

DEVELOPMENT REVIEW COMMITTEE

Monday, November 16, 2015

AGENDA

The Monroe County Development Review Committee will conduct a meeting on Monday, November 16, 2015, beginning at 1:00 PM at the Marathon Government Center, Media & Conference Room (1st floor, rear hallway), 2798 Overseas Highway, Marathon, Florida.

CALL TO ORDER

ROLL CALL

DRC MEMBERS:

Mayte Santamaria, Senior Director of Planning and Environmental Resources
Mike Roberts, Sr. Administrator, Environmental Resources
Emily Schemper, Comprehensive Planning Manager
Kevin Bond, Planning & Development Review Manager
DOT Representative
Steve Zavalney, Captain, Fire Prevention
Public Works Department Representative

STAFF MEMBERS

Steve Williams, Assistant County Attorney
Rey Ortiz, Planning & Biological Plans Examiner Supervisor
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

CHANGES TO THE AGENDA

MINUTES FOR APPROVAL

MEETING

New Items:

1. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY COMPREHENSIVE PLAN, CREATING POLICY 107.1.5 KEY LARGO MIXED USE AREA 2, TO PROVIDE LIMITATIONS ON DEVELOPMENT AND SPECIFIC RESTRICTIONS; TO ACCOMPANY A PROPOSED AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) FROM RESIDENTIAL LOW (RL) TO MIXED USE/COMMERCIAL (MC); FOR PROPERTY LOCATED AT 97770 AND 97702 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 98, DESCRIBED AS PARCELS OF LAND IN SECTION 6, TOWNSHIP 62 SOUTH, RANGE 39 EAST, ISLAND OF KEY LARGO, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00091000.000000 AND 00091020.000000; AS PROPOSED BY SEE THE SEA OF KEY LARGO, INC. AND COCONUT BAY OF KEY LARGO, INC.; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE.

(File 2015-170)

[2015-170 SR DRC 11.16.15.PDF](#)

[2015-170 FILE.PDF](#)

[2015-170 Recvd 09.15.15 Site Plan.PDF](#)

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

ADJOURNMENT



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

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

From: Emily Schemper, Comprehensive Planning Manager 

Date: November 4, 2015

Subject: An ordinance by the Monroe County Board of County Commissioners amending the Monroe County Comprehensive Plan to create Policy 107.1.5, Specific Limitations on Key Largo Mixed Use Area 2, as requested by See the Sea of Key Largo, Inc. and Coconut Bay of Key Largo, Inc., to accompany a proposed amendment to the Future Land Use Map (FLUM) of the Monroe County Year 2010 Comprehensive Plan from Residential Low (RL) to Mixed Use/Commercial (MC) for 2 parcels located at 97770 and 97702 Overseas Highway, mile marker 98, Key Largo. (File #2015-170)

Meeting: November 16, 2015

I. REQUEST

On September 15, 2015, See the Sea of Key Largo, Inc. and Coconut Bay of Key Largo, Inc., doing business as Bay Harbor Lodge, submitted an application requesting an amendment to the Monroe County Comprehensive Plan to create **Policy 107.1.5 Specific Limitations on Key Largo Mixed Use Area 2**. The proposed text amendment accompanies a proposed amendment to the Future Land Use Map (FLUM) from Residential Low (RL) to Mixed Use/Commercial (MC) for 2 parcels located at 97770 and 97702 Overseas Highway, mile marker 98, Key Largo, having real estate numbers 00091000.000000 and 00091020.000000.



Existing FLUM Designation

Proposed FLUM Designation

1 **II. BACKGROUND INFORMATION**

2
3 **Site Information**

4 **Location:** MM 98, Key Largo, Bayside

5 **Address:** 97770 and 97702 Overseas Highway

6 **Description:** Part of Lot 10, PB1-59, Section 6, Township 62 South, Range 39 East; Island of
7 Key Largo

8 **Real Estate Numbers:** 00091000.000000 and 00091020.000000

9 **Owner/Applicant:** See the Sea of Key Largo, Inc. and Coconut Bay of Key Largo, Inc., doing
10 business as Bay Harbor Lodge

11 **Size of Site:** 2.2 acres

12 **FLUM Designation:** Residential Low (RL)

13 **Land Use District:** Suburban Residential (SR)

14 **Tier Designation:** III

15 **Flood Zones:** X; AE (EL 9); AE (EL 10); VE (13)

16 **Existing Use:** Hotel/Motel

17 **Existing Vegetation/Habitat:** Developed land

18 **Community Character of Immediate Vicinity:** Adjacent land uses include resort and
19 commercial uses. North: Kona Kai Resort; South: Seafarer Resort; East: Harmony Healing
20 Chiropractor, Conch Republic Woodworks; West: Florida Bay

21
22 The subject property currently has a Land Use District (LUD) designation of Suburban Residential
23 (SR) and a Future Land Use Map (FLUM) designation of Residential Low (RL). The property was
24 partially within a BU-2 district (Medium Business) and partially within a RU-3 district (Multiple
25 Family Residential) prior to September 15, 1986 when it was re-designated as SR (the final adoption
26 of the LUD map was in 1992). With the adoption of the Comprehensive Plan's FLUM in 1997, the
27 subject parcels were given their current FLUM designation of RL.

28
29 The subject property is currently developed with a motel/hotel. According to the Monroe County
30 Property Appraiser's records, the portion of the subject property assessed as RE #00091020.000000
31 is currently developed with five buildings, with year built dates of 1968, 1971, 1983, 1954 and 1968.
32 The portion of the subject property assessed as RE #00091000.000000 is currently developed with
33 three buildings, with year built dates of 1967, 1967 and 1967.

34
35 **Lawful Nonconformity**

36 Although the SR LUD may permit a hotel of up to 11 rooms, the RL FLUM designation does not
37 allow hotels. Monroe County Comprehensive Plan (MCCP) Policy 101.4.2 states that, "the principal
38 purpose of the Residential Low land use category is to provide for low-density residential
39 development in partially developed areas with substantial native vegetation," and does not refer to
40 hotels or other transient residential uses. Further, MCCP Policy 101.4.22 states that, for the RL
41 FLUM category, the allocated density for transient residential uses is 0 rooms/spaces and the
42 maximum net density for transient residential uses is N/A.

43
44 The existing hotel use is therefore not consistent with the RL FLUM category, as it does not conform
45 to its purpose or density and intensity standards. As such, it is considered a nonconforming use to the
46 provisions of the MCCP.

1 On December 23, 2013, Monroe County Planning staff issued a Letter of Understanding (LOU)
2 concerning the property (File #2013-110; Exhibit 1). As detailed in the LOU, staff found that there is
3 satisfactory evidence indicating that a motel/hotel existed on the property on and prior to September
4 15, 1986, and is considered a lawfully established nonconforming use. The hotel may therefore
5 continue to exist per the nonconforming use policies and regulations provided under M CCP
6 Objective 101.8 and Section 102-56 of the Monroe County Code (MCC).
7

8 It should be noted that although staff determined the existing hotel use was lawfully established, the
9 LOU did not recognize or otherwise support the total number of hotel/motel rooms (21) existing on
10 the site as lawfully established, and the letter did not address the single permanent dwelling unit
11 listed by the applicant as existing development on the site. The proposed map amendment and
12 subarea policy and any associated documents shall not be used as evidence of the specific number of
13 hotel rooms or other dwelling units lawfully established. In order to receive a determination
14 regarding the lawfully established number of hotel/motel rooms and/or other dwelling units on the
15 subject property, the property owner must apply for a Letter of Development Rights Determination.
16

17 **Livable CommuniKeys Plan**

18 Comprehensive Plan Policy 101.20.1 states: “Monroe County shall develop a series of Community
19 Master Plans.” These “CommuniKeys Plans” implement a vision that was developed by the local
20 community.
21

22 In 2006, the BOCC adopted Policy 101.20.2(5) which incorporated the Key Largo Livable
23 CommuniKeys Master Plan into the Monroe County 2010 Comprehensive Plan. Action Item 1.3.2
24 within the Key Largo Livable CommuniKeys Master Plan states: “Revise the FLUM and Land Use
25 District Maps to resolve nonconformities in the planning area where appropriate.” The proposed
26 FLUM amendment and associated LUD map amendment implement this Action Item of the adopted
27 Key Largo Livable CommuniKeys Master Plan.
28

29 **Future Land Use Map and Land Use District Map Amendment Requests**

30 On June 16, 2014, the applicant submitted applications requesting to amend the FLUM designation
31 of the subject parcels from RL to Mixed Use Commercial (MC), and the LUD map designation of
32 the subject parcels from SR to Suburban Commercial (SC). The proposed FLUM and LUD map
33 amendments would eliminate the hotel’s nonconforming use status, as the MC and SC categories
34 permit hotel uses.
35

36 The Monroe County Development Review Committee (DRC) reviewed the proposed FLUM and
37 LUD map amendments at its regularly scheduled meeting on September 23, 2014.
38

39 The Monroe County Planning Commission held public hearings for review of the proposed FLUM
40 and LUD map amendments on October 29, 2014, and recommended approval of the map
41 amendments, as memorialized through Resolutions P34-14 and P35-14.
42

43 On December 10, 2014, at a regularly scheduled meeting, the BOCC adopted Resolution #374-2014,
44 transmitting to the state land planning agency an ordinance amending the FLUM for the subject
45 property from RL to MC.

1 The draft ordinance was transmitted to the Florida Department of Economic Opportunity (DEO),
 2 which reviewed the proposal and issued an Objections, Recommendations and Comments (ORC)
 3 report, received by the County on March 23, 2015. The ORC did not contain any objections to the
 4 proposed FLUM amendment for the subject parcels.
 5

6 Normally, the County has 180 days from the date of receipt of the ORC to adopt the FLUM
 7 amendment, adopt the FLUM amendment with changes or not adopt the FLUM amendment. The
 8 180 day deadline for action by the County would have been September 19, 2015; however, the
 9 County requested an extension to this deadline from DEO (as requested by the applicant). The new
 10 deadline for County action is March 15, 2016.
 11

12 **Maximum Allocated Density and Intensity by Future Land Use Map Designation**

Existing FLUM	Type	Adopted Standards	Development potential based upon density
Residential Low (RL) Total site: 2.2 acres (95,832 sf)	Residential Allocated Density/Acre	0.25-0.50 du/ac	0.55-1.1 unit
	Transient Allocated Density/Acre	0 rooms/spaces	0 rooms/spaces
	Nonresidential Maximum Intensity	0.20-0.25 FAR	19,166-23,958 sf
Proposed FLUM	Type	Adopted Standards	Development potential based upon density
Mixed Use/ Commercial (MC) Total site: 2.2 acres (95,832 sf)	Residential Allocated Density/Acre	1-6 du/ac	2.2-13.2 units
	Transient Allocated Density/Acre	5-15 rooms/spaces	11-33 rooms/spaces
	Nonresidential Maximum Intensity	0.10-0.45 FAR	9,583 – 43,124 sf
Net Change in Development Potential Based on FLUM	Residential: +12 units		
	Transient: +33 rooms/spaces*		
	Nonresidential: +19,166 sf		
*Monroe County currently does not award ROGO allocations for the development of NEW transient residential units (e.g., hotel & motel rooms), pursuant to MCCP Policy 101.2.6. For the development of transient units in unincorporated Monroe County, existing transient units must be transferred from the same ROGO subarea to a parcel designated as Tier III, or Tier III-A which does not propose the clearing of any portion of an upland native habitat patch of one acre or greater in area.			

13
 14 The above table provides an approximation of the development potential for residential, transient
 15 and commercial development for the associated proposed FLUM amendment. Section 130-156(b)
 16 of the Land Development Code states: “The density and intensity provisions set out in this section are
 17 intended to be applied cumulatively so that no development shall exceed the total density limits of

1 this article. For example, if a development includes both residential and commercial development,
2 the total gross amount of development shall not exceed the cumulated permitted intensity of the
3 parcel proposed for development.”
4

5 As shown in the table, the associated proposed FLUM amendment would result in a maximum
6 increase in residential development potential of 12 dwelling units. The maximum increase in
7 nonresidential development potential would be 19,166 square feet.
8

9 **Compliance with Comprehensive Plan Policy 101.4.20**

10 Policy 101.4.20 (discouragement policy) of the Comprehensive Plan was adopted by the BOCC on
11 September 21, 2012, with an effective date of November 20, 2012, and applies to this application.
12 Private applications which propose increases in allocated density must comply with the Policy
13 requirements. Based on the density/intensity analysis, and in order to mitigate for the impacts of
14 approval, one of the following options needs to be addressed prior to adoption of the proposed
15 FLUM amendment by the BOCC:

- 16 a. Donation of 4.4 acres of non-scarified land designated Tier I or Tier III-A SPA located
17 within the Upper Keys Subarea;
- 18 b. Donation of 12 non-scarified IS Lots designated Tier I or Tier III-A located within the Upper
19 Keys Subarea; or
- 20 c. Donation of 12 IS lots designated Tier III for affordable housing within the Upper Keys
21 Subarea.

22
23 *Both the Planning Commission and the BOCC have recommended amending Policy 101.4.20 to clarify that only FLUM*
24 *amendments which increase residential allocated density would be subject to the mitigation requirements, eliminating*
25 *mitigation requirements for increases in nonresidential intensity. This amendment was transmitted with the*
26 *Comprehensive Plan update in January, 2015 and DEO had no objections regarding the proposed changes to Policy*
27 *101.4.20. Adoption is anticipated in January or February of 2016. Note, even with the proposed amendment becoming*
28 *effective, the applicant would still need to address the proposed increases in residential allocated density (+12 units).*
29

30 In response to the requirement to comply with Policy 101.4.20, as discussed above, on September
31 15, 2015, the applicant submitted an application for a text amendment to the Comprehensive Plan
32 creating a subarea policy for the subject parcels that would eliminate any increase in potential
33 residential development associated with the proposed FLUM amendment.
34

35 **III. PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT**

36
37 The applicant has proposed the following language:
38

39 **Policy 107.1.4 Specific Limitations on Key Largo Mixed Use Area 2**

40 The Key Largo Mixed Use Area 1 has a concentration of non-residential / transient uses and one (1)
41 residential dwelling, currently existing. The Real Estate Parcel numbers are 00091020.000000 and
42 00091000.000000, containing 2.28 acres of upland area, and is legally described as:
43

44 A tract of land 48.9 feet wide, and part of Lot 10 according to George McDonald’s Plat of part of
45 Section 5, Township 62, Range 39, on Key Largo as recorded in Plat Book 1, at Page 59 of the
46 Public Records of Monroe County, Florida, more particularly described as follows;
47

1 From the dividing line between Lots 10 and 11, according to said Plat Book 1, Page 59, run
2 Southwesterly along the Northwesterly right of way line of State Road 5 (Overseas Highway) a
3 distance of 515 feet to the Point of Beginning of the tract hereafter described, thence Northwesterly
4 at right angles to said Northwesterly right of way line a distance of 487.7 feet, more or less to the
5 shore of Florida Bay, thence along the shore of Florida Bay in the Northeasterly right of way line,
6 distance of 48.9 feet to the point of beginning, and
7

8 A tract of land 95 feet wide and part of Lot 10 according to George McDonald's Plat of part of
9 Section 5, Township 62, Range 39, on Key Largo as recorded in Plat Book 1, at Page 59 of the
10 Public Records of Monroe County, Florida, more particularly described as follows;
11

12 From the dividing line between Lots 10 and 11, according to said Plat Book 1, Page 59, run
13 Southwesterly along the Northwesterly right of way line of State Road 5 (Overseas Highway) a
14 distance of 515 feet to the Point of Beginning of the tract hereafter described, thence continue
15 Southwesterly along the Northwesterly right of way line of State Road No. 5, a distance of 95 feet,
16 thence northwesterly at right angles 695.1 feet, thence Northeasterly along a bulkhead line to a point
17 687.7 feet North of the Point of Beginning, thence Southeasterly 687.7 feet to the Pont of Beginning.
18

19 **Development in the Key Largo Mixed Use Area 2 shall be subject to regulations applicable to**
20 **the Mixed Use / Commercial (MC) Future Land Use Designation as well as the additional**
21 **restrictions set out below:**
22

- 23 **1. The maximum commercial floor area ratio of 0.30.**
- 24 **2. There shall be no Additional Residential Dwelling Units.**
- 25 **3. Future Residential Units limited to Transient Dwelling Units only**
26
27

28 Staff has reviewed the applicant's proposed language and suggests the following modified language
29 to better meet the intent of the proposal:
30

31 **Policy 107.1.5 Specific Limitations on Key Largo Mixed Use Area 2**

32

33 **Development in the Key Largo Mixed Use Area 2 shall be subject to regulations applicable to**
34 **the Mixed Use / Commercial (MC) Future Land Use Designation as well as the additional**
35 **restriction set out below:**
36

37 **Consistent with Policy 101.4.20 in order to implement the Florida Keys Carrying Capacity**
38 **Study, maintain the overall County density and the preservation of native habitat, this**
39 **site/property shall not increase its allocated density and allowable development potential for**
40 **permanent residential units. The following development controls shall apply:**
41

- 42 **1. The allocated density for permanent residential uses on the site shall remain 0.50 dwelling**
43 **units per acre.**
44

45 The Key Largo Mixed Use Area 2, having Real Estate Numbers 00091000.000000 and
46 00091020.000000, is approximately 2.28 acres of land and is legally described as:

1
2 A tract of land 48.9 feet wide, and part of Lot 10 according to George McDonald's Plat of part of
3 Section 5, Township 62, Range 39, on Key Largo as recorded in Plat Book 1, at Page 59 of the
4 Public Records of Monroe County, Florida, more particularly described as follows;
5

6 From the dividing line between Lots 10 and 11, according to said Plat Book 1, Page 59, run
7 Southwesterly along the Northwesterly right of way line of State Road 5 (Overseas Highway) a
8 distance of 515 feet to the Point of Beginning of the tract hereafter described, thence Northwesterly
9 at right angles to said Northwesterly right of way line a distance of 487.7 feet, more or less to the
10 shore of Florida Bay, thence along the shore of Florida Bay in the Northeasterly right of way line,
11 distance of 48.9 feet to the point of beginning, and
12

13 A tract of land 95 feet wide and part of Lot 10 according to George McDonald's Plat of part of
14 Section 5, Township 62, Range 39, on Key Largo as recorded in Plat Book 1, at Page 59 of the
15 Public Records of Monroe County, Florida, more particularly described as follows;
16

17 From the dividing line between Lots 10 and 11, according to said Plat Book 1, Page 59, run
18 Southwesterly along the Northwesterly right of way line of State Road 5 (Overseas Highway) a
19 distance of 515 feet to the Point of Beginning of the tract hereafter described, thence continue
20 Southwesterly along the Northwesterly right of way line of State Road No. 5, a distance of 95 feet,
21 thence northwesterly at right angles 695.1 feet, thence Northeasterly along a bulkhead line to a point
22 687.7 feet North of the Point of Beginning, thence Southeasterly 687.7 feet to the Pont of Beginning.
23
24

25 **IV. CONSISTENCY WITH THE MONROE COUNTY YEAR 2010 COMPREHENSIVE** 26 **PLAN, THE KEY LARGO COMMUNIKEYS PLAN, THE FLORIDA STATUTES, AND** 27 **PRINCIPLES FOR GUIDING DEVELOPMENT** 28

29 **A. The proposed amendment is consistent with the following Goals, Objectives and Policies of**
30 **the Monroe County Year 2010 Comprehensive Plan (Note: compliance with Policy 101.4.20**
31 **must be established prior to BOCC adoption of the proposed FLUM amendment). Specifically,**
32 **it furthers:**
33

34 **Goal 101:** Monroe County shall manage future growth to enhance the quality of life, ensure the
35 safety of County residents and visitors, and protect valuable natural resources.
36

37 **Objective 101.4:** Monroe County shall regulate future development and redevelopment to maintain
38 the character of the community and protect the natural resources by providing for the compatible
39 distribution of land uses consistent with the designations shown on the Future Land Use Map.
40

41 **Policy 101.4.5:** The principal purpose of the Mixed Use/ Commercial land use category is to provide
42 for the establishment of commercial zoning districts where various types of commercial retail and
43 office may be permitted at intensities which are consistent with the community character and the
44 natural environment.
45

1 **Policy 101.4.20:** In order to implement the Florida Keys Carrying Capacity Study, Monroe County
2 shall promote the reduction in overall County density and intensity and the preservation of Monroe
3 County's native habitat by enacting legislation which implements the following policy statements for
4 private applications for future land use map amendments which increase allowable density and/or
5 intensity. Private application(s) means those applications from private entities with ownership of the
6 upland development and parcel(s) of land or includes private upland development on County-owned
7 land.

8 Private applications requesting future land use map designation amendments received after the
9 effective date of this ordinance, which propose increases in allocated density and intensity shall be
10 required to comply with either option (1) or (2) below:

11 (1) For every acre of land, and/or fractions thereof, where there is a request to increase density
12 and/or intensity, a private applicant shall purchase and donate land that is a minimum of twice the
13 size of the parcel subject to the proposed request, which contains non-scarified native upland habitat
14 and/or undisturbed wetland habitat to Monroe County for conservation. The following requirements
15 apply:

- 16
- 17 • The donated land shall be designated as Tier I, Tier II or Tier III-A Special Protection Area
18 and be located on Big Pine Key/No Name Key or be within the same sub-area of
19 unincorporated Monroe County as the proposed increase in density and/or intensity.
- 20 • The land shall be inspected by the Monroe County Biologist to assure it is acceptable for
21 acquisition and donation.
- 22 • A restrictive covenant shall be recorded to extinguish the development rights on the donated
23 land.
- 24 • The Future Land Use Map Designation for the donated land may be designated by the
25 County as Conservation (C).
- 26

27 (2) For each requested additional unit of density, a private applicant shall purchase and donate a lot
28 designated as Improved Subdivision (IS) district on the Land Use (Zoning) District map which
29 contain non-scarified native upland habitat and/or undisturbed wetland habitat to Monroe County.
30 The following requirements apply:

- 31 • Private applicants shall provide IS lots pursuant to a 1:1 (1 unit: 1 lot) ratio to mitigate the
32 request for increased allowable density, pursuant to option (a) or (b) below:
- 33

34 (a) The donated IS lot(s) shall be designated as Tier I, Tier II or Tier III-A Special Protection Area
35 and be located on Big Pine Key/No Name Key or be within the same sub-area of unincorporated
36 Monroe County as the proposed increase in density.

- 37 • The IS lot(s) shall be inspected by the Monroe County Biologist to assure it is acceptable for
38 acquisition and donation.
- 39 • A restrictive covenant shall be recorded to extinguish the development rights on the donated
40 land.
- 41 • The Future Land Use Map Designation for the donated land may be designated by the
42 County as Conservation (C).

43 (b) The donated IS lot(s) shall be designated as Tier III, suitable for affordable housing and must be
44 within the same sub-area of unincorporated Monroe County as the proposed increase in density.

- 45 • The IS lot(s) shall be dedicated to Monroe County for affordable housing projects.
- 46

1 For options (1) and (2) described above, the parcel which is the subject of the request to increase its
2 density and intensity must be designated as Tier III and have existing public facilities and services
3 and available central wastewater facilities.
4

5 **Objective 101.8:** Monroe County shall eliminate or reduce the frequency of uses which are
6 inconsistent with the applicable provisions of the land development regulations and the Future Land
7 Use Map, and structures which are inconsistent with applicable codes and land development
8 regulations.
9

10 **Objective 101.11:** Monroe County shall implement measures to direct future growth away from
11 environmentally sensitive land and towards established development areas served by existing public
12 facilities.
13

14 **Objective 101.20:** Monroe County shall address local community needs while balancing the needs of
15 all Monroe County communities. These efforts shall focus on the human crafted environment and
16 shall be undertaken through the Livable CommuniKeys Planning Program.
17

18 **Policy 101.20.2:** The Community Master Plans shall be incorporated into the 2010 Comprehensive
19 Plan as a part of the plan and be implemented as part of the Comprehensive Plan. The following
20 Community Master Plans have been completed in accordance with the principles outlined in this
21 section and adopted by the Board of County Commissioners:
22

23 5. The Key Largo Livable CommuniKeys Master Plan is incorporated by reference into the 2010
24 Comprehensive Plan. The term Strategies in the Master Plan is equivalent to the term Objectives
25 in the Comprehensive Plan and the term Action Item is equivalent to the term Policy; the
26 meanings and requirements for implementation are synonymous.
27

28 **B. The proposed amendment is consistent with the following Key Largo Livable**
29 **CommuniKeys Plan Action Item:**
30

31 **Action Item 1.3.2:** Revise the FLUM and Land Use District Maps to resolve nonconformities in the
32 planning area where appropriate.
33

34 **C. The proposed amendment is consistent with the Principles for Guiding Development for the**
35 **Florida Keys Area, Section 380.0552(7), Florida Statutes.**
36

37 For the purposes of reviewing consistency of the adopted plan or any amendments to that plan with
38 the principles for guiding development and any amendments to the principles, the principles shall be
39 construed as a whole and no specific provision shall be construed or applied in isolation from the
40 other provisions.
41

42 (a) Strengthening local government capabilities for managing land use and development so that local
43 government is able to achieve these objectives without continuing the area of critical state concern
44 designation.
45

46 (b) Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass
beds, wetlands, fish and wildlife, and their habitat.

1 (c) Protecting upland resources, tropical biological communities, freshwater wetlands, native
2 tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches,
3 wildlife, and their habitat.

4 (d) Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic
5 development.

6 (e) Limiting the adverse impacts of development on the quality of water throughout the Florida
7 Keys.

8 (f) Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment,
9 and ensuring that development is compatible with the unique historic character of the Florida Keys.

10 (g) Protecting the historical heritage of the Florida Keys.

11 (h) Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed
12 major public investments, including:

- 13
- 14 1. The Florida Keys Aqueduct and water supply facilities;
- 15 2. Sewage collection, treatment, and disposal facilities;
- 16 3. Solid waste treatment, collection, and disposal facilities;
- 17 4. Key West Naval Air Station and other military facilities;
- 18 5. Transportation facilities;
- 19 6. Federal parks, wildlife refuges, and marine sanctuaries;
- 20 7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
- 21 8. City electric service and the Florida Keys Electric Co-op; and
- 22 9. Other utilities, as appropriate.
- 23

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

28 (j) Ensuring the improvement of nearshore water quality by requiring the construction and operation
29 of wastewater management facilities that meet the requirements of ss. 381.0065(4)(1) and
30 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment
31 facilities through permit allocation systems.

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

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

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

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

40 Pursuant to Section 380.0552(7) Florida Statutes, the proposed amendment is consistent with the
41 Principles for Guiding Development as a whole and is not inconsistent with any Principle.
42

1 **C. The proposed amendment is consistent with Part II of Chapter 163, Florida Statutes (F.S.).**
2 **Specifically, the amendment furthers:**
3

4 163.3161(4), F.S. – It is the intent of this act that local governments have the ability to preserve and
5 enhance present advantages; encourage the most appropriate use of land, water, and resources,
6 consistent with the public interest; overcome present handicaps; and deal effectively with future
7 problems that may result from the use and development of land within their jurisdictions. Through
8 the process of comprehensive planning, it is intended that units of local government can preserve,
9 promote, protect, and improve the public health, safety, comfort, good order, appearance,
10 convenience, law enforcement and fire prevention, and general welfare; facilitate the adequate and
11 efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing,
12 and other requirements and services; and conserve, develop, utilize, and protect natural resources
13 within their jurisdictions
14

15 163.3161(6), F.S. - It is the intent of this act that adopted comprehensive plans shall have the legal
16 status set out in this act and that no public or private development shall be permitted except in
17 conformity with comprehensive plans, or elements or portions thereof, prepared and adopted in
18 conformity with this act.
19

20 163.3177(1), F.S. - The comprehensive plan shall provide the principles, guidelines, standards, and
21 strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal
22 development of the area that reflects community commitments to implement the plan and its
23 elements. These principles and strategies shall guide future decisions in a consistent manner and
24 shall contain programs and activities to ensure comprehensive plans are implemented. The sections
25 of the comprehensive plan containing the principles and strategies, generally provided as goals,
26 objectives, and policies, shall describe how the local government’s programs, activities, and land
27 development regulations will be initiated, modified, or continued to implement the comprehensive
28 plan in a consistent manner. It is not the intent of this part to require the inclusion of implementing
29 regulations in the comprehensive plan but rather to require identification of those programs,
30 activities, and land development regulations that will be part of the strategy for implementing the
31 comprehensive plan and the principles that describe how the programs, activities, and land
32 development regulations will be carried out. The plan shall establish meaningful and predictable
33 standards for the use and development of land and provide meaningful guidelines for the content of
34 more detailed land development and use regulations.
35

36 163.3201, F.S. – It is the intent of this act that adopted comprehensive plans or elements thereof
37 shall be implemented, in part, by the adoption and enforcement of appropriate local regulations on
38 the development of lands and waters within an area. It is the intent of this act that the adoption and
39 enforcement by a governing body of regulations for the development of land or the adoption and
40 enforcement by a governing body of a land development code for an area shall be based on, be
41 related to, and be a means of implementation for an adopted comprehensive plan as required by this
42 act.
43

1 **V. PROCESS**

2
3 Comprehensive Plan Amendments may be proposed by the BOCC, the Planning Commission, the
4 Director of Planning, or the owner or other person having a contractual interest in property to be
5 affected by a proposed amendment. The Director of Planning shall review and process applications
6 as they are received and pass them onto the Development Review Committee and the Planning
7 Commission.
8

9 The Planning Commission shall hold at least one public hearing. The Planning Commission shall
10 review the application, the reports and recommendations of the Department of Planning &
11 Environmental Resources and the Development Review Committee, and the testimony given at the
12 public hearing. The Planning Commission shall submit its recommendations and findings to the
13 BOCC. The BOCC holds a public hearing to consider the transmittal of the proposed comprehensive
14 plan amendment, and considers the staff report, staff recommendation, and the testimony given at
15 the public hearing. The BOCC may or may not recommend transmittal to the State Land Planning
16 Agency. If the amendment is transmitted to State Land Planning Agency, they review the proposal
17 and issue an Objections, Recommendations and Comments (ORC) Report. Upon receipt of the ORC
18 report, the County has 180 days to adopt the amendment, adopt the amendment with changes or not
19 adopt the amendment.
20

21 **VI. STAFF RECOMMENDATION**

22
23 Staff recommends approval of the proposed subarea policy using the edited language proposed by staff,
24 as discussed in this report, to maintain the permanent residential development potential and not increase
25 the demand for ROGO allocations, for 2 parcels located at 97770 and 97702 Overseas Highway, mile
26 marker 98, Key Largo, having real estate numbers 00091000.000000 and 00091020.000000.
27

28 **VII. EXHIBITS**

- 29
30 1. Letter of Understanding dated December 23, 2013, concerning the Coconut Bay of Key Largo
31 and the See the Sea of Key Largo properties.
32 2. Proposed corresponding FLUM amendment.
33 3. Resolution 026-2015 – Transmittal of Comprehensive Plan Update.

Exhibit 1 to Staff Report

Monroe County Future Land Use Amendment

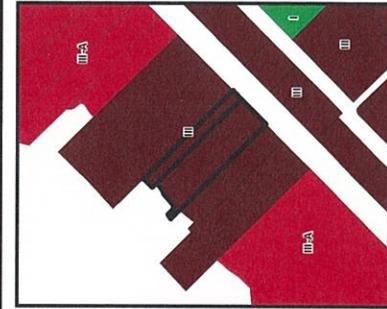


Existing Conditions

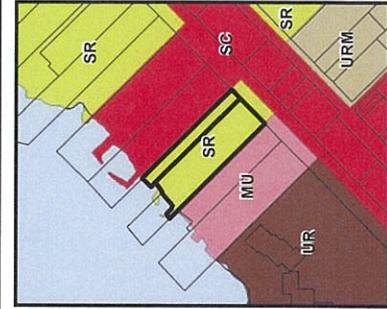


Proposed Conditions

Future Land Use Designations: A = Agriculture, AD = Airport/District, C = Conservation, E = Education, I = Industrial, M = Military, MC = Mixed Use/Commercial/Fishing, R = Residential, RH = Residential High Density, RL = Residential Low Density, RM = Residential Medium Density



Tier Designation



Land Use District

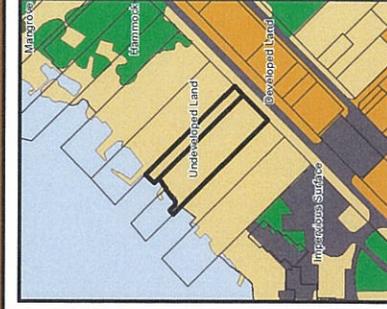
Growth Management Division
We strive to be caring, professional, and fair.

The Monroe County Future Land Use District is proposed to be amended as indicated above and briefly described as:
Key: Key Largo Mile Marker: 98 Map Amendment #:
Acres: 2.21 **Land Use District Map #:** 139
Ordinance No.: _____
Date of Adoption: _____
Proposal: Future Land Use change of two parcels from Residential Low (RL) to Mixed Use Commercial (MC)

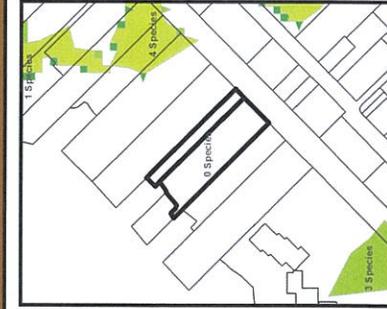
Property Description:
 Parcel Numbers: 0000000000 and 00001000400020

Monroe County F.U.M. Legend:
 RL - Residential Low Density
 RH - Residential High Density
 RM - Residential Medium Density
 A - Agriculture
 AD - Airport/District
 C - Conservation
 E - Education
 I - Industrial
 M - Military
 MC - Mixed Use/Commercial/Fishing
 R - Residential
 SR - Special Residential
 SC - Special Commercial
 URM - Urban Medium Density Residential
 UR - Urban Residential

This map is for use by the Monroe County Growth Management Division. The data included herein is not a representation of boundaries, streets, or other geographic data.



Habitat Type



Number of Protected Species

**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

December 23, 2013

De Haas Consulting & Design
David De Haas Grosseck
88975 Overseas Highway #1
Tavernier, FL 33070

SUBJECT: LETTER OF UNDERSTANDING CONCERNING THE 'COCONUT BAY OF KEY LARGO INC' AND THE 'SEE THE SEA OF KEY LARGO INC' PROPERTIES, DOING BUSINESS AS BAY HARBOR LODGE, LOCATED AT 97770 AND 97702 OVERSEAS HIGHWAY (US 1), KEY LARGO, HAVING REAL ESTATE NUMBERS 00091000.000000 AND 00091020.000000

Mr. De Haas Grosseck,

Pursuant to §110-3 of the Monroe County Code (MCC), this document shall constitute a Letter of Understanding (LOU). On September 19, 2013, a Pre-Application Conference regarding the above-referenced property was held at the office of the Monroe County Planning & Environmental Resources Department in Marathon. Attendees of the meeting included David De Haas Grosseck and Eric Handte (hereafter referred to as "the Applicant") and Matt Coyle, Planner, and Joseph Haberman, Planning & Development Review Manager (hereafter referred to as "Staff").

Materials presented for review included:

- (a) Pre-Application Conference Request Form;
- (b) Monroe County Property Record Card;
- (c) Monroe County Land Use District (LUD) Map and Future Land Use (FLU) Map;
- (d) Monroe County Code (MCC); and
- (e) Monroe County Comprehensive Plan (MCCP).

The Applicant requested a special letter of understanding in order to confirm whether the existing motel/hotel use on the subject property is lawfully nonconforming and how to resolve the nonconforming issue using the map amendment process.



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

Status of Existing Nonconforming Use:

The subject property currently has a LUD designation of Suburban Residential (SR) and a FLU designation of Residential Low (RL). It was partially within a BU-2 district (Medium Business) and partially within a RU-3 district (Multiple Family Residential) prior to September 15, 1986 when it was re-designated as SR (the final adoption of the LUD map was in 1992).

Note: A Land Use District Map Determination, known as a boundary determination, was filed in 1988 by a previous property owner, Laszlo Simoga. The application specifically requested a LUD change from SR to Suburban Commercial (SC). The application was not approved.

The subject property is currently developed with a motel/hotel of 21 rooms (note: this total number of rooms has yet to be confirmed by Staff as lawfully established).

There is not a building permit on file for the initial construction of the motel/hotel.

According to the Monroe County Property Appraiser's records, the portion of the subject property assessed as RE #00091020.000000 is currently developed with five buildings, with year built dates of 1968, 1971, 1983, 1954 and 1968 respectively. The only building permit on file for

a residential building is Building Permit #17938, which approved a residence with 2 bedrooms in 1969. There are several building permits on file, dating back to 1967. Most of the building permits on file refer to the name of a hotel. Building permits on file that were issued prior to September 15, 1986 include: #14532 (1967- Fla. Bay Motel), #17938 (1969 – no reference to hotel), #30704 (1973 – Bay Harbor Lodge), #C-3629 (1978 – Bay Harbor Lodge), and #C-19860 (1986 – Bay Harbor Lodge).

According to the Monroe County Property Appraiser's records, the portion of the subject property assessed as RE #00091000.000000 is currently developed with three buildings, with year built dates of 1967, 1967 and 1967 respectively. Building permits on file for residential buildings are Building Permit #2799, which approved a motel building with 2 units/rooms in 1961, Building Permit #12694, which approved a residence with 2 bedrooms in 1967, and Building Permit #17296, which approved a residence with 2 bedrooms in 1969. There are several building permits on file, dating back to 1961. Most of the building permits on file refer to the name of a hotel. Building permits on file that were issued prior to September 15, 1986 include: #2799 (1961- motel, unspecified), #12694 (1967 – no reference to hotel), #17040 (1968 – no reference to hotel), #17296 (1969 – no reference to hotel), #25075 (1972 – no reference to hotel), #30703 (1973 – no reference to hotel), and #C-11417 (1982 – no reference to hotel).

Pursuant to MCC §130-94(c)(6), in the SR LUD, hotels of fewer than 12 rooms may be permitted with a major conditional use permit, provided that a) the parcel proposed for development has an area of at least two acres, b) all signage is limited to that permitted for a residential use, and c) the parcel proposed for development is separated from any established residential use by at least a class C bufferyard, and d) the use is compatible with land uses established in the immediate vicinity of the parcel proposed for development.

Nonetheless, although a hotel of up to 11 rooms may be permitted in the SR LUD, the RL FLU category does not allow hotels. MCCP Policy 101.4.2, which provides the purpose of the RL FLU, does not refer to hotels or other transient residential uses. Further, MCCP Policy 101.4.22 states that, for the RL FLUM category, the allocated density for transient residential uses is 0 rooms/spaces and the maximum net density for transient residential uses is N/A.

The hotel use is not consistent with the RL FLUM category, as it does not conform to its purpose, which is set forth in MCCP Policies 101.4.2 (*principal purpose of the Residential Low land use category is to provide for low-density residential development in partially developed areas with substantial native vegetation*) and 101.4.22. As such it is considered a nonconforming use to the provisions of the MCCP and as it was lawfully established, the hotel use may continue to exist per the nonconformity policies provided under MCCP Objective 101.8.

Although the hotel use is permitted in SR LUD, the provision of the SR LUD allowing a hotel is inconsistent with the superseding RL FLU category, in which the SR LUD must be consistent. As such it is considered a nonconforming use to the MCC and as it was lawfully established, the hotel use may continue to exist per the nonconforming use regulations provided under MCC §102-56.

Note: Pursuant to MCC §102-55, all known, lawful nonconforming uses may be registered with the Planning & Environmental Resources Department. Once discovered and determined to be lawful, the planning director, or his or her designee, shall add recognized lawful nonconforming uses to an official registry.

Total Number of Motel/Hotel Rooms and Letter of Development Rights Determination:

This letter does not recognize, or otherwise support, the total number motel/hotel rooms (21) referred to in the pre-application conference application as lawfully established. In order to receive a determination regarding the lawfully established number of motel/hotel rooms, the property owner must submit a Letter of Development Rights Determination application.

Map Amendment Process to Turn the Existing Nonconforming Use into a Conforming Use:

The Board of County Commissioners passed and adopted a Planning & Environmental Resources Department's fee schedule (currently Resolution #183-2013). Of relevance to the subject property and the development thereon, the fee schedule currently includes the following provision:

There shall be no application or other fees, except advertising and noticing fees, for property owners who apply for a map amendment to the official [Land Use District (LUD)] map and/or the official [Future Land Use Map (FLUM)], if the property owner can provide satisfactory evidence that a currently existing use on the site that also existed lawfully in 1992 was deemed nonconforming by final adoption of the LUD map and/or a currently existing use on the site that also existed lawfully on the site in 1997 was deemed nonconforming by final adoption of the FLUM. To qualify for the fee exemption, the applicant must apply for a LUD and/or FLUM designation(s) that would eliminate the non-conforming use created with adoption of the existing designation(s) and not create an adverse impact to the community. Prior to submittal of a map amendment application, the applicant must provide the evidence supporting the change and application for a fee exemption with the proposed LUD map/FLUM designations to the Monroe County Planning & Environmental Resources Department as part of an application for a Letter of Understanding. Following a review, the Director of Planning & Environmental Resources shall determine if the information and evidence is sufficient, and whether the proposed LUD map and/or FLUM designations are acceptable for the fee waiver, and approve or deny the fee exemption request. This fee waiver Letter of Understanding shall not obligate the staff to recommend approval or denial of the proposed LUD or FLUM Category.

Resolution #183-2013 requires the property owner to provide satisfactory evidence that the existing use on the site existed lawfully in 1992 and was deemed nonconforming by final adoption of the LUD map and/or the existing use on the site existed lawfully in 1997 and was deemed nonconforming by final adoption of the FLUM. Following a review, as the hotel buildings were constructed prior to the adoption of the Land Development Code in 1986, Staff has determined that the existing hotel use existed lawfully in 1992 and was deemed nonconforming by the final adoption of the LUD map. Staff has also determined that the existing

hotel use existed lawfully in 1997 and was deemed nonconforming by the final adoption of the FLUM.

Staff has found that there is satisfactory evidence indicating that the existing SR LUD designation and RL FLUM designation may have been assigned in error as there had been a motel/hotel on the property on and prior to September 15, 1986. If you choose new designations that permit the existing hotel/motel use, Staff has determined that such applications qualify for fee exemptions to the "Comprehensive Plan, Future Land Use Map (FLUM) Amendment" of \$5,531.00 and the "Land Use District Map, Amendment-Nonresidential" fee of \$4,929.00. You may submit a FLUM amendment and/or LUD amendment application without the submittal of the aforementioned application fees. You are responsible for all other fee requirements, including the fees for advertising (\$245.00 per application) and noticing (\$3.00 per each surrounding property per application). Please note that you are eligible for these fee waivers so long as such waivers are permitted by the fee schedule. If the fee schedule is amended to remove such a provision in the future, you may not be eligible to submit the application without such application fees.

Resolution #183-2013 requires the property owner to apply for a LUD and/or FLUM designation(s) that would eliminate the non-conforming use. Further, it is the responsibility of the property owner to decide upon a new LUD and FLUM designation and submit the corresponding applications and noticing/advertising fees.

In addition, Staff is not obligated to recommend approval of any LUD or FLUM designations proposed by the property owner. Resolution #183-2013 requires a LUD and/or FLUM designation(s) that would not create an adverse impact to the community. Staff is required to review the application on its merit and determine upon a full review that it would not create an adverse impact to the community and it is consistent with the provisions of the MCCP and MCC. Further, private applications requesting a FLU amendment must comply with the requirements of MCCP 101.4.20, which concerns amendments proposing an increase in allocated density and/or intensity. This policy requires the purchase and donation of land to offset the proposed increase (includes the requirement to donate acreage or Improved Subdivision (IS) lots).

Note: The contiguous, neighboring property to the southwest (assessed as RE #00091010.000000) was granted a FLUM amendment from Residential Low (RL) to Mixed Use / Commercial (MC) in 2008, as memorialized by Ordinance #025-2008. In addition, it was granted a LUD amendment from Suburban Residential (SR) to Mixed Use (MU) in 2009, as memorialized by Ordinance #005-2009.

Another neighboring property to the southwest (assessed as RE #00091090.000000) was granted a FLUM amendment from Residential High (RH) to Mixed Use / Commercial (MC) in 2008, as memorialized by Ordinance #026-2008. In addition, it was granted a LUD amendment from Urban Residential Mobile Home (URM) to Mixed Use (MU) in 2009, as memorialized by Ordinance #006-2009.

* * * * *

Pursuant to MCC §110-3, you are entitled to rely upon the representations set forth in this letter as accurate under the regulations currently in effect. This letter does not provide any vesting to the existing regulations. If the Monroe County Code or Comprehensive Plan is amended, the project will be required to be consistent with all regulations and policies at the time of development approval. The Department acknowledges that all items required as a part of the application for development approval may not have been addressed at the meeting, and consequently reserves the right for additional comment.

You may appeal decisions made 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 Planning Commission Coordinator, Monroe County Planning & Environmental Resources Department, 2798 Overseas Highway, Suite 410, Marathon, FL 33050.

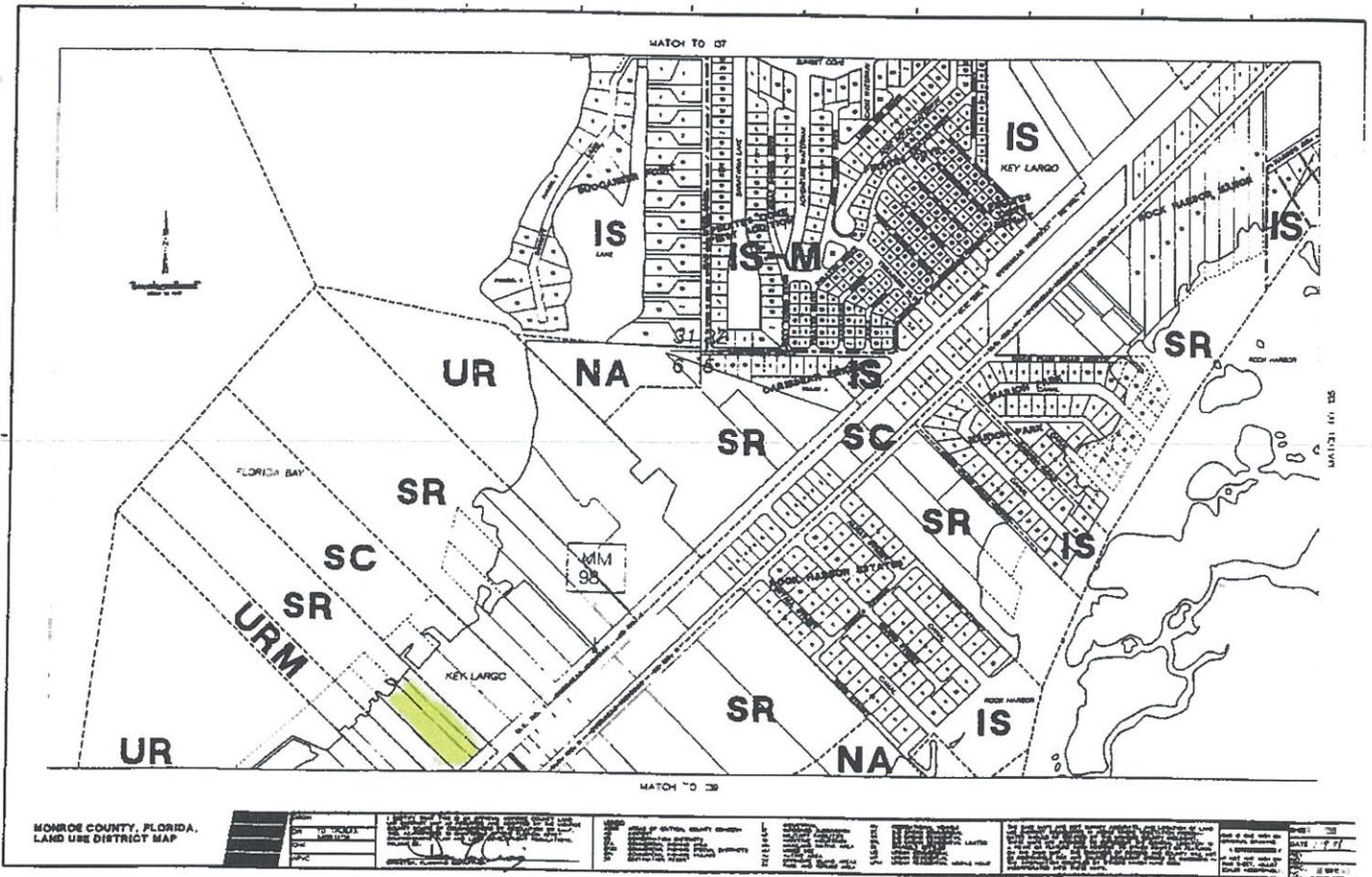
We trust that this information is of assistance. If you have any questions regarding the contents of this letter, or if we may further assist you with your project, please feel free to contact our Marathon office at (305)289-2500.

Sincerely yours,

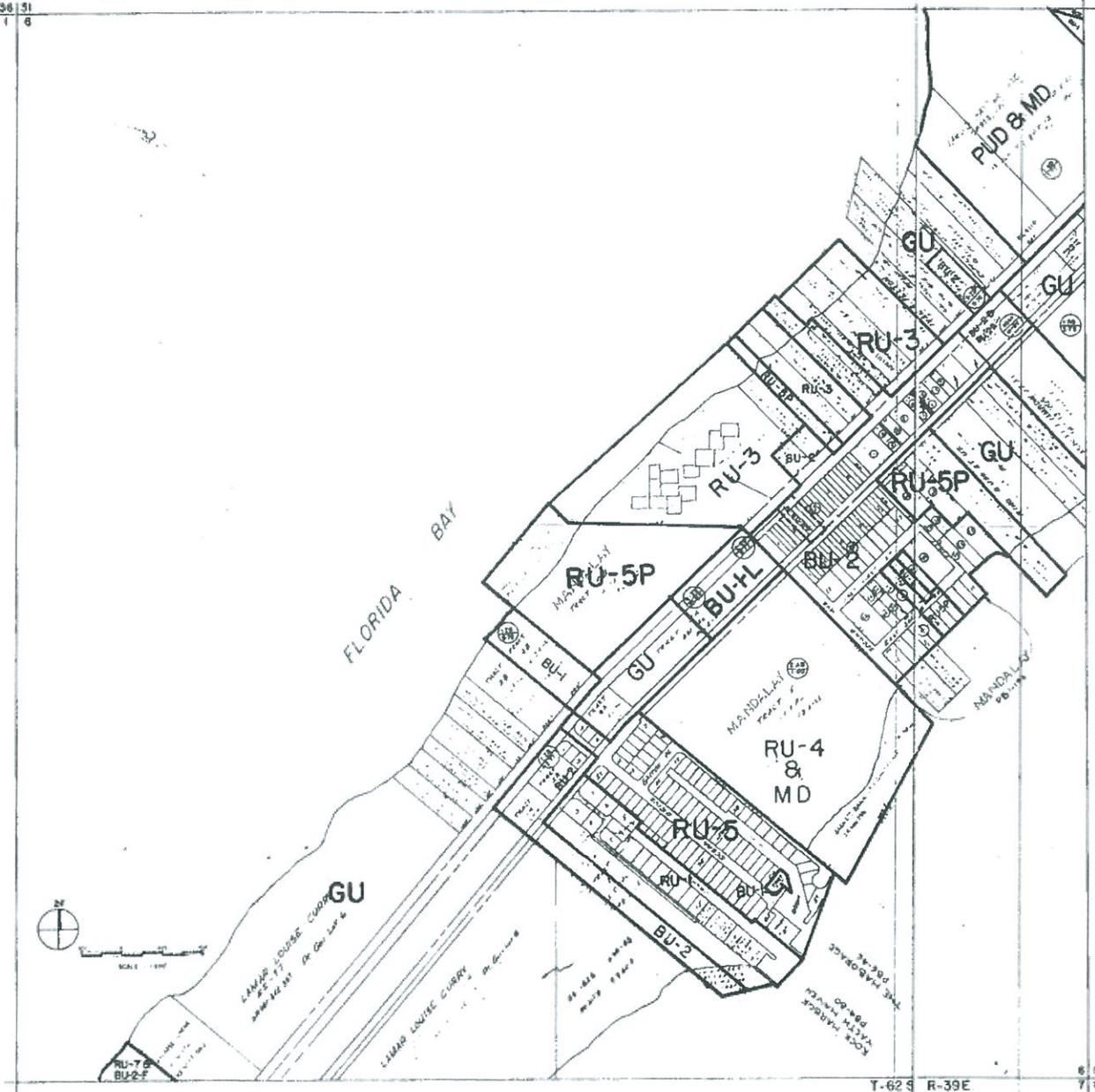


Townsley Schwab, Senior Director of Planning & Environmental Resources

CC: Joseph Haberman, Planning & Development Review Manager
Mayte Santamaria, Assistant Director of Planning & Environmental Resources
Michael Roberts, Senior Administrator of Environmental Resources



36 31
1 6





MONROE COUNTY BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 026-2015

A RESOLUTION BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS TRANSMITTING TO THE STATE LAND PLANNING AGENCY AN ORDINANCE OF THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN TO BE CONSISTENT WITH THE RESULTS OF THE TECHNICAL DOCUMENT UPDATE (DATA AND ANALYSIS), THE ADOPTED 2012 EVALUATION AND APPRAISAL REPORT AND THE 2014 EVALUATION AND APPRAISAL NOTIFICATION LETTER AND ADOPTING THE MONROE COUNTY YEAR 2030 COMPREHENSIVE PLAN.

WHEREAS, the Monroe County Board of County Commissioners conducted a public hearing for the purpose of considering the transmittal to the Florida Land Planning Agency and Reviewing Agencies as defined in Section 163.3184(1)(c), Florida Statutes for review and comment of the proposed amendments to the Monroe County Year 2010 Comprehensive Plan which is identified as the Monroe County Year 2030 Comprehensive Plan; and

WHEREAS, the Monroe County Planning Commission and the Monroe County Board of County Commissioners support the requested text amendments;

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

Section 1: The Board of County Commissioners does hereby adopt the recommendation of the Planning Commission to transmit the draft ordinance, attached as Exhibit A, for adoption of the Monroe County Year 2030 Comprehensive Plan.

Section 2. The Monroe County staff is given authority to prepare and submit the required transmittal letter and supporting documents for the proposed amendment in accordance with the requirements of Section 163.3184(4), Florida Statutes.

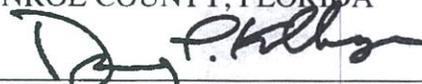
Section 4. The Clerk of the Board is hereby directed to forward a certified copy of this resolution to the Director of Planning.

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PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida, at a special meeting held on the 14th day of Jan., 2015.

Mayor Danny L. Kolhage	<u>Yes</u>
Mayor <i>Pro Tem</i> Heather Carruthers	<u>Yes</u>
Commissioner George Neugent	<u>Yes</u>
Commissioner David Rice	<u>Yes</u>
Commissioner Sylvia Murphy	<u>Yes</u>

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

BY 

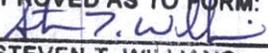
Mayor Danny L. Kolhage



Amy Heavilin, Clerk



Deputy Clerk

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM:


STEVEN T. WILLIAMS
ASSISTANT COUNTY ATTORNEY
Date 1-5-15

FILED FOR RECORD
2015 FEB 25 AM 11:16
CLK. CIR. CL.
MONROE COUNTY, FLA



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

AN ORDINANCE OF THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN TO BE CONSISTENT WITH THE RESULTS OF THE TECHNICAL DOCUMENT UPDATE (DATA AND ANALYSIS), THE ADOPTED 2012 EVALUATION AND APPRAISAL REPORT AND THE 2014 EVALUATION AND APPRAISAL NOTIFICATION LETTER AND ADOPTING THE MONROE COUNTY YEAR 2030 COMPREHENSIVE PLAN, ATTACHED AS EXHIBIT 1; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Monroe County Board of County Commissioners adopted the Monroe County Comprehensive Plan on April 15, 1993; as amended pursuant to DCA Rule 9J-14.022, Florida Administrative Code on January 4, 1996, and adopted by Florida Administrative Code Rule 28-20.100 Part I, January 2, 1996 and Part II, July 14, 1997; and

WHEREAS, the Florida Legislature intends that local planning be a continuous process, and the Florida Statutes encourage local governments to comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions; and

WHEREAS, the Monroe County Board of County Commissioners adopted an Evaluation and Appraisal Report (EAR), pursuant to Section 163.3191, Florida Statutes, for the Monroe County Year 2010 Comprehensive Plan on August 18, 2004, and subsequently adopted Comprehensive Plan amendments in accordance with the 2004 EAR; and

WHEREAS, Monroe County commenced a new EAR process in 2010 with active public participation provided; and

WHEREAS, the Monroe County Planning Commission, acting as the designated Local Planning Agency, reviewed the 2012 EAR, held advertised special public meetings on November

1 2, 2011, and February 6, 2012, and provided for participation by the public in the process, and
2 rendered its recommendations to the Board of County Commissioners; and;
3

4 **WHEREAS**, the Board of County Commissioners reviewed the EAR, held an advertised
5 public meeting on November 16, 2011, and an advertised special public meeting on March 19,
6 2012, provided for comments and public participation in the process in accordance with the
7 requirements of state law and the procedures adopted for public participation in the planning
8 process; and
9

10 **WHEREAS**, the Board of County Commissioners held a special public meeting on May
11 22, 2012, and adopted Resolution No. 150-2012 adopting the 2012 Evaluation and Appraisal
12 Report (EAR) for the Monroe County Year 2010 Comprehensive Plan; and
13

14 **WHEREAS**, the Monroe County Planning Commission, acting as the Local Planning
15 Agency (LPA), held advertised special public meetings on September 23, 2013, October 1, 2013
16 and October 10, 2013 to review the proposed EAR-related comprehensive plan amendments, and
17 provided for comments and public participation in accordance with the requirements of state law
18 and the procedures adopted for public participation in the planning process; and
19

20 **WHEREAS**, the Monroe County Planning Commission, acting as the Local Planning
21 Agency (LPA), held an advertised special public hearing on November 15, 2013, provided for
22 comments and public participation in accordance with the requirements of state law and the
23 procedures adopted for public participation in the planning process, and recommended proposed
24 EAR-related comprehensive plan amendments to the BOCC; and
25

26 **WHEREAS**, the Board of County Commissioners held advertised special public
27 hearings on March 21, 2014, April 23, 2014, and May 22, 2014, to review proposed EAR-related
28 comprehensive plan amendments and provided for comments and public participation in
29 accordance with the requirements of state law and the procedures adopted for public
30 participation in the planning process; and
31

32 **WHEREAS**, in 2011, Section 163.3191(1), Florida Statutes, was amended; it directed
33 local governments to evaluate their comprehensive plans at least once every seven years to
34 determine if plan amendments are necessary to reflect changes in state requirements since the
35 last update of the comprehensive plan, and to submit an Evaluation and Appraisal (EA)
36 Notification Letter to the State Land Planning Agency; and
37

38 **WHEREAS**, the State Land Planning Agency revised the Monroe County EA deadline
39 to May 1, 2014, in Rule 73C-49, F.A.C.; and
40

41 **WHEREAS**, the Board of County Commissioners held a public hearing on April 23,
42 2014, and approved the EA Notification Letter to the State Land Planning Agency which
43 specified the necessary plan amendments required to reflect changes in requirements in State
44 Statutes; and
45

1 **WHEREAS**, the Board of County Commissioners held an advertised special public
2 hearing on July 23, 2014, provided for public comment and public participation in accordance
3 with the requirements of state law and the procedures adopted for public participation in the
4 planning process, to transmit EAR-related and EA-related comprehensive plan amendments to
5 the State Land Planning Agency and Reviewing Agencies as defined in Section 163.3184(1)(c),
6 Florida Statutes for review and comment; and
7

8 **WHEREAS**, the Board of County Commissioners continued the public hearing to
9 consider transmittal to October 7, 2014; and
10

11 **WHEREAS**, the Board of County Commissioners held an advertised special public
12 hearing on October 7, 2014, provided for public comment and public participation in accordance
13 with the requirements of state law and the procedures adopted for public participation in the
14 planning process, to transmit EAR-related and EA-related comprehensive plan amendments to
15 the State Land Planning Agency and Reviewing Agencies as defined in Section 163.3184(1)(c),
16 Florida Statutes for review and comment; and
17

18 **WHEREAS**, the Board of County Commissioners continued the public hearing to
19 consider transmittal to December 10, 2014, to further discuss height policies for addressing the
20 replacement of existing buildings which exceed the 35ft height limit, non-habitable architectural
21 decorative features, flood protection purposes and affordable housing as well as review of an
22 inventory of privately-owned offshore islands in unincorporated Monroe County; and
23

24 **WHEREAS**, the Board of County Commissioners held an advertised public hearing on
25 December 10, 2014, provided for public comment and public participation in accordance with
26 the requirements of state law and the procedures adopted for public participation in the planning
27 process, to transmit EAR-related and EA-related comprehensive plan amendments to the State
28 Land Planning Agency and Reviewing Agencies as defined in Section 163.3184(1)(c), Florida
29 Statutes for review and comment; and
30

31 **WHEREAS**, the Board of County Commissioners directed staff to maintain the existing
32 adopted height and offshore island policies and to process separate amendments to address these
33 topics; and
34

35 **WHEREAS**, the Board of County Commissioners continued the public hearing to
36 consider transmittal to January 14, 2015; and
37

38 **WHEREAS**, the Board of County Commissioners _____; and
39

40 **WHEREAS**, on _____, the State Land Planning Agency issued its Objections,
41 Recommendations, and Comments (ORC) report. The ORC report
42 states _____; and
43

44 **WHEREAS**, as a response to the ORC Report, Monroe County
45 _____
46

1 NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
2 COMMISSIONERS OF MONROE COUNTY, FLORIDA, THAT:

3
4 **Section 1.** The Monroe County 2010 Comprehensive Plan is amended as shown in
5 Exhibit 1, attached hereto. (Deletions are ~~stricken through~~ and additions are underlined.)
6

7 **Section 2.** The Monroe County 2030 Comprehensive Plan is hereby created and adopted
8 with the amendments identified within Exhibit 1, which is attached hereto and incorporated
9 herein.
10

11 **Section 3. Severability.** If any section, subsection, sentence, clause, item, change, or
12 provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected
13 by such validity.
14

15 **Section 4. Repeal of Inconsistent Provisions.** All ordinances or parts of ordinances in
16 conflict with this ordinance are hereby repealed to the extent of said conflict.
17

18 **Section 5. Transmittal.** This ordinance shall be transmitted by the Planning Department
19 to the Florida State Land Planning Agency pursuant to Chapter 163 and 380, Florida Statutes.
20

21 **Section 6. Filing and Effective Date.** This ordinance shall be filed in the Office of the
22 Secretary of State of Florida, but shall not become effective until a notice is issued by the Florida
23 State Land Planning Agency or Administration Commission finding the amendment in
24 compliance, and if challenged until such challenge is resolved pursuant to Chapter 120, F.S.
25

26 **PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County, Florida,
27 at a regular meeting held on the ____ day of _____, 2015.
28

29 Mayor Danny L. Kolhage _____
30 Mayor Pro Tem Heather Carruthers _____
31 Commissioner George Neugent _____
32 Commissioner David Rice _____
33 Commissioner Sylvia Murphy _____
34

35 BOARD OF COUNTY COMMISSIONERS
36 OF MONROE COUNTY, FLORIDA
37

38 BY _____
39 Mayor Danny L. Kolhage
40

41 (SEAL)

42 ATTEST: AMY HEAVILIN, CLERK
43
44
45
46
47

DEPUTY CLERK

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM:
St. Williams
STEVEN T. WILLIAMS
ASSISTANT COUNTY ATTORNEY
Date 1-5-15

File #: **2015-170**

Owner's Name: See the Sea of Key Largo Inc.
Coconut Bay of Key Largo Inc.

Applicant: See the Sea of Key Largo Inc.
Coconut Bay of Key Largo Inc.

Agent: David deHaas-Grosseck

Type of Application: Comp Plan Text Amendment

Key: Key Largo

RE: 00091020.000000
00091000.000000

Additional Information added to File 2015-170

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: 9.15.15

Time: _____

Dear Applicant:

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

See the Sea - Coconut Bay of Key Largo Inc. to the Monroe County Planning Department.
Project / Name

Thank you.

Gail Creech

Planning Staff

MCPA GIS Public Portal
Scott P. Russell, CFA

- Pan
- Legend
- Zoom In

MCPA GIS Public Portal
Major Road

Zoom Out

Address

Subdivisions

Section Lines

Identify

Parcels

Shoreline

Measure

Lot Lines

Print

Hooks Leads

Help

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

2015 Condo

2014 Condo

2013 Condo

2012 Condo

2011 Condo

2010 Condo

2009 Condo

2008 Condo

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...
 Full Extent Zoom to the full extent tool was clicked!
 Address: 3207694city.org node: 8016651 Clear

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

Buffer Results 104 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
14443	90962.0003	00090962-000300	67596
14444	90962.0005	00090962-000500	67598

Verified GC

✓ 86701 OVERSEAS HIGHWAY LLC PO BOX 9537 TAVERNIER, FL 33070-9537	✓ ADAM RYAN A REV TR OF 05/13/05 600 S ATLANTIC AVE DAYTONA BEACH, FL 32118-4510	✓ BAKER KEITH A 7555 CONIFER DR COLORADO SPRINGS, CO 80920-4529
✓ BANKS ROBERT W 3831 SW 56TH ST FORT LAUDERDALE, FL 33312-6207	✓ BELLIS STEPHEN L AND MARTHA A LIV TR DTD 11/23/05 PO BOX 524 INDIAN RIVER, MI 49749-0524	✓ BENNARDO MARIANNE DECLARATION OF TRUST 7/10/2013 1009 AZALEA RD DELRAY BEACH, FL 33483-6601
✓ BERNAT DOLORES P TRUST AGR 4/23/1998 12832 QUAIL CT PALOS HEIGHTS, IL 60463-2282	✓ BESADA MARCIA 521 MAJORCA AVE CORAL GABLES, FL 33134-4221	✓ BOCA MARINA COURT LLC 31 SENECA RD SEA RANCH LAKES, FL 33308-2325
✓ BODKER TERRI L 97652 OVERSEAS HWY APT P4 KEY LARGO, FL 33037-2206	✓ BOLAND C SAMUEL AND KATHY B 97652 OVERSEAS HWY APT C4 KEY LARGO, FL 33037-2202	✓ BOLAND C SAMUEL AND KATHY B 97652 OVERSEAS HWY HH 7 KEY LARGO, FL 33037-2221
✓ BORKOWSKI RICHARD V & CATHERINE M 5 GREENWICH CT SHOREHAM, NY 11786-2017	✓ BROCK LISA M 14606 JOCKEYS RIDGE DR CHARLOTTE, NC 28277-3716	✓ BURGESS CHRISTOPHER R & ANGELA D 15440 SW 148 PL MIAMI, FL 33187
✓ BURKARD JONATHAN W 106 S SEWALLS POINT RD STUART, FL 34996-6319	✓ CAMMAROTA ARMAND A JR 305 EAST BAY TREE CIR VERNON HILLS, IL 60061	✓ CHILDREE RONALD M 97652 OVERSEAS HWY APT T12 KEY LARGO, FL 33037-2226
✓ CLARK JAMES C AND DIANA 1673 SOUTH ST NEW HAVEN, VT 05472-4051	✓ COPLAN JANET SUE TRUST 4/30/2014 97652 OVERSEAS HWY APT C8 KEY LARGO, FL 33037-2223	✓ CORRADINI CAROL ANN LIV TR 06/06/2006 7744 SW 193RD ST CUTLER BAY, FL 33157-7389
✓ CULLEN ROBERT F JR AND KAREN J 14641 SW 67TH AVENUE MIAMI, FL 33101	✓ DALOIA KATHERINE 1469 OXFORD DR BUFFALO GROVE, IL 60089-1011	✓ DILLON WILLIAM 30800 S WIXOM RD WIXOM, MI 48393-2418
✓ DOTTL PETER J & MARY P JT REV TR 01/11/06 5426 COUNTY HWY A BROOKLYN, WI 53521	✓ ELIADES STEVEN AND JEANNE 31 STARLIGHT DR HOPEWELL JUNCTION, NY 12533-5524	✓ ESPY ALEXANDRA BEATON PO BOX 123 DILLON, CO 80435-0123
✓ FAGGIONI RONALD A AND CAROLYN I 2073 HENDRICKS AVE BELLMORE, NY 11710-3058	✓ FAMILY TRUST U/W/O CAROLINE P BRUMBAUGH 7/27/1998 6479 SUNSET DR MIAMI, FL 33143-4676	✓ FIRST MIDWEST TRUST COMPANY PO BOX 990 MOLINE, IL 61266-0990

Labels GC 104

✓ FIRST STATE BANK OF THE FLORIDA KEYS 3406 N ROOSEVELT BLVD KEY WEST, FL 33040-4266	✓ FOX AMY M 97652 OVERSEAS HWY APT P5 KEY LARGO, FL 33037-2206	✓ FRANZ P AND L FAMILY TRUST 1/12/1990 97652 OVERSEAS HWY APT HH45 KEY LARGO, FL 33037-2220
✓ GAC MARIA U 573 SHERIDAN RD GLENCOE, IL 60022-1764	✓ GARCIA AVELINO AND MONICA G 8401 SW 84TH TER MIAMI, FL 33143-6919	✓ GOLDSTEIN AMBER E L/E 97652 OVERSEAS HWY APT S5 KEY LARGO, FL 33037-2203
✓ GREENSPAN RICHARD R AND YVETTE M 16073 BRIER CREEK DR DELRAY BEACH, FL 33446-9561	✓ HALEY JAMES A TRUST 11034 SW 37TH MNR DAVIE, FL 33328-1318	✓ HARMONY HEALING CENTERINC 97840 OVERSEAS HWY KEY LARGO, FL 33037
✓ HARRELSON PEGGY GREGSON REVOCABLE TRUST 3/14/14 1119 S 3RD AVE BOZEMAN, MT 59715-5264	✓ HARRIS MARGARET M 424 SPRUCE AVE WEST ISLIP, NY 11795-2712	✓ HAYNIE J NEIL AND SUSAN INCE 1700 SW 12 AVE BOCA RATON, FL 33486
✓ HEELY CATHERINE G 9 NOCTURNE ROAD MONROE TOWNSHIP, NJ 08831-7971	✓ HEINER FREDERICK H AND DONNA E 97652 OVERSEAS HWY APT T9 KEY LARGO, FL 33037-2226	✓ HEINRICH LAURA J 97652 OVERSEAS HWY PH 2 KEY LARGO, FL 33037-2220
✓ HELLER MARGARUITTE AND ERICH E 97652 OVERSEAS HWY APT M12 KEY LARGO, FL 33037-2225	✓ HELSEL ZANE AND JOAN E 2144 PENNINGTON RD EWING, NJ 08638-1433	✓ HENRIQUES ROBERT C 11 CHESTER SQ GLOUCESTER, MA 01930-1313
✓ HILLEND DAVID V 97652 OVERSEAS HWY APT C11 KEY LARGO, FL 33037-2223	✓ HOLTON TIMOTHY R AND JENNIFER A 296 WASHINGTON AVE MEMPHIS, TN 38103	✓ KALATZIS DIMITRIOS AND JOANNE 97652 OVERSEAS HWY APT M7 KEY LARGO, FL 33037-2225
✓ KATZMAN HOWARD E AND SHIRLEY R 7255 SW 140TH TER PALMETTO BAY, FL 33158-1265	✓ KERCKAERT MICHAEL AND SHANNON 5825 HEMPSTEAD RD OXFORD, MI 48371-1233	✓ KLASFELD ILENE AND JON 1908 NW 4TH AVE APT 112 BOCA RATON, FL 33432-1501
✓ KLUMPENAAR BRAM 296 CLAUDE AVE DORVAL, QUEBEC H95 3B2 CANADA	✓ KONA KAI RESORT MANAGEMENT GROUP LLC 8600 NW 41ST ST DORAL, FL 33166-6202	✓ KRAUSE JOSEPH AND FRANCES 2637 NW 23RD WAY BOCA RATON, FL 33431-4015
✓ KROHN JOHN RAMON JR 61 BITTERN DR GETTYSBURG, PA 17325-8611	✓ LESPERANCE LISA V 1411 NW NORTH RIVER DR MIAMI, FL 33125-2656	✓ LEVY BARUCH AND JANE 2708 OAKMONT CT WESTON, FL 33332-1834

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

MAJOY CHRISTOPHER O AND MARLENE M
1149 SHELTERED BROOK DR
HURON, OH 44839-2824

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

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

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

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

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

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

NHC-FL 134 LLC
6991 E CAMELBACK RD STE B310
SCOTTSDALE, AZ 85251-2493

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

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

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

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

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

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

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

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

SEAFARER RESORT AND BEACH LLC
97684 OVERSEAS HWY
KEY LARGO, FL 33037-2214

SEVERSON DONALD R AND LOUANNE
DEC TRUST 11/12/1996
PO BOX 886
ELKHORN, WI 53121-0886

SHUCK RONALD E AND LISA L
7485 CADY RD
NORTH ROYALTON, OH 44133-6338

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

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

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

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

SOMADDA INC
PO BOX 370073
KEY LARGO, FL 33037-0073

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

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

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

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

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

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

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

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

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

✓ UNGER FRANK
97702 OVERSEAS HWY
KEY LARGO, FL 33037-2297

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

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

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

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

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

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

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Profit Corporation

SEE THE SEA OF KEY LARGO, INC.

Filing Information

Document Number	P97000021389
FEI/EIN Number	65-0747318
Date Filed	03/03/1997
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	04/21/2003
Event Effective Date	NONE

Principal Address

97702 OVERSEAS HIGHWAY
KEY LARGO, FL 33037

Changed: 01/21/2007

Mailing Address

P.O. BOX 2098
97702 OVERSEAS HIGHWAY
KEY LARGO, FL 33037

Changed: 02/08/2006

Registered Agent Name & Address

LARON, MARGARET AMS
97702 OVERSEAS HIGHWAY
KEY LARGO, FL 33037

Name Changed: 02/14/2005

Address Changed: 02/18/2008

Officer/Director Detail

Name & Address

Title PVST

LARON, MARGARET AMS

97702 OVERSEAS HWY
KEY LARGO, FL 33037

Title D

LARON, MARGARET AMS
97702 OVERSEAS HWY
KEY LARGO, FL 33037

Annual Reports

Report Year	Filed Date
2013	02/16/2013
2014	01/08/2014
2015	01/12/2015

Document Images

01/12/2015 -- ANNUAL REPORT	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
02/16/2013 -- ANNUAL REPORT	View image in PDF format
02/12/2012 -- ANNUAL REPORT	View image in PDF format
01/22/2011 -- ANNUAL REPORT	View image in PDF format
07/13/2010 -- ANNUAL REPORT	View image in PDF format
03/05/2009 -- ANNUAL REPORT	View image in PDF format
02/18/2008 -- ANNUAL REPORT	View image in PDF format
01/21/2007 -- ANNUAL REPORT	View image in PDF format
02/08/2006 -- ANNUAL REPORT	View image in PDF format
02/14/2005 -- ANNUAL REPORT	View image in PDF format
02/11/2004 -- ANNUAL REPORT	View image in PDF format
04/21/2003 -- Amendment	View image in PDF format
04/21/2003 -- Off/Dir Resignation	View image in PDF format
02/20/2003 -- ANNUAL REPORT	View image in PDF format
03/15/2002 -- ANNUAL REPORT	View image in PDF format
02/08/2001 -- ANNUAL REPORT	View image in PDF format
04/20/2000 -- ANNUAL REPORT	View image in PDF format
02/26/1999 -- ANNUAL REPORT	View image in PDF format
04/17/1998 -- ANNUAL REPORT	View image in PDF format
03/03/1997 -- Domestic Profit Articles	View image in PDF format

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Profit Corporation

COCONUT BAY OF KEY LARGO, INC.

Filing Information

Document Number	P96000032720
FEI/EIN Number	65-0664411
Date Filed	04/15/1996
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	04/21/2003
Event Effective Date	NONE

Principal Address

97770 OVERSEAS HIGHWAY
KEY LARGO, FL 33037

Mailing Address

POST OFFICE BOX 2098
KEY LARGO, FL 33037

Registered Agent Name & Address

LARON, MARGARET AMS
97702 OVERSEAS HIGHWAY
KEY LARGO, FL 33037

Name Changed: 01/22/2011

Address Changed: 02/18/2008

Officer/Director Detail

Name & Address

Title PVST

LARON, MARGARET AMS
97702 OVERSEAS HIGHWAY
KEY LARGO, FL 33037

Title D

LARON, MARGARET AMS

97702 OVERSEAS HIGHWAY
KEY LARGO, FL 33037

Annual Reports

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2015	01/12/2015

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07/13/2010 -- ANNUAL REPORT	View image in PDF format
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02/18/2008 -- ANNUAL REPORT	View image in PDF format
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02/14/2005 -- ANNUAL REPORT	View image in PDF format
02/11/2004 -- ANNUAL REPORT	View image in PDF format
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04/21/2003 -- Amendment	View image in PDF format
01/29/2003 -- ANNUAL REPORT	View image in PDF format
03/15/2002 -- ANNUAL REPORT	View image in PDF format
02/08/2001 -- ANNUAL REPORT	View image in PDF format
04/19/2000 -- ANNUAL REPORT	View image in PDF format
02/17/1999 -- ANNUAL REPORT	View image in PDF format
03/23/1998 -- ANNUAL REPORT	View image in PDF format
02/14/1997 -- ANNUAL REPORT	View image in PDF format
04/15/1996 -- DOCUMENTS PRIOR TO 1997	View image in PDF format

End of Additional File 2015-170

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: _____

Applicant/Agent Authorized to Act for Applicant:

See the Sea & Coconut Bay of K.L. Inc. David deHaas-Grosseck
Applicant (Name of Person, Business or Organization) Name of Contact Person/Agent

97770 & 97702 Overseas Hwy., Key Largo, Fl., 33037
Contact Person/Agent Mailing Address (Street, City, State and Zip Code)

David deHaas 305 852-9851 dehaas@bellsouth.net
Eric Hante 305 395-8700 eric@bayharborkeylargo.com
Contact Person/Agent Phone # Contact Person/Agent Email Address

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

Policy 101.4.20 the requirement for mitigation due to an
increase in residential density with amendments to the
Future Land Use Maps (FLUM)

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

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:

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

- 3) The proposed amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute:

The Board of County Commissioners may consider an ordinance to transmit to the State Land Planning Agency an amendment if the change is based on one or more of the following 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 was based

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

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

Attached

4) New issues:

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

Please see

6) Data updates:

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):

* * * * *

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
- Proposed amendment(s) to text of Comprehensive Plan Goal(s), Objective(s), and/or Policy(s).
Must be provided in strikethrough and underline format.

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*)
- Proof of Ownership & Ownership Disclosure Form (*required if application affects specific and defined area*)
- Sealed Boundary Survey, prepared by a Florida registered surveyor – five (5) sets (*required if application affects specific and defined area*)
- Location map (*required if application affects specific and defined area*)
- Copy of current Future Land Use Map (*required if application affects specific and defined area*)
- 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*)
- 300' Radius report, prepared by the Monroe County Property Appraiser's Office (*required if application affects specific and defined area*)
- Traffic Study, prepared by a licensed traffic engineer (*required if application affects specific and defined area*)
- 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*)

**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: Margaret A. Laron

State of Florida, County of Monroe County

The foregoing instrument was acknowledged before me this 26 day of Aug 2015, by M LARON. He/she is personally known to me or has produced _____ as identification.



[Signature]
Notary Public
My Commission Expires _____

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



SUPPLIMENT APPLICATION for a COMPREHENSIVE PLAN TEXT AMENDMENT

Reason for Text Amendment

The subject properties are undergoing a “zoning Change”. Part of the process includes an Amendment to the Future Land Use Map (FLUM). When increasing the allowed density and intensity of a property, the policies of the Comprehensive Plan Applies. As stated in the original Staff Report dated October 29, 2014:

Compliance with the Comprehensive Plan Policy 101.4.20
Policy 101.4.20 (discouragement policy) of the Comprehensive Plan was adopted by the Board of the County Commissioners () BOCC) on September 21, 2012, with an effective date of November 20, 2012, and applies to this application. Private applications which propose increases in allocated density must comply with the Policy requirements. Based on the density/intensity analysis, and order to mitigate for the impacts of approval, one of the following options needs to be addressed:

- a. Donation of 4.4 acres of non-scarified land designated Tier I or Tier III-A SPA located with the Upper Keys Subarea;
- b. Donation of 12 non-scarified IS Lots designated Tier I or Tier III-A located within the Upper Keys Subarea;
- c. Donation of 12 IS lots designated Tier II for affordable housing within the Upper Keys Subarea.

We wish to amend the Comprehensive Plan pertaining to the subject property only and eliminate the allowance of additional residential (Market Rate) dwellings/ units associated with the increased density with the change for Residential Low (RL) to Mixed Use Commercial (MC).

The applicant does not desire to add any additional (Market Rate) Residential dwelling units to the existing resort. The applicant does not wish to endure the financial burden of purchasing donation properties, required by current code.

1) Consistency with Comprehensive Plan

And Part II of Chapter 163, Florida Statutes Sections 163.3177, .3178, and .3184

The proposed Text Amendment restricts potential expansion, as provided/intended by code. It is thereby is keeping with the principles and guidelines as outlined in the Statues and Comprehensive Plan. The Text Amendment is applicable only to a site-specific application and when coupled with the “zoning Change”, and Land



Development Regulations addresses the elements of non-conformity, appropriate community character, (surrounding properties are resorts), and we “carrying out” the principles as directed in 163.3177. Any future development associated with this Text Amendment is confined to the subject parcels which are developed preventing sprawl and development into sensitive lands.

Concurrency: All necessary infrastructures are in place, as this is a developed site. The site has central sewers, and appropriate health, safety and water supply standards. Future development must include compliance with Land Development Regulations, which necessitates the level of service for transportation. Currently only expansion to transient dwellings unit for the site may be accomplished by the transfer of Development Rights, as there is a moratorium in effect, and has been for many years. Again, we are proposing with our Amendment, more restriction, to an infill, and redevelopment rather than new development.

2) Goals and Objectives:

163.3177 Required and optional elements of comprehensive plan; studies and surveys.—

(1) The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements.

The amendment in association with proposed FLUM Amendment shall bring the properties into compliance with the Comprehensive Plan and further the goals as part of the intent to (balance) allow for the retaining of future economic sustainability.

3) Consistent with the Principles for Guiding Development:

With the additional restrictions proposed, of no additional residential units, we shall be consistent with the Guiding Principles of the Comprehensive Plan as follows:

- (a) We shall strengthen our local government capabilities to manage land use, in so much as that which has existed for many years shall be property designated.
- (b) The existing water front is developed, with docking facilities; any impacts to our resources were made more than 50 years ago. Any future change shall require enhancement measures, storm water plans, avoidance of coral clusters and etc.
- (c) We are totally developed, we have on hammocks and predominate trees have been preserved.



- (d) By allowing the recognized use of the property and providing for its continuance we are also providing "sound economic development"
- (e) Even with the amendment and zoning change, the property area does not allow for additional units, and thereby limits impacts

For additional information pertaining to Data, Issues, and detail, please refer to original Application for FLUM Amendment.

Adverse Community Change:

There shall be no adverse community change of the planning area with the approval of the proposed Text Amendment. The immediate area is populated with small resorts, we are proposing to limit the possible future expansion to transient dwelling units and are thereby totally in keeping with the community character and use.

**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 the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

- 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):

<i>Name and Address</i>	<i>% of Ownership</i>
See the Sea of Key Largo, Inc. 97702 Overseas Hwy, Key Largo, FL 33037	100 %
and Coconut Bay of Key Largo, Inc. 97770 Overseas Hwy, Key Largo, FL 33037	100 %

- 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: Margaret A. Laron *Margaret A. Laron*
 State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 26 day of Aug 2015, by M. Laron. He/she is personally known to me or has produced _____ as identification.



JOHN HOUPT
 MY COMMISSION # FF 227573
 EXPIRES: May 5, 2019
 Bonded Thru Budget Notary Services

[Signature]

 Notary Public
 My Commission Expires

2014 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P96000032720

Entity Name: COCONUT BAY OF KEY LARGO, INC.

Current Principal Place of Business:

97770 OVERSEAS HIGHWAY
KEY LARGO, FL 33037

Current Mailing Address:

POST OFFICE BOX 2098
KEY LARGO, FL 33037

FILED
Jan 08, 2014
Secretary of State
CC8346422917

FEI Number: 65-0664411

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

LARON, MARGARET AMS
97702 OVERSEAS HIGHWAY
KEY LARGO, FL 33037 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title	PVST	Title	D
Name	LARON, MARGARET AMS	Name	LARON, MARGARET AMS
Address	97702 OVERSEAS HIGHWAY	Address	97702 OVERSEAS HIGHWAY
City-State-Zip:	KEY LARGO FL 33037	City-State-Zip:	KEY LARGO FL 33037

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MARGARET A LARON

PRESIDENT

01/08/2014

Electronic Signature of Signing Officer/Director Detail

Date

(Date)

I hereby authorize David deHaas-Grosseck be listed as authorized agent
(Name of Agent)
Bay Harbor Lodge of Key Largo, Inc.
for Coconut Bay of Key Largo, Inc. for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: _____, Block _____,
Subdivision: S6 Twn 62, R 39, Key (island): Key Largo
and Real Estate number: 00091020-000000 & 00091000-000000

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 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.

Margaret Laron
Property Owner(s) Signature

Margaret Laron
Printed Name of Owner(s)

**NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me this 26 day of Aug, 2015.

M LARON is personally known _____ produced identification

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

[Signature]
Notary



JOHN HOUPT
MY COMMISSION # FF 227573
EXPIRES: May 5, 2019
Bonded Thru Budget Notary Services



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: 1104892 Parcel ID: 00091020-000000

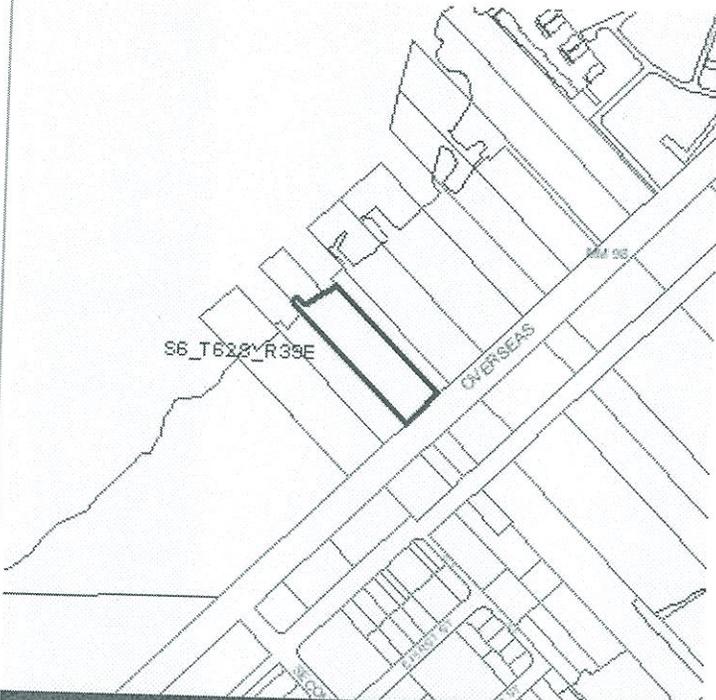
Ownership Details

Mailing Address:
SEE THE SEA OF KEY LARGO INC
PO BOX 372098
KEY LARGO, FL 33037-7098

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 06-62-39
Property Location: 97702 OVERSEAS HWY KEY LARGO
Legal Description: 6 62 39 KEY LARGO PB 1-59 PT LOT 10 OR621-642-643 OR740-681 OR798-1846/1847 OR835-1211/1212E OR959-255/256 I I F BAY BOTTOM LEASE 440000755 OR1219-92/99 OR1453-1358/59 OR1543-1911/23II LEASE OR2449-406BAY BOTTOM LEASE 440000755

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
10HW - COMM/HWY/WATER	0	0	1.64 AC

Building Summary

Number of Buildings: 5
Number of Commercial Buildings: 5

Total Living Area: 6172
Year Built: 1954

Building 1 Details

Building Type
Effective Age 20
Year Built 1968
Functional Obs 0

Condition A
Perimeter 144
Special Arch 0
Economic Obs 0

Quality Grade 250
Depreciation % 23
Grnd Floor Area 812

Inclusions:

Roof Type
Heat 1
Heat Src 1

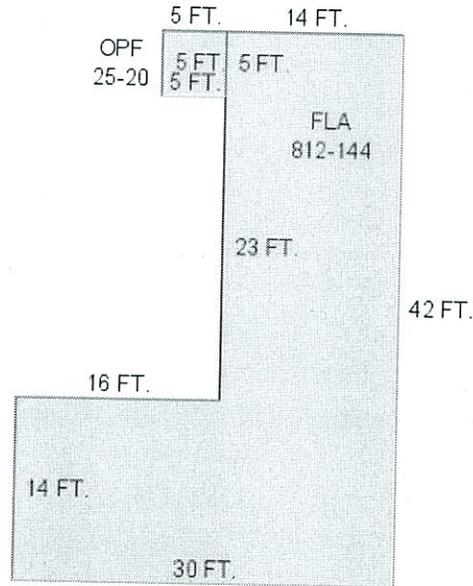
Roof Cover
Heat 2
Heat Src 2

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
1	FLA		1	1983					812
2	OPF		1	1983					25

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6921	HOTEL/MOTEL C	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1990	C.B.S.	100

Building 2 Details

Building Type
 Effective Age 20
 Year Built 1971
 Functional Obs 0

Condition A
 Perimeter 144
 Special Arch 0
 Economic Obs 0

Quality Grade 250
 Depreciation % 23
 Grnd Floor Area 812

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

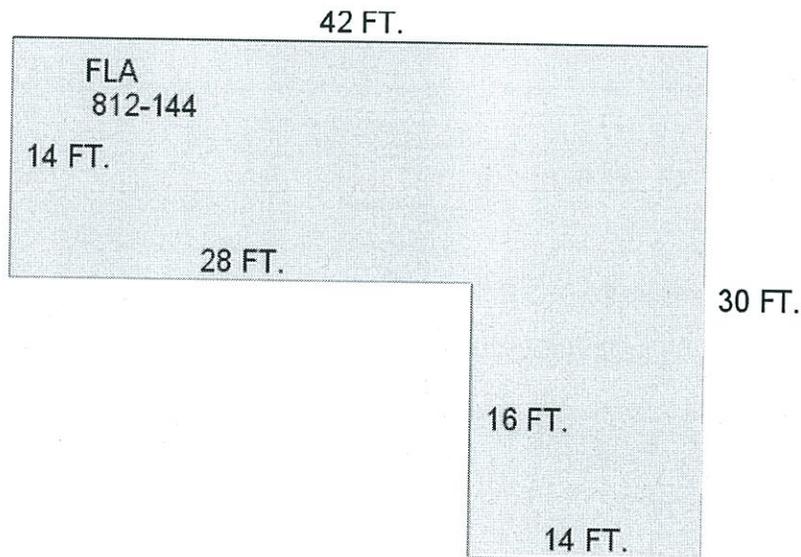
Roof Cover
 Heat 2
 Heat Src 2

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
1	FLA		1	1983					812

Interior Finish:

--

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6923	HOTEL/MOTEL D	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1991	C.B.S.	100

Building 3 Details

Building Type
 Effective Age 14
 Year Built 1983
 Functional Obs 0

Condition A
 Perimeter 268
 Special Arch 0
 Economic Obs 0

Quality Grade 300
 Depreciation % 15
 Grnd Floor Area 2,100

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

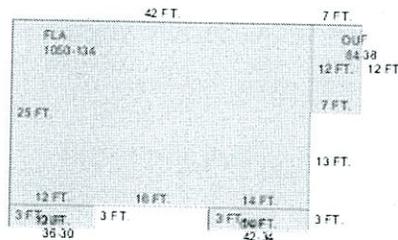
Roof Cover
 Heat 2
 Heat Src 2

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 27

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1983					1,050

2	FLA	1	1983	1,050
3	OUF	1	1983	36
4	OUF	1	1983	42
5	OUF	1	1983	84

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6924	HOTEL/MOTEL C	100	N	Y
	6925	HOTEL/MOTEL C	100	N	Y
	6926	OUF	100	N	N
	6927	OUF	100	N	N
	6928	OUF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1992	AB AVE WOOD SIDING	100

Building 4 Details

Building Type
 Effective Age 28
 Year Built 1954
 Functional Obs 0

Condition A
 Perimeter 220
 Special Arch 0
 Economic Obs 0

Quality Grade 250
 Depreciation % 35
 Grnd Floor Area 1,636

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

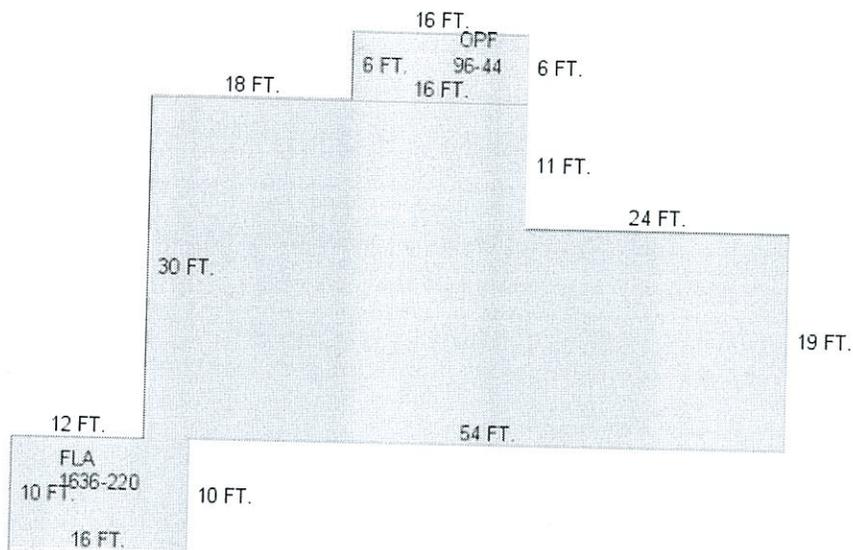
Roof Cover
 Heat 2
 Heat Src 2

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
1	FLA		1	1983				1,636
2	OPF		1	1983				96

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6929	APARTMENTS	60	N	Y
	6930	OFF BLDG-1 STY-D	10	N	N
	6931	HOTEL/MOTEL D	30	N	Y

Exterior Wall:

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

Building 5 Details

Building Type
 Effective Age 20
 Year Built 1968
 Functional Obs 0

Condition A
 Perimeter 144
 Special Arch 0
 Economic Obs 0

Quality Grade 250
 Depreciation % 23
 Grnd Floor Area 812

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

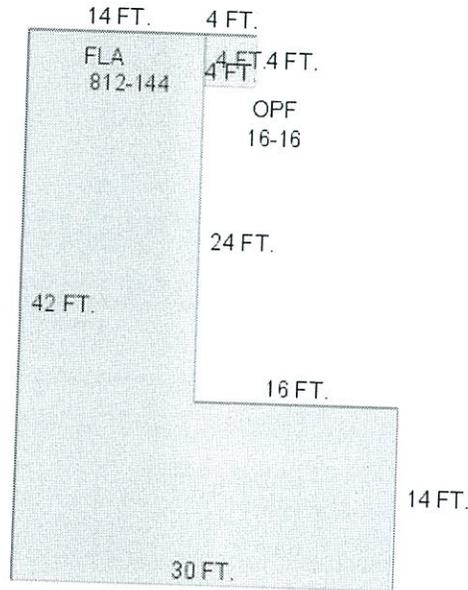
Roof Cover
 Heat 2
 Heat Src 2

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
1	OFF		1	1983					16
2	FLA		1	1983					812

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6932	HOTEL/MOTEL D	100	N	N

Exterior Wall:

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

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	320 SF	32	10	1974	1975	3	40
2	DK3:CONCRETE DOCK	840 SF	60	14	1974	1975	4	60

3	DK4:WOOD DOCKS	480 SF	60	8	1974	1975	3	40
4	SW2:SEAWALL	240 SF	120	2	1974	1975	3	60
5	TK2:TIKI	225 SF	15	15	1974	1975	3	40
6	FN2:FENCES	665 SF	133	5	1985	1986	4	30
7	PO2:LOW COST POOL	800 SF	0	0	1994	1995	2	40
8	WD2:WOOD DECK	2,500 SF	0	0	1994	1995	2	40
9	UB2:UTILITY BLDG	70 SF	0	0	1979	1980	1	50
10	UB2:UTILITY BLDG	360 SF	0	0	1979	1980	1	50
11	AP2:ASPHALT PAVING	4,400 SF	0	0	2006	2007	1	25
12	PT2:BRICK PATIO	120 SF	0	0	2006	2007	1	50
13	TK2:TIKI	64 SF	8	8	2007	2011	4	40
14	TK2:TIKI	64 SF	8	8	2007	2011	4	40
15	TK2:TIKI	64 SF	8	8	2007	2011	4	40
16	TK2:TIKI	64 SF	8	8	2007	2011	4	40
17	PT4:PATIO	1,800 SF	60	30	1995	2011	1	50
18	PO6:COMM POOL	450 SF	30	15	2007	2011	3	50

Appraiser Notes

BAY HARBOR LODGE #1 2 EFF #2 2EFF #3 5 UTS UP 1 UT DN 2002 CUT OUT DONE TPP ACCOUNT #8528680.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
13305102	03/11/2014	03/28/2014	1		SPALLING REPAIRS
9432961	05/01/1995	11/01/1995	1	Commercial	POOL
12302699	07/10/2012	08/16/2012	1	Commercial	RE-ROOF
05306345	01/11/2006	09/26/2006	1	Commercial	ASPHALT OVERLAY & NEW PAVERS

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
2015	600,944	108,386	863,625	2,331,438	1,793,891	0	2,331,438
2014	600,944	101,567	863,625	2,032,368	1,630,810	0	2,032,368
2013	604,636	104,081	863,625	1,482,555	1,482,555	0	1,482,555
2012	610,299	107,115	839,475	1,817,965	1,668,002	0	1,817,965
2011	628,481	61,350	839,475	1,840,297	1,516,366	0	1,840,297
2010	631,312	63,863	895,440	1,378,515	1,378,515	0	1,378,515
2009	656,851	65,610	1,087,320	1,470,475	1,355,415	0	1,470,475
2008	662,513	68,186	1,599,000	1,232,196	1,232,196	0	1,232,196
2007	515,418	64,350	1,045,425	1,450,000	1,450,000	0	1,450,000

2006	524,809	54,757	1,045,425	1,772,470	1,772,470	0	1,772,470
2005	524,809	56,182	1,045,425	1,892,644	1,892,644	0	1,892,644
2004	540,682	58,099	1,045,425	1,972,111	1,972,111	0	1,972,111
2003	540,682	59,528	696,950	1,721,261	1,721,261	0	1,721,261
2002	540,682	61,697	696,950	1,393,402	1,393,402	0	1,393,402
2001	365,431	61,441	91,125	393,657	393,657	0	393,657
2000	365,431	24,716	65,610	393,657	393,657	0	393,657
1999	365,431	25,277	65,610	393,657	393,657	0	393,657
1998	243,891	26,273	65,610	393,657	393,657	0	393,657
1997	243,891	26,933	65,610	393,657	393,657	0	393,657
1996	221,720	27,944	65,610	393,657	393,657	0	393,657
1995	221,720	8,833	65,610	393,657	393,657	0	393,657
1994	221,720	9,181	65,610	390,198	390,198	0	390,198
1993	221,720	9,512	65,610	365,016	365,016	0	365,016
1992	221,720	9,914	65,610	365,016	365,016	0	365,016
1991	221,720	10,177	65,610	365,016	365,016	0	365,016
1990	221,720	10,593	65,610	365,016	365,016	0	365,016
1989	221,720	10,911	65,610	364,981	364,981	0	364,981
1988	179,007	9,456	65,610	254,073	254,073	0	254,073
1987	176,148	9,731	65,610	251,489	251,489	0	251,489
1986	175,954	8,724	67,500	252,178	252,178	0	252,178
1985	152,077	8,910	25,581	186,568	186,568	12,500	174,068
1984	149,880	9,208	25,581	184,669	184,669	12,500	172,169
1983	53,157	0	25,581	78,738	78,738	0	78,738
1982	54,029	0	25,581	79,610	79,610	0	79,610

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
4/1/1997	1453 / 1358	1,450,000	WD	M
11/1/1985	959 / 255	1	WD	M

This page has been visited 237,577 times.

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



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

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

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

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

Alternate Key: 1104876 Parcel ID: 00091000-000000

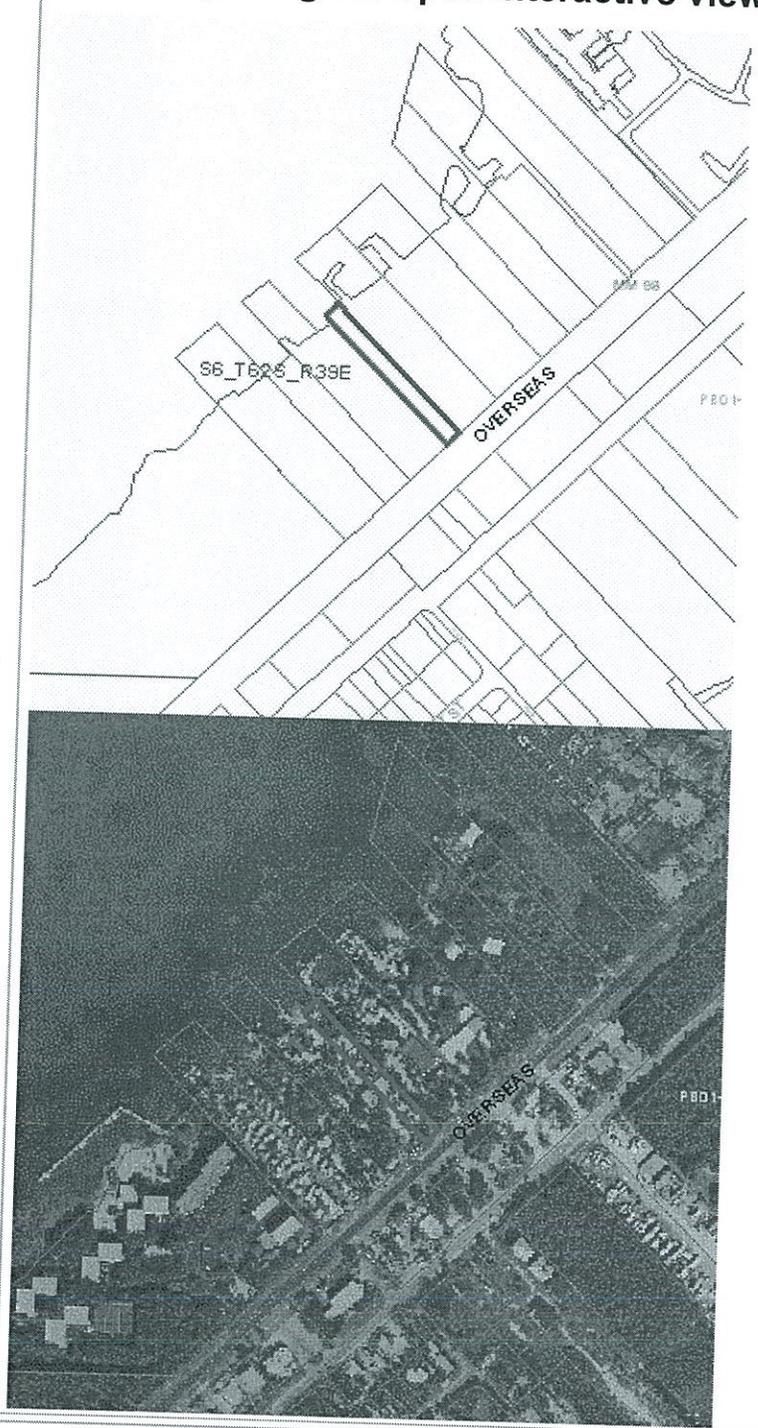
Ownership Details

Mailing Address:
COCONUT BAY OF KEY LARGO INC
PO BOX 372098
KEY LARGO, FL 33037-7098

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 500K
Affordable Housing: No
Section- Township- 06-62-39
Range:
Property Location: 97770 OVERSEAS HWY KEY LARGO
Legal 6 62 39 ISLAND OF KEY LARGO PB1-59 PT LOT 10 OR386-830-831 OR459-265 CASE80-123-CP-12 OR821-
Description: 938D/C OR835-1213/14E OR1088-2154/55 OR1305-99/101F/J OR1313-842/43 OR1319-1366/67C
OR1859/1528/40F/J OR1878-1485/86 OR2644-1940/41

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
10HW - COMM/HWY/WATER	0	0	24,775.00 SF

Building Summary

Number of Buildings: 3
Number of Commercial Buildings: 3

Total Living Area: 2856
Year Built: 1967

Building 1 Details

Building Type
Effective Age 20
Year Built 1967
Functional Obs 0

Condition A
Perimeter 160
Special Arch 0
Economic Obs 0

Quality Grade 250
Depreciation % 23
Grnd Floor Area 1,404

Inclusions:

Roof Type
Heat 1
Heat Src 1

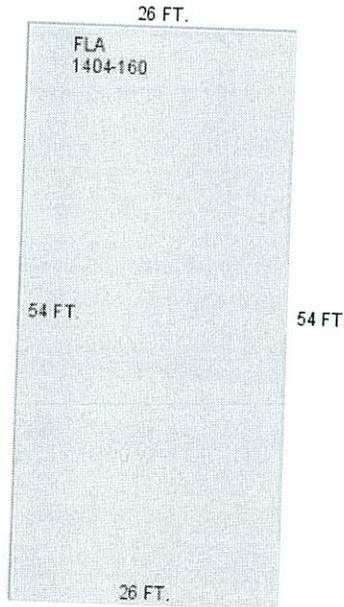
Roof Cover
Heat 2
Heat Src 2

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	1990					1,404

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6912	HOTEL/MOTEL C	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1981	C.B.S.	100

Building 2 Details

Building Type
 Effective Age 20
 Year Built 1967
 Functional Obs 0

Condition A
 Perimeter 88
 Special Arch 0
 Economic Obs 0

Quality Grade 250
 Depreciation % 23
 Grnd Floor Area 384

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

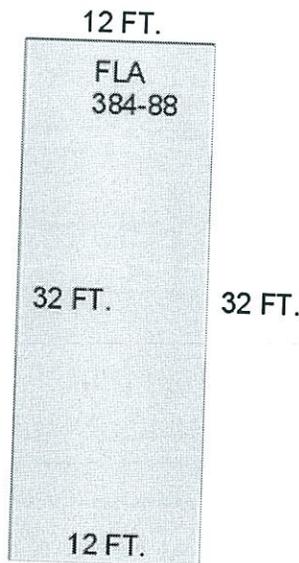
Roof Cover
 Heat 2
 Heat Src 2

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	1990					384

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6913	HOTEL/MOTEL C	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1982	C.B.S.	100

Building 3 Details

Building Type
 Effective Age 20
 Year Built 1967
 Functional Obs 0

Condition A
 Perimeter 136
 Special Arch 0
 Economic Obs 0

Quality Grade 250
 Depreciation % 23
 Grnd Floor Area 1,068

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

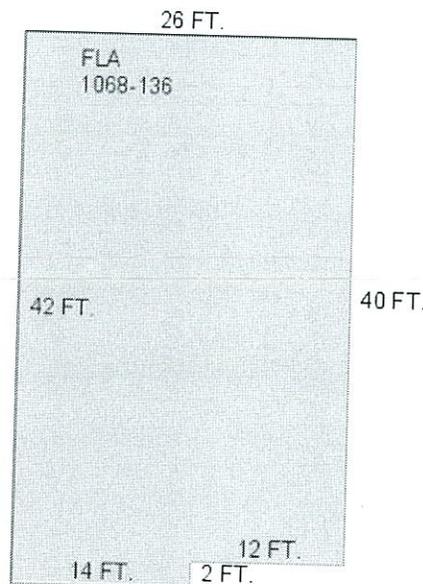
Roof Cover
 Heat 2
 Heat Src 2

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	1990					1,068

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6914	HOTEL/MOTEL B	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1983	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	TK2:TIKI	144 SF	12	12	1988	1989	2	40
2	BR2:BOAT RAMP	250 SF	10	25	1977	1978	2	60
3	WD2:WOOD DECK	84 SF	12	7	1992	1993	2	40
4	FN2:FENCES	210 SF	35	6	1992	1993	2	30
5	PT3:PATIO	600 SF	0	0	1992	1993	2	50
6	SW2:SEAWALL	280 SF	70	4	1975	1976	3	60
7	FN2:FENCES	870 SF	145	6	1984	1985	2	30
8	CL2:CH LINK FENCE	1,480 SF	370	4	1975	1976	2	30
9	WD2:WOOD DECK	144 SF	12	12	1975	1976	1	40
10	AP2:ASPHALT PAVING	1,217 SF	0	0	1975	1976	1	25
11	DK4:WOOD DOCKS	210 SF	35	6	1975	1976	3	40
12	SW2:SEAWALL	220 SF	55	4	1975	1976	3	60

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
2015	281,408	21,756	619,375	1,217,135	1,190,750	0	1,217,135
2014	281,408	19,906	619,375	1,082,500	1,082,500	0	1,082,500
2013	281,408	20,199	619,375	605,550	531,581	0	605,550
2012	281,408	20,461	588,050	483,256	483,256	0	483,256
2011	296,028	21,134	588,050	489,193	489,193	0	489,193
2010	296,028	21,678	526,893	599,728	599,728	0	599,728
2009	310,647	22,292	658,616	720,304	720,304	0	720,304
2008	310,647	23,014	711,541	821,464	821,464	0	821,464
2007	245,094	18,473	188,176	1,050,000	1,050,000	0	1,050,000
2006	250,860	17,430	188,176	796,327	796,327	0	796,327
2005	250,860	17,874	188,176	736,028	736,028	0	736,028
2004	253,742	18,269	188,176	1,073,561	1,073,561	0	1,073,561
2003	253,742	18,658	188,176	450,236	450,236	0	450,236

2002	253,742	19,220	188,176	428,796	428,796	0	428,796
2001	253,742	19,712	188,176	428,796	428,796	0	428,796
2000	253,742	8,120	188,176	428,796	428,796	0	428,796
1999	253,742	8,392	188,176	317,798	317,798	0	317,798
1998	169,629	8,626	188,176	317,798	317,798	0	317,798
1997	169,629	8,887	188,176	317,798	317,798	0	317,798
1996	154,209	9,146	188,176	317,798	317,798	0	317,798
1995	154,209	9,392	188,176	317,798	317,798	0	317,798
1994	154,209	4,500	48,600	210,063	210,063	25,000	185,063
1993	139,214	4,027	48,600	191,841	191,841	25,000	166,841
1992	139,214	4,148	48,600	191,962	191,962	25,000	166,962
1991	139,214	4,245	48,600	192,059	192,059	25,000	167,059
1990	91,763	0	48,600	140,363	140,363	25,000	115,363
1989	86,689	0	48,600	135,289	135,289	0	135,289
1988	74,041	0	48,600	122,641	122,641	0	122,641
1987	73,142	0	48,600	121,742	121,742	0	121,742
1986	73,555	0	25,581	99,136	99,136	0	99,136
1985	70,494	0	25,581	96,075	96,075	0	96,075
1984	66,369	0	25,581	91,950	91,950	0	91,950
1983	66,369	0	25,581	91,950	91,950	0	91,950
1982	67,651	0	25,581	93,232	93,232	0	93,232

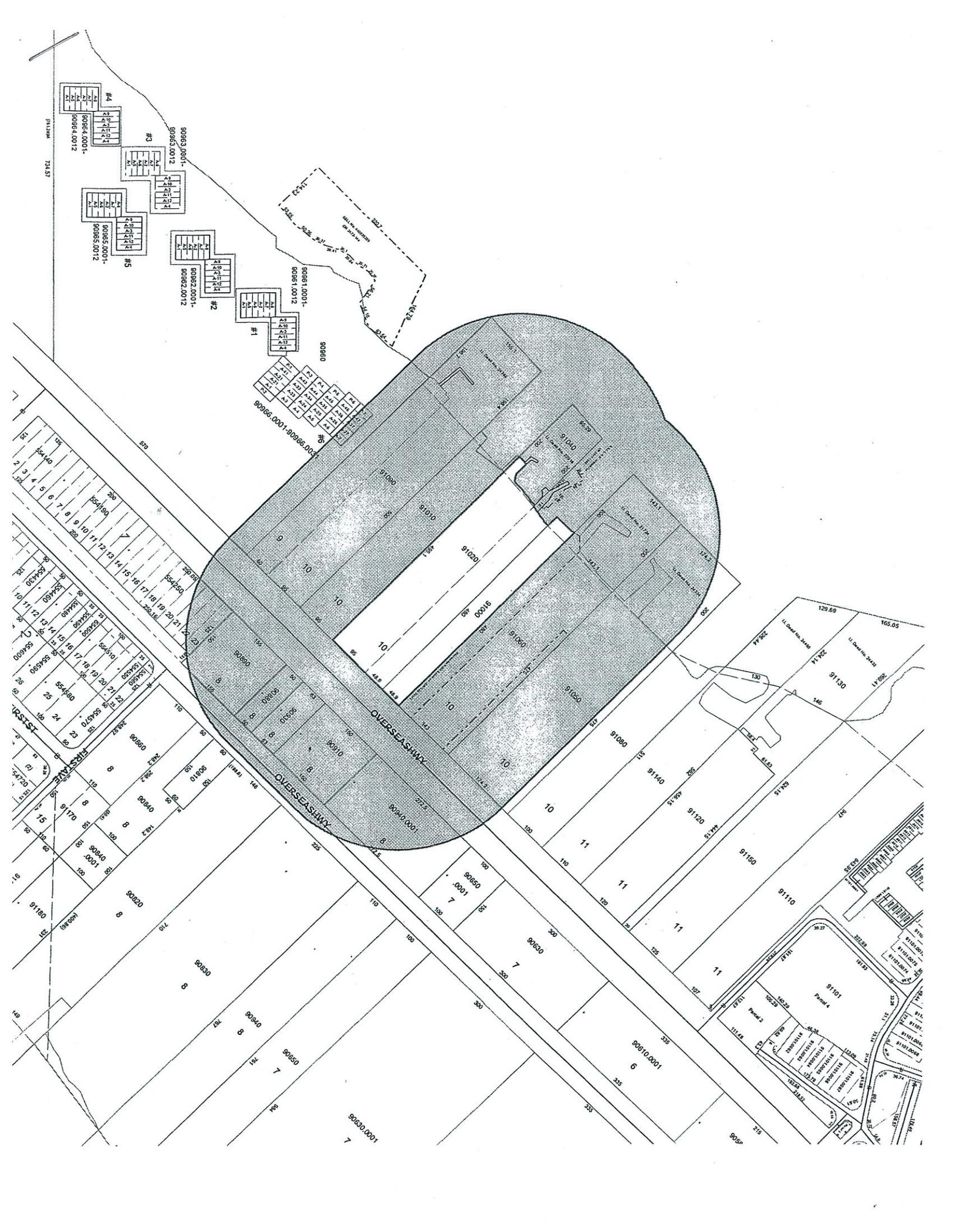
Parcel Sales History

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
8/6/2013	2644 / 1940	100	QC	11
6/1/1994	1313 / 0842	410,000	WD	Q
4/1/1989	1088 / 2154	215,000	WD	Q

This page has been visited 237,587 times.

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



Monroe County Property Appraiser - Radius Report

AK: 1103951	Parcel ID: 00090961-000500	Physical Location 97652 OVERSEAS	APT P5	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR686-779 OR815-7				
Owners Name: FOX AMY M				
Address: 97652 OVERSEAS HWY APT P5		KEY LARGO	FL	33037-2206
AK: 1103934	Parcel ID: 00090961-000300	Physical Location 97652 OVERSEAS	APT P3	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR650-72/73 OR853-11				
Owners Name: GARCIA AVELINO AND MONICA G				
Address: 8401 SW 84TH TER		MIAMI	FL	33143-6919
AK: 1104027	Parcel ID: 00090961-001200	Physical Location 97652 OVERSEAS	APT P12	KEY LARGO
Legal Description: APT 12 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO 3-645 OR775-640 OR799-395 OR1553-392				
Owners Name: WALTZMAN STUART REV TRUST 12/4/1998				
Address: 333 E 30TH ST APT 18J		NEW YORK	NY	10016-6459
AK: 1103918	Parcel ID: 00090961-000100	Physical Location 97652 OVERSEAS	APT P1	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR625-855/856				
Owners Name: CULLEN ROBERT F JR AND KAREN J				
Address: 14641 SW 67TH AVENUE		MIAMI	FL	33101
AK: 1104051	Parcel ID: 00090962-000200	Physical Location 97652 OVERSEAS	APT T2	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 2 8.3% COMMON ELEMENTS OR636-276 OR990-65/6				
Owners Name: MOSS STEPHEN E				
Address: 42 ONEIDA AVE		OAKLAND	NJ	07436-3731
AK: 1104043	Parcel ID: 00090962-000100	Physical Location 97652 OVERSEAS	APT T1	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR656-111/12 OR1314-				
Owners Name: BANKS ROBERT W				
Address: 3831 SW 56TH ST		FORT LAUDERDALE	FL	33312-6207
AK: 1104060	Parcel ID: 00090962-000300	Physical Location 97652 OVERSEAS	APT T3	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR646-388 OR823-245/				
Owners Name: BROCK LISA M				
Address: 14606 JOCKEYS RIDGE DR		CHARLOTTE	NC	28277-3716
AK: 1104001	Parcel ID: 00090961-001000	Physical Location 97652 OVERSEAS	APT P10	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR661-839				
Owners Name: HALEY JAMES A TRUST				
Address: 11034 SW 37TH MNR		DAVIE	FL	33328-1318
AK: 1103993	Parcel ID: 00090961-000900	Physical Location 97652 OVERSEAS	APT P9	KEY LARGO
Legal Description: APT 9 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO -249 OR841-1101 OR914-2290/91 OR1548-1009/12 OI				
Owners Name: SHUCK RONALD E AND LISA L				
Address: 7485 CADY RD		NORTH ROYALTON	OH	44133-6338
AK: 1103977	Parcel ID: 00090961-000700	Physical Location 97652 OVERSEAS	APT P7	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 7 658-334-335 OR1259-1360/61 OR1540-2442/43 OR154-				
Owners Name: BURGESS CHRISTOPHER R AND ANGELA D				
Address: 15440 SW 148 PL		MIAMI	FL	33187
AK: 1103985	Parcel ID: 00090961-000800	Physical Location 97652 OVERSEAS	APT P8	KEY LARGO
Legal Description: APT 8 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO -832-833 OR888-1836 OR1213-909/10 OR1753-2265C				
Owners Name: SCHOTT DEANA L				
Address: 2056 HUTTON PT		LONGWOOD	FL	32779-2855

AK: 1103969	Parcel ID: 00090961-000600	Physical Location 97652 OVERSEAS	APT P6	KEY LARGO
Legal Description: APT 6 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO -615 OR665-500 OR670-729 OR824-1095 OR824-1096				
Owners Name: DILLON WILLIAM				
Address: 30800 S WIXOM RD WIXOM MI 48393-2418				
AK: 1103926	Parcel ID: 00090961-000200	Physical Location 97652 OVERSEAS	APT P2	KEY LARGO
Legal Description: UNIT 2 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO OR607-350 OR1315-839D/C OR1317-1183/93EST-PR				
Owners Name: SIMPSON JOHN AND MARY				
Address: 541 FOREST GATE CRES WATERLOO ON N2V 2X3 CANADA				
AK: 1104914	Parcel ID: 00091040-000000	Physical Location VACANT LAND		KEY LARGO
Legal Description: 6 62 39 ISLAND OF KEY LARGO BAY BTM ADJ PT LOT 10 OR142-318/319				
Owners Name: UNGER FRANK				
Address: 97702 OVERSEAS HWY KEY LARGO FL 33037-2297				
AK: 8497628	Parcel ID: 00090961-000400	Physical Location 97652 OVERSEAS	APT P4	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 4 7.1% COMMON ELEMENTS OR612-553 OR810-31				
Owners Name: BODKER TERRI L				
Address: 97652 OVERSEAS HWY APT P4 KEY LARGO FL 33037-2206				
AK: 1104019	Parcel ID: 00090961-001100	Physical Location 97652 OVERSEAS	APT P11	KEY LARGO
Legal Description: UNIT 11 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO 53-256/57 OR688-274/75 OR748-514 OR1110-654 OR				
Owners Name: MAYER ANN E FINN AND ROBERT T				
Address: 3 FAIRVIEW TER GREENLAND NH 03840-2242				
AK: 1104752	Parcel ID: 00090966-002000	Physical Location 97652 OVERSEAS	APT HH43	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 43 & 3.07% LEMENTS OR778-231 OR920-529/30 OR1408-649/50				
Owners Name: HAYNIE J NEIL AND SUSAN INCE				
Address: 1700 SW 12 AVE BOCA RATON FL 33486				
AK: 1104809	Parcel ID: 00090966-002500	Physical Location 97652 OVERSEAS	APT PH1	KEY LARGO
Legal Description: APT P-1 ROCK HARBOR CONDOMINIUM 6 OR778-694 OR2340 -817/18D/C OR2374-99 OR2635-102021R/S				
Owners Name: KROHN JOHN RAMON JR				
Address: 61 BITTERN DR GETTYSBURG PA 17325-8611				
AK: 1104841	Parcel ID: 00090966-002900	Physical Location 97652 OVERSEAS	APT PH5	KEY LARGO
Legal Description: APT P5 ROCK HARBOR CONDOMINIUM #6 OR778-1326 OR8 07-1971 OR822-411 OR1626-1988/90 OR1682-764 (U				
Owners Name: STONE THOMAS J TRUST 7/21/2000				
Address: PO BOX 372880 KEY LARGO FL 33037-7880				
AK: 1104124	Parcel ID: 00090962-000900	Physical Location 97652 OVERSEAS	APT T9	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR655-67-68 OR828-				
Owners Name: HEINER FREDERICK H AND DONNA E				
Address: 97652 OVERSEAS HWY APT T9 KEY LARGO FL 33037-2226				
AK: 1104175	Parcel ID: 00090963-000100	Physical Location 97652 OVERSEAS	APT S1	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR624-177 OR801-610				
Owners Name: KRAUSE JOSEPH AND FRANCES				
Address: 2637 NW 23RD WAY BOCA RATON FL 33431-4015				
AK: 1104396	Parcel ID: 00090964-001000	Physical Location 97652 OVERSEAS	APT C10	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR714-758 OR1078-21				
Owners Name: GREENSPAN RICHARD R AND YVETTE M				
Address: 16073 BRIER CREEK DR DELRAY BEACH FL 33446-9561				
AK: 1104191	Parcel ID: 00090963-000300	Physical Location 97652 OVERSEAS	APT S3	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR612-635 OR823-601				
Owners Name: LISOR SUZANNE K REV TR				
Address: 1103 SPRING BROOKE DR GOSHEN IN 46528-5059				

AK: 1104531 Parcel ID: 00090965-001100 Physical Location 97652 OVERSEAS APT M11 KEY LARGO
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO R700-308 OR806-919 OR1310-204/05 OR1585-2162 C
 Owners Name: BELLIŠ STEPHEN L AND MARTHA A LIV TR DTD 11/23/05
 Address: PO BOX 524 INDIAN RIVER MI 49749-0524

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

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

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

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

AK: 1104469 Parcel ID: 00090965-000400 Physical Location 97652 OVERSEAS APT M4 KEY LARGO
 Legal Description: APT 4 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO -118 OR1023-2374 OR1597-957/58
 Owners Name: LESPERANCE LISA V
 Address: 1411 NW NORTH RIVER DR MIAMI FL 33125-2656

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

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

AK: 1104434 Parcel ID: 00090965-000100 Physical Location 97652 OVERSEAS APT M1 KEY LARGO
 Legal Description: APT 1 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO -402/03 OR824-335 OR1009-2027 OR1270-1348 OR12
 Owners Name: BAKER KEITH A
 Address: 7555 CONIFER DR COLORADO SPRINGS CO 80920-4529

AK: 1104655 Parcel ID: 00090966-001000 Physical Location 97652 OVERSEAS APT HH25 KEY LARGO
 Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 25 & 3.07% LEMENTS OR778-217 OR829-1608 OR951-1864/186
 Owners Name: MOFFITT GREGORY P AND REGINA A
 Address: 29453 CEDAR NECK RD OCEAN VIEW DE 19970

AK: 1104353 Parcel ID: 00090964-000600 Physical Location 97652 OVERSEAS APT C6 KEY LARGO
 Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 6 8.5% COMMON ELEMENTS OR698-778 OR940-775
 Owners Name: HELSEL ZANE AND JOAN E
 Address: 2144 PENNINGTON RD EWING NJ 08638-1433

AK: 1104604 Parcel ID: 00090966-000500 Physical Location 97652 OVERSEAS APT HH6 KEY LARGO
 Legal Description: APT 6 ROCK HARBOR CONDOMINIUM PT 6 OR778-238 -305 OR877-2423 OR1055-2109 OR1055-2110/2112 O
 Owners Name: ROBINSON JOHN G AND BARBARA J
 Address: 97652 OVERSEAS HWY OFC KEY LARGO FL 33037-2216

AK: 1104442	Parcel ID: 00090965-000200	Physical Location	97652 OVERSEAS	APT M2	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 2 680-188 OR784-131 OR840-491 OR870-1860FJ CASE					
Owners Name: ADÁM RYAN A REV TR OF 05/13/05					
Address: 600 S ATLANTIC AVE		DAYTONA BEACH	FL	32118-4510	
AK: 1104451	Parcel ID: 00090965-000300	Physical Location	97652 OVERSEAS	APT M3	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR654-185/86 OR1014-					
Owners Name: SAÑTANA RAMON R AND YOLANDA ACEBAL					
Address: PO BOX 901368		HOMESTEAD	FL	33090-1368	
AK: 1104591	Parcel ID: 00090966-000400	Physical Location	97652 OVERSEAS	APT HH5	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 6 APT 5 OR781-1574 O R826-2121 OR1407-124 OR1780-75/77 OR1780-78AF					
Owners Name: SPRINKLE GEORGE C JR AND MELISSA B					
Address: 17205 SW 256TH ST		HOMESTEAD	FL	33031	
AK: 1104337	Parcel ID: 00090964-000400	Physical Location	97652 OVERSEAS	APT C4	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 4 7.1% COMMON ELEMENTS OR646-439 OR844-809					
Owners Name: BOLAND C SAMUEL AND KATHY B					
Address: 97652 OVERSEAS HWY APT C4		KEY LARGO	FL	33037-2202	
AK: 1104540	Parcel ID: 00090965-001200	Physical Location	97652 OVERSEAS	APT M12	KEY LARGO
Legal Description: APT NO 12 ROCK HARBOR CONDOMINIUM NO 5 KEY OR725-511 OR1099-1314 OR1103-1352C OR1255-84F					
Owners Name: HELLER MARGARUITTE AND ERICH E					
Address: 97652 OVERSEAS HWY APT M12		KEY LARGO	FL	33037-2225	
AK: 1104647	Parcel ID: 00090966-000900	Physical Location	97652 OVERSEAS	APT HH24	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 24 & 3.72% LEMENTS OR778-888 OR1014-289 OR1174-1140/42					
Owners Name: VALERIUS THOMAS F AND LYNN C					
Address: 9200 SW 85TH ST		MIAMI	FL	33173-4527	
AK: 1104141	Parcel ID: 00090962-001100	Physical Location	97652 OVERSEAS	APT T11	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR682-753 OR835-1					
Owners Name: SULLIVAN PATRICIA P TR 11/3/2003					
Address: 535 LUENGA AVE		CORAL GABLES	FL	33146-2716	
AK: 1104515	Parcel ID: 00090965-000900	Physical Location	97652 OVERSEAS	APT M9	KEY LARGO
Legal Description: APT 9 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO -463 OR1631-1804 OR2731-2209					
Owners Name: BURKARD JONATHAN W					
Address: 106 S SEWALLS POINT RD		STUART	FL	34996-6319	
AK: 1104698	Parcel ID: 00090966-001400	Physical Location	97652 OVERSEAS	APT HH33	KEY LARGO
Legal Description: APT 33 ROCK HARBOR CONDOMINIUM 6 OR778-224 OR2581- 1245/53WILL OR2591-1497					
Owners Name: WALSH FRANK B JR REVOCABLE TRUST 11/30/1996					
Address: 97652 OVERSEAS HWY APT HH33		KEY LARGO	FL	33037-2203	
AK: 1104507	Parcel ID: 00090965-000800	Physical Location	97652 OVERSEAS	APT M8	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR670-40/41 OR941-					
Owners Name: RAHAIM ANDREW D AND JEAN T					
Address: 6 AUSPICE CIR		NEWARK	DE	19711-2976	
AK: 1104680	Parcel ID: 00090966-001300	Physical Location	97652 OVERSEAS	APT HH31	KEY LARGO
Legal Description: APT 31 ROCK HARBOR CONDOMINIUM #6 OR781-1588 OR 839-971 OR839-972Q/C OR951-810/13 OR951-815AF					
Owners Name: SINISCALCO WAYNE P AND LORIN BLAKE					
Address: 97652 OVERSEAS HWY APT HH31		KEY LARGO	FL	33037-2218	
AK: 1104523	Parcel ID: 00090965-001000	Physical Location	97652 OVERSEAS	APT M10	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR704-431 OR1190-3					
Owners Name: SHÜGG ROBERT C AND ELIZABETH A					
Address: 97652 OVERSEAS HWY APT M10		KEY LARGO	FL	33037-2225	

AK: 1104574	Parcel ID: 00090966-000200	Physical Location	97652 OVERSEAS	APT HH3	KEY LARGO
Legal Description: APT 3 ROCK HARBOR CONDOMINIUM 6 OR778-892 OR811-18 01 OR1110-1647 OR2456-881					
Owners Name: HENRIQUES ROBERT C					
Address: 11 CHESTER SQ		GLOUCESTER	MA 01930-1313		
AK: 1104361	Parcel ID: 00090964-000700	Physical Location	97652 OVERSEAS	APT C7	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 7 8.5% COMMON ELEMENTS OR687-592 OR789-763					
Owners Name: TUCKER ROBERT J AND CHARLENE A					
Address: 401 CLOVER MILL RD		EXTON	PA 19341-2502		
AK: 1104868	Parcel ID: 00090966-003100	Physical Location	97652 OVERSEAS	APT PH7	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM 6 APT P7 OR778-882 OR975-1 981 OR 975-1982AFF OR1429-1640/41 OR1745-2127/					
Owners Name: OKUN THEODORE					
Address: 97652 OVERSEAS HWY PH 7		KEY LARGO	FL 33037-2221		
AK: 1104663	Parcel ID: 00090966-001100	Physical Location	97652 OVERSEAS	APT HH26	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 26 & 3.07% ELEMENTS OR778-192 (UR WD & TRUST ON FIL					
Owners Name: LEVY BARUCH AND JANE					
Address: 2708 OAKMONT CT		WESTON	FL 33332-1834		
AK: 1104302	Parcel ID: 00090964-000100	Physical Location	97652 OVERSEAS	APT C1	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO & 8.3% COMMON ELEMENTS OR664-649/650 OR1					
Owners Name: BESADA MARCIA					
Address: 521 MAJORCA AVE		CORAL GABLES	FL 33134-4221		
AK: 1104213	Parcel ID: 00090963-000500	Physical Location	97652 OVERSEAS	APT S5	KEY LARGO
Legal Description: APT 5 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO -835 OR1096-1281/82 OR1096-1284 OR1243-1005/061					
Owners Name: GOLDSTEIN AMBER E L/E					
Address: 97652 OVERSEAS HWY APT S5		KEY LARGO	FL 33037-2203		
AK: 1104221	Parcel ID: 00090963-000600	Physical Location	97652 OVERSEAS	APT S6	KEY LARGO
Legal Description: APT NO 6 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO 600-486 OR785-1214/1216 OR814-348 OR925-388/38					
Owners Name: GAC MARIA U					
Address: 573 SHERIDAN RD		GLENCOE	IL 60022-1764		
AK: 1104205	Parcel ID: 00090963-000400	Physical Location	97652 OVERSEAS	APT S4	KEY LARGO
Legal Description: APT NO 4 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO OR601-508 OR808-2105 OR820-297 OR844-183 OR1					
Owners Name: FAGGIONI RONALD A AND CAROLYN I					
Address: 2073 HENDRICKS AVE		BELLMORE	NY 11710-3058		
AK: 1104272	Parcel ID: 00090963-001100	Physical Location	97652 OVERSEAS	APT S11	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR682-773 OR798-246					
Owners Name: HEELY CATHERINE G					
Address: 9 NOCTURNE ROAD		MONROE TOWNSHIP	NJ 08831-7971		
AK: 1104884	Parcel ID: 00091010-000000	Physical Location	97684 OVERSEAS	14	KEY LARGO
Legal Description: PT LT 10 6 62 39 ISLAND OF KEY LARGO OR10-165 OR6 58-35 OR736-621 OR833-592 OR888-749 OR1087-174					
Owners Name: SEAFARER RESORT AND BEACH LLC					
Address: 97684 OVERSEAS HWY		KEY LARGO	FL 33037-2214		
AK: 1104876	Parcel ID: 00091000-000000	Physical Location	97770 OVERSEAS		KEY LARGO
Legal Description: 6 62 39 ISLAND OF KEY LARGO PB1-59 PT LOT 10 OR386 -830-831 OR459-265 CASE80-123-CP-12 OR821-938I					
Owners Name: COCONUT BAY OF KEY LARGO INC					
Address: PO BOX 372098		KEY LARGO	FL 33037-7098		
AK: 1104256	Parcel ID: 00090963-000900	Physical Location	97652 OVERSEAS	APT S9	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 9 8.5% COMMON ELEMENTS OR600-479 OR764-125:					
Owners Name: SCULL PROPERTIES LLC C/O SCULL DAVID					
Address: 7960 OLD GEORGETOWN RD STE 8C		BETHESDA	MD 20814-2418		

AK: 1104132	Parcel ID: 00090962-001000	Physical Location 97652 OVERSEAS	APT T10	KEY LARGO
Legal Description: APT NO 10 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO R656-173/74 OR1103-446 OR1614-562				
Owners Name: WESTER DAVID A AND SHARON M				
Address: 4244 CHASE AVE MIAMI BEACH FL 33140-3008				
AK: 1104892	Parcel ID: 00091020-000000	Physical Location 97702 OVERSEAS		KEY LARGO
Legal Description: 6 62 39 KEY LARGO PB 1-59 PT LOT 10 OR621-642-643 OR740-681 OR798-1846/1847 OR835-1211/1212E OR				
Owners Name: SEE THE SEA OF KEY LARGO INC				
Address: PO BOX 372098 KEY LARGO FL 33037-7098				
AK: 1104248	Parcel ID: 00090963-000800	Physical Location 97652 OVERSEAS	APT S8	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 8 8.5% COMMON ELEMENTS OR630-580 OR785-373				
Owners Name: SEVERSON DONALD R AND LOUANNE DEC TRUST 11/12/1996				
Address: PO BOX 886 ELKHORN WI 53121-0886				
AK: 1104922	Parcel ID: 00091050-000000	Physical Location 97850 OVERSEAS	20	KEY LARGO
Legal Description: 6 62 39 ISLAND OF KEY LARGO PB 1-59 PT LOT 10 & 8AC BAY BTM OR513-584 OR817-1441/1442 OR817-				
Owners Name: SOMADDA INC				
Address: PO BOX 370073 KEY LARGO FL 33037-0073				
AK: 1104965	Parcel ID: 00091090-000000	Physical Location 97680 OVERSEAS		KEY LARGO
Legal Description: 6 62 39 ISLAND OF KEY LARGO PB1-59 PT LTS 9-10 AND .71 AC BAY BTM OR484-882/83 OR496-500 OR832-1				
Owners Name: NHC-FL 134 LLC C/O NATIONAL RV COMMUNITIES LLC				
Address: 6991 E CAMELBACK RD STE B310 SCOTTSDALE AZ 85251-2493				
AK: 1104931	Parcel ID: 00091060-000000	Physical Location 97802 OVERSEAS		KEY LARGO
Legal Description: 6 62 39 ISLAND OF KEY LARGO PT LOT 10 AND ADJ BAY BTM OR594-431/432 OR758-1968 OR886-1427/1428				
Owners Name: KONA KAI RESORT MANAGEMENT GROUP LLC				
Address: 8600 NW 41ST ST DORAL FL 33166-6202				
AK: 1104701	Parcel ID: 00090966-001500	Physical Location 97652 OVERSEAS	APT HH34	KEY LARGO
Legal Description: APT 34 ROCK HARBOR CONDOMINIUM NO 6 OR778-203 3-2023 OR864-1526 OR1531-599/600				
Owners Name: BERNAT DOLORES P TRUST AGR 4/23/1998				
Address: 12832 QUAIL CT PALOS HEIGHTS IL 60463-2282				
AK: 1104329	Parcel ID: 00090964-000300	Physical Location 97652 OVERSEAS	APT C3	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR641-215/16 OR764-5				
Owners Name: CORRADINI CAROL ANN LIV TR 06/06/2006				
Address: 7744 SW 193RD ST CUTLER BAY FL 33157-7389				
AK: 1104850	Parcel ID: 00090966-003000	Physical Location 97652 OVERSEAS	APT PH6	KEY LARGO
Legal Description: UNIT P-6 ROCK HARBOR CONDOMINIUM OR781-1566 2107 OR2612-1154				
Owners Name: MCGEE LAWRENCE U				
Address: 5110 PALMERSTON LN WINSTON SALEM NC 27104-1431				
AK: 1104159	Parcel ID: 00090962-001200	Physical Location 97652 OVERSEAS	APT T12	KEY LARGO
Legal Description: APT 12 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO 1-658 OR1145-2385/87 OR1558-325 OR1775-1979/79.				
Owners Name: CHILDREE RONALD M				
Address: 97652 OVERSEAS HWY APT T12 KEY LARGO FL 33037-2226				
AK: 1104183	Parcel ID: 00090963-000200	Physical Location 97652 OVERSEAS	APT S2	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 2 8.3% COMMON ELEMENTS OR621-822 OR807-949				
Owners Name: KATZMAN HOWARD E AND SHIRLEY R				
Address: 7255 SW 140TH TER PALMETTO BAY FL 33158-1265				
AK: 1104345	Parcel ID: 00090964-000500	Physical Location 97652 OVERSEAS	APT C5	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 5 OR717-362 OR1487-302 OR2001-1701				
Owners Name: MCCASSEY EVERETT A AND MICHELLE M				
Address: 117 AKIOHALA PL KAILUA HI 96734-3902				

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

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

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

AK: 1104639 Parcel ID: 00090966-000800 Physical Location 97652 OVERSEAS APT HH23 KEY LARGO
 Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 23 OR778-890 OR820 -1742 OR994-317 OR1248-2330/2331 OR1682-1837/31
 Owners Name: CAMMAROTA ARMAND A JR
 Address: 305 EAST BAY TREE CIR VERNON HILLS IL 60061

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

AK: 1104744 Parcel ID: 00090966-001900 Physical Location 97652 OVERSEAS APT HH41 KEY LARGO
 Legal Description: ROCK HARBOR CONDOMINIUM NO 6 APT 41 OR781-1567 932-333 OR1001-2499Q/C OR2337-79/92F/J OR2411-
 Owners Name: HOLTON TIMOTHY R AND JENNIFER A
 Address: 296 WASHINGTON AVE MEMPHIS TN 38103

AK: 1104311 Parcel ID: 00090964-000200 Physical Location 97652 OVERSEAS APT C2 KEY LARGO
 Legal Description: APT 2 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO -607 OR789-1598 OR857-1931/32 OR957-2367/68 OR
 Owners Name: BOCA MARINA COURT LLC
 Address: 31 SENECA RD SEA RANCH LAKES FL 33308-2325

AK: 1104582 Parcel ID: 00090966-000300 Physical Location 97652 OVERSEAS APT HH4 KEY LARGO
 Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 4 & 4.65% COMMON EMENTS OR778-247
 Owners Name: TIELEN GISELA B
 Address: 97652 OVERSEAS HWY APT HH4 KEY LARGO FL 33037-2207

AK: 1104728 Parcel ID: 00090966-001700 Physical Location 97652 OVERSEAS APT HH36 KEY LARGO
 Legal Description: ROCK HARBOR CONDOMINIUM NUMBER 6 APT 36 OR2356-1470(PROB44-2008-CP-43-P) OR2385-1067/
 Owners Name: CLARK JAMES C AND DIANA
 Address: 1673 SOUTH ST NEW HAVEN VT 05472-4051

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

AK: 1104817 Parcel ID: 00090966-002600 Physical Location 97652 OVERSEAS APT PH2 KEY LARGO
 Legal Description: APT P2 ROCK HARBOR CONDOMINIUM NO 6 OR783-1853 820-2384 OR1076-544 OR1224-2417/18 OR1241-2493
 Owners Name: HEINRICH LAURA J
 Address: 97652 OVERSEAS HWY PH 2 KEY LARGO FL 33037-2220

AK: 1104787 Parcel ID: 00090966-002300 Physical Location 97652 OVERSEAS APT HH46 KEY LARGO
 Legal Description: APT 46 ROCK HARBOR CONDOMINIUM NO 6 OR781-723 6-359/368 OR856-1231 OR905-1919/1920 OR2005-191
 Owners Name: ELIÁDES STEVEN AND JEANNE
 Address: 31 STARLIGHT DR HOPEWELL JUNCTION NY 12533-5524

AK: 1104086 Parcel ID: 00090962-000500 Physical Location 97652 OVERSEAS APT T5 KEY LARGO
 Legal Description: APT 5 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO 691-480 OR1295-646
 Owners Name: SMITH BRIAN R T AND PENELOPE J
 Address: 97652 OVERSEAS HWY APT T5 KEY LARGO FL 33037-2205

AK: 1104264 Parcel ID: 00090963-001000 Physical Location 97652 OVERSEAS APT S10 KEY LARGO
 Legal Description: APT 10 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO 4-706 OR917-871 OR1035-2355 OR1282-2394 OR272
 Owners Name: HARRIS MARGARET M
 Address: 424 SPRUCE AVE WEST ISLIP NY 11795-2712

AK: 1104621 Parcel ID: 00090966-000700 Physical Location 97652 OVERSEAS APT HH21 KEY LARGO
 Legal Description: APT 21 ROCK HARBOR CONDOMINIUM 6 OR778-196 OR1070- 2029 OR1190-395/408FJ OR1430-420/21C OR1430-4
 Owners Name: PEREZ ROBERT L AND VIOLET M
 Address: 1919 DRISCOLL ST HOUSTON TX 77019-6101

AK: 1104761 Parcel ID: 00090966-002100 Physical Location 97652 OVERSEAS APT HH44 KEY LARGO
 Legal Description: APT 44 ROCK HARBOR CONDOMINIUM 6 OR778-1710 OR855- 2477 OR1003-2340 OR1151-2443 OR1276-28AFF OR
 Owners Name: BENNARDO MARIANNE DECLARATION OF TRUST 7/10/2013
 Address: 1009 AZALEA RD DELRAY BEACH FL 33483-6601

AK: 1104078 Parcel ID: 00090962-000400 Physical Location 97652 OVERSEAS APT T4 KEY LARGO
 Legal Description: APT 4 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO -699 OR692-638 OR789-1698 OR1131-961 OR1250-4
 Owners Name: MILANESE GARY
 Address: 97652 OVERSEAS HWY APT T4 KEY LARGO FL 33037-2205

AK: 1104108 Parcel ID: 00090962-000700 Physical Location 97652 OVERSEAS APT T7 KEY LARGO
 Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 7 8.5% COMMON ELEMENTS OR677-110 OR788-946
 Owners Name: BORROWSKI RICHARD V AND CATHERINE M
 Address: 5 GREENWICH CT SHOREHAM NY 11786-2017

AK: 1104795 Parcel ID: 00090966-002400 Physical Location 97652 OVERSEAS APT HH47 KEY LARGO
 Legal Description: APT 47 ROCK HARBOR CONDOMINIUM 6 OR778-698 OR864-2 329/2330 OR1366-2375/77TR/MT OR1543-2033 OR27
 Owners Name: DALOIA KATHERINE
 Address: 1469 OXFORD DR BUFFALO GROVE IL 60089-1011

AK: 1104370 Parcel ID: 00090964-000800 Physical Location 97652 OVERSEAS APT C8 KEY LARGO
 Legal Description: APT 8 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO -551 OR820-1090 OR820-1091/92 OR1030-1367/68 OI
 Owners Name: COPLAN JANET SUE TRUST 4/30/2014
 Address: 97652 OVERSEAS HWY APT C8 KEY LARGO FL 33037-2223

AK: 1104736 Parcel ID: 00090966-001800 Physical Location 97652 OVERSEAS APT HH37 KEY LARGO
 Legal Description: ROCK HARBOR CONDOMINIUM NUMBER 6 APT 37 0 OR812-1221 OR905-1921/1922 OR2356-1470(PROE
 Owners Name: CLARK JAMES C AND DIANA
 Address: 1673 SOUTH ST NEW HAVEN VT 05472-4051

AK: 1104477 Parcel ID: 00090965-000500 Physical Location 97652 OVERSEAS APT M5 KEY LARGO
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 5 8.5% COMMON ELEMENTS OR718-69 OR888-1086
 Owners Name: KERCKAERT MICHAEL AND SHANNON
 Address: 5825 HEMPSTEAD RD OXFORD MI 48371-1233

AK: 1104825 Parcel ID: 00090966-002700 Physical Location 97652 OVERSEAS APT PH3 KEY LARGO
 Legal Description: UNIT P3 ROCK HARBOR CONDOMINIUM 6 OR779-320 2188Q/C OR964-702 OR1169-880/82 OR2465-2406/07
 Owners Name: ESPY ALEXANDRA BEATON
 Address: PO BOX 123 DILLON CO 80435-0123

AK: 1104094 Parcel ID: 00090962-000600 Physical Location 97652 OVERSEAS APT T6 KEY LARGO
 Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 6 R677-105 OR792-1342 OR1187-66 OR1238-1631/40C.
 Owners Name: NIEBLER-SPARE LUCIANN M REV LIV TR AGR 3/17/2008
 Address: 1865 BRICKELL AVE APT A1811 MIAMI FL 33129-1650

AK: 1104400	Parcel ID: 00090964-001100	Physical Location 97652 OVERSEAS	APT C11	KEY LARGO
Legal Description: APT NO 11 ROCK HARBOR CONDOMINIUM NO 4 KEY R700-574 OR1653-2488 OR2232-2213TR OR2635-180				
Owners Name: HILLEND DAVID V				
Address: 97652 OVERSEAS HWY APT C11 KEY LARGO FL 33037-2223				
AK: 1104485	Parcel ID: 00090965-000600	Physical Location 97652 OVERSEAS	APT M6	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 6 8.5% COMMON ELEMENTS OR704-422 OR877-242				
Owners Name: KLUMPENAAR BRAM				
Address: 296 CLAUDE AVE DORVAL QUI H95 3B2 CANADA				
AK: 1104566	Parcel ID: 00090966-000100	Physical Location 97652 OVERSEAS	APT HH1	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM 6 APT 1 OR781-1581 OR873-1 041 OR1215-2248 OR1547-1851 OR2420-116/18				
Owners Name: DOTTL PETER J AND MARY P JT REV TR 01/11/06				
Address: 5426 COUNTY HWY A BROOKLYN WI 53521				
AK: 1103845	Parcel ID: 00090910-000000	Physical Location 97500 OVERSEAS		KEY LARGO
Legal Description: 6 62 39 ISLAND OF KEY LARGO PB1-59 PT LT 8 (.52AC) OR317-417/418 OR338-285/286 OR368-734/735 OR41				
Owners Name: 86701 OVERSEAS HIGHWAY LLC				
Address: PO BOX 9537 TAVERNIER FL 33070-9537				
AK: 1103811	Parcel ID: 00090880-000000	Physical Location 97800 OVERSEAS		KEY LARGO
Legal Description: 6 62 39 ISLAND OF KEY LARGO PT LOT 8 PB1-59 OR168-306 OR545-577D/C OR667-6 OR853-1082/83 OR973-				
Owners Name: THE CONCH HEADQUARTERS INC				
Address: PO BOX 371012 KEY LARGO FL 33037-1012				
AK: 1103861	Parcel ID: 00090930-000000	Physical Location 97840 OVERSEAS		KEY LARGO
Legal Description: 6 62 39 ISLAND OF KEY LARGO PT LT 8 PB1-59 (AKA PA RCEL 3 & 4 (63X150) G36-409 G64-477 OR496-945 C				
Owners Name: HARMONY HEALING CENTER INC				
Address: 97840 OVERSEAS HWY KEY LARGO FL 33037				
AK: 8802706	Parcel ID: 00090940-000100	Physical Location 97860 OVERSEAS		KEY LARGO
Legal Description: 6 62 39 ISLAND OF KEY LARGO PB1-59 PT LOT 8 OR 244-333/35 OR337-270/73 OR667-210/15 OR1173-582				
Owners Name: STOKY & STOKY LLC				
Address: 103900 B OVERSEAS HWY KEY LARGO FL 33037				
AK: 1679747	Parcel ID: 00554250-000000	Physical Location 97670 OVERSEAS		KEY LARGO
Legal Description: BK 1 LT MANDALAY PB1-194 KEY LARGO LOTS 14, 15, 16, 17, 18, 19, 20, 21, 22 & 23 (RE'S:55426 THRU 554				
Owners Name: FIRST STATE BANK OF THE FLORIDA KEYS C/O ACCOUNT PAYABLE				
Address: 3406 N ROOSEVELT BLVD KEY WEST FL 33040-4266				
AK: 1103829	Parcel ID: 00090890-000000	Physical Location 97674 OVERSEAS		KEY LARGO
Legal Description: 6 62 39 ISLAND OF KEY LARGO PB1-59 PT LOT 8 OR534-804E IR541-573 OR749-324-326 OR751-975/998 PRO				
Owners Name: UPPER KEYS MARINE CONSTRUCTION INC				
Address: PO BOX 372790 KEY LARGO FL 33037-7790				



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MONROE COUNTY, FLORIDA
PLANNING COMMISSION RESOLUTION NO. P34-14

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A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY FUTURE LAND USE MAP FROM RESIDENTIAL LOW (RL) TO MIXED USE/COMMERCIAL (MC) FOR PROPERTY LOCATED AT 97770 AND 97702 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 98, DESCRIBED AS PARCELS OF LAND IN SECTION 6, TOWNSHIP 62 SOUTH, RANGE 39 EAST, ISLAND OF KEY LARGO, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00091000.000000 AND 00091020.000000, AS PROPOSED BY SEE THE SEA OF KEY LARGO, INC. AND COCONUT BAY OF KEY LARGO, INC.; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN AND FOR AMENDMENT TO THE FUTURE LAND USE MAP; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located at 97770 and 97702 Overseas Highway, approximate Mile Marker 98, described as parcels of land in Section 6, Township 62 South, Range 39 East, Key Largo, Monroe County, Florida, having real estate numbers 00091000.000000 and 00091020.000000; and

WHEREAS, during a regularly scheduled meeting held on September 23, 2014, the Monroe County Development Review Committee reviewed the application and recommended approval; and

WHEREAS, during a regularly scheduled meeting held on October 29, 2014, 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, of a proposed amendment to the Future Land Use Map of the Monroe County Year 2010 Comprehensive Plan, as requested by See the Sea of Key Largo, Inc. and Coconut Bay of Key Largo, Inc., to amend the subject property's Future Land Use Map designation from Residential Low (RL), to Mixed Use/Commercial (MC); and

1 **WHEREAS**, the Planning Commission was presented with the following documents and
2 other information relevant to the request, which by reference is hereby incorporated as part of the
3 record of said hearing:
4

- 5 1. Request for a Future Land Use Map (FLUM) amendment application, received by the
6 Planning & Environmental Resources Department on June 16, 2014 (File #2014-
7 081); and
- 8 2. Staff report prepared by Emily Schemper, Principal Planner, dated October 20, 2014;
9 and
- 10 3. Draft Ordinance; and
- 11 4. Sworn testimony of Monroe County Planning & Environmental Resources
12 Department staff; and
- 13 5. Advice and counsel of Steve Williams, Assistant County Attorney, and John Wolfe,
14 Planning Commission Counsel; and

15
16 **WHEREAS**, the Planning Commission discussed the applicant's need to comply with
17 Comprehensive Plan Policy 101.4.20 prior to adoption by the BOCC. Based on the
18 density/intensity analysis, and in order to mitigate for the impacts of approval, one of the
19 following options needs to be addressed:

- 20 a. Donation of 4.4 acres of non-scarified land designated Tier I or Tier III-A SPA
21 located within the Upper Keys Subarea; or
- 22 b. Donation of 12 non-scarified IS Lots designated Tier I or Tier III-A located within the
23 Upper Keys Subarea; or
- 24 c. Donation of 12 IS lots designated Tier III for affordable housing within the Upper
25 Keys Subarea.

26
27 **WHEREAS**, based upon the information and documentation submitted, the Planning
28 Commission makes the following Findings of Fact and Conclusions of Law:
29

- 30 1. The proposed FLUM is not anticipated to adversely impact the community character
31 of the surrounding area; and
- 32 2. The proposed FLUM is not anticipated to adversely impact the Comprehensive Plan
33 adopted Level of Service; and
- 34 3. The proposed amendment is consistent with the Goals, Objectives and Policies of the
35 Monroe County Year 2010 Comprehensive Plan, contingent upon the applicant's
36 compliance with Policy 101.4.20 prior to adoption by the BOCC; and
- 37 4. The proposed amendment is consistent with the Key Largo Community Master Plan;
38 and
- 39 5. The proposed amendment is consistent with the Principles for Guiding Development
40 for the Florida Keys Area of Critical State Concern, Section 380.0552(7), Florida
41 Statute; and
- 42 6. The proposed amendment is consistent with Part II of Chapter 163, Florida Statute.

43
44 **NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION**
45 **OF MONROE COUNTY, FLORIDA:**

1 The Monroe County Planning Commission recommends the Future Land Use Map of the
2 Monroe County Year 2010 Comprehensive Plan be amended as stated below, contingent upon
3 compliance with Comprehensive Plan Policy 101.4.20 prior to adoption by the BOCC:

4
5 The property described as parcels of land in Section 6, Township 62 South, Range 39 East, Key
6 Largo, Monroe County, Florida, having real estate numbers 00091000.000000 and
7 00091020.000000, is changed from Residential Low (RL) to Mixed Use/Commercial (MC).

8
9 **PASSED AND ADOPTED BY THE PLANNING COMMISSION** of Monroe County,
10 Florida, at a regular meeting held on the 29th day of October, 2014.

11
12 William Wiatt, Chair Yes
13 Denise Werling, Commissioner Absent
14 Jeb Hale, Commissioner Yes
15 Elizabeth Lustburg, Commissioner Yes
16 Ron Miller, Commissioner Yes

17
18 **PLANNING COMMISSION OF MONROE COUNTY, FLORIDA**

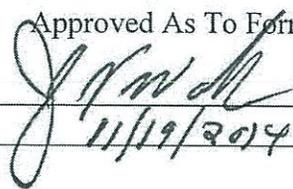
19 By  _____

20 William Wiatt, Chair

21 Signed this 19th day of Nov., 2014

22
23
24 Monroe County Planning Commission Attorney

25 Approved As To Form

26 
27 _____
28 Date: 11/19/2014
29 _____

FILED WITH THE

NOV 19 2014

AGENCY CLERK



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MONROE COUNTY, FLORIDA
PLANNING COMMISSION RESOLUTION NO. P35-14

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A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM SUBURBAN RESIDENTIAL (SR) TO SUBURBAN COMMERCIAL (SC) FOR PROPERTY LOCATED AT 97770 AND 97702 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 98, DESCRIBED AS PARCELS OF LAND IN SECTION 6, TOWNSHIP 62 SOUTH, RANGE 39 EAST, ISLAND OF KEY LARGO, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00091000.000000 AND 00091020.000000, AS PROPOSED BY SEE THE SEA OF KEY LARGO, INC. AND COCONUT BAY OF KEY LARGO, INC.; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR AMENDMENT TO THE LAND USE DISTRICT (ZONING) MAP; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located at 97770 and 97702 Overseas Highway, approximate Mile Marker 98, described as parcels of land in Section 6, Township 62 South, Range 39 East, Key Largo, Monroe County, Florida, having real estate numbers 00091000.000000 and 00091020.000000; and

WHEREAS, during a regularly scheduled meeting held on September 23, 2014, the Monroe County Development Review Committee reviewed the application and recommended approval; and

WHEREAS, during a regularly scheduled meeting held on October 29, 2014, the Monroe County Planning Commission held a public hearing for the purpose of considering a request filed by See the Sea of Key Largo, Inc. and Coconut Bay of Key Largo, Inc. to amend the subject property's Land Use District map designation from Suburban Residential (SR), to Suburban Commercial (SC) in accordance with §102-158 of the Monroe County Code; 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 1. Request for a Land Use District (LUD) Map Amendment application, received by the
2 Planning & Environmental Resources Department on June 16, 2014 (File #2014-
3 082); and
- 4 2. Staff report prepared by Emily Schemper, Principal Planner, dated October 20, 2014;
5 and
- 6 3. Draft Ordinance; and
- 7 4. Sworn testimony of Monroe County Planning & Environmental Resources
8 Department staff; and
- 9 5. Advice and counsel of Steve Williams, Assistant County Attorney, and John Wolfe,
10 Planning Commission Counsel; and

11
12 **WHEREAS**, based upon the information and documentation submitted, the Planning
13 Commission makes the following Findings of Fact:

- 14
15 1. Prior to the 1986 adoption of the County's current land development regulations and
16 their associated land use district maps, the subject property was within a BU-2
17 (Medium Business) and RU-3 (Multiple Family Residential) zoning districts;
- 18
19 2. In 1986, the property was rezoned to its current Land Use District designation of
20 Suburban Residential (SR);
- 21
22 3. With the adoption of the Comprehensive Plan's Future Land Use Map in 1997, the
23 subject parcel was given its current Future Land Use Map designation of Residential
24 Low (RL);
- 25
26 4. Map amendments to the Monroe County Land Use District Map shall not be
27 inconsistent with the provisions and intent of the Monroe County Comprehensive
28 Plan; and
- 29
30 5. Monroe County Code §102-158 states that map amendments are not intended to
31 relieve particular hardships, nor to confer special privileges or rights on any person,
32 nor to permit a change in community character, as analyzed in Monroe County
33 Comprehensive Plan, but only to make necessary adjustments in light of changed
34 conditions; and
- 35
36 6. Monroe County Code §102-158(d)(5)(b) provides that one or more of the following
37 criteria must be met for a map amendment:
 - 38 a. Changed projections (e.g., regarding public service needs) from those on which
39 the text or boundary was based;
 - 40 b. Changed assumptions (e.g., regarding demographic trends);
 - 41 c. Data errors, including errors in mapping, vegetative types and natural features
42 described in volume I of the plan;
 - 43 d. New issues;
 - 44 e. Recognition of a need for additional detail or comprehensiveness;
 - 45 f. Data updates;

1 g. For FLUM changes, the principles for guiding development as defined in the
2 Florida Statutes relating to changes to the comprehensive plan; and
3

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

8 **WHEREAS**, based upon the information and documentation submitted, the Planning
9 Commission makes the following Conclusions of Law:
10

11 1. The proposed map amendment is consistent with the provisions of the Monroe
12 County Code:

- 13 a. The existing uses of the property are consistent with the purpose of the Suburban
14 Commercial (SC) Land Use District, as set forth in MCC §130-43;
15 b. The existing uses of the property are permitted as permitted uses in the Suburban
16 Commercial (SC) Land Use District, as set forth in MCC §130-93;
17 c. As required by MCC §102-158, the map amendment does not relieve particular
18 hardships, nor confer special privileges or rights on any person, nor result in a
19 change in community character, as analyzed in the Monroe County Year 2010
20 Comprehensive Plan;
21 d. As required by MCC §102-158(d)(5)b.3., the map amendment is needed due to
22 data errors; and
23

24 2. The proposed map amendment is consistent with the provisions and intent of the
25 Monroe County Year 2010 Comprehensive Plan:

- 26 a. The Suburban Commercial (SC) Land Use District corresponds with the Future
27 Land Use Map designation of Mixed Use/Commercial (MC), and is consistent
28 with the respective density and intensity as set forth in Policy 101.4.22;
29 b. The Suburban Commercial (SC) Land Use District is consistent with the purpose
30 of the Mixed Use/Commercial (MC) Future Land Use Map designation, as set
31 forth in Policy 101.4.5; and
32

33 3. The proposed map amendment is not inconsistent with the Principles for Guiding
34 Development in the Florida Keys Area of Critical State Concern.
35

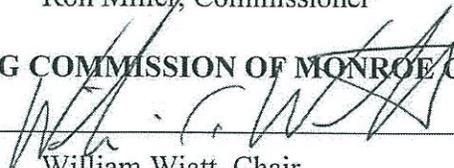
36 **NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION**
37 **OF MONROE COUNTY, FLORIDA**, that the preceding Findings of Fact and Conclusions of
38 Law support its decision to recommend approval to the Board of County Commissioners of the
39 application to amend the subject property's Land Use District designation from Suburban
40 Residential (SR) to Suburban Commercial (SC), in accordance with §102-158 of the Monroe
41 County Code, contingent on adoption and effectiveness of the associated Future Land Use Map
42 amendment.
43

44 **PASSED AND ADOPTED BY THE PLANNING COMMISSION** of Monroe County,
45 Florida, at a regular meeting held on the 29th day of October, 2014.
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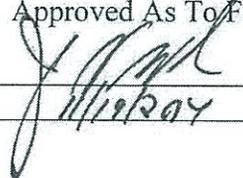
William Wiatt, Chair Yes
Denise Werling, Commissioner Absent
Jeb Hale, Commissioner Yes
Elizabeth Lustburg, Commissioner Yes
Ron Miller, Commissioner Yes

PLANNING COMMISSION OF MONROE COUNTY, FLORIDA

By 
William Wiatt, Chair

Signed this 19th day of Nov. , 2014

Monroe County Planning Commission Attorney
Approved As To Form


Date: 11/19/2014

FILED WITH THE

NOV 19 2014

AGENCY CLERK



Google earth

feet
meters



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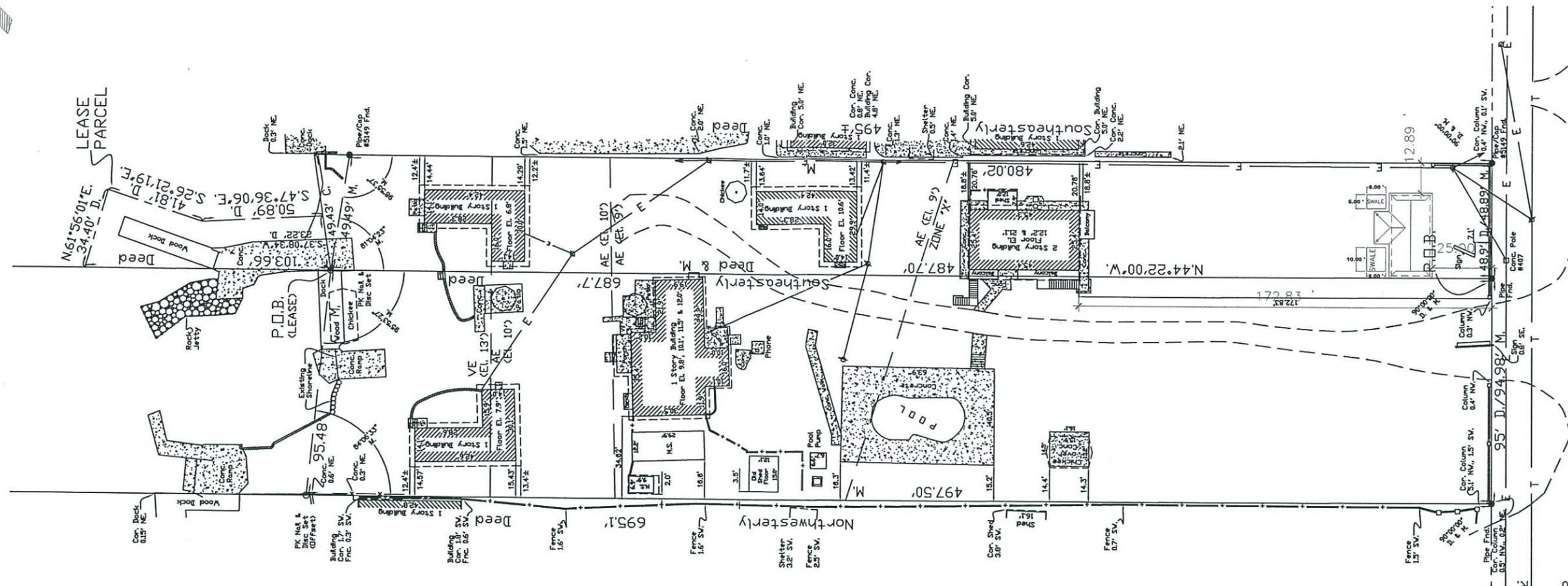
© 2015 Google

Coastal Trail

97770 Overseas Hwy

Overseas Hwy

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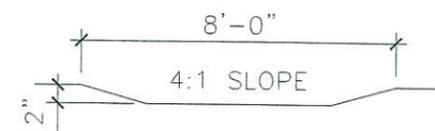


SITE PLAN

SCALE: 1"=50'-0"

TOTAL SITE	73,110.64 SQ FT
TOTAL IMPERVIOUS AREA	13,820.12 SQ FT
TOTAL PERVIOUS AREA (OPENSACE)	59,290.52 SQ FT
PROPOSED ADDITION	734.47 SQ FT
CHANGE TO OPEN SPACE	1.2%

RECEIVED
 SEP 15 2015
 2015-170
 MONROE CO. PLANNING DEPT



CROSS SECTIONAL AREA (N) = 4 SQUARE FEET

SWALE AND BERM DETAIL

SCALE: NTS

REVISIONS	BY

deHaas
 Consulting & Design

305-852-9851 fax: 305-852-4138

ENGINEERING BY:
D.L. Osborn, Inc.
 dba KEYS ENGINEERING SERVICES
 P.E. No. FL 27428
 91700 OVERSEAS HIGHWAY, SUITE 1
 TAVERNER, FLORIDA 33070

BAY HARBOR LODGE
SITE PLAN
 97702 OVERSEAS HIGHWAY, KEY LARGO

DRAWN	J. HOUP
CHECKED	D. DEHAAS
DATE	4 MAY 2015
SCALE	AS NOTED
JOB NO.	

SHEET
C-1
 OF SHEETS

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