection area).
17

18 (b) Tier boundaries. Tier boundaries shall follow property lines wherever possible,
19 except where a parcel line or distinct geographical feature, such as a canal or roadway,
20 may be more appropriate.
21

22 (c) Tier boundary criteria, excluding Big Pine Key and No Name Key. The tier
23 boundaries are designated using aerial photography, data from the Florida Keys Carrying
24 Capacity Study, the endangered species maps, property and permitting information and
25 field evaluation. The following criteria, at a minimum, are used to evaluate upland
26 habitats and designate boundaries between different tier overlays:
27

28 (1) Tier I boundaries shall be delineated to include one or more of the following
29 criteria and shall be designated tier I:

30 a. Vacant lands which can be restored to connect upland native habitat
31 patches and reduce further fragmentation of upland native habitat.

32 b. Lands required to provide an undeveloped buffer, up to 500 feet in
33 depth, if indicated as appropriate by special species studies, between
34 natural areas and development to reduce secondary impacts. Canals or
35 roadways, depending on width, may form a boundary that removes the
36 need for the buffer or reduces its depth.

37 c. Lands designated for acquisition by public agencies for conservation
38 and natural resource protection.

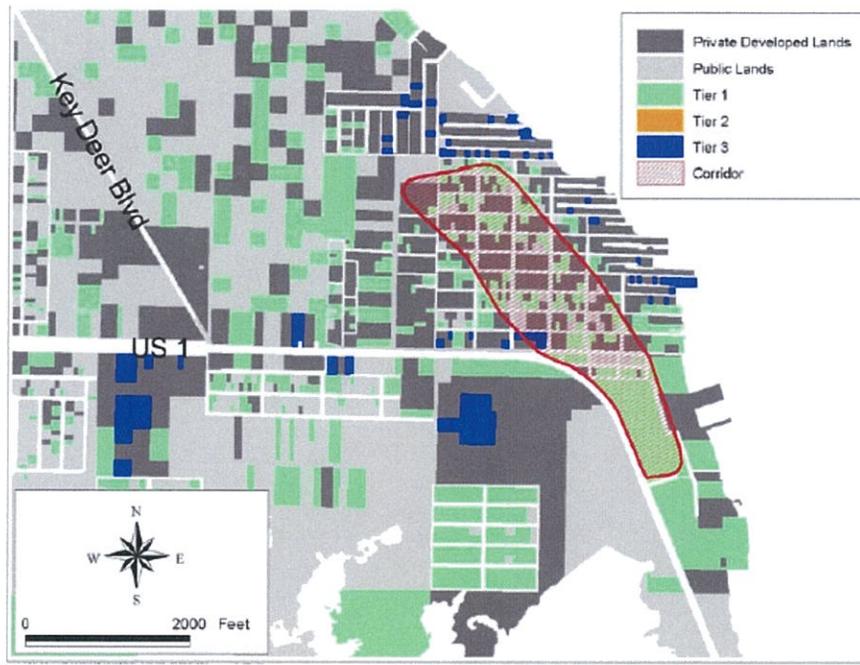
39 d. Known locations of threatened and endangered species, as defined in
40 section 101-1, identified on the threatened and endangered plant and
41 animal maps or the Florida Keys Carrying Capacity Study maps, or
42 identified in on-site surveys.

43 e. Conservation, native area, sparsely settled, and offshore island land use
44 districts.

45 f. Areas with minimal existing development and infrastructure.
46

1 (d) Big Pine Key and No Name Key tier boundary criteria. The tier boundaries shall be
2 designated using the Big Pine Key and No Name Key Habitat Conservation Plan (2005)
3 and the adopted community master plan for Big Pine Key and No Name Key.
4

5 **The parcels in question are developed land outside existing deer corridors (HCP**
6 **Figure 5.2, below) and do not meet the criteria for Tier I designation as provided in**
7 **MCC §130-130 or the Habitat Conservation Plan. In addition, the subject parcels**
8 **are not indicated to have significant deer utilization or distribution as depicted in**
9 **Figures 2.1 and 2.4 of the HCP. The parcels are not within or adjacent to Lower**
10 **Keys marsh rabbit habitat as depicted in Figure 2.2 of the HCP.**
11
12



13
14 Figure 5.2 Key deer corridor across Sands Subdivision
15
16



Sands Corridor with Subject Parcels in blue.

Consistency of the proposed amendment with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern pursuant to F.S. Chapter 380.0552(7).

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

(a) To strengthen local government capabilities for managing land use and development so that local government is able to achieve these objectives without the continuation of the area of critical state concern designation.

(b) To protect shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.

(c) To protect upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.

(d) To ensure the maximum well-being of the Florida Keys and its citizens through sound economic development.

(e) To limit the adverse impacts of development on the quality of water throughout the Florida Keys.

(f) To enhance natural scenic resources, promote the aesthetic benefits of the natural environment, and ensure that development is compatible with the unique historic character of the Florida Keys.

- 1 (g) To protect the historical heritage of the Florida Keys.
- 2 (h) To protect the value, efficiency, cost-effectiveness, and amortized life of existing and
3 proposed major public investments, including:
- 4 1. The Florida Keys Aqueduct and water supply facilities;
5 2. Sewage collection and disposal facilities;
6 3. Solid waste collection and disposal facilities;
7 4. Key West Naval Air Station and other military facilities;
8 5. Transportation facilities;
9 6. Federal parks, wildlife refuges, and marine sanctuaries;
10 7. State parks, recreation facilities, aquatic preserves, and other publicly owned
11 properties;
12 8. City electric service and the Florida Keys Electric Co-op; and
13 9. Other utilities, as appropriate.
- 14 (i) To limit the adverse impacts of public investments on the environmental resources of
15 the Florida Keys.
- 16 (j) To make available adequate affordable housing for all sectors of the population of the
17 Florida Keys.
- 18 (k) To provide adequate alternatives for the protection of public safety and welfare in the
19 event of a natural or manmade disaster and for a post disaster reconstruction plan.
- 20 (l) To protect the public health, safety, and welfare of the citizens of the Florida Keys and
21 maintain the Florida Keys as a unique Florida resource.

22
23 **Staff finds the proposed amendment consistent with the Principles for Guiding**
24 **Development as a whole and is not inconsistent with any one principle.**

25
26
27 **In accordance with MCC §102-158(d)(5)., the BOCC may consider the adoption of an**
28 **ordinance enacting the proposed change based on one or more of the following factors:**

- 29
30 1. *Changed projections (e.g., regarding public service needs) from those on which the text*
31 *or boundary was based;*
32 **NA**
- 33
34 2. *Changed assumptions (e.g., regarding demographic trends);*
35 **NA**
- 36
37 3. *Data errors, including errors in mapping, vegetative types and natural features described*
38 *in Volume 1 of the Year 2010 Comprehensive Plan;*
39 **Based on the Tier designation criteria in Sec. 130-130 (Tier Overlay District), the**
40 **HCP, the LCP and the Comprehensive Plan, the subject parcels do not meet the**
41 **specified criteria for Tier I designation. The property does not contain native**
42 **habitats (pinelands, hammock or wetlands) and has been developed with 130 units.**
43 **The parcel does not contain habitat for Key deer and is outside of established deer**
44 **corridors.**

1 4. *New issues;*

2 NA

3
4 5. *Recognition of a need for additional detail or comprehensiveness; or*

5 NA

6
7 6. *Data updates;*

8 NA

9
10 7. *Impact on Community Character:*

11
12 **The subject parcels have been developed with 130 units and supports little or no**
13 **native habitat. Staff has determined that the proposed amendment to the Tier**
14 **designation will not have an adverse impact on community character. The Tier**
15 **Overlay District designation is utilized to implement and score ROGO applications,**
16 **to steer growth and to establish clearing limits. The Tier designation will not impact**
17 **community character.**

18
19 IV RECOMMENDATION

20
21 **Staff recommends approval of the proposed amendment as the parcels do not meet the**
22 **criteria for Tier I designation and is more appropriately designated Tier III in**
23 **accordance with criteria of Section 130-130(d), the HCP and the LCP.**

1
2
3
4

EXHIBIT I
TIER OVERLAY DISTRICT MAP AMENDMENT
PROPOSED TIER OVERLAY DISTRICT DESIGNATION

Monroe County Tier Overlay Map Amendment



Existing Tier



Proposed Tier



Land Use



FLUM Designation

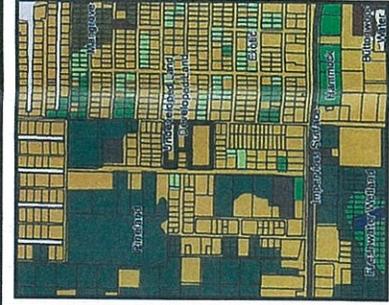
Growth Management Division
We strive to be caring, professional, and fair.

The Monroe County Tier Overlay District is proposed to be amended as indicated above and briefly described as:

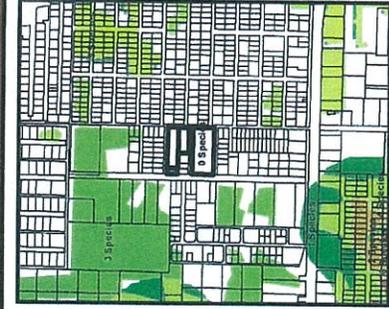
Key: Big Pine Key Mile Marker: 31
Acreage: 3.9
Tier Overlay Map #: 343
Proposal: Tier I to Tier II

Property Description:
RE Numbers: 00300090-000000, 00300180-000000,
00300590-000000 & 00300670-000000

This map is for use by the Monroe County Growth Management Division only. The data contained herein is not a legal representation of boundaries, areas, acreage and other information.



Habitat Type



Number of Protected Species

Item #4 Longstock II – Map Amendment
File

File #: **2015-035**

Owner's Name: Longstock II, LLC

Applicant: Longstock II, LLC

Agent: Smith/Oropeza/Hawks

Type of Application: Map Amendment - Tier

Key: Big Pine Key

RE: 00300090.000000
00300180.000000
00300590.000000
00300670.000000

Additional Information added to File 2015-035

County of Monroe
Growth Management Division

**Planning & Environmental Resources
Department**

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



Board of County Commissioners

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

We strive to be caring, professional, and fair.

Date: 2.18.15
Time: _____

Dear Applicant:

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

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

Thank you.

Gail Creech

Planning Staff

Creech-Gail

From: Davisson-Bryan
Sent: Thursday, February 19, 2015 11:55 AM
To: Creech-Gail
Subject: RE: Need 300' buffer spon list
Attachments: SPONs.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: Thursday, February 19, 2015 9:28 AM
To: Davisson-Bryan
Subject: Need 300' buffer spon list

For RE #'s:
00300090.000000, 00300180.000000, 00300590.000000, 00300670.000000

Thanks Bryan

Best Regards,
Gail Creech
Planning Commission Coordinator

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

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

AMBLARD YANIC ROSE-MARIE
280 SANDS RD
BIG PINE KEY, FL 33043-4569

BAGINSKI BETTEANN
1472 LONG BEACH DR
BIG PINE KEY, FL 33043

BALTUFF BRADLEY D
PO BOX 431470
BIG PINE KEY, FL 33043-1470

BARROWS ROBERT
30894 HAMMOCK DR
BIG PINE KEY, FL 33043

BEIS JOHN A AND CASEY D
1014 MONTCLAIR DR
POPLAR BLUFF, MO 63901-2139

BIG PINE CHRISTIAN CENTER INC
100 COUNTRY ROAD
BIG PINE KEY, FL 33043

BLAIR REA
185 COUNTY RD
BIG PINE KEY, FL 33043-4808

BURRIS CHARLENE G
PO BOX 430828
BIG PINE KEY, FL 33043-0828

CAMPBELL DIANE
30854 HAMMOCK DR
BIG PINE KEY, FL 33043

CARNAHAN JOHN A
16294 JANINE DR
WHITTIER, CA 90603-1530

CASEY MINORI
31049 AVE F
BIG PINE KEY, FL 33043

CHRISTENSON RICHARD M
175 FREEDOM LN
BIG PINE KEY, FL 33043

COFFMAN ROBERT A AND MARGARETE
16544 SPIELMAN RD
WILLIAMSPORT, MD 21795-4111

COPPOLA MICHAEL C JR
PO BOX 430437
BIG PINE KEY, FL 33043-0437

COURSEN LANE
30886 HAMMOCK DR
BIG PINE KEY, FL 33043-4821

CRABB GERALDINE RAE
31052 AVENUE H
BIG PINE KEY, FL 33043-4643

DAVIS MARK O III
28096 GULF BLVD
BIG PINE KEY, FL 33043-6146

DEMAURO ROBERT T/C
17195 KINGFISH LN W
SUGARLOAF KEY, FL 33042

DETWEILER PATRICIA M
915 N SUMMIT ST
IOWA CITY, IA 52245-5936

DILLON GARY
30477 COCONUT HWY
BIG PINE KEY, FL 33043

~~DOT/ST. OF FL~~
TALLAHASSEE, FL 32399

DUNWELL JOYCE ANN
31024 AVE F
BIG PINE KEY, FL 33043

DZURNAK JOHN
31059 AVENUE G
BIG PINE KEY, FL 33043

FORD DUSTIN S
31012 AVENUE D
BIG PINE KEY, FL 33043-4524

FRIIS-PETTITT DEBRA AND GORDON I
284 COUNTY RD
BIG PINE KEY, FL 33043-4817

GRUHN MILTON D
2718 FRANK ST
LANSING, MI 48911-6403

HARTLEY MICHAEL AND ROMA J
30956 EDWARD RD
BIG PINE KEY, FL 33043-4813

HASKINS THOMAS J
17088 FLYING FISH LN
SUGARLOAF KEY, FL 33042

HEATON RICKY D
PO BOX 604
KETCHUM, OK 74349-0604

✓
HEEKE BERNARD ALLEN
406 IRIS ST
KISSIMMEE, FL 34747-4623

✓
HERBST JACQUELINE
10511 SW 108TH AVE APT F183
MIAMI, FL 33176-8147

✓
HERNANDEZ JOSE M ARGUELLES
30925 MERCEDES RD
BIG PINE KEY, FL 33043-4812

✓
HOWARTH WALTER A AND SUSAN
30858 PALM DR
BIG PINE KEY, FL 33043-4622

✓
JENSEN STACEY S
31040 AVE F
BIG PINE KEY, FL 33043

✓
KNIGHT TIMOTHY M JR
31019 AVENUE G
BIG PINE KEY, FL 33043-4559

✓
KUHN DENNIS P AND KIMBERLY
62 CUTTHROAT DR
SUMMERLAND KEY, FL 33042

✓
KWEST, LLC
3720 N ROOSEVELT BLVD
KEY WEST, FL 33040-4533

✓
LADD ANNE MARIE (MONACO)
152 N INDIES DR
MARATHON, FL 33050-3703

✓
LAFFERTY CHARLES D
13130 PONDVIEW DR
SOUTH LYON, MI 48178-8703

✓
LEGARE ROBERT
40 RUE MAURICE
ST REMI, QUEBEC J0L 2L0
CANADA

✓
LEISNER WALDO W AND EFIGENIA R
1716 CATHERINE ST
KEY WEST, FL 33040

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

✓
LUKRYTZ WILLIAM L
PO BOX 430591
BIG PINE KEY, FL 33043-0591

✓
MARTINEZ HECTOR
3941 NW 59TH AVE
VIRGINIA GARDENS, FL 33166-5739

✓
MAURENE FREEDMAN HOLDINGS LLC
2612 ARNOLD ST
SARASOTA, FL 34231-2900

✓
MCALEAR LARRY M
252 SANDS RD
BIG PINE KEY, FL 33043

✓
MONROE COUNTY
500 WHITEHEAD ST
KEY WEST, FL 33040

✓
~~MONROE COUNTY OF
500 WHITEHEAD ST
KEY WEST, FL 33040~~

✓
MOORE WILLIAM C AND NONDUS C L/E
PO BOX 430549
BIG PINE KEY, FL 33043-0549

✓
NORMAN JACQUI TERESA LIVING TRUST
DTD 11/30/07
27450 BARBADOS LN
RAMROD KEY, FL 33042

✓
OROPEZA SCOTT
2 DRIFTWOOD DRIVE
KEY WEST, FL 33040

✓
PALMER CHARLOTTE A
350 COUNTY RD
BIG PINE KEY, FL 33043

✓
PEACOCK JEFFREY AND VILMA
8224 BERNARD DR N
MILLERSVILLE, MD 21108-1109

✓
PEDRO FALCON ELECTRICAL
CONTRACTORS INC
31160 AVENUE C
BIG PINE KEY, FL 33043-4516

✓
PHILLIPS AYDEN
31044 AVE H
BIG PINE KEY, FL 33043

✓
PLANTE GUY
30918 EDWARD RD
BIG PINE KEY, FL 33043-4813

✓
PRICE THOMAS L AND MARY JANE
31041 AVE F
BIG PINE KEY, FL 33043

✓
REECE ROBERT E AND JUDITH A
6720 W 126TH PL
LEAWOOD, KS 66209-3231

✓
REID SEWARD K JR
138 SANDS RD
BIG PINE KEY, FL 33043-4570

✓ RICHARD PIERRETTE
1063 ST PAUL
ANCUNNE LORETTE, QUEBEC G2E 1Y4
CANADA

✓ ROBERTS AMANDA M
30957 MERCEDES RD
BIG PINE KEY, FL 33043-4812

✓ ROBERTS CHARLES F
5585 2ND AVE
KEY WEST, FL 33040-5932

✓ ROBERTS TODD S
PO BOX 432103
BIG PINE KEY, FL 33043-2103

✓ ROSENTHAL BYRON
PO BOX 128
DOVER, OH 44622

✓ ROYAL PALM R V PARK INC
PO BOX 421075
SUMMERLAND KEY, FL 33042-1075

✓ RUSINIAK PATRICIA M
45 INDIAN RD
BUFFALO, NY 14227-1635

✓ SCHINDLER ROSS
373 STIRRUP KEY BLVD
MARATHON, FL 33050

✓ SCHULZ HENRY C AND DONNA M
1545 NEPTUNE AVE
BEACHWOOD, NJ 08722

✓ SIEGEL VERNON E JR T/C
30915 BAILEY RD
BIG PINE KEY, FL 33043-4811

✓ SMITH PAUL HENRY
1892 NEW ELAM CHURCH RD
NEW HILL, NC 27562-8926

✓ SNELL BILL AND LINDA LIVING TRUST
5/11/2012
3800 DONALD AVE
KEY WEST, FL 33040-4511

✓ THIEDE PETER P AND MILDRED C
210 COUNTY RD
BIG PINE KEY, FL 33043

✓ TIRADO ALVARO A AND TERESA E
4430 SW 97TH AVE
MIAMI, FL 33165-5865

✓ TRAMMELL HARLAN MCKINNEY III
30926 EDWARD RD
BIG PINE KEY, FL 33043

✓ TROUTNER CHRIS ANN
31033 AVE F
BIG PINE KEY, FL 33043

~~UNITED STATES OF AMERICA
WASHINGTON, DC 20240~~

✓ VAZQUEZ ALFREDO JR T/C
127 SHORE DR
SUGARLOAF KEY, FL 33042

✓ WAR PATH FAMILY FARM INC
PO BOX 53
NEW CASTLE, NH 03854-0053

✓ WILFONG JOYCE ELAINE
31028 AVENUE H
BIG PINE KEY, FL 33043-4643

✓ WITTERSTAETER STEVE E AND ELLEN M
PO BOX 3854
OCALA, FL 34478-3854

End of Additional File 2015-035

SMITH | OROPEZA | HAWKS
ATTORNEYS AT LAW

Bryan Hawks
Tel: 305-296-7227
Fax: 305-296-8448
bryan@smithoropeza.com

VIA HAND DELIVERY

February 17, 2015

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

Re: Longstock II, LLC
201 County Road
Big Pine Key, Florida
Tier Map Amendment for Big Pine Seahorse RV Park

Dear Ms. Santamaria,

Please find enclosed an Application for Request for a Tier Map Amendment for Longstock II, LLC (“Owner”) for its property commonly known as the Big Pine Seahorse RV Park (the “Property”) along with a check in amount of \$4,639.00 (which includes \$243 for the property owners to be noticed) to Monroe County Planning & Environmental Resources. Please date stamp the enclosed copy of the Application for Request for a Tier Map Amendment and return in the enclosed self-addressed FedEx envelope.

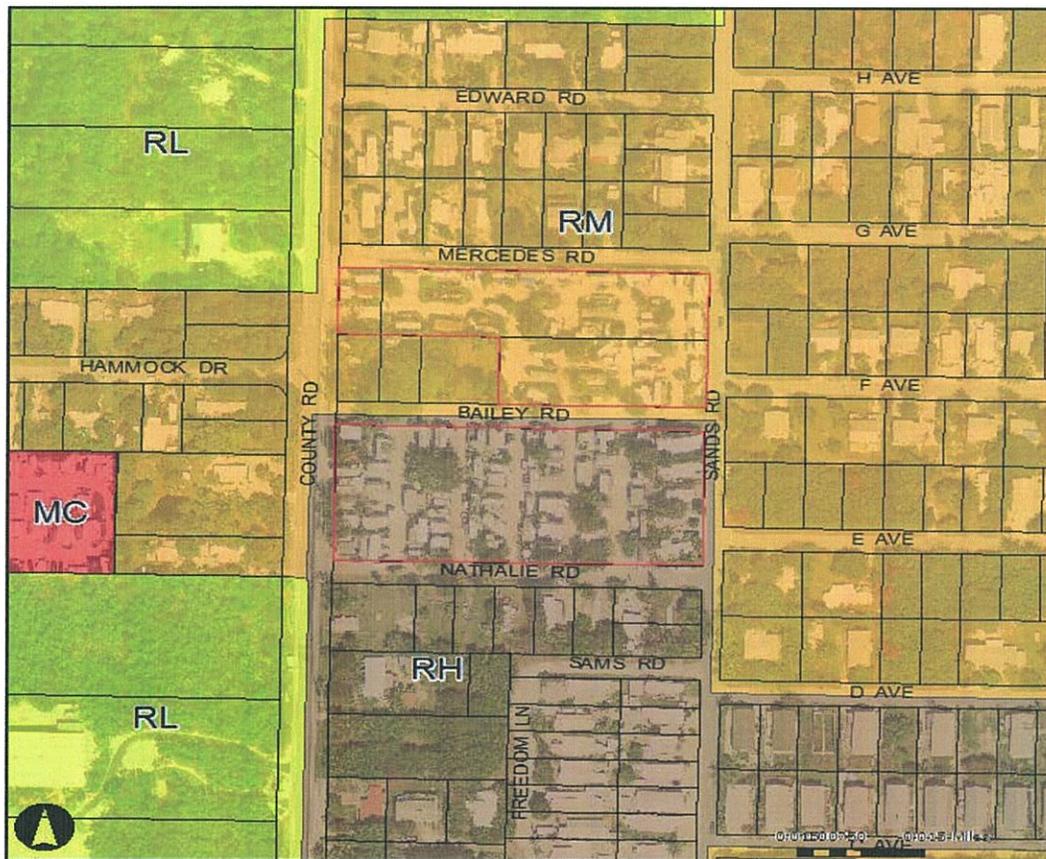
Property Background

The Property is located at 201 County Road/Bailey Road on Big Pine Key, mile marker 32. The Property is currently and has historically been used as a RV and Mobile Home park. The property is comprised of 4 contiguous parcels having a total land area of 171,013 square feet (3.9259 acres). A copy of a survey of the Property has been previously provided.

The property is legally described as Lots 1, 2, 3, 4 and 5, Block 1, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, Block 2, SAM-N-JOE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 3, Page 76, Public Records of Monroe County, Florida, and Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 3, DARIO’S SUBDIVISION, according to the Plat thereof, recorded in Plat Book 3, Page 92, Public Records of Monroe County, Florida, with the parcels currently assessed

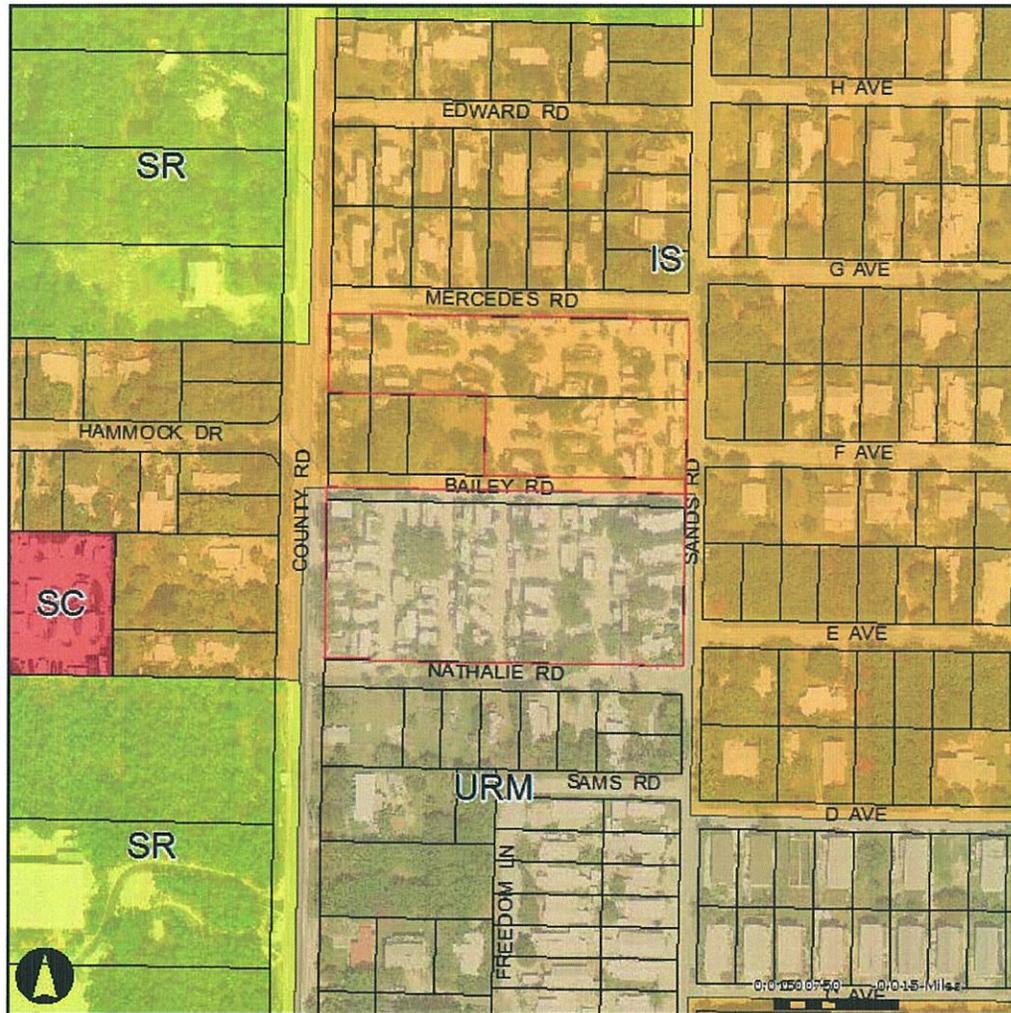
under the following real estate (RE) numbers: 00300090-000000, 00300180-000000, 00300590-000000, 00300670-000000. The property is located within an Improved Subdivision (“IS”) Land Use (Zoning) District for the Northern half and Urban Residential Mobile Home (“URM”) for the Southern half of the property Land Use (Zoning) District. Consistent with its Zoning Maps, the Northern half of the property is within the Residential Medium (RM) Future Land Use Map (FLUM) category and the Southern Half of the property is within the Residential High (RH) Future Land Use Map (FLUM). The Property is designated as Tier I on the Tier Overlay Map. The aerials below depict the property’s boundaries (outlined in red) along with its Zoning Map district and Tier designation for the Property and the surrounding area.

FLUM Map



- | | | | |
|---|--|--|---|
| <p>Roads</p> <p>Parcels</p> <p>Future Land Use Map (FLUM)</p> <ul style="list-style-type: none"> □ A - Agriculture □ AD - Airport District □ C - Conservation | <p>Future Land Use Map (FLUM) (continued)</p> <ul style="list-style-type: none"> □ E - Education □ I - Industrial □ INS - Institutional □ M - Military □ MC - Mixed Use/Commercial □ MCF - Mixed Use/Commercial Fishing □ MN - Mainland Native | <p>Future Land Use Map (FLUM) (continued)</p> <ul style="list-style-type: none"> □ PB - Public Buildings/Grounds □ PF - Public Facilities □ R - Recreation □ RC - Residential Conservation □ RH - Residential High | <p>Future Land Use Map (FLUM) (continued)</p> <ul style="list-style-type: none"> □ RL - Residential Low □ RM - Residential Medium □ UNDS - Undesignated |
|---|--|--|---|

Zoning



Roads	Zoning (continued)	Zoning (continued)	Zoning (continued)
Parcels	<ul style="list-style-type: none"> Destination Resort Incorporated Industrial Improved Subdivision -/Duplex/Masonry Maritime Industries Military Facilities Mainland Native Mixed Use Native Area Offshore Island 	<ul style="list-style-type: none"> Park and Refuge Resolution 277-1986 Research Park Recreational Vehicle Sparsely Settled Suburban Commercial Suburban Residential -/Limited Urban Commercial 	<ul style="list-style-type: none"> Urban Residential Urban Residential Mobile Home Urban Residential Mobile Home Limited
Zoning			
<ul style="list-style-type: none"> Airport Area of County Critical Concern Commercial Fish Areas Commercial Fishing Special District Commercial Fishing Village Conservation District 			

Tier Map



Roads

Parcels



Tier Overlay District

- Tier I - Natural Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military

Existing land use on the property is transient and permanent residential uses. Pursuant to the Letter of Development Rights Determination letter dated September 29, 2014 attached as [Exhibit 1](#), you confirmed that there are 130 dwelling units, in the form of 125 transient residential dwelling units and 5 permanent residential units lawfully established on the Property.

Request

The designation of the Property as Tier I was a data error and such designation should be amended to Tier III for the reasons set forth herein in order to allow the Owner to move forward with affordable housing on the Property.

Tier Change

Pursuant to 130-130 of the Monroe County, Florida Code of Ordinances (“Monroe County Code”), the tier boundaries are designated using the Big Pine Key and No Name Key Habitat Conservation Plan (2005) (which is actually titled “Habitat Conservation Plan for Florida Key Deer (*Odocoileus virginianus clavium*) and other Protected Species on Big Pine Key and No Name Key, Monroe County, Florida (April 2003, April 2006 Revision) (the “HCP”) and the adopted community master plan for Big Pine Key and No Name Key, and the tier overlay district map may be amended to reflect existing conditions in an area if warranted because of drafting or data errors. It was a data error to designate the Property as Tier I and such designation should be amended to Tier III for the following reasons:

According to the Monroe County website (<http://www.monroecounty-fl.gov/index.aspx?NID=192>) Monroe County designated parcels into a tier system to assist with allocating / awarding permits to appropriate areas / properties from an environmental and planning perspective. Generally, the tier designations are:

- *Tier I - Environmentally sensitive land*
- *Tier II - Transition or sprawl reduction area on Big Pine Key or No Name Key*
- *Tier III - Infill area, not nearly as environmentally sensitive (lots that are 50% or more developed) platted subdivisions with adequate infrastructure*
- *Tier IIIA - Special protection areas (no IIIAs on Big Pine Key or No Name Key), the intent is for the areas that do not fit into Tier I or Tier III to be placed in IIIA (e.g., the environmentally sensitive areas that were split by roads, were invaded with exotic plants or trees, or included some types of vesting)*

Policy 105.2.1 of the Monroe County Year 2010 Comprehensive Plan revised August 29, 2013 (“Comp Plan”), sets forth the following definitions of Tier I and Tier III categories of land:

- *Natural Area (Tier I): Any defined geographic area where all or a significant portion of the land area is characterized as environmentally sensitive by the policies of this Plan and applicable habitat conservation plan, is to be designated as a Natural Area. New development on vacant land is to be severely restricted and privately owned vacant lands are to be acquired or development rights retired for resource conservation and passive recreation purposes. However, this does not preclude provisions of infrastructure for existing development. Within the Natural*

Area designation are typically found lands within the acquisition boundaries of federal and state resource conservation and park areas, including isolated platted subdivisions; and privately-owned vacant lands with sensitive environmental features outside these acquisition areas.

• Infill Area (Tier III): Any defined geographic area, where a significant portion of land area is not characterized as environmentally sensitive as defined by this Plan, except for dispersed and isolated fragments of environmentally sensitive lands of less than four acres in area, where existing platted subdivisions are substantially developed, served by complete infrastructure facilities, and within close proximity to established commercial areas, or where a concentration of non-residential uses exists, is to be designated as an Infill Area. New development and redevelopment are to be highly encouraged, except within tropical hardwood hammock or pineland patches of an acre or more in area, where development is to be discouraged. Within an Infill Area are typically found: platted subdivisions with 50 percent or more developed lots situated in areas with few sensitive environmental features; full range of available public infrastructure in terms of paved roads, potable water, and electricity; and concentrations of commercial and other non-residential uses within close proximity. In some Infill Areas, a mix of non-residential and high-density residential uses (generally 8 units or more per acre) may also be found that form a Community Center.

Under the definitions above of “Tier I” from the County’s website and “Natural Area (Tier I)” from the Comp Plan, the Property clearly does not meet the criteria as a Tier I property as no part of the Property is “environmentally sensitive” and the Property is not “within the acquisition boundaries of federal and state resource conservation and park areas, including isolated platted subdivisions; and privately-owned vacant lands with sensitive environmental features outside these acquisition areas.” This position is supported by the Vegetative Habitat Assessment dated January 5, 2015, prepared by Biosurveys, Inc. (the “Habitat Assessment”), which is attached as Exhibit 3. Per the Habitat Assessment, “There is no vegetative habitat area found on the subject parcel; that represents ‘sensitive’ or ‘critical’ wildlife habitat.” The Habitat Assessment concludes that the existing vegetative habitat on the Property is not suitable habitat for the covered species of the HCP.

The Property falls under the definition of “Tier III” from the County’s website and “Infill Area (Tier III)” from the Comp Plan as (a) the Property is “not nearly as environmentally sensitive”, (b) mobile homes and trailers have occupied the subject Property since the 1960s; (c) the Property currently contains 130 residential dwelling units which in the past has contained more than 250 residents; (d) the Property is substantially developed with much more than 50% developed lots (as shown in the pictures attached as Exhibit 4 and in the Habitat Assessment; (e) the Property contains adequate infrastructure and a full range of available public infrastructure as evidenced by the 1990 Building Permit number 90101333 issued for installation of a 15,000 gallon sewer treatment plant, (f) the Property contains internal roads and driveways showed on the pictures attached as Exhibit 4 and shown in the Habitat Assessment; and (g) the Property consists of platted subdivisions as shown on Exhibit 2 (outlined in red).

Pursuant to the HCP, Tier I lands are higher quality Key deer habitat. Tier III lands are the lowest quality Key deer habitat and provide little habitat value to the covered species. The following tier classification table is included in the HCP as Table 2.7:

Table 2.7. Tier classification system (vacant privately-owned lands)

Tier	Description	Area (acres)	
		Big Pine Key	No Name Key
1	Lands where all or a significant portion of the land area is characterized as environmentally sensitive and important for the continued viability of HCP covered species (mean H per 10x10 meter cell = 0.259×10^{-3}). These lands are high quality Key deer habitat, generally representing large contiguous patches of native vegetation that provide habitat for other protected species as well.	973.4	217.0
2	Scattered lots and fragments of environmentally sensitive lands that may be found in platted subdivisions (mean H per 10 x10 meter cell = 0.183×10^{-3}). A large number of these lots are located on canals and are of minimal value to the Key deer and other protected species because the canal presents a barrier to dispersal.	101.6	0
3	Scattered lots within already heavily developed areas that provide little habitat value to the Key deer and other protected species (mean H per 10x10 meter cell = 0.168×10^{-3}). Some of the undeveloped lots in this Tier are located between existing developed commercial lots within the US-1 corridor or are located on canals.	58.5	0
Total		1,133.5	217.0

Under these descriptions of the tiers in the HCP, the Property should have been designated Tier III designation as it currently is, and has been for decades, a “heavily developed area that provide[s] little value to the Key deer and other protected species”. As the Habitat Assessment finds that (i) “scarified areas and mature tree canopy” dominate the property, “with no discernable plant reproduction or viable natural understory”, (ii) “the browse level is too high for Deer to reach 85% of the parcel’s vegetation due to lack of sustainable plant reproduction of mature trees”, (iii) the “vegetative habitat appears to be unsuitable of the resting, cover, loafing or foraging of the Deer”, it appears evident that the Property should have been designated Tier III.

Pursuant to the Master Plan, Tiers I and II minimize development impact on natural resources and are sparsely settled areas while Tier III encourages development in disturbed areas already heavily settled. Again, an error was made when the Property was designated Tier I as the Property has been, and continues to be, a heavily settled and disturbed area on developed platted subdivisions.

Less units on the Property, less interaction with protected species

Additionally, the amendment from Tier I to Tier III for the Property will assist in the human-related mortality of Key Deer due to the reduction of residents on the Property. The primary, measurable goals of the HCP are “a) to ensure future development does not have a negative impact on covered species habitat, and b) to limit the increase in human-related mortality of Key deer and Lower

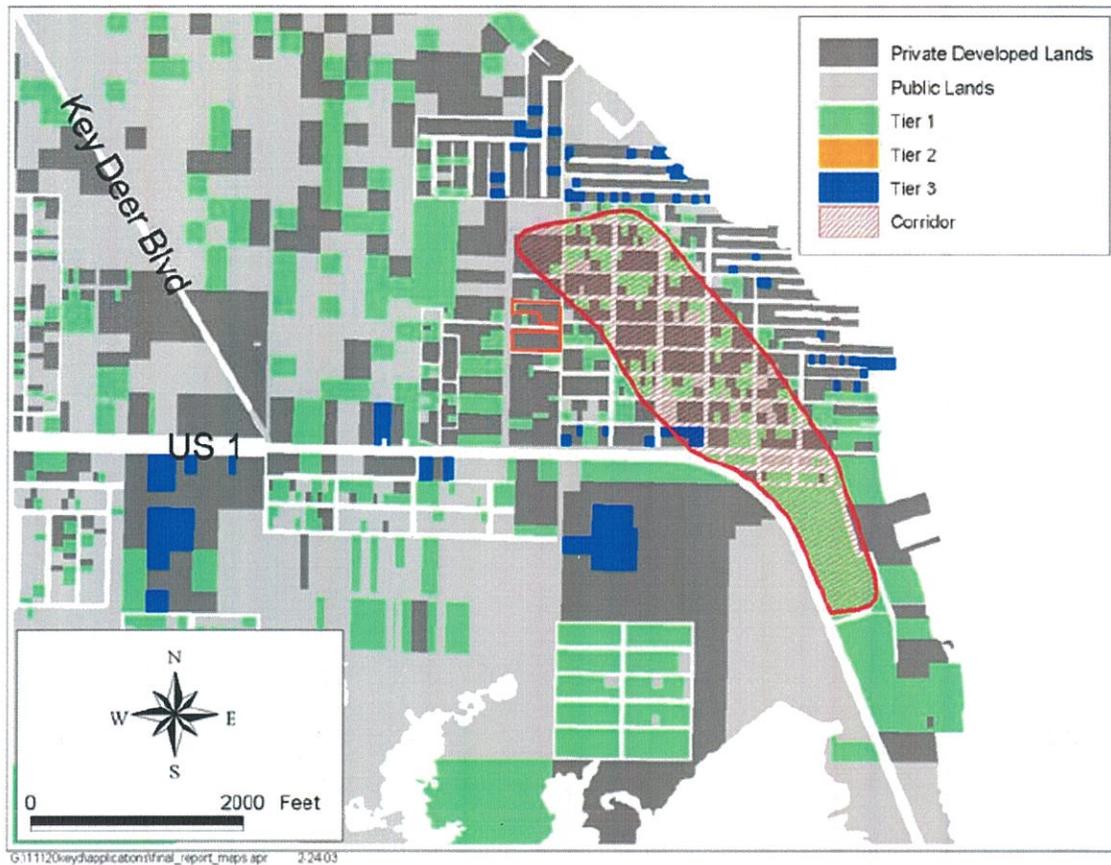
Keys marsh rabbit to a level that would make quasi-extinction (defined as the probability that the population fall to 50 or fewer females at least once in 50 years) unlikely.” As the Owner intends to reduce the amount of residential units on the Property by more than 75%, there will be significantly less interaction between humans and the covered species, which should reduce the human-related mortality of the Key Deer. As the Habitat Assessment notes, (i) the Property “has an extremely heavy density of human activity occurring at all hours of the day which obviously affects natural use patterns of wildlife” and (ii) there is also a multitude of free roaming domestic pets on the Property, which causes a negative impact on the wildlife habitat. Without the Tier amendment, it is not possible for Owner to reduce the 130 residential dwelling units to 32 affordable dwelling units, which in turn will reduce the negative interactions between humans and covered species.

It is important to note that the Habitat Assessment recognizes that the “H Factor” calculation would be reversed the re-development of the Property since there would be no increase in footprint development impact, have a lower special density, increased open space and optimal vegetative buffers.

The Habitat Assessment also makes clear that there are a multitude of fences that impede any flow of Key Deer through the property, including a six foot chain link fence along Mercedes Road and along the north half of Sands Road, along with a four foot high chain link fence separating a four lot parcel from the southwestern corner of the northern half of the Property. There are also a multitude of smaller fences installed by residents of the RV Park as can be seen on the pictures attached as Exhibit 4.

Property not within the Sands Corridor

The HCP is clear that “no development will be permitted which may result in habitat loss on the Sands corridor”, as shown in Figure 5.2 of the HCP, which is below:



Please note that the Property, outlined in orange, is outside of the Sands corridor and thus not subject to such development restriction. The Habitat Assessment confirms that the Sands Corridor for Key Deer travel is well to the east of the Property.

Affordable Housing

It is well understood that Monroe County is significantly lacking in affordable housing options of its residents. According to Florida Housing data compiled by the University of Florida, the 2012 average home value price in unincorporated Monroe County was \$551,485 compared to a statewide average of \$160,174. Monroe County's median gross rent for 2012 was \$1,269 compared to a statewide average of \$981. In Monroe County, the HUD Fair Market Rent in 2012, representing rent for a typical modest apartment, was \$946 for a studio apartment, \$1152 for a one-bedroom, \$1,419 for a two-bedroom, \$2,065 for a three-bedroom, and \$2,211 for a four-bedroom unit.

More alarming is the percentage of households whose mortgages exceed the HUD threshold for being considered cost burdened due to their mortgage payments. According to HUD, "cost-burdened" households pay more than 30% of income for rent or mortgage costs. This is also the standard used by the Florida Department of Economic Opportunity. In 2009, 12,927 Monroe County households (37%) pay more than 30% of income for housing. By comparison, 29% of

households statewide are cost-burdened. 6,177 households in Monroe County (18%) pay more than 50% of income for housing.

Of the 12,226 renters, cost-burdened households exceeding 30% of income is 5,124, of which, 2,423 households spend over 50% of their income on rent. This equates to 42% of households being cost-burdened by rent and of this 42%, 20% of all households pay in excess of 50% of their income towards rent.

From 2000 - 2010, the housing inventory has only increased 3% whereas in the prior decade, 1990 – 2000, the housing inventory increased almost 15%. The drastic decline in new housing has led to higher home sales and rent prices leading to an ever increasing demand for affordable housing. During the 1990s, Monroe County averaged 509 building permits per year for residential homes, including averaging 96 building permits for multi-family housing. From 2000 - 2010, multi-family building permits issued per year decreased to an average of 7.8 per year.

In unincorporated Monroe County for the year 2010, 60.9% of the total households are estimated to have incomes in the moderate range or below. As reported by the *Monroe County Affordable Housing Report*, dated November 2007, Monroe County is the most cost-burdened small-county in the State of Florida. Monroe County has the highest affordability gap of all counties in the State of Florida. An average of 5,545 households would need and qualify for affordable housing assistance. By the year 2030, the percentage will increase to 62.4%. Monroe County's adopted Comprehensive Plan Evaluation and Appraisal Report recommends encouraging options for affordable housing. Monroe County's Comprehensive Plan Update proposed for transmittal on October 7, 2014 states that "Monroe County shall adopt programs and policies to facilitate access by all residents to adequate and affordable housing that is safe, decent, and structurally sound, and that meets the needs of the population based on type, tenure characteristics, unit size and individual preferences." The Master Plan for Future Development of Big Pine Key and No name Key dated August 2004, amended by ordinance 020-2009 ("Master Plan") recommends the retention and expansion of affordable housing within the planning area to the greatest extent possible.

Owner intends to reduce the dwelling units on the Property from the current 130 dwelling units and designating the Property with thirty-two (32) affordable dwelling units (one dwelling unit per lot in compliance with URM, IS, RH and RM designations) by entering into a single deed-restriction for the thirty-two (32) units which shall have a term of 99 years which shall be recorded on all of the Property. For your reference, please see the plats attached as Exhibit 2 showing 32 lots (outlined in red).

Pursuant to 138-24(c)(4) of the Monroe County Code, no affordable housing allocations can be awarded to property within a tier I designated area or within a tier II designated area on Big Pine Key. Pursuant to 130-161(6) of the Monroe County Code, in order to be entitled to incentives for affordable housing, among other requirements, the "parcel of land proposed for development of affordable or employee housing shall only be located within a tier III designated area or, within a tier III-A (special protection area) designated area that does not propose the clearing of any portion of an upland native habitat patch of one acre or greater in area." It should be noted that in the event that Owner desires to transfer or allocate ROGOS for affordable housing on the Property a receiver

site under 138-22 of the Monroe County Code, the Property as receiver site must be a tier III designated area.

In order to assist in meeting (i) Monroe County's goal to facilitate adequate and affordable housing and (ii) the recommendation of the Master Plan, the only way that Owner can designate the Property with its planned thirty-two (32) affordable dwelling units is by amending the Property's designation to Tier III.

Conclusion

An error was made when the Property was improperly designated as Tier I as the Property does not fall under the definition of Tier I for Big Pine Key and No Name as defined in the HCP, Comp Plan, Master Plan or Monroe County's website, and should be designated Tier III as the Property does match the Tier III definition. Due to this error, the tier designation for the Property should be amended to Tier III. Additionally, as the Property is not located within the Sands corridor, there is no issue with a loss of habitat in said corridor due to any development. Finally, an amendment to Tier III for the Property will also make it possible for the Owner to assist in Monroe County's desire to create more affordable housing, while at the same time reducing the number of residents on the Property and significantly reducing the number of interactions with covered species.

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



Request for a Tier Map Amendment

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

Amendment to Land Use District (Tier) Application Fee: \$4,131.00

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

Advertising Costs: \$245.00

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

Technology Fee: \$20.00

Date of Submittal: 2 / 17 / 2015
Month Day Year

Property Owner:

Longstock II, LLC
Name

7009 Shrimp Road, Key West, FL 33040
Mailing Address (Street, City, State, Zip Code)

305-294-2288
Daytime Phone

mstrunk@stockislandmarina.com
Email Address

Agent (if applicable):

Smith | Oropeza | Hawks
Name

138 Simonton St., Key West, FL 33040
Mailing Address (Street, City, State, Zip Code)

305-296-7227
Daytime Phone

Bryan@SmithOropeza.com
Email Address

Legal Description of Property:

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

See Legal Description in attached deed

Block	Lot	Subdivision	Key
<u>00300090-000000</u>	<u>00300180-000000</u>	<u>00300590-000000</u>	<u>00300670-000000 / 1372196, 1372285</u>
Real Estate (RE) Number		Alternate Key Number	1372684, 1372765
<u>201 County Road, Big Pine Key, FL 33043</u>		<u>32</u>	
Street Address (Street, City, State, Zip Code)		Approximate Mile Marker	

APPLICATION

Current Tier Map Designation: Tier I

Proposed Tier Map Designation: Tier III

Current Land Use District Designation(s): URM for Southern half and RM for Northern half

Current Future Land Use Map Designation(s): RH for Southern half and RM for Northern half

Total Land Area Affected: 171,013 square feet (3.9259 acres)

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

Existing land use on the property is transient and permanent residential uses consisting of 130 dwelling units, in the form of 125 transient residential dwelling units and 5 permanent residential units lawfully established on the Property

Amendments may be proposed by the Board of County Commissioners, the Planning Commission, the Director of Planning, owner or other person having a contractual interest in property to be affected by a proposed amendment.

The BOCC may consider the adoption of an ordinance enacting the proposed change based on one or more of six (6) factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

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

N/A

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

N/A

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

Please see enclosed letter

APPLICATION

4) New issues:

N/A

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

N/A

6) Data updates:

Please see enclosed letter

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

Please see enclosed letter

Has a previous application been submitted for this site within the past two years? Yes ___ No X

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

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

- Complete map amendment application (unaltered and unbound);
- Correct fee (check or money order to Monroe County Planning & Environmental Resources);
- Tab 1 Proof of ownership (i.e. Warranty Deed);
- Tab 2 Current Property Record Card(s) from the Monroe County Property Appraiser;
- Tab 3 Location map;
- Copy of Tier Map (please request from the Planning & Environmental Resources Department prior to application submittal); See attached letter
- Copy of Land Use District Map (please request from the Planning & Environmental Resources Department prior to application submittal); See attached letter
- Copy of Future Land Use Map (please request from the Planning & Environmental Resources Department prior to application submittal); See attached letter
- Tab 4 Photograph(s) of site from adjacent roadway(s);
- Tab 5 Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 16 sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas

APPLICATION

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);

- Tab 6 [X] Typed name and address mailing labels of all property owners within a 300 foot radius of the property (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

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

- Tab 7 [X] Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the subject property)
[] Any Letters of Understanding pertaining to the proposed map amendment

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

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

Signature of Applicant: _____ Date: _____

Sworn before me this _____ day of _____

Notary Public
My Commission Expires

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

June 9, 2014

I hereby authorize Barton W. Smith, Esq. be listed as authorized agent
(Name of Agent)

for Longstock II, LLC for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Lots 1, 2, 3, 4 and 5, Block 1; and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, Block 2; of SAM-N-JOE SUBDIVISION, according to the Plat thereof as recorded in Plat Book 3, Page 76, of the Public Records of Monroe County, Florida.

and

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 3, of DARIO'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 3, Page 92, of the Public Records of Monroe County, Florida.

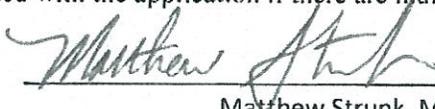
Key (island): Big Pine Key

and Real Estate number: 00300090-000000, 00300180-000000, 00300590-000000, 00300670-000000.

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated.

The undersigned understands the liabilities involved in the granting of this agency and accepts full responsibility (thus holding Monroe County harmless) for any and all of the actions of the agent named, related to the acquisition of approvals/permits for the aforementioned applicant.

Note: Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.



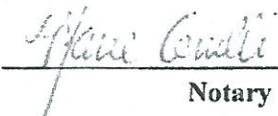
Matthew Strunk, Manager

**NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me this 8th day of June, 20 14.

Matthew Strunk is _____ personally known _____ produced identification

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


Notary

MARIE CERULLI
NOTARY PUBLIC, State of New York
No. 01CE5015137
Qualified in Monroe County
Commission Expires July 12, 2015

PREPARED BY:

Theodore R. Stotzer, Esq.
c/o 550 S.W. 12th Street, Suite 550
Deerfield Beach, Florida 33442

RECORD AND RETURN TO:

Gregory S. Oropeza, Esq.
Smith | Oropeza, P.L.
138-142 Simonton Street
Key West, Florida 33040

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is made as of the 24th day of February, 2014, by **BIG PINE SEAHORSE ACQUISITION CO., LLC**, a Florida limited liability company, having its principal place of business at 550 S.W. 12th Street, Suite 550, Deerfield Beach, Florida, 33442, hereinafter called the GRANTOR, to **LONGSTOCK II, LLC**, a Florida limited liability company, whose address is 7009 Shrimp Road, Unit 2, Key West, Florida, 33040, hereinafter called the GRANTEE:

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that the GRANTOR, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations paid, receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE, all that certain land situate in Monroe County, Florida, and legally described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Property Alternate Key Nos.: 8509561; 1372765; 1372684; 1372196;
1372285.

This conveyance is subject to taxes for the year 2014 and all subsequent years; matters appearing on the Plats or otherwise common to the subdivisions; covenants, conditions, restrictions, limitations, easements and agreements of record provided, however, that the foregoing shall not operate to reimpose the same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD, the same unto the said GRANTEE in fee simple.

AND the GRANTOR hereby covenants with said GRANTEE that the GRANTOR is lawfully seized of said land in fee simple and that the GRANTOR has good right and lawful authority to sell and convey said land and that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Except for the warranties of title expressly provided for herein, the conveyance of the property by GRANTOR to GRANTEE hereby is in its AS-IS, WHERE-IS condition, WITH ALL FAULTS, IF ANY, AND WITHOUT ANY OTHER WARRANTIES, EXPRESS OR IMPLIED.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

BIG PINE SEAHORSE ACQUISITION CO., LLC
By: SVMG KEYS ACQUISITION CO., LLC,
its sole member

Vicki Rizer
Name: Vicki Day Rizer
Joseph W Francis
Name: Joseph W Francis

By: Mark A Papak
Mark A. Papak, President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was sworn to and subscribed and acknowledged before me this 24 day of February, 2014, by MARK A. PAPAK, President of SVMG KEYS ACQUISITION CO., LLC, sole member of BIG PINE SEAHORSE ACQUISITION CO., LLC, on behalf of said limited liability company. He is personally known to me or has produced _____ as identification.

Kimberly A Papak
NOTARY PUBLIC

Name:

KIMBERLY A. PAPAK
Notary Public - Michigan
Oakland County
My Comm. Expires August 19, 2017

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

Lots 1, 2, 3, 4 and 5, Block 1, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, Block 2, SAM-N-JOE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 3, Page 76, Public Records of Monroe County, Florida.

AND

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 3, DARIO'S SUBDIVISION, according to the Plat thereof, recorded in Plat Book 3, Page 92, Public Records of Monroe County, Florida.



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

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

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

Alternate Key: 1372196 Parcel ID: 00300090-000000

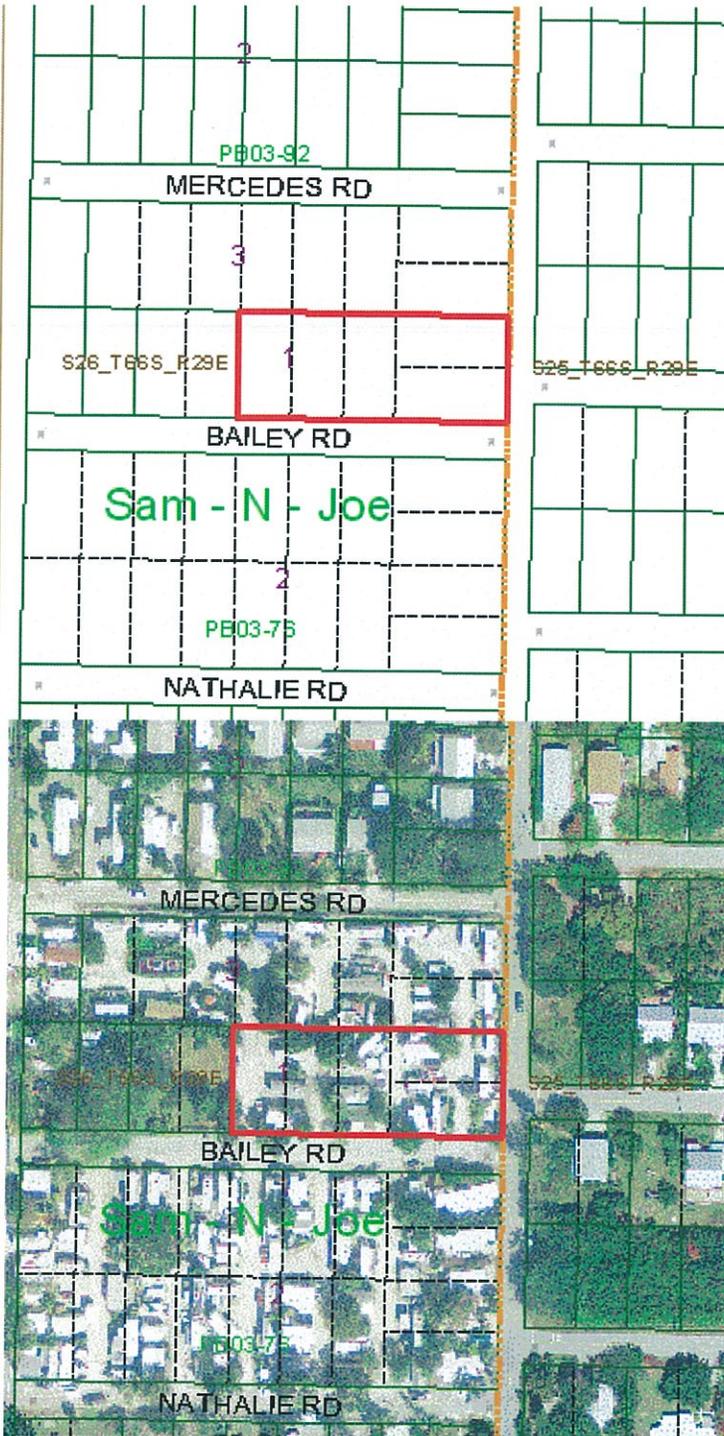
Ownership Details

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

Property Details

PC Code: 28 - PARKING LOTS, MOBILE HOME PARKS
Millage Group: 100H
Affordable Housing: No
Section-Township-Range: 26-66-29
Property Location: 201 COUNTY RD BIG PINE KEY
Subdivision: SAM-N-JOE SUBD
Legal Description: BK 1 LTS 1 THRU 5 SAM N JOE SUB PB 3-76 BIG PINE KEY OR335-279 OR484-851-852 OR484-729/34 OR615-584 OR645-781 OR660-414 OR674-497 OR674-732 OR774-1131 OR790-126 OR977-788/89 OR994-888/90 OR1130-2034/37 OR2192-341/42 OR2406-379/82C/T OR2409-582/84 OR2673-1749/51

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
02RV - REC VEHICLE PARK	0	0	0.62 AC

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	1,200 SF	200	6	1989	1990	1	30

Appraiser Notes

MANAGER'S MOBILE HOME BELONGS TO HIM. 2003 #083 TR PK IS LICENSED FOR 130 SITES SEE AK# 1372285 & 1372684

2007/05/29 ADJUSTED CL FOR THE 2007TR (JDC)

RE: 30010, 30011, 30012 & 30013 COMBINED PER INCOME 7-25-85 JMH

3/21/2014 BEN. SALE REVIEW WITH 1372285, 1372684, AND 1372765.

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	0	840	248,000	477,136	462,277	0	477,136
2013	0	840	248,000	420,252	420,252	0	420,252
2012	0	840	248,000	395,940	395,940	0	395,940
2011	0	840	248,000	466,202	449,245	0	466,202
2010	0	840	248,000	408,405	408,405	0	408,405
2009	0	840	248,000	579,062	579,062	0	579,062
2008	0	840	403,650	720,508	720,508	0	720,508
2007	0	805	370,013	941,006	941,006	0	941,006
2006	0	866	464,198	465,064	465,064	0	465,064
2005	0	866	309,465	310,331	310,331	0	310,331
2004	0	890	94,185	95,075	95,075	0	95,075
2003	0	914	94,185	95,099	95,099	0	95,099
2002	0	938	94,185	95,123	95,123	0	95,123
2001	0	962	94,185	95,147	95,147	0	95,147
2000	0	423	53,820	54,243	54,243	0	54,243
1999	0	430	53,820	54,250	54,250	0	54,250
1998	0	438	53,820	54,258	54,258	0	54,258
1997	0	462	53,820	54,282	54,282	0	54,282
1996	0	0	94,185	94,185	94,185	0	94,185
1995	0	0	94,185	94,185	94,185	0	94,185
1994	0	0	94,185	94,185	94,185	0	94,185
1993	0	0	94,185	94,185	94,185	0	94,185
1992	0	0	94,185	94,185	94,185	0	94,185
1991	0	0	94,185	94,185	94,185	0	94,185
1990	0	0	94,185	94,185	94,185	0	94,185
1989	0	0	94,185	94,185	94,185	0	94,185
1988	0	0	80,730	80,730	80,730	0	80,730
1987	0	0	77,232	77,232	77,232	0	77,232
1986	0	0	77,232	77,232	77,232	0	77,232
1985	0	0	35,657	35,657	35,657	0	35,657

1984	0	0	7,128	7,128	7,128	0	7,128
1983	0	0	7,128	7,128	7,128	0	7,128
1982	0	0	5,766	5,766	5,766	0	5,766

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
3/24/2014	2673 / 1749	3,750,000	<u>WD</u>	<u>05</u>
4/17/2009	2409 / 582	100	<u>QC</u>	<u>11</u>
3/30/2009	2406 / 379	1,000	<u>CT</u>	<u>12</u>
3/6/2006	2192 / 341	1	<u>WD</u>	<u>M</u>
5/1/1990	1130 / 2034	1	<u>WD</u>	<u>M</u>
5/1/1986	977 / 788	1	<u>WD</u>	<u>M</u>
8/1/1982	862 / 2174	322,500	<u>WD</u>	<u>M</u>

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



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

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

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

Alternate Key: 1372285 Parcel ID: 00300180-000000

Ownership Details

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

Property Details

PC Code: 28 - PARKING LOTS, MOBILE HOME PARKS
Millage Group: 100H
Affordable Housing: No
Section-Township-Range: 26-66-29
Property Location: 201 COUNTY RD BIG PINE KEY
Subdivision: SAM-N-JOE SUBD
Legal Description: BK 2 LTS 1 THRU 18 SAM-N-JOE SUB PB3-76 BIG PINE KEY OR335-279 OR484-851-852 OR484-729/34 OR615-888/90 OR1130-2034/37 OR2192-341/42 OR2406-379/82C/T OR2409-582/84 OR2673-1749/51

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
02RV - REC VEHICLE PARK	464	207	2.20 AC

Building Summary

Number of Buildings: 3
 Number of Commercial Buildings: 3
 Total Living Area: 989
 Year Built: 1953

Building 1 Details

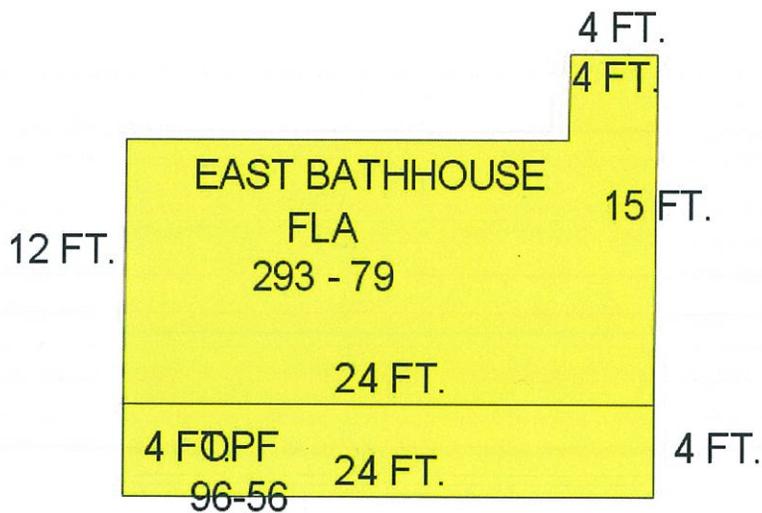
Building Type	Condition F	Quality Grade 250
Effective Age 44	Perimeter 79	Depreciation % 55
Year Built 1953	Special Arch 0	Grnd Floor Area 293
Functional Obs 0	Economic Obs 0	

Inclusions:

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

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 9	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1993					293
2	OUF		1	1993					96

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10646	CAMP BLDG	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3512	CONC BLOCK	100

Building 2 Details

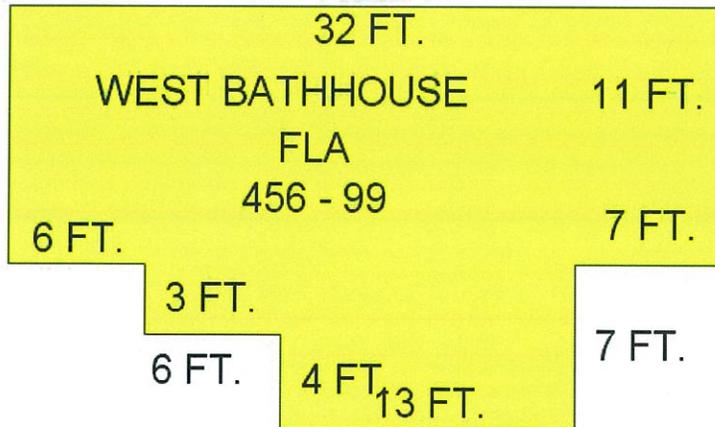
Building Type	Condition F	Quality Grade 250
Effective Age 32	Perimeter 99	Depreciation % 40
Year Built 1953	Special Arch 0	Grnd Floor Area 456
Functional Obs 0	Economic Obs 0	

Inclusions:

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

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 9	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1953	N	N			456

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
-------------	---------------------	------	--------	-----------	-----

10648	CAMP BLDG	100	N	N
-------	-----------	-----	---	---

Exterior Wall:

Interior Finish Nbr	Type	Area %
3513	CONC BLOCK	100

Building 3 Details

Building Type	Condition F	Quality Grade 50
Effective Age 57	Perimeter 76	Depreciation % 60
Year Built 1953	Special Arch 0	Grnd Floor Area 240
Functional Obs 0	Economic Obs 0	

Inclusions:

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

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 8	Dishwasher 0

8 FT. FLA 30 FT.
240 - 76 Laundry
30 FT.

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FLA		1	1953	N	N		240

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		CAMP BLDG	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
	NO VALUE	50
3514	C.B.S.	50

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	2,107 SF	0	0	1977	1978	2	50
2	UB2:UTILITY BLDG	20 SF	5	4	1952	1953	4	50
3	UB2:UTILITY BLDG	64 SF	8	8	1952	1953	4	50
4	UB2:UTILITY BLDG	25 SF	5	5	1952	1953	4	50
5	FN2:FENCES	300 SF	60	5	1977	1978	2	30
6	FN2:FENCES	90 SF	30	3	1977	1978	2	30
7	CL2:CH LINK FENCE	240 SF	60	4	1984	1985	1	30
8	PT2:BRICK PATIO	308 SF	0	0	1977	1978	3	50
9	PT2:BRICK PATIO	113 SF	0	0	1984	1985	2	50
10	PT3:PATIO	1,340 SF	0	0	1953	1954	2	50
11	FN2:FENCES	1,260 SF	140	9	1953	1954	3	30

Appraiser Notes

RE: 30019 & 30020 COMBINED PER INCOME 7-25-85 JMH

2007/05/29 FIELD INSPECTED BY THIS OFFICE - WEST BATHHOUSE USED AS STORAGE, REMOVED PART OF BLDG 3 FLA & GBF SECTIONS(NO LONGER THERE) ONLY LAUNDRY STILL THERE, CHANGED SOME PT AND FLA WALL HEIGHT FOR THE 2007TR (JDC & NL)

SEA HORSE TRAILER PARK, FIELD INSPECTED BY THIS OFFICE ON JANUARY 19, 1994 (006/035)RE#S 0030090 & 00300590 SUBSTRACTED FROM INCOME & KEYED AS SPECIA. MANAGER'S MOBILE HOME IS NOT OWNED BY THE PARK. 5-1-97 BUILDING # 3 IS MAIN BUILDING WHICH WAS BURNED IN 1998 ONLY THE FOUR WALLS & SBU WHICH IS A LAUNDRY ROOM. BUILDING # 2 IS BATHROOMS, CLOSE TO MAIN BUILDING. BUILDING # 1 IS ALSO BATHROOM & IS LOCATED TO THE EAST OF THE PARK, THIS PROPERTY IS ON INCOME, THEREFORE IT HAS AN OVERRIDE. TPP 8918232 - LIVELY SERVICES INC TPP 8509561 - SEAHORSE CAMPGROUND TPP 8862342 - LIVELY COVE INC

3/21/2014 BEN. SALE REVIEW WITH 1372684, 1372196, AND 1372765.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
03105414	08/05/2005		1,700		CANCEL THIS PERMIT PER PARK MANAGER, OLD OWNERS, PARK SOON TO BE DEMOED (108 NL)
A-18552	08/01/1987	12/01/1987	6,500		ELECTRICAL
98-0123	02/09/1998	12/03/1999	10,000		DEMOLITION
08103645	10/10/2008	12/21/2009	1		Demo deck & porch roof

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	48,173	19,010	880,000	1,729,617	1,675,756	0	1,729,617
2013	37,940	19,267	880,000	1,523,415	1,523,415	0	1,523,415
2012	37,940	19,284	880,000	1,435,282	1,435,282	0	1,435,282
2011	39,241	19,301	880,000	1,689,984	1,628,512	0	1,689,984
2010	39,241	19,318	880,000	1,480,466	1,480,466	0	1,480,466
2009	40,108	19,335	880,000	2,099,100	2,099,100	0	2,099,100
2008	40,108	19,352	1,440,720	2,571,659	2,571,659	0	2,571,659
2007	28,973	19,748	1,320,660	3,764,022	3,764,022	0	3,764,022
2006	39,098	8,358	1,656,828	2,313,399	2,313,399	0	2,313,399
2005	40,355	8,611	1,104,552	2,011,651	2,011,651	0	2,011,651
2004	40,353	8,864	336,168	2,011,651	2,011,651	0	2,011,651
2003	40,353	9,117	336,168	2,011,651	2,011,651	0	2,011,651
2002	40,353	9,391	336,168	872,150	872,150	0	872,150
2001	40,353	9,672	336,168	872,150	872,150	0	872,150
2000	40,353	3,286	192,096	872,150	872,150	0	872,150
1999	40,353	3,379	192,096	872,150	872,150	0	872,150
1998	72,950	3,474	192,096	872,150	872,150	0	872,150
1997	54,698	3,568	192,096	872,150	872,150	0	872,150
1996	49,725	1,454	336,168	713,352	713,352	0	713,352
1995	49,725	1,479	336,168	713,352	713,352	0	713,352
1994	70,748	1,504	336,168	713,352	713,352	0	713,352
1993	75,980	875	336,168	684,830	684,830	0	684,830
1992	75,980	900	336,168	684,830	684,830	0	684,830
1991	75,980	925	336,168	684,830	684,830	0	684,830
1990	75,980	950	336,168	684,830	684,830	0	684,830
1989	75,980	975	336,168	684,830	684,830	0	684,830
1988	70,747	760	288,144	306,924	306,924	0	306,924
1987	40,771	8,770	275,658	303,400	303,400	0	303,400
1986	40,949	8,770	275,658	302,397	302,397	0	302,397
1985	39,006	8,770	128,340	370,450	370,450	0	370,450
1984	37,146	8,770	114,358	160,274	160,274	0	160,274
1983	37,148	8,770	114,358	160,276	160,276	0	160,276
1982	37,642	8,770	92,523	138,935	138,935	0	138,935

Parcel Sales History

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Sale Date	Official Records Book/Page	Price	Instrument	Qualification
2/24/2014	2673 / 1749	3,750,000	WD	05
4/17/2009	2409 / 582	100	QC	11
3/30/2009	2406 / 379	1,000	CT	12
3/6/2006	2192 / 341	1	WD	M
4/1/1990	1130 / 2034	1	WD	M
5/1/1986	977 / 788	1	WD	M
8/1/1982	862 / 2174	45	WD	M

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



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

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

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

Alternate Key: 1372684 Parcel ID: 00300590-000000

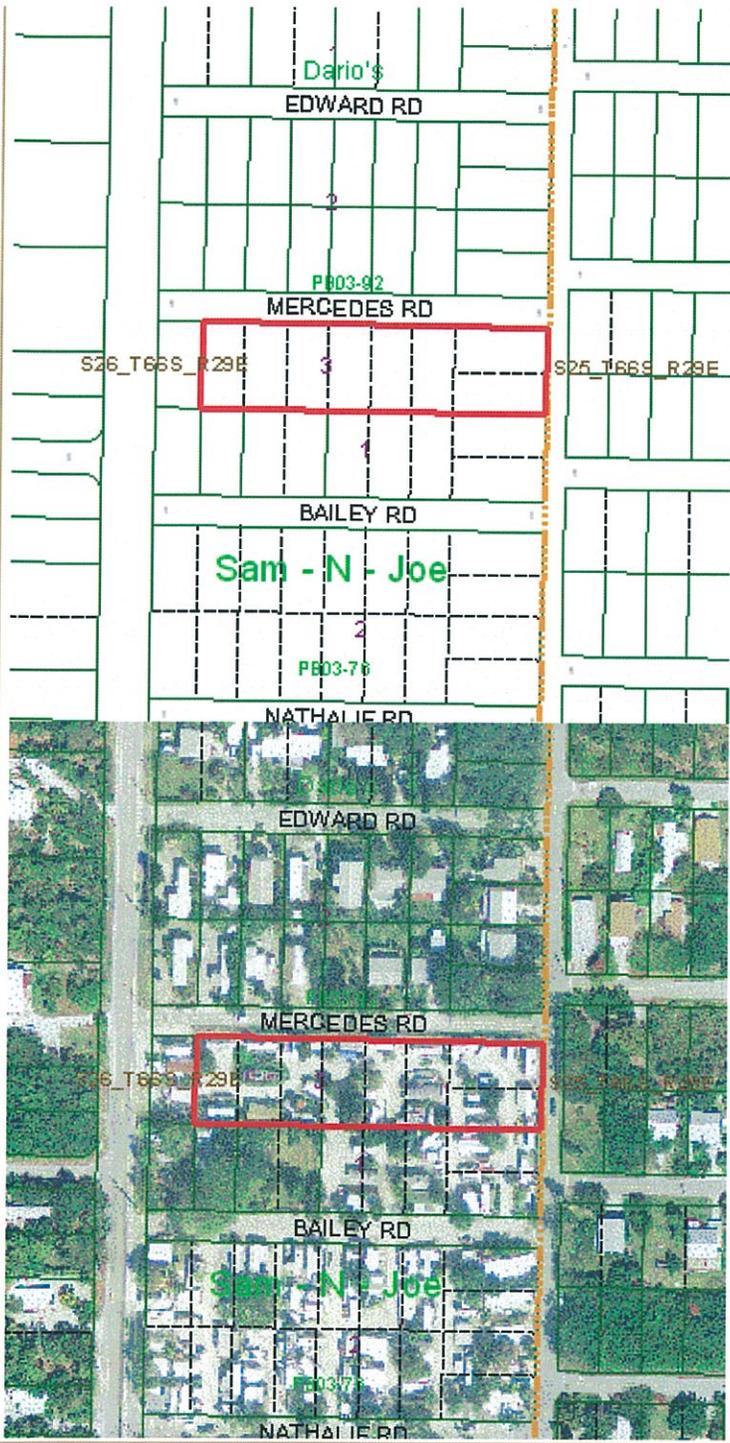
Ownership Details

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

Property Details

PC Code: 28 - PARKING LOTS, MOBILE HOME PARKS
Millage Group: 100H
Affordable Housing: No
Section-Township-Range: 26-66-29
Property Location: 201 COUNTY RD BIG PINE KEY
Subdivision: DARIO'S SUBD
Legal Description: BK 3 LTS 1 THRU 8 DARIOS SUB PB3-92 BIG PINE KEY OR484-851/52 OR484-729/34 OR615-584 OR645-781 OR660-414 OR674-497 OR674-732 OR774-1131 OR790-126 OR862-2174 OR977-788/89 OR994-888/90 OR1130-2034/37 OR2192-341/42 OR2406-379/82C/T OR2409-582/84 OR2673-1749/51

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
02RV - REC VEHICLE PARK	0	0	0.97 AC

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	3,018 SF	503	6	1979	1980	1	30
2	PT2:BRICK PATIO	100 SF	10	10	1974	1975	1	50

3	FN2:FENCES	660 SF	110	6	1990	1991	2	30
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Appraiser Notes

SEE OTHER AK# 1372196 & # 1372285 TOTAL LICENSED SITES=130 #083

2006/05/31 FIELD INSPECTED - REMOVED BLDG & PT'S THAT ARE NO LONGER THERE FOR THE 2007 TR (JDC & NL)

3/21/2014 BEN. SALE REVIEW WITH 1372285, 1372196, AND 1372765.

RE: 30060, 30061, 30062, 30063, 30064, 30065 & 30066 COMBINED PER INCOME 7-26-85 JMH

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	0	3,297	389,600	775,346	751,201	0	775,346
2013	0	2,373	388,000	682,910	682,910	0	682,910
2012	0	2,373	388,000	643,402	643,402	0	643,402
2011	0	2,373	388,000	757,579	730,022	0	757,579
2010	0	2,373	388,000	663,657	663,657	0	663,657
2009	0	2,373	388,000	940,976	940,976	0	940,976
2008	0	2,373	445,568	1,136,186	1,136,186	0	1,136,186
2007	0	2,143	408,437	1,568,343	1,568,343	0	1,568,343
2006	11,150	4,487	512,403	528,040	528,040	0	528,040
2005	11,150	4,487	415,863	431,500	431,500	0	431,500
2004	11,148	4,532	169,740	185,420	185,420	0	185,420
2003	11,148	4,577	169,740	185,465	185,465	0	185,465
2002	11,148	4,750	169,740	185,638	185,638	0	185,638
2001	11,148	4,965	169,740	185,853	185,853	0	185,853
2000	11,148	2,221	74,261	87,630	87,630	0	87,630
1999	11,148	2,279	74,261	87,688	87,688	0	87,688
1998	7,457	2,350	74,261	84,068	84,068	0	84,068
1997	7,457	2,495	74,261	84,213	84,213	0	84,213
1996	0	0	148,523	148,523	148,523	0	148,523
1995	0	0	148,523	148,523	148,523	0	148,523
1994	0	0	148,523	148,523	148,523	0	148,523
1993	0	0	148,523	148,523	148,523	0	148,523
1992	0	0	148,523	148,523	148,523	0	148,523
1991	0	0	148,523	148,523	148,523	0	148,523
1990	0	0	148,523	148,523	148,523	0	148,523
1989	0	0	148,523	148,523	148,523	0	148,523
1988	0	0	127,305	127,305	127,305	0	127,305
1987	0	0	121,788	121,788	121,788	0	121,788

1986	0	0	121,788	121,788	121,788	0	121,788
1985	0	0	56,630	56,630	56,630	0	56,630
1984	0	0	7,556	7,556	7,556	0	7,556
1983	0	0	7,556	7,556	7,556	0	7,556
1982	0	0	6,112	6,112	6,112	0	6,112

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
2/24/2014	2673 / 1749	3,750,000	<u>WD</u>	<u>05</u>
4/17/2009	2409 / 582	100	<u>QC</u>	<u>11</u>
3/30/2009	2406 / 379	1,000	<u>CT</u>	<u>12</u>
3/6/2006	2192 / 341	7,850,000	<u>WD</u>	<u>M</u>
5/1/1990	1130 / 2034	980,000	<u>WD</u>	<u>M</u>
5/1/1986	977 / 788	640,000	<u>WD</u>	<u>M</u>
8/1/1982	862 / 2174	455	<u>WD</u>	<u>M</u>

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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

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

Alternate Key: 1372765 Parcel ID: 00300670-000000

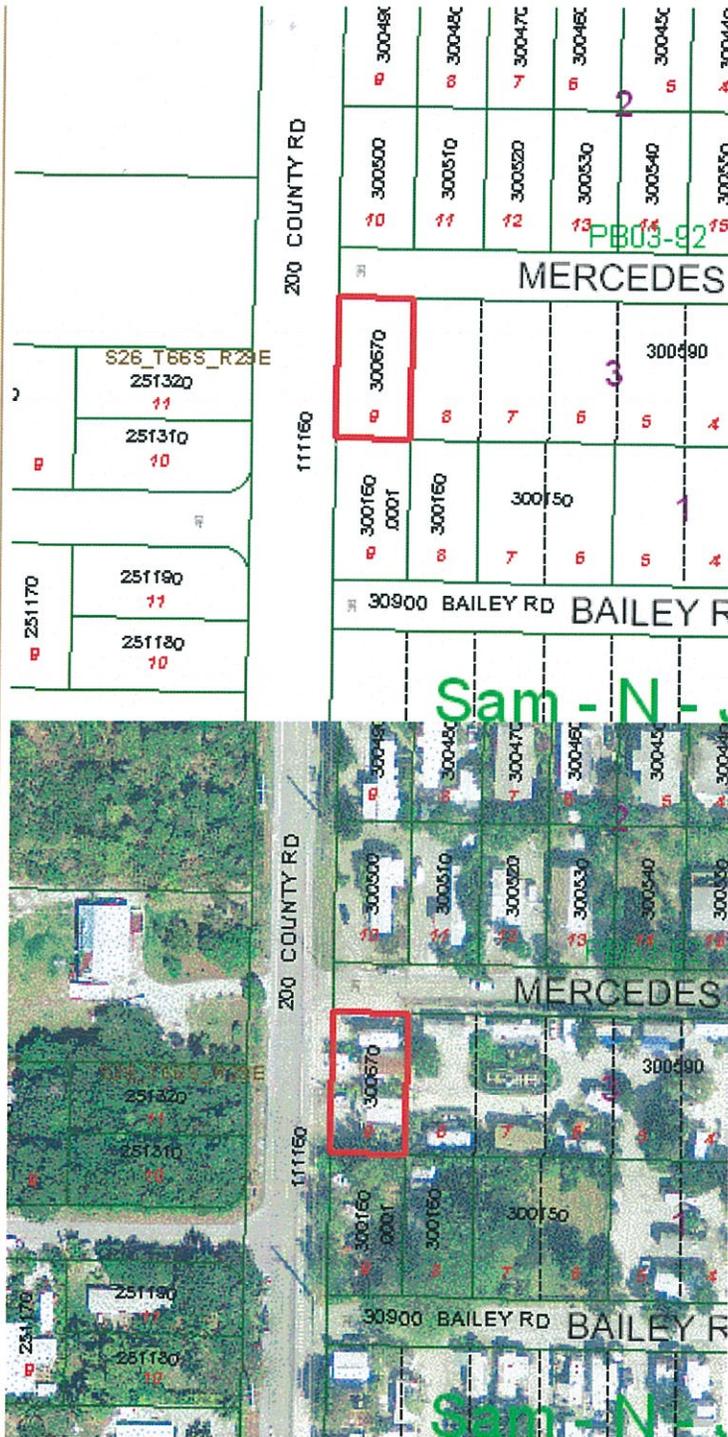
Ownership Details

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

Property Details

PC Code: 28 - PARKING LOTS, MOBILE HOME PARKS
Millage Group: 100H
Affordable Housing: No
Section-
Township- 26-66-29
Range:
Property Location: 201 COUNTY RD BIG PINE KEY
Subdivision: DARIO'S SUBD
Legal BK 3 LT 9 DARIOS SUB PB3-92 BIG PINE KEY OR176-330/31 OR1362-1978/79ORD OR1375-823/24 OR2192-
Description: 341/42 OR2406-379/82C/T OR2409-582/84 OR2673-1749/51

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
02RV - REC VEHICLE PARK	0	0	0.13 AC

Appraiser Notes

PART OF THE SEA HORSE MH PARK
 3/21/2014 BEN. SALE REVIEW WITH 1372285, 1372196, AND 1372684.

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	0	0	51,320	52,000	52,000	0	52,000
2013	0	0	52,000	52,000	52,000	0	52,000
2012	0	0	52,000	52,000	52,000	0	52,000
2011	0	0	52,000	52,000	52,000	0	52,000
2010	0	0	52,000	52,000	52,000	0	52,000
2009	0	0	52,000	52,000	52,000	0	52,000
2008	0	0	83,835	83,835	83,835	0	83,835
2007	0	0	76,849	76,849	76,849	0	76,849
2006	0	0	33,534	33,534	33,534	0	33,534
2005	0	0	20,120	20,120	20,120	0	20,120
2004	0	0	13,973	8,383	8,383	0	8,383
2003	0	0	13,973	8,383	8,383	0	8,383
2002	0	0	9,781	5,868	5,868	0	5,868
2001	0	0	22,356	13,413	13,413	0	13,413
2000	0	0	9,781	5,868	5,868	0	5,868
1999	0	0	9,781	5,868	5,868	0	5,868
1998	0	0	9,781	5,869	5,869	0	5,869
1997	0	0	9,781	5,869	5,869	0	5,869
1996	0	0	9,781	5,869	5,869	0	5,869
1995	0	0	9,781	9,781	9,781	0	9,781
1994	0	0	9,781	9,781	9,781	0	9,781
1993	0	0	9,781	9,781	9,781	0	9,781
1992	0	0	9,781	9,781	9,781	0	9,781
1991	0	0	9,781	9,781	9,781	0	9,781
1990	0	0	11,178	11,178	11,178	0	11,178
1989	0	0	11,178	11,178	11,178	0	11,178
1988	0	0	6,260	6,260	6,260	0	6,260
1987	0	0	6,260	6,260	6,260	0	6,260
1986	0	0	6,260	6,260	6,260	0	6,260
1985	0	0	6,107	6,107	6,107	0	6,107
1984	0	0	6,107	6,107	6,107	0	6,107
1983	0	0	6,107	6,107	6,107	0	6,107
1982	0	0	6,107	6,107	6,107	0	6,107

Parcel Sales History

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4/17/2009	2409 / 582	100	QC	11
3/30/2009	2406 / 379	1,000	CT	12
3/6/2006	2192 / 341	1	WD	M
9/1/1995	1375 / 0823	10,000	WD	Y

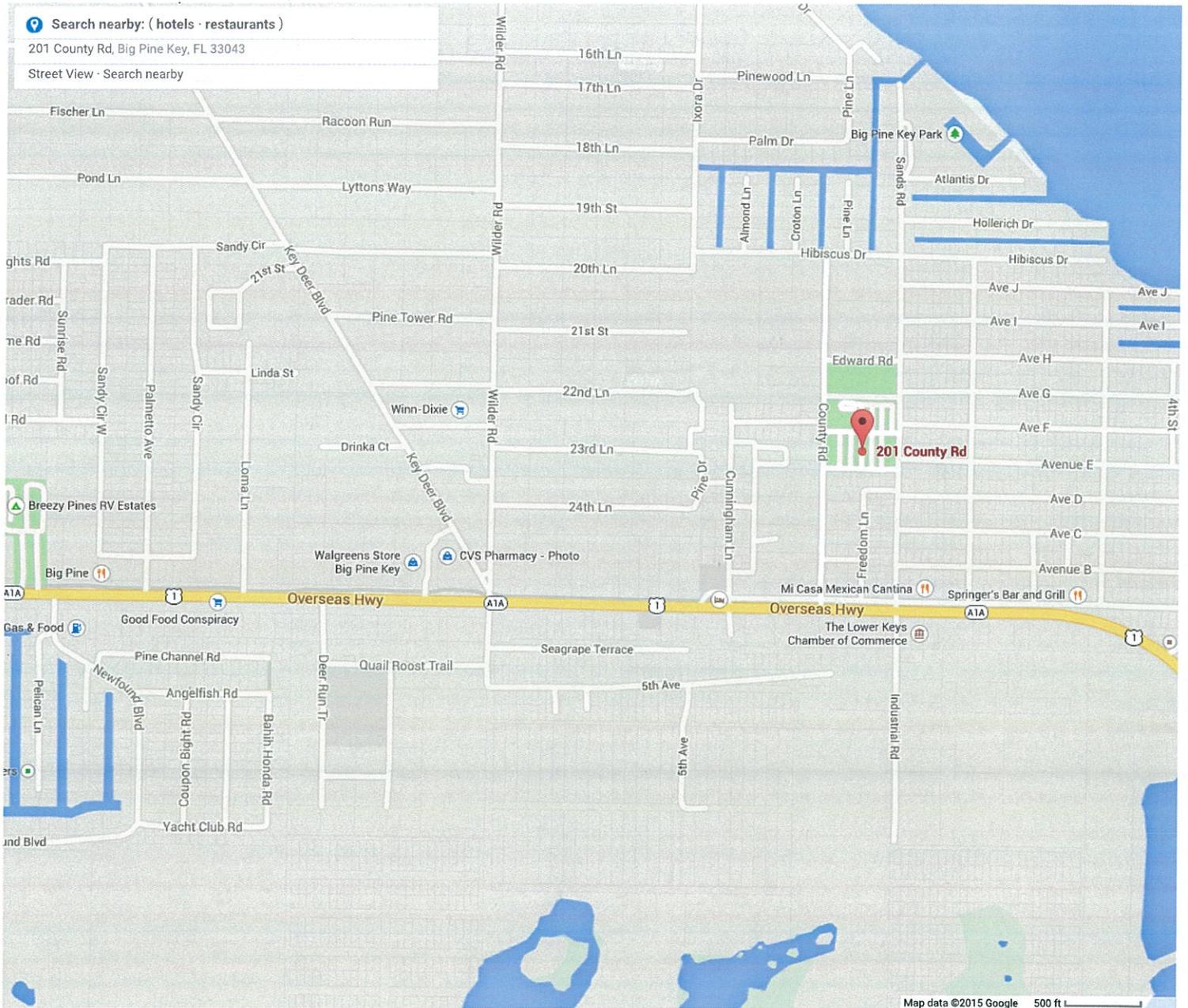
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Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176

Search nearby: (hotels · restaurants)

201 County Rd, Big Pine Key, FL 33043

Street View · Search nearby

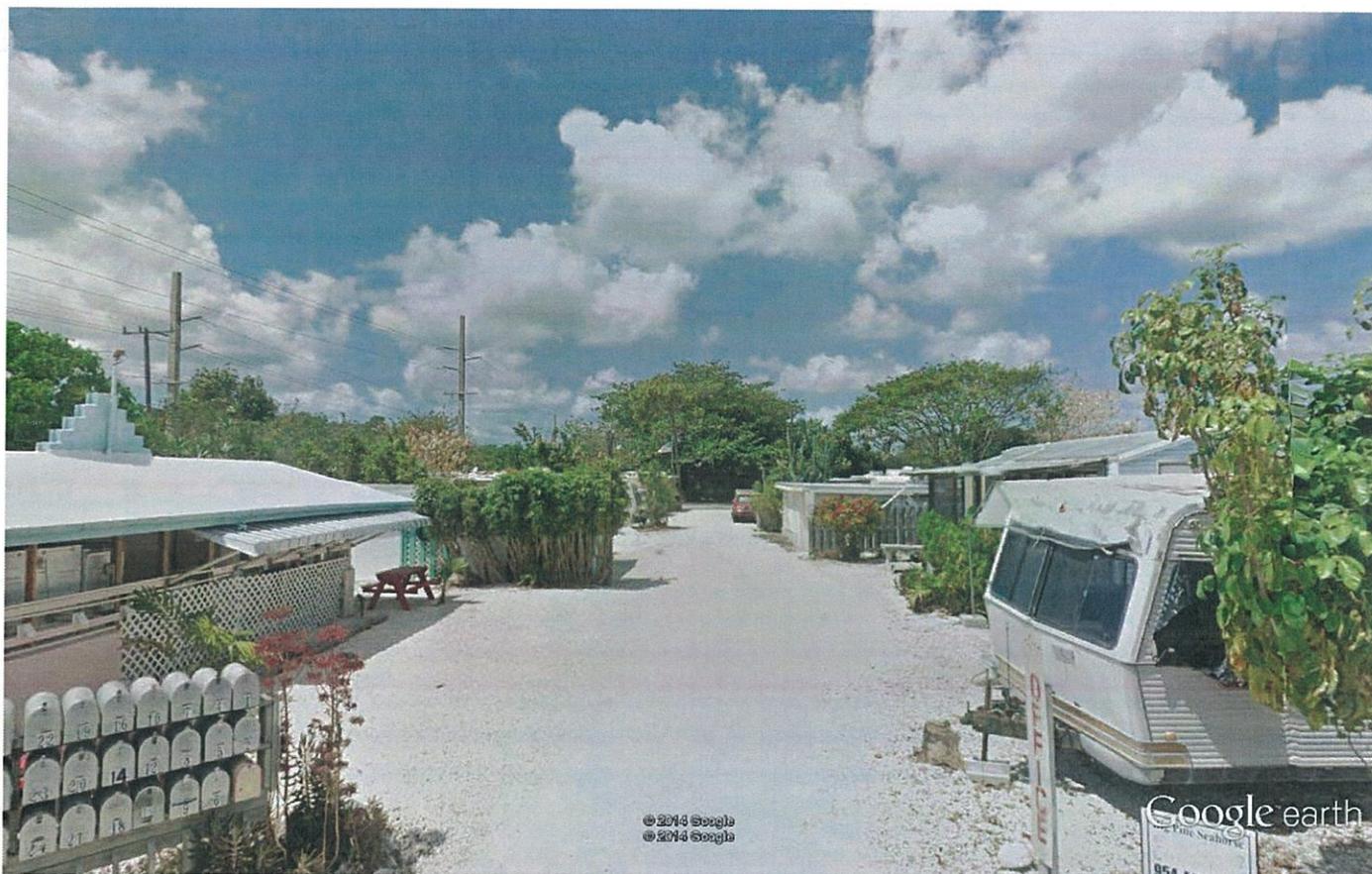


13872 Nathalie Rd
Big Pine Key, Florida



Street View - Apr 2011





Google earth





Google earth

feet 10
meters 3





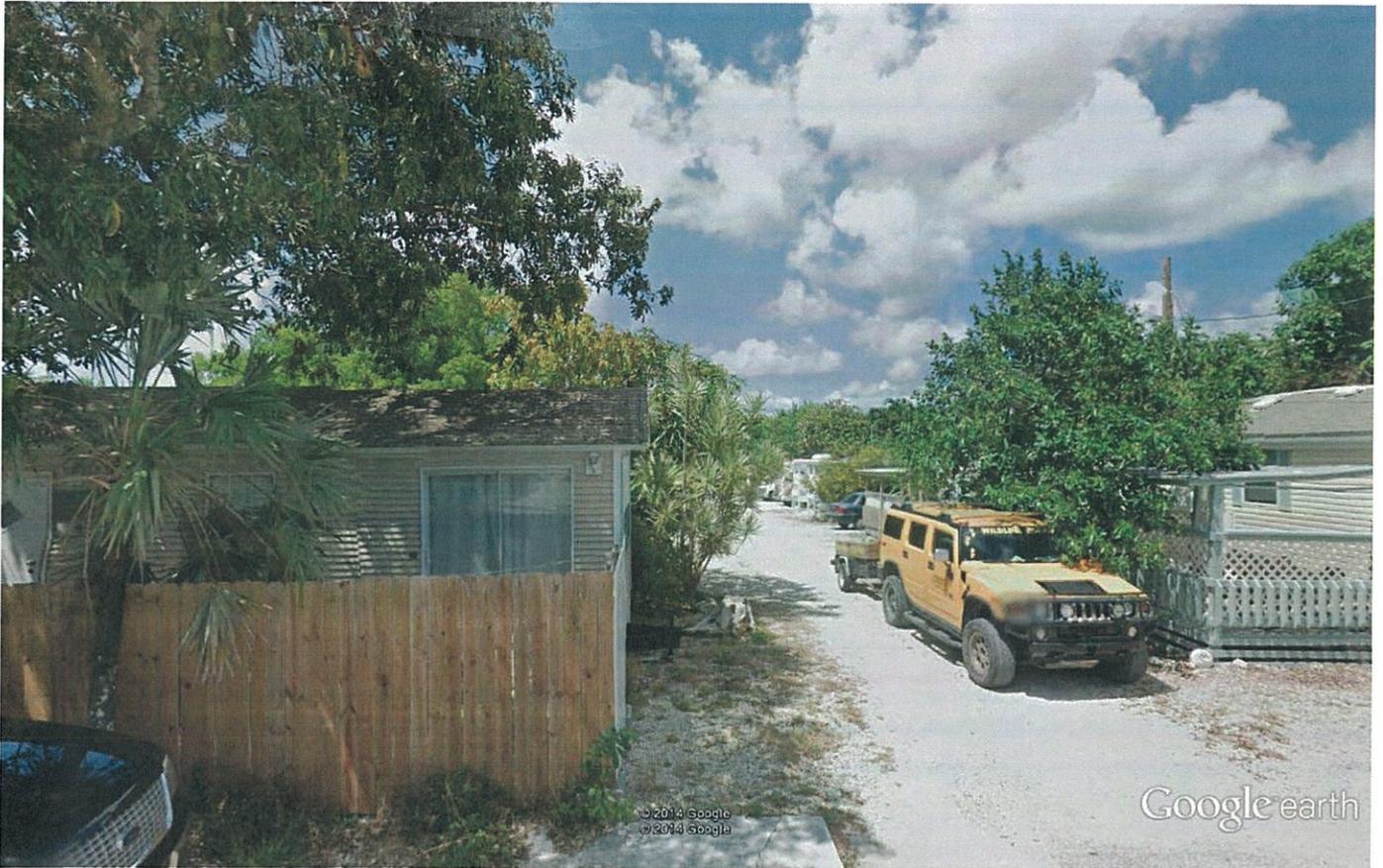
Google earth





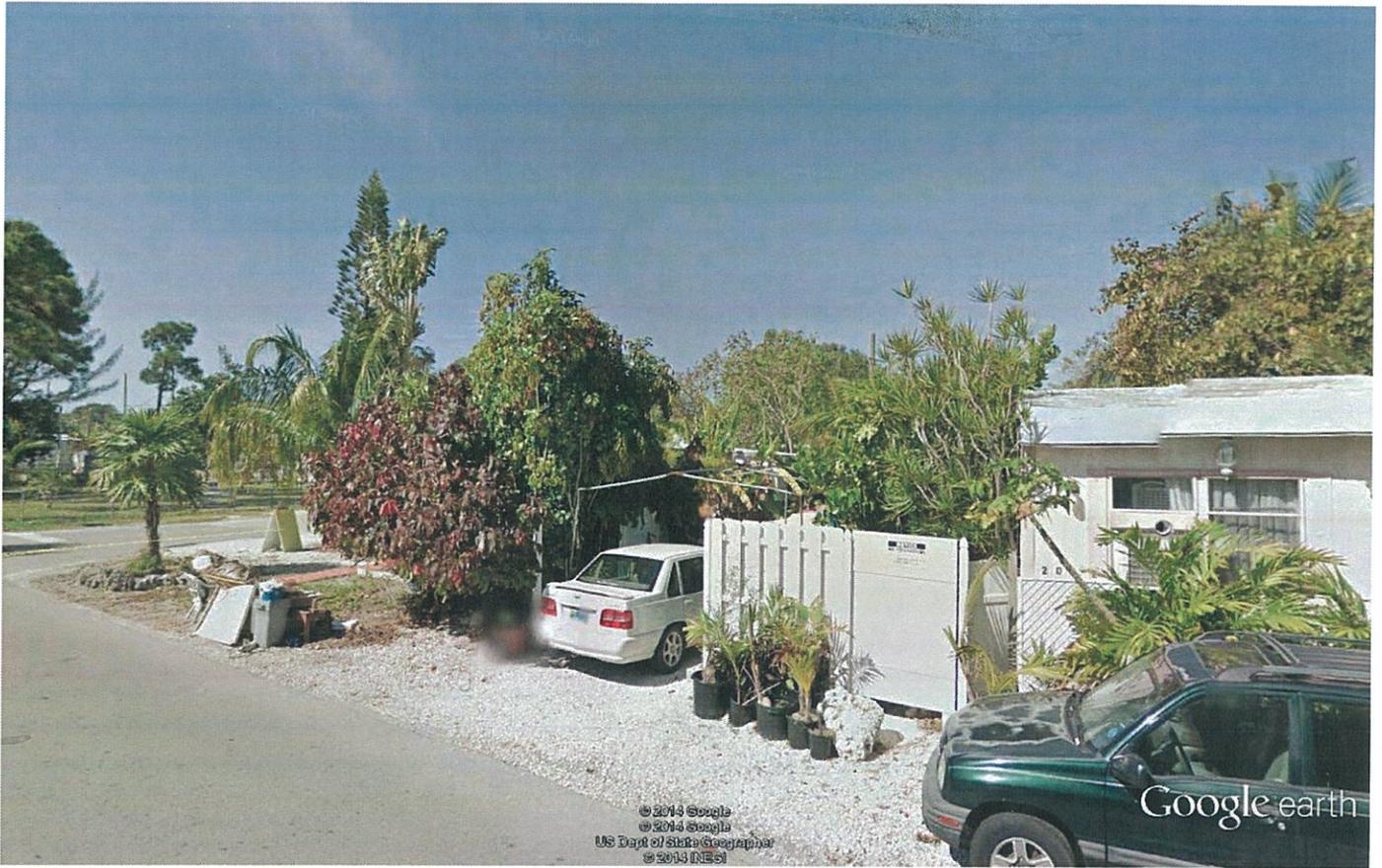
Google earth





Google earth





Google earth





Google earth



EXHIBIT 1

Letter of Development Rights Determination

County of Monroe
Growth Management Division



Planning & Environmental Resources
Department
2798 Overseas Highway, Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



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

September 29, 2014

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

RE: LETTER OF DEVELOPMENT RIGHTS DETERMINATION FOR SEAHORSE RV PARK, BIG PINE KEY, ON PROPERTY CURRENTLY HAVING REAL ESTATE NUMBERS 00300090.000000, 00300180.000000, 00300590.000000 AND 00300670.000000

Mr. Smith

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

Background Information:

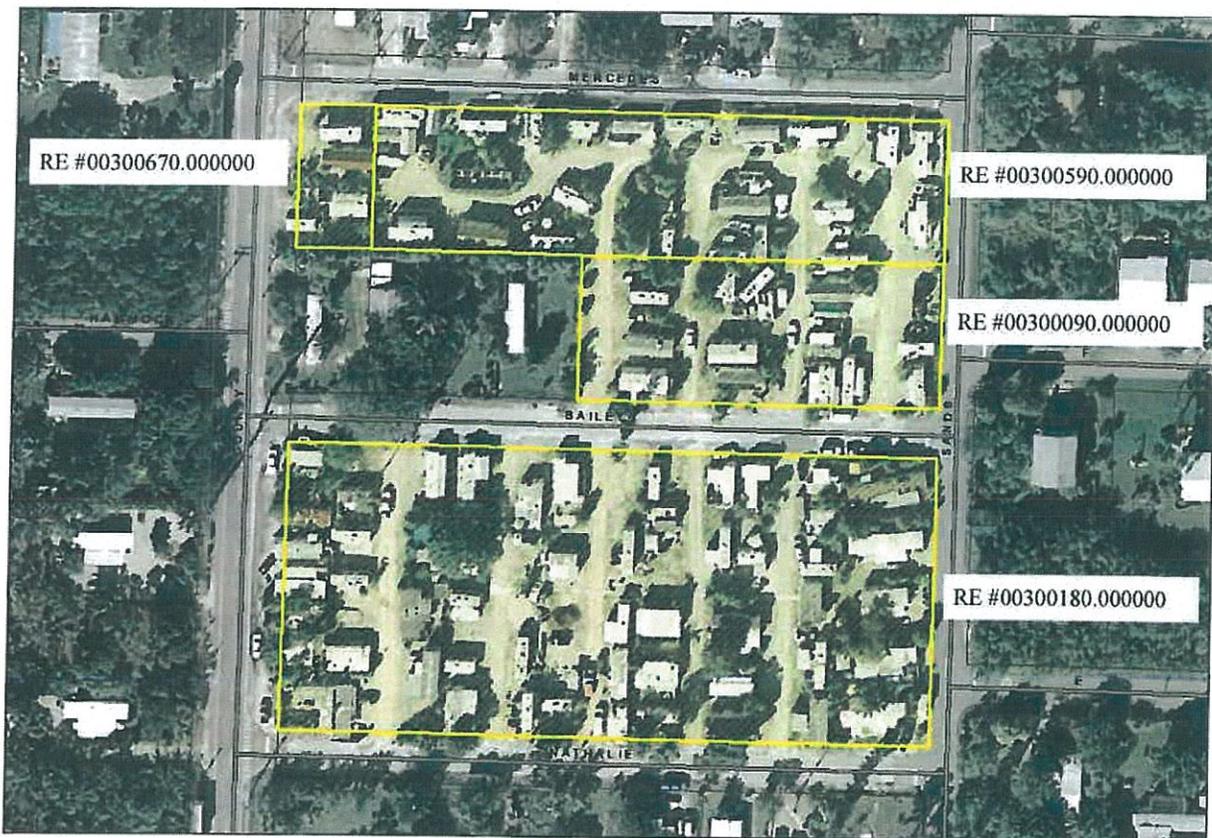
The property is comprised of four parcels of land, currently assessed under real estate (RE) #00300090.000000, #00300180.000000, #00300590.000000 and #00300670.000000. The parcel identified as RE #00300090.000000 is legally described as Block 1, Lots 1 through 5, Sam-N-Joe Subdivision (Plat Book 3, Page 76), Big Pine Key. The parcel identified as RE #00300180.000000 is legally described as Block 2, Lots 1 through 18, Sam-N-Joe Subdivision (Plat Book 3, Page 76), Big Pine Key. The parcel identified as RE #00300590.000000 is legally described as Block 3, Lots 1 through 8, Dario's Subdivision (Plat Book 3, Page 92), Big Pine Key. The parcel identified as RE #00300670.000000 is legally described as Block 3, Lot 9, Dario's Subdivision (Plat Book 3, Page 92), Big Pine Key.

Note: 13 former RE #'s associated with property were retired and aggregated with the existing RE #'s in 1985. RE #00300100.000000, RE #00300110.000000, RE #00300120.000000 and RE #00300130.000000 were combined with RE #00300090.000000. RE #00300190.000000 and RE #00300200.000000 were combined with RE #00300180.000000. RE #00300600.000000, RE #00300610.000000, RE #00300620.000000, RE #00300630.000000, RE #00300640.000000, RE #00300650.000000 and RE #00300660.000000 were combined with RE #00300590.000000.

The property is located on Big Pine Key, at approximate mile marker 30 on the Gulf of Mexico side of US 1. It is bordered to the north by Mercedes Road, to the east by Sands Road, to the south by Nathalie Road and to the west by County Road. It is intersected by Bailey Road. The existing development consists of mobile homes and RV spaces and is commonly known as Seahorse RV Park (also known as Seahorse Campground and Seahorse Trailer Park). It has a physical address of 201 County Road.

Note: Three parcels located at the northeast corner of the County Road/Bailey Road intersection (legally described as Block 1, Lots 6 through 9, Sam-N-Joe) are not part of the subject property.

The following aerial photograph shows the boundaries of the property and the immediate area:



Subject Property (Aerial dated 2012)

The property is located partially within an Improved Subdivision (IS) Land Use (Zoning) District (RE #00300090.000000, 00300590.000000 and #00300670.000000) and partially within an Urban Residential Mobile Home (URM) Land Use (Zoning) District (RE #00300180.000000) on the Land Use District Map. Consistent with the boundaries of the IS and URM districts, the property is partially designated within the Residential Medium (RM) category (RE #00300090.000000, 00300590.000000 and #00300670.000000) and partially designated within the Residential High (RH) category (RE #00300180.000000) on the Future Land Use Map (FLUM). The entire property is designated as Tier I on the Tier Overlay Map.

An undated site map of the development was provided by 'Seahorse Campground' to Planning Department staff to use for the county's 1988 mobile home and RV study (attachment 1). The site map shows the development as having 142 numbered lots/spaces, identified as lots I-V (aka Lots 1-5); spaces 1-11, 14, 14A, 15-22, 22A, 23-26, 26A, 27-29, 29A, 30-32, 32A, 33-35, 35A, 36-38, 38A, 39-41, 41A, 42-44, 44A, 45-47, 47A, 48-53, 53A, 54-56, 56A, 57-60, 60A, 61-63, 63A and 64-124; and a manager's space (aka 12). Please note that the compass orientation of the site map has south to the top (reversed from standard north to the top).

A second undated site map of 'Seahorse Campground' and a consistent site plan (dated 1991) of the development was included in building permit applications in 1991: #911-2298, #911-2299 and #911-2381 (attachment 2). The site map/site plan show the development as having 127 numbered lots/spaces, identified as lots I-V (aka Lots 1-5); spaces 1-9, 11-12, 14-72 and 85-124; and showers (aka lots 83 and 84). Please note that the compass orientation of the site map has south to the top.

A third undated site map of 'Seahorse RV Park' was included in a building permit application in 2003: #031-5414 (attachment 3). The site map shows the development as having 121 numbered lots/spaces, identified as 'MH' lots 1-5; spaces 1-12, 14, 16-59, 62-83, 85-94, 96-120 and 122; an office (aka 15); and showers (aka lots 84 and 95). Please note that the compass orientation of the site map has south to the top.

Residential Dwelling Units:

As defined in Monroe County Code (MCC) §101-1:

Dwelling unit means one (1) or more rooms physically arranged to create a housekeeping establishment for occupancy by one (1) family with separate toilet facilities.

Permanent residential unit means a dwelling unit that is designed for, and capable of, serving as a residence for a full housekeeping unit which includes a kitchen composed of at least a refrigerator and stove.

Transient residential unit means a dwelling unit used for transient housing such as hotel or motel room, seasonal residential unit, or space for parking a recreational vehicle or travel trailer.

Based on the aforementioned definitions, a mobile home is a type of permanent residential unit and a recreational vehicle (RV) is a type of transient residential unit.

Pursuant to MCC §138-22(1), the ROGO shall not apply to the redevelopment, rehabilitation or replacement of any lawfully-established residential dwelling unit that does not increase the number of residential dwelling units above that which existed on the site prior to the redevelopment, rehabilitation or replacement. Therefore, owners of land containing residential dwelling units shall be entitled to one unit for each such unit lawfully-established. The planning director shall review available documents to determine if a body of evidence exists to support the

existence of units on or about July 13, 1992, the effective date of the original ROGO ordinance. In order to approve an exemption, at least two of the following documents supporting the lawful existence of the residential dwelling unit or space must be found:

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

The following issued building permits are on file in the Building Department's records (with lot/space numbers based on the site map provided in attachment 3):

Permit #	Year Issued	Description
RE #00300090.000000 (Central parcel, north of Bailey Road) / Block 1, Lots 1-5, Sam-N-Joe		
A-5670	1979	Trailer tie down (MH lot 1) [Based on the site map, this permit should be filed under RE #00300180.000000, not RE #00300090.000000]
A-5741	1979	Trailer tie down (lot/space # not provided)
A-6270	1980	Cabana room - attached to 'trailer' / 'mobile home' (MH lot 1) [Based on the site map, this permit should be filed under RE #00300180.000000, not RE #00300090.000000]
A-6632	1980	Trailer tie down (space 6) [Based on the site map, this permit should be filed under RE #00300180.000000, not RE #00300090.000000]
901-1333	1990	Sewage treatment plant [Based on the site map, this permit should also be filed under RE #00300180.000000, RE #00300590.000000 and RE #00300670.000000]
911-2287	1991	Demolition - trailer tie downs and blocking (spaces 89 and 101)
911-2298	1991	'RV trailer' replacement (space 101) [Based on the site plan, the RV would also be located partially on space 102]
911-2299	1991	'RV trailer' replacement (space 89) [Based on the site plan, the RV would also be located partially on space 90]
941-0695	1994	Roof repair to 'trailer' (MH lot 4) [Based on the site map, this permit should be filed under RE #00300180.000000, not RE #00300090.000000]
001-0240	2000	Roof repair to 'mobile home' (MH lot 4) [Based on the site map, this permit should be filed under RE #00300180.000000, not RE #00300090.000000]
RE #00300100.000000 (retired- combined with RE #00300090.000000 in 1985)		
None on file	--	--
RE #00300110.000000 (retired - combined with RE #00300090.000000 in 1985)		
None on file	--	--
RE #00300120.000000 (retired - combined with RE #00300090.000000 in 1985)		
None on file	--	--
RE #00300130.000000 (retired - combined with RE #00300090.000000 in 1985)		
None on file	--	--
RE #00300180.000000 (Southern parcel, south of Bailey Road) / Block 2, Lots 1-18, Sam-N-Joe		
31952	1973	100 amp service (space 11)
A-7095	1980	Trailer tie down (space 59)
A-10036	1982	Mobile home replacement (MH lot 1) [MH lot 1 was not specified, but based on the site map, it is in the same location/configuration as platted Lot 18]

911-2381	1991	16 decks – not attached, for ‘RV units’ (spaces 15, 20, 21, 28, 29, 30, 31, 33, 45, 46, 47, 52, 55, 56, 57 and 62)
981-1123	1998	Demolition – ‘commercial’ building (lot/space # not provided)
991-2161	2000	Porch – attached to ‘mobile home’ (MH lot 4)
031-2072	2003	Clearing and tree trimming (spaces 1, 2, 3, 8, 12, 34, 47, 51, 82, 95 and 115) [Based on the site map, this permit should also be filed under RE #00300590.000000 and RE #00300670.000000]
031-5414	2003	75 portable fences [Based on the site map, this permit should also be filed under RE #00300090.000000, RE #00300590.000000 and RE #00300670.000000]
041-3381	2004	Clearing and tree trimming (spaces 1, 2, 3, 8, 12, 34, 47, 51, 82, 95 and 115) [Based on the site map, this permit should also be filed under RE #00300590.000000 and RE #00300670.000000]
081-3645	2008	Demolition – deck and porch roof (lot/space # not provided)
101-5683	2010	Electric service replacement (lot/space # not provided)
RE #00300190.000000 (retired - combined with RE #00300180.000000 in 1985)		
None on file	--	--
RE # 00300200.000000 (retired - combined with RE #00300180.000000 in 1985)		
None on file	--	--
RE #00300590.000000 (Northeastern parcel, north of Bailey Road) / Block 3, Lots 1-8, Dario's		
901-1598	1990	6 electric services (200 amp) and 21 outlets (lot/space # not provided)
RE #00300600.000000 (retired - combined with RE #00300590.000000 in 1985)		
None on file	--	--
RE #00300610.000000 (retired - combined with RE #00300590.000000 in 1985)		
None on file	--	--
RE #00300620.000000 (retired - combined with RE #00300590.000000 in 1985)		
None on file	--	--
RE #00300630.000000 (retired - combined with RE #00300590.000000 in 1985)		
None on file	--	--
RE #00300640.000000 (retired - combined with RE #00300590.000000 in 1985)		
None on file	--	--
RE #00300650.000000 (retired - combined with RE #00300590.000000 in 1985)		
None on file	--	--
RE #00300660.000000 (retired - combined with RE #00300590.000000 in 1985)		
None on file	--	--
RE #00300670.000000 (Northwestern parcel, north of Bailey Road) / Block 3, Lot 9, Dario's		
081-0866	2008	Demolition – fence and canopies (space 113)

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

Staff examined the 2014 Monroe County property record cards for all parcels (by RE#) and compiled the following table with the findings. For each parcel, the table includes the current

property classification (PC) code, the current number of buildings (as classified by the Property Appraiser), and the years built of buildings.

<i>RE #</i>	<i>Property Classification (PC) Code</i>	<i># of Buildings</i>	<i>Type of Building (if applicable)</i>	<i>Year Built of Building (if applicable)</i>
00300090.000000	28 - Parking lots, mobile home lots	0	n/a	n/a
00300180.000000	28 - Parking lots, mobile home lots	3	1-'East Bathhouse' 2-'West Bathhouse' 3-'Laundry'	1-1953 2-1953 3-1953
00300590.000000	28 - Parking lots, mobile home lots	0	n/a	n/a
00300670.000000	28 - Parking lots, mobile home lots	0	n/a	n/a

According to the Property Appraiser's documentation, there are only three buildings on the property: two bathhouses and a laundry. RVs are not assessed as buildings by the Property Appraiser. Mobile homes may be assessed as buildings by the Property Appraiser, but it is not a requirement.

Concerning the total number of dwelling units on the property, an 'Appraiser Note' associated with RE #00300090.000000 states "TR PK IS LICENSED FOR 130 SITES" and an 'Appraiser Note' associated with RE #00300590.000000 states "TOTAL LICENSED SITES=130".

According to the Property Appraiser's records, between 1982 and 2014, the property has been assessed under several different PC codes: 28 - 'Parking lot (Commercial)'; 36 - '[Mobile Home] parks, [Private] Camping, [Recreational Vehicle] Parks'; 00 - 'Vacant Residential' and 02 - 'Mobile Home'. The following table shows the PC codes for each year between 1982 and 2014:

RE #00300090.000000 (Central parcel, north of Bailey Road) / Block 1, Lots 1-5, Sam-N-Joe									
Year	PC	Year	PC	Year	PC	Year	PC	Year	PC
1982	02	1989	36	1996	36	2003	36	2010	28
1983	02	1990	36	1997	36	2004	36	2011	28
1984	00	1991	36	1998	36	2005	36	2012	28
1985	00	1992	36	1999	36	2006	36	2013	28
1986	00	1993	36	2000	36	2007	36	2014	28
1987	00	1994	36	2001	36	2008	36	--	--
1988	36	1995	36	2002	36	2009	28	--	--
RE #00300180.000000 (Southern parcel, south of Bailey Road) / Block 2, Lots 1-18, Sam-N-Joe									
Year	PC	Year	PC	Year	PC	Year	PC	Year	PC
1982	02	1989	36	1996	36	2003	36	2010	28
1983	02	1990	36	1997	36	2004	36	2011	28
1984	00	1991	36	1998	36	2005	36	2012	28
1985	00	1992	36	1999	36	2006	36	2013	28
1986	00	1993	36	2000	36	2007	36	2014	28
1987	00	1994	36	2001	36	2008	36	--	--

1988	36	1995	36	2002	36	2009	28	--	--
RE #00300590.000000 (Northeastern parcel, north of Bailey Road) / Block 3, Lots 1-8, Dario's									
Year	PC	Year	PC	Year	PC	Year	PC	Year	PC
1982	02	1989	36	1996	36	2003	36	2010	28
1983	02	1990	36	1997	36	2004	36	2011	28
1984	00	1991	36	1998	36	2005	36	2012	28
1985	00	1992	36	1999	36	2006	36	2013	28
1986	00	1993	36	2000	36	2007	36	2014	28
1987	00	1994	36	2001	36	2008	36	--	--
1988	36	1995	36	2002	36	2009	28	--	--
RE #00300670.000000 (Northwestern parcel, north of Bailey Road) / Block 3, Lot 9, Dario's									
Year	PC	Year	PC	Year	PC	Year	PC	Year	PC
1982	02	1989	00	1996	00	2003	00	2010	28
1983	02	1990	00	1997	00	2004	00	2011	28
1984	00	1991	00	1998	00	2005	00	2012	28
1985	00	1992	00	1999	00	2006	00	2013	28
1986	00	1993	00	2000	00	2007	00	2014	28
1987	00	1994	00	2001	00	2008	36	--	--
1988	00	1995	00	2002	00	2009	28	--	--

Archived Property Appraiser records prior to 1982 support mobile homes and RV spaces as existing on the property dating back to 1964.

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

Aerial photography from 1984 to 2012 confirms the continuous existence of a RV/mobile home development on the property. Aerial photography can only confirm the number of structures, not the use or number of dwelling units, in existence at any given time. Further, from the aerial photography, it cannot be determined with certainty a) if a given structure was a RV, mobile home or another type of structure or vehicle and b) if a given RV is being inhabited or stored.

Aerial photography from 1992 to 2009 confirms the continuous existence of a RV/mobile home park on the property.

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

Residential county directory entries were not provided for review.

Rental, occupancy or lease records, on or about September 19, 2001, indicating the number, type and term of the rental or occupancy:

Residential rental, occupancy or lease records were not provided for review.

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

A complete occupational license history was not submitted for review.

Big Pine Seahorse RV Park had a valid local business tax (aka occupational license) issued by the Monroe County Tax Collector for Vending Machines / Laundry Machines with a 'business start date' of November 21, 1972 and a 'business close date' of July 1, 2014.

Sea Horse RV Park Lively Enterprises had a valid local business tax (aka occupational license) issued by the Monroe County Tax Collector for Vending Machines / Merchandise w/ License with a 'business start date' of September 1, 1964 and a 'business close date' of August 4, 2010.

Sea Horse RV Park Lively Enterprises had a valid local business tax (aka occupational license) issued by the Monroe County Tax Collector for Retail Sales with a 'business start date' of July 1, 1967 and a 'business close date' of March 4, 2008.

Big Pine Seahorse RV Park had a valid local business tax (aka occupational license) issued by the Monroe County Tax Collector for Trailer Park & Campgrounds with a 'business start date' of September 1, 1962 and a 'business close date' of July 1, 2014. The local business tax stated the presence of 5 units.

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

No documentation from the utility providers was provided for review.

Similar supporting documentation not listed above as determined suitable by the planning director (as found in Growth Management Division files and provided by the applicant):

(1992) Memorandum by Patti Becker, (former) Monroe County Assistant Building Official: The memorandum, dated February 19, 1992, states that Joe Paskalik of the Building Department inspected the property and observed 125 RVs and 5 mobile homes.

(1988) Monroe County Mobile Home / RV Study: The 1988 mobile home study indicates that 6 "mobile homes" and 124 "RVs" were present on the site at that time.

(1990) Florida Department of Environmental Regulation (DER) Permit: In 1990, DER issued Permit #DC44-182565 allowing the construction of a sewage treatment plant (approved by the Building Department by Building Permit #901-1333). The total number of dwelling units is not provided on the permit.

(1997) Florida Department of Environmental Protection (DEP) Permit: In 1997, DEP issued Permit #FLA014917 for a domestic wastewater facility for 'Seahorse RV Park'. The total number of dwelling units is not provided on the permit.

(1998) Florida Department of Health (DOH) Inspection Report: A DOH inspection report, dated October 28, 1998, states 125 RVs and 5 mobile homes were in existence.

(2000) Florida Department of Health (DOH) Inspection Report: A DOH inspection report, dated September 18, 2000, states 125 RVs and 5 mobile homes were in existence.

(2002) Florida Department of Environmental Protection (DEP) Permit: In 2002, DEP issued Permit #FLA014917 for a domestic wastewater facility for 'Seahorse RV Park'. The total number of dwelling units is not provided on the permit.

(2006) Florida Department of Health (DOH) Permit: In 2006, DOH accepted an application related to Permit #44-54-00091 for 'Seahorse Campground'. The application, dated September 12, 2006, states 125 RVs and 5 mobile homes were in existence.

(2006) Monroe County Planning Department Site Inspection: Staff conducted a site inspection on December 8, 2006. During the course of the inspection, staff noted 25 mobile homes, 65 RVs and 40 vacant RV spaces.

(2007) Letter of Development Rights Determination by Aref Joulani, (former) Senior Director of Planning & Environmental Resources (Planning Department File #26127): The letter, dated March 6, 2007, states that the property is entitled to 130 ROGO exemptions, 85 of which were derived from permanent residential units and 45 of which were derived from transient residential units. The determination was based on records reviewed at that time and the application of Administrative Interpretations #03-108 and #01-115.

(2014) Boundary Survey: A boundary survey by Avirom & Associates, Inc., dated January 16, 2014 shows approximately 130 mobile homes, RVs, and RV spaces on the property.

Lawful Determination:

Based on a review of the records, the Planning & Environmental Resources Department has determined that 130 dwelling units, in the form of 125 transient residential dwelling units and 5 permanent residential units were lawfully established on the subject property and their replacement would thereby be exempt from the ROGO permit allocation system.

As shown on the site map in attachment 3, the 5 lawful permanent residential units (in the form of mobile homes) are located on MH Lots 1-5; and 118 of the 125 lawful transient residential units (in the form of RV spaces) are located on spaces 1-12, 14-59, 62-120 and 122. Seven of the 125 lawful transient residential units (in the form of RV spaces) are not identified on the site map.

Pursuant to MCC §138-22(1), the planning director shall review available documents to determine if a body of evidence exists to support the existence of units on or about July 13, 1992, the effective date of the original ROGO ordinance. In order to approve an exemption, at least two of the noted documents supporting the lawful existence of the residential dwelling unit or space must be found. There is not a building permit on file initially approving the RV/mobile home

park or otherwise recognizing a total number of dwelling units. However, staff found several building permits supporting the lawful existence of a RV/mobile home park.

Other than building permits, staff found several documents supporting the existence of 125 RV spaces and 5 mobile homes circa 1992. Of note is the 1992 memorandum by Patti Becker, (former) Monroe County Assistant Building Official, the 1998 and 2000 Florida Department of Health (DOH) Inspection Reports, the 2006 Florida Department of Health (DOH) Permit, and the 2014 Monroe County Property Record Cards for RE #00300090.000000 and RE #00300590.000000. In addition, the 1988 mobile home study closely recognizes 124 RV spaces and 6 mobile homes.

The Letter of Development Rights Determination by Aref Joulani and dated March 6, 2007 states that the property is entitled to 130 ROGO exemptions, 85 of which were derived from permanent residential units and 45 of which were derived from transient residential units. While the determination in this letter does not conflict with the total number of ROGO exemptions acknowledged in the 2007 letter (130), it modifies the recognized breakdown on transient residential units (125 v. 45) and permanent residential units (5 v. 85).

The 2007 determination was based on records reviewed at that time and the application of Administrative Interpretations #03-108 and #01-115. It is important to note the following:

- In 2007, Administrative Interpretation #03-108 provided the criteria to be used by staff to determine whether or not a residential unit was lawfully-established. In 2011, the County modified and codified the criteria for ROGO exemption determinations with the adoption of Ordinance #015-2011. Administrative Interpretation #03-108 became null and void at that time. Therefore, the criteria for ROGO exemption determinations are now different. Currently, in order to approve an exemption, at least two of the specified documents supporting the lawful existence of the residential dwelling unit or space must be found.
- Administrative Interpretation #01-115 was misapplied in the 2007 letter. Administrative Interpretation #01-115 is intended to “provide guidance to staff in the permitting of recreational vehicles in the Recreation Vehicle (RV), Urban Residential Mobile Home (URM) and, Urban Residential Mobile Home - Limited (URM-L) Zoning Districts.” The interpretation states “Recreation vehicles may be treated as mobile homes and be considered permanent structures if they are tied down and elevated to meet FEMA requirements. Size has no bearing on whether a recreation vehicle may be treated as a permanent dwelling.”

Firstly, the interpretation does not state that RVs may be considered *permanent residential units*, only *permanent structures*. Secondly, the interpretation is intended to assist in the *permitting* of RVs. The 2007 determination provided no documentation supporting that the RVs were permitted in accordance with the interpretation. Thirdly, there is no documentation on file supporting that the ‘permanent’ RVs recognized in the 2007 determination were tied down or elevated as required by the interpretation. Photographs on file indicate that most of the RVs are not elevated. Fourthly, the ‘permanent’ RVs have been recognized as RVs, not mobile homes, in county and state documentation up to 2006. There are not any building permits on file permitting the RVs to be made permanent in nature. Fifthly, a large part of the

property is zoned IS. The interpretation only applied to properties zoned RV, URM and URM-L.

- The 2007 letter states that during the site inspection in 2006, which was the primary basis for the breakdown in the 2007 determination, staff observed 25 mobile homes. It should be noted that the Planning Department staff only observed the mobile homes and RVs from roadways and did not perform detailed inspections to ascertain whether or not each noted mobile home met codified and statutory definitions. In 1992, Joe Paskalik of the Building Department inspected the property and observed 125 RVs and 5 mobile homes. There are not any building permits on file for mobile homes between 1992 and 2007.

* * * * *

This letter replaces any previous decisions by the Monroe County Planning & Environmental Resources Department related to the number and type of ROGO exemptions on the property. Specifically, please consider the Letter of Development Rights Determination by Aref Joulani, (former) Senior Director of Planning & Environmental Resources, and dated March 6, 2007 null and void. This letter does not provide any vesting to existing regulations and the replacement dwelling units and any new accessory structures must be built in compliance with all applicable regulations of the Monroe County Code and Comprehensive Plan at the time of development approval. Furthermore, if the exempted development is not replaced, but substantially improved as defined in the Monroe County Code, such development must be brought into compliance with all applicable regulations.

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

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

Sincerely,



Townsley Schwab, Senior Director of Planning & Environmental Resources

EXHIBIT 2

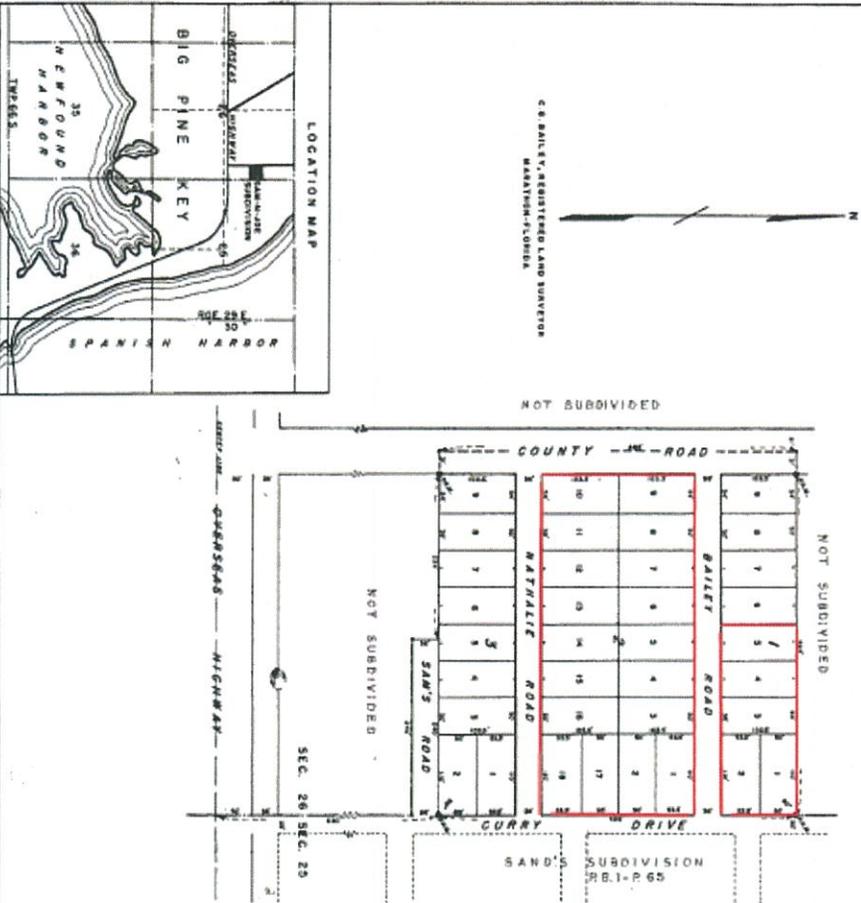
Plats

SAM-N-JOE SUBDIVISION

LOCATED IN SECTION 26-TOWNSHIP 66 SOUTH-RANGE 29 EAST
BIG PINE KEY-MONROE COUNTY-FLORIDA

SCALE 1"=40'

SCALE 1"=100'



NOVEMBER 1954

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, C. O. Bailey, Registered Land Surveyor, Monroe County, Florida, do hereby certify that the above described subdivision is a true and correct representation of the land actually surveyed and shown by me, and that the same is in accordance with the provisions of the Statutes of the State of Florida, Chapter 100, Laws of the State of Florida, 1931, Chapter 10073, Laws of the State of Florida, 1937, and Chapter 10074, Laws of the State of Florida, 1937.

Witness my hand and official seal this 15th day of November, A.D. 1954.

C. O. Bailey, Registered Land Surveyor
 State of Florida in 1954

STATE OF FLORIDA
 COUNTY OF MONROE

I, the undersigned, being duly qualified and sworn, do hereby certify that the above described subdivision is a true and correct representation of the land actually surveyed and shown by me, and that the same is in accordance with the provisions of the Statutes of the State of Florida, Chapter 100, Laws of the State of Florida, 1931, Chapter 10073, Laws of the State of Florida, 1937, and Chapter 10074, Laws of the State of Florida, 1937.

Witness my hand and official seal this 15th day of November, A.D. 1954.

John A. ...
 State of Florida in 1954

The plat was approved by Resolution of the Board of County Commissioners of Monroe County, Florida, this 15th day of November, A.D. 1954, and filed for record in Map Book 5 of Page 26, Public Records of Monroe County, Florida.

By the Clerk of the Circuit Court
 State of Florida

FILED DEC 2 1954 - MONROE, FLA.

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EXHIBIT 3
HABITAT ASSESSMENT

VEGETATIVE HABITAT **ASSESSMENT**

of

**3.9 Acre Parcel of Certain Platted Lots in Block 3 of
Dario's Subdivision, Part of Block 1 and all of Block 2
of Sam-N-Joe Subdivision on Big Pine Key, Monroe
County - Known as the Seahorse RV Park
RE#s: 00300090-000000, 00300180-000000
00300590-000000 and 00300670-000000**

for

**Mr. Bryan Hawks
Attorney at Law
138 – 142 Simonton Street
Key West, Florida 33040**

Field Survey Conducted of Parcel – January 5, 2015

Report Prepared by: Harry A. DeLashmutt - Biosurveys, Inc.
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Marathon, Florida 33050
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Email – hdelashmutt@comcast.net

Vegetative Habitat Assessment of Parcel

Introduction: This vegetative habitat assessment was conducted on the subject parcel by the undersigned on January 5, 2015. The report identifies the vegetative habitat found on the parcel with its size, diversity, any disturbance, sustainability, and qualitative characteristics. Previous mapping of the vegetative habitat by the County was compared to this field “truthing” assessment. The Growth Management Division of Monroe County has mapped the parcel area as “Developed” land and several surrounding parcel designations as “Hammock” in their GIS Habitat Mapping. A habitat map in 1985 identified the area as having isolated remnants of Slash Pineland-411 which supports the fact that the subject parcel was historically covered with pineland vegetation pre-development time. The land is considered upland and there is no wetland indication factors found on or near the site. The Tier designation by the County of the parcel area is Tier 1 and the general area is included in the Habitat Conservation Plan (HCP) coverage for the Key Deer on Big Pine Key.

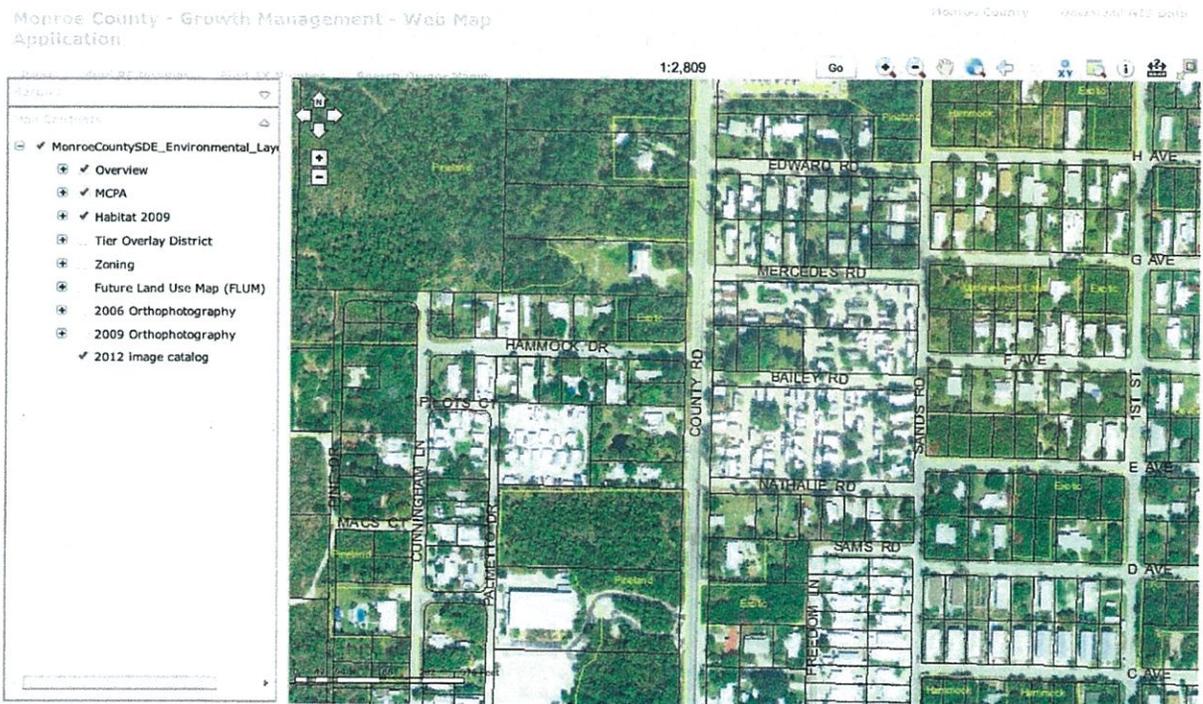
This parcel is a densely developed site providing temporary occupied recreational vehicle parking (RV Park) in the two subject subdivisions on Big Pine Key, Monroe County. Currently there are 125 designated vehicle spaces and five (5) mobile home spaces located on this parcel of land. The 3.9 acre parcel has been multi-lot platted and mapped by the County as contiguous to one another. The parcel has been managed as a temporary residence park with water, sewage treatment, utilities and mail service provided. Internal driveways provide access to the recreational/mobile home parking spaces. A six foot high chain-link fence identifies the RV Park boundary along Mercedes Road and along the north half of Sands Road on the north and east sides of the parcel. A four lot exclusion area in the southwest corner is under separate ownership and not part of the RV Park’s northern half. It is separated on the ground from the Park by a four foot high chain-link fence and contains primarily exotic vegetation (large Tropical Almond, Sapodilla, Brazilian Pepper, Pink Trumpet Trees, Bottle Brush, St. Augustine Grass, etc.). A single family residence with access from Bailey Road is located on two of the westerly lots. See attached Aerial Photos.

Assessment Methods:

The vegetative habitat was identified by using species identification, elevation changes, species diversity and size, soils, comparative analysis, and plant/hydric indicators. Qualitative factors were based on relative health, reproductive evidence, disturbance, space requirements, and wildlife support. References used in the assessment were *Native Trees and Shrubs of the Florida Keys* by J. Paul Scurlock, *Pine Rockland Plant Guide* by Dr. Daniel Austin, and *Trees of Everglades National Park and the Florida Keys* by George Stevenson. The State of Florida statute Chapter 62-340, *Delineation of the Landward Extent of Wetlands and Surface Waters* provided the strategy or methodology used for locating any transitional ecotone or wetland habitat on the subject property. All trees found on the parcel were identified, measured, and mapped. The trees were categorized as “Native or indigenous”, “Exotic”, or “Invasive Exotic” plant species. *Identification & Biology of Non-native Plants in Florida’s Natural Areas* by Langeland & Burks was referenced for the invasive exotic plant identification. Mapping was relative to driveways and boundaries of the parcel. Low understory and ground plants were analyzed and discussed later in this report but not mapped due the abundance of exotic landscaping palms and plants scattered among the structures or small yards of the RV Park compound. The habitat was classified using the Monroe County habitat analysis LDR protocol which the Tier system was built upon and replaced it.



Habitat Assessment Area and the Subject Parcel - Red Marked Boundary (Google Photo 3/16/13)



Habitat Designation ("Developed Land") of Parcel & Surrounds from Monroe County GIS Map – 2009

Vegetative Analysis of the Parcel:

Due to the highly disturbed nature of the vegetation found on the parcel, any analysis must depend upon scientific judgment based on comparison with un-disturbed land sites with the same elevation, hydrology, and geographic location within the overall ecosystem surrounding the parcel. In this case, the undeveloped sites in the Sands sub-division and to the west of the subject parcel were utilized for evaluating species type and diversity since there was little indication of the presence of a natural occurring habitat on or immediately adjacent to the subject parcel. The 1985 County Habitat Maps indicate “FLUCCS” Code 411 (Slash Pineland) as the habitat type for the surrounding undeveloped tracts of land to the parcel. Current GIS County habitat mapping also shows surrounding habitat as Pineland – 411 on vacant lands. This indication also would identify the content of a climax upland habitat community that would be found on the parcel without any human or exotic plant disturbance. This parcel was historical “Slash Pineland- 411” habitat type.

The existing vegetative habitat found on this parcel has been altered by initial clearing of historic pineland and the planting of a mix of shade generating exotic and native trees during development. The planting probably occurred as the development progressed as an RV Park and residential mobile home court. There are 41 exotic shade producing trees that show a consistent maturity or canopy size that have been placed at the parcel boundaries and along motor access drives. Native shade canopy trees such as Mahogany, Jamaica Dogwood, Gumbo Limbo and Strangler Fig are also found mixed with the exotics. The primary exotic trees are the Trumpet Tree or *Tabebuia spp.* There are only two listed plant species found – 10 Silver Thatch Palms (*Coccothrinax argentata*) trees and Mahogany Trees (*Swietenia mahagony*) scattered on the parcel (see map below). Understory and sustainable reproduction is absent under the mature canopy trees. Exotic tropical palms and plants make up the typical understory open space vegetation. Compared to the climax community for this parcel, there are 39 total native trees including the Silver Thatch Palms and only two mature Slash Pines (*Pinus elliotti var. densa*) found on the 3.9 acre parcel. Slash pine should be the dominant tree species found in this upland area of Big Pine Key. Exotic and invasive exotic canopy trees and palms account for 61 percent of the total vegetative habitat. Bio-diversity of natural plant species on the property is lacking. Connection with adjacent natural habitat is interrupted by surrounding developed lots. The lack of reproduction in the limited open space of the developed parcel presents a vegetative sustainability concern.

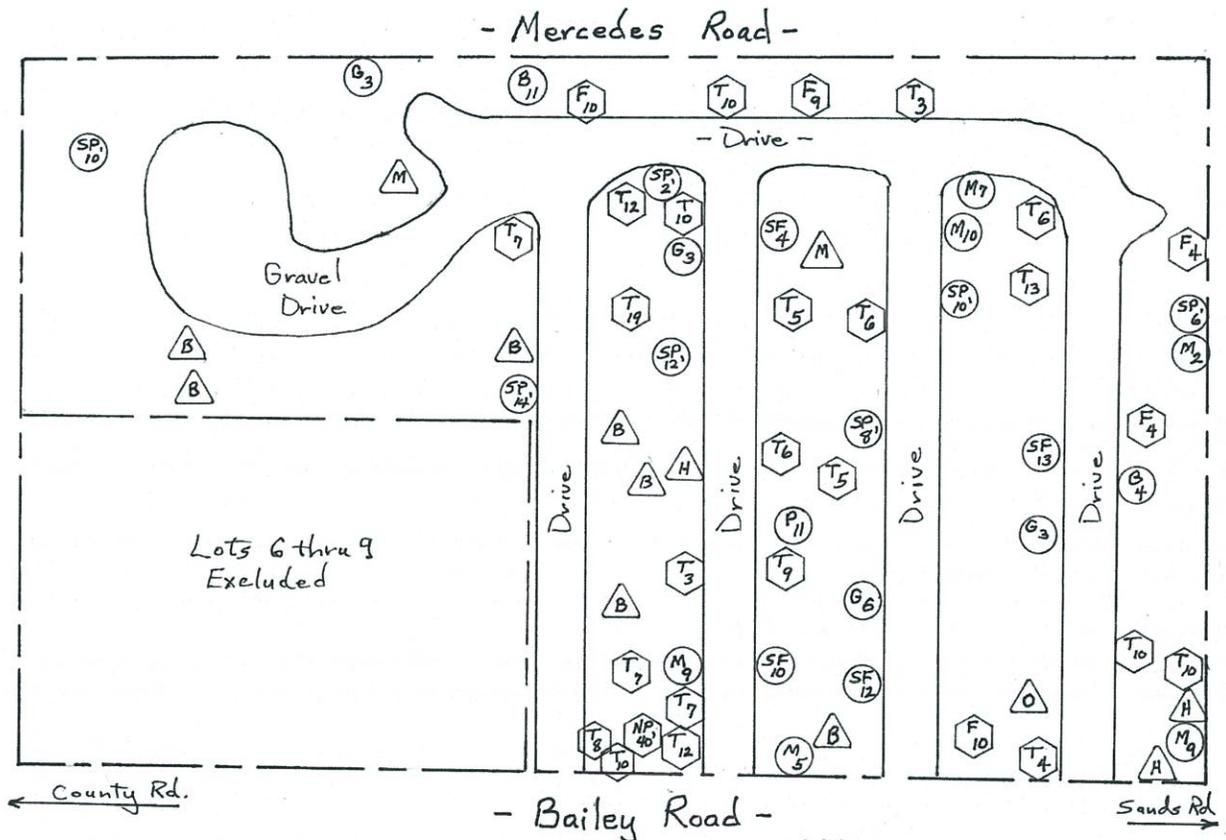
Habitat Type Classification of the Parcel:

The existing vegetative habitat type found on this subject parcel is highly disturbed by the initial altering by clearing, development density, scarified access drives, and the percentage of exotic plants. The current habitat type for the RV Park area is therefore classified as “Disturbed with Exotics – 740.5”. The scattered nature of the existing trees, high percentage of exotic plants, lack of diversity, and the highly disturbed understory /ground cover vegetation from development prevents labeling the upland habitat on this parcel as either a pineland or a hammock.

Notable findings of the Upland habitat:

Of the total canopy trees found on the parcel – 61 percent are exotic species (57 total)
Understory is primarily exotic palms and landscape plants in limited open space of development
Invasive exotic plants account for 16 percent of the total vegetation
Of the 39 native canopy trees and palms, only two (2) are Slash Pine remnants (9” & 11” DBH)
Listed plants found –Silver Thatch Palm, (End. Species) – 10; Mahogany, (Threatened) - 11

Dominant Trees Survey Maps – North Half of Area of the Parcel



Vegetation Map Legend

- Native Trees**
- B - Green Buttonwood
 - CP - Cabbage Palm
 - G - Gumbo Limbo
 - J - Jamaica Dogwood
 - M - Mahogany
 - P - Slash Pine
 - SF - Strangler Fig
 - SP - Silver Thatch Palm

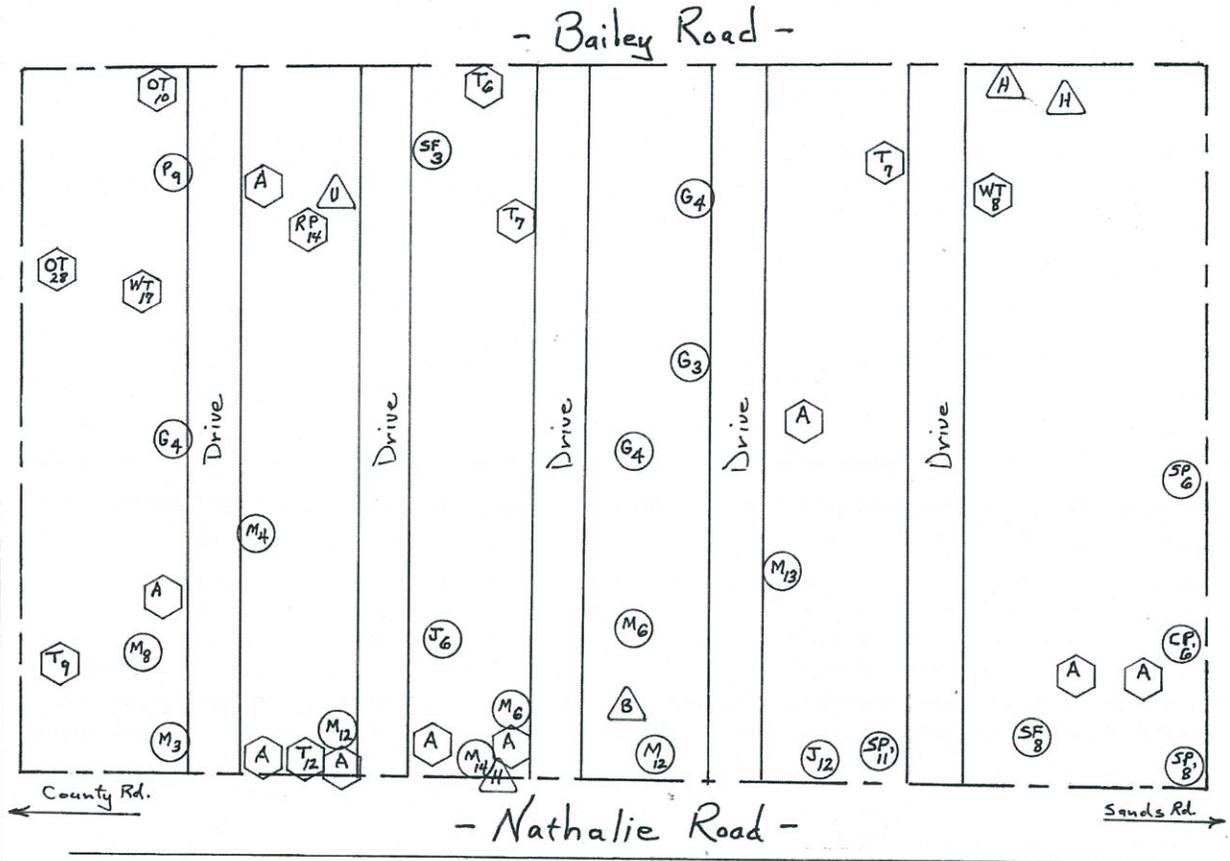
- ⬡ Exotic Trees**
- A - Availia
 - F - Ficus Spp. (Ex.)
 - OT - Orchid Tree
 - RP - Royal Poincianna
 - T - Pink + Yellow Trumpet Tree (Tabebuia spp.)
 - NP - Norfolk Is. Pine
 - WT - Womens Tongue

- △ Invasive Exotics**
- B - Brazilian Pepper
 - H - Bowstring Hemp
 - O - Oyster Plant
 - M - Seaside Mahoe
 - V - Umbrella Tree

Note: Single Numeral is Inches Dia. of Trunk at DBH
(') Foot Symbol with Numeral is Height in Feet for Palms

Tree Mapping by: Harry DeLashmott
Biosurveys, Inc. 1/5/15 *[Signature]*

South Area of Parcel - Tree Survey Map



Vegetation Map Legend

○ Native Trees

- B - Green Buttonwood
- CP - Cabbage Palm
- G - Gumbo Limbo
- J - Jamaica Dogwood
- M - Mahogany
- P - Slash Pine
- SF - Strangler Fig
- SP - Silver Thatch Palm

◡ Exotic Trees

- A - Availia
- F - Ficus Spp. (Ex.)
- OT - Orchid Tree
- RP - Royal Poincianna
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- NP - Norfolk Is. Pine
- WT - Womens Tongue

△ Invasive Exotics

- B - Brazilian Pepper
- H - Bowstring Hemp
- O - Oyster Plant
- M - Seaside Mahoe
- V - Umbrella Tree

Note: Single Numeral is Inches Dia. of Trunk at DBH
 (') Foot Symbol with Numeral is Height in Feet for Palms

Tree Mapping by: Harry DeLoshmott
 Biosurveyors, Inc. 1/5/15



North Half of Parcel – Bailey Rd. is Between Aerial Photos – Google 3/16/13

Note: Exclusion of the 4 Lots in SW Corner Contains High Level of Exotic Vegetation and is Fenced from Subj Parcel



South Half of Parcel – Nathalie Rd. at Bottom of Aerial Photo – Google 3/16/13

<u>Invasive Exotic Plants Found on Parcel</u>		<u>FLEPPC Class</u>
Brazilian Pepper	<i>Schinus terebinthifolius</i>	IEX I
Seaside Mahoe	<i>Thespesia populnea</i>	IEX I
Umbrella Tree	<i>Schefflera actinophylla</i>	IEX I
Bowstring Hemp	<i>Sansevieria hyacinthoides</i>	IEX II
Oyster Plant	<i>Tradescantia spathacea</i>	IEX II

Suitability of Altered Habitat for Wildlife:

The developed parcel has an extremely heavy density of human activity occurring at all hours of the day which obviously affects natural use patterns of wildlife. The US Fish and Wildlife overlay maps indicate this general area is known critical habitat to the “endangered” Key Deer (*Odocoileus virginianus clavium*), the “threatened” Eastern Indigo Snake (*Drymarchon corais couperi*), and the “endangered” Lower Keys Marsh Rabbit (*Sylvilagus palustris hefneri*). The Marsh Rabbit is restricted to wetland and transitional vegetative habitat and the Indigo snake requires a large free range of woodland – preferably unaltered pinelands and hammock acreage. While the Key Deer are much more tolerable to habitat restraints, the HCP focused on the Key Deer in urban areas of Big Pine as the “umbrella species” - meaning that if the habitat could satisfy the needs of the Deer it could also represent the habitat needs of the other two imperiled species. The existing poor condition of the vegetative habitat on this parcel represents an extremely low attraction factor to the Key Deer for foraging or cover. Scarified areas and mature tree canopy dominate the parcel area with no discernible plant reproduction or viable natural understory. The browse level is too high for Deer to reach in over 85% of the parcel’s vegetation due to lack of sustainable plant reproduction of mature trees. Vegetative habitat appears to be unsuitable for the resting, cover, loafing, or foraging of the Deer. The six foot high fencing on the north and east side combined with the individual RV space yard fencing, barriers and density of RV units in the interior of the parcel severely impedes any possible use for Deer travel. The “Sands Corridor” (see attached map) for Key Deer travel which was identified from studies during the HCP development and is located well to the east of the subject parcel. During the course of this comprehensive walk around assessment on the parcel, the undersigned encountered multiple incidents with free roaming domestic pets – also an impact.

It is the opinion of the undersigned that the existing vegetative habitat of this subject parcel is not suitable habitat for the imperiled wildlife that are subject of the HCP on Big Pine Key. The “H factor” calculation would be reversed with any re-development of the parcel since there would be no increase in footprint development impact, have a lower spacial density, increased open space and optimal vegetative buffers.

Summary:

The existing upland vegetative habitat is predominantly mature exotic and native canopy trees once planted for shade following the historical clearing of indigenous pineland. It has very limited and sparse understory of exotic tropical plants and palms. Forage height of native vegetation is beyond wildlife reach. Scarified ground areas are the rule with little to no low browse species. The proper classification of the upland habitat is “Disturbed with Exotics – 740.5”. There is no vegetative habitat area found on the subject parcel that represents “sensitive” or “critical” wildlife habitat.

Habitat Assessment conducted by Harry DeLashmutt



Consulting Biologist January 5, 2015
Biosurveys, Inc.

Attachments: Land Surveys, Sands Corridor Fig., MC Tier Map of Parcel Area



View of Mail Center – Access Drive from Nathalie Rd.



Nathalie Rd. – Large Mahogany Trees



Typical Access Drive with RV Spaces on Each Side



Drive Thru with 4' Gumbo Limbo – Center



View of SW Corner of Parcel from County Road



NW Corner from County Rd. Looking to Mercedes Rd.



Area frm Bailey Rd – Norfolk Pine & 5 Trumpet Trees



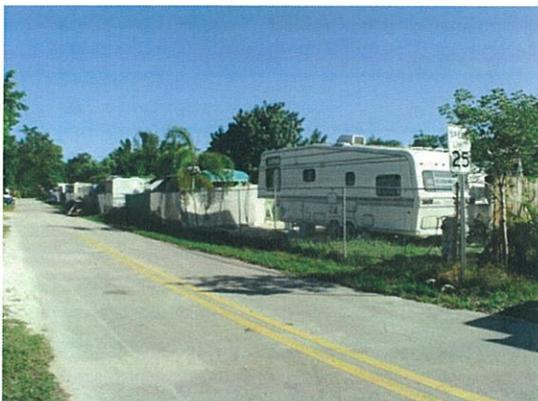
Access Drive - Typical Scarified Spaces – Trumpet Tree on Right Side



One of 2 Slash Pines – View frm County Rd down Bailey Dr. - Invasive Exotic “Tropical Almond” on Left in Photo



Silver Thatch Palm – Note: Container Residence



Mercedes Rd. – North Fenced Boundary of Parcel



Tabebuia Spp – Pink Trumpet Tree – Access Drive

(All photos above taken by H. DeLashmutt – Biosurveys, Inc. 1/5/15)

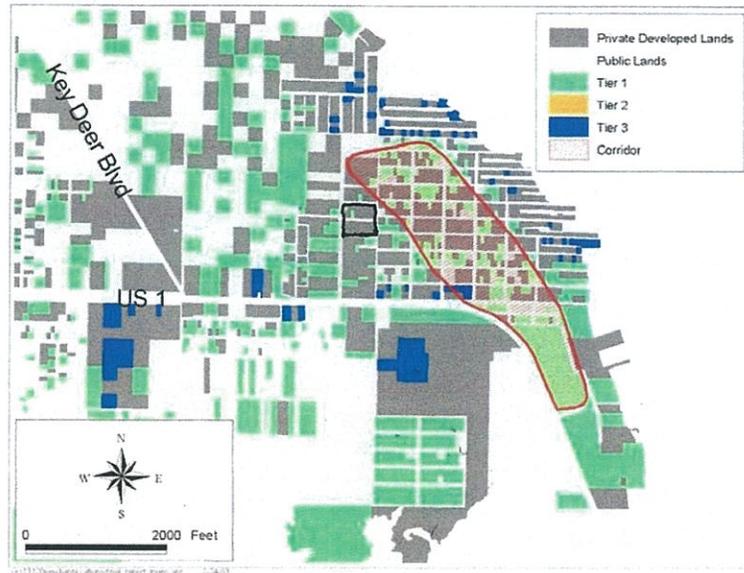


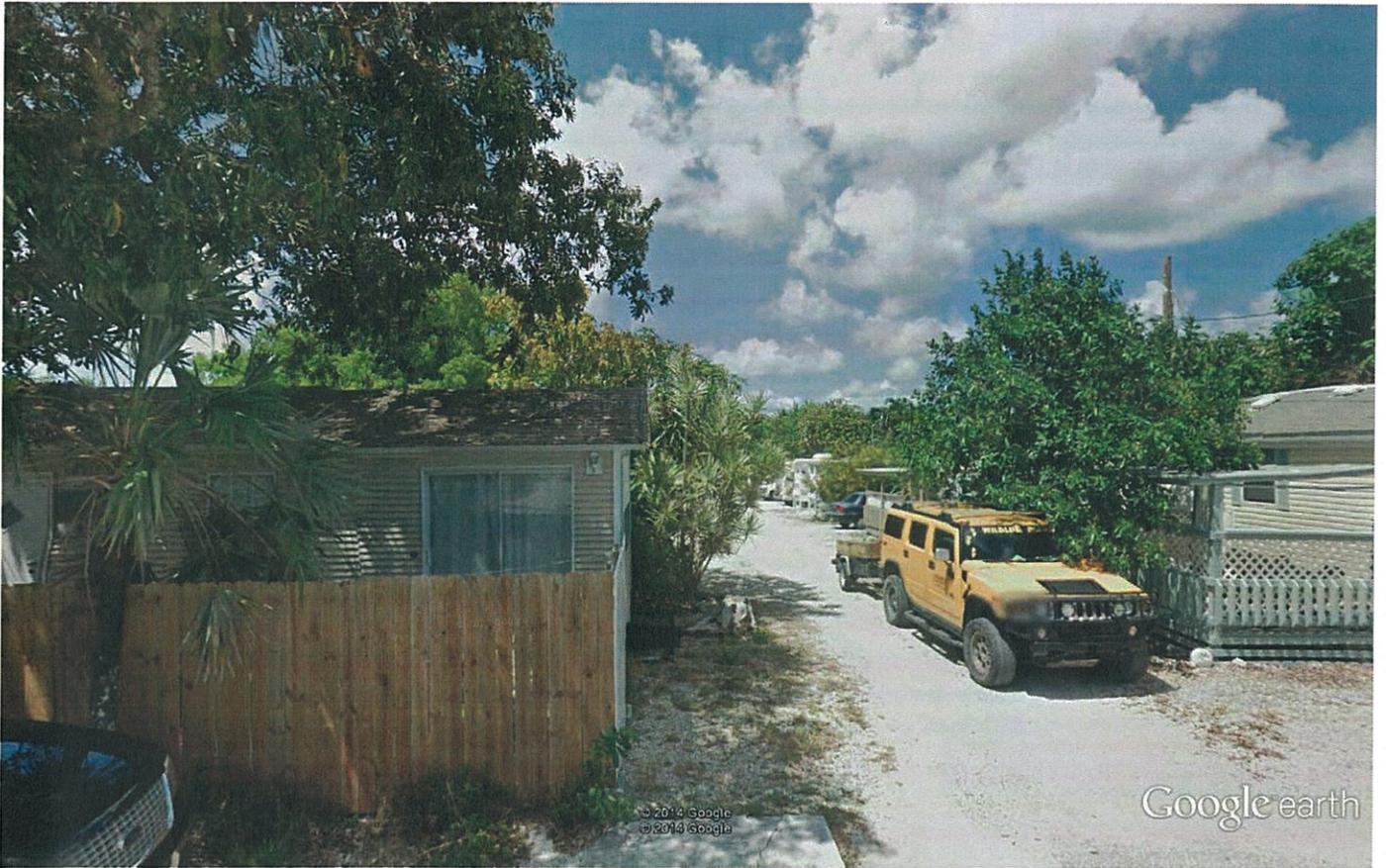
Figure 5.2 Key deer corridor across Sands Subdivision

Tier Map



EXHIBIT 4

PHOTOS



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Google earth

Google earth





Google earth

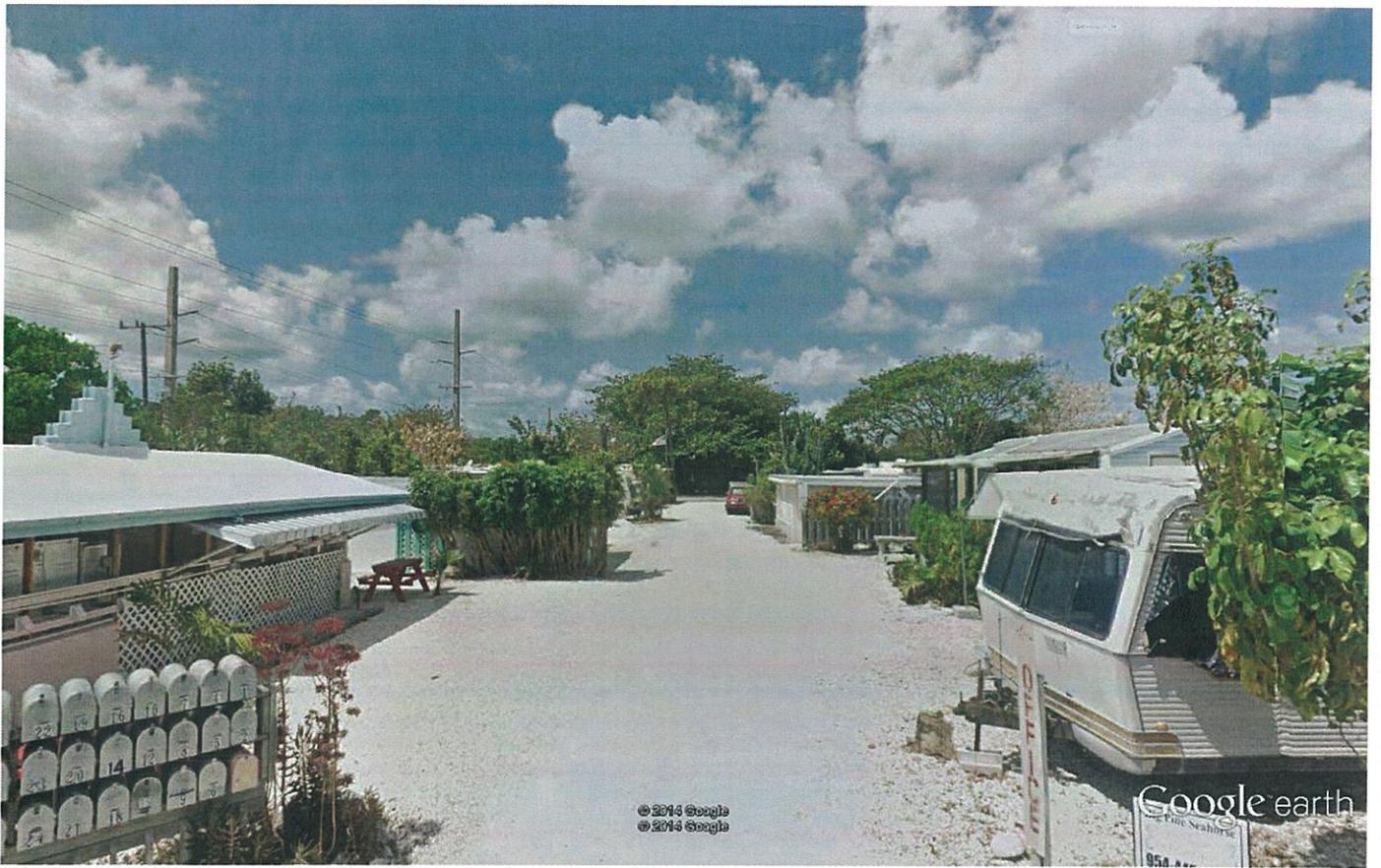
feet
meters





Google earth

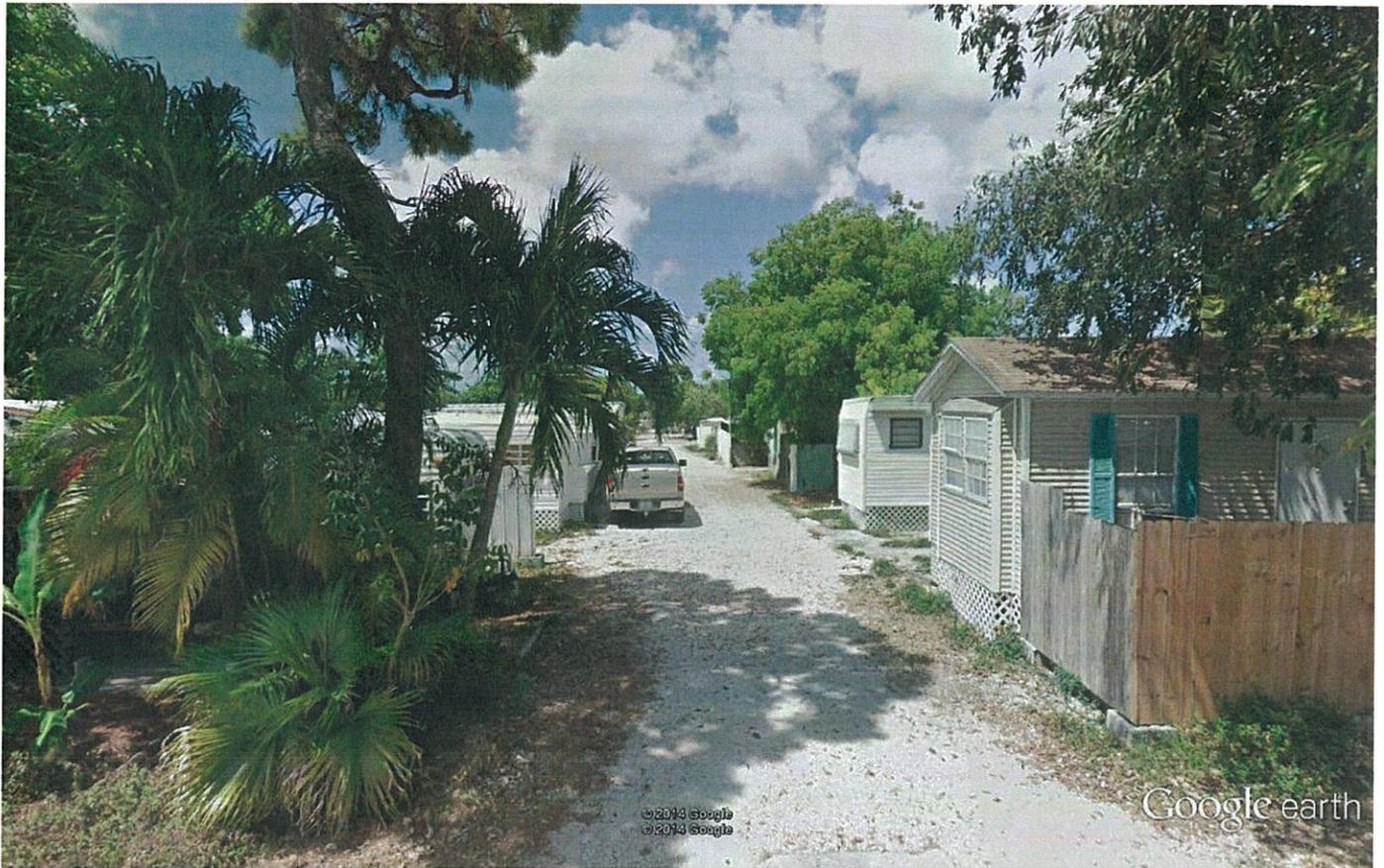




Google earth

feet 10
meters 3





Google earth





Google earth





Google earth

feet
meters



ROYAL PALM R V PARK INC
C/O RICHARD C REASIN CPA PA
PO BOX 421075
SUMMERLAND KEY, FL 33042-1075

VAZQUEZ ALFREDO JR T/C
127 SHORE DR
SUGARLOAF KEY, FL 33042

FORD DUSTIN S
31012 AVENUE D
BIG PINE KEY, FL 33043-4524

OROPEZA SCOTT
2 DRIFTWOOD DRIVE
KEY WEST, FL 33040

~~DOT, ST. OF FL
(STATE OF FLORIDA SRD)
TALLAHASSEE, FL 32399~~

RUSINIAK PATRICIA M
45 INDIAN RD
BUFFALO, NY 14227-1635

DILLON GARY
30477 COCONUT HWY
BIG PINE KEY, FL 33043-4726

BAGINSKI BETTEANN
1472 LONG BEACH DR
BIG PINE KEY, FL 33043

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

SNELL BILL AND LINDA LIVING TRUST
5/11/2012
3800 DONALD AVE
KEY WEST, FL 33040-4511

MONROE COUNTY
500 WHITEHEAD ST
KEY WEST, FL 33040

NORMAN JACQUI TERESA LIVING
TRUST DTD 11/30/07
27450 BARBADOS LN
RAMROD KEY, FL 33042

LEISNER WALDO W AND EFIGENIA R
1716 CATHERINE ST
KEY WEST, FL 33040

KUHN DENNIS P AND KIMBERLY
62 CUTTHROAT DR
SUMMERLAND KEY, FL 33042

PHILLIPS AYDEN
31044 AVE H
BIG PINE KEY, FL 33043

AMBLARD YANIC ROSE-MARIE
280 SANDS RD
BIG PINE KEY, FL 33043-4569

PALMER CHARLOTTE A
350 COUNTY RD
BIG PINE KEY, FL 33043

GRUHN MILTON D
2718 FRANK ST
LANSING, MI 48911-6403

CRABB GERALDINE RAE
31052 AVENUE H
BIG PINE KEY, FL 33043-4643

DAVIS MARK O III
28096 GULF BLVD
BIG PINE KEY, FL 33043-6146

SMITH PAUL HENRY
1892 NEW ELAM CHURCH RD
NEW HILL, NC 27562-8926

ROBERTS TODD S
PO BOX 432103
BIG PINE KEY, FL 33043-2103

CHRISTENSON RICHARD M
175 FREEDOM LN
BIG PINE KEY, FL 33043

SCHULZ HENRY C AND DONNA M
1545 NEPTUNE AVE
BEACHWOOD, NJ 08722

SIEGEL VERNON ESTATE
30915 BAILEY RD
BIG PINE KEY, FL 33043-4811

CAMPBELL DIANE
30854 HAMMOCK DR
BIG PINE KEY, FL 33043

LEGARE ROBERT
40 RUE MAURICE
ST REMI, QUEBEC JOL 2L0
CANADA

HERBST JACQUELINE
10511 SW 108TH AVE APT F183
MIAMI, FL 33176-8147

DETWEILER PATRICIA M
915 N SUMMIT ST
IOWA CITY, IA 52245-5936

KNIGHT TIMOTHY M JR
31019 AVENUE G
BIG PINE KEY, FL 33043-4559

✓ KWEST, LLC
3720 N ROOSEVELT BLVD
KEY WEST, FL 33040-4533

✓ ROBERTS CHARLES F
5585 2ND AVE
KEY WEST, FL 33040-5932

✓ MOORE WILLIAM C AND NONDUS C L/E
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BIG PINE KEY, FL 33043-0549

✓ REID SEWARD K JR
138 SANDS RD
BIG PINE KEY, FL 33043-4570

✓ HERNANDEZ JOSE M ARGUELLES
30925 MERCEDES RD
BIG PINE KEY, FL 33043-4812

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

✓ HOWARTH WALTER A AND SUSAN
30858 PALM DR
BIG PINE KEY, FL 33043-4622

✓ CARNAHAN JOHN A
16294 JANINE DR
WHITTIER, CA 90603-1530

✓ ROBERTS AMANDA M
30957 MERCEDES RD
BIG PINE KEY, FL 33043-4812

✓ HASKINS THOMAS J
17088 FLYING FISH LN
SUGARLOAF KEY, FL 33042

✓ PLANTE GUY
30918 EDWARD RD
BIG PINE KEY, FL 33043-4813

✓ MAURENE FREEDMAN HOLDINGS LLC
2612 ARNOLD ST
SARASOTA, FL 34231-2900

✓ WITTERSTAETER STEVE E AND ELLEN M
PO BOX 3854
OCALA, FL 34478-3854

✓ SCHINDLER ROSS
373 STIRRUP KEY BLVD
MARATHON, FL 33050

✓ DUNWELL JOYCE ANN
31024 AVE F
BIG PINE KEY, FL 33043

✓ HEATON RICKY D
PO BOX 604
KETCHUM, OK 74349-0604

✓ MARTINEZ HECTOR
3941 NW 59TH AVE
VIRGINIA GARDENS, FL 33166-5739

SOUTHERNMOST HOMES INC
3720 N ROOSEVELT BLVD
KEY WEST, FL 33040-4533

✓ LAFFERTY CHARLES D
13130 PONDVIEW DR
SOUTH LYON, MI 48178-8703

✓ COURSEN LANE
30886 HAMMOCK DR
BIG PINE KEY, FL 33043-4821

✓ JENSEN STACEY S
31040 AVE F
BIG PINE KEY, FL 33043

✓ REECE ROBERT E AND JUDITH A
6720 W 126TH PL
LEAWOOD, KS 66209-3231

✓ LADD ANNE MARIE (MONACO)
152 N INDIES DR
MARATHON, FL 33050-3703

✓ LUKRYTZ WILLIAM L
PO BOX 430591
BIG PINE KEY, FL 33043-0591

✓ HARTLEY MICHAEL AND ROMA J
30956 EDWARD RD
BIG PINE KEY, FL 33043-4813

✓ RICHARD PIERRETTE
1063 ST PAUL
ANCUNNE LORETTE, QUEBEC G2E 1Y4
CANADA

✓ BEIS JOHN A AND CASEY D
1014 MONTCLAIR DR
POPLAR BLUFF, MO 63901-2139

✓ DZURNAK JOHN
31059 AVENUE G
BIG PINE KEY, FL 33043

✓ FRIIS-PETTITT DEBRA AND GORDON I
284 COUNTY RD
BIG PINE KEY, FL 33043-4817

✓ CASEY MINORI
31049 AVE F
BIG PINE KEY, FL 33043

THIEDE PETER P AND MILDRED C
210 COUNTY RD
BIG PINE KEY, FL 33043

BALTUFF BRADLEY D
PO BOX 431470
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TIRADO ALVARO A AND TERESA E
4430 SW 97TH AVE
MIAMI, FL 33165-5865

COFFMAN ROBERT A AND MARGARETE
16544 SPIELMAN RD
WILLIAMSPORT, MD 21795-4111

MCLEAR LARRY M
252 SANDS RD
BIG PINE KEY, FL 33043

PEACOCK JEFFREY AND VILMA
8224 BERNARD DR N
MILLERSVILLE, MD 21108-1109

BURRIS CHARLENE G
PO BOX 430828
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TRAMMELL HARLAN MCKINNEY III
30926 EDWARD RD
BIG PINE KEY, FL 33043

WILFONG JOYCE ELAINE
31028 AVENUE H
BIG PINE KEY, FL 33043-4643

PEDRO FALCON ELECTRICAL
CONTRACTORS INC
31160 AVENUE C
BIG PINE KEY, FL 33043-4516

TIITF
C/O DEP
3900 COMMONWEALTH BLVD MAIL
STATION 115
TALLAHASSEE, FL 32399-3000

PRICE THOMAS L AND MARY JANE
31041 AVE F
BIG PINE KEY, FL 33043

TROUTNER CHRIS ANN
31033 AVE F
BIG PINE KEY, FL 33043

BLAIR REA
185 COUNTY RD
BIG PINE KEY, FL 33043-4808

ROSENTHAL BYRON
PO BOX 128
DOVER, OH 44622

WAR PATH FAMILY FARM INC
PO BOX 53
NEW CASTLE, NH 03854-0053

HEEKE BERNARD ALLEN
406 IRIS ST
KISSIMMEE, FL 34747-4623

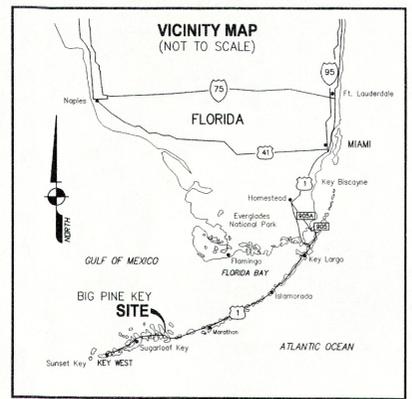
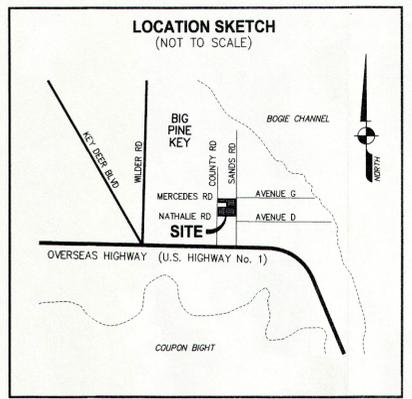
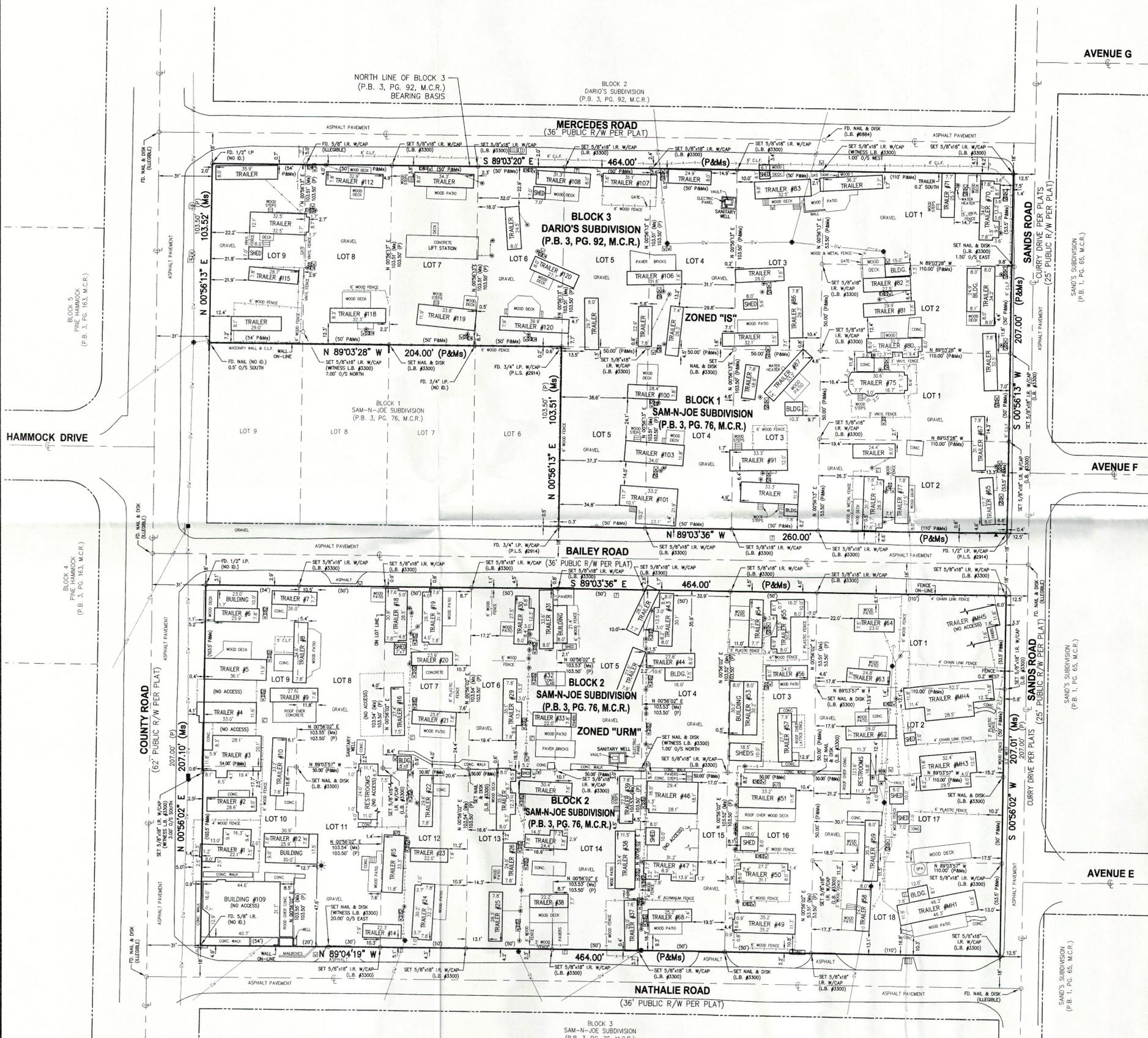
BIG PINE CHRISTIAN CENTER INC
C/O LAWES STEVE
100 COUNTRY ROAD
BIG PINE KEY, FL 33043

COPPOLA MICHAEL C JR
PO BOX 430437
BIG PINE KEY, FL 33043-0437

BARROWS ROBERT
30894 HAMMOCK DR
BIG PINE KEY, FL 33043

DEMAURO ROBERT T/C
17195 KINGFISH LN W
SUGARLOAF KEY, FL 33042

BOUNDARY SURVEY OF
SEAHORSE RV PARK
 SECTION 26, TOWNSHIP 66 SOUTH, RANGE 29 EAST, BIG PINE KEY, MONROE COUNTY, FLORIDA



- SYMBOL LEGEND:**
- ☐ CABLE TELEVISION RISER
 - ⊞ CATCH BASIN
 - ⊞ DRAINAGE MANHOLE
 - ⊞ ELECTRIC METER
 - ⊞ MAILBOX
 - OVERHEAD WIRES
 - ⊞ SANITARY CLEANOUT
 - ⊞ SANITARY LINE (ABOVE GROUND)
 - ⊞ TELEPHONE RISER
 - ⊞ UTILITIES HOOK-UP COLUMN
 - ⊞ WOOD LIGHT POLE
 - ⊞ WOOD UTILITY POLE
 - ⊞ WATER METER

AREA TABULATION		
ZONED LAND USE	SQUARE FOOTAGE	ACRES
Improved Subdivision/Duplex/Masonry Land Use ("IS")	74,938	1.7203
Urban Residential Mobile Home ("URM")	96,075	2.2056
TOTAL:	171,013	3.9259

SURVEYOR'S REPORT:

- Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
- The land description shown hereon was provided by the Client.
- No underground improvements were located.
- Bearings shown hereon are assumed based on the north line of Block 3, DARIO'S SUBDIVISION having a bearing of S 89°03'20" E.
- The entire property described hereon lies within Flood Zone AE (EL 8), as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 125129 1336 K, dated February 18, 2005.
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- This map is intended to be displayed at a scale of 1"=30' (1:360).
- Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
- There are no paved areas on the subject property.
- There are no evidence of bodies of water on the subject property and the adjacent property.
- Abbreviation Legend: A/C = Air conditioner; BLDG = Building; C = Centerline; C.L.F. = Chain link Fence; CONC = Concrete; ELEC = Electric; F.B. = Field Book; FD. = Found; ID. = Identification; I.P. = Iron Pipe; I.R. = Iron Rod; L.B. = Licensed Business; M.C.R. = Monroe County Records; O/S = Offset; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; R/W = Right-of-Way; W/CAP = With Surveyors Cap.

LAND DESCRIPTION:

Lots 1, 2, 3, 4 and 5, Block 1; and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, Block 2, of SAM-N-JOE SUBDIVISION, according to the Plat thereof as recorded in Plat Book 3, Page 76, of the Public Records of Monroe County, Florida.

AND:

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 3, of DARIO'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 3, Page 92, of the Public Records of Monroe County, Florida.

Said lands lying and situate in Big Pine Key, Monroe County, Florida, containing 171,013 square feet (3.9259 acres), more or less.

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Minimum Technical Standards set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: JAN 13, 2015

Keith M. Chee-A-Tow
 KEITH M. CHEE-A-TOW, P.L.S.
 Florida Registration No. 5328
 AVROM & ASSOCIATES, INC.
 L.B. No. 3300

AVROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 TEL: (561) 994-7125
 WWW.AVROMSURVEY.COM
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DATE	BY	REVISIONS
01/13/2015	S.A.M.	1

BOUNDARY SURVEY
 Lots 1-5, Block 1 and Lots 1-18, Block 2 / Lots 1-9, Block 3
 SAM-N-JOE SUBDIVISION and
 DARIO'S SUBDIVISION
 (P.B. 3, PG. 76 & P.B. 3, PG. 92 M.C.R.)
 MONROE COUNTY, FLORIDA

SCALE: 1" = 30'
 DATE: 01/13/2015
 BY: S.A.M.
 CHECKED: K.M.C.
 F.B. 1620 PG. 42-78
 SHEET: 1 OF 1

JOB# 9524



ORDINANCE - 2015

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY TIER OVERLAY DISTRICT MAP FROM TIER I TO TIER III, FOR PROPERTY LOCATED AT 201 COUNTY ROAD, BIG PINE KEY, MILE MARKER 31, LEGALLY DESCRIBED AS LOTS 1, 2, 3, 4 AND 5 BLOCK 1; LOTS 1 THROUGH 18 BLOCK 2 SAM-N-JOE SUBDIVISION PLAT BOOK 3 PAGE 76 OF THE PUBLIC RECORDS OF MONROE COUNTY FLORIDA AND LOTS 1 THROUGH 9, BLOCK 3, DARIOS SUBDIVISION PLAT BOOK 3 PAGE 92 OF THE PUBLIC RECORDS OF MONROE COUNTY FLORIDA; HAVING REAL ESTATE NUMBERS 00300090-000000; 00300180-000000; 00300590-000000 & 00300670-000000#, AS PROPOSED BY LONGSTOCK II, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR AMENDMENT TO THE TIER OVERLAY DISTRICT MAP; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Monroe County Development Review Committee considered the proposed amendment at a regularly scheduled meeting held on the 28th day of July, 2015; and

WHEREAS, at a regularly scheduled meeting held on the 26th day of August, 2015, the Monroe County Planning Commission held a public hearing for the purpose of considering the transmittal to the State Land Planning Agency, for review and comment, a proposed amendment to amend the Tier Overlay District Map; and

WHEREAS, the Monroe County Planning Commission made the following findings:

1. The subject property is located at 201 County Road on Big Pine Key and consists of scarified developed land containing 130 recognized units.
2. The Habitat Conservation Plan (HCP) and the Livable Communikeys Plan (LCP) provide the Tier designation criteria for Big Pine Key and No Name Key.
3. The subject parcels consist of developed land with no available habitat for Key Deer and are outside of established deer corridors.
4. The proposed Tier map amendment is consistent with Section 130-130(e). The tier overlay district map may be amended to reflect existing conditions in an area if warranted because of drafting or data errors or regrowth of hammock. The subject property does not meet the Tier I criteria specified by Section 130-130(d), Monroe County Code.

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WHEREAS, the Monroe County Board of County Commissioners made the following findings:

- 1. The proposed amendment is not anticipated to adversely impact the community character of the surrounding area; and
- 2. The proposed amendment is consistent with the Goals, Objectives and Policies of the Monroe County Year 2010 Comprehensive Plan; and
- 3. The proposed amendment is consistent with the Livable CommuniKeys Master Plan for Big Pine Key and No Name Key and the Habitat Conservation Plan; and
- 4. The proposed amendment is consistent with the Principles for Guiding Development for the Florida Keys Area of Critical State Concern, Section 380.0552(7), Florida Statute; and
- 5. The proposed amendment is consistent with Part II of Chapter 163, Florida Statute.

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

Section 1.

The Tier designation on the Tier Overlay District Map for four (4) parcels having real estate numbers 00300090-000000; 00300180-000000; 00300590-000000 & 00300670-000000 shall be amended from Tier I to Tier III as shown on Exhibit 1, attached hereto and incorporated herein.

Section 2. Severability.

If any section, paragraph, subdivision, clause, sentence or provision of this ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate, or nullify the remainder of this ordinance, but the effect thereof shall be confined to the section, paragraph, subdivision, clause, sentence, or provision immediately involved in the controversy in which such judgment or decree shall be rendered.

Section 3. Conflicting Provisions.

In the case of direct conflict between any provision of this ordinance and a portion or provision of any appropriate federal, state, or County law, rule code or regulation, the more restrictive shall apply.

Section 4. Transmittal.

This ordinance shall be transmitted by the Clerk to the Florida State Land Planning Agency as required by Section 380.05(6) and (11), F.S. and Section 389.0552(9), F.S.

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Section 5. Filing.

This ordinance shall be filed in the Office of the Secretary of the State of Florida but shall not become effective until a notice is issued by the Florida State Land Planning Agency or Administration Commission approving the ordinance.

Section 6. Effective Date.

This ordinance shall become effective as provided by law and stated above.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida, at a regular meeting held on the ____ day of _____, 2015.

Mayor Danny Kolhage _____
Mayor *pro tem* Heather Carruthers _____
Commissioner David Rice _____
Commissioner George Neugent _____
Commissioner Sylvia Murphy _____

BOARD OF COUNTY COMMISSIONERS OF MONROE
COUNTY, FLORIDA

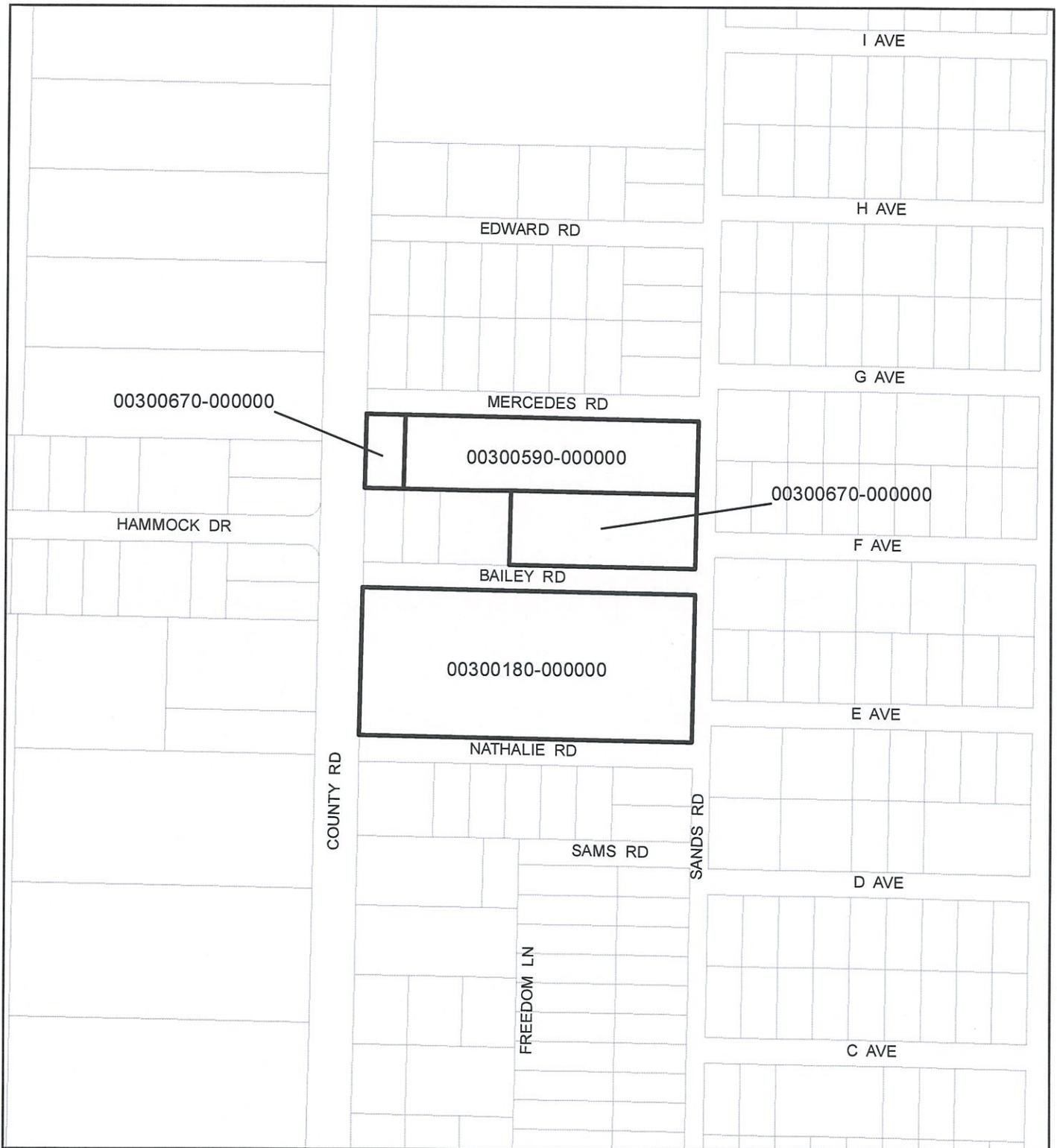
BY _____
Mayor Danny Kolhage

(SEAL)

ATTEST: AMY HEAVILIN, CLERK

DEPUTY CLERK

Exhibit 1 to Ordinance # -2015



The Monroe County Tier Overlay Map is recommended to be amended as indicated.

Proposal: Tier change of four parcels of land on Big Pine Key having Real Estate Numbers 00300180-000000, 00300090-000000, 00300590-000000 and 00300670-000000 from Tier I to Tier III.

Creech-Gail

**Item #5 FL Keys Media – Major CU
Request to Continue to 9.30.15**

From: Santamaria-Mayte
Sent: Friday, August 07, 2015 4:59 PM
To: Coyle-Matt; Schemper-Emily; Bond-Kevin; Roberts-Michael
Cc: Creech-Gail
Subject: Florida Keys Media, LLC, 830 Crane Boulevard, Sugarloaf Key, mile marker 19
Attachments: RE: Robert Holladay agent form for Sandra Walters

Follow Up Flag: Follow up
Flag Status: Flagged

Requested to continue item to the September 30th PC meeting.

Mayte Santamaria
Senior Director of Planning and Environmental Resources
Monroe County | Planning & Environmental Resources Department
2798 Overseas Highway | Suite 400 | Marathon, Florida 33050
(305) 289-2500

Creech-Gail

From: Santamaria-Mayte
Sent: Friday, August 07, 2015 5:29 PM
To: Creech-Gail
Subject: FW: Robert Holladay agent form for Sandra Walters
Attachments: Walters agent form for Robert Holladay 08-06-15.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please add to File 2015-085

From: Sandy Walters [<mailto:sandy@swcinc.net>]
Sent: Friday, August 07, 2015 4:58 PM
To: Santamaria-Mayte; Creech-Gail
Subject: RE: Robert Holladay agent form for Sandra Walters

Well, this time I am going to send the version of the agent letter that is signed and notarized by the owner! Whew!

As we just discussed, Mayte, the applicant needs some additional time and requests an extension from the August 26 Planning Commission meeting to the next meeting. Thanks for your help!

Sandy Walters, President

SWC

305-294-1238 Main office (TRY THIS NUMBER FIRST)

305-924-0195 Cell

sandy@swcinc.net www.swcinc.net

WBE * SBE * DBE * CBE * WOSB



KEY WEST • MIAMI • HOLLYWOOD • FORT MYERS
www.swcinc.net WBE • SBE • DBE • CBE • WOSB

From: Santamaria-Mayte [<mailto:Santamaria-Mayte@MonroeCounty-FL.Gov>]
Sent: Friday, August 07, 2015 2:16 PM
To: 'Sandy Walters'; Creech-Gail
Subject: RE: Robert Holladay agent form for Sandra Walters

Attachment didn't come through.

From: Sandy Walters [<mailto:sandy@swcinc.net>]
Sent: Friday, August 07, 2015 1:38 PM
To: Creech-Gail
Cc: Santamaria-Mayte
Subject: Robert Holladay agent form for Sandra Walters

Gail, here is an agent form for SWC and me to represent Robert Holladay and Florida Keys Media LLC regarding the application for a major conditional use, File No 2015-85, that went before the DRC on July 28, 2015. Call or email if questions. Thanks!

Sandy Walters, President

SWC

305-294-1238 Main office (TRY THIS NUMBER FIRST)

305-924-0195 Cell

sandy@swcinc.net www.swcinc.net

WBE * SBE * DBE * CBE * WOSB





MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: The Monroe County Planning Commission

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

From: Rey Ortiz, Assoc. AIA, AICP, CBO Planning & Bio Plans Examiner Supervisor

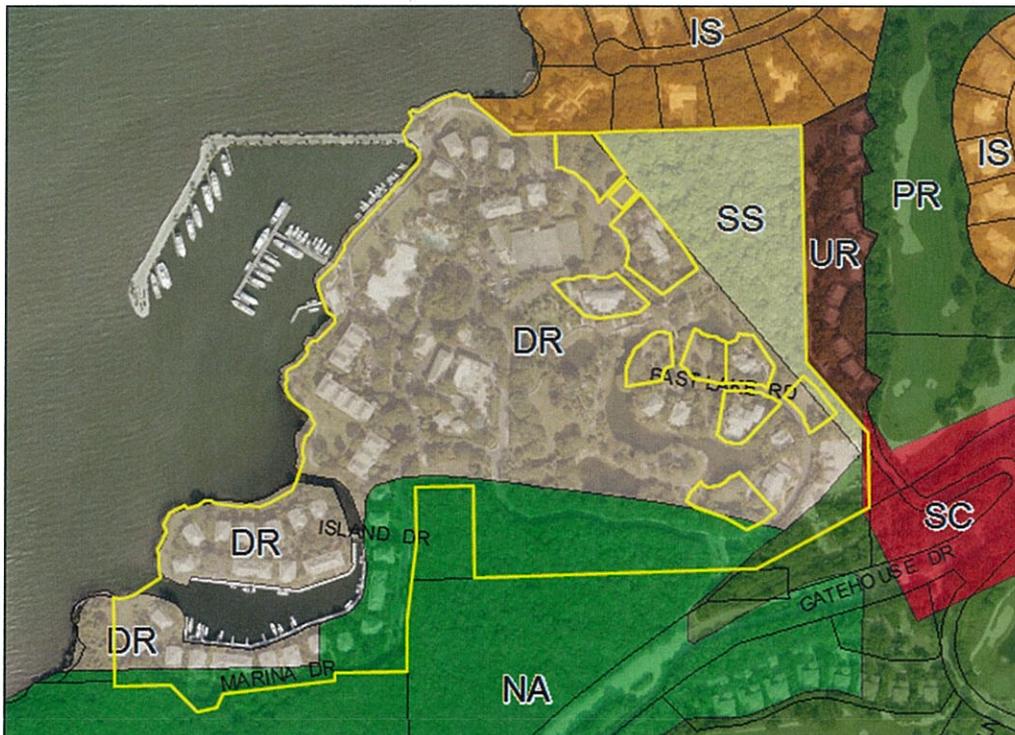
Date: August 14, 2015

Subject: *Request for a time extension to a Major Development Order memorialized by the Zoning Board Resolution #MD No. 32-86 for Anglers Club, Inc. and Bayside Properties, Inc. located at Mile Marker C11 of SR905, having real estate number 00080020.000300. (File #2015-107)*

Meeting: August 26, 2015

1 I REQUEST:

2
3 The applicant is requesting a third time extension to a major development order
4 memorialized by the Zoning Board Resolution #MD No. 32-86 (attachment 1) in order to
5 extend the expiration date for 10 years, from July 30, 2016 to July 30, 2026.
6



7
8 Subject Property with Land Use District Overlaid (Aerial dated 2015)

1
2 **II BACKGROUND INFORMATION:**
3

4 **Location:** Key Largo, on the eastern shore of Card Sound adjacent to and southwest of the
5 Ocean Reef gated community. (Atlantic Oceanside near Snapper Point)

6 **Address:** State Road 905, Key Largo

7 **Legal Description:** Part of Government Lots 1 and 2, Section 13, Township 59 South, Range
8 40 East, Key Largo, Monroe County, Florida (legal description in metes and bounds is
9 provided in the application/file)

10 **Real Estate Numbers:** 00080020.000300, 00080020.000272, 00080020.000275,
11 00080020.000277, 00080020.000278, 00080020.000280, 00080020.000282,
12 00080020.000285, 00080020.000287, 00080020.000290, and 00080020.000296

13 **Property Owner/Applicant:** Anglers Club Members Association, Inc.

14 **Agent:** James S. Lupino, Esq.

15 **Size of Site:** approximately 46.8 acres (per County GIS)

16 **Land Use District:** Destination Resort (DR), Sparsely Settled Residential (SS),
17 Native Area (NA)

18 **Future Land Use Map (FLUM) Designation:** Mixed Use/commercial (MC), Residential
19 Low (RL), and Residential Conservation (RC)

20 **Tier Designation:** none

21 **Existing Use:** A gated Residential Resort Facility

22 **Existing Vegetation/Habitat:** Disturbed/Scarified with landscaping and undisturbed

23 **Community Character of Immediate Vicinity:** Mixed Use – commercial and residential

24 **Flood Zone:** VE 17, VE 16, VE 15, AE 12, AE 11, and AE 10
25

26 **III RELEVANT PRIOR COUNTY ACTIONS:**
27

- 28 1. In 1986, the Monroe County Zoning Board preliminary approved a project of a proposed
29 major development and community impact study in accordance with Monroe County
30 Code. This approval is memorialized by Resolution # 15-86, dated March, 12, 1986.
31
- 32 2. In 1986, the Monroe County Zoning Board approved a Major Development and Final
33 Development Plan and Final Community Impact Statement in accordance with Monroe
34 County Code §6-237 and §19-75. This approval was memorialized by Resolution
35 number 32-86, dated July 30, 1986.
36
- 37 3. In 1986, Anglers Properties, Inc. and Bayside Properties, Inc. entered into an agreement
38 with State of Florida Department of Community Affairs (DCA). The purpose of the
39 agreement was to allow Anglers Properties, Inc. and Bayside Properties, Inc. to pay
40 impact fees, limit lake excavations, implement an appropriate hurricane evacuation plan,
41 and to realign the entrance roadway.
42

- 1 4. In 1986, the Monroe County Zoning Board approved a change to an approved Major
2 Development and Final Development Plan and Final Community Impact Statement in
3 accordance with Monroe County Code. This approval was memorialized by Resolution
4 number 37-86, dated October 5, 1986.
5
- 6 5. In 1986, the Monroe County Planning Commission approved a change to an approved
7 Final Major Development Plan in accordance with the provisions of the Monroe County
8 Comprehensive Land Use Plan. This approval was memorialized by Resolution number
9 1-86, dated December 19, 1986.
10
- 11 6. In 1988, the Monroe County Zoning Board approved a modification to a Major
12 Development Approval in accordance with Monroe County Code §6-238. This approval
13 was memorialized by Resolution number 4-88 and heard on April 28, 1988.
14
- 15 7. In 1993, the Monroe County Planning Commission recommend to the Monroe County
16 Board of Commissioners that they grant the designation of “Historic and Cultural
17 Landmark” to the Key Largo Anglers Club Clubhouse and Dockmaster’s Building in
18 accordance with Monroe County Land Development Regulations §9.5-452. This
19 recommendation was memorialized by Resolution number P32-93, dated October 5,
20 1993.
21
- 22 8. In 1993, the Monroe County Board of Commissioners granted the designation of
23 “Historic and Cultural Landmark” to the Key Largo Anglers Club Clubhouse and
24 Dockmaster’s Building in accordance with Monroe County Land Development
25 Regulations §9.5-452. This designation was memorialized by Resolution number 502-
26 1993, dated November 29, 1993.
27
- 28 9. In 1995, the Monroe County Planning Commission approved a modification to the Major
29 Development filed by Anglers Club for a reduction of buildable lots from thirty-two (32)
30 to eleven (11), construction of a two story building of 6,292 square feet and one
31 convenience store area of 330 square feet in accordance with the “old Monroe County
32 Code”. This approval was memorialized by Resolution number P54-95, dated October
33 19, 1995.
34
- 35 10. In 1996, the Monroe County Planning Commission approved a modification to the Major
36 Development filed by Anglers Club Members Association Inc. to reduce the number of
37 single family dwelling units from eighty-one (81) to eighty (80), to reduce the square
38 footage of dock space from 8,990 square feet to 8,660 square feet, to relocate 330 square
39 feet of commercial space, to replace an existing mini-mart with two cart storage units, to
40 construct a twenty (20) unit cart storage building with three (3) staff housing units, to
41 construct a 4,392 square foot boat storage building, to construct two buildings to house
42 four staff housing units, to add a 150 square foot freezer addition to the main club house,
43 to exchange the deed restriction on lot 70 for a deed restriction of lot 102 and part of lot
44 103, to construct a 100 square foot gazebo, to develop additional nature trails, to
45 construct one additional tennis court and a 900 square foot exercise building, to abandon
46 the existing sewage treatment facility, to construct a 150 square foot club house addition,

1 to relocate guile tanks, and to extend the development agreement for a period of ten
2 years. This approval was memorialized by Resolution number P21-96, dated June 20,
3 1996. As such, the project was provided a new expiration date of **July 30, 2006**.
4

5 11. In 1996, a hearing for determination of vested rights was held before the County's Vested
6 Rights Hearing Officer; Mr. Rand Sadtler, Esq. The applicants request for Vested Rights
7 was granted on July 22, 1996. Documents include: The Applicant is entitled to the
8 construction contemplated by Resolution MD 32-86 as subsequently modified by
9 Resolution 37-86 and Resolution P54-95 so long as the construction is timely
10 commenced and subject to quarterly reporting to ensure that development is continuing in
11 good faith. According to county records the hearing was held on June 26, 1996.
12

13 12. In 1996, the Board of County Commissioners approved the orders of determination of
14 Vested Rights for Commercial Development projects promulgated by the Vested Rights
15 Hearing Officer pursuant to the Vested Rights Hearing held on June 26, 1996. This
16 approval was memorialized by Resolution number 387-1996, dated September 19, 1996.
17

18 13. In 2005, the Director of Planning and Environmental Resources authorized a Minor
19 Deviation to an approved plan to a proposed change of an addition of a 400 square foot
20 office that would be added to the existing clubhouse. This authorization was
21 memorialized in letter dated March 4, 2005.
22

23 13. In 2006, the Monroe County Planning Commission approved an amendment to a Major
24 Conditional Use Approval to extend a time limitation on major development an
25 additional 10 years. This approval was memorialized by Resolution number P10-06. As
26 such, the project was provided a new expiration date of **July 30, 2016**.
27

28 14. In 2013, the Monroe County Historic Preservation Commission granted a Special
29 Certificate of Appropriateness to replace the existing gazebo structure at the rear of the
30 building with a new gazebo structure to match the style and finish of the front entry area.
31 This approval was memorialized by Resolution number HP 12-13, dated September 14,
32 2013.
33

34 15. In 2014, the Monroe County Historic Preservation Commission granted a Special
35 Certificate of Appropriateness to replace the existing gazebo structure with a new gazebo
36 structure and install new doors and windows at the rear of the clubhouse building. This
37 approval was memorialized by Resolution number HP 05-14 dated March 2014.
38

39 IV REVIEW OF APPLICATION:
40

41 Pursuant to MCC §110-73(a)(1) the single criteria established for extensions is the request
42 shall be made prior to the expiration date.
43

44 MCC §110-73(a)(1): Unless otherwise specified in a major conditional use approval,
45 all required building permits and certificates of occupancy (CO's) shall be procured
46 within three years of the date on which the major conditional use approval is

1 recorded and filed in the official records of Monroe County, or the major conditional
2 use approval shall become null and void with no further action required by the
3 county. Approval time frames do not change with successive owners. Extensions of
4 time to a major conditional use approval may be granted only by the planning
5 commission for periods not to exceed two years, unless otherwise specified.
6 Applications for extensions shall be made prior to the expiration dates. Extensions to
7 expired major conditional use approvals shall be accomplished only by re-
8 application for the major conditional uses.
9

10 In 1986, the Monroe County Zoning Board approved a Major Development and Final
11 Development Plan and Final Community Impact Statement in accordance with Monroe
12 County Code §6-237 and §19-75. The approval was initially effective for ten years.
13 Therefore, the original expiration date of the Major Development and Final Development
14 Plan and Final Community Impact Statement was July 30, 1996. The applicant further
15 requested and was granted two 10-year extensions by the Monroe County Planning
16 Commission as memorialized by resolution numbers P21-96 and P10-06. The result of these
17 extensions was a new expiration date of July 30, 2016.
18

19 Pursuant to §110-73(a)(1) of the Monroe County Code, an extension of time to a major
20 conditional use approval may be granted only by the Planning Commission for a period not
21 to exceed two years, *unless otherwise specified*. Applications for extensions shall be made
22 prior to the expiration dates.
23

24 At this time, the applicant is continuing the current approved project of the proposed design
25 as contemplated in Resolution number P10-06. A current description of the existing and
26 remaining development is included in attachment 2.
27

28 The applicant is requesting additional time to complete the project due to economic reasons
29 that affected the project's completion timeline. Several building permits have been issued
30 and the development is currently under construction.
31

32 V RECOMMENDATION:
33

34 Staff recommends approval of a ten year time extension to the initially approved Major
35 Development and Final Development Plan and Final Community Impact Statement in
36 accordance with Monroe County Code with the following condition:
37

- 38 A. The deadline to complete the project approved by Monroe County Zoning Board
39 Resolution #32-86 is hereby extended to **July 30, 2026**. All certificates of occupancies
40 shall be acquired by this date unless an additional time extension is granted.
41
42
43
44

MONROE COUNTY, FLORIDA

Attachment 1

ZONING BOARD

RESOLUTION
MD No. 32-86

RESOLUTION OF THE ZONING BOARD OF MONROE COUNTY APPROVED A

MAJOR DEVELOPMENT AND FINAL DEVELOPMENT PLAN AND Final Community Impact Statement Approval,

WHEREAS, THE ZONING BOARD OF MONROE COUNTY, FLORIDA, HELD A PUBLIC HEARING ON July 30, 1986 DULY CALLED IN ACCORDANCE WITH

THE PROVISIONS OF THE MONROE COUNTY CODE TO CONSIDER THE APPLICATION OF

ANGLERS PROPERTIES, INC. and BAYSIDE PROPERTIES, INC. ON PROPERTY DESCRIBED

AS: being located on Government Lots 1 and 2, Section 13, Township 59S, Range 40E, being the same property heretofore conveyed to Henry L. Doherty and Company, Inc. by Deed of George J. Johnstone, dated November 30, 1936 and recorded in Deed Record G-6, Page 35 & 36 on December 30, 1936. Also a parcel of land lying in Government Lot 4, in Section 12, Township 59S, Range 40E, being a portion of that area designated as "Tract" First Addition to Grayvik Extension Ocean Reef Club Plat No. 8, according to the Plat thereof as recorded in Plat Book 6, Page 45 of the Public Records of Monroe County, Florida, and further described by metes and bounds. Located on State Road 905, North of Key Largo. Zoned RU-3.

FOR APPROVAL OF A MAJOR DEVELOPMENT, INCLUDING ~~XXXXXXXXXX~~ FINAL DEVELOPMENT PLAN, AND FINAL COMMUNITY IMPACT STATEMENT APPROVAL,

WHEREAS, THE BOARD, AFTER CONSIDERATION OF ALL OF THE RECOMMENDATIONS, DOCUMENTS AND INFORMATION SUBMITTED, AND TESTIMONY TAKEN, PERTAINING TO THE REQUESTED MAJOR DEVELOPMENT PROJECT, INCLUDING ZONING AND FINAL DEVELOPMENT PLAN ON THE ABOVE DESCRIBED PROPERTY. HAVE CONCLUDED THAT SAID

APPLICATION BE APPROVED for Final Major Development Approval, Final Community Impact Statement Approval and Final Major Development Plan Approval FOR THE FOLLOWING REASONS:

Pursuant to Sections 6-237 and 19-75
of the Monroe County Code.

NOW, THEREFORE,

BE IT RESOLVED BY THE ZONING BOARD OF MONROE COUNTY, FLORIDA, BY THE POWER VESTED IN THEM BY THE MONROE COUNTY CODE OR ORDINANCES, DOES DECLARE THAT THE APPLICATION FILED BY ANGLERS PROPERTIES, INC. and BAYSIDE PROPERTIES, INC. AND DESCRIBED ABOVE, IS APPROVED as above ALONG WITH THE ZONING AND FINAL DEVELOPMENT PLAN SUBMITTED.

PASSED AND ADOPTED BY THE ZONING BOARD OF MONROE COUNTY, FLORIDA,

THIS 30th DAY OF July, 1986.

ZONING BOARD OF MONROE COUNTY,
FLORIDA.

BY *Timothy J. Kuncy*
CHAIRMAN

ATTEST:

Charles Patterson
SECRETARY

ANGLERS CLUB HOMEOWNERS ASSOCIATION, INC.
MASTER DATA BASE FOR UNITS, LAKE HOMES, & PARCELS
2015 UPDATE
CONDOMINIUM COTTAGES & VILLAS BUILT

Unit #	Type	Alternate Key #	Real Estate #	Year Built
1	2 Story Cottage	8752482	00080020-000201	1987-89
2	2 Story Cottage	8752521	00080020-000202	1987-89
3	2 Story Cottage	8752555	00080020-000203	1987-89
4	2 Story Cottage	8752598	00080020-000204	1987-89
5	Duplex	8752610	00080020-000205	1987-89
6	Duplex	8752636	00080020-000206	1987-89
7	2 Story Cottage	8752661	00080020-000207	1987-89
8	2 Story Cottage	8752709	00080020-000208	1987-89
9	2 Story Cottage	8752733	00080020-000209	1987-89
10	2 Story Cottage	8752768	00080020-000210	1987-89
11	1 Story Cottage	8752792	00080020-000211	1987-89
12	2 Story Cottage	8752822	00080020-000212	1987-89
13	2 Story Cottage	8752849	00080020-000213	1987-89
14	Duplex-Xtra	8752890	00080020-000214	1987-89
15	Duplex- Xtra	8752920	00080020-000215	1987-89
16	2 Story Cottage	8776012	00080020-000216	1987-89
18	Duplex	8752954	00080020-000218	1987-89
19	Duplex	8752997	00080020-000219	1987-89
20	2 Story Cottage	8753021	00080020-000220	1987-89
21	Duplex	8753063	00080020-000221	1987-89
22	Duplex	8753098	00080020-000222	1987-89
23	2 Story Cottage	8753128	00080020-000223	1987-89
24	2 Story Cottage	8753039	00080020-000224	1987-89
25	2 Story Cottage	8753055	00080020-000225	1987-89
26	2 Story Cottage	8753071	00080020-000226	1987-89
27	2 Story Cottage	8753101	00080020-000227	1987-89
28	2 Story Cottage	8753110	00080020-000228	1987-89
29	2 Story Cottage	8752814	00080020-000229	1987-89
30	2 bd villa	8752857	00080020-000230	1987-89
31	2 bd villa	8752865	00080020-000231	1987-89
32	2 bd villa	8752881	00080020-000232	1987-89
33	2 bd villa	8752911	00080020-000233	1987-89
34	2 bd villa	8752946	00080020-000234	1987-89
35	2 bd villa	8752962	00080020-000235	1987-89
36	2 bd villa	8752989	00080020-000236	1987-89
37	2 bd villa	8752458	00080020-000237	1987-89
38	2 bd villa	8752474	00080020-000237	1987-89
39	2 bd villa	8752491	00080020-000239	1987-89
40	2 bd villa	8752512	00080020-000240	1987-89
41	2 bd villa	8752539	00080020-000241	1987-89
42	2 bd villa	8752563	00080020-000242	1987-89
43	2 bd villa	8752571	00080020-000243	1987-89
44	2 bd villa	8752601	00080020-000244	1987-89
45	2 bd villa	8752628	00080020-000245	1987-89
46	2 bd villa	8752652	00080020-000246	1987-89
47	2 bd villa	8752679	00080020-000247	1987-89
48	2 bd villa	8752695	00080020-000248	1987-89
49	2 bd villa	8752717	00080020-000249	1987-89
50	2 bd villa	8752741	00080020-000250	1987-89

ANGLERS CLUB HOMEOWNERS ASSOCIATION, INC.
MASTER DATA BASE FOR UNITS, LAKE HOMES, & PARCELS
2015 UPDATE

CONDOMINIUM COTTAGES & VILLAS BUILT

51	2 bd villa	8752776	00080020-000251	1987-89
52	2 bd villa	8752466	00080020-000252	1987-89
53	2 bd villa	8752504	00080020-000253	1987-89
54	2 bd villa	8752547	00080020-000254	1987-89
55	2 bd villa	8752580	00080020-000255	1987-89
56	2 bd villa	8752644	00080020-000256	1987-89
57	2 bd villa	8752687	00080020-000257	1987-89
58	2 bd villa	8752725	00080020-000258	1987-89
59	2 bd villa	8752750	00080020-000259	1987-89
60	1 Story Cottage	8752784	00080020-000260	1987-89
61	2 Story Cottage	8752806	00080020-000261	1987-89
62	2 Story Cottage	8752831	00080020-000262	1987-89
63	2 Story Cottage	8752873	00080020-000263	1987-89
64	1 Story Cottage	8752903	00080020-000264	1987-89
66	Duplex	8752971	00080020-000266	1987-89
67	Duplex	8753004	00080020-000267	1987-89
92	2 Story Cottage	8753012	00080020-000292	1987-89
93	1 Story Cottage	8753047	00080020-000293	1987-89
95	1 Story Cottage	8753080	00080020-000295	1987-89

TOTAL 68

LAKE AREA HOMES

68	House	8782845	00080020-000268	1996
72	House	8782888	00080020-000272	2007
75	House	8782918	00080020-000275	1997
82	House	8782985	00080020-000282	1997
89	House	8783051	00080020-000289	2000
96	House	8783094	00080020-000296	2002

TOTAL 6

UNBUILT PARCELS

77	Unbuilt lot	8782934	00080020-000277	PENDING
78	Unbuilt lot	8782942	00080020-000278	PENDING
80	Unbuilt lot	8782969	00080020-000280	READY
85	Unbuilt lot	8783019	00080020-000285	PENDING
87	Unbuilt lot	8783035	00080020-000287	BUILT POOL
90	Unbuilt lot	8783060	00080020-000290	CONSERVED

TOTAL 6

80

<----- TOTAL CONDO UNITS, HOMES, & PARCELS

65	KLAC	8752938	00080020-000265	1987-89
102	Deed Restricted	8783159		

File #: **2015-107**

Owner's Name: Anglers Club Members Assn., Inc.

Applicant: Anglers Club Members Assn., Inc.

Agent: James S. Lupino, Esq.

Type of Application: Time Extension for Conditional
Use Permit

Key: Ocean Reef

RE: 00080020.000300

Additional Information added to File 2015-107

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: 5.26.2015
Time: _____

Dear Applicant:

This is to acknowledge submittal of your application for a Time Extension
Type of application

Anglers Club Member Association
Project / Name to the Monroe County Planning Department.

Thank you.

Debra Roberts

Planning Staff

End of Additional File 2015-107

HL&Y
Hershoff, Lupino & Yagel, LLP
Attorneys At Law

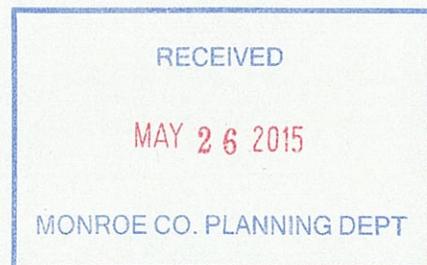
ATTORNEYS AT LAW
JAY A. HERSHOFF
JAMES S. LUPINO
RUSSELL A. YAGEL
JESSICA ROTHENBERG
ROBERT C. STOBER
BRITTANY N. MILLER
AISLYNN THOMAS-McDONALD

ALL CORRESPONDENCE TO:
90130 OLD HIGHWAY
TAVERNIER, FLORIDA 33070
(305) 852-8440 FAX (305) 852-8848

MIAMI OFFICE
9350 S. DIXIE HIGHWAY, SUITE 1400
MIAMI, FLORIDA 33156
(305) 670-7546 FAX (305) 514-0639

May 21, 2015

Monroe County Planning & Environmental
Resources Department
Marathon Government Center
2798 Overseas Highway, Ste. 400
Marathon, FL 33050



RE: Anglers Club Members Association, Inc.

Dear Sir/Madam:

Enclosed please find a Request for a Time Extension to a Conditional Use Permit Application being submitted on behalf of Anglers Club Members Association, Inc. for consideration, as well as our client's check #30107 in the amount of \$986.00 representing the Application fee, and an original executed Agent Authorization form.

Please advise when this matter has been scheduled for review and if there is anything further you need to support this request.

Sincerely,

JAMES S. LUPINO, ESQ.
JSL/mav

Enclosures

cc: Client

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Request for a Time Extension to a Conditional Use Permit

An application must be deemed complete and in compliance with the Monroe County Code by the staff prior to the item being scheduled for review. Such extensions are limited by the regulations provided in Monroe County Code Section 110-73(a)

Time Extension to a Conditional Use Permit Application Fee: \$986.00

Date of Submittal: 5 / 15 / 2015
Month Day Year

Applicant/Agent Authorized to Act for the Property Owner:

Anglers Club Members Association, Inc. / James S. Lupino, Esq.

Applicant (Name of Person, Business or Organization) Name of Person Submitting this Application

90130 Old Highway, Tavernier, FL 33070

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

(305) 852-8440

jlupino@hlylaw.com & mvanheusen@hlylaw.com

Daytime Phone

Email Address

Property Owner:

Anglers Club Members Association, Inc.

James S. Lupino, Esq.

(Name/Entity)

Contact Person

90130 Old Highway, Tavernier, FL 33070

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

(305) 852-8440

jlupino@hlylaw.com & mvanheusen@hlylaw.com

Daytime Phone

Email Address

Approval (Development Order / Resolution) #:

MD No. 32-86; Resolution No. P21-96;
2006 unavailable

Legal Description of Property:

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

Part of Government Lots 1 & 2 Anglers Club North Key Largo

Block

Lot

Subdivision

Key

00080020-000300

8753870

Real Estate (RE) Number

Alternate Key Number

Located off Card Sound Road

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

Approximate Mile Marker

APPLICATION

Please describe why the time extension is necessary. (If necessary, attach additional sheets)

Economic downturn affected the ability to proceed with the development approved Request is made for an extension of 10 years due to the various incomplete portions of the project.

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

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

- Completed application form
Correct fee (check or money order to Monroe County Planning & Environmental Resources)
Proof of ownership (i.e. Warranty Deed)
Current property record card(s) from the Monroe County Property Appraiser
Copy of the recorded conditional use permit and any previous modification approvals

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

- Notarized Agent Authorization
Proposed phasing plan

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

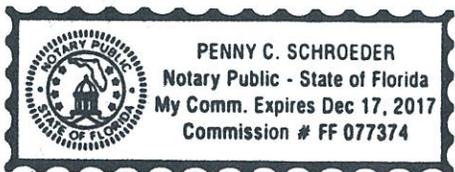
I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: [Signature] Date: May 15, 2015

Sworn before me this 13 day of May 2015

[Signature: Penny C. Schroeder]
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.



May 12, 2015
(Date)

I hereby authorize James S. Lupino, Esq. be listed as authorized agent
(Name of Agent)

for Anglers Club Members Assn., Inc. for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: 1 & 2, Block _____,
Subdivision: Angler's Club, Key (island): N. Key Largo
and Real Estate number: 00080020-000300.

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 risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

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

Chris Everhart for Anglers Club Members Assn., Inc.
Printed Name of Owner(s)

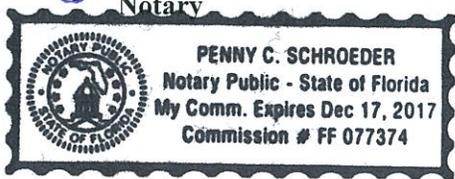
NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 13 day of May, 20 15.

Chris Everhart is X personally known _____ produced identification

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

Notary



600
7/13/89

WARRANTY DEED

THIS WARRANTY DEED made and executed the 5th day of July, 19 89 by ANGLERS CLUB, INC., a corporation existing under the laws of Florida and having its principal place of business at R.R. 1, Box 262, North Key Largo, Florida 33037, hereinafter called the Grantor, to ANGLERS CLUB MEMBERS ASSOCIATION, INC., a Florida corporation, whose post office address is R.R. 1, Box 262, North Key Largo, FL 33307, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, remise, release, convey and confirm unto the Grantee all that certain land situate in Monroe County, Florida, viz:

FILED FOR RECORD

'89 JUL -7 P12-35

The Club Facilities Unit, ANGLERS CLUB, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1028, Page 2375 of the Public Records of Monroe County, Florida, and any amendments thereto.

SUBJECT TO: 1) Zoning, restrictions, prohibitions and other requirements imposed by governmental authority; 2) All of the terms, provisions, conditions, rights, privileges, obligations, easements and liens set forth and contained in the Declaration of Condominium and all exhibits and amendments thereto; 3) All other covenants, conditions, restrictions and easements of record, if any, which may now affect the aforescribed property; 4) Taxes for the year 1989 and subsequent years.

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

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

AND the grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances saving and excepting as set forth above.

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

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

ANGLERS CLUB, INC.

Alicia B. Francis
Shirley Class

By: *Robert L. Lambert* (SEAL)
Robert L. Lambert, President

STATE OF FLORIDA }
COUNTY OF BROWARD }

7-134-60 Doc: 7-7 BY: *Danny L. Younce*
DANNY L. YOUNCE
Clerk Circuit Court

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ROBERT L. LAMBERT, well known to me to be the President of the corporation named as Grantor in the foregoing deed and he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of July, 19 89.

Recorded in Official Records Book
in Monroe County Florida
Record # 7134-60

Shirley Class
NOTARY PUBLIC

My Commission Expires:

DANNY L. YOUNCE
Clerk Circuit Court

THIS INSTRUMENT PREPARED BY/RETURN TO:

David C. Hardin, Esq.
Mombach, Boyle & Hardin
500 East Broward Boulevard, Suite 2050
Fort Lauderdale, FL 33394



MARTHA J. CLAPP
MY COMMISSION EXPIRES
April 18, 1991

ISSUED THROUGH NOTARY PUBLIC UNDERWRITERS



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: 8753870 Parcel ID: 00080020-000300

Ownership Details

Mailing Address:
ANGLERS CLUB MEMBERS
158 COCOA DR
TAVERNIER, FL 33070-2046

Property Details

PC Code: 77 - CLUBS,LODGES (PC/LIST)
Millage Group: 500R
Affordable Housing: No
Section-Township-Range: 13-59-40
Property Location: GOLF VILLAGE DR OCEAN REEF
Legal Description: (CLUB FACILITIES UNIT) ANGLERS CLUB A CONDO OR1028-2375DEC OR1097-1788

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010W - RES WATERFRONT	0	0	6.27 AC

Building Summary

Number of Buildings: 10
 Number of Commercial Buildings: 10
 Total Living Area: 33822
 Year Built: 1968

Building 1 Details

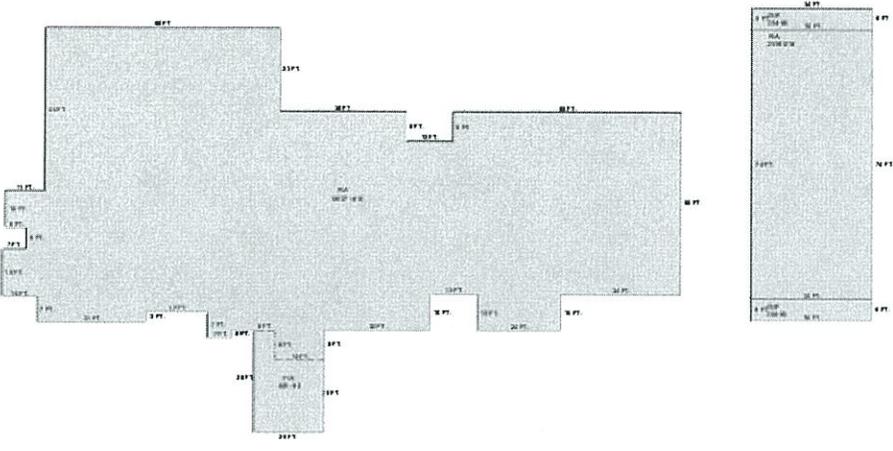
Building Type	Condition A	Quality Grade 300
Effective Age 28	Perimeter 908	Depreciation % 35
Year Built 1969	Special Arch 0	Grnd Floor Area 15,001
Functional Obs 0	Economic Obs 0	

Inclusions:

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

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	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	20	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	FLA		1	2006					448
1	FLA		1	1989					12,037
2	FLA		1	1989					2,516
3	OUF		1	1989					204
4	OUF		1	1989					204

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		RESTAURANT & CAFETR	100	N	Y
	15878	RESTAURANT & CAFETR	100	N	Y
	15879	RESTAURANT & CAFETR	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
5464	CUSTOM	100

Building 2 Details

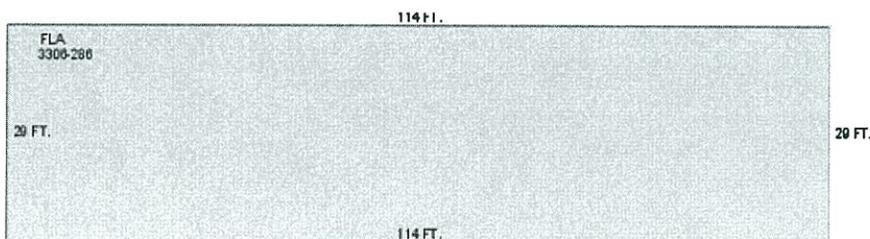
Building Type
 Effective Age 28
 Year Built 1969
 Functional Obs 0

Condition A
 Perimeter 286
 Special Arch 0
 Economic Obs 0

Quality Grade 250
 Depreciation % 35
 Grnd Floor Area 3,306

Inclusions:

	Roof Type	Roof Cover	Foundation
	Heat 1	Heat 2	Bedrooms 0
	Heat Src 1	Heat Src 2	
Extra Features:			
	2 Fix Bath	0	Vacuum 0
	3 Fix Bath	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	18	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1989					3,306

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15882	APARTMENTS	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5465	C.B.S.	100

Building 3 Details

Building Type
Effective Age 28

Condition A
Perimeter 144

Quality Grade 250
Depreciation % 35

Year Built 1969
Functional Obs 0

Special Arch 0
Economic Obs 0

Grnd Floor Area 1,007

Inclusions:

Roof Type
Heat 1
Heat Src 1

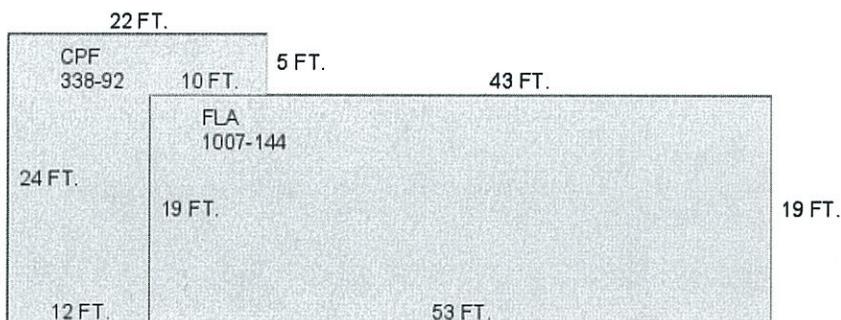
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1989					1,007
2	CPF		1	1989					338

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15883	NIGHT CLUBS, BARS C	75	N	Y
	15884	OFFICE BLD-1 STORY	25	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
5466	CUSTOM	100

Building 4 Details

Building Type
 Effective Age 14
 Year Built 2000
 Functional Obs 0

Condition A
 Perimeter 230
 Special Arch 0
 Economic Obs 0

Quality Grade 200
 Depreciation % 15
 Grnd Floor Area 2,684

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

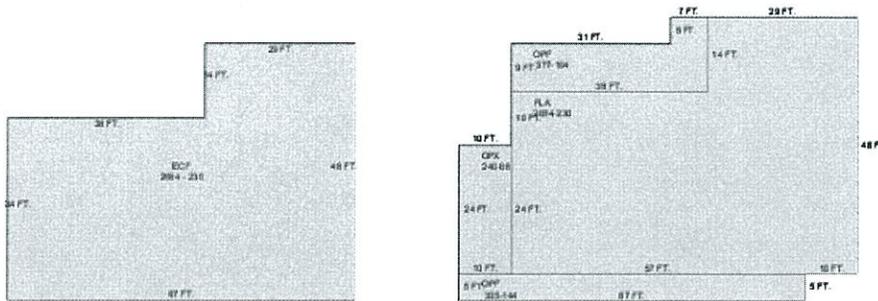
Roof Cover
 Heat 2
 Heat Src 2

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 20

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	ECF		1	2000				2,684
2	FLA		1	2000				2,684
3	OPF		1	2000				335
4	OPX		1	2000				240
5	OPF		1	2000				377

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
-------------	---------------------	------	--------	-----------	-----

15887	SERVICE SHOPS-A-	100	Y	Y
-------	------------------	-----	---	---

Exterior Wall:

Interior Finish Nbr	Type	Area %
5467	C.B.S.	100

Building 5 Details

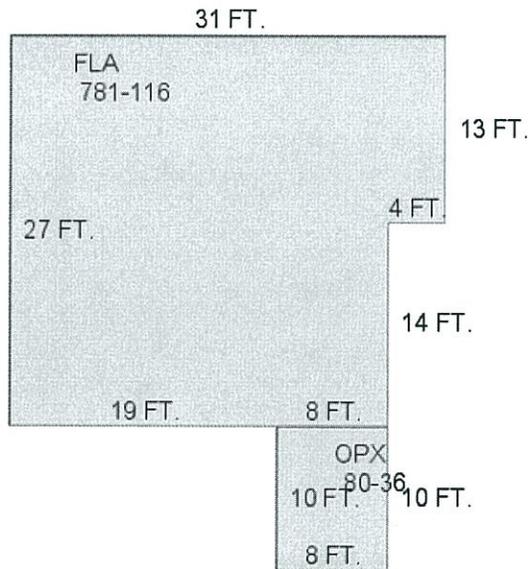
Building Type	Condition A	Quality Grade 250
Effective Age 28	Perimeter 116	Depreciation % 35
Year Built 1969	Special Arch 0	Grnd Floor Area 781
Functional Obs 0	Economic Obs 0	

Inclusions:

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

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 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 6	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1989					781
2	OPX		1	1989					80

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15888	CLUBS-LDGE-HALLS C	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
5468	C.B.S.	100

Building 6 Details

Building Type
 Effective Age 28
 Year Built 1968
 Functional Obs 0

Condition A
 Perimeter 672
 Special Arch 0
 Economic Obs 0

Quality Grade 250
 Depreciation % 35
 Grnd Floor Area 6,114

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

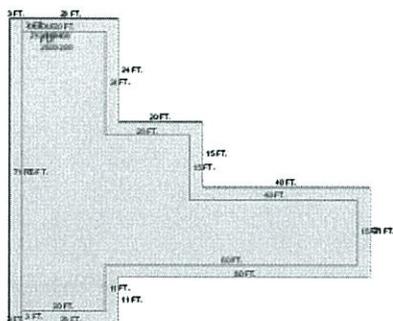
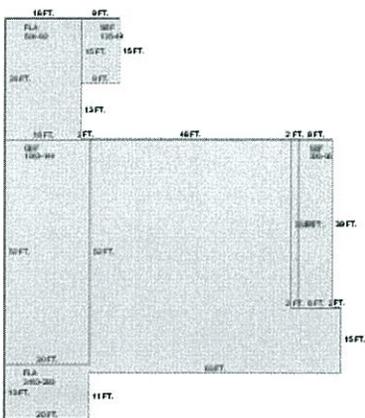
Roof Cover
 Heat 2
 Heat Src 2

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 30

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	1989					3,110
2	GBF		1	1989					1,040
3	FLA		1	1989					504
4	SBF		1	1989					135
5	SBF		1	1989					390
6	FLA		1	1989					2,500
7	OUF		1	1989					693
8	OUF		1	1989					213

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15890	SERV SHOPS ETC	100	N	N
	15892	CLUBS/LDG/HALLS-D-	100	N	N
	15895	APARTMENTS	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5469	C.B.S.	100

Building 7 Details

Building Type
 Effective Age 23
 Year Built 1990
 Functional Obs 0

Condition A
 Perimeter 99
 Special Arch 0
 Economic Obs 0

Quality Grade 300
 Depreciation % 30
 Grnd Floor Area 743

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

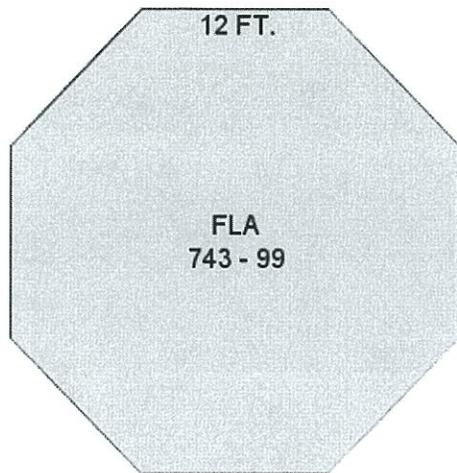
Roof Cover
 Heat 2
 Heat Src 2

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 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	1990					743

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		APARTMENTS	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5470	AVE WOOD SIDING	100

Building 8 Details

Building Type
Effective Age 23
Year Built 1990
Functional Obs 0

Condition A
Perimeter 99
Special Arch 0
Economic Obs 0

Quality Grade 300
Depreciation % 30
Grnd Floor Area 743

Inclusions:

Roof Type
Heat 1
Heat Src 1

Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

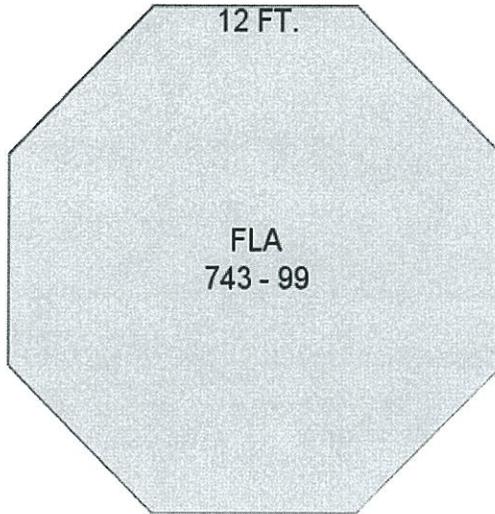
Extra Features:

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

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0

6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 12

Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	FLA		1	1990					743

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		APARTMENTS	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5471	AVE WOOD SIDING	100

Building 9 Details

Building Type
 Effective Age 23
 Year Built 1990
 Functional Obs 0

Condition A
 Perimeter 97
 Special Arch 0
 Economic Obs 0

Quality Grade 300
 Depreciation % 30
 Grnd Floor Area 713

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

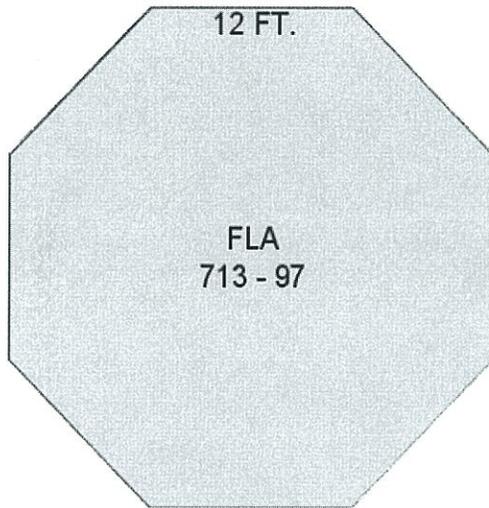
Extra Features:

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 12

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	1990					713

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		APARTMENTS	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5472	AVE WOOD SIDING	100

Building 10 Details

Building Type
 Effective Age 14
 Year Built 1997
 Functional Obs 0

Condition A
 Perimeter 242
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 15
 Grnd Floor Area 2,730

Inclusions:

Roof Type
 Heat 1

Roof Cover
 Heat 2

Foundation
 Bedrooms 0

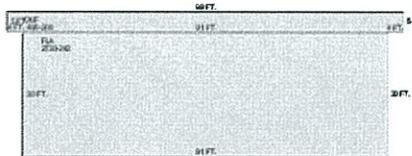
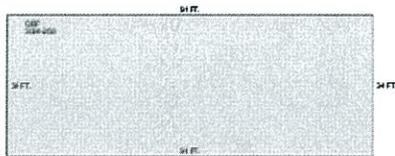
Heat Src 1

Heat Src 2

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 21

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	GBF		1	1997					3,094
2	FLA		1	1997					2,730
3	OUF		1	1997					495

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15908	APARTMENTS	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
5473	C.B.S.	100

Misc Improvement Details

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

1	CL2:CH LINK FENCE	3,890 SF	389	10	1979	1980	1	30
2	AP2:ASPHALT PAVING	6,960 SF	120	58	1979	1980	3	25
3	AP2:ASPHALT PAVING	7,440 SF	120	62	1979	1980	3	25
4	TK2:TIKI	196 SF	14	14	1986	1987	2	40
5	PT2:BRICK PATIO	266 SF	38	7	1986	1987	2	50
6	AP2:ASPHALT PAVING	12,000 SF	200	60	1987	1988	1	25
7	PT2:BRICK PATIO	124 SF	31	4	1986	1987	2	50
8	PT2:BRICK PATIO	280 SF	70	4	1986	1987	2	50
9	PT2:BRICK PATIO	390 SF	30	13	1986	1987	2	50
10	PO5:COMM POOL	1,800 SF	30	60	1968	1969	4	50
11	PT3:PATIO	2,016 SF	224	9	1968	1969	2	50
12	FN2:FENCES	1,500 SF	250	6	1986	1987	2	30
13	CC2:COM CANOPY	855 SF	57	15	1987	1988	2	40
14	CC2:COM CANOPY	104 SF	13	8	1987	1988	2	40
15	CC2:COM CANOPY	72 SF	8	9	1987	1988	2	40
16	FN2:FENCES	2,200 SF	220	10	1986	1987	2	30
17	FN2:FENCES	900 SF	150	6	1986	1987	2	30
18	FN2:FENCES	780 SF	130	6	1986	1987	2	30
19	WD2:WOOD DECK	900 SF	30	30	1986	1987	3	40
20	AC2:WALL AIR COND	7 UT	0	0	1968	1969	2	20
21	RW2:RETAINING WALL	270 SF	135	2	1968	1969	1	50
22	UB2:UTILITY BLDG	140 SF	10	14	1968	1969	5	50
23	UB2:UTILITY BLDG	230 SF	10	23	1968	1969	5	50
24	CS2:CISTERN	900 SF	30	30	1968	1969	1	60
25	UB2:UTILITY BLDG	80 SF	8	10	1968	1969	5	50
26	UB2:UTILITY BLDG	120 SF	8	15	1968	1969	5	50
27	CC2:COM CANOPY	80 SF	10	8	1987	1988	5	40
28	PT3:PATIO	980 SF	0	0	1996	1997	3	50
30	AP2:ASPHALT PAVING	7,200 SF	0	0	2000	2001	3	25
31	AP2:ASPHALT PAVING	720 SF	60	12	1986	1987	3	25
32	CL2:CH LINK FENCE	2,600 SF	260	10	2000	2001	3	30

Appraiser Notes

2001 NEW LAUNDRY BLDG REPLACEMENT FOR LAUNDRY . BLDG 1= BAR & RESTAURANT, BLDG 2= STAFF HOUSING, BLDG 3= DOCK MASTER LOUNGE, BLDG 4= LAUNDRY ROOM, BLDG 5= CLUB & EXERCISE ROOM, BLDG 6,7,8,9= STAFF HOUSING. BLDG 10=CART PARKING BELOW WITH 3 APT'S ABOVE. BA

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
13302871	02/04/2014		1		REMODEL/REPAIR EXTERIOR
13302871	02/04/2014		1		EXT REMODEL/REPLACE GAZEBO, NEW METAL ROOF, ETC.)

9533265	04/01/1996	11/01/1996	1	APTS AND CART STORAGE
9831572	06/12/1998	01/01/2001	1	TENNIS COURTS
9831573	07/10/1998	01/01/2001	1	RENOVATION&ADDITION
8753870	08/15/2000	01/01/2001	1	DOCK REPLACEMENT
9931413	08/20/1999	01/01/2001	1	DEMOLTION& MOVING BLDG.
9930118	09/02/1999	01/01/2001	1	LAUNDRY BLDG REPLACEMENT
0132504	07/26/2001	12/31/2001	1	FLOATING DOCKS
2301880	05/22/2002		1	REPLACE DOCK DECKING
02304018	02/26/2004	12/31/2004	1	DRIVEWAY
03305151	06/30/2004		1	KITCHEN REMODEL
04303447	07/19/2005		1	OFFICE EXPANSION
04303447	09/16/2005		1	REVISION A/ TO OFFICE EXPANSION ADDITIONAL 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	2,646,539	182,554	783,750	2,941,622	2,941,622	0	2,941,622
2013	2,704,056	185,092	783,750	2,941,622	2,941,622	0	2,941,622
2012	2,764,969	187,632	783,750	2,941,622	2,941,622	0	2,941,622
2011	2,851,245	190,874	783,750	2,941,622	2,941,622	0	2,941,622
2010	2,858,323	194,285	783,750	2,941,622	2,941,622	0	2,941,622
2009	2,987,513	197,765	940,500	2,941,622	2,941,622	0	2,941,622
2008	3,010,333	201,231	940,500	2,941,622	2,941,622	0	2,941,622
2007	2,123,051	191,571	627,000	2,941,622	2,941,622	0	2,941,622
2006	2,105,309	194,954	627,000	2,927,263	2,927,263	0	2,927,263
2005	2,111,519	271,701	627,000	3,010,220	3,010,220	0	3,010,220
2004	2,161,529	280,206	627,000	3,068,735	3,068,735	0	3,068,735
2003	2,161,529	288,875	627,000	3,077,404	3,077,404	0	3,077,404
2002	2,090,840	298,191	627,000	3,016,031	3,016,031	0	3,016,031
2001	2,090,840	239,483	627,000	2,957,323	2,957,323	0	2,957,323
2000	1,916,552	71,028	627,000	2,614,580	2,614,580	0	2,614,580
1999	1,916,552	72,385	627,000	2,615,937	2,615,937	0	2,615,937
1998	1,410,759	75,181	627,000	2,112,940	2,112,940	0	2,112,940
1997	1,165,121	74,236	627,000	1,866,357	1,866,357	0	1,866,357
1996	1,059,200	77,100	627,000	1,763,300	1,763,300	0	1,763,300
1995	1,059,200	79,981	780,000	1,919,181	1,919,181	0	1,919,181
1994	1,059,200	83,630	780,000	1,922,830	1,922,830	0	1,922,830
1993	825,639	87,354	780,000	1,692,993	1,692,993	0	1,692,993
1992	1,059,200	90,991	780,000	1,930,191	1,930,191	0	1,930,191
1991	1,059,200	94,689	780,000	1,933,889	1,933,889	0	1,933,889

1990	921,353	98,362	780,000	1,799,715	1,799,715	0	1,799,715
1989	0	0	2,870,000	2,870,000	2,870,000	0	2,870,000

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
7/1/1989	1097 / 1788	1,297,101	WD	U

This page has been visited 225,811 times.

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

ZONING BOARD

RESOLUTION
MD No. 32-86

RESOLUTION OF THE ZONING BOARD OF MONROE COUNTY APPROVED A

MAJOR DEVELOPMENT AND FINAL DEVELOPMENT PLAN AND Final Community Impact Statement Approval,

WHEREAS, THE ZONING BOARD OF MONROE COUNTY, FLORIDA, HELD A PUBLIC HEARING ON July 30, 1986 DULY CALLED IN ACCORDANCE WITH

THE PROVISIONS OF THE MONROE COUNTY CODE TO CONSIDER THE APPLICATION OF

ANGLERS PROPERTIES, INC. and BAYSIDE PROPERTIES, INC. ON PROPERTY DESCRIBED

AS: being located on Government Lots 1 and 2, Section 13, Township 59S, Range 40E, being the same property heretofore conveyed to Henry L. Doherty and Company, Inc. by Deed of George J. Johnstone, dated November 30, 1936 and recorded in Deed Record G-6, Page 35 & 36 on December 30, 1936. Also a parcel of land lying in Government Lot 4, in Section 12, Township 59S, Range 40E, being a portion of that area designated as "Tract" First Addition to Grayvik Extension Ocean Reef Club Plat No. 8, according to the Plat thereof as recorded in Plat Book 6, Page 45 of the Public Records of Monroe County, Florida, and further described by metes and bounds. Located on State Road 905, North of Key Largo. Zoned RU-3.

FOR APPROVAL OF A MAJOR DEVELOPMENT, INCLUDING ~~XXXXXXXXXXXX~~ FINAL DEVELOPMENT PLAN, AND FINAL COMMUNITY IMPACT STATEMENT APPROVAL,

WHEREAS, THE BOARD, AFTER CONSIDERATION OF ALL OF THE RECOMMENDATIONS, DOCUMENTS AND INFORMATION SUBMITTED, AND TESTIMONY TAKEN, PERTAINING TO THE REQUESTED MAJOR DEVELOPMENT PROJECT, INCLUDING ZONING AND FINAL DEVELOPMENT PLAN ON THE ABOVE DESCRIBED PROPERTY. HAVE CONCLUDED THAT SAID APPLICATION BE APPROVED for Final Major Development Approval, Final Community Impact Statement Approval and Final Major Development Plan Approval FOR THE FOLLOWING REASONS:

Pursuant to Sections 6-237 and 19-75

of the Monroe County Code.

NOW, THEREFORE,

BE IT RESOLVED BY THE ZONING BOARD OF MONROE COUNTY, FLORIDA, BY THE POWER VESTED IN THEM BY THE MONROE COUNTY CODE OR ORDINANCES, DOES DECLARE THAT THE APPLICATION FILED BY ANGLERS PROPERTIES, INC. and BAYSIDE PROPERTIES, INC. AND DESCRIBED ABOVE, IS APPROVED as above ALONG WITH THE ZONING AND FINAL DEVELOPMENT PLAN SUBMITTED.

PASSED AND ADOPTED BY THE ZONING BOARD OF MONROE COUNTY, FLORIDA,
THIS 30th DAY OF July, 1986.

ZONING BOARD OF MONROE COUNTY,
FLORIDA.

BY Timothy J. King
CHAIRMAN

ATTEST:

Charles Pattison
SECRETARY

174
2

RESOLUTION NO. P21-96

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION APPROVING A MODIFICATION TO THE MAJOR DEVELOPMENT FILED BY ANGLERS CLUB MEMBERS ASSOCIATION INC. TO REDUCE THE NUMBER OF SINGLE FAMILY DWELLING UNITS FROM EIGHTY-ONE (81) TO EIGHTY (80), TO REDUCE THE SQUARE FOOTAGE OF DOCK SPACE FROM 8990 SQUARE FEET TO 8660 SQUARE FEET, TO RELOCATE 330 SQUARE FEET OF COMMERCIAL SPACE, TO REPLACE AN EXISTING MINI-MART WITH TWO CART STORAGE UNITS, TO CONSTRUCT A TWENTY (20) UNIT CART STORAGE BUILDING WITH THREE (3) STAFF HOUSING UNITS, TO CONSTRUCT A 4,392 SQUARE FOOT BOAT STORAGE BUILDING, TO CONSTRUCT TWO BUILDINGS TO HOUSE FOUR STAFF HOUSING UNITS, TO ADD A 150 SQUARE FOOT FREEZER ADDITION TO THE MAIN CLUB HOUSE, TO EXCHANGE THE DEED RESTRICTION ON LOT 70 FOR A DEED RESTRICTION ON LOT 102 AND PART OF LOT 103, TO CONSTRUCT A 100 SQUARE FOOT GAZEBO, TO DEVELOP ADDITIONAL NATURE TRAILS, TO CONSTRUCT ONE ADDITIONAL TENNIS COURT AND A 900 SQUARE FOOT EXERCISE BUILDING, TO ABANDON THE EXISTING SEWAGE TREATMENT FACILITY, TO CONSTRUCT A 150 SQUARE FOOT CLUB HOUSE ADDITION, TO RELOCATE FUEL TANKS, AND TO EXTEND THE DEVELOPMENT AGREEMENT FOR A PERIOD OF TEN YEAR ON PROPERTY DESCRIBED AS PART OF GOVERNMENT LOTS 1 AND 2, ANGLERS CLUB SUBDIVISION, SECTION 13, TOWNSHIP 59 SOUTH, RANGE 40 EAST, TALLAHASSEE MERIDIAN, KEY LARGO, MONROE COUNTY, FLORIDA. THE LAND USE DESIGNATIONS ARE DESTINATION RESORT (DR) AND SPARSELY SETTLED (SS) AND THE REAL ESTATE NUMBER IS 00080020-00030.

OFF REC 1416 PAGE 1326

960275

FILED FOR RECORD

'96 AUG -6 P12:09

DANNY L. ...
CLERK
MONROE COUNTY

WHEREAS, the Monroe County Planning Commission during a regular meeting held on May 15th, 1996, conducted a public hearing on the modification to Angler's Club Major Development, specifically Development Orders #32-86 and #37-86 and Planning Commission amendments #1-86, #4-88 and #54-95; and

WHEREAS, the property is described as part of Government Lots 1 and 2, Angler's Club Subdivision, Section 13, Township 59 South, Range 40 East, Tallahassee Meridian, Key Largo, Monroe County, Florida; and

Initials mb

WHEREAS, the above described property is located in the Destination Resort (DR) and Sparsely Settled (SS) land use districts; and

WHEREAS, the Planning Commission was presented with the following evidence, which by reference is hereby incorporated as part of the record of the said hearing:

1. The Modification to the Major Development application received by Monroe County Planning Department on 3/29/96 including a site plan dated 3/27/96 and an updated Community Impact Statement dated 3/1996; and
2. The staff report prepared by Sheryl Bower, Senior Planner and Bill Miller, Environmental Planner dated 4/12/96; and
3. The sworn testimony of the Growth Management Staff and the comments of Garth Collier, Esquire, Planning Commission Counsel; and
4. The presentation of David Hardin, attorney, and Robert Gilliland, agent; and

WHEREAS, the Planning Commission has made the following Findings of Fact and Conclusions of Law based on the evidence presented:

1. Based on the application and the site plan, we find that the proposed modifications do not materially change the approvals previously granted. Therefore, we conclude that the project is consistent with the standards applicable to conditional uses as listed in Sec. 9.5-65 of the land development regulations unless otherwise stated below; and
- 2) Based on the site plan and on the testimony of the applicant, we find that adequate parking is provided for the members of Angler's Club at each dwelling unit and that club members either walk or use golf carts as their means of transportation within the club grounds. However, we cannot determine from the site plan if adequate cart parking is provided to serve the newly proposed development. Therefore, we conclude that a condition is necessary to ensure that the project includes adequate parking; and
- 3) Based on the information provided, we find that the applicant has neither completed a formal agreement with the Ocean Reef Club, for shared sewage treatment nor provided proof of adequate capacity at the Ocean Reef facility. Therefore, we conclude that the application is not in compliance with Section 9.5-294 of the Monroe County Code; and

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960275

- 4) Based on the information provided, we find that the applicant has not completed a formal agreement with the Ocean Reef Club for shared sewage treatment. Therefore, we conclude such an agreement may not be feasible and that the Anglers Club may have to continue the use of its own sewage treatment plant; and
- 5) Based on the information provided, we find that there is insufficient evidence to determine whether the proposed construction adequately promotes safety and welfare by minimizing flood conditions. Therefore, we conclude that the application does not comply with Section 9.5-317 (Flood Plain Management Criteria) of the Monroe County Code; NOW THEREFORE,

BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA, that the preceding Findings of Fact and Conclusions of Law support their decision to APPROVE with conditions the Amendment to a Major Development request by Angler's Club Members Association, Inc., for the following modifications:
 1. a reduction in the number of single family dwelling units from eighty-one (81) to eighty (80);
 2. a reduction of dock space from 8,990 square feet to 8,660 square feet;
 3. the relocation of the 330 square foot mini-mart to the building currently housing other retail facilities;
 4. the construction of two cart-storage units to be located in the space previously approved for the mini-mart;
 5. the construction of a building to house the storage of 20 golf carts and 3 staff housing units;
 6. the construction of a 4,392 square foot boat storage building;
 7. the construction of four staff housing units in two buildings;
 8. the construction of a 150 square foot walk-in cooler and freezer addition to the main club house;
 9. the construction of a 150 square foot addition to the existing club house;
 10. the construction of a 100 square foot gazebo;
 11. the construction of an additional tennis court and a 900 square foot exercise building;
 12. the replacement and relocation of the existing above-ground gas & diesel fuel tanks with vaulted tanks approved by the fire marshall;
 13. a ten-year extension of the development approval;
 14. the dedication of the Native Hammock area in the NW corner of the site as a conservation easement;
 15. a deed restriction for open space on Lot 102 and part of Lot 103 instead of Lot 70;
 16. additional hiking/biking trails.

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Conditions of the Approval:

1. In lieu of vehicular parking spaces, Angler's Club shall provide adequate cart parking for each proposed portion of the development plan prior to the issuance of a building permit.
2. Angler's Club shall provide proof of a legally binding agreement with the Ocean Reef Club to share sewage treatment facilities and proof of adequate capacity prior to the issuance of a building permit for the connection of Angler's Club to the Ocean Reef Club sewage treatment facility. In lieu of an agreement with the Ocean Reef Club, the applicant shall continue to utilize the existing facility.
3. Prior to the issuance of each building permit, the applicant shall submit elevation drawings indicating a base flood elevation in compliance with Division 6 (Floodplain Management Standards) of the land development regulations.

PASSED AND ADOPTED by the Planning Commission of Monroe County, Florida, at a regular meeting held on the 15th day of May, 1996.

Chair Haskell	<u>YES</u>
Vice-Chair Hansley	<u>YES</u>
Commissioner Chaplin	<u>YES</u>
Commissioner Mannillo	<u>YES</u>
Commissioner Nugent	<u>ABSENT</u>

PLANNING COMMISSION OF
MONROE COUNTY, FLORIDA

BY Monica Haskell
Monica Haskell, Chair

Signed this 20 day of June, 1996.

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

BY [Signature]
Attorney's Office

Recorded by: [Signature]
 In [Signature]
 Record number:
 DAVID R. [Signature]
 Clerk



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: The Monroe County Planning Commission

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

From: Emily Schemper, AICP, Comprehensive Planning Manager

Date: August 17, 2015

Subject: *Request for approval of an affordable housing project consisting of greater than 20 units, 97801 Overseas Highway, Key Largo, having real estate #s 00090810.000000, 00090820.000000, 00090840.000000, 00090840.000100, and 00090860.000000 (File #2015-049)*

Meeting: August 26, 2015

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I REQUEST

PL Ocean Residence Holdings, LLC is proposing to develop the site in Key Largo (located at 97801 Overseas Highway, on the oceanside) with 24 affordable housing units. The applicant is also proposing 28 market rate single family dwelling units on the site, which do not require Planning Commission approval, but affect the density calculations of the overall project. The affordable housing units would be approved as attached dwelling units and serve as housing for employees of the Playa Largo Hotel, currently under construction at 97450 Overseas Highway on the bayside in Key Largo (see Exhibit A for location of Playa Largo).



Subject Property with Land Use District Overlaid (Aerial dated 2015)

11
12

1 Pursuant to MCC §130-161(a)(6)4., affordable housing projects shall be no greater than 20
2 units unless approved by resolution of the Planning Commission.
3

4 The development shall also require a minor conditional use permit in accordance with MCC
5 §110-69 and §130-98. A minor conditional use permit application is decided upon by the
6 Director of Planning & Environmental Resources after review and comment by the
7 Development Review Committee (DRC). In addition, the applicant intends to request that the
8 County reserve 24 affordable housing ROGO allocations pursuant to MCC §138-24(b)(2).
9 Reservation requests are decided upon by the Board of County Commissioners.
10

11 **II BACKGROUND INFORMATION:**

12 **Location:** MM 98, Key Largo, Oceanside

13 **Address:** 97801 Overseas Highway

14 **Description:** Parcels of land located in Sections 5 and 6, Township 62 South, Range 39 East

15 **Real Estate Numbers:** 00090810.000000, 00090820.000000, 00090840.000000,
16 00090840.000100, and 00090860.000000

17 **Owner/Applicant:** PL Ocean Residence Holdings, LLC

18 **Agent:** Jorge Cepero, PMG Asset Services

19 **Size of Site:** 4.60 acres upland (200,265 SF) (per boundary and mean high water survey by
20 William Herryman, dated 06-19-2015)

21 **Land Use District:** Urban Residential (UR)

22 **FLUM Designation:** Residential High (RH)

23 **Tier Designation:** III

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

25 **Existing Use:** Vacant

26 **Existing Vegetation/Habitat:** Scarified

27 **Community Character of Immediate Vicinity:** Adjacent land has Suburban Commercial
28 zoning to the north and west, developed with commercial businesses and single family
29 residences; Urban Residential zoning to the southwest, developed with single family
30 residences; and vacant Suburban Residential land to the northeast.
31

32 **III REVIEW OF APPLICATION:**

33 There are not any specific criteria for approval or denial of an affordable housing project of
34 greater than 20 units. A determination of compliance with all applicable regulations shall be
35 conducted during the minor conditional use permit review process, and subsequent building
36 permit review process. Therefore, this staff report shall provide an overview of the
37 regulations pertaining to permitted land uses, land use intensity, and the Residential Rate of
38 Growth Ordinance (ROGO) permit allocation system.
39

40 ***Land Use:***

41 Pursuant to Policy 101.4.4, *the principal purpose of the Residential High category is to*
42 *provide for high-density single-family, multi-family, and institutional residential*
43 *development, including mobile homes and manufactured housing, located near employment*
44 *centers. In addition, Monroe County shall adopt Land Development Regulations which allow*

1 *nonresidential uses that were listed as a permitted use in the Land Development Regulations*
 2 *that were in effect immediately prior to the institution of the 2010 Comprehensive Plan, and*
 3 *that lawfully existed on such lands on January 4, 1996 to develop, redevelop, reestablish*
 4 *and/or substantially improve provided that the use is limited in intensity, floor area, density*
 5 *and to the type of use that existed on January 4, 1996 or limited to what the pre-2010 LDR's*
 6 *allowed, whichever is more restricted.*

7
 8 Per §130-98, in the UR land use district, attached residential dwelling units are permitted
 9 with a minor conditional use permit. The applicant submitted an application for a minor
 10 conditional use permit, which is scheduled for review by the DRC on August 25, 2015. A
 11 copy of the associated site plan for the requested minor conditional use permit is attached as
 12 Exhibit B for reference of this request.

13
 14 **Land Use Intensity:**

15 Pursuant to MCC §130-157, the following land use densities apply within the UR zoning
 16 district:
 17

Allocated Density					
Land Use	Allocated Density	Size of Site (upland)	Maximum Allowed	Proposed	Potential Used
Detached dwellings	6 du/ acre	4.60 acres	27.6 du	28 du	101.4% See max net
Attached dwellings	6 du/ acre	4.60 acres	27.6 du	24 du	87.0% See max net
Maximum Net Density					
Land Use	Maximum Net Density	Buildable Area (subtract 0.20 open space ratio)	Maximum Allowed	Proposed	Potential Used
Detached dwellings – market rate with use of TDRs	12 du/ buildable acre	3.68 buildable acres	44.2 du	28 du	63.3% with 7.6 TDRs
Attached dwelling units - affordable	25 du/ buildable acre	3.68 buildable acres	92 du	24 du	26.1% as affordable housing
Cumulative total					89.4%

18
 19 As shown in the table above, the site is in compliance with the density requirements of
 20 §130-157 with the use of transferable development rights (TDRs) for the detached dwelling
 21 units, and with the deed restriction of the attached dwelling units as affordable housing
 22 pursuant to §130-161. The applicant is using 26.1% of the site for the attached, affordable
 23 dwelling units. Therefore, 73.9% of the site is available for calculations of allocated density
 24 for the detached, market rate dwelling units. As shown in the table on the following page,
 25 73.9% of the site would yield 20.4 dwelling units of allocated density. In order to make up
 26 the difference between 20.4 allocated dwelling units, and the proposed 28 market rate units,

1 the applicant will need to transfer 7.6 TDRs to the site prior to the issuance of a building
 2 permit for more than 20 detached units (proposed market rate units).
 3

TDRs Needed							
Land Use	Allocated Density	Size of Site (upland)	Total Allocated	Percentage Available (subtract 26.1% used by AFH)	Total allocated based on % available (73.9% x 27.6 du)	Proposed	TDRs needed
Detached dwellings – market rate	6 du/ acre	4.60 acres	27.6	73.9%	20.4 du	28	7.6

4
 5 ***Residential Rate of Growth Ordinance (ROGO):***

6 This application shall require 24 affordable housing ROGO allocations. The applicant intends
 7 to apply for affordable ROGO allocations after approval of the required minor conditional
 8 use permit and approval of the associated building permit(s) for the proposed affordable
 9 dwelling units.

10
 11 As of the date of this staff report, the County has 249 affordable housing ROGO allocations
 12 banked for allocation for all three subareas within unincorporated Monroe County. Excluding
 13 the Big Pine/No Name Key ROGO subarea, there are 233 affordable allocations banked for
 14 the lower and upper subareas combined: 122 for very low income, low income and median
 15 income allocations and 111 for moderate income allocations.

16
 17 ***Other Comprehensive Plan Policies to consider:***

18 Goal 601

19 Monroe County shall adopt programs and policies to facilitate access by all current and
 20 future residents to adequate and affordable housing that is safe, decent, and structurally
 21 sound, and that meets the needs of the population based on type, tenure characteristics, unit
 22 size and individual preferences.

23
 24 Policy 601.1.5

25 By January 4, 1998, Monroe County shall define programs to maximize opportunities for
 26 private sector involvement in the formation of community-based non-profit organizations
 27 to actively participate in the provision of low and moderate income affordable housing.
 28

29 Policy 601.1.7

30 All affordable housing projects which receive development benefits from Monroe County,
 31 including but not limited to affordable housing points in the Permit Allocation System and
 32 donations of land, shall be required to maintain the project as affordable on a long-term
 33 basis pursuant to deed restrictions or other mechanisms specified in the Land Development
 34 Regulations, and administered by Monroe County or the Monroe County Housing
 35 Authority. For the purposes of developing such Land Development Regulations, the
 36 following guidelines shall apply:
 37

38 “Moderate Income” is the amount which represents one hundred-twenty percent
 39 (120%) of the median annual household income for Monroe County.

1
2 “Low Income” is the amount which represents eighty percent (80%) of the median
3 annual household income for Monroe County.
4

5 “Very Low Income” is the amount which represents fifty percent (50%) of the median
6 annual household income for Monroe County.
7

8 “Cost-burdened” describes a household which pays a monthly rent or monthly
9 mortgage payment, including taxes and insurance that exceeds thirty percent (30%) of
10 the median annual household income for Monroe County.
11

12 Policy 601.1.12

13 By January 4, 1997, Monroe County shall adopt Land Development Regulations which
14 may include density bonuses, impact fee waiver programs, and other possible regulations to
15 encourage affordable housing.
16

17 Objective 601.2

18 Monroe County shall adopt programs and policies to encourage housing of various types,
19 sizes and price ranges to meet the demands of current and future residents.
20

21 Key Largo Livable CommuniKeys Master Plan Strategy 4.2: Enable and promote the
22 creation of affordable and workforce housing.
23

24 **IV RECOMMENDED ACTION:**

25 Staff recommends approval.
26
27

28 **V EXHIBITS:**

- 29
30 A. Aerial showing location of proposed development and Playa Largo hotel.
31 B. Proposed site plan, as submitted with minor conditional use permit application.

**Exhibit A - Location of Playa Largo Hotel
and Proposed PL Ocean Residences**

**Proposed
PL Ocean Residences**
24 Affordable Dwelling Units
28 Market Rate Dwelling Units

Playa Largo Hotel
(currently under construction)



Exhibit B: Proposed Site Plan as submitted with CUP application

pd
PRIME DESIGN ASSOCIATES
 ARCHITECTURE PLANNING DESIGN
 AA 2800234
 4651 SHERIDAN ST. SUITE 400
 HOLLYWOOD FLORIDA, 33021
 VOICE: 954.392.8788
 FAX: 954.392.8748

SEAL
MAYER S. ABDO, ARCHITECT
 ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

Playa Largo Ocean Residences
 97801 Overseas Highway
 Key Largo Florida

No.	Description	Date

Reference Site Plan

Client Name: Playa Largo Ocean Residences
 Project No: A002
 Date: 02-27-15
 Drawing No: A002
 Drawing Title: Reference Site Plan
 Drawing Scale: AS SHOWN

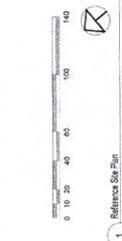
A002

SITE PLAN NOTES

- FUTURE LAND USE MAP (FLUM) DESIGNATION IS RESIDENTIAL HIGH DENSITY (RH).
- LAND USE ZONING DISTRICT DESIGNATION IS URBAN RESIDENTIAL (UR).
- THESE DESIGNATIONS OF THE SITE ARE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT CONSTITUTE A COMMITMENT BY THE CITY OF KEY LARGO. THE CITY OF KEY LARGO IS NOT RESPONSIBLE FOR THE ACCURACY OF THESE DESIGNATIONS.
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ROCK HARBOR BAY



Reference Site Plan
 - 4'-6"

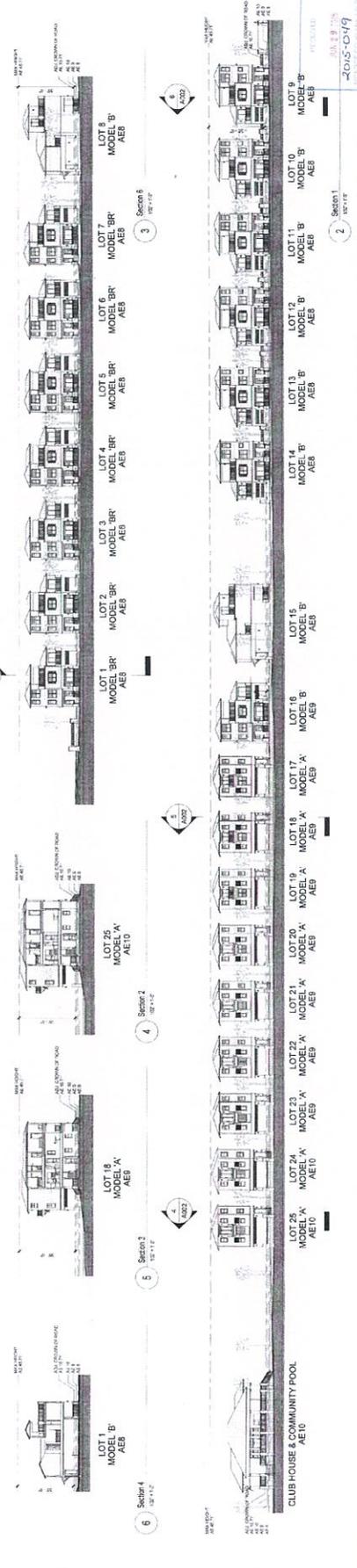
28 SINGLE FAMILY HOMES
 CLUB HOUSE ASSOCIATED AMENITIES

24 F-FLY OVER PAT APARTMENTS
 (15 STUDY (24 BATHS))

AE Elevation + 40'00 Elevation
 AFTER 10' COB BUILDING (10'00' MAX)
 (10'00' MAX)

Typical Parking Space Detail
 10'-0" x 18'-0"

NOTE:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



LOT 1 MODEL B' AEB'
 LOT 2 MODEL B' AEB'
 LOT 3 MODEL B' AEB'
 LOT 4 MODEL B' AEB'
 LOT 5 MODEL B' AEB'
 LOT 6 MODEL B' AEB'
 LOT 7 MODEL B' AEB'
 LOT 8 MODEL B' AEB'
 LOT 9 MODEL B' AEB'
 LOT 10 MODEL B' AEB'
 LOT 11 MODEL B' AEB'

Section 1 10'-0" x 18'-0"

Section 2 10'-0" x 18'-0"

Section 3 10'-0" x 18'-0"

Section 4 10'-0" x 18'-0"

Section 5 10'-0" x 18'-0"

Section 6 10'-0" x 18'-0"

CLUB HOUSE & COMMUNITY POOL
 AE10

PMG Asset Services, LLC

Item #7 PL Ocean Residences – Minor CU
Ltr Requesting PC re AFH units

July 29, 2015

Mayté Santamaria
Senior Director of Planning & Environmental Resources
Monroe County
2798 Overseas Highway | Suite 400
Marathon, Florida 33050

Playa Largo Ocean Residences- Affordable Housing with More than 20 Units

Dear Mayté,

PMG Asset Services, LLC is the Manager of Prime Hospitality Group III, LLC, which itself is the Manager of PHG at PL Ocean Residences, LLC, which is the Manager of PL Ocean Residence Holdings, LLC, the property owner. Please accept this letter as our request to the Monroe County Planning Commission, per Section 130-161(a)(6), to allow an affordable housing project in excess of 20 units.

As you know, Playa Largo Ocean Residences will have 24 affordable housing units, contained in two 12 units buildings. These units will house the employees of the Playa Largo Resort, just across the Overseas Highway from the Ocean Residences. A golf kart will be available to transport the employees from their homes to the resort.

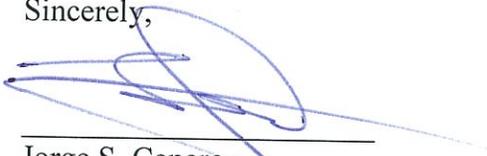
The success of the resort is contingent on having happy, long term employees. This cannot happen if they are subject to long commutes, or substandard housing. It is absolutely necessary for the guest experience to be able to have services when needed, which will be impeded by absentee employees, or not being able to maintain the

PMG Asset Services, LLC

workforce. Providing housing for Playa Largo Resort's employees will relieve traffic, and prevent straining the current housing stock.

Should you have any questions please do not hesitate to contact me.

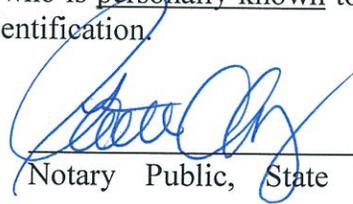
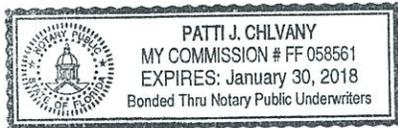
Sincerely,



Jorge S. Cepero
Director of Land Entitlements

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by Jorge S. Cepero of PMG Asset Services, LLC., this 29th day of July, 2013 who is personally known to me or who produced _____ as identification.



Notary Public, State of Florida

Print Name: _____

Commission Expires: _____



**MONROE COUNTY, FLORIDA
PLANNING COMMISSION RESOLUTION NO. P43-14**

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION APPROVING THE REQUEST BY LONGSTOCK II, LLC FOR AN AMENDMENT TO THE MAJOR CONDITIONAL USE PERMIT IN ORDER TO REDEVELOP THE EXISTING MIXED USE MARINA, TO INCLUDE MARINA, COMMERCIAL RETAIL, OFFICE, COMMERCIAL FISHING, INDUSTRIAL AND HOTEL USES, AT PROPERTY DESCRIBED AS PARCELS OF LAND IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA AND HAVING REAL ESTATE NUMBERS 00123720.000100, 00123720.000200 AND 00123760.000200.

WHEREAS, during a public meeting held on October 29, 2014, the Monroe County Planning Commission conducted a review and consideration of a request filed by Barton W. Smith, on behalf of Longstock II, LLC, for an amendment to a major conditional use permit in accordance with §110-70, §110-74 and §130-85 of the Monroe County Code; and

WHEREAS, the subject property is located at 700 and 7009 Shrimp Road, Stock Island, approximate mile marker 5, and is legally described as parcels of land 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.

WHEREAS, the major conditional use permit amendment is necessary for the property owner to redevelop the existing mixed use marina, to include marina, commercial retail, office, commercial fishing, light industrial and hotel uses; and

WHEREAS, on February 19, 2014, the applicant submitted an application for a development agreement concerning the redevelopment of the property (Planning Department File #2014-026). The agreement was approved by the Board of County Commissioners at a public hearing on July 16, 2014, and recorded in the official records of Monroe County on July 29, 2014. The agreement also conceptually approved the scope of work of this major conditional use permit application and associated site plan; and

WHEREAS, the Planning Commission was presented with the following documents and other information relevant to the request, which by reference is hereby incorporated as part of the record of said hearing:

1. Major conditional use permit application (File #2013-027), received by the Monroe County Planning & Environmental Resources Department on February 19, 2014; and
2. Site Plan, entitled Master Site Concept for Stock Island Marina Village, by Weiler Engineering Corporation (WEC) and dated **October 16, 2014**; and
3. Landscape Plan by Elizabeth Newland Landscape Architecture and dated October 7, 2014; and
4. Level III Traffic Study by KBP Consulting, Inc. and dated October 2014; and
5. Development Review Committee Resolution #16-14; and
6. Staff report prepared by Matthew Coyle, Senior Planner, dated October 20, 2014; and
7. Sworn testimony of Monroe County Planning & Environmental Resources Department staff; and
8. Sworn testimony of the applicant and general public; and
9. Advice and counsel of Steve Williams, Assistant County Attorney, and John Wolfe, Planning Commission Counsel; and

WHEREAS, based upon the information and documentation submitted, the Planning Commission makes the following Findings of Fact:

1. The subject property is located in a Maritime Industries (MI) Land Use (Zoning) District; and
2. The subject property has a Future Land Use Map (FLUM) designation of Mixed Use / Commercial (MC); and
3. The subject property has a tier designation of tier III; and
4. The existing marina was established prior to 1986 and is thereby deemed to have a major conditional use permit; and
5. In 2012, a minor deviation to the major conditional use permit was approved allowing the reconfiguration of 173 of the site's 361 boat slips; and
6. In 2013, a minor deviation to the major conditional use permit was approved allowing new development atop the northernmost pier. The development included bath house buildings for occupants of the live-aboard vessels and a commercial building that included marine fuel services, a marina store and management offices; and
7. In 2013, an amendment to the Monroe County Future Land Use Map was approved amending the future land use designation of the subject property from Industrial (I) to Mixed Use/Commercial (MC). The approval is memorialized by Ordinance #045-2013, approved by the Board of County Commissioners at a public hearing on December 11, 2013; and

8. A development agreement concerning the redevelopment of the property was approved by the Board of County Commissioners at a public hearing on July 16, 2014, and recorded in the official records of Monroe County on July 29, 2014; and
9. On August 26, 2014, the application was reviewed by the Development Review Committee. At the meeting, staff requested that applicant revise the site and landscape plans and provide additional supporting information. In addition, staff requested that certain conditions be applied to any approval; and
10. Pursuant to §130-85 of the Monroe County Code, in the Maritime Industries (MI) district, marinas may be permitted with a major conditional use permit provided that
 - a) the parcel proposed for development has access to water at least four feet below mean sea level at mean low tide;
 - b) the sale of goods and services is limited to fuel, food, boating, diving and sport fishing products;
 - c) all outside storage areas are screened from adjacent uses by a solid fence, wall or hedge at least six feet in height; and
 - d) each non-waterside perimeter setback of the parcel proposed for development must have a class "C" bufferyard within a side yard setback of 10 feet; and
11. Pursuant to §130-85 of the Monroe County Code, in the Maritime Industries (MI) district, hotels providing 50 or more rooms may be permitted with a major conditional use permit provided that access to U.S. 1 is by way of:
 - a) an existing curb cut;
 - b) a signalized intersection; or
 - c) a curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet; and
12. Pursuant to §130-85 of the Monroe County Code, in the Maritime Industries (MI) district, commercial retail uses of less than 5,000 square feet of floor area, office uses of less than 5,000 square feet of floor area, light and heavy industrial uses, commercial fishing and accessory uses may be permitted as-of-right; and
13. §110-67 of the Monroe County Code provides the standards which are applicable to all conditional uses. When considering applications for a conditional use permit, the Planning Commission shall consider the extent to which:
 - (a) The conditional use is consistent with the purposes, goals, objectives and standards of the Monroe County Year 2010 Comprehensive Plan and Monroe County Code; and
 - (b) The conditional use is consistent with the community character of the immediate vicinity of the parcel proposed for development; and
 - (c) The design of the proposed development minimizes adverse effects, including visual impacts, or the proposed use on adjacent properties; and
 - (d) The proposed use will have an adverse effect on the value of surrounding properties; and
 - (e) The adequacy of public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and Medicare services, disaster preparedness program, drainage systems, refuse disposal, water and sewers, judged according to standards from and specifically modified by the

public facilities capital improvements adopted in the annual report required by the Monroe County Code; and

- (f) The applicant for conditional use approval has the financial and technical capacity to complete the development as proposed and has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development; and
- (g) The development will adversely affect a known archaeological, historical or cultural resource; and
- (h) Public access to public beaches and other waterfront areas is preserved as a part of the proposed development; and
- (i) The proposed use complies with all additional standards imposed on it by the particular provision of this chapter authorizing such use and by all other applicable requirements of the Monroe County Code; and

14. Development shall not be inconsistent with the Monroe County Code; and

15. Development shall not be inconsistent with the Monroe County Comprehensive Plan; and

16. Development on Stock Island shall not be inconsistent with the Master Plan for the Future Development of Stock Island and Key Haven, also known as the Stock Island/Key Haven CommuniKeys Plan; and

17. Development shall not be inconsistent with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

WHEREAS, based upon the information and documentation submitted, the Planning Commission makes the following Conclusions of Law:

- 1. The application is consistent with the provisions and intent of the Monroe County Code; specifically:
 - a. With execution of attached conditions, the development is consistent with the purpose of the Maritime Industries (MI) district , as set forth in §130-36; and
 - b. With execution of attached conditions, the land uses of the development are permitted uses in the Maritime Industries (MI) district, as set forth in §130-85; and
 - c. With execution of attached conditions, the redevelopment shall meet all of the standards for a conditional use permit as set forth in §110-67; and
- 2. The application is consistent with the provisions and intent of the Monroe County Year 2010 Comprehensive Plan; specifically:
 - a. The development is consistent with the purpose of the Mixed Use / Commercial (MC) future land use category, as set forth in Policy 101.4.5; and

3. The application is not inconsistent with the provisions and intent of the Master Plan for the Future Development of Stock Island and Key Haven; and
4. The application is not inconsistent with any of the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

WHEREAS, at the October 29, 2014 public meeting, the Planning Commission considered the recommendations of staff and applied the following conditions to be met prior to the issuance of a resolution for approval by the Planning Commission:

1. Prior to the issuance of a resolution by the Planning Commission approving this major conditional use permit, the applicant shall provide a revised traffic study which accounts for all of the existing and proposed uses on the site for review by the County's traffic consultant. This documentation shall be submitted within 90 days of the public hearing or the Planning Commission by reconsider the approval; and
2. Prior to the issuance of a resolution by the Planning Commission approving this major conditional use permit, Ordinance No. 011-2014 shall be effective.

WHEREAS, concerning the first condition required to be met prior to the issuance of a resolution, the applicant provided a revised traffic study, which accounts for all of the existing and proposed uses on the site. The revised traffic study was approved by the County' traffic consultant, URS, on January 9, 2015; and

WHEREAS, concerning the second condition required to be met prior to the issuance of a resolution, Ordinance No. 011-2014 became effective on November 5, 2014.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA, that the preceding Findings of Fact and Conclusions of Law support its decision to **APPROVE** the request for an amendment to a major conditional use permit, subject to the following conditions:

1. Prior to the issuance of a building permit for any building containing transient dwelling units, all required TDRs shall be successfully transferred to the property via the process provided in MCC §130-160.
2. Prior to the issuance of a building permit for any building containing transient dwelling units, the required TREs (100) shall be successfully transferred to the property via the process provided in MCC §138-22(2).
3. This major conditional use permit approval shall not relieve the property owner of any additional requirement of the development agreement between Monroe County, the current property owner, and other parties. The development agreement may only be amended as allowed by the terms of the agreement, Monroe County Code and Florida Statutes.

4. A major conditional use permit is not a final approval for certain development. The applicant shall obtain a building permit(s) for any improvement requiring such an approval.
5. The boardwalk or walkway along the shoreline is intended to enhance public access to the waterfront area shall be open to the public from dawn to dusk. Reasonable rules related to use and conduct may be established and enforced by the property owner.
6. The proposed architectural style and design of the buildings - as illustrated in the proposed floor plans, building elevations and renderings included in the application - has been reviewed and conceptually approved by this major conditional use permit. Any modifications shall be reviewed by the Planning & Environmental Resources for consistency with this approval. Any minor modification of consistent design shall be approved administratively as a minor deviation by the Senior Director of Planning & Environmental Resources. Any substantial modification or any modification that does not utilize consistent design, as determined by the Senior Director of Planning & Environmental Resources, shall be approved as a major deviation following a review by the Planning Commission. For the purposes of this condition any change of use to the boat barn shall be a substantial modification.
7. During the phased development plan, fencing or another appropriate barrier for safety shall be installed around active construction sites for safety.
8. Prior to the issuance of the Certificate of Occupancy for any new building, all required landscaping shall be formally approved by a Building Permit, planted and pass a final inspection by the County Biologist or his or her designee.
9. The scope of work has not been reviewed for compliance with Florida Building Code. Prior to the issuance of Building Permits, new development and structures shall be found in compliance by the Monroe County Building Department, Floodplain Administrator, and the Office of the Fire Marshal.
10. The Public Works Division shall review any proposed work within County public rights-of-way and the Division maintains the right to request revisions as it carries out its review of any application for an access permit. It is the responsibility of the applicant to obtain all required permits before starting work.
11. If the development is gated, in order to provide public access, the gate(s) shall be open, at a minimum, from 7:00 am until dusk.
12. At least 8,000 square feet of contiguous land area adjacent to the shoreline shall be preserved for marine related industrial use.
13. At least 3,000 SF of building floor area for marine related industrial use shall be provided/preserved on or adjacent to the area described in condition 12.

14. Boat slips one through seven shall be preserved for commercial “not for hire” vessels.

PASSED AND ADOPTED BY THE PLANNING COMMISSION of Monroe County, Florida, at a regular meeting held on the 29th of October, 2014.

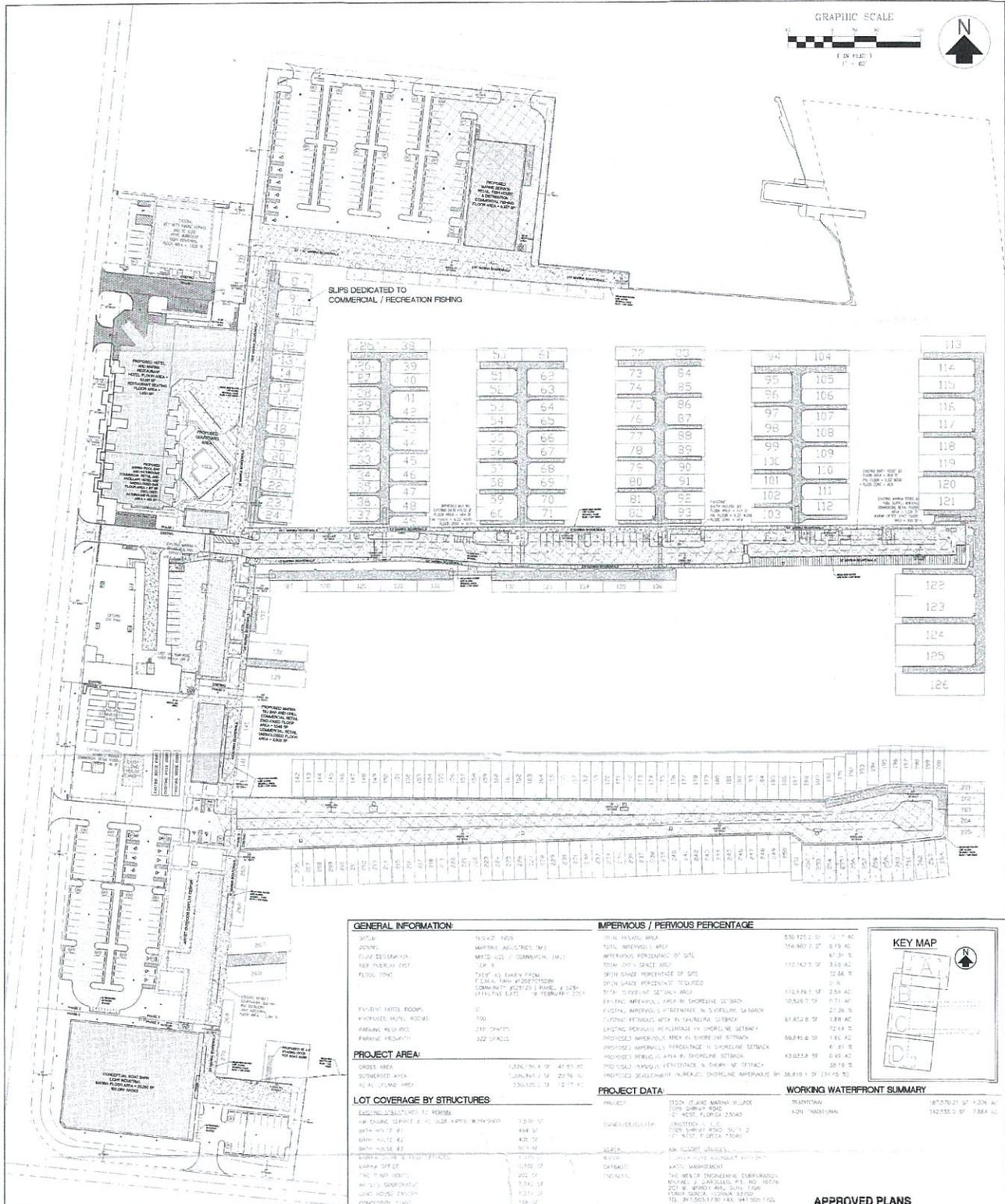
Chair Wiatt	<u>YES</u>
Commissioner Hale	<u>YES</u>
Commissioner Lustberg	<u>YES</u>
Commissioner Miller	<u>YES</u>
Commissioner Werling	<u>YES</u>

PLANNING COMMISSION OF MONROE COUNTY, FLORIDA

BY _____
William Wiatt, Chair

Signed this _____ day of _____, 2015.

GRAPHIC SCALE



GENERAL INFORMATION

SITE: STOCK ISLAND MARINA VILLAGE
ZONING: MARINA RESIDENTIAL (MR)
PLANNING COMMISSION: 2014-027
DATE: 10/14/2014

IMPERVIOUS / PERVIOUS PERCENTAGE

TOTAL IMPERVIOUS AREA: 510,125 SF (71.1% AC)
TOTAL PERVIOUS AREA: 178,840 SF (25.1% AC)
TOTAL SITE AREA: 688,965 SF (10.0% AC)

KEY MAP



PROJECT AREA:

EXISTING MARINA AND USES (88 SPACES)
PROPOSED MARINA USES (22 SPACES)
TOTAL MARINA SPACES: 110

PROJECT DATA

PROJECT: STOCK ISLAND MARINA VILLAGE
OWNER/DEVELOPER: WEC
ARCHITECT: THE WELER ENGINEERING CORPORATION

WORKING WATERFRONT SUMMARY

EXISTING WATERFRONT: 167,572 SF (2.4% AC)
PROPOSED WATERFRONT: 7,864 SF (0.1% AC)

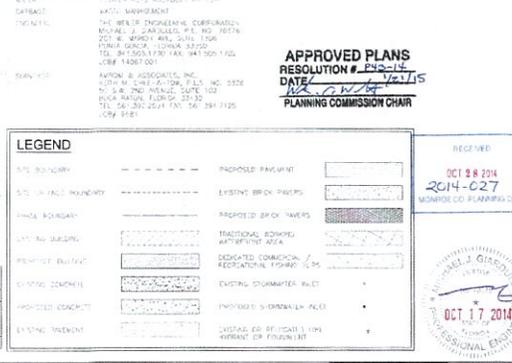
PARKING CALCULATIONS

USE	REQUIREMENT	EXISTING	PROPOSED	TOTAL
EXISTING MARINA AND USES (88 SPACES)	1:1	88	0	88
PROPOSED MARINA USES (22 SPACES)	1:1	0	22	22
HOTEL (100 SPACES)	1:1	0	100	100
COMMERCIAL/TOWNING (30 SPACES)	1:1	0	30	30
DRINKING/ENTERTAINMENT (115 SPACES)	1:1	0	115	115
TOTAL		88	267	355

LOT COVERAGE BY STRUCTURES

STRUCTURE	AREA (SF)	PERCENTAGE
EXISTING STRUCTURES TO REMAIN	1,230,190	17.6%
NEW EXISTING STRUCTURE	2,330	0.0%
NEW PROPOSED STRUCTURE	1,230,190	17.6%
TOTAL	2,462,710	35.2%

LEGEND



LOT COVERAGE BY ROADS, WALKWAYS, & POOLS

ROADS/WALKWAYS/POOLS	AREA (SF)	PERCENTAGE
ROADS/WALKWAYS/POOLS	1,230,190	17.6%
TOTAL	1,230,190	17.6%

HOTEL BUILDING COVERAGE

LEVEL	RESIDENTIAL AREA	COMMON AREA	TOTAL
GROUND LEVEL	7,337 SF	1,004 SF	8,341 SF
LEVEL 2	2,127 SF	1,244 SF	3,371 SF
LEVEL 3	2,127 SF	1,244 SF	3,371 SF
TOTAL	11,591 SF	3,492 SF	15,083 SF

Approval table with columns for Date, Approved By, M.C. Design, and Checked.

OVERALL SITE PLAN for STOCK ISLAND MARINA VILLAGE

WEC logo and address: 201 W. MARION AVE, PUNTA GORDA, FLORIDA 33950, 888.505.1700

APPROVED PLANS stamp: APPROVED PLANS DATE: 10/14/2014 PLANNING COMMISSION CHAIR

RECEIVED stamp: OCT 17 2014, with official seal and date.



**MONROE COUNTY, FLORIDA
PLANNING COMMISSION RESOLUTION NO. P43-14**

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION APPROVING THE REQUEST BY LONGSTOCK II, LLC FOR AN AMENDMENT TO THE MAJOR CONDITIONAL USE PERMIT IN ORDER TO REDEVELOP THE EXISTING MIXED USE MARINA, TO INCLUDE MARINA, COMMERCIAL RETAIL, OFFICE, COMMERCIAL FISHING, INDUSTRIAL AND HOTEL USES, AT PROPERTY DESCRIBED AS PARCELS OF LAND IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA AND HAVING REAL ESTATE NUMBERS 00123720.000100, 00123720.000200 AND 00123760.000200.

WHEREAS, during a public meeting held on October 29, 2014, the Monroe County Planning Commission conducted a review and consideration of a request filed by Barton W. Smith, on behalf of Longstock II, LLC, for an amendment to a major conditional use permit in accordance with §110-70, §110-74 and §130-85 of the Monroe County Code; and

WHEREAS, the subject property is located at 700 and 7009 Shrimp Road, Stock Island, approximate mile marker 5, and is legally described as parcels of land 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.

WHEREAS, the major conditional use permit amendment is necessary for the property owner to redevelop the existing mixed use marina, to include marina, commercial retail, office, commercial fishing, light industrial and hotel uses; and

WHEREAS, on February 19, 2014, the applicant submitted an application for a development agreement concerning the redevelopment of the property (Planning Department File #2014-026). The agreement was approved by the Board of County Commissioners at a public hearing on July 16, 2014, and recorded in the official records of Monroe County on July 29, 2014. The agreement also conceptually approved the scope of work of this major conditional use permit application and associated site plan; and

WHEREAS, the Planning Commission was presented with the following documents and other information relevant to the request, which by reference is hereby incorporated as part of the record of said hearing:

1. Major conditional use permit application (File #2013-027), received by the Monroe County Planning & Environmental Resources Department on February 19, 2014; and
2. Site Plan, entitled Master Site Concept for Stock Island Marina Village, by Weiler Engineering Corporation (WEC) and dated October 8, 2014; and
3. Landscape Plan by Elizabeth Newland Landscape Architecture and dated October 7, 2014; and
4. Level III Traffic Study by KBP Consulting, Inc. and dated October 2014; and
5. Development Review Committee Resolution #16-14; and
6. Staff report prepared by Matthew Coyle, Senior Planner, dated October 20, 2014; and
7. Sworn testimony of Monroe County Planning & Environmental Resources Department staff; and
8. Sworn testimony of the applicant and general public; and
9. Advice and counsel of Steve Williams, Assistant County Attorney, and John Wolfe, Planning Commission Counsel; and

WHEREAS, based upon the information and documentation submitted, the Planning Commission makes the following Findings of Fact:

1. The subject property is located in a Maritime Industries (MI) Land Use (Zoning) District; and
2. The subject property has a Future Land Use Map (FLUM) designation of Mixed Use / Commercial (MC); and
3. The subject property has a tier designation of tier III; and
4. The existing marina was established prior to 1986 and is thereby deemed to have a major conditional use permit; and
5. In 2012, a minor deviation to the major conditional use permit was approved allowing the reconfiguration of 173 of the site's 361 boat slips; and
6. In 2013, a minor deviation to the major conditional use permit was approved allowing new development atop the northernmost pier. The development included bath house buildings for occupants of the live-aboard vessels and a commercial building that included marine fuel services, a marina store and management offices; and
7. In 2013, an amendment to the Monroe County Future Land Use Map was approved amending the future land use designation of the subject property from Industrial (I) to Mixed Use/Commercial (MC). The approval is memorialized by Ordinance #045-2013, approved by the Board of County Commissioners at a public hearing on December 11, 2013; and

8. A development agreement concerning the redevelopment of the property was approved by the Board of County Commissioners at a public hearing on July 16, 2014, and recorded in the official records of Monroe County on July 29, 2014; and
9. On August 26, 2014, the application was reviewed by the Development Review Committee. At the meeting, staff requested that applicant revise the site and landscape plans and provide additional supporting information. In addition, staff requested that certain conditions be applied to any approval; and
10. Pursuant to §130-85 of the Monroe County Code, in the Maritime Industries (MI) district, marinas may be permitted with a major conditional use permit provided that
 - a) the parcel proposed for development has access to water at least four feet below mean sea level at mean low tide; b) the sale of goods and services is limited to fuel, food, boating, diving and sport fishing products; c) all outside storage areas are screened from adjacent uses by a solid fence, wall or hedge at least six feet in height; and d) each non-waterside perimeter setback of the parcel proposed for development must have a class "C" bufferyard within a side yard setback of 10 feet; and
11. Pursuant to §130-85 of the Monroe County Code, in the Maritime Industries (MI) district, hotels providing 50 or more rooms may be permitted with a major conditional use permit provided that access to U.S. 1 is by way of:
 - a) an existing curb cut; b) a signalized intersection; or c) a curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet; and
12. Pursuant to §130-85 of the Monroe County Code, in the Maritime Industries (MI) district, commercial retail uses of less than 5,000 square feet of floor area, office uses of less than 5,000 square feet of floor area, light and heavy industrial uses, commercial fishing and accessory uses may be permitted as-of-right; and
13. §110-67 of the Monroe County Code provides the standards which are applicable to all conditional uses. When considering applications for a conditional use permit, the Planning Commission shall consider the extent to which:
 - (a) The conditional use is consistent with the purposes, goals, objectives and standards of the Monroe County Year 2010 Comprehensive Plan and Monroe County Code; and
 - (b) The conditional use is consistent with the community character of the immediate vicinity of the parcel proposed for development; and
 - (c) The design of the proposed development minimizes adverse effects, including visual impacts, or the proposed use on adjacent properties; and
 - (d) The proposed use will have an adverse effect on the value of surrounding properties; and
 - (e) The adequacy of public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and Medicare services, disaster preparedness program, drainage systems, refuse disposal, water and sewers, judged according to standards from and specifically modified by the

- public facilities capital improvements adopted in the annual report required by the Monroe County Code; and
- (f) The applicant for conditional use approval has the financial and technical capacity to complete the development as proposed and has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development; and
 - (g) The development will adversely affect a known archaeological, historical or cultural resource; and
 - (h) Public access to public beaches and other waterfront areas is preserved as a part of the proposed development; and
 - (i) The proposed use complies with all additional standards imposed on it by the particular provision of this chapter authorizing such use and by all other applicable requirements of the Monroe County Code; and
14. Development shall not be inconsistent with the Monroe County Code; and
15. Development shall not be inconsistent with the Monroe County Comprehensive Plan; and
16. Development on Stock Island shall not be inconsistent with the Master Plan for the Future Development of Stock Island and Key Haven, also known as the Stock Island/Key Haven CommuniKeys Plan; and
17. Development shall not be inconsistent with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

WHEREAS, based upon the information and documentation submitted, the Planning Commission makes the following Conclusions of Law:

1. The application is consistent with the provisions and intent of the Monroe County Code; specifically:
 - a. With execution of attached conditions, the development is consistent with the purpose of the Maritime Industries (MI) district , as set forth in §130-36; and
 - b. With execution of attached conditions, the land uses of the development are permitted uses in the Maritime Industries (MI) district, as set forth in §130-85; and
 - c. With execution of attached conditions, the redevelopment shall meet all of the standards for a conditional use permit as set forth in §110-67; and
2. The application is consistent with the provisions and intent of the Monroe County Year 2010 Comprehensive Plan; specifically:
 - a. The development is consistent with the purpose of the Mixed Use / Commercial (MC) future land use category, as set forth in Policy 101.4.5; and

3. The application is not inconsistent with the provisions and intent of the Master Plan for the Future Development of Stock Island and Key Haven; and
4. The application is not inconsistent with any of the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

WHEREAS, at the October 29, 2014 public meeting, the Planning Commission considered the recommendations of staff and applied the following conditions to be met prior to the issuance of a resolution for approval by the Planning Commission:

1. Prior to the issuance of a resolution by the Planning Commission approving this major conditional use permit, the applicant shall provide a revised traffic study which accounts for all of the existing and proposed uses on the site for review by the County's traffic consultant. This documentation shall be submitted within 90 days of the public hearing or the Planning Commission by reconsider the approval; and
2. Prior to the issuance of a resolution by the Planning Commission approving this major conditional use permit, Ordinance No. 011-2014 shall be effective.

WHEREAS, concerning the first condition required to be met prior to the issuance of a resolution, the applicant provided a revised traffic study, which accounts for all of the existing and proposed uses on the site. The revised traffic study was approved by the County' traffic consultant, URS, on January 9, 2015; and

WHEREAS, concerning the second condition required to be met prior to the issuance of a resolution, Ordinance No. 011-2014 became effective on November 5, 2014.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA, that the preceding Findings of Fact and Conclusions of Law support its decision to **APPROVE** the request for an amendment to a major conditional use permit, subject to the following conditions:

1. Prior to the issuance of a building permit for any building containing transient dwelling units, all required TDRs shall be successfully transferred to the property via the process provided in MCC §130-160.
2. Prior to the issuance of a building permit for any building containing transient dwelling units, the required TREs (100) shall be successfully transferred to the property via the process provided in MCC §138-22(2).
3. This major conditional use permit approval shall not relieve the property owner of any additional requirement of the development agreement between Monroe County, the current property owner, and other parties. The development agreement may only be amended as allowed by the terms of the agreement, Monroe County Code and Florida Statutes.

4. A major conditional use permit is not a final approval for certain development. The applicant shall obtain a building permit(s) for any improvement requiring such an approval.
5. The boardwalk or walkway along the shoreline is intended to enhance public access to the waterfront area shall be open to the public from dawn to dusk. Reasonable rules related to use and conduct may be established and enforced by the property owner.
6. The proposed architectural style and design of the buildings - as illustrated in the proposed floor plans, building elevations and renderings included in the application - has been reviewed and conceptually approved by this major conditional use permit. Any modifications shall be reviewed by the Planning & Environmental Resources for consistency with this approval. Any minor modification of consistent design shall be approved administratively as a minor deviation by the Senior Director of Planning & Environmental Resources. Any substantial modification or any modification that does not utilize consistent design, as determined by the Senior Director of Planning & Environmental Resources, shall be approved as a major deviation following a review by the Planning Commission. For the purposes of this condition any change of use to the boat barn shall be a substantial modification.
7. During the phased development plan, fencing or another appropriate barrier for safety shall be installed around active construction sites for safety.
8. Prior to the issuance of the Certificate of Occupancy for any new building, all required landscaping shall be formally approved by a Building Permit, planted and pass a final inspection by the County Biologist or his or her designee.
9. The scope of work has not been reviewed for compliance with Florida Building Code. Prior to the issuance of Building Permits, new development and structures shall be found in compliance by the Monroe County Building Department, Floodplain Administrator, and the Office of the Fire Marshal.
10. The Public Works Division shall review any proposed work within County public rights-of-way and the Division maintains the right to request revisions as it carries out its review of any application for an access permit. It is the responsibility of the applicant to obtain all required permits before starting work.
11. If the development is gated, in order to provide public access, the gate(s) shall be open, at a minimum, from 7:00 am until dusk.
12. At least 8,000 square feet of contiguous land area adjacent to the shoreline shall be preserved for marine related industrial use.
13. At least 3,000 SF of building floor area for marine related industrial use shall be provided/preserved on or adjacent to the area described in condition 12.

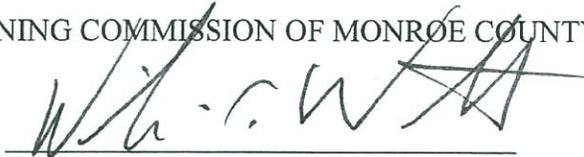
14. Boat slips one through seven shall be preserved for commercial "not for hire" vessels.

PASSED AND ADOPTED BY THE PLANNING COMMISSION of Monroe County, Florida, at a regular meeting held on the 29th of October, 2014.

Chair Wiatt	<u>YES</u>
Commissioner Hale	<u>YES</u>
Commissioner Lustberg	<u>YES</u>
Commissioner Miller	<u>YES</u>
Commissioner Werling	<u>YES</u>

PLANNING COMMISSION OF MONROE COUNTY, FLORIDA

BY



William Wiatt, Chair

Signed this 21st day of JANUARY, 2015.

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM

Date: 1/21/2015

FILED WITH THE

JAN 21 2015

AGENCY CLERK



GENERAL INFORMATION		IMPERVIOUS / PERVIOUS PERCENTAGE	
APPLICANT	WEC ENGINEERING	TOTAL IMPERVIOUS	576,821.50 (31.74%)
PROJECT NAME	STOCK ISLAND MARINA VILLAGE	TOTAL PERVIOUS	1,183,178.50 (68.26%)
PROJECT ADDRESS	201 W. MARION AVE. PUNTA GORDA, FL 33450	IMPERVIOUS PERCENTAGE	33.54%
PROJECT AREA	1,760,000.00 SQ. FT.	PERVIOUS PERCENTAGE	66.46%
LOT COVERAGE BY STRUCTURES		PROJECT DATA	
LOT AREA	1,760,000.00	TOTAL LOT AREA	1,760,000.00
STRUCTURE AREA	1,183,178.50	PERVIOUS AREA	1,183,178.50
LOT COVERAGE	67.23%	IMPERVIOUS AREA	576,821.50



PARKING CALCULATIONS					
	NEED	W/STREET	W/LOT	OVERALL	W/STREET
EXISTING MARINA AND YACHT (800 SPACES)	800	0	0	800	0
PROPOSED MARINA (120 SPACES)	120	0	0	120	0
COMMERCIAL PARKING (100 SPACES)	100	0	0	100	0
RECREATION/ENTERTAINMENT (110 SPACES)	110	0	0	110	0
CONVENTION/MEETING (20 SPACES)	20	0	0	20	0
RESTAURANT & POOL (50 SPACES)	50	0	0	50	0
TOTAL	1,200	0	0	1,200	0

LOT COVERAGE BY ROADS, WALKWAYS, & POOLS		
ROADS	WALKWAYS	POOLS
1,000.00	500.00	100.00
1,500.00	750.00	150.00
2,000.00	1,000.00	200.00
2,500.00	1,250.00	250.00
3,000.00	1,500.00	300.00
3,500.00	1,750.00	350.00
4,000.00	2,000.00	400.00
4,500.00	2,250.00	450.00
5,000.00	2,500.00	500.00
5,500.00	2,750.00	550.00
6,000.00	3,000.00	600.00
6,500.00	3,250.00	650.00
7,000.00	3,500.00	700.00
7,500.00	3,750.00	750.00
8,000.00	4,000.00	800.00
8,500.00	4,250.00	850.00
9,000.00	4,500.00	900.00
9,500.00	4,750.00	950.00
10,000.00	5,000.00	1,000.00

HOTEL BUILDING COVERAGE		
RESIDENTIAL AREA	COMMON AREA	TOTAL
1,000.00	500.00	1,500.00
2,000.00	1,000.00	3,000.00
3,000.00	1,500.00	4,500.00
4,000.00	2,000.00	6,000.00
5,000.00	2,500.00	7,500.00
6,000.00	3,000.00	9,000.00
7,000.00	3,500.00	10,500.00
8,000.00	4,000.00	12,000.00
9,000.00	4,500.00	13,500.00
10,000.00	5,000.00	15,000.00

APPROVED PLANS
RESOLUTION # 2014-027
DATE 10/17/2014
PLANNING COMMISSION CHAIR



OCT 8 2014
OCT 17 2014

NO.	DATE	BY	REVISION
1	10/17/2014	WEC	ISSUED FOR PERMITS

OVERALL SITE PLAN
for
STOCK ISLAND MARINA VILLAGE

WEC
WEC ENGINEERING
201 W. MARION AVE
PUNTA GORDA, FLORIDA 33450
813.565.1700

EXHIBIT ONLY
NOT FOR
CONSTRUCTION