

AGENDA

PLANNING COMMISSION
MONROE COUNTY
May 25, 2016
10:00 A.M.

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSION:

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

STAFF:

Mayte Santamaria, Sr. Director of Planning and Environmental Resources
Steve Williams, Assistant County Attorney
Thomas Wright, Planning Commission Counsel
Mike Roberts, Sr. Administrator, Environmental Resources
Tiffany Stankiewicz, Development Administrator
Emily Schemper, Comprehensive Planning Manager
Kevin Bond, Planning & Development Review Manager
Devin Rains, Sr. Planner
Thomas Broadrick, Sr. Planner
Barbara Bauman, Planner
Janene Sclafani, Planner
Mitzi Crystal, Transportation Planner
Gail Creech, Sr. Planning Commission Coordinator

COUNTY RESOLUTION 131-92 APPELLANT TO PROVIDE RECORD FOR APPEAL

SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS

SWEARING OF COUNTY STAFF

CHANGES TO THE AGENDA

APPROVAL OF MINUTES: April 27, 2016

MEETING

Continued Item:

1. John T. and Susan M. Slattery, 1516 Shaw Drive, Key Largo, Mile Marker 103: An appeal, pursuant to Section 102-185 of the

Monroe County Land Development Code, by the property owner to the Planning Commission concerning an administrative decision of the Planning and Development Review Manager dated December 4, 2015, in which the Planning & Environmental Resources Department failed the owner's building permit application for a new single-family detached residential dwelling on property located within the Improved Subdivision (IS) Land Use District. The subject property is legally described as Parcel 18, a portion of Tract A, Twin Lakes First Addition, according to the Plat thereof, recorded in Plat Book 5, Page 68, of the Public Records of Monroe County, Florida, having real estate number 00551000-001800.

(File 2015-234)

[2015-234 Memo to PC 05.25.16.PDF](#)

New Items:

2. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE DWELLING UNIT ALLOCATION SYSTEM FOR JANUARY 13, 2016, THROUGH APRIL 12, 2016, ROGO (3rd QUARTER YEAR 24). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY.

(File 2015-192)

[2015-192 SR PC 05.25.16 - website.PDF](#)

3. Tom Thumb, 30662 & 30670 Overseas Highway, Big Pine Key, Mile Marker 30.6: A public hearing concerning a request for a time extension pursuant to Monroe County Code Section 110-73(a)(1) to a Major Conditional Use Permit, originally approved by Planning Commission Resolution No. P03-11, to redevelop the existing gas station and convenience store by demolishing all existing buildings, constructing a new convenience store / commercial retail building, relocating the two (2) existing fuel pumps and constructing five (5) new fuel pumps, thus establishing a total of seven (7) fuel pumps with 14 fueling stations; demolishing the existing fuel pump canopy; constructing a new fuel pump canopy; constructing a car wash; and carrying out associated improvements, on property legally described as Lots 1, 2, 3, 4, 5, 6 and 7, Rogers Subdivision, on Big Pine Key, according to the plat thereof, as recorded in Plat Book 3 at Page 79, of the Public Records of Monroe County, Florida, and having Real Estate # 00275410-000000, 00275430-000000 and 00275450-000000.

(File 2016-048)

[2016-048 SR PC 05.25.16.PDF](#)

[2016-048 FILE.PDF](#)

4. Keys' Meads / Cedar Towers, 99353 Overseas Hwy, Suite 12, Key Largo, Mile Marker 99.3: A public hearing concerning a request for a 2APS Alcoholic Beverage Use Permit, which would allow beer and wine for sale in sealed containers and for consumption off-premises only. The subject parcel is legally described as Lots 31, 32, 33, 34, 35, 36, 37 and 38, in Square/Block 11, Sunset Cove, according to the Plat thereof, as recorded in Plat Book 1, at Page 165, as amended in plat of Sunset Cove Amended, recorded in Plat Book 2, at Page 11 of the Public Records of Monroe County, Florida, having Real Estate # 00505130-000000.

(File 2016-050)

[2016-050 SR PC 05.25.16.PDF](#)

[2016-050 FILE.PDF](#)

[2016-050 Recvd 04.06.16 C-1 Site Plan.PDF](#)

5. Winn-Dixie Liquor #0398 / Big Pine Shopping Center, 251 Key Deer Boulevard, Big Pine Key, Mile Marker 30.5: A public hearing concerning a request for a 3BPS Alcoholic Beverage Use Permit, which would allow beer, wine, and liquor; package sales only in sealed containers; no sales by the drink or consumption on premises. The subject parcel is legally described as Tract EB, CU, EE, EC, ED, CS, CT of Pine Key Acres, Section One, Big Pine Key, as recorded in Official Records Book 509, Page 1047 of the Public Records of Monroe County, Florida; said tracts being in the Northwest ¼ of Section 26, Township 66 South, Range 29 East, on Big Pine Key in Monroe County, Florida; with Real Estate Number 00111071-034000.

(File 2016-051)

[2016-051 SR PC 05.25.16.PDF](#)

[2016-051 FILE.PDF](#)

[2016-051 COMBINED Survey.PDF](#)

[2016-051 Addtl Info Recvd 05.23.16.PDF](#)

Pursuant to Section 286.0105 Florida Statutes and Monroe County Resolution 131-1992, if a person decides to appeal any decision of the Planning Commission, he or she shall provide a transcript of the hearing before the Planning Commission, prepared by a certified

court reporter at the appellant's expense. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

-
BOARD DISCUSSION

-
GROWTH MANAGEMENT COMMENTS

-
RESOLUTIONS FOR SIGNATURE

ADJOURNMENT



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Planning Commission
From: Gail Creech, Sr. Planning Commission Coordinator
Date: May 16, 2016
Subject: Item #1 Slattery Appeal to Planning Commission File 2015-234

Due to failure of posting by applicant, this item cannot be heard at this time and will be rescheduled at a later date.



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Planning Commission

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

From: Tiffany Stankiewicz, Development Administrator *TS*

Date: May 10, 2016

Subject: Residential Dwelling Unit Evaluation Report for Quarter 3, Year 24

Meeting Date: May 25, 2016

1 This report has been prepared pursuant to Section 138-26 of the Land Development Regulations
2 (LDRs). The proposed residential dwelling unit rankings attached to this report are for the third
3 quarter of year twenty-four which covers the period January 13, 2016 through April 12, 2016.
4

5 1) BACKGROUND INFORMATION:

6
7 On June 23, 1992, the Monroe County Board of County Commissioners (BOCC) adopted
8 Ordinance #016-92, implementing the Residential Dwelling Unit Allocation System. The
9 Ordinance became effective on July 13, 1992, and has been amended periodically.

10
11 On March 15, 2006, the BOCC adopted Ordinance 009-2006 to implement the Tier System, and
12 subsequently, it was challenged by Florida Keys Citizens Coalition, Inc. and Protect Key West
13 and the Florida Keys, Inc., d/b/a Last Stand. Thomas G. Pelham, Secretary, Department of
14 Community Affairs signed the final order deciding the challenge on September 26, 2007
15 (amended Final Order issued January 2, 2008). The Rate of Growth Ordinance (ROGO) utilizing
16 the Tier System and overlays, made changes such as subarea boundary districts for allocation
17 distribution, basis of scoring applications, and administrative relief.

18
19 On September 21, 2012, the BOCC adopted Ordinance #021-2012, revising the ROGO
20 allocation scoring system regarding land dedications and Tier III properties containing wetlands
21 adjacent to Tier I properties. The ordinance became effective on December 31, 2012.
22
23

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

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

	Market Rate	Affordable Housing
*Lower Keys	16	0
** Lower Keys (Adm. Relief)	0	0
***Upper Keys	16	0
****Upper Keys (Adm. Relief)	0	0
TOTAL	32	0

- * 3 application rollovers or reapplications from previous quarters.
- ** 0 applications are rollovers or reapplications from previous quarters.
- *** 1 application rollovers or reapplications from previous quarters.
- **** 0 applications are rollovers or reapplications from previous quarters.

B. Big Pine Key and No Name Key Subarea:

- 1) On June 23, 1992, the Monroe County Board of County Commissioners adopted Ordinance 016-1992, implementing the Residential Dwelling Unit Allocation System. The ordinance became effective on July 13, 1992 and has been amended from time to time.
- 2) In 1998, the Florida Department of Transportation, Monroe County, the Florida Department of Community Affairs, the U.S. Fish and Wildlife Service, and the Florida Fish and Wildlife Conservation Commission signed a Memorandum of Agreement to develop a Habitat Conservation Plan (HCP) for the Key Deer and other protected species in the project area.
- 3) The Livable Communikeys Program (LCP), Master Plan for Future Development of Big Pine Key and No Name Key was adopted on August 18, 2004 under Ordinance 029-2004. The LCP envisioned the issuance of 200 residential dwelling units over a 20-year period at a rate of approximately 10 units per year. A minimum of twenty percent of the 10 units per year are to be set aside for affordable housing development. Below is a table tracking LCP allocations remaining at the conclusion of Quarter 2 Year 24.

Livable Communikeys Master Plan (LCP) 2003-2023					
	Beginning Balance	Allocated through Quarter 2 Year 24	Balance of LCP Allocations *	Deferred Allocations	Balance including Deferred Allocations
Market Rate Allocations	160	113	49	0	49
Affordable Housing Allocations	40	10	18	0	18
Totals	200	123	67	0	67

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

- 1 4) The LCP Master Plan Action Item 3.2.6 limits allocation awards in Tier 1 to no
2 more than five percent of all residential units permitted over the 20-year planning
3 period (*i.e.*, a maximum of 10 units) or a total of $H = 0.022$ (two percent of the
4 total H), whichever results in the lower H. Development in Tier 1 is tracked from
5 December 27, 2004, the effective date of the Livable CommuniKeys Plan that
6 established the Tier System for Big Pine Key and No Name Key. (Ordinance 020-
7 2009).
- 8
- 9 5) On September 22, 2005, the Monroe County Board of Commissioners adopted
10 Ordinance 025-2005 which revised the ROGO to utilize the Tier overlay as the
11 basis for the competitive point system. The ordinance became effective on
12 February 5, 2006.
- 13
- 14 6) On June 9, 2006, the U.S. Fish and Wildlife Service issued a Threatened and
15 Endangered Species Incidental Take Permit (ITP) to Monroe County (Growth
16 Management Division), The Florida Department of Transportation, and The
17 Florida Department of Community Affairs. The ITP allows the issuance of 200
18 new residential units through the year 2023.
- 19
- 20 7) The ITP (Federal ITP #TE083411-0) requires the Permittees (Monroe County,
21 Growth Management Division, the Florida Department of Transportation, and the
22 Florida Department of Community Affairs to ensure that the take of the covered
23 species is minimized and mitigated. The permittees are responsible for meeting
24 the terms and conditions of the ITP and implementing the HCP.
- 25
- 26 8) The ITP specifies in item G5 that “New residential development in Tier 1 (Tiers
27 defined in HCP, Table 2.7) areas will be limited to no more than five percent of
28 all residential units permitted over the 20-year life of the HCP (*i.e.*, a maximum of
29 10 units) or a total H of 0.022), whichever results in a lower H.”
- 30
- 31 9) The ITP provides specific development limitations on Big Pine Key and No Name
32 Key, including, but not limited to:
- 33 • The total impact of commercial, institutional (including public projects
34 such as wastewater and roads), and residential development over the 20-
35 year life of the HCP shall not exceed $H=1.1$.
 - 36 • For each H value unit of development, 3 H units of conservation lands
37 shall be acquired, restored, and protected in perpetuity. Over the term of
38 this permit, lands with a cumulative H value of 3.3 shall be acquired.
 - 39 • New residential development will be limited to a maximum of 200
40 dwelling units over the 20 year life of the HCP.
 - 41 • New residential development in Tier 1 areas will be limited to no more
42 than 5% of all residential units permitted over the 20 year life of the HCP
43 (no more than 10 units) or $H=0.022$ whichever results in a lower H.
 - 44 • No new development other than single-family residential and accessory
45 uses will be permitted in Tier I areas.
- 46

As of December 31, 2015 (12 years into the 20-year permit), the County has issued 103 allocations of the 200 building permits allowed to be issued. The properties comprise 38.3% (0.4208 H) of the total 1.1 'H' allowed, while 89.3% (2.9462 'H') of the total 3.3 'H' mitigation required by the HCP and ITP has been acquired.

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

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

	Market Rate	Affordable Housing
*Big Pine Key and No Name Key	21	0

* 20 applications are rollovers or reapplications from previous quarters.

II) ALLOCATION FACTORS:

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

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

Tier 1 Award limits	Key (Island)	Permit Number	Name	Allocation type	Quarter, Year	Real Estate Number	H-value	Permit Issue Date	Certificate of Occupancy (C/O) Date	Current Status	Tier 1 Allocations Update	
Limited to a maximum 10 or H=.022 whichever is lower over the life of the ITP.	Big Pine	95101813		Market Rate	Q3Y4 (1996)	00285550.000000	0.0028	6/1/2005	9/4/2012	C/O	Big Pine/No Name Keys Subarea: Used 7 not including expires (since 1996) out of a maximum potential of 10 or less depending on H allowance whichever comes first. Based on permits issued to properties in Tier 1 and pending permits with allocation awards the H total is .0160 (since Dec. 27, 2004).	
	Big Pine	96101622		Market Rate	Q2Y6 (1998)	00289510.000000	0.0022	5/1/2006	3/6/2008	C/O		
	Big Pine	03102303		Adm. Relief	Q2Y16 (2008)	00289710.000000	0.0013	4/29/2008	8/4/2010	C/O		
	Big Pine	97101361		Market Rate	Q1Y17 (2008)	00296820.000000	0.0011	12/16/2009	3/29/2012	C/O		
	No Name	96101472 (Not used)	Schleu, Vivienne	Market Rate	Q2Y19 (2011)	00319494.001300		Not Issued		Expired		
	No Name	96101470	Schleu, Vivienne	Market Rate	Q2Y20 (2012)	00319494.001000		Not Issued		Expired (7/22/2015)		
	No Name	96101469	Schleu, Vivienne	Market Rate	Q2Y20 (2012)	00319494.000900		Not Issued		Expired (7/22/2015)		
	No Name	96101464	Schleu, Vivienne	Market Rate	Q3Y20 (2012)	00319494.000500		Not Issued		Expired (7/22/2015)		
	No Name	96101463	Schleu, Vivienne	Market Rate	Q4Y20 (2012)	00319494.000400		Not Issued		Expired (7/22/2015)		
	No Name	96101473	Schleu, Vivienne	Market Rate	Q4Y20 (2012)	00319494.001400		Not Issued		Expired (7/22/2015)		
	No Name	96101462	Schleu, Vivienne	Market Rate	Q4Y21 (2013)	00319494.000300		Not Issued		Expired (1/30/2016)		
	No Name	96101461	Schleu, Vivienne	Market Rate	Q2Y22 (2014)	00319494.000200		Not Issued		Expired (1/30/2016)		
	No Name	96101460	Schleu, Vivienne	Market Rate	Q2Y22 (2014)	00319494.000100		Not Issued		Expired (1/30/2016)		
	No Name	96101465	Schleu, Vivienne	Market Rate	Q3Y22 (2014)	00319494.000600		Not Issued		Expired (1/30/2016)		
	No Name	96101467	Schleu, Vivienne	Market Rate	Q2Y24 (2016)	00319494.000700	0.0034	Not Issued		Expire (9/5/2016)		
	No Name	96101468	Schleu, Vivienne	Market Rate	Q2Y24 (2016)	00319494.000800	0.0025	Not Issued		Expire (9/5/2016)		
No Name	96101471	Schleu, Vivienne	Market Rate	Q2Y24 (2016)	00319494.001100	0.0027	Not Issued		Expire (9/5/2016)			
							0.0160					
Subarea Lower: Begin July 14, 2015-July 12, 2016 (Year 24)												
Lower Keys maximum annual allocations in Tier 1 is limited to 3.											Lower Keys: Used 0 out of the 3 allowed in Year 24.	
Subarea Upper: Begin July 14, 2015-July 12, 2016 (Year 24)												
Upper Keys maximum annual allocations in Tier 1 is limited to 3.	Largo	10303865	Dietrich, Susanne	Market Rate	Q2Y24 (2016)	00569041.010000						Upper Keys: Used 1 out of the 3 allowed in Year 24.

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

- 1) Within the Big Pine Key and No Name Key Subarea, new residential development in Tier 1 is limited to no more than five percent of all residential units permitted over the twenty year planning period (i.e., a maximum of 10 units) or H=0.0220, whichever results in a lower H over the life of the ITP (2003-2023). A review of the H-impacts used to date (0.0160), shows 0.0006 H remains available for Tier 1 (H limit of 0.0220 - 0.0160 H used = 0.0006).
- 2) Lower Keys Subarea has three Tier 1 allocations available in Year 24; and
- 3) Upper Keys Subarea has three Tier 1 allocations available in Year 24.

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

G. LCP, Action Item 3.2.6: Limits allocation awards in Tier I to no more than five percent of all residential units permitted over the twenty year planning period (i.e., a maximum of 10 units) or a total H-0.0220 (two percent of the total H), whichever results in a lower H.

H. Monroe County Code Section 138-24(a)(5) Big Pine Key and No Name Key states:

All allocation awards on Big Pine Key and No Name Key are subject to the provisions of the Incidental Take Permit and the Habitat Conservation Plan for the Florida Key Deer and other covered species, which may affect ROGO allocations under this article.

- I. Monroe County Code Section 138-25(f) Expiration of allocation award: Except as provided for in this division, an allocation award shall expire when its corresponding building permit is not picked up after sixty (60) days of notification by certified mail of the award or, after issuance of the building permit, upon expiration of the permit or after failure of the applicant to submit required plan revisions by the required date set for in subsection (j).
- J. Monroe County Section 138-24 allows a total of 197 allocations per year (126 Market Rate and 71 Affordable Housing).

Year 24 Allocation Allotment Breakdown by Quarter (July 14, 2015 –July 12, 2016)

Market Rate:	MCC allotment by subarea	Qtr 1	Qtr 2	Qtr 3	Qtr 4
Lower Keys	57	14	14	14	15
Big Pine Key and No Name Key	8	2	2	2	2
Upper Keys	61	15	15	15	16
Total:	126	31	31	31	33
Affordable Housing:					
Big Pine/No Name Keys	6*				
Lower/Upper Keys	220**				

Beginning balances for table on previous page:

*Big Pine Key and No Name Key Subarea affordable housing allocation breakdown into the two income categories are as follows: 1) very low, low, & median income (8 allocations rollover from Year 23 + 1 new allocation for Year 24 = 9 allocations) and 2) moderate income (8 allocations rollover from Year 23+ 4 Expired allocations + 1 new allocation for Year 24 = 13 allocations). On September 16, 2015, the Board of County Commissioners approved Resolution 249-2015 reserving 16 allocation awards (8 moderate income and 8 median income) for Dick Beal aka Caya Placa for property with real estate number 001110780.000000. Therefore, after the reservation the affordable housing allocation breakdown is 1) very low, low, & median income (5 allocations) and 2) moderate income (1 allocation); and

**unincorporated Monroe County excluding the Big Pine and No Name Key Subarea affordable housing allocation breakdown into the two income categories are as follows: 1) very low income, low income and median income (122 allocations rollover from Year 23 + 34.5 new allocation for Year 24 = 156.5) allocations and 2) moderate (111 allocations rollover from Year 23 + 34.5 new allocation for Year 24 = 145.5) allocations. On September 16, 2015, the Board of County Commissioners approved two Inter-local Agreements with the City of Marathon for the following: 1) Vaca Bay Senior Apartments 46 from the very low/low income categories and 2) Anchorage Homes 36 from the very low/low income categories. Therefore, after the transfer of allocations agreed to in the Interlocal Agreements the affordable housing allocation breakdown is 1) very low, low, & median income (74.5 allocations) and 2) moderate income (145.5 allocations);

- K. Monroe County Code Section 138-26 allows the adjustment of residential ROGO allocations at the end of each quarterly allocation period of additions or subtractions to

the basic allocation available by subarea such as the number of dwelling unit allocation awards that expired prior to the issuance of a corresponding building permit.

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

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

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

III) EVALUATION AND RANKING:

The evaluation of the allocation applications was performed by the Planning & Environmental Resources Department pursuant to Monroe County Code and Comprehensive Plan. Positive and negative points were granted in compliance with the evaluation criteria contained in Comprehensive Plan Policy 101.5.4 and Section 138-28 of the LDRs for the Lower, Upper Keys, and Big Pine Key and No Name Key Subarea. An evaluation report has been provided in accordance with Monroe County Code Section 138-26.

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

IV) RECOMMENDATIONS:

A. Market Rate Allocations Quarter 3 Year 24:

The number of applications in the Lower Keys, Big Pine Key and No Name Keys, and Upper Keys Subareas was greater than the quarterly allocation awards available. Per Section 138-26(b)(7) of the code, the rankings indicate which applications are within the quarterly allocation, and those applications whose rankings puts them outside the quarterly

1 allocation. An additional page is attached which identifies the location of each proposed
2 allocation by island and subdivision.

3
4 **The Market Rate applications recommended for Quarter 3 Year 24 approval that**
5 **are within the quarterly allocations are as follows:**

6
7 Lower Keys: Applicants ranked 1 through 14.

8
9 Lower Keys Administrative Relief: No Applicants.

10
11 Big Pine Key/No Name Key: Applicant ranked 1 through 2 is recommended for
12 allocation award subject to mitigation availability at the time of permitting.

13
14 Upper Keys: Applicants ranked 1 through 14.

15
16 Upper Keys Administrative Relief: No Applicants.

17
18 **B. Affordable Housing Allocations for the Lower & Upper Keys Quarter 3 Year 24:**

19
20 There are two affordable housing allocation categories: 1) very low, low, & median
21 income and 2) moderate income. A total of 220 affordable housing allocations are
22 available in the two categories 1) very low income, low income and median income (74.5
23 allocations) and 2) moderate income (145.5 allocations). The Planning Commission may
24 amend the ratio proportions for affordable housing during any ROGO quarter pursuant to
25 MCC §138-24(a)(4).

26
27 There were zero (0) affordable housing applications submitted this quarter in the
28 moderate income category and there were zero (0) affordable housing applications
29 submitted this quarter in the very low, low & median income category.

30
31 **C. Affordable Housing Allocations for the Big Pine Key and No Name Key Quarter 3**
32 **Year 24:**

33
34 There are two affordable housing allocation categories: 1) very low, low, & median
35 income and 2) moderate income. A total of 6 affordable housing allocations are available
36 in the two categories 1) very low income, low income and median income (5 allocations)
37 and 2) moderate income (1 allocation). The Planning Commission may amend the ratio
38 proportions for affordable housing during any ROGO quarter pursuant to MCC §138-
39 24(a)(4).

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

**MARKET RATE
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
LOWER KEYS -YEAR 24, QUARTER 3 (JANUARY 13, 2016 TO APRIL 12, 2016)**

Tier Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Mkt in Emp./AFH project Sec. 138-23(6)	Flood Zone 'v'	BAT/AWT	First Four Years	Each Add. Years Sec. 138-23(12)	Payment to Acq. Fund	Total
MARKET RATE DWELLING UNITS																						
1	*	15105506 Harris, Daniel	28-Jan-16	12:00 PM	Shark	Shark Key Amd. & Rev.	5	1	00159252.000500	3	30	0	0	0	0	0	0	4	0	N/A	0	34
2	*	15106591 Melnik, James	11-Feb-16	11:36 AM	Ramrod	Breezswept Beach Estates	19	16	00205490.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
3	*	16200131 Milke, Yuriy	23-Feb-16	12:42 PM	Duck	Plantation Island Sec 3 Pt 1 Toms Harbor	4	7	00383930.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
4	*	16100695 Ferrara, Robert	1-Mar-16	1:00 PM	Little Torch	Mates Beach Plat #6	6	3	00220600.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
5	*	15103297 Newman, Thomas	7-Mar-16	1:20 PM	Ramrod	Breezswept Beach Estates	17	3	00201940.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
6	*	16100694 Townsend, Roger	15-Mar-16	11:05 AM	Sugarloaf	Sugarloaf Shores Sec D	112		00165050.000200	3	30	0	0	0	0	0	0	4	0	N/A	0	34
7	*	14105044 Campillo, Rebecca	16-Mar-16	9:00 AM	Little Torch	Windward Beach Estates	22	5	00222370.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
8	*	16100103 Bell (Trustee)	23-Mar-16	8:30 AM	Ramrod	Ramrod Shores 3rd Add.	17		00209971.001700	3	30	0	0	0	0	0	0	4	0	N/A	0	34
9	*	16200230 Confidential Data	31-Mar-16	11:00 AM	Duck	Center Island Sec 2 Pt 1 Toms Harbor	20	4	00380020.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
10	*	14100106 Oropeza, Steven	6-Apr-16	1:10 PM	Cudjoe	Cutthroat Harbor Estates	11	21	00181000.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
11	*	15106449 PP Keys August 15 LLC	8-Jan-16	8:45 AM	Cudjoe	Cutthroat Harbor Est. 1st Add.	3	3	00184100.000000	3	30	0	0	0	0	0	-4	4	0	N/A	0	30
12	*	14104429 Gunter, Ricky	23-Mar-16	9:45 AM	Cudjoe	Cutthroat Harbor Estates 1st Add.	15	18	00186760.000000	3	30	0	0	0	0	0	-4	4	0	N/A	0	30
13	*	15104659 Island Home Builders Inc	6-Apr-16	1:15 PM	Sugarloaf	Indian Mound Estates	5		00168870.000101	3	30	0	0	0	0	0	-4	4	0	N/A	0	30
14	*	16100674 Olynger, Henry	8-Apr-16	11:00 AM	Summerland	Summerland Cove Isles	5	1	00198931.000401	3	30	0	0	0	0	0	-4	4	0	N/A	0	30
15		13103520 Sampson, Nathanel	24-Feb-14	11:30 AM	Sugarloaf	N Sugarloaf Acres Sec 2	27	13	00117510.005601	1	10	0	0	0	0	0	0	4	2	N/A	0	16
16	@	15201297 Merrill Property Division Tru:	13-Oct-15	2:10 PM	Tom's Harbour		Govt 1,2,3,4		00098970.000000	1	10	0	0	0	8	0	-4	0	0	N/A	2	16

* Indicates a ranking sufficient to receive an allocation award.

@ Indicates a ranking subject to additional reviews and approvals.

Point evaluation criteria pursuant to Monroe County Code Section 138.28.

Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007.

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

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

**MARKET RATE
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
UPPER KEYS - YEAR 24, QUARTER 3 (JANUARY 13, 2016 TO APRIL 12, 2016)**

Tier Rank	Permit #	Name	Date and Time of Application			Key	Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Mkt in Emp./AFH project Sec. 138-23(6)	Flood Zone 'V'	BAT/ AWT	First Four Years	Each Add. Years Sec. 138-23(12)	Payment to Acq. Fund	Total
			Date	Time	Key																		
1	*	15305499	TD Group Holdings LLC	28-Jan-16	11:21 AM	Largo	Pirates Cove	12	7	00493810.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
2	*	15305501	TD Group Holdings LLC	28-Jan-16	11:22 AM	Largo	Pirates Cove	13	7	00493820.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
3	*	15305330	Marlin Investments LLC	29-Jan-16	9:00 AM	Largo	Twin Lakes	3	16	00550200.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
4	*	15306204	Pozo, Roberto	8-Feb-16	3:00 PM	Largo	Riveria Village Amd & Rev.	47	3	00510990.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
5	*	15306289	Lorenzo, Rita	10-Feb-16	2:20 PM	Largo	Key Largo Beach	18	4	00502230.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
6	*	15305285	Correa, Beatriz	19-Feb-16	1:00 PM	Largo	Largo Gardens	2	12	00457660.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
7	*	15302161	Haagenson, Bryan	21-Mar-16	10:20 AM	Largo	South Creek Village	15	8	00467860.000100	3	30	0	0	0	0	0	0	4	0	N/A	0	34
8	*	16301118	Hixon, Charles	12-Apr-16	9:20 AM	Largo	South Creek Village	15	1	00466540.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
9	*	15305764	Fuster, Carlos	12-Apr-16	5:00 PM	Largo	South Creek Village	7	3	00466830.000000	3	30	0	0	0	0	0	0	4	0	N/A	0	34
10	*	15305259	Mata, Hector	16-Mar-16	9:36 AM	Largo	Baywood	7		00439650.000000	3-A	20	0	0	0	0	0	0	4	0	N/A	0	24
11	*	16300082	Andrushko, Andrew	1-Apr-16	10:30 AM	Largo	Riviera Village Amd & Rev.	9 & 10	3	00510630.000000	3-A	20	0	0	0	0	0	0	4	0	N/A	0	24
12	*	15306259	Correa, Adriana	4-Apr-16	10:30 AM	Largo	Paradise Point	9	2	00513430.000000	3-A	20	0	0	0	0	0	0	4	0	N/A	0	24
13	*	15303881	TD Group Holdings LLC	8-Oct-15	09:40 AM	Largo	Harris Ocean Park Estates	32	4	00448380.000000	1	10	0	0	0	0	0	0	4	0	N/A	0	14
14	*	16300046	Guerrero, Jose	1-Feb-16	9:00 AM	Largo	Harbor Shores	2	6	00522250.000000	1	10	0	0	0	0	0	0	4	0	N/A	0	14
15		15305904	Gotta Luv It Inv. LLC	8-Apr-16	10:45 AM	Largo	Harris Ocean Park Estates	7	4	00448140.000000	1	10	0	0	0	0	0	0	4	0	N/A	0	14
16		15305905	Gotta Luv It Inv. LLC	8-Apr-16	10:46 AM	Largo	Harris Ocean Park Estates	8	4	00448150.000000	1	10	0	0	0	0	0	0	4	0	N/A	0	14

* Indicates a ranking sufficient to receive an allocation award.

@ Indicates a ranking subject to additional reviews and approvals.

Point evaluation criteria pursuant to Monroe County Code Section 138.28.

Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007.

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

M Indicates additional issues to be monitored and addressed prior to permit issuance.

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

**ADMINISTRATIVE RELIEF
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
UPPER KEYS - YEAR 24, QUARTER 3 (JANUARY 13, 2016 TO APRIL 12, 2016)**

Tier Rank	Permit #	BOCC Resolution	Name	Date and Time of Application				Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts 138-28(1)	Sec. III adj to Tier I with > 50%	Tier III adj to Tier I with < 50%	Lot Agg Pts. 138-23(4)	Sec. Land Ded Sec. 138-23(5)	Mkt in project 138-23(6)	Emp./AFH	Flood Zone V	BAT/A WT	First Four Years	Each Add. Years Sec. 138-23(12)	Payment to Acq. Fund	Total										
MARKET RATE DWELLING UNITS (ADMINISTRATIVE RELIEF)																																			
<p>* Indicates a ranking sufficient to receive an allocation award. @ Indicates a ranking subject to additional reviews and approvals. Point evaluation criteria pursuant to Monroe County Code Section 138.28. Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007. Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.</p> <p>The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.</p>																																			

**AFFORDABLE HOUSING RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
UPPER AND LOWER KEYS - YEAR 24, QUARTER 3 (JANUARY 13, 2016 TO APRIL 12, 2016)**

Date and Time of Application											Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Mkt in Emp./AFH project Sec. 138-23(6)	Flood Zone 'V'	BAT/AWT	First Four Years	Each Add. Years Sec. 138-23(12)	Payment to Acq. Fund	Total
Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#														
AFFORDABLE DWELLING UNITS Very Low, Low, Median Income No applicants under Very Low, Low, Median Income AFFORDABLE DWELLING UNITS Moderate Income No applicants under Very Low, Low, Median Income													-3	-5	4		6	-4	4	1	2	up to 2	Total
<p>* Indicates a ranking sufficient to receive an allocation award. @ Indicates a ranking subject to additional reviews and approvals. Point evaluation criteria pursuant to Monroe County Code Section 138.28. Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007. Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.</p> <p>The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.</p>																							

**MARKET RATE
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
BIG PINE KEY and NO NAME KEY - YEAR 24, QUARTER 3 (JANUARY 13, 2016 TO APRIL 12, 2016)**

Rank	Permit #	Name	Date and Time of Application		Key	Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Located on No Name	Marsch Rabbit/ Buffer	Key Deer Corridor	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-	Payment to Acq. Fund	Mkt in Emp./ AFH projec	BAT/ AWT	Flood Zone 'V'	First Four Years	Each Add. Years Sec.	Total
			-3	-5								-10	-10	-10	3	2	up to 2	6	4	-4	1	2			
MARKET RATE DWELLING UNITS																									
1	*C 07102237	Akins, Candace	10-Sep-07	2:45 AM	Big Pine	Eden Pines Colony 3rd Add.	3	23	00271270.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	8	22
2	* 07103911	Shearin, Jerry	24-Oct-07	8:50 AM	Big Pine	Doctors Arm	48	1	00310490.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	8	22
3	14102226	Anchor CNGO Corp.	13-Jun-14	10:47 AM	Big Pine	Hollerich	32		00285380.000000	3	20	0	0	0	0	0	0	0	0	0	0	0	1	N/A	21
4	14103524	Severson, Joshua	29-Aug-14	11:04 AM	Big Pine	Atlantis Estates	26		00285491.002600	3	20	0	0	0	0	0	0	0	0	0	0	0	1	N/A	21
5	06100507	Sampson, James	31-Jul-06	11:15 AM	Big Pine	Doctors Arm 3rd Add.	4		00312571.000500	2	10	N/A	N/A	0	0	0	0	0	0	0	0	-4	4	10	20
6	15101689	Wheeler, Charles	7-May-15	10:00 AM	Big Pine	Pine Channel Est. Sec. 2	15	4	00248540.000000	3	20	0	0	0	0	0	0	0	0	0	0	0	0	N/A	20
7	15103163	Miller, Rochele	10-Jul-15	9:09 AM	Big Pine	Cahill Pines & Palms	14	6	00244810.000000	3	20	0	0	0	0	0	0	0	0	0	0	0	0	N/A	20
8	16101245	Hansen, Keith	11-Mar-16	10:15 AM	Big Pine	Cahill Pines & Palms	21	7	00245260.000000	3	20	0	0	0	0	0	0	0	0	0	0	0	0	N/A	20
9	14101545	Wise, Alan	14-Jul-14	1:45 PM	Big Pine	Pine Channel Estates Sec. 2	27	6	00249560.000000	3	20	0	0	0	0	0	0	0	0	0	0	0	1	N/A	17
10	05105438	Derovanessian, Jack	13-Jan-06	10:14 AM	Big Pine	Whispering Pines	15	N/A	00285660.000000	1	0	N/A	N/A	0	0	0	0	0	0	0	0	0	4	12	16
11	05104831	Menge, Robert	20-Jan-06	11:00 AM	Big Pine	Port Pine Heights 2nd Add.	7	59	00295360.000000	1	0	N/A	N/A	0	0	0	0	0	0	0	0	0	4	12	16
12	08101995	Perez, Orlando	24-Jul-08	9:47 AM	Big Pine	Tropical Bay	31		00312890.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	N/A	14
13	08102801	Bahn (Rev. Trust)	14-Oct-08	2:27 PM	Big Pine	Doctors Arm 1st Add.	3	5	00311610.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	N/A	14
14	05100259	Vasquez, Jovan	10-Aug-09	8:55 AM	Big Pine	Doctors Arm 3rd Add. Sec. B	5		00312572.000600	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	N/A	14
15	09102047	Eline, William	9-Nov-09	1:34 PM	Big Pine	Eden Pines Colony 3rd Add.	2	23	00271260.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	N/A	14
16	10103101	Mackenzie, William	17-Sep-10	10:40 AM	Big Pine	metes and bounds			00111880.000205	3	20	N/A	N/A	0	-10	0	0	0	0	0	0	0	4	N/A	14
17	12100011	Peterson, Mark	9-Apr-12	12:37 PM	Big Pine	Doctors Arm Subd 3rd Add. Sec A	14		00312571.001500	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	N/A	14
18	@ 14102030	Strickland, Stephen	21-Sep-15	10:10 AM	Big Pine	Doctors Arm 1st Add	1 & 2	7	00312020.000000	2	10	0	0	0	0	0	3	0	0	0	0	0	0	N/A	13
19	15103055	Booher, David	12-Aug-15	2:20 PM	Big Pine	Doctors Arm 3rd Add. Sec. A	13		00312571.001400	2	10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	10
20	09102784	Pereira, Carlos	22-Oct-09	10:44 AM	Big Pine	Port Pine Heights	9	8	00290190.000000	1	0	N/A	N/A	0	0	0	0	0	0	0	0	0	4	N/A	4
21	15104795	Radenhausen, Keith	9-Oct-15	11:00 AM	Big Pine	Port Pine Heights 2nd Add.	6	37	00293150.000000	1	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	0

* Indicates a ranking sufficient to receive an allocation award which is subject to mitigation availability at the time of permitting.
 *D Indicates a ranking deferred due to pending ongoing litigation with the County (see Galleon Bay v. Monroe County and State of Florida, Circuit Court Case NO. CA-K-02-595) and until ownership issues are resolved.
 *C Indicates a correction made to the Building Permit number from 07102238 to 07102237 to correspond to legal description on both Building and Planning Applications.
 @ Indicates a ranking subject to additional reviews and approvals.
 Point evaluation criteria pursuant to Monroe County Code Section 138.28.
 Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007.
 Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.

New development is subject to the Habitat Conservation Plan and Incidental Take Permit (ITP) TE083411-0.
 The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.

**AFFORDABLE HOUSING RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
BIG PINE KEY AND NO NAME KEY
YEAR 24, QUARTER 3 (JANUARY 13, 2016 TO APRIL 12, 2016)**

Rank	Permit #	Name	Date and Time of Application		Key	Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Located on No Name	Marsh Rabbit/ Buffer	Key Deer Corridor	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Payment to Acq. Fund	Mkt in Emp./AFH project Sec. 138-23(6)	BAT/AWT	Flood Zone 'V'	First Four Years	Each Add. Years Sec. 138-23(12)	Total
											-3	-5	-10	-10	-10		3	2	up to 2	6	4	-4	1	2	
<p>AFFORDABLE DWELLING UNITS Very Low, Low, Median Income</p> <p>No applicants under Very Low, Low, Median Income</p>																									
<p>AFFORDABLE DWELLING UNITS Moderate Income</p> <p>No applicants under Very Low, Low, Median Income</p>																									
<p>* Indicates a ranking sufficient to receive an allocation award which is subject to mitigation availability at the time of permitting. @ Indicates a ranking subject to additional reviews and approvals. Point evaluation criteria pursuant to Monroe County Code Section 138.28. Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007. Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.</p>																									
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MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: Monroe County Planning Commission

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

From: Kevin Bond, AICP, Planning and Development Review Manager

Date: May 9, 2016

Subject: *Request for a time extension pursuant to Monroe County Code Section 110-73(a)(1) to a Major Conditional Use Permit, originally approved by Planning Commission Resolution No. P03-11, to redevelop the existing gas station and convenience store by demolishing all existing buildings, constructing a new convenience store / commercial retail building, relocating the two (2) existing fuel pumps and constructing five (5) new fuel pumps, thus establishing a total of seven (7) fuel pumps with 14 fueling stations; demolishing the existing fuel pump canopy; constructing a new fuel pump canopy; constructing a car wash; and carrying out associated improvements, on property legally described as Lots 1, 2, 3, 4, 5, 6 and 7, Rogers Subdivision, on Big Pine Key, according to the plat thereof, as recorded in Plat Book 3 at Page 79, of the Public Records of Monroe County, Florida, and having Real Estate # 00275410-000000, 00275430-000000 and 00275450-000000. (File 2016-048)*

Meeting: May 25, 2016

1 **I. REQUEST:**

2

3 The applicant requests a time extension to a Major Conditional Use Permit, originally

4 approved by Planning Commission Resolution No. P03-11 (Attachment 1).

5

6 **II. BACKGROUND INFORMATION:**

7

8 **Location/Address:** 30662 & 30670 Overseas Highway, Big Pine Key

9 **Legal Description:** Lots 1, 2, 3, 4, 5, 6 and 7, Rogers Subdivision, Plat Book 3, Page 79

10 **Real Estate Numbers:** 00275410-000000, 00275430-000000 and 00275450-000000

11 **Property Owner/Applicant:** Landco LLC

12 **Agent:** Gay Marie Smith

13 **Size of Site:** 72,400 square feet / 1.66 acres (per County GIS)

14 **Land Use District:** Suburban Commercial (SC)

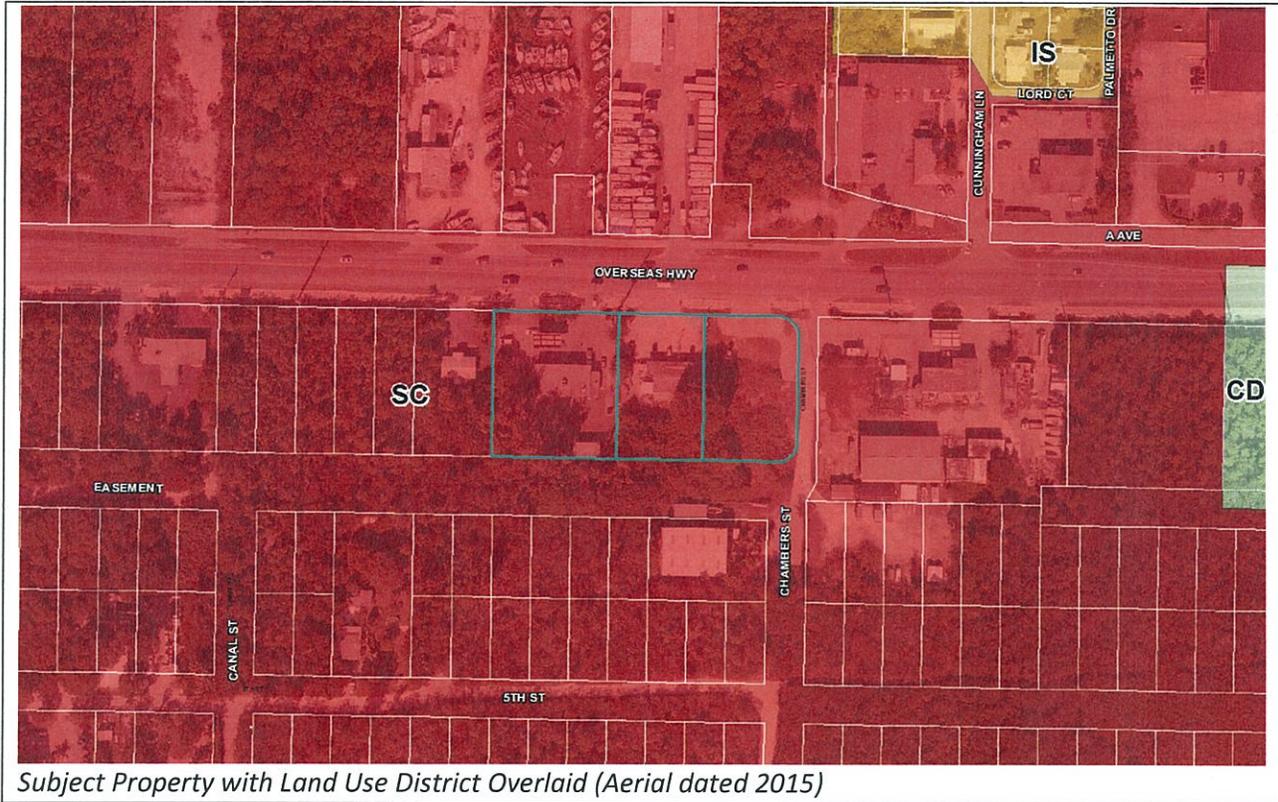
15 **Future Land Use Map (FLUM) Designation:** Mixed Use/Commercial (MC)

16 **Tier Designation:** III (Infill Area)

17 **Existing Uses:** Gas station with convenience store (Lots 5, 6 and 7), dive shop (Lots 3 and 4)

18 and vacant (Lots 1 and 2).

1 **Existing Vegetation/Habitat:** Developed disturbed land with exotics, pineland
2 **Community Character of Immediate Vicinity:** U.S. 1 corridor of Big Pine Key with mix
3 of residential and commercial uses nearby, as well as publicly-owned conservation lands.
4 **Flood Zone:** AE-8
5



9 **III. RELEVANT PRIOR COUNTY ACTIONS:**

10
11 **May 6, 2011** - Planning Commission Resolution No. P03-11 is recorded, which granted a
12 Major Conditional Use Permit to redevelop the existing gas station and convenience store by
13 demolishing all existing buildings, constructing a new convenience store / commercial retail
14 building, relocating the two (2) existing fuel pumps and constructing five (5) new fuel
15 pumps, thus establishing a total of seven (7) fuel pumps with 14 fueling stations; demolishing
16 the existing fuel pump canopy; constructing a new fuel pump canopy; constructing a car
17 wash; and carrying out associated improvements. The resolution was passed and adopted on
18 January 12, 2011, and signed by the Planning Commission chair on February 9, 2011. A
19 related variance was also approved through Planning Commission Resolution No. P02-11.

20
21 **March 5, 2013** – Minor Deviation approved by the Planning Director to allow the
22 redevelopment to occur in two phases. The approval was recorded on June 21, 2013.

23
24 **November 28, 2013** – Planning Commission Resolution No. P31-13 approved a two-year
25 time extension to the Major Conditional Use Permit approved by Planning Commission
26 Resolution No. P03-11. The deadline to complete the project was extended to May 6, 2016.

1 The resolution was passed and adopted on November 28, 2013, signed by the Planning
2 Commission chair on December 18, 2013, and recorded on January 21, 2014.

3
4 **IV. REVIEW OF APPLICATION:**

5
6 Pursuant to Monroe County Land Development Code Section 110-73(a)(1):

7
8 “Unless otherwise specified in a Major Conditional Use approval, all required
9 building permits and Certificates of Occupancy shall be procured within three years
10 of the date on which the Major Conditional Use approval is recorded and filed in the
11 official records of Monroe County, or the Major Conditional Use approval shall
12 become null and void with no further action required by the county. Approval time
13 frames do not change with successive owners. *Extensions of time to a Major*
14 *Conditional Use approval may be granted only by the Planning Commission for*
15 *periods not to exceed two years, unless otherwise specified. Applications for*
16 *extensions shall be made prior to the expiration dates.* Extensions to expired Major
17 Conditional Use approvals shall be accomplished only by re-application for the Major
18 Conditional Uses. When a hearing officer has ordered a conditional use approval
19 initially denied by the Planning Commission, the Planning Commission shall
20 nonetheless have the authority to grant or deny a time extension under this section. If
21 the Planning Commission denies a time extension, the holder of the conditional use
22 may request an appeal of that decision under Code Chapter 102, Article VI by filing
23 the notice required by that article within 30 days of the written denial of the Planning
24 Commission.”

25
26 The expiration date of the original Major Conditional Use Permit approved in 2011 has been
27 extended once, as outlined in the prior County actions above. The current expiration date for
28 the property owner to obtain all Certificates of Occupancy and Certificates of Completion
29 associated with the scope of work of the Major Conditional Use Permit is May 6, 2016. The
30 request for time extension was timely filed on April 1, 2016, prior to the expiration date.
31 County Code Section 110-73(a)(1) allows the Planning Commission to grant time extensions
32 for periods not to exceed two years. If granted, a two-year extension would give the property
33 owner until May 6, 2018 to obtain all Certificates of Occupancy and Certificates of
34 Completion.

35
36 **V. RECOMMENDATION:**

37
38 Staff recommends **APPROVAL** of a time extension not to exceed two years to the Major
39 Conditional Use Permit originally approved by Planning Commission Resolution No. P03-11
40 in accordance with Monroe County Code with the following condition:

- 41
42 A. The deadline to complete the project approved by Planning Commission Resolution No.
43 P03-11 is hereby extended to May 6, 2018. All certificates of occupancy and certificates
44 of completion associated with the scope of work of the major conditional use permit
45 approval shall be acquired by this date unless an additional time extension is granted.

Doc# 1938098 06/21/2013 11:42AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN *

Doc# 1834927 05/06/2011 4:26PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Doc# 1938098
Bk# 2635 Pg# 309 *



Doc# 1834927
Bk# 2516 Pg# 1327

Doc# 1965747 01/21/2014 9:18AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN *
Doc# 1965747
Bk# 2667 Pg# 2028 * *

**MONROE COUNTY, FLORIDA
PLANNING COMMISSION RESOLUTION NO. P03-11**

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION APPROVING THE REQUEST BY LANDCO LLC FOR AN AMENDMENT TO A MAJOR CONDITIONAL USE PERMIT IN ORDER TO REDEVELOP THE EXISTING GAS STATION AND CONVENIENCE STORE BY DEMOLISHING ALL EXISTING BUILDINGS, CONSTRUCTING A NEW CONVENIENCE STORE / COMMERCIAL RETAIL BUILDING, RELOCATING THE TWO (2) EXISTING FUEL PUMPS AND CONSTRUCTING FIVE (5) NEW FUEL PUMPS- THUS ESTABLISHING A TOTAL OF SEVEN (7) FUEL PUMPS WITH FOURTEEN (14) FUELING STATIONS; DEMOLISHING THE EXISTING FUEL PUMP CANOPY; CONSTRUCTING A NEW FUEL PUMP CANOPY; CONSTRUCTING A CAR WASH; AND CARRYING OUT ASSOCIATED IMPROVEMENTS, AT PROPERTY LEGALLY DESCRIBED AS LOTS 1 THROUGH 7, ROGERS SUBDIVISION (PB3-79), BIG PINE KEY, MONROE COUNTY, FLORIDA AND HAVING REAL ESTATE NUMBERS 00275410.000000, 00275430.000000 AND 00275450.000000.

WHEREAS, during a regularly scheduled public meeting held on January 12, 2011, the Monroe County Planning Commission conducted a review and consideration of a request filed by Soleria Design & Consulting Co., on behalf of Landco LLC, for an amendment to a major conditional use permit in accordance with §110-70, §110-74 and §130-93 of the Monroe County Code; and

WHEREAS, the subject property is located at 30662 Overseas Highway (US 1) on Big Pine Key, approximate mile marker 30.6 and is legally described as Lots 1 through 7, Rogers Subdivision (PB3-79), Big Pine Key, Monroe County, Florida, having real estate numbers 00275410.000000, 00275430.000000 and 00275450.000000; and

WHEREAS, the applicant requested approval to amend the site's major conditional use permit in order to redevelop the existing gas station, convenience store and commercial retail store by demolishing all existing buildings, constructing a new convenience store / commercial retail building, relocating the two (2) existing fuel pumps and constructing five (5) new fuel pumps (thus establishing a total of seven (7) fuel pumps with fourteen (14) fueling stations);

X

demolishing the existing fuel pump canopy; constructing a new fuel pump canopy; constructing a car wash; and carrying out associated improvements; and

WHEREAS, following a review of the major conditional use permit application's initial site plan, Planning & Environmental Resources Department staff determined that variances to the required setbacks and access standards would be necessary in order to have the site plan approved; and

WHEREAS, the required variance application was processed concurrently with the major conditional use permit application and was also heard and decided upon by the Planning Commission on January 12, 2011. The Planning Commission approved the variance application, with the approval memorialized as Planning Commission Resolution No. P02-11; and

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

1. Major conditional use permit application (File No. 2010-128), received by the Monroe County Planning & Environmental Resources Department on October 29, 2010; and
2. Preliminary Site Plan (C-1) by Soleria Design and Consulting Co., dated October 21, 2010 (reviewed by the Planning Commission at public meeting); and
3. Preliminary Site Plan (C-1) by Soleria Design and Consulting Co., dated October 21, 2010 and revised February 2, 2011 (submitted after public meeting to address Planning Commission and staff revisions); and
4. Preliminary Landscape Plan (L-1) by Soleria Design and Consulting Co., dated October 21, 2010 (reviewed by the Planning Commission at public meeting); and
5. Preliminary Landscape Plan (L-1) by Soleria Design and Consulting Co., dated October 21, 2010 and revised February 2, 2011 (submitted after public meeting to address Planning Commission and staff revisions); and
6. Preliminary Drainage Plan (C-2) by Soleria Design and Consulting Co., dated October 21, 2010; and
7. Store Layout Plan (convenience store) by Paragon Solutions, dated October 14, 2010; and
8. Exterior Elevations (convenience store) by Paragon Solutions, dated October 21, 2010; and
9. Carwash Floor Plan and Elevations by Paragon Solutions, dated October 21, 2010; and
10. Canopy Exterior Elevation by Paragon Solutions, dated October 21, 2010; and
11. Boundary Survey by Reece & White, dated March 15, 2007 and revised October 18, 2010; and
12. Level III Traffic Study by Keys Traffic Studies, LLC, dated October 2010; and
13. Development Review Committee Resolution No. 14-10; and
14. Staff report prepared by Joseph Haberman, AICP, Planning & Development Review Manager, dated December 30, 2010; and

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Bk# 2667 Pg# 2029
X
X



15. Sworn testimony of Monroe County Planning & Environmental Resources Department staff; and
16. Sworn testimony of the applicant; and
17. Advice and counsel of Susan Grimsley, Assistant County Attorney, and John Wolfe, Planning Commission Counsel; and

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

1. The subject property is located in a Suburban Commercial (SC) district; and
2. The subject property has a Future Land Use Map (FLUM) designation of Mixed Use / Commercial (MC); and
3. The subject property has a tier designation of tier 3; and
4. On August 12, 2008, the Planning & Environmental Resources Department issued a letter of development rights determination for the subject property. Staff determined that 9,446 SF of non-residential floor area and 648 SF of 'canopy' non-residential floor area were lawfully-established on the property and therefore exempt from the Non-Residential Rate of Growth Ordinance (NROGO) permit allocation system; and
5. On December 13, 2010, the application was reviewed by the Development Review Committee. At the meeting, staff requested that applicant revise the site and landscape plans and provide additional supporting information. In addition, staff requested that certain conditions be applied to any approval; and
6. Pursuant to §130-93 of the Monroe County Code, in the Suburban Commercial (SC) district, high-intensity commercial retail uses of greater than 2,500 SF of floor area may be permitted with major conditional use permit approval, provided that there is access to US 1 by way of a) an existing curb cut; b) a signalized intersection; or c) a curb cut that is separated from any other curb cut on the same side of US 1 by at least 400 feet; and
7. §110-67 of the Monroe County Code provides the standards which are applicable to all conditional uses. When considering applications for a conditional use permit, the Planning Commission shall consider the extent to which:
 - (a) The conditional use is consistent with the purposes, goals, objectives and standards of the Monroe County Year 2010 Comprehensive Plan and Monroe County Code; and
 - (b) The conditional use is consistent with the community character of the immediate vicinity of the parcel proposed for development; and
 - (c) The design of the proposed development minimizes adverse effects, including visual impacts, or the proposed use on adjacent properties; and

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Bk# 2667 Pg# 2030





- (d) The proposed use will have an adverse effect on the value of surrounding properties; and
 - (e) The adequacy of public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and Medicare services, disaster preparedness program, drainage systems, refuse disposal, water and sewers, judged according to standards from and specifically modified by the public facilities capital improvements adopted in the annual report required by the Monroe County Code; and
 - (f) The applicant for conditional use approval has the financial and technical capacity to complete the development as proposed and has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development; and
 - (g) The development will adversely affect a known archaeological, historical or cultural resource; and
 - (h) Public access to public beaches and other waterfront areas is preserved as a part of the proposed development; and
 - (i) The proposed use complies with all additional standards imposed on it by the particular provision of this chapter authorizing such use and by all other applicable requirements of the Monroe County Code; and
8. Developments requiring a conditional use permit shall be consistent with the Monroe County Year 2010 Comprehensive Plan; and
9. Developments on Big Pine Key shall be consistent with the Master Plan for Future Development of Big Pine Key and No Name Key; and
10. Developments on Big Pine Key shall have to comply with the regulations of the Habitat Conservation Plan (HCP); and
11. Developments requiring a conditional use permit shall be consistent with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

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

- 1. The major conditional use permit request is consistent with the provisions and intent of the Land Development Code of the Monroe County Code; specifically:
 - a. With execution of attached conditions, the redevelopment is consistent with the purpose of the Suburban Commercial (SC) district , as set forth in §130-43; and
 - b. With execution of attached conditions, the land uses of the redevelopment are permitted uses in the Suburban Commercial (SC) district, as set forth in §130-93; and
 - c. With execution of attached conditions, the redevelopment shall meet all of the standards for a conditional use permit as set forth in §110-67; and



2. The major conditional use permit request is consistent with the provisions and intent of the Monroe County Year 2010 Comprehensive Plan; specifically:
 - a. The redevelopment is consistent with the purpose of the Mixed Use / Commercial (MC) future land use category, as set forth in Policy 101.4.5; and
3. The major conditional use permit request is consistent with the provisions and intent of the Master Plan for Future Development of Big Pine Key and No Name Key, specifically:
 - a. Action Item 4.1.3: Direct non-residential development and redevelopment to infill in existing non-residential areas on Tier II and Tier III lands, mainly in the US 1 Corridor Area. New commercial development will be limited to disturbed or scarified land – no clearing of pinelands and/or hammock will be permitted; and
 - b. Action Item 14.2.3: Only require new design guidelines for new development, the replacement of an existing building or if 2,500 SF is added. Ensure that new commercial design guidelines do not create a burden on existing businesses with potential for redevelopment.; and
4. The redevelopment shall have to comply with the regulations of the Habitat Conservation Plan (HCP). The (H) value on this property (combination of all three parcels) is 0.0124. In order to proceed with development plans, in Big Pine Key, a mitigation fee, at a rate of 3H to 1H, representing three (3) units of (H) for mitigation for every one unit of (H) impacted by development, is required. This ensures that development bears its fair share of the required mitigation under the conditions of the Incidental Take Permit (ITP). Mitigation fees will be assessed on a per permit basis. An exemption is subject to the County having sufficient inventory of qualified government-owned mitigation land. At the time of this resolution, Monroe County continues to provide mitigation for 'H' impacts without charge to the applicant/landowner. However this mitigation is based on availability and is subject to change if the Board of County Commissioners determines that it is in the best interest of the County to charge for the mitigation provided; and
5. The major conditional use permit request is not inconsistent with any of the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

WHEREAS, at the January 12, 2011 public meeting, the Planning Commission considered the recommendations of staff and applied the following conditions to be met prior to the issuance of a resolution for approval by the Planning Commission:

1. Prior to the issuance of a resolution for approval by the Planning Commission, a) the applicant shall receive a variance to the setback and access standard requirements or b) the applicant shall submit a revised site plan and landscape plan showing that all setback and access standard regulations shall be met; and



2. Prior to the issuance of a resolution for approval by the Planning Commission, the applicant shall submit a revised building elevation for the new convenience store that indicates the structure would be in full compliance with the 35' maximum height requirement; and
3. Prior to the issuance of a resolution for approval by the Planning Commission, the applicant shall submit a revised site plan completing the following: a) Revise to have the floor area of structure illustrations match that provided in the tables; b) Revise Planning and Environmental Open Space and Density table by removing references to "Existing Uses"; c) Revise Required Off-Street Parking table to state 38 spaces provided; and d) Remove incorrect reference to "5,593 SQ FT" on illustration of convenience store; and
4. Prior to the issuance of a resolution for approval by the Planning Commission, the applicant shall submit a revised landscape plan completing the following: a) Revise Required Off-Street Parking table to state 38 spaces provided and modify parking lot landscaping totals if necessary; and
5. Prior to the issuance of a resolution for approval by the Planning Commission, a county biologist must visit the site and confirm no native habitat exists. If such an area does exist, all necessary changes must be made to the site plan; and

WHEREAS, concerning the first condition required to be met prior to the issuance of a resolution, this approval is reliant on the additional approval of the concurrently filed and approved variance application, memorialized as Planning Commission Resolution No. P02-11. An appeal of Resolution No. P02-11, as provided in §102-185 of the Monroe County Code and/or Chapter 9J-1, Florida Administrative Code, stays the effectiveness of this instrument until the appeal is resolved by agreement or order. If an appeal of Resolution No. P02-11 results in an overturning of the decision of approval as requested, this instrument shall be null and void and additional consideration of this application shall be required by the Planning Commission; and

WHEREAS, concerning the second condition required to be met prior to the issuance of a resolution, the applicant provided several elevations on the subject property and adjacent road, as shown on a boundary survey by Reece & White dated March 15, 2007 and revised October 18, 2010, which support that the proposed building will be in compliance with the maximum height requirements. Full compliance with the maximum height requirements will be determined upon review of the building permit application for the building; and

WHEREAS, concerning the third condition required to be met prior to the issuance of a resolution, following the January 12, 2011 public meeting, the applicant submitted a revised site plan by Soleria Design and Consulting Co., dated October 21, 2010 and revised February 2, 2011; and

WHEREAS, concerning the fourth condition required to be met prior to the issuance of a resolution, following the January 12, 2011 public meeting, the applicant submitted a revised

[Handwritten mark]

landscape plan by Soleria Design and Consulting Co., dated October 21, 2010 and revised February 2, 2011; and

WHEREAS, concerning the fifth condition required to be met prior to the issuance of a resolution, following the January 12, 2011 public meeting, a Monroe County Biologist conducted a site visit and determined that there was no native pinelands or hammock on the subject property; and

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA, that the preceding Findings of Fact and Conclusions of Law support its decision to **APPROVE** the request by Landco LLC for an amendment to a major conditional use permit, subject to the following conditions:

1. Prior to the issuance of a building permit(s), the proposed development and structures shall be found in compliance by the Monroe County Building Department, Floodplain Administrator, Office of the Fire Marshal and Project Management Department.
2. Prior to the issuance of a building permit(s) for the construction of the buildings and fuel canopy, all necessary allocation(s) for its area shall be acquired through the NROGO permit allocation system.
3. Similar and consistent design, materials and colors shall be utilized for all new structures, including signage, in order to make the development more attractive and cohesive. The architecture of the buildings and fuel canopy shall be compatible with the architectural guidelines set forth within the Big Pine Key / US 1 Corridor Area Enhancement Plan. The applicant may not deviate from the designs depicted on building elevations and site plan without approval from the Director of Planning. Any modifications and/or alterations to the buildings and fuel canopy, as well as accessory structures, must adhere to the standards set forth in the Big Pine Key / US 1 Corridor Area Enhancement Plan, to be determined by the Director of Planning and, if necessary, the Planning Commission.
4. There shall be curbing to delineate between the roadways and their adjacent walkways.
5. There shall be directional signage to direct motorists though the site.

(This area is intentionally left blank)

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PASSED AND ADOPTED BY THE PLANNING COMMISSION of Monroe County, Florida, at a regular meeting held on the 12th of January, 2011.

Chair Wall	<u>YES</u>
Vice Chair Cameron	<u>YES</u>
Commissioner Hale	<u>YES</u>
Commissioner Lustberg	<u>YES</u>
Commissioner Werling	<u>YES</u>



PLANNING COMMISSION OF MONROE COUNTY, FLORIDA

BY *Randolph D. Wall*
Randolph D. Wall, Chair

Signed this 9th day of Feb, 2011.

**MONROE COUNTY ATTORNEY
APPROVED AS TO FORM**

Date: *02/09/11*

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NOTICE

§110-73(a) of the Monroe County Code states that a conditional use permit shall not be transferred to a successive owner without notification to the Planning Director 15 days of the transfer.

Pursuant to §110-73(a) of the Monroe County Code, all required building permits and certificates of occupancy shall be procured within three (3) years of the date on which the conditional use approval is recorded and filed in the official records of Monroe County, or the conditional use approval shall become null and void with no further action required by the county. Approval time frames do not change with successive owners. Extensions of time to a major conditional use approval may be granted only by the Planning Commission for periods not to exceed two (2) years. There may be no more than two (2) extensions. Applications for extensions shall be made prior to the expiration dates. Extensions to expired major conditional use approvals shall be accomplished only by re-application for the major conditional uses. When a hearing officer has ordered a conditional use approval initially denied by the Planning Commission, the Planning Commission shall nonetheless have the authority to grant or deny a time extension under §110-73 of the Monroe County Code. If the Planning Commission denies a time extension, the holder of the conditional use may request an appeal of that decision under Chapter 102, Article VI, Division 2 of the Monroe County Code by filing the notice required by that article within 30 days of the written denial of the Planning Commission.

This instrument shall not take effect for 30 days following the date in which the document is signed by the Planning Commission Chair. During these 30 days, this instrument shall be subject to appeal as provided in Chapter 102, Article VI, Division 2 of the Monroe County Code. Such an appeal stays the effectiveness of this instrument until the appeal is resolved by agreement or order. In addition, please be advised that pursuant to Chapter 9J-1, Florida Administrative Code, this instrument shall not take effect for 45 days following the rendition of the Florida Department of Community Affairs. During these 45 days, the Florida Department of Community Affairs may appeal this instrument to the Florida Land and Water Adjudicatory Commission. Such an appeal stays the effectiveness of this instrument until the appeal is resolved by agreement or order.

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Bk# 2667 Pg# 2036

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County of Monroe Growth Management Division

**Planning & Environmental Resources
Department**

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



Board of County Commissioners

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

March 5, 2013

Doc# 1965747
Bk# 2667 Pg# 2037



Gay Marie Smith
P.O. Box 1638
Tavernier, FL 33070

Subject: Minor Deviation to an Amended Major Conditional Use Permit
Landco LLC (AKA Tom Thumb), 30662 Overseas Highway, Big Pine Key, Real Estate #00275410.000000, #0000275430.000000 and #00275450.000000 (File #2012-149)

Mr. Smith,

The Planning & Environmental Resources Department has approved your request for a minor deviation to the amended major conditional use permit for the above referenced site. The minor deviation was required in order to allow for the redevelopment of the property in two (2) phases consisting of the following:

Phase 1 will involve the demolition of an approximate 30' by 20' one-story building, the demolition of an approximate 60' by 44' one-story building (dive shop), the construction of a new 4,056 SF Tom Thumb convenience store and Subway restaurant, construct 6 new fuel pumps with 12 dispensers, and carry out associated improvements such as new parking areas.

Phase 2 will consist of demolishing the existing Tom Thumb convenience store, existing 2 fuel pumps with 4 dispensers and the existing canopy, and construct a 1,584 SF car wash as shown on a proposed site plan by Robert Barnes & Associates, signed and sealed February 4, 2013. The Department has determined that the application complies with the requirements and standards set forth in the Monroe County Code.

The following conditions apply:

1. All conditions and provisions set forth in Planning Commission Resolution #P03-11 shall be met.
2. Any additional revisions to the site plan or future improvements to the property are subject to further review as a deviation or as an amendment to the major conditional use permit approval provided under Planning Commission Resolution #P03-11.
3. A Monroe County building permit(s) is also required for the scope of work. The Monroe County Office of the Fire Marshal and the Monroe County Building Department have not

reviewed this application. The applicant shall meet any additional requirements required by the Fire Marshal and the Building Department.

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.

Respectfully,



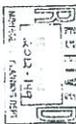
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Townsley Schwab, Senior Director of Planning & Environmental Resources

Doc# 1965747
Bk# 2667 Pg# 2038

★ ★

MINIMUM SETBACK REQUIREMENTS SEC 130-108		REQUIRED OFF STREET PARKING		BUILDING LOT COVERAGE		OPEN SPACE & DENSITY CALCULATIONS		SITE DATA		SITE OPEN SPACE AND DENSITY DATA	
REQUIREMENT	REQUIREMENT	REQUIREMENT	REQUIREMENT	REQUIREMENT	REQUIREMENT	REQUIREMENT	REQUIREMENT	REQUIREMENT	REQUIREMENT	REQUIREMENT	REQUIREMENT
MINIMUM SETBACK	MINIMUM SETBACK	MINIMUM SETBACK	MINIMUM SETBACK	MINIMUM SETBACK	MINIMUM SETBACK	MINIMUM SETBACK	MINIMUM SETBACK	MINIMUM SETBACK	MINIMUM SETBACK	MINIMUM SETBACK	MINIMUM SETBACK
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CODE NOTES

1.0 USE AND OCCUPANCY CLASSIFICATION:
- Per FDC 2010, Chapter 3
- MERCANTILE GROUP "M"
- Includes retail stores, food and beverage stores, and other similar uses.
- Retail or service stores.

2.0 TYPE OF CONSTRUCTION:
- CONSTRUCTION CLASSIFICATION: Type II-B
- Per FDC 2010, Chapter 6

3.0 GENERAL BUILDING HEIGHTS:
- Group "M" Type II-B, Table 503
- Maximum Allowable Height: 4 story height - Actual 4 story high.
- Actual 12,500 S.F. Area - Actual 4,000 S.F. Area
- Per FDC 2010, Chapter 6

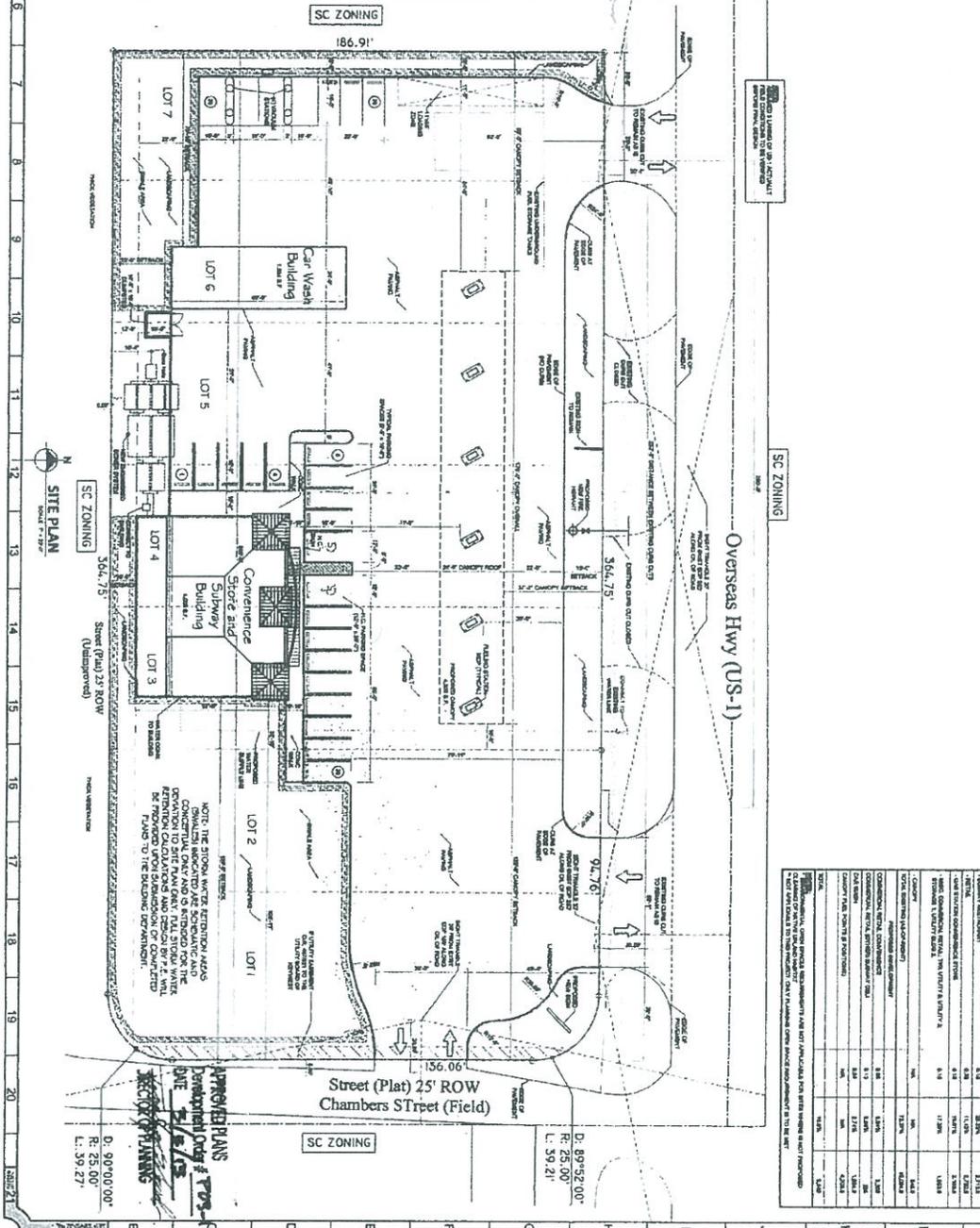
4.0 ATTENTION REQUIREMENTS:
- Per FDC 2010, Chapter 6
- Includes wall thickness per Table 603.5 - Class "C"
- For "Non-Supplemental" Room - Enclosed Staircase
- Ceiling finishes per Table 603.5 - Class "C"
- Class "C" - Finish Sprayed
- 75-200
- Ceiling Development
- 0-000

5.0 MEANS OF EGRESS:
- Per FDC 2010, Chapter 10
- Occupant Load: Per Section 1004, Table 1004.1.1
- Maximum
- = 604,008 S.F. = 68 Occupants

Total Occupant Load = 68 Occupants.
- Egress When Required: 0.2 inches per Occupant
- 68 Occupants = 13.6 inches required
- Provided: 15" x 30" x 7/8" = OK

6.0 PLUMBING REQUIREMENTS:
- Per FDC 2010 Plumbing Code, Chapter 4
- RETAIL SPACE: 4,008 S.F. area
- Occupancy "M" - Mercantile, Table 1004.1.1
- Water Closets: 1 per 100 Required
- Lavatories: 1 per 700 Required
- Drinking Fountains: 1 per 1000 Required
- Occupant Load: 60 gross & 4,008 S.F. = 68 persons
- Provided: (10) Male and (10) Female (WC and (10) WC and (10) Lavatory
- WC and (10) Lavatory

TOTAL FINISH
- SUBTOTAL
- TOTAL
- 4,008 S.F.
- 604,008 S.F.
- 4,008 S.F.



SITE PLAN

NO.	DATE	DESCRIPTION
1	01/15/20	PRELIMINARY
2	02/10/20	REVISED
3	03/05/20	REVISED
4	04/01/20	REVISED
5	05/01/20	REVISED
6	06/01/20	REVISED
7	07/01/20	REVISED
8	08/01/20	REVISED
9	09/01/20	REVISED
10	10/01/20	REVISED
11	11/01/20	REVISED
12	12/01/20	REVISED
13	01/01/21	REVISED
14	02/01/21	REVISED
15	03/01/21	REVISED
16	04/01/21	REVISED
17	05/01/21	REVISED
18	06/01/21	REVISED
19	07/01/21	REVISED
20	08/01/21	REVISED
21	09/01/21	REVISED
22	10/01/21	REVISED
23	11/01/21	REVISED
24	12/01/21	REVISED
25	01/01/22	REVISED
26	02/01/22	REVISED
27	03/01/22	REVISED
28	04/01/22	REVISED
29	05/01/22	REVISED
30	06/01/22	REVISED
31	07/01/22	REVISED
32	08/01/22	REVISED
33	09/01/22	REVISED
34	10/01/22	REVISED
35	11/01/22	REVISED
36	12/01/22	REVISED
37	01/01/23	REVISED
38	02/01/23	REVISED
39	03/01/23	REVISED
40	04/01/23	REVISED
41	05/01/23	REVISED
42	06/01/23	REVISED
43	07/01/23	REVISED
44	08/01/23	REVISED
45	09/01/23	REVISED
46	10/01/23	REVISED
47	11/01/23	REVISED
48	12/01/23	REVISED
49	01/01/24	REVISED
50	02/01/24	REVISED
51	03/01/24	REVISED
52	04/01/24	REVISED
53	05/01/24	REVISED
54	06/01/24	REVISED
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56	08/01/24	REVISED
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71	11/01/25	REVISED
72	12/01/25	REVISED
73	01/01/26	REVISED
74	02/01/26	REVISED
75	03/01/26	REVISED
76	04/01/26	REVISED
77	05/01/26	REVISED
78	06/01/26	REVISED
79	07/01/26	REVISED
80	08/01/26	REVISED
81	09/01/26	REVISED
82	10/01/26	REVISED
83	11/01/26	REVISED
84	12/01/26	REVISED
85	01/01/27	REVISED
86	02/01/27	REVISED
87	03/01/27	REVISED
88	04/01/27	REVISED
89	05/01/27	REVISED
90	06/01/27	REVISED
91	07/01/27	REVISED
92	08/01/27	REVISED
93	09/01/27	REVISED
94	10/01/27	REVISED
95	11/01/27	REVISED
96	12/01/27	REVISED
97	01/01/28	REVISED
98	02/01/28	REVISED
99	03/01/28	REVISED
100	04/01/28	REVISED
101	05/01/28	REVISED
102	06/01/28	REVISED
103	07/01/28	REVISED
104	08/01/28	REVISED
105	09/01/28	REVISED
106	10/01/28	REVISED
107	11/01/28	REVISED
108	12/01/28	REVISED
109	01/01/29	REVISED
110	02/01/29	REVISED
111	03/01/29	REVISED
112	04/01/29	REVISED
113	05/01/29	REVISED
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117	09/01/29	REVISED
118	10/01/29	REVISED
119	11/01/29	REVISED
120	12/01/29	REVISED
121	01/01/30	REVISED
122	02/01/30	REVISED
123	03/01/30	REVISED
124	04/01/30	REVISED
125	05/01/30	REVISED
126	06/01/30	REVISED
127	07/01/30	REVISED
128	08/01/30	REVISED
129	09/01/30	REVISED
130	10/01/30	REVISED
131	11/01/30	REVISED
132	12/01/30	REVISED
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134	02/01/31	REVISED
135	03/01/31	REVISED
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151	07/01/32	REVISED
152	08/01/32	REVISED
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154	10/01/32	REVISED
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156	12/01/32	REVISED
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171	03/01/34	REVISED
172	04/01/34	REVISED
173	05/01/34	REVISED
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175	07/01/34	REVISED
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249	09/01/40	REVISED
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280	04/01/43	REVISED
281	05/01/43	REVISED
282	06/01/43	REVISED
283	07/01/43	REVISED
284	08/01/43	REVISED
285	09/01/43	REVISED
286	10/01/43	REVISED



**MONROE COUNTY, FLORIDA
PLANNING COMMISSION RESOLUTION NO. P31-13**

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION APPROVING THE REQUEST BY LANDCO, LLC, FOR A TWO (2) YEAR TIME EXTENSION TO THE MAJOR CONDITIONAL USE PERMIT APPROVED BY PLANNING COMMISSION RESOLUTION #P03-11.

WHEREAS, during a public meeting held on November 28, 2013, the Monroe County Planning Commission conducted a review and consideration of a request filed by Gay Marie Smith, on behalf of Landco, LLC, for a two (2) year time extension to the major conditional use permit approved by Planning Commission Resolution #P03-11 in accordance with §110-73 of the Monroe County Code; and

WHEREAS, the subject property is located at 30662 Overseas Highway (US 1), Big Pine Key, approximate mile marker 30.6, and is legally described as Lots 1 through 7, Rogers Subdivision (Plat Book 3, Page 79), Big Pine Key, Monroe County, Florida and having real estate (RE) numbers 00275410.000000, 00275430.000000 and 00275450.000000; and

WHEREAS, the applicant submitted the application in order to extend the completion date for the scope of work associated with the major conditional use permit approval from May 6, 2014 to May 6, 2016; 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. Request for a Time Extension to a Conditional Use Permit application, received by the Monroe County Planning & Environmental Resources Department on May 1, 2012 (Planning & Environmental Resources Department File #2013-124); and
2. Planning Commission Resolution #P03-11;
3. Staff report prepared by Joseph Haberman, AICP, Planning & Development Review Manager, dated September 13, 2013; and
4. Sworn testimony of Monroe County Planning & Environmental Resources Department staff; and
5. Sworn testimony of the applicant and general public; and
6. Advice and counsel of Susan Grimsley, Assistant County Attorney, Steve Williams, Assistant County Attorney, and John Wolfe, Planning Commission Counsel; and



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

1. In 2011, the Planning Commission approved a major conditional use permit amendment allowing the redevelopment of the existing gas station and convenience store on the subject property. The approval was memorialized in Planning Commission Resolution #P03-11, signed by the Planning Commission Chair on February 9, 2011. Following its passing of appeal periods, the document was filed and recorded in the official records of the Monroe County on May 6, 2011; and
2. On March 5, 2013, the Director of Planning & Environmental Resources approved a minor deviation to the approved phasing plan associated with the major conditional use permit amendment (the completion date of May 6, 2014 was not modified); and
3. Pursuant to §110-73(a)(1) of the Monroe County Code, unless otherwise specified in a major conditional use approval, all required building permits and certificates of occupancy (CO's) shall be procured within three (3) years of the date on which the major conditional use approval is recorded and filed in the official records of Monroe County, or the major conditional use approval shall become null and void with no further action required by the county. Approval time frames do not change with successive owners. Extensions of time to a major conditional use approval may be granted only by the Planning Commission for periods not to exceed two (2) years, unless otherwise specified. Applications for extensions shall be made prior to the expiration dates. Extensions to expired major conditional use approvals shall be accomplished only by re-application for the major conditional uses; and

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

1. The request is consistent with the provisions and intent of the Monroe County Code; and
2. The request is consistent with the provisions and intent of the Monroe County Comprehensive Plan; and
3. The request is not inconsistent with the provisions and intent of the Master Plan for the Future Development of Big Pine Key and No Name Key; and
4. The request is not inconsistent with any of the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA, that the preceding Findings of Fact and Conclusions of Law support its decision to **APPROVE** the request by Landco, LLC, for a two (2) year time extension, subject to the following condition:

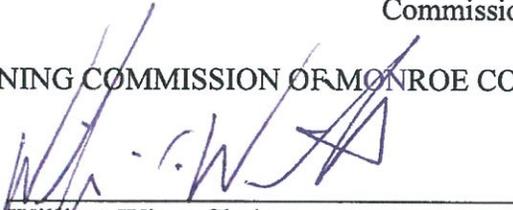
1. The deadline to complete the project approved by Planning Commission Resolution #P03-11 is hereby extended to May 6, 2016. All certificates of occupancy and certificates of completion associated with the scope of work of the major conditional use permit approval shall be acquired by this date unless an additional time extension is granted.

PASSED AND ADOPTED BY THE PLANNING COMMISSION of Monroe County, Florida, at a regular meeting held on the 28th of November, 2013.

Chair Wiatt	<u>YES</u>
Commissioner Hale	<u>YES</u>
Commissioner Lustberg	<u>YES</u>
Commissioner Miller	<u>NOT PRESENT</u>
Commissioner Werling	<u>NOT PRESENT</u>

PLANNING COMMISSION OF MONROE COUNTY, FLORIDA

BY


William Wiatt, Chair

Doc# 1965747
Bk# 2667 Pg# 2042

★ ★

Signed this 18th day of December, 2013.

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM

Date: 12/18/2013

FILED WITH THE

DEC 18 2013

AGENCY CLERK

File #: **2016-048**

Owner's Name: Landco, LLC

Applicant: Landco, LLC

Agent: Gay Marie Smith

Type of Application: Time Extension CU

Key: Big Pine Key

RE: 00275410.000000
00275430.000000
00275450.000000

Additional Information added to File 2016-048

County of Monroe

Planning & Environmental Resources

Department

2798 Overseas Highway, Suite 410

Marathon, FL 33050

Voice: (305) 289-2500

FAX: (305) 289-2536



Board of County Commissioners

Mayor Heather Carruthers, Dist. 3

Mayor Pro Tem George Neugent, Dist. 2

Danny L. Kolhage, Dist. 1

David Rice, Dist. 4

Sylvia Murphy, Dist. 5

We strive to be caring, professional, and fair.

Date: 4.01.16

Time: _____

Dear Applicant:

This is to acknowledge submittal of your application for Time Extension
Type of application

Landco LLC
Project / Name to the Monroe County Planning Department.

Thank you.

Stail Creech

Planning Staff

End of Additional File 2016-048

APPLICATION
MONROE COUNTY
 PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Request for a Time Extension to a Conditional Use Permit

An application must be deemed complete and in compliance with the Monroe County Code by the staff prior to the item being scheduled for review. Such extensions are limited by the regulations provided in Monroe County Code Section 110-73(a)

Time Extension to a Conditional Use Permit Application Fee: \$986.00

Date of Submittal: 04 / 01 / 16
Month Day Year

Applicant/Agent Authorized to Act for the Property Owner:

Gay Marie Smith Gay Marie Smith
 Applicant (Name of Person, Business or Organization) Name of Person Submitting this Application

PO Box 1638 Tavernier, FL 33070
 Mailing Address (Street, City, State and Zip Code)

305-394-8004 gaymarie21@yahoo.com
 Daytime Phone Email Address

Property Owner:

Landco LLC Gay Marie Smith
 (Name/Entity) Contact Person

97 W Okeechobee Road, Hialeah, FL 33010
 Mailing Address (Street, City, State and Zip Code)

305-394-8004
 Daytime Phone

Email Address

Approval (Development Order / Resolution) #: P03-11

Legal Description of Property:

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

<u>1 - 7</u>	<u>Rogers</u>	<u>Big Pine Key</u>
Block	Lot	Subdivision Key
<u>00275410/00275430/00275450</u>	<u>.000000</u>	<u>1347434, 1347451, 1347418</u>
Real Estate (RE) Number	Alternate Key Number	
<u>30670 Overseas Hwy</u>	<u>30</u>	
Street Address (Street, City, State, Zip Code)	Approximate Mile Marker	

APPLICATION

Please describe why the time extension is necessary. (If necessary, attach additional sheets)

Due to economic status, the owner was not able to commence
Construction but is able at this time

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

(Please check as you attach each required item to the application)

- Completed application form
- Correct fee (check or money order to Monroe County Planning & Environmental Resources)
- Proof of ownership (i.e. Warranty Deed)
- Current property record card(s) from the Monroe County Property Appraiser
- Copy of the recorded conditional use permit and any previous modification approvals

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

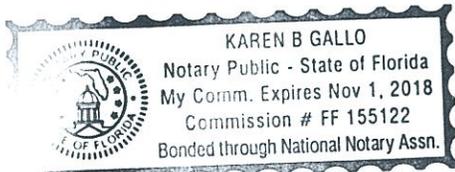
- Notarized Agent Authorization
- Proposed phasing plan

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

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

Signature of Applicant: [Signature] Date: 3/31/16

Sworn before me this 31 day of March, 2016



Karen Gallo
Notary Public
My Commission Expires 11-1-18

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

Date: 3/28/16

I hereby authorize Gay Marie Smith be listed as authorized agent for Landco LLC, for the Time Extension to a Conditional Use Application for property described as Lots 1 through 7 of Rogers Subdivision , Big Pine Key, FL RE# 00275410.000000, 00275430.000000 and 00275450.000000.

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 purpose stated.

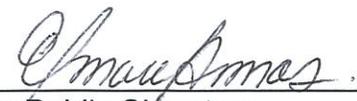
The undersigned understands the liabilities involved in the granting of this agency and accepts full responsibility (thus holding Monroe County harmless) for any and all of the actions of the agent named, related to the acquisition of permits for the aforementioned applicant.

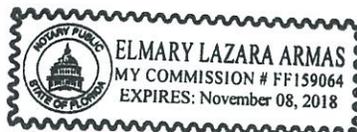
Note: Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.


James A McCarthy III

NOTARY:
STATE OF Florida
COUNTY OF Miami Dade.

The foregoing instrument was acknowledged before me this 28 day of March 2016 by James A McCarthy III who is personally known produced identification (D/L Type of Identification) and did/did not take an oath.


Notary Public Signature





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

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

The offices of the Property Appraiser will be closed Friday the 25th for Good Friday.

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

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

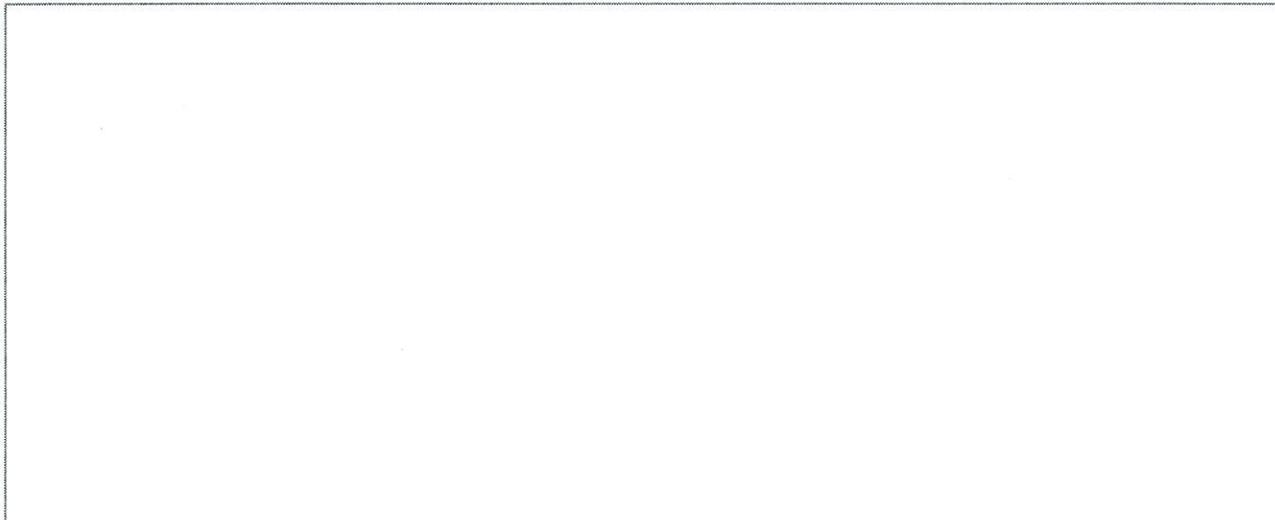
Alternate Key: 1347418 Parcel ID: 00275410-000000

Ownership Details

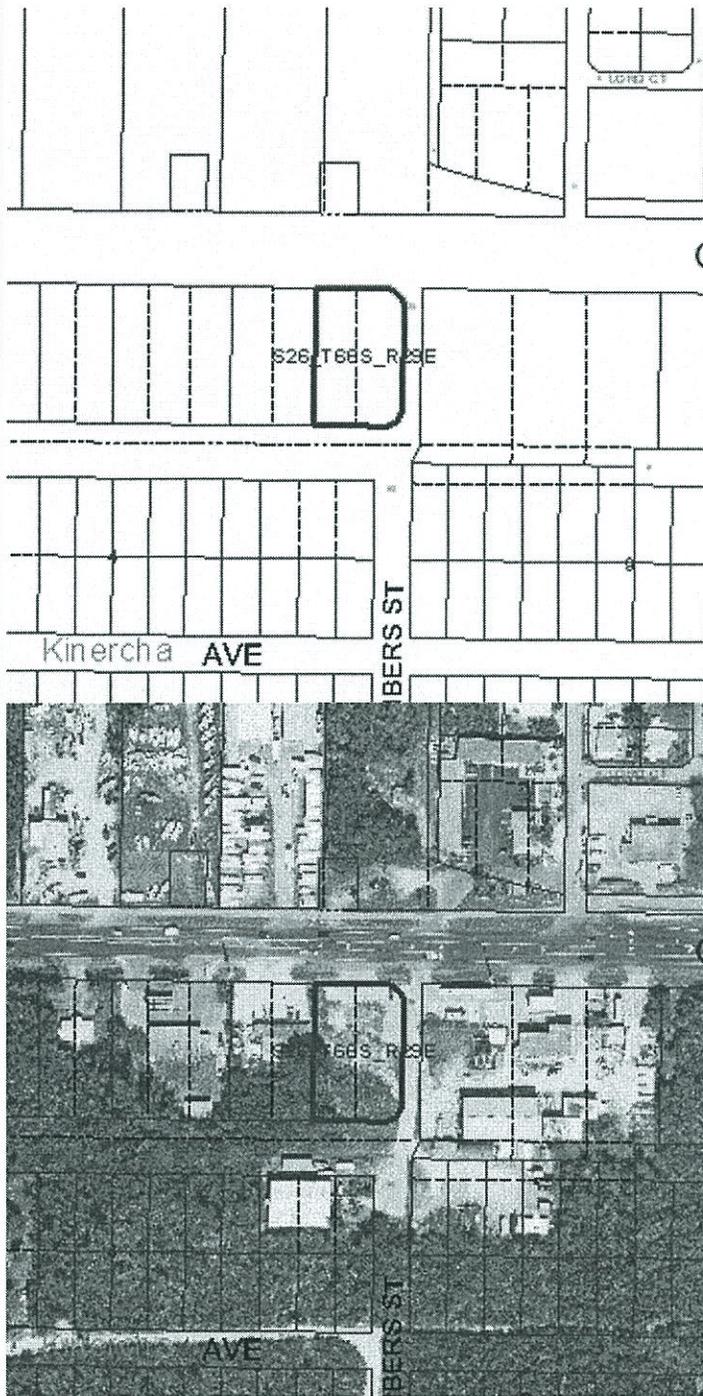
Mailing Address:
LANDCO LLC
97 WEST OKEECHOBEE RD
HIALEAH, FL 33010

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 100H
Affordable Housing: No
Section-Township-Range: 26-66-29
Property Location: OVERSEAS HWY BIG PINE KEY
Subdivision: ROGERS' SUBD
Legal Description: LOTS 1 & 2 ROGERS SUB PB3-79 BIG PINE KEY OR467-831E OR508-0632 OR678-166 OR832-1444 OR867-58 OR1126-1924 OR1158-50 OR1494-1099C OR1963-2339/40 OR2291-2346C/T OR2323-83



Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	0	0	22,127.00 SF

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	AP2:ASPHALT PAVING	3,700 SF	0	0	1985	1986	1	25

Appraiser Notes

BUILDING IS VACANT AND IN POOR CONDITION; ELECTRIC SERVICE DISCONNECTED; TARPS ON ROOF; SIGN DAMAGED; TEMP CL FN UP TO PREVENT TRESPASSING.NL108

BUILDING FROM RE#00275420-000000 WAS ADDED TO RE#27541.3-23-93. K.D. BIG PINE STEAK HOUSE CHANGED SFR TO COMM @ REQ OF OWNER.....BC 2000/6/12 PER OWNERS REQUEST WE WERE ASKED TO CHECK THE MEASUREMENTS ON K.D.'S STEAKHOUSE. BARRY LOPEZ AND JOE PINDER DID THE AUDIT AND FOUND THE LENGTH AND WIDTH OF THE BLDG WERE INCORRECT. WE ALSO FOUND THAT SOME OF THE CALLS ON THE BLDG WERE INCORRECT,SO THEY WERE CHANGED TO THE RIGHT CALLSJHP

6/6/2013 BEN. REVIEW FOR COMBINATION AT THE OWNER'S REQUEST.

2013/05/17 COMBINATION REQUEST RECEIVED AND FORWARDED TO APPRAISER FOR REVIEW (JDC)

DEMO ALL STRUCTURES FOR 2010TR, LEAVE AS 100H FOR RIGHT-TO-REBUILD,NL108

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09100997	03/24/2009	12/23/2009	12,000		DEMOLITION OF ALL STRUCTURES
94-1068	09/01/1994	12/01/1995	360		60X4 CHAINLINK FENCE
96-1105	07/01/1996	12/01/1996	10,800		VINYL SIDING
98-1104	10/23/1998	12/16/1999	11,000		CHICKI HUTS
98-0967	03/23/1999	12/16/1999	7,000		COMMERCIAL MISCELLANOUS
98-3117	03/02/1999	12/16/1999	1,200		ELECRIC MISCELLANEOUS
98-0967	07/15/1999	12/16/1999	1		COMM/MISC.
07102565	06/14/2007	11/30/2007	3,000		Temp chain link fence & sign removal from top of building

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	0	2,605	165,953	168,558	168,558	0	168,558
2014	0	2,368	165,953	168,321	158,208	0	168,321
2013	0	0	143,826	143,826	143,826	0	143,826
2012	0	0	143,826	143,826	143,826	0	143,826
2011	0	0	143,826	143,826	143,826	0	143,826
2010	0	0	177,016	177,016	177,016	0	177,016
2009	118,727	15,852	254,461	389,040	389,040	0	389,040
2008	118,727	16,345	298,715	433,787	433,787	0	433,787
2007	154,596	21,000	298,715	474,311	474,311	0	474,311
2006	152,238	21,639	298,715	472,592	472,592	0	472,592
2005	158,795	22,147	199,143	380,085	380,085	0	380,085
2004	158,790	22,762	199,143	380,695	380,695	0	380,695
2003	158,790	23,292	132,762	314,844	314,844	0	314,844

2002	168,625	23,175	132,762	324,562	324,562	0	324,562
2001	168,625	23,608	89,614	281,847	281,847	0	281,847
2000	167,678	13,698	89,614	270,990	270,990	0	270,990
1999	160,635	4,593	89,614	254,842	254,842	0	254,842
1998	121,940	4,650	89,614	216,204	216,204	0	216,204
1997	121,940	4,706	89,614	216,260	216,260	0	216,260
1996	90,314	4,458	89,614	184,386	184,386	0	184,386
1995	81,837	1,716	89,614	173,167	173,167	0	173,167
1994	81,837	1,743	89,614	173,194	173,194	0	173,194
1993	168,552	1,816	89,614	259,982	259,982	0	259,982
1992	100,175	733	48,150	149,058	149,058	0	149,058
1991	100,175	780	48,150	149,105	149,105	0	149,105
1990	100,175	826	48,150	149,151	149,151	0	149,151
1989	100,175	889	48,150	149,214	149,214	0	149,214
1988	91,523	935	41,612	134,070	134,070	0	134,070
1987	89,618	982	41,612	132,212	132,212	0	132,212
1986	90,014	1,045	29,723	120,782	120,782	0	120,782
1985	55,036	1,130	29,032	85,198	85,198	0	85,198
1984	53,898	1,130	29,032	84,060	84,060	0	84,060
1983	53,898	1,130	29,032	84,060	84,060	0	84,060
1982	45,401	1,130	23,041	69,572	69,572	0	69,572

Parcel Sales History

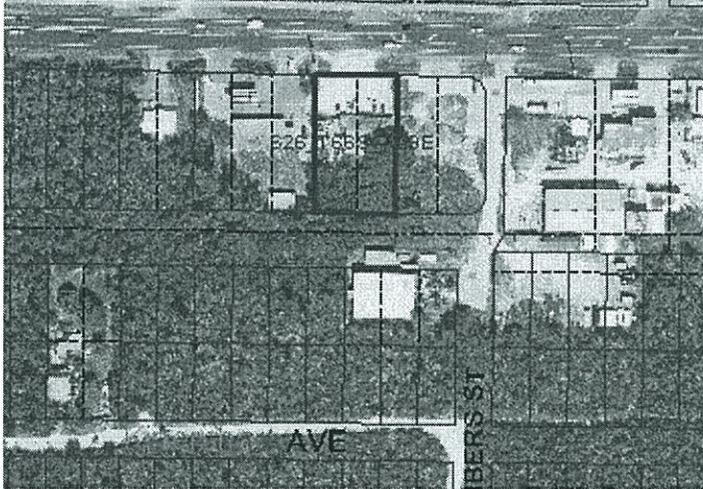
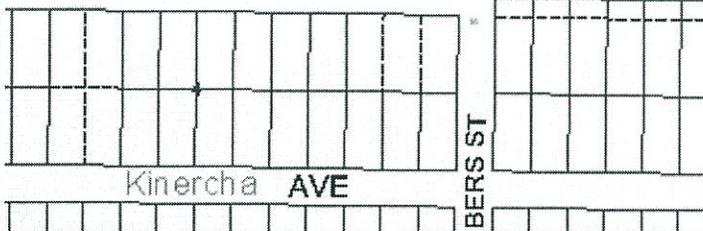
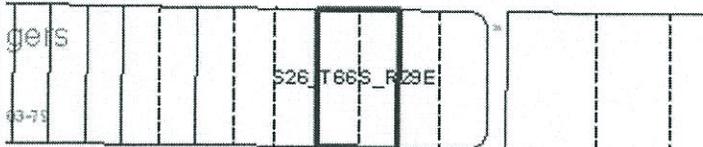
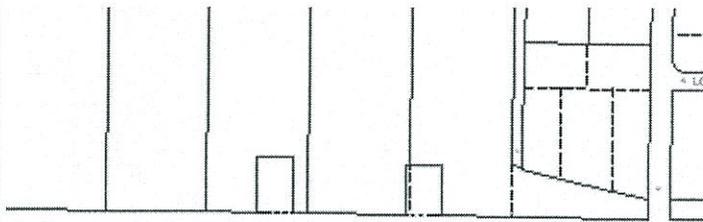
NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/11/2007	2323 / 83	550,000	WD	Q
5/4/2007	2291 / 2346	1,000	WD	T
12/23/2003	1963 / 2339	791,100	WD	Q
12/1/1997	1494 / 1099	245,000	QC	U
6/1/1981	832 / 1444	249,000	WD	U

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

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	0	0	20,476.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 2780
Year Built: 1971

Building 1 Details

Building Type
Effective Age 50
Year Built 1971
Functional Obs 0

Condition F
Perimeter 290
Special Arch 0
Economic Obs 0

Quality Grade 250
Depreciation % 60
Grnd Floor Area 2,780

Inclusions:

Roof Type
Heat 1
Heat Src 1

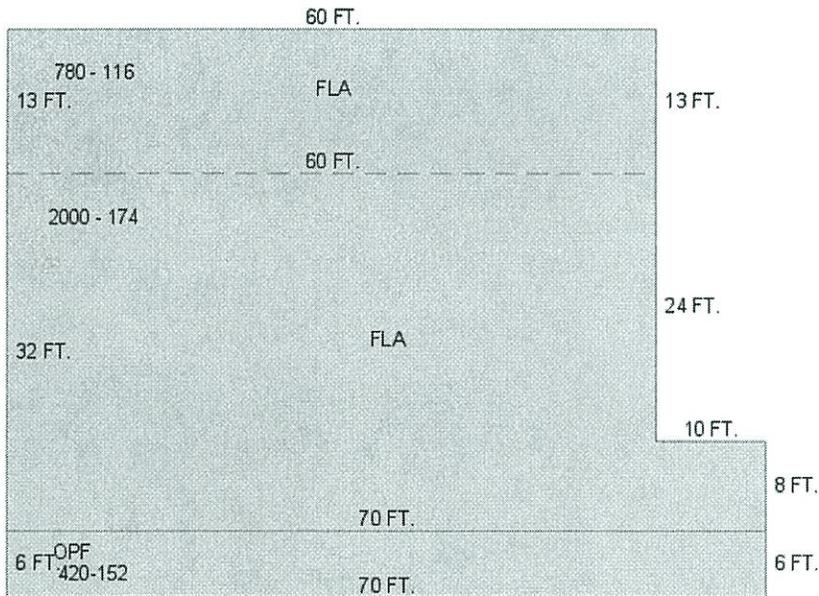
Roof Cover
Heat 2
Heat Src 2

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	OPF		1	1971					420
2	FLA		1	1971					2,000
3	FLA		1	1971					780

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
-------------	---------------------	------	--------	-----------	-----

10611	1 STORY STORES	100	N	N
10612	WAREHOUSE/MARINA B	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3494	C.B.S.	79
3495	METAL SIDING	21

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	3 UT	0	0	2001	2002	3	20
2	CL2:CH LINK FENCE	900 SF	150	6	1979	1980	2	30
4	UB2:UTILITY BLDG	80 SF	10	8	1979	1980	2	50
5	UB3:LC UTIL BLDG	80 SF	10	8	1974	1975	1	30

Appraiser Notes

"UNDERSEA,S INC.-PRO DIVE SHOP"
6/6/2013 BEN. REVIEW FOR COMBINATION.
2013/05/17 COMBINATION REQUEST RECEIVED AND FORWARDED TO APPRAISER FOR REVIEW (JDC)
UNDERSEAS DIVE SHOP

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	10101325	06/02/2010		1,800		REMOVE BRAZILIAN PEPPERS

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	92,085	2,288	153,570	374,998	374,998	0	374,998
2014	92,085	2,080	153,570	353,592	353,592	0	353,592
2013	97,036	3,213	133,094	356,204	356,204	0	356,204
2012	97,036	3,351	133,094	367,885	367,885	0	367,885
2011	109,166	3,488	133,094	376,455	376,455	0	376,455
2010	109,166	3,626	163,808	444,837	444,837	0	444,837
2009	109,166	3,338	235,474	599,702	599,702	0	599,702
2008	109,166	3,411	276,426	659,204	659,204	0	659,204
2007	134,756	4,405	276,426	588,717	588,717	0	588,717

2006	137,926	4,477	276,426	518,436	518,436	0	518,436
2005	137,926	4,550	184,284	326,760	326,760	0	326,760
2004	139,491	4,623	184,284	328,398	328,398	0	328,398
2003	139,491	4,695	122,856	267,042	267,042	0	267,042
2002	139,491	4,767	122,856	267,114	267,114	0	267,114
2001	139,491	4,959	82,928	227,378	227,378	0	227,378
2000	139,491	3,467	82,928	225,886	225,886	0	225,886
1999	139,491	3,628	82,928	226,047	226,047	0	226,047
1998	93,251	3,791	82,928	179,970	179,970	0	179,970
1997	93,251	4,012	82,928	180,191	180,191	0	180,191
1996	84,774	4,234	82,928	171,936	171,936	0	171,936
1995	84,774	4,456	82,928	172,158	172,158	0	172,158
1994	84,774	4,666	82,928	172,368	172,368	0	172,368
1993	0	1,065	41,464	42,529	42,529	0	42,529
1992	0	1,065	41,464	42,529	42,529	0	42,529
1991	0	1,065	41,464	42,529	42,529	0	42,529
1990	0	1,065	41,464	42,529	42,529	0	42,529
1989	0	1,065	41,464	42,529	42,529	0	42,529
1988	0	1,065	35,833	36,898	36,898	0	36,898
1987	0	1,065	35,833	36,898	36,898	0	36,898
1986	0	1,065	25,595	26,660	26,660	0	26,660
1985	0	1,065	24,565	25,630	25,630	0	25,630
1984	0	1,065	24,565	25,630	25,630	0	25,630
1983	0	1,065	24,565	25,630	25,630	0	25,630
1982	0	1,065	19,496	20,561	20,561	0	20,561

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/18/2007	2321 / 2436	680,000	WD	Q

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



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

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

The offices of the Property Appraiser will be closed Friday, the 25th for Good Friday.

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

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

Alternate Key: 1347451 Parcel ID: 00275450-000000

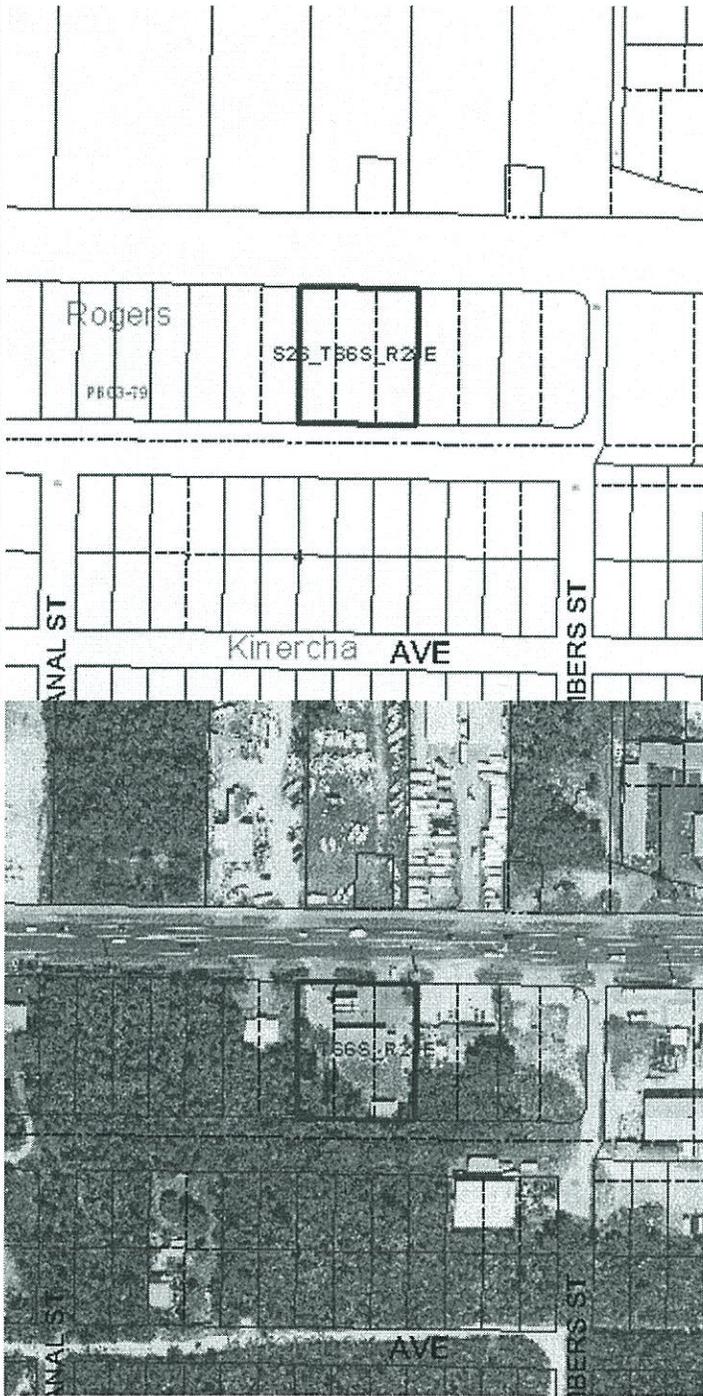
Ownership Details

Mailing Address:
LANDCO LLC
97 WEST OKEECHOBEE RD
HIALEAH, FL 33010

Property Details

PC Code: 26 - GAS STATION / CONVENIENCE STORE
Millage Group: 100H
Affordable Housing: No
Section-Township-Range: 26-66-29
Property Location: 30662 OVERSEAS HWY BIG PINE KEY
Subdivision: ROGERS' SUBD
Legal Description: LOTS 5 AND 6 AND 7 ROGERS SUBD PB3-79 BIG PINE KEY OR486-3 OR999-1230Q/C OR1118-232 OR2345-1674/1675 OR2347-2362/64 OR2349-1895/96

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
2600 - SERVICE STATION	0	0	29,834.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 2100
Year Built: 1969

Building 1 Details

Building Type
Effective Age 34
Year Built 1969
Functional Obs 0

Condition A
Perimeter 200
Special Arch 0
Economic Obs 0

Quality Grade 300
Depreciation % 43
Grnd Floor Area 2,100

Inclusions:

Roof Type
Heat 1
Heat Src 1

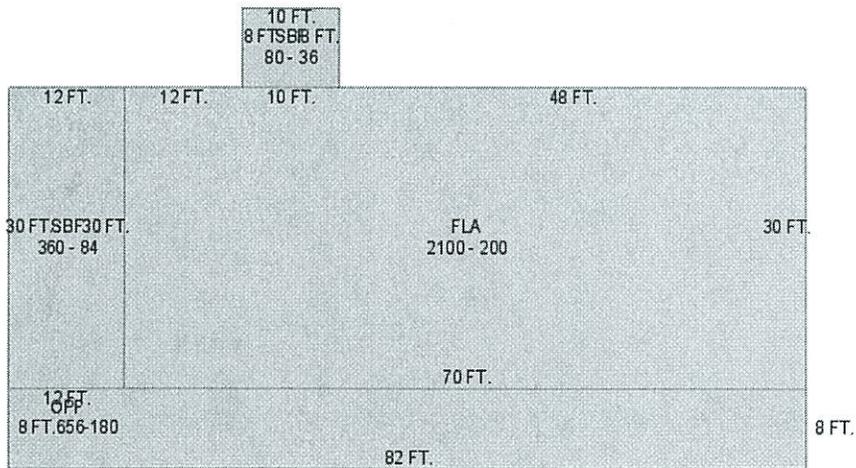
Roof Cover METAL
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 8

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1969				2,100
2	OPF		1	1969				656
3	SBF		1	1969				360
4	SBF		1	1969				80

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		SERV STATIONS	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
3496	C.B.S.	75
3497	BRICK	25

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	12,000 SF	0	0	1989	1990	2	25
2	UB2:UTILITY BLDG	480 SF	30	16	1975	1976	5	50
3	CL2:CH LINK FENCE	600 SF	100	6	1975	1976	2	30
4	CL2:CH LINK FENCE	180 SF	30	6	1984	1985	2	30
5	CC2:COM CANOPY	612 SF	36	17	1999	2000	3	40

Appraiser Notes

6/6/2013 BEN. REVIEW FOR COMBINATION AT THE OWNER'S REQUEST.
2013/05/17 COMBINATION REQUEST RECEIVED AND FORWARDED TO APPRAISER FOR REVIEW (JDC)
TOM THUMB
RE 27546 & 27547 COMBINED FOR ASSESSING PURPOSES 3-6-95JMH

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09101777	07/13/2009		214,074		New Fuel Tanks
13103886	10/10/2013	06/04/2014	3,400		REPLACE 5 TON A/C UNIT
15104222	09/24/2015		9,294		REPLACE 2 FUEL DISPENSERS
90-0916	05/01/1990	12/01/1990	28,000		PAVING & DUMPSTER ENCLOSE
96-0650	05/01/1996	12/01/1996	5,000		A/C
05100406	08/04/2005	12/29/2005	3,700		re roof
05102458	09/13/2005	12/29/2005	8,079		REPLACE RAFTERS/SHEATHING ROOF
07102663	06/20/2007	12/30/2007	2,500		REPL A/C

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	133,712	31,560	716,016	881,288	881,288	0	881,288

2014	140,749	28,967	716,016	885,732	885,732	0	885,732
2013	136,290	29,922	716,016	882,228	882,228	0	882,228
2012	136,290	30,197	716,016	882,503	882,503	0	882,503
2011	145,376	30,610	716,016	892,002	833,827	0	892,002
2010	145,376	30,886	581,763	758,025	758,025	0	758,025
2009	167,177	31,463	626,514	825,154	825,154	0	825,154
2008	174,341	31,738	783,143	989,222	989,222	0	989,222
2007	118,906	28,192	402,759	549,857	549,857	0	549,857
2006	118,906	28,267	402,759	549,932	549,932	0	549,932
2005	124,002	28,856	268,506	421,364	421,364	0	421,364
2004	123,968	30,406	268,506	422,880	422,880	0	422,880
2003	123,968	31,955	179,004	334,927	334,927	0	334,927
2002	113,779	28,130	179,004	320,913	320,913	0	320,913
2001	113,779	29,713	120,828	264,320	264,320	0	264,320
2000	113,667	13,793	120,828	248,288	248,288	0	248,288
1999	113,667	14,536	120,828	249,031	249,031	0	249,031
1998	75,778	15,283	120,828	211,889	211,889	0	211,889
1997	75,778	16,026	120,828	212,632	212,632	0	212,632
1996	68,889	16,769	120,828	206,486	206,486	0	206,486
1995	68,889	17,517	120,828	207,234	207,234	0	207,234
1994	80,885	17,165	41,464	139,514	139,514	0	139,514
1993	80,885	17,896	41,464	140,245	140,245	0	140,245
1992	80,885	18,632	41,464	140,981	140,981	0	140,981
1991	80,885	19,361	41,464	141,710	141,710	0	141,710
1990	80,908	12,699	41,464	135,071	135,071	0	135,071
1989	80,908	13,435	41,464	135,807	135,807	0	135,807
1988	75,047	10,406	35,833	121,286	121,286	0	121,286
1987	73,594	10,910	35,833	120,337	120,337	0	120,337
1986	73,770	11,421	25,595	110,786	110,786	0	110,786
1985	58,645	7,816	24,565	91,026	91,026	0	91,026
1984	57,270	7,816	24,565	89,651	89,651	0	89,651
1983	57,454	7,816	24,565	89,835	89,835	0	89,835
1982	50,625	7,816	19,496	77,937	77,937	0	77,937

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.

There are no sales to display for this parcel.

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

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company

LANDCO, LLC

Filing Information

Document Number	L06000115594
FEI/EIN Number	26-1395755
Date Filed	12/04/2006
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	09/01/2015
Event Effective Date	NONE

Principal Address

97 WEST OKEECHOBEE ROAD
HIALEAH, FL 33010

Changed: 01/28/2010

Mailing Address

97 WEST OKEECHOBEE ROAD
HIALEAH, FL 33010

Changed: 01/28/2010

Registered Agent Name & Address

MCCARTHY, James A, III
97 WEST OKEECHOBEE ROAD
HIALEAH, FL 33010

Name Changed: 01/21/2016

Authorized Person(s) Detail

Name & Address

Title MGR

MCCARTHY, JAMES A, III
97 WEST OKEECHOBEE ROAD
HIALEAH, FL 33010

Title MGR

MCCARTHY, THOMAS P
 97 WEST OKEECHOBEE ROAD
 HIALEAH, FL 33010

Annual Reports

Report Year	Filed Date
2014	01/10/2014
2015	02/23/2015
2016	01/21/2016

Document Images

01/21/2016 -- ANNUAL REPORT	View image in PDF format
09/01/2015 -- LC Amendment	View image in PDF format
02/23/2015 -- ANNUAL REPORT	View image in PDF format
01/10/2014 -- ANNUAL REPORT	View image in PDF format
02/19/2013 -- ANNUAL REPORT	View image in PDF format
02/28/2012 -- ANNUAL REPORT	View image in PDF format
01/24/2011 -- ANNUAL REPORT	View image in PDF format
01/28/2010 -- ANNUAL REPORT	View image in PDF format
01/07/2009 -- ANNUAL REPORT	View image in PDF format
09/23/2008 -- Reg. Agent Change	View image in PDF format
01/22/2008 -- ANNUAL REPORT	View image in PDF format
04/11/2007 -- ANNUAL REPORT	View image in PDF format
12/04/2006 -- Florida Limited Liability	View image in PDF format



Doc# 1965747 01/21/2014 9:18AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN *
Doc# 1965747
Bk# 2667 Pg# 2028 * *

**MONROE COUNTY, FLORIDA
PLANNING COMMISSION RESOLUTION NO. P03-11**

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION APPROVING THE REQUEST BY LANDCO LLC FOR AN AMENDMENT TO A MAJOR CONDITIONAL USE PERMIT IN ORDER TO REDEVELOP THE EXISTING GAS STATION AND CONVENIENCE STORE BY DEMOLISHING ALL EXISTING BUILDINGS, CONSTRUCTING A NEW CONVENIENCE STORE / COMMERCIAL RETAIL BUILDING, RELOCATING THE TWO (2) EXISTING FUEL PUMPS AND CONSTRUCTING FIVE (5) NEW FUEL PUMPS- THUS ESTABLISHING A TOTAL OF SEVEN (7) FUEL PUMPS WITH FOURTEEN (14) FUELING STATIONS; DEMOLISHING THE EXISTING FUEL PUMP CANOPY; CONSTRUCTING A NEW FUEL PUMP CANOPY; CONSTRUCTING A CAR WASH; AND CARRYING OUT ASSOCIATED IMPROVEMENTS, AT PROPERTY LEGALLY DESCRIBED AS LOTS 1 THROUGH 7, ROGERS SUBDIVISION (PB3-79), BIG PINE KEY, MONROE COUNTY, FLORIDA AND HAVING REAL ESTATE NUMBERS 00275410.000000, 00275430.000000 AND 00275450.000000.

WHEREAS, during a regularly scheduled public meeting held on January 12, 2011, the Monroe County Planning Commission conducted a review and consideration of a request filed by Soleria Design & Consulting Co., on behalf of Landco LLC, for an amendment to a major conditional use permit in accordance with §110-70, §110-74 and §130-93 of the Monroe County Code; and

WHEREAS, the subject property is located at 30662 Overseas Highway (US 1) on Big Pine Key, approximate mile marker 30.6 and is legally described as Lots 1 through 7, Rogers Subdivision (PB3-79), Big Pine Key, Monroe County, Florida, having real estate numbers 00275410.000000, 00275430.000000 and 00275450.000000; and

WHEREAS, the applicant requested approval to amend the site's major conditional use permit in order to redevelop the existing gas station, convenience store and commercial retail store by demolishing all existing buildings, constructing a new convenience store / commercial retail building, relocating the two (2) existing fuel pumps and constructing five (5) new fuel pumps (thus establishing a total of seven (7) fuel pumps with fourteen (14) fueling stations);

X

demolishing the existing fuel pump canopy; constructing a new fuel pump canopy; constructing a car wash; and carrying out associated improvements; and

WHEREAS, following a review of the major conditional use permit application's initial site plan, Planning & Environmental Resources Department staff determined that variances to the required setbacks and access standards would be necessary in order to have the site plan approved; and

WHEREAS, the required variance application was processed concurrently with the major conditional use permit application and was also heard and decided upon by the Planning Commission on January 12, 2011. The Planning Commission approved the variance application, with the approval memorialized as Planning Commission Resolution No. P02-11; and

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

1. Major conditional use permit application (File No. 2010-128), received by the Monroe County Planning & Environmental Resources Department on October 29, 2010; and
2. Preliminary Site Plan (C-1) by Soleria Design and Consulting Co., dated October 21, 2010 (reviewed by the Planning Commission at public meeting); and
3. Preliminary Site Plan (C-1) by Soleria Design and Consulting Co., dated October 21, 2010 and revised February 2, 2011 (submitted after public meeting to address Planning Commission and staff revisions); and
4. Preliminary Landscape Plan (L-1) by Soleria Design and Consulting Co., dated October 21, 2010 (reviewed by the Planning Commission at public meeting); and
5. Preliminary Landscape Plan (L-1) by Soleria Design and Consulting Co., dated October 21, 2010 and revised February 2, 2011 (submitted after public meeting to address Planning Commission and staff revisions); and
6. Preliminary Drainage Plan (C-2) by Soleria Design and Consulting Co., dated October 21, 2010; and
7. Store Layout Plan (convenience store) by Paragon Solutions, dated October 14, 2010; and
8. Exterior Elevations (convenience store) by Paragon Solutions, dated October 21, 2010; and
9. Carwash Floor Plan and Elevations by Paragon Solutions, dated October 21, 2010; and
10. Canopy Exterior Elevation by Paragon Solutions, dated October 21, 2010; and
11. Boundary Survey by Reece & White, dated March 15, 2007 and revised October 18, 2010; and
12. Level III Traffic Study by Keys Traffic Studies, LLC, dated October 2010; and
13. Development Review Committee Resolution No. 14-10; and
14. Staff report prepared by Joseph Haberman, AICP, Planning & Development Review Manager, dated December 30, 2010; and

X
X



15. Sworn testimony of Monroe County Planning & Environmental Resources Department staff; and
16. Sworn testimony of the applicant; and
17. Advice and counsel of Susan Grimsley, Assistant County Attorney, and John Wolfe, Planning Commission Counsel; and

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

1. The subject property is located in a Suburban Commercial (SC) district; and
2. The subject property has a Future Land Use Map (FLUM) designation of Mixed Use / Commercial (MC); and
3. The subject property has a tier designation of tier 3; and
4. On August 12, 2008, the Planning & Environmental Resources Department issued a letter of development rights determination for the subject property. Staff determined that 9,446 SF of non-residential floor area and 648 SF of 'canopy' non-residential floor area were lawfully-established on the property and therefore exempt from the Non-Residential Rate of Growth Ordinance (NROGO) permit allocation system; and
5. On December 13, 2010, the application was reviewed by the Development Review Committee. At the meeting, staff requested that applicant revise the site and landscape plans and provide additional supporting information. In addition, staff requested that certain conditions be applied to any approval; and
6. Pursuant to §130-93 of the Monroe County Code, in the Suburban Commercial (SC) district, high-intensity commercial retail uses of greater than 2,500 SF of floor area may be permitted with major conditional use permit approval, provided that there is access to US 1 by way of a) an existing curb cut; b) a signalized intersection; or c) a curb cut that is separated from any other curb cut on the same side of US 1 by at least 400 feet; and
7. §110-67 of the Monroe County Code provides the standards which are applicable to all conditional uses. When considering applications for a conditional use permit, the Planning Commission shall consider the extent to which:
 - (a) The conditional use is consistent with the purposes, goals, objectives and standards of the Monroe County Year 2010 Comprehensive Plan and Monroe County Code; and
 - (b) The conditional use is consistent with the community character of the immediate vicinity of the parcel proposed for development; and
 - (c) The design of the proposed development minimizes adverse effects, including visual impacts, or the proposed use on adjacent properties; and

Doc# 1965747
Bk# 2667 Pg# 2030





- (d) The proposed use will have an adverse effect on the value of surrounding properties; and
 - (e) The adequacy of public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and Medicare services, disaster preparedness program, drainage systems, refuse disposal, water and sewers, judged according to standards from and specifically modified by the public facilities capital improvements adopted in the annual report required by the Monroe County Code; and
 - (f) The applicant for conditional use approval has the financial and technical capacity to complete the development as proposed and has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development; and
 - (g) The development will adversely affect a known archaeological, historical or cultural resource; and
 - (h) Public access to public beaches and other waterfront areas is preserved as a part of the proposed development; and
 - (i) The proposed use complies with all additional standards imposed on it by the particular provision of this chapter authorizing such use and by all other applicable requirements of the Monroe County Code; and
8. Developments requiring a conditional use permit shall be consistent with the Monroe County Year 2010 Comprehensive Plan; and
 9. Developments on Big Pine Key shall be consistent with the Master Plan for Future Development of Big Pine Key and No Name Key; and
 10. Developments on Big Pine Key shall have to comply with the regulations of the Habitat Conservation Plan (HCP); and
 11. Developments requiring a conditional use permit shall be consistent with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

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

1. The major conditional use permit request is consistent with the provisions and intent of the Land Development Code of the Monroe County Code; specifically:
 - a. With execution of attached conditions, the redevelopment is consistent with the purpose of the Suburban Commercial (SC) district, as set forth in §130-43; and
 - b. With execution of attached conditions, the land uses of the redevelopment are permitted uses in the Suburban Commercial (SC) district, as set forth in §130-93; and
 - c. With execution of attached conditions, the redevelopment shall meet all of the standards for a conditional use permit as set forth in §110-67; and



2. The major conditional use permit request is consistent with the provisions and intent of the Monroe County Year 2010 Comprehensive Plan; specifically:
 - a. The redevelopment is consistent with the purpose of the Mixed Use / Commercial (MC) future land use category, as set forth in Policy 101.4.5; and
3. The major conditional use permit request is consistent with the provisions and intent of the Master Plan for Future Development of Big Pine Key and No Name Key, specifically:
 - a. Action Item 4.1.3: Direct non-residential development and redevelopment to infill in existing non-residential areas on Tier II and Tier III lands, mainly in the US 1 Corridor Area. New commercial development will be limited to disturbed or scarified land – no clearing of pinelands and/or hammock will be permitted; and
 - b. Action Item 14.2.3: Only require new design guidelines for new development, the replacement of an existing building or if 2,500 SF is added. Ensure that new commercial design guidelines do not create a burden on existing businesses with potential for redevelopment.; and
4. The redevelopment shall have to comply with the regulations of the Habitat Conservation Plan (HCP). The (H) value on this property (combination of all three parcels) is 0.0124. In order to proceed with development plans, in Big Pine Key, a mitigation fee, at a rate of 3H to 1H, representing three (3) units of (H) for mitigation for every one unit of (H) impacted by development, is required. This ensures that development bears its fair share of the required mitigation under the conditions of the Incidental Take Permit (ITP). Mitigation fees will be assessed on a per permit basis. An exemption is subject to the County having sufficient inventory of qualified government-owned mitigation land. At the time of this resolution, Monroe County continues to provide mitigation for 'H' impacts without charge to the applicant/landowner. However this mitigation is based on availability and is subject to change if the Board of County Commissioners determines that it is in the best interest of the County to charge for the mitigation provided; and
5. The major conditional use permit request is not inconsistent with any of the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

WHEREAS, at the January 12, 2011 public meeting, the Planning Commission considered the recommendations of staff and applied the following conditions to be met prior to the issuance of a resolution for approval by the Planning Commission:

1. Prior to the issuance of a resolution for approval by the Planning Commission, a) the applicant shall receive a variance to the setback and access standard requirements or b) the applicant shall submit a revised site plan and landscape plan showing that all setback and access standard regulations shall be met; and



Doc# 1965747
Bk# 2697 Pg# 2033



2. Prior to the issuance of a resolution for approval by the Planning Commission, the applicant shall submit a revised building elevation for the new convenience store that indicates the structure would be in full compliance with the 35' maximum height requirement; and
3. Prior to the issuance of a resolution for approval by the Planning Commission, the applicant shall submit a revised site plan completing the following: a) Revise to have the floor area of structure illustrations match that provided in the tables; b) Revise Planning and Environmental Open Space and Density table by removing references to "Existing Uses"; c) Revise Required Off-Street Parking table to state 38 spaces provided; and d) Remove incorrect reference to "5,593 SQ FT" on illustration of convenience store; and
4. Prior to the issuance of a resolution for approval by the Planning Commission, the applicant shall submit a revised landscape plan completing the following: a) Revise Required Off-Street Parking table to state 38 spaces provided and modify parking lot landscaping totals if necessary; and
5. Prior to the issuance of a resolution for approval by the Planning Commission, a county biologist must visit the site and confirm no native habitat exists. If such an area does exist, all necessary changes must be made to the site plan; and

WHEREAS, concerning the first condition required to be met prior to the issuance of a resolution, this approval is reliant on the additional approval of the concurrently filed and approved variance application, memorialized as Planning Commission Resolution No. P02-11. An appeal of Resolution No. P02-11, as provided in §102-185 of the Monroe County Code and/or Chapter 9J-1, Florida Administrative Code, stays the effectiveness of this instrument until the appeal is resolved by agreement or order. If an appeal of Resolution No. P02-11 results in an overturning of the decision of approval as requested, this instrument shall be null and void and additional consideration of this application shall be required by the Planning Commission; and

WHEREAS, concerning the second condition required to be met prior to the issuance of a resolution, the applicant provided several elevations on the subject property and adjacent road, as shown on a boundary survey by Reece & White dated March 15, 2007 and revised October 18, 2010, which support that the proposed building will be in compliance with the maximum height requirements. Full compliance with the maximum height requirements will be determined upon review of the building permit application for the building; and

WHEREAS, concerning the third condition required to be met prior to the issuance of a resolution, following the January 12, 2011 public meeting, the applicant submitted a revised site plan by Soleria Design and Consulting Co., dated October 21, 2010 and revised February 2, 2011; and

WHEREAS, concerning the fourth condition required to be met prior to the issuance of a resolution, following the January 12, 2011 public meeting, the applicant submitted a revised

[Handwritten mark]

landscape plan by Soleria Design and Consulting Co., dated October 21, 2010 and revised February 2, 2011; and

WHEREAS, concerning the fifth condition required to be met prior to the issuance of a resolution, following the January 12, 2011 public meeting, a Monroe County Biologist conducted a site visit and determined that there was no native pinelands or hammock on the subject property; and

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA, that the preceding Findings of Fact and Conclusions of Law support its decision to **APPROVE** the request by Landco LLC for an amendment to a major conditional use permit, subject to the following conditions:

1. Prior to the issuance of a building permit(s), the proposed development and structures shall be found in compliance by the Monroe County Building Department, Floodplain Administrator, Office of the Fire Marshal and Project Management Department.
2. Prior to the issuance of a building permit(s) for the construction of the buildings and fuel canopy, all necessary allocation(s) for its area shall be acquired through the NROGO permit allocation system.
3. Similar and consistent design, materials and colors shall be utilized for all new structures, including signage, in order to make the development more attractive and cohesive. The architecture of the buildings and fuel canopy shall be compatible with the architectural guidelines set forth within the Big Pine Key / US 1 Corridor Area Enhancement Plan. The applicant may not deviate from the designs depicted on building elevations and site plan without approval from the Director of Planning. Any modifications and/or alterations to the buildings and fuel canopy, as well as accessory structures, must adhere to the standards set forth in the Big Pine Key / US 1 Corridor Area Enhancement Plan, to be determined by the Director of Planning and, if necessary, the Planning Commission.
4. There shall be curbing to delineate between the roadways and their adjacent walkways.
5. There shall be directional signage to direct motorists though the site.

(This area is intentionally left blank)

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*

PASSED AND ADOPTED BY THE PLANNING COMMISSION of Monroe County, Florida, at a regular meeting held on the 12th of January, 2011.

Chair Wall	<u>YES</u>
Vice Chair Cameron	<u>YES</u>
Commissioner Hale	<u>YES</u>
Commissioner Lustberg	<u>YES</u>
Commissioner Werling	<u>YES</u>

Doc# 1965747
Bk# 2667 Pg# 2035

* *

PLANNING COMMISSION OF MONROE COUNTY, FLORIDA

BY Randolph D. Wall
Randolph D. Wall, Chair

Signed this 9th day of Feb, 2011.

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM

Date: 02/09/11

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NOTICE

§110-73(a) of the Monroe County Code states that a conditional use permit shall not be transferred to a successive owner without notification to the Planning Director 15 days of the transfer.

Pursuant to §110-73(a) of the Monroe County Code, all required building permits and certificates of occupancy shall be procured within three (3) years of the date on which the conditional use approval is recorded and filed in the official records of Monroe County, or the conditional use approval shall become null and void with no further action required by the county. Approval time frames do not change with successive owners. Extensions of time to a major conditional use approval may be granted only by the Planning Commission for periods not to exceed two (2) years. There may be no more than two (2) extensions. Applications for extensions shall be made prior to the expiration dates. Extensions to expired major conditional use approvals shall be accomplished only by re-application for the major conditional uses. When a hearing officer has ordered a conditional use approval initially denied by the Planning Commission, the Planning Commission shall nonetheless have the authority to grant or deny a time extension under §110-73 of the Monroe County Code. If the Planning Commission denies a time extension, the holder of the conditional use may request an appeal of that decision under Chapter 102, Article VI, Division 2 of the Monroe County Code by filing the notice required by that article within 30 days of the written denial of the Planning Commission.

This instrument shall not take effect for 30 days following the date in which the document is signed by the Planning Commission Chair. During these 30 days, this instrument shall be subject to appeal as provided in Chapter 102, Article VI, Division 2 of the Monroe County Code. Such an appeal stays the effectiveness of this instrument until the appeal is resolved by agreement or order. In addition, please be advised that pursuant to Chapter 9J-1, Florida Administrative Code, this instrument shall not take effect for 45 days following the rendition of the Florida Department of Community Affairs. During these 45 days, the Florida Department of Community Affairs may appeal this instrument to the Florida Land and Water Adjudicatory Commission. Such an appeal stays the effectiveness of this instrument until the appeal is resolved by agreement or order.

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County of Monroe Growth Management Division

Planning & Environmental Resources

Department

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



Board of County Commissioners

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

March 5, 2013

Doc# 1965747
Bk# 2667 Pg# 2037



Gay Marie Smith
P.O. Box 1638
Tavernier, FL 33070

Subject: Minor Deviation to an Amended Major Conditional Use Permit
Landco LLC (AKA Tom Thumb), 30662 Overseas Highway, Big Pine Key, Real Estate #00275410.000000, #0000275430.000000 and #00275450.000000 (File #2012-149)

Mr. Smith,

The Planning & Environmental Resources Department has approved your request for a minor deviation to the amended major conditional use permit for the above referenced site. The minor deviation was required in order to allow for the redevelopment of the property in two (2) phases consisting of the following:

Phase 1 will involve the demolition of an approximate 30' by 20' one-story building, the demolition of an approximate 60' by 44' one-story building (dive shop), the construction of a new 4,056 SF Tom Thumb convenience store and Subway restaurant, construct 6 new fuel pumps with 12 dispensers, and carry out associated improvements such as new parking areas.

Phase 2 will consist of demolishing the existing Tom Thumb convenience store, existing 2 fuel pumps with 4 dispensers and the existing canopy, and construct a 1,584 SF car wash as shown on a proposed site plan by Robert Barnes & Associates, signed and sealed February 4, 2013. The Department has determined that the application complies with the requirements and standards set forth in the Monroe County Code.

The following conditions apply:

1. All conditions and provisions set forth in Planning Commission Resolution #P03-11 shall be met.
2. Any additional revisions to the site plan or future improvements to the property are subject to further review as a deviation or as an amendment to the major conditional use permit approval provided under Planning Commission Resolution #P03-11.
3. A Monroe County building permit(s) is also required for the scope of work. The Monroe County Office of the Fire Marshal and the Monroe County Building Department have not

reviewed this application. The applicant shall meet any additional requirements required by the Fire Marshal and the Building Department.

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.

Respectfully,

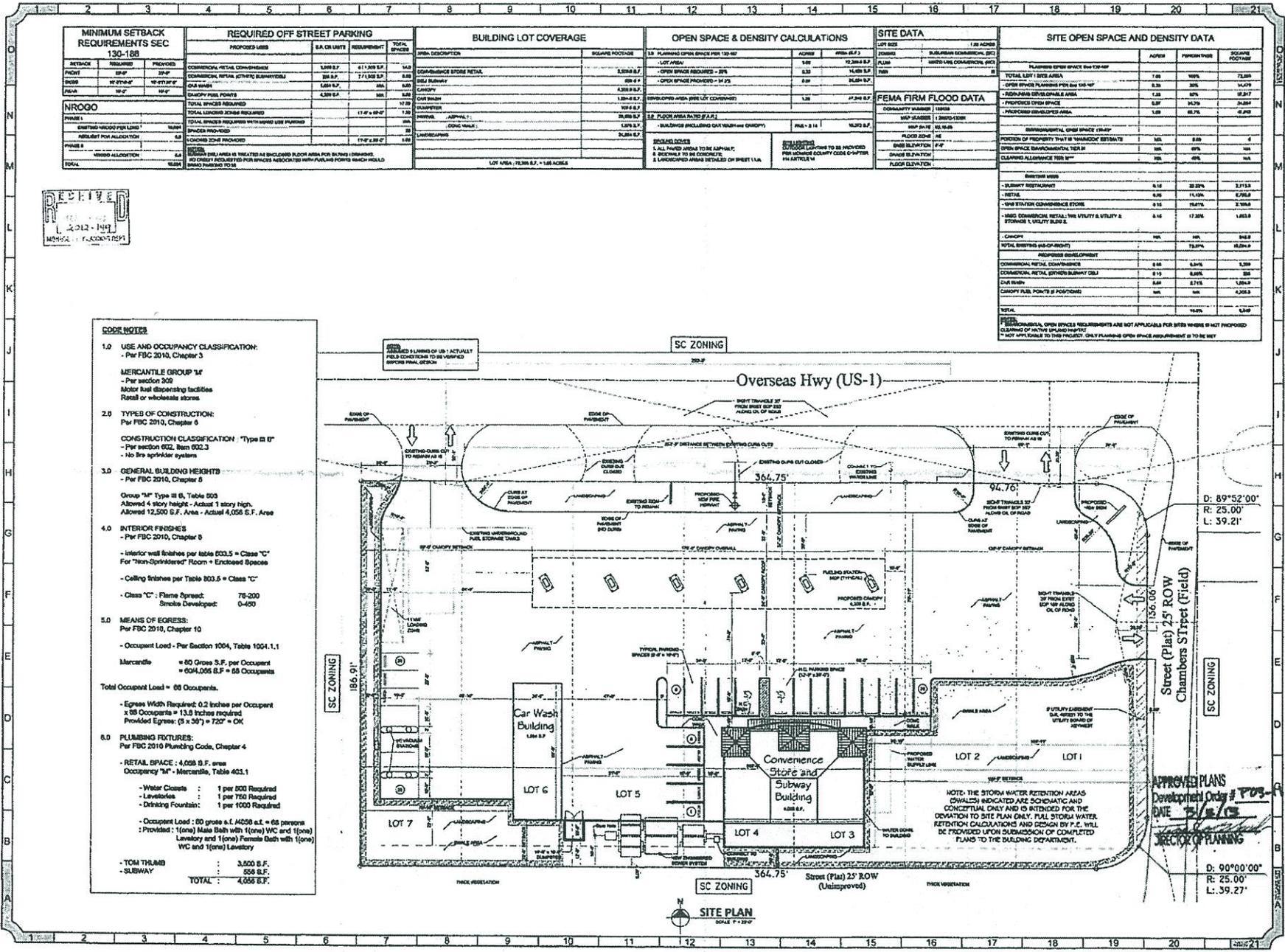


Doc# 1938098
Bk# 2635 Pg# 319

Townsley Schwab, Senior Director of Planning & Environmental Resources

Doc# 1965747
Bk# 2657 Pg# 2038

★ ★



MINIMUM SETBACK REQUIREMENTS SEC 190-188			
SETBACK	REQUIRED	PROVIDED	REMARKS
FRONT	5'-0"	20'-0"	
REAR	5'-0"	10'-0"	
SIDE	5'-0"	5'-0"	

REQUIRED OFF STREET PARKING			
PROPOSED USES	S.A. OR LIMITS	REQUIREMENT	TOTAL SPACES
COMMERCIAL RETAIL CONVENIENCE	1,000 S.F.	61.100 S.P.	54.0
COMMERCIAL RETAIL (OTHER THAN FOOD)	300 S.F.	7.710 S.P.	6.8
OFFICE	1,000 S.F.	5.000 S.P.	4.4
RETAIL	1,000 S.F.	5.000 S.P.	4.4
CHOPRY PUMP STATIONS	1,000 S.F.	5.000 S.P.	4.4
TOTAL SPACES REQUIRED		17.870 S.P.	15.6
TOTAL SPACES PROVIDED		17.870 S.P.	15.6

BUILDING LOT COVERAGE			
AREA DESCRIPTION	AREA FOOTAGE	PERCENTAGE	REMARKS
CONVENIENCE STORE RETAIL	1,000 S.F.	10.0%	
OFFICE	1,000 S.F.	10.0%	
RETAIL	1,000 S.F.	10.0%	
CHOPRY	1,000 S.F.	10.0%	
TOTAL	4,000 S.F.	40.0%	

OPEN SPACE & DENSITY CALCULATIONS			
ITEM	AREA (S.F.)	DENSITY	REMARKS
PLANNING OPEN SPACE PER 100 SF	100 S.F.	1.00	
LOT AREA	10,000 S.F.	100.00	
OPEN SPACE REQUIRED - 30%	3,000 S.F.	30.00	
OPEN SPACE PROVIDED - 34.2%	3,420 S.F.	34.20	

SITE DATA			
ITEM	VALUE	REMARKS	UNIT
LOT SIZE	10,000		SQ. FT.
PERMITS	10,000		SQ. FT.
PERMITS	10,000		SQ. FT.
PERMITS	10,000		SQ. FT.

SITE OPEN SPACE AND DENSITY DATA			
ITEM	AREA (S.F.)	DENSITY	REMARKS
PLANNING OPEN SPACE PER 100 SF	100 S.F.	1.00	
LOT AREA	10,000 S.F.	100.00	
OPEN SPACE REQUIRED - 30%	3,000 S.F.	30.00	
OPEN SPACE PROVIDED - 34.2%	3,420 S.F.	34.20	

- CODE NOTES**
- USE AND OCCUPANCY CLASSIFICATION:**
 - Per FBC 2010, Chapter 3
 - MERCANTILE GROUP "M"
 - Per section 302
 - Motor fuel dispensing facilities
 - Retail or wholesale stores
 - TYPES OF CONSTRUCTION:**
 - Per FBC 2010, Chapter 6
 - CONSTRUCTION CLASSIFICATION: "Type III"
 - Per section 602, Item 602.3
 - No fire sprinkler system
 - GENERAL BUILDING HEIGHTS:**
 - Per FBC 2010, Chapter 8
 - Group "M" Type III 6, Table 603
 - Allowed 4 story height - Actual 1 story high.
 - Allowed 12,200 S.F. Area - Actual 4,000 S.F. Area
 - INTERIOR FINISHES:**
 - Per FBC 2010, Chapter 8
 - Interior wall finishes per table 803.5 = Class "C"
 - For "Non-Sprinklered" Room = Enclosed Spaces
 - Ceiling finishes per Table 803.5 = Class "C"
 - Class "C" - Flame Spread: 75-200
 - Smoke Development: 0-400
 - MEANS OF EGRESS:**
 - Per FBC 2010, Chapter 10
 - Occupant Load - Per Section 1004, Table 1004.1.1
 - Mercantile = 80 Gross S.F. per Occupant
 - Provided Egress: (8 x 30') = 240 Occupants
 - Total Occupant Load = 88 Occupants.
 - Egress Width Required: 0.2 Inches per Occupant
 - x 88 Occupants = 17.6 Inches Required
 - Provided Egress: (8 x 30') = 720" = OK
 - PLUMBING FIXTURES:**
 - Per FBC 2010 Plumbing Code, Chapter 4
 - RETAIL SPACE: 4,000 S.F. area
 - Occupancy "M" - Mercantile, Table 401.1
 - Water Closets: 1 per 500 Required
 - Lavatories: 1 per 750 Required
 - Drinking Fountain: 1 per 1000 Required
 - Occupant Load: 80 gross s.f. / 4000 s.f. = 68 persons
 - Provided: 1 (male) Rest Room with 1 (one) WC and 1 (one) Female Rest with 1 (one) WC and 1 (one) Lavatory
- TOTAL: 4,000 S.F.

TOM THUMB STORE #211
30892 OVERSEAS HIGHWAY, BIG PINE KEY, FLORIDA
BKH 2667 Pg# 2039



ROBERT BARNES ASSOCIATES
200 WEST WINDY AVENUE
SUITE 100
TALLAHASSEE, FLORIDA 32301
TEL: 904.209.1111
FAX: 904.209.1112
WWW.RBAFLA.COM

SITE PLAN
DATE: 1/15/20
SCALE: 1" = 20'

A-1



**MONROE COUNTY, FLORIDA
PLANNING COMMISSION RESOLUTION NO. P31-13**

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION APPROVING THE REQUEST BY LANDCO, LLC, FOR A TWO (2) YEAR TIME EXTENSION TO THE MAJOR CONDITIONAL USE PERMIT APPROVED BY PLANNING COMMISSION RESOLUTION #P03-11.

WHEREAS, during a public meeting held on November 28, 2013, the Monroe County Planning Commission conducted a review and consideration of a request filed by Gay Marie Smith, on behalf of Landco, LLC, for a two (2) year time extension to the major conditional use permit approved by Planning Commission Resolution #P03-11 in accordance with §110-73 of the Monroe County Code; and

WHEREAS, the subject property is located at 30662 Overseas Highway (US 1), Big Pine Key, approximate mile marker 30.6, and is legally described as Lots 1 through 7, Rogers Subdivision (Plat Book 3, Page 79), Big Pine Key, Monroe County, Florida and having real estate (RE) numbers 00275410.000000, 00275430.000000 and 00275450.000000; and

WHEREAS, the applicant submitted the application in order to extend the completion date for the scope of work associated with the major conditional use permit approval from May 6, 2014 to May 6, 2016; 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. Request for a Time Extension to a Conditional Use Permit application, received by the Monroe County Planning & Environmental Resources Department on May 1, 2012 (Planning & Environmental Resources Department File #2013-124); and
2. Planning Commission Resolution #P03-11;
3. Staff report prepared by Joseph Haberman, AICP, Planning & Development Review Manager, dated September 13, 2013; and
4. Sworn testimony of Monroe County Planning & Environmental Resources Department staff; and
5. Sworn testimony of the applicant and general public; and
6. Advice and counsel of Susan Grimsley, Assistant County Attorney, Steve Williams, Assistant County Attorney, and John Wolfe, Planning Commission Counsel; and



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

1. In 2011, the Planning Commission approved a major conditional use permit amendment allowing the redevelopment of the existing gas station and convenience store on the subject property. The approval was memorialized in Planning Commission Resolution #P03-11, signed by the Planning Commission Chair on February 9, 2011. Following its passing of appeal periods, the document was filed and recorded in the official records of the Monroe County on May 6, 2011; and
2. On March 5, 2013, the Director of Planning & Environmental Resources approved a minor deviation to the approved phasing plan associated with the major conditional use permit amendment (the completion date of May 6, 2014 was not modified); and
3. Pursuant to §110-73(a)(1) of the Monroe County Code, unless otherwise specified in a major conditional use approval, all required building permits and certificates of occupancy (CO's) shall be procured within three (3) years of the date on which the major conditional use approval is recorded and filed in the official records of Monroe County, or the major conditional use approval shall become null and void with no further action required by the county. Approval time frames do not change with successive owners. Extensions of time to a major conditional use approval may be granted only by the Planning Commission for periods not to exceed two (2) years, unless otherwise specified. Applications for extensions shall be made prior to the expiration dates. Extensions to expired major conditional use approvals shall be accomplished only by re-application for the major conditional uses; and

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

1. The request is consistent with the provisions and intent of the Monroe County Code; and
2. The request is consistent with the provisions and intent of the Monroe County Comprehensive Plan; and
3. The request is not inconsistent with the provisions and intent of the Master Plan for the Future Development of Big Pine Key and No Name Key; and
4. The request is not inconsistent with any of the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA, that the preceding Findings of Fact and Conclusions of Law support its decision to **APPROVE** the request by Landco, LLC, for a two (2) year time extension, subject to the following condition:

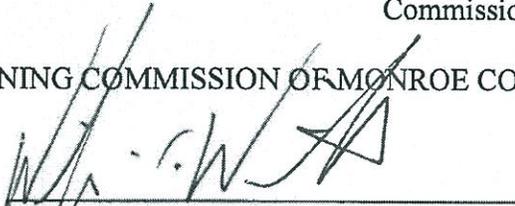
1. The deadline to complete the project approved by Planning Commission Resolution #P03-11 is hereby extended to May 6, 2016. All certificates of occupancy and certificates of completion associated with the scope of work of the major conditional use permit approval shall be acquired by this date unless an additional time extension is granted.

PASSED AND ADOPTED BY THE PLANNING COMMISSION of Monroe County, Florida, at a regular meeting held on the 28th of November, 2013.

Chair Wiatt	<u>YES</u>
Commissioner Hale	<u>YES</u>
Commissioner Lustberg	<u>YES</u>
Commissioner Miller	<u>NOT PRESENT</u>
Commissioner Werling	<u>NOT PRESENT</u>

PLANNING COMMISSION OF MONROE COUNTY, FLORIDA

BY



 William Wiatt, Chair

Doc# 1965747
 Bk# 2667 Pg# 2042

★ ★

Signed this 18th day of December, 2013.

MONROE COUNTY ATTORNEY
 APPROVED AS TO FORM
 Date: 12/18/2013

FILED WITH THE

DEC 18 2013

AGENCY CLERK



MEMORANDUM

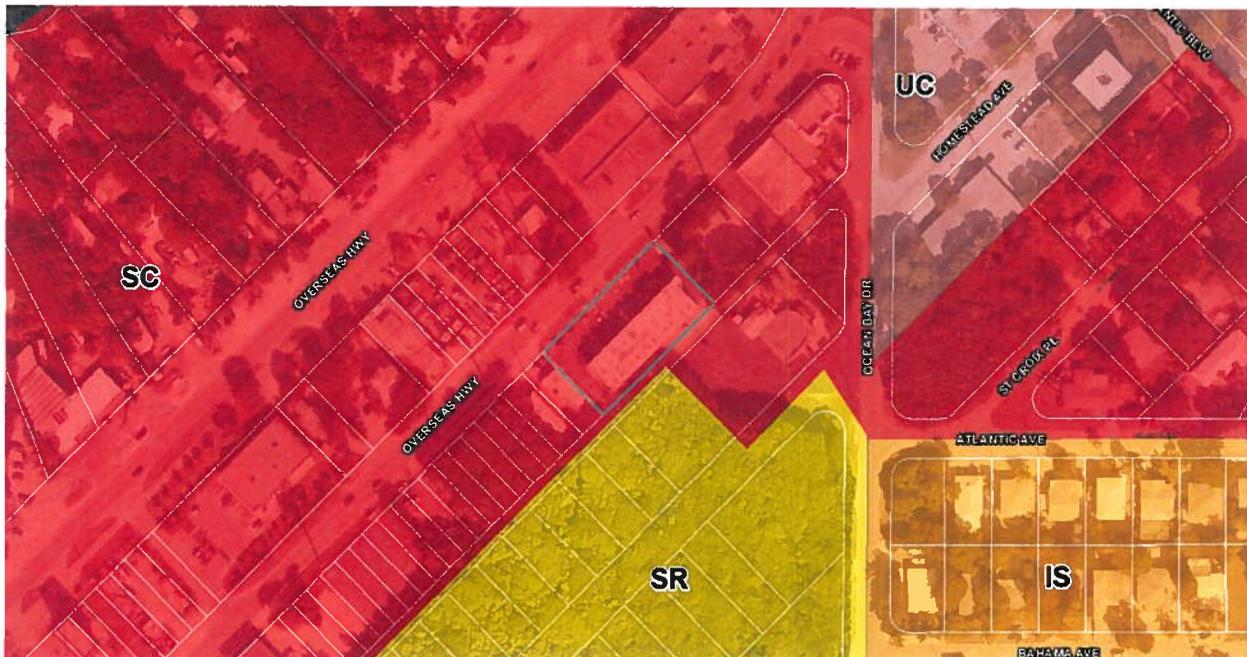
MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: Monroe County Planning Commission
Through: Mayté Santamaria, Senior Director of Planning & Environmental Resources
From: Kevin Bond, AICP, Planning and Development Review Manager
Date: May 12, 2016
Subject: *Keys' Meads / Cedar Towers, 99353 Overseas Hwy, Suite 12, Key Largo, Mile Marker 99.3: A public hearing concerning a request for a 2APS Alcoholic Beverage Use Permit, which would allow beer and wine for sale in sealed containers and for consumption off-premises only. The subject parcel is legally described as Lots 31, 32, 33, 34, 35, 36, 37 and 38, in Square/Block 11, Sunset Cove, according to the Plat thereof, as recorded in Plat Book 1, at Page 165, as amended in plat of Sunset Cove Amended, recorded in Plat Book 2, at Page 11 of the Public Records of Monroe County, Florida, having Real Estate # 00505130-000000. (File 2016-050)*

Meeting: May 25, 2016

1 **I REQUEST:**

2 The applicant, Jeff Kesling d/b/a Keys' Meads, LLC, requests approval of a 2APS Alcoholic
3 Beverage Use Permit, which would allow beer and wine for sale in sealed containers and for
4 consumption off-premises only. The applicant intends to use the permit within Suite 12 of the
5 multi-tenant commercial building, known as Cedar Towers.



6
7 **Subject Property with Land Use Districts Overlaid (Aerial dated 2015)**

1 **II BACKGROUND INFORMATION:**

2 **Location / Address:** 99353 Overseas Highway, Suite 12, Key Largo, Mile Marker 99.3

3 **Legal Description:** Lots 31, 32, 33, 34, 35, 36, 37 and 38, in Square/Block 11, Sunset Cove,
4 according to the Plat thereof, as recorded in Plat Book 1, at Page 165, as amended in plat of
5 Sunset Cove Amended, recorded in Plat Book 2, at Page 11 of the Public Records of Monroe
6 County, Florida

7 **Real Estate Number:** 00505130-000000

8 **Applicant/Agent:** Jeff Kesling d/b/a Keys' Meads, LLC

9 **Property Owner:** Cedar Towers LLC

10 **Size of Site:** 22,000 square feet / 0.51 acres per Monroe County Property Appraiser

11 **Land Use District:** Suburban Commercial (SC)

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

13 **Tier Designation:** I (natural area)

14 **Existing Uses:** 2-story, 17-suite, 12,112-square-foot professional office building. According
15 to Monroe County Tax Collector records, current tenants include Largo Reef Diving, Shear
16 Paradise, Makin Waves, A Cut Above, Insurance Connection of South Florida, Printing Plus,
17 Florida Church Insurance Agency, Tropical Tax Solutions, Vogt-Spear Corporation, Ingold
18 Studios, Marine Frontiers, Keys Cabinets, Star Properties

19 **Existing Vegetation / Habitat:** Almost completely developed with impervious surfaces

20 **Community Character of Immediate Vicinity:** Located within the Downtown Key Largo
21 Overlay District of the Key Largo Livable CommuniKeys Plan. Uses within 300 feet include
22 vacant land, multi-family residential, a wireless communication facility, outdoor storage
23 areas, parking lots, commercial retail stores, restaurants, offices, a church, clubs/lodges and
24 undeveloped environmentally sensitive parcels.

25 **Flood Zone:** X

26
27 **III RELEVANT PRIOR COUNTY ACTIONS:**

28 On September 8, 1980, the Monroe County Board of Adjustment passed Resolution #A 80-
29 14 approving a dimensional variance of 10 feet to build up to 15 feet of the rear property line.
30 Zoning was BU-2Q.

31
32 On November 13, 1980, building permit # C8661 was issued to construct a building for a
33 shop and offices. Certificate of Occupancy # 238-1981 was issued on December 3, 1981 for
34 the first floor only of the 7-unit office building.

35
36 On June 10, 1981, building permit # C9725 was issued for a second floor addition to building
37 permit # C8661. Certificate of Occupancy # 81-1982 was issued on March 15, 1982 for the
38 17-unit office.

39
40 On April 6, 2016, Jeff Kesling submitted the subject application for Alcoholic Beverage Use
41 Permit.

1 **IV REVIEW OF APPLICATION:**

2 Pursuant to Section 3-6(e) of the Monroe County, Florida, Code of Ordinances (the "Code"),
3 the Planning Commission shall give due consideration to the following factors as they may
4 apply to the particular application prior to rendering its decision to grant or deny the
5 requested permit:
6

7 *(1) The effect of such use upon surrounding properties and the immediate neighborhood as*
8 *represented by property owners within 500 feet of the premises. For the purposes of this*
9 *section, the term "premises" means the entire project site of a shopping center:*
10

11 The proposed use is office and low-intensity commercial retail for a business called
12 Keys' Meads, which would use the leased premises for storage and retail sales of mead.
13 Mead is an alcoholic beverage made from honey and water via fermentation with yeast.
14

15 The subject premises is Suite 12 of the Cedar Towers professional office building,
16 located at 99353 Overseas Highway in Key Largo, on the northbound, oceanside of U.S.
17 1. Suite 12 is located on the second floor of the building. Surrounding properties within
18 500 feet of the premises include vacant parcels, single- and multi-family residential,
19 stores, offices, banks, a former automobile dealership, hotels, a church, clubs/lodges and
20 a wireless communications facility.
21

22 Those following businesses within 500 feet of the subject premises have active, current
23 alcoholic beverage licenses:
24

Surrounding Property	Business Type	License Type
Mrs. Mac's Kitchen	Restaurant	2COP
CVS	Retail	2APS
Key Largo Inn/Rodeway Inn	Hotel	6COP

25 Staff does not anticipate that approval of the requested 2APS Alcoholic Beverage Use
26 Permit would have an adverse effect on surrounding properties or the immediate
27 neighborhood.
28

29
30 Please note that no members of the community, either in support or opposition to the
31 application, contacted the Planning and Environmental Resources Department as of the
32 date of this report.
33

34 **IN COMPLIANCE**

35
36 *(2) The suitability of the premises in regard to its location, site characteristics and intended*
37 *purpose. Lighting on the permitted premises shall be shuttered and shielded from*
38 *surrounding properties, and construction of such permitted properties shall be*
39 *soundproofed. In the event music and entertainment are permitted, the premises shall be*
40 *air conditioned:*
41

1 Given the property's location within the Suburban Commercial (SC) Land Use District,
2 which permits low-intensity commercial retail and office uses, and that the building was
3 constructed and issued a CO to be used as office and retail space, the subject premises
4 would be suitable.

5
6 Lighting on the premises is subject to the County Land Development Code. If
7 necessitated by a future substantial improvement or a change of use, any nonconforming
8 lighting would have to be brought into compliance to the maximum extent practical
9 pursuant to Code Section 102-59. Any new outdoor lighting installed in the future would
10 be subject to Code Chapter 114, Article VI.

11
12 No music or entertainment is proposed by the applicant.

13
14 IN COMPLIANCE

15
16 *(3) Access, traffic generation, road capacities, and parking requirements:*

17
18 No changes to access or parking are proposed by the applicant, and none would be
19 required by County Code at this time. The proposed use is not anticipated to have an
20 impact on traffic generation or road capacities due to the use being the same category of
21 use (low/medium-intensity commercial retail and office) as currently approved and
22 allowed on the property. If necessitated by a future substantial improvement or a change
23 of use, any nonconforming parking and access would have to be brought into compliance
24 to the maximum extent practical pursuant to Code Section 102-59

25
26 IN COMPLIANCE

27
28 *(4) Demands upon utilities, community facilities and public services:*

29
30 It is not anticipated that the issuance of a 2APS alcohol beverage use permit would
31 increase demands upon any utilities, community facilities or public services.

32
33 *(5) Compliance with the county's restrictions or requirements and any valid regulations:*

34
35 As of the date of this report, there are not any open code compliance cases related to the
36 property.

37
38 **V RECOMMENDATION:**

39
40 Staff recommends APPROVAL to the Planning Commission of the requested 2APS
41 Alcoholic Beverage Use Permit, which would allow beer and wine for sale in sealed
42 containers and for consumption off-premises only, with the following conditions (however,
43 valid objections from surrounding property owners at the public hearing may lead the
44 Planning and Environmental Resources Department to reevaluate the recommendation or
45 suggested conditions):

- 1 1. Alcoholic Beverage Use Permits issued by virtue of Section 3-6 of the Monroe County
2 Code shall be deemed to be a privilege running with the land. The sale of the real
3 property that has been granted an Alcoholic Beverage Use Permit shall automatically vest
4 the purchaser thereof with all rights and obligations originally granted or imposed to or
5 on the applicant. Such privilege may not be separated from the fee simple interest in the
6 realty.
7
- 8 2. Alcohol service sales and consumption shall occur only within areas allowed for such use
9 and approved by the Monroe County Planning & Environmental Resources Department.
10 Specifically, this approval shall only be within the area of Suite 12 of the property located
11 at 99353 Overseas Highway in Key Largo, currently known as Cedar Towers.
12
- 13 3. In the event that the holder's license by the Florida Department of Business and
14 Professional Regulation (DBPR) expires and lapses, this Alcoholic Beverage Use Permit
15 approval shall be null and void as of the date of the DBPR license expiration. Additional
16 approval by the Planning Commission shall be required to renew the Alcoholic Beverage
17 Use Permit.
18

19 **VI ATTACHMENTS:**

20 Attachment 1: Monroe County Code Section 3-6, Regulation and control over sale
21

Monroe County Code – Chapter 3, Alcoholic Beverages**Sec. 3-6. - Regulation and control over sale [of alcoholic beverages].**

- (a) *Establishment of use permit procedure.* This section is designed and intended to provide for reasonable regulation and control over the sale of alcoholic beverages within the unincorporated areas of the county by establishing an alcoholic beverage use permit procedure and providing criteria to be used to ensure that all future proliferation of alcoholic beverage use enterprises within the unincorporated areas of the county be compatible with adjoining and surrounding land uses and the county's comprehensive plan, and that alcoholic beverage use permits not be granted where such uses will have an adverse impact upon the health, safety and welfare of the citizens and residents of the county. All persons, firms, partnerships or corporations who have received approval from the zoning board or board of county commissioners under the former provisions of section 19-218 of the Monroe County Code, as same heretofore existed, shall retain all rights and privileges heretofore granted under such section.
- (b) *New applicants for permit.* All persons desiring to sell alcoholic beverages upon any premises located within the unincorporated areas of the county and who desire to do so upon a premises not heretofore approved by the zoning board or board of county commissioners under the former section 19-218, shall obtain an alcoholic beverage use permit using the procedure outlined in subsection (d) of this section.
- (c) *Classifications.* Corresponding to those alcoholic beverage license classifications as heretofore and hereafter adopted by the state, alcoholic beverage use permits hereafter issued pursuant to this chapter shall be classified as follows:
- (1) 1APS: Beer, package only;
 - (2) 1COP: Beer, on-premises and package;
 - (3) 2APS: Beer and wine, package only;
 - (4) 2COP: Beer and wine, on-premises and package;
 - (5) 6COP: Beer, wine and liquor, on-premises and package;
 - (6) 6COP SRX: Restaurant, no package sales;
 - (7) 6COP SR: Restaurant, package sale;
 - (8) 6COP S: Motel, package sales;
 - (9) 6COP SBX: Bowling, no package sales;
 - (10) 6COP SPX: Boat, no package sales;
 - (11) 3BPS: Beer, wine and liquor, package sales only;
 - (12) 3M: Additional license for 6COP, over three bars; and
 - (13) 12RT: Racetrack, liquor, no package sales.
- (d) *Procedure.* The following procedure shall be followed on any application for an alcoholic beverage use permit hereafter made:
- (1) Applications for alcoholic beverage use permits shall be submitted to the director of planning in writing on forms provided by the director. Such applications must be signed by the owner of the real property for which the permit is requested. Lessees of the premises may apply for such permits, provided that proper authorization from the owner of the premises is given and the application for permit is cosigned by such owner.
 - (2) Upon receipt of a properly completed and executed application for an alcoholic beverage use permit stating the exact classification requested along with the necessary fee, the director of planning shall schedule a public hearing before the planning commission and shall advise the applicant of the date and place of the public hearing.
 - (3) Notice of the application and of the public hearing thereon shall be mailed by the director of planning to all owners of real property within a radius of 500 feet of the affected premises. In the case of a shopping center, the 500 feet shall be measured from the perimeter of the entire shopping center itself rather than from the individual unit for which approval is sought. Notice shall also be provided in a newspaper of general circulation in the manner prescribed in section 110-5. For the purposes of this section, the term "shopping center" means a contiguous group of individual units, in any combination, devoted to commercial retail low-intensity uses,

Attachment 1

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

- (4) At the hearing before the planning commission, all persons wishing to speak for or against the application shall be heard. Recommendations or other input from the director of planning may also be heard prior to any decision by the planning commission.
- (e) *Criteria.* The planning commission shall give due consideration to the following factors as they may apply to the particular application prior to rendering its decision to grant or deny the requested permit:
 - (1) The effect of such use upon surrounding properties and the immediate neighborhood as represented by property owners within 500 feet of the premises. For the purposes of this section, the term "premises" means the entire project site of a shopping center;
 - (2) The suitability of the premises in regard to its location, site characteristics and intended purpose. Lighting on the permitted premises shall be shuttered and shielded from surrounding properties, and construction of such permitted properties shall be soundproofed. In the event music and entertainment are permitted, the premises shall be air conditioned;
 - (3) Access, traffic generation, road capacities, and parking requirements;
 - (4) Demands upon utilities, community facilities and public services; and
 - (5) Compliance with the county's restrictions or requirements and any valid regulations.
- (f) *Approval by planning commission.* The planning commission may grant approval based on reasonable conditions considering the criteria outlined herein.
- (g) *Where permitted.* Alcoholic beverage use permits may be granted in the following land use districts: urban commercial; suburban commercial; suburban residential where the site abuts U.S. 1; destination resort; mixed use; industrial and maritime industries. Notwithstanding the foregoing, alcoholic beverage sales may be permitted at restaurants, hotels, marinas and campgrounds regardless of the land use district in which they are located. Nothing contained herein shall exempt an applicant from obtaining a major or minor conditional use approval when such is otherwise required by the county development regulations in part II of this Code.
- (h) *Transferability.* Alcoholic beverage use permits issued by virtue of this section shall be deemed to be a privilege running with the land. The sale of the real property that has been granted an alcoholic beverage use permit shall automatically vest the purchaser thereof with all rights and obligations originally granted or imposed to or on the applicant. Such privilege may not be separated from the fee simple interest in the realty.
- (i) *Appeals.* All persons aggrieved by the actions of the planning commission in granting or denying requested alcoholic beverage permits may request an appeal hearing before a hearing officer under chapter 102, article VI, division 2 by filing the notice required by that article within 30 days after the date of the written decision of the planning commission.
- (j) *Successive applications.* Whenever any application for alcoholic beverage approval is denied for failure to meet the substantive requirements of these regulations, an application for alcoholic beverage approval for all or a portion of the same property shall not be considered for a period of two years unless a super-majority of the planning commission decides that the original decision was based on a material mistake of fact or that there exists changed conditions and new facts, not existing at the time of the original decision, that would justify entertaining a new application before the expiration of the two-year period. However, in the case of a shopping center, as defined in subsection (d)(3) of this section, this subsection shall only apply to the commercial retail unit within the shopping center for which approval was sought and not the entire shopping center site itself.

(Code 1979, § 19-218; Ord. No. 1-1973, § 1(art. XI, § 5); Ord. No. 5-1974, § 27; Ord. No. 20-1975, § 67; Ord. No. 29-1978, § 1; Ord. No. 5-1979, § 1; Ord. No. 17-1980, § 12; Ord. No. 4-1985, §§ 1, 2; Ord. No. 39-1986, § 2; Ord. No. 55-1987, §§ 1—3; Ord. No. 19-1993, § 14)

File #: **2016-050**

Owner's Name: Cedar Towers LLC

Applicant: Kesling, Jeffrey

Agent: Kesling, Jeffrey

Type of Application: Alcoholic Beverage

Key: Key Largo

RE: 00505130.000000

Additional Information added to File 2016-050

County of Monroe

**Planning & Environmental Resources
Department**

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



Board of County Commissioners

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

We strive to be caring, professional, and fair.

Date: 4.06.16
Time: _____

Dear Applicant:

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

Kesling, Jeffrey
Project Name _____ to the Monroe County Planning Department.

Thank you.

Paul Creech

Planning Staff

MCPA GIS Public Portal
Scott P. Russell, CFA

- Pan
- Legend
- Zoom In

MCPA GIS Public Portal
Major Road

Zoom Out

Address

Find

Identify

Select

Buffer

Measure

Print

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

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

Zoom-in Zoom-in to a defined extent...
 Zoom-out Zoom-out to a defined extent...
 Full Extent Zoom to the full extent tool was clicked!
 Latitude: 29.9348 Longitude: -80.448748
 Basemap Select a basemap Locate Clear



Buffer Results 87 features found Zoom Remove highlight
 Export results to "I" Delimited Go

OBJECTID	SDE.DBO.W_PARCELS.ID	SDE.DBO.W_PARCELS.RECHAR	SDE.DBO.W_PARCELS.GEO_FEAT
69286	504010	00504010-000000	28933
69287	504010	00504010-000000	28933

Verified GC

✓ ALMEIDA CARLOS AND MARISOL 2 ATLANTIC AVE KEY LARGO, FL 33037-4328	✓ BECKMANN PROPERTIES INC PO BOX 370727 KEY LARGO, FL 33037-0727	✓ CAPITAL BANK NA 599 9TH ST N STE 101 NAPLES, FL 34102-5624
✓ CAPUTO MARNI 237 LA PALOMA RD KEY LARGO, FL 33037-4652	✓ CASANOVA JESUS AND NELIDA 3373 W 14TH CT HIALEAH, FL 33012-4711	✓ CEDAR TOWERS LLC 99353 OVERSEAS HWY STE 1 KEY LARGO, FL 33037-4239
✓ CHANG LUCIA S REVOCABLE TRUST 3/12/2015 259 MINORCA BEACH WAY APT 903 NEW SMYRNA BEACH, FL 32169-6042	✓ YAWT MICHAEL 49 BAHAMA AVE KEY LARGO, FL 33037-4341	✓ COUNTY OF MONROE 1100 SIMONTON ST Email KEY WEST, FL 33040
✓ CRESSY DIANE L REVOCABLE TRUST 6/30/1993 192 ATLANTIC BLVD KEY LARGO, FL 33037-4337	✓ DAPPER PROPERTIES I LLC 5673 AIRPORT RD ROANOKE, VA 24012-1119	✓ DIGORGIO PAT LIV TR 11-9-98 1471 AGUA AVE CORAL GABLES, FL 33156
✓ DISKIN EVE REVOCABLE LIVING TRUST 3/7/2014 3618 BAYVIEW RD MIAMI, FL 33133-6503	✓ FREEMAN PROPERTIES INC 513 SOUTHARD ST KEY WEST, FL 33040	✓ GUERNICA ENEIDA B TRUST 11/03/2004 264 SAINT THOMAS AVE KEY LARGO, FL 33037-4321
* KEEVER PAUL 101425 OVERSEAS HWY KEY LARGO, FL 33037	✓ KEEVER PAUL L 101425 OVERSEAS HWY STE 922 KEY LARGO, FL 33037-4505	✓ KEY LARGO CIVIC CLUB PO BOX 371379 KEY LARGO, FL 33037-1379
✓ KEY LARGO LIONS FOUNDATION INC THE PO BOX 370005 KEY LARGO, FL 33037-0005	✓ KEYS HOSPITALITY LLC 830 TRUMAN AVE KEY WEST, FL 33040-6426	✓ LASSETER KENNETH AND KATHY 417 LAGUNA AVE KEY LARGO, FL 33037-4340
✓ LEDESMA JOSE G AND MICHELLE L 2 DRURY DR KEY LARGO, FL 33037-4131	✓ LIGHTHOUSE CHRISTIAN CENTER INC PO BOX 371201 KEY LARGO, FL 33037-1201	✓ LIZASO RAUL (IRA LI1BA) 450 SANSOME ST FL 14 SAN FRANCISCO, CA 94111-3355
✓ LOPEZ ROSANGEL 633 CUDA LN KEY LARGO, FL 33037	✓ OCEAN BAY ENTERPRISES INC PO BOX 371578 KEY LARGO, FL 33037-1578	✓ PONTE MANUEL J AND MARTHA 99341 OVERSEAS HWY KEY LARGO, FL 33037
✓ REGELMANN MARK AND TERESA O 50 BAHAMA AVE KEY LARGO, FL 33037	✓ RESORTS OF KEY LARGO INC 99202 OVERSEAS HWY KEY LARGO, FL 33037	✓ RIVERO SUYAPA 156 MARINE AVE TAVERNIER, FL 33070-2621

✓ SANTE CHRISTOPHER D AND PAMELA
PO BOX 373006
KEY LARGO, FL 33037-8006

✓ SIKORA ANDREW J AND KIMBERLY KLING
19 NORTH DR
KEY LARGO, FL 33037-2916

✓ STALLINGS RANDOLPH W AND KELLY R
3 ATLANTIC AVE
KEY LARGO, FL 33037-4328

✓ SUNSET COVE BEACH RESORT INC
99360 OVERSEAS HWY
KEY LARGO, FL 33037

✓ TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000

✓ TROPICAL LEASING LLC
PO BOX 370456
KEY LARGO, FL 33037-0456

✓ VINUYA GLORIDA JEAN R/S
406 NORTHWOOD RD APT 1
WEST PALM BEACH, FL 33407-5838

✓ WILLIAM A ANDERSEN CPA PA T/C
99304 OVERSEAS HWY
KEY LARGO, FL 33037

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Limited Liability Company

CEDAR TOWERS LLC

Filing Information

Document Number	L15000097293
FEI/EIN Number	NONE
Date Filed	06/03/2015
Effective Date	05/27/2015
State	FL
Status	ACTIVE

Principal Address

61 WATERWAYS DRIVE
KEY LARGO, FL 33037

Changed: 10/14/2015

Mailing Address

61 WATERWAYS DRIVE
KEY LARGO, FL 33037

Changed: 10/14/2015

Registered Agent Name & Address

SANABRIA, JORGE
63 WATERWAYS DRIVE
KEY LARGO, FL 33037

Authorized Person(s) Detail

Name & Address

Title MGR

SANABRIA, JORGE
63 WATERWAYS DRIVE
KEY LARGO, FL 33037

Title MGR

SANABRIA, GISELLE
63 WATERWAYS DRIVE
KEY LARGO, FL 33037

Annual Reports

No Annual Reports Filed

Document Images

[06/03/2015 -- Florida Limited Liability](#)

View image in PDF format

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State of Florida, Department of State

End of Additional File 2016-050

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



RECEIVED
APR - 6 2016
MONROE CO. PLANNING DEPT

Alcoholic Beverage Use Permit

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

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

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

Advertising Costs: \$245.00

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

Date of Submittal: 04 / 05 / 16
Month Day Year

Property Owner:

Jorge Sanabria
Name

Unit 1
99353 Overseas Hwy., Key Largo, FL 33037
Mailing Address (Street, City, State, Zip Code)

305 394 0023
Daytime Phone

Jorge@insuranceconnect.net
Email Address

Agent (if applicable):

Jeff Kesling
Name

217 Gasparilla Dr., Key Largo, FL 33037
Mailing Address (Street, City, State, Zip Code)

609 744 4957
Daytime Phone

JKesling Jr@comcast.net
Email Address

Name of Lessee of Property:

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

JEFFREY S. KESLING
Name

217 Gasparilla Dr., Key Largo, FL 33037
Mailing Address (Street, City, State, Zip Code)

609 744 4957
Daytime Phone

JKesling Jr@comcast.net
Email Address

APPLICATION

Legal Description of Property:

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

11	31-38	Sunset Cove	Key Largo
Block	Lot	Subdivision	Key
00505130-000000		1623008	
Real Estate (RE) Number		Alternate Key Number	
99353 Overseas Hwy. Suite 12, Key Largo, FL 33037		~100	
Street Address (Street, City, State, Zip Code)		Approximate Mile Marker	

Land Use District Designation(s): SC

Present Land Use of the Property: _____

Total Land Area: 42,000 ft²

Requested Type of Alcoholic Beverage: (Please check one)

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

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

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

APPLICATION

Director of Planning authorizes a different scale). At a minimum, the boundary survey or site plan should include the following:

- Date, north point and graphic scale;
- Boundary lines of site, including all property lines and mean high-water lines;
- Locations and dimensions of all existing structures and drives;
- Adjacent roadways;
- Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;
- Typed name and address mailing labels of all property owners within a 500 foot radius of the property.** This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 500 foot radius, each unit owner must be included;
- A certificate of the Division of Hotels and Restaurants of the Department of Business and Professional Regulation or the Department of Agriculture and Consumer Services or the Department of Health or the Monroe County Health Department,** stating that the place of business wherein the business is to be conducted meets all of the sanitary requirements of the state

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

- Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the subject property)
- Traffic Study, prepared by a licensed traffic engineer

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

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

Signature of Applicant: [Handwritten Signature] Date: 04-05-16

Sworn before me this 5 day of APRIL, 2016

JODY S. RANDEL
Notary Public - State of Florida
Commission # FF 900669
My Commission Exp. July 16, 2019

[Handwritten Signature]
Notary Public
My Commission Expires

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

This Instrument Prepared by and Return to:

Linda Barreiro
Trust Title & Escrow Company
12925 S.W. 132nd Street
Miami, Florida 33186

10/30/2015 11:09AM
DEED DOC STAMP CL: Krys \$8,400.00

Consideration Amount of \$1,200,000.00 Property Appraisers Parcel Identification (Folio) No: 00505130-000000

SPACE ABOVE THIS LINE FOR RECORDING DATA

Trustee's Deed

This Trustee's Deed made this **15th** day of **October, 2015** between **CAROLYN A. COCHRANE**, as Trustee of the **MARCIA V. HAGOPIAN FAMILY TRUST** dated **January 1, 2003**, whose post office address is P.O. Box 371582 Key Largo, FL 33037 and **JACK H. HAGOPIAN**, as Trustee of the **JACK H. HAGOPIAN REVOCABLE TRUST** dated **April 15, 2008**, whose post office address is P.O. Box 370804 Key Largo, FL 33037 grantor, and **Cedar Towers, LLC, a Florida Limited Liability Company**, whose post office address is **99353 Overseas HWY Suite 1, Key Largo, FL 33037**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum **ONE MILLION TWO HUNDRED AND NO/100 DOLLARS (\$1,200,000.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in **MONROE** County, Florida, to-wit:

Lots 31, 32, 33, 34, 35, 36, 37, and 38, in Square/Block 11, SUNSET COVE, according to the Plat thereof, as recorded in Plat Book 1, at Page 165, as amended in plat of SUNSET COVE AMENDED, recorded in Plat Book 2 page 11 of the Public Records of MONROE County, Florida.

A/K/A property address: **99353 Overseas HWY Suite 1-17, Key Largo, FL 33037** Commercial Prop

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his/her hand and seal on the day and year first above written.

Lilian A. De Paz
Witness #1 Signature

Lilian A. De Paz
Witness #1 Printed Name

Linda Barreiro
Witness #2 Signature

Linda Barreiro
Witness #2 Printed Name

The MARCIA V. HAGOPIAN FAMILY TRUST dated **JANUARY 1, 2003**

By: Carolyn A. Cochran
CAROLYN A. COCHRANE, as Trustee

JACK H. HAGOPIAN REVOCABLE TRUST dated **April 15, 2008**

By: Jack H. Hagopian
JACK H. HAGOPIAN, as Trustee

**STATE OF FLORIDA
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me this 15th day of October, 2015 by CAROLYN A.

Lots 31, 32, 33, 34, 35, 36, 37, and 38, in Square/Block 11, SUNSET COVE, according to the Plat thereof, as recorded in Plat Book 1, at Page 165, as amended in plat of SUNSET COVE AMENDED, recorded in Plat Book 2 page 11 of the Public Records of MONROE County, Florida.

A/K/A property address: 99353 Overseas HWY Suite 1-17, Key Largo, FL 33037 Commercial Property

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his/her hand and seal on the day and year first above written.

Lilian A. De Paz
Witness #1 Signature

Lilian A. De Paz
Witness #1 Printed Name

Linda Barreiro
Witness #2 Signature

Linda Barreiro
Witness #2 Printed Name

The **MARCIA V. HAGOPIAN FAMILY TRUST** dated **JANUARY 1, 2003**

By: Carolyn A. Cochrane
CAROLYN A. COCHRANE, as Trustee

JACK H. HAPOGIAN REVOCABLE TRUST dated **April 15, 2008**

By: Jack H. Hagopian
JACK H. HAGOPIAN, as Trustee

**STATE OF FLORIDA
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me this 15th day of October, 2015 by CAROLYN A. COCHRANE, as Trustee of the MARCIA V. HAGOPIAN FAMILY TRUST dated JANUARY 1, 2003 and JACK H. HAGOPIAN, as Trustee of JACK H. HAPOGIAN REVOCABLE TRUST dated April 15, 2008, who is personally known to me or has produced Florida Drivers License as identification.

My Commission Expires



Notary Public
Linda Barreiro
Printed Notary Name



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: 1623008 Parcel ID: 00505130-000000

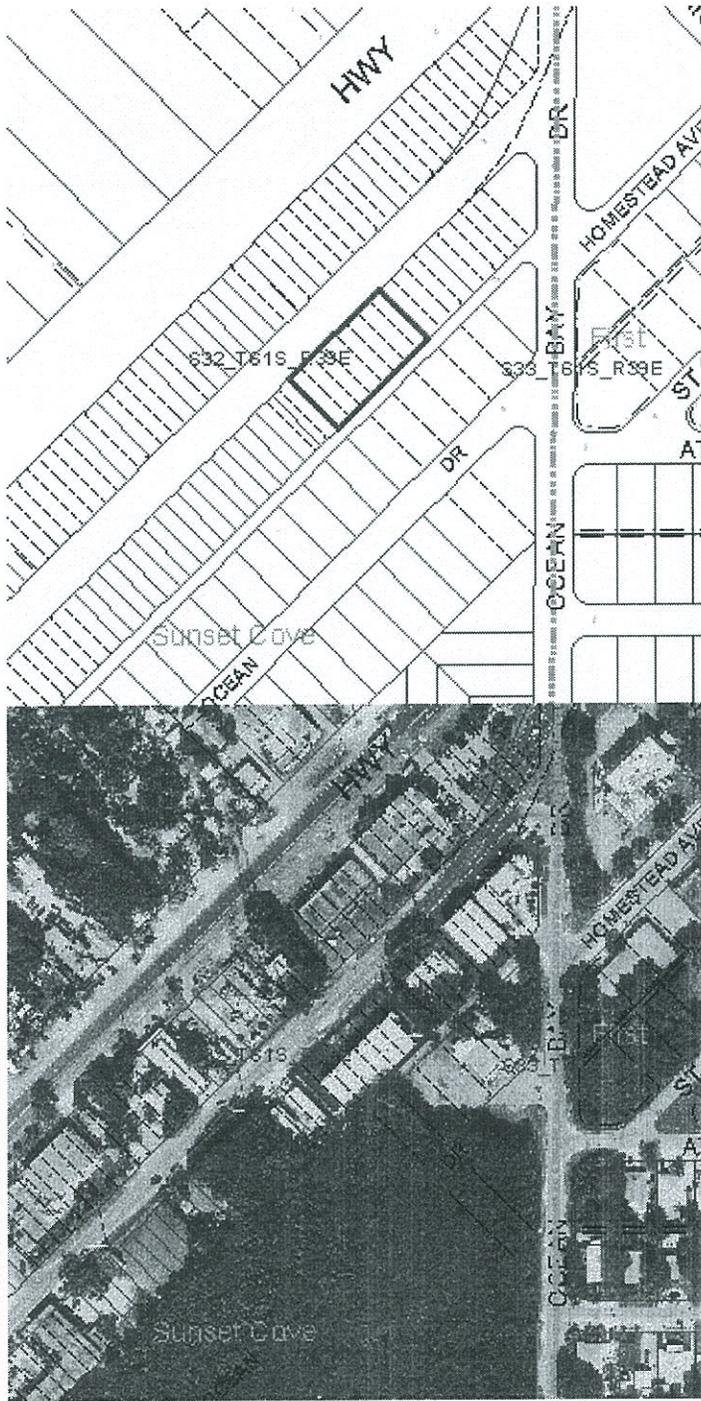
Ownership Details

Mailing Address:
CEDAR TOWERS LLC
99353 OVERSEAS HWY STE 1
KEY LARGO, FL 33037-4239

Property Details

PC Code: 18 - OFFICES BUILDINGS MULTI/STORY
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 32-61-39
Property Location: 99353 OVERSEAS HWY STE: 1-17 KEY LARGO
Subdivision: SUNSET COVE BLOCKS 7-14
Legal Description: BK 11 LTS 31-38 SUNSET COVE PB1-165 KEY LARGO OR526-421 OR526-422 OR1855-651D/C OR2101-247 OR2357-894T/C OR2767-1026/27C OR2767-1028/34

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	200	110	22,000.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 12112
 Year Built: 1981

Building 1 Details

Building Type
 Effective Age 20
 Year Built 1981
 Functional Obs 0

Condition A
 Perimeter 820
 Special Arch 0
 Economic Obs 0

Quality Grade 300
 Depreciation % 23
 Grnd Floor Area 12,112

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

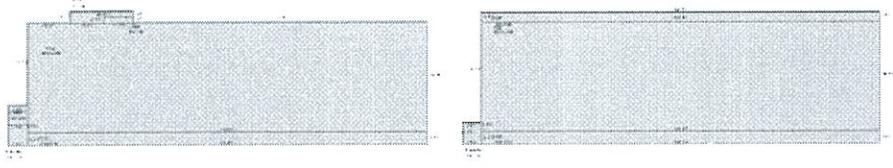
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 30

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1981					6,000
2	PTO		1	1981					750
3	OUF		1	1981					750
4	FLA		1	1982					6,000
5	OUF		1	1981					450
6	SBF		1	2011					49

7	FLA	1	2011	56
8	FLA	1	2011	56
9	SBF	1	2011	22
10	OPF	1	2011	74

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		PROFESSIONAL BLDG	100	N	Y
		PROFESSIONAL BLDG	100	N	N
	14133	OFFICE BLD-1 STORY	75	N	Y
	14134	OFFICE BLD-1 STORY	25	N	N
	14137	OFFICE BLD-1 STORY	80	N	N
	14138	OFFICE BLD-1 STORY	20	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
4875	REIN CONCRETE	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	11,825 SF	0	0	1980	1981	2	25
2	RW2:RETAINING WALL	50 SF	25	2	1981	1982	2	50

Appraiser Notes

(RE #S 50514-505200 COMBINED FOR ASSMT PURPOSES 12-22-94)CW
11/19/2015 BEN. SALE REVIEW.
SQFT IS OK PER MAPPING AND OR2101-247.
HAGOPIAN BUILDING 1999-PHOTO ON FILE.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10304804	11/08/2010	10/25/2010	1	ELEVATOR SHAFT & EQUIPMENT ROOM	
07301053	05/30/2007	02/26/2009	1	EXTERIOR IMPROVEMENTS	

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	803,053	10,155	330,000	1,015,829	1,015,829	0	1,015,829
2014	839,011	9,232	330,000	927,517	927,517	0	927,517
2013	839,011	9,232	176,000	920,802	920,802	0	920,802
2012	886,954	9,232	176,000	913,511	913,511	0	913,511
2011	811,536	9,232	286,000	868,621	868,621	0	868,621
2010	844,436	9,232	440,000	1,001,665	1,001,665	0	1,001,665
2009	844,436	9,232	484,000	1,093,074	1,093,074	0	1,093,074
2008	712,836	9,232	616,000	1,237,998	1,237,998	0	1,237,998
2007	560,697	9,232	247,500	1,237,881	1,237,881	0	1,237,881
2006	560,697	9,232	247,500	1,115,575	1,115,575	0	1,115,575
2005	585,803	9,232	247,500	979,491	979,491	0	979,491
2004	585,802	9,232	247,500	842,534	842,534	0	842,534
2003	515,870	9,232	247,500	772,602	772,602	0	772,602
2002	515,870	9,232	192,500	717,602	717,602	0	717,602
2001	515,870	9,232	143,000	668,102	668,102	0	668,102
2000	515,870	5,078	121,000	641,948	641,948	0	641,948
1999	515,870	5,078	121,000	641,948	641,948	0	641,948
1998	498,886	5,078	121,000	624,964	624,964	0	624,964
1997	498,886	5,078	121,000	624,964	624,964	0	624,964
1996	453,532	5,078	121,000	579,610	579,610	0	579,610
1995	453,532	5,585	121,000	580,117	580,117	0	580,117
1994	418,645	6,093	15,125	439,863	439,863	0	439,863
1993	418,645	6,601	15,125	440,371	440,371	0	440,371
1992	418,645	7,109	15,125	440,879	440,879	0	440,879
1991	418,645	7,616	15,125	441,386	441,386	0	441,386
1990	418,645	8,124	15,813	442,582	442,582	0	442,582
1989	405,249	8,632	15,813	429,694	429,694	0	429,694
1988	401,147	5,816	7,563	414,526	414,526	0	414,526
1987	393,498	6,139	7,563	407,200	407,200	0	407,200
1986	394,739	6,462	7,563	408,764	408,764	0	408,764
1985	386,116	6,786	7,563	400,465	400,465	0	400,465
1984	383,641	7,109	7,563	398,313	398,313	0	398,313
1983	423,385	7,432	6,863	437,680	437,680	0	437,680
1982	336,609	7,755	6,863	351,227	351,227	0	351,227

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
10/15/2015	2767 / 1028	1,200,000	WD	02
10/15/2015	2767 / 1026	0	WD	11

This page has been visited 284,768 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: 1623164	Parcel ID: 00505310-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 11 LT 49 SUNSET COVE KEY LARGO KEY LARGO PBI-16 5 OR6-499-500 OR804-432DC OR1420-215/16AFF OI				
Owners Name: OCEAN BAY ENTERPRISES INC				
Address: PO BOX 371578		KEY LARGO	FL	33037-1578
AK: 1622818	Parcel ID: 00504940-000000	Physical Location	99202 OVERSEAS 50	KEY LARGO
Legal Description: SUNSET COVE KEY LARGO KEY LARGO LOTS 1 TO 11 INC S QR 11 OR567-901 OR648-629 OR665-63 OR650-156C				
Owners Name: RESORTS OF KEY LARGO INC				
Address: 99202 OVERSEAS HWY		KEY LARGO	FL	33037
AK: 1621978	Parcel ID: 00504070-000000	Physical Location	99360 OVERSEAS	KEY LARGO
Legal Description: REVISED PLAT OF SUNSET COVE-KEY LARGO-PB2-20 ALL T R 12 G43-383-384 AND PT TRACT 13 (SW'LY 50') A1				
Owners Name: SUNSET COVE BEACH RESORT INC				
Address: 99360 OVERSEAS HWY		KEY LARGO	FL	33037
AK: 1621951	Parcel ID: 00504050-000000	Physical Location	99340 OVERSEAS	KEY LARGO
Legal Description: REVISED PLAT OF SUNSET COVE PB2-20 KEY LARGO TR 11 OR248-325-326 OR607-210 OR686-76D/C OR781-384				
Owners Name: KEYS HOSPITALITY LLC				
Address: 830 TRUMAN AVE		KEY WEST	FL	33040-6426
AK: 1622974	Parcel ID: 00505100-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 11 LT 27 SUNSET COVE KEY LARGO KEY LARGO PBI-16 5 OR471-150-151 OR472-106 PROBATE #79-127-CP-				
Owners Name: THITF C/O DEP				
Address: 3900 COMMONWEALTH BLVD		TALLAHASSEE	FL	32399-3000
AK: 1622907	Parcel ID: 00505030-000000	Physical Location	99301 OVERSEAS	KEY LARGO
Legal Description: BK 11 LT 20 SUNSET COVE KEY LARGO KEY LARGO PBI-16 5 OR135-529 OR485-807 OR766-1904M/L PROBATE				
Owners Name: LIZASO RAUL (IRA LI1BA) C/O PENSCO TRUST COMPANY				
Address: 450 SANSOME ST FL 14		SAN FRANCISCO	CA	94111-3355
AK: 1622885	Parcel ID: 00505010-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 11 LT 18 SUNSET COVE KEY LARGO KEY LARGO PBI-16 5 OR567-901 OR648-629 OR665-63 OR650-156CT OF				
Owners Name: RESORTS OF KEY LARGO INC				
Address: 99202 OVERSEAS HWY		KEY LARGO	FL	33037
AK: 1622826	Parcel ID: 00504950-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 11 LT 12 SUNSET COVE KEY LARGO KEY LARGO PBI-16 5 OR567-901 OR648-629 OR665-63 OR650-156CT OF				
Owners Name: RESORTS OF KEY LARGO INC				
Address: 99202 OVERSEAS HWY		KEY LARGO	FL	33037
AK: 1623512	Parcel ID: 00505660-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 12 LT 16 SUNSET COVE KEY LARGO KEY LARGO PBI-16 5 OR471-150-151 OR472-106 PROBATE 79-127-CP-				
Owners Name: COUNTY OF MONROE C/O BOCC				
Address: 1100 SIMONTON ST		KEY WEST	FL	33040
AK: 1623288	Parcel ID: 00505430-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 11 LT 61 SUNSET COVE KEY LARGO KEY LARGO PBI-16 5 OR471-150-151 OR472-106 PROBATE #79-127-CP-				
Owners Name: COUNTY OF MONROE C/O BOCC				
Address: 1100 SIMONTON ST		KEY WEST	FL	33040
AK: 1622834	Parcel ID: 00504960-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 11 LT 13 SUNSET COVE KEY LARGO KEY LARGO PBI-16 5 OR567-901 OR648-629 OR665-63 OR650-156CT OF				
Owners Name: RESORTS OF KEY LARGO INC				
Address: 99202 OVERSEAS HWY		KEY LARGO	FL	33037

AK: 1623547	Parcel ID: 00505690-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 12 LT 19 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR471-150-151 OR472-106 PROBATE #79-127-CP-				
Owners Name: COUNTY OF MONROE		C/O BOCC		
Address: 1100 SIMONTON ST		KEY WEST	FL	33040
AK: 1622915	Parcel ID: 00505040-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 11 LT 21 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR485-807 OR766-1904M/L PROBATE #84-289-CP				
Owners Name: LIZASO RAUL (IRA LI1BA)		C/O PENSCO TRUST COMPANY		
Address: 450 SANSOME ST FL 14		SAN FRANCISCO	CA	94111-3355
AK: 1622541	Parcel ID: 00504630-000000	Physical Location	99304 OVERSEAS	KEY LARGO
Legal Description: SUNSET COVE PB1-165 KEY LARGO PT LOT 33 & ALL LOT S 34-35-36-37 SQR 10 D1-294 G39-42/44 OR415-323				
Owners Name: WILLIAM A ANDERSEN CPA PA T/C				
Address: 99304 OVERSEAS HWY		KEY LARGO	FL	33037
AK: 1623270	Parcel ID: 00505420-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 11 LT 60 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR471-150/51 OR472-106 OR1057-2273.AFF OR130				
Owners Name: RIVERO SUYAPA				
Address: 156 MARINE AVE		TAVERNIER	FL	33070-2621
AK: 1622931	Parcel ID: 00505060-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 11 LT 23 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR471-150-151 OR472-106 PROBATE #79-127-CP-				
Owners Name: TUTE		C/O DEP		
Address: 3900 COMMONWEALTH BLVD		TALLAHASSEE	FL	32399-3000
AK: 1623521	Parcel ID: 00505670-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 12 LT 17 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR471-150-151 OR472-106 PROBATE 79-127-CP-				
Owners Name: COUNTY OF MONROE		C/O BOCC		
Address: 1100 SIMONTON ST		KEY WEST	FL	33040
AK: 1622982	Parcel ID: 00505110-000000	Physical Location	99339 OVERSEAS	KEY LARGO
Legal Description: SUNSET COVE PB1-165 KEY LARGO LOT 28 & S 12.5' OF LOT 29 SQR 11 OR393-115/16 OR512-1042 OR1216-				
Owners Name: LIGHTHOUSE CHRISTIAN CENTER INC				
Address: PO BOX 371201		KEY LARGO	FL	33037-1201
AK: 1623253	Parcel ID: 00505400-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 11 LT 58 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR471-150/51 OR472-106 OR874-9/10P/R OR1269-				
Owners Name: RIVERO SUYAPA				
Address: 156 MARINE AVE		TAVERNIER	FL	33070-2621
AK: 1622991	Parcel ID: 00505120-000000	Physical Location	99341 OVERSEAS	KEY LARGO
Legal Description: SUNSET COVE KEY LARGO KEY LARGO PB1-165 LOT 30 N12 .5 LOT 29 SQR 11 OR522-79 OR522-80 OR895-2051				
Owners Name: PONTE MANUEL J AND MARTHA				
Address: 99341 OVERSEAS HWY		KEY LARGO	FL	33037
AK: 1622605	Parcel ID: 00504730-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 10 LT 44 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR471-36 OR864-1925Q/C OR998-828 OR2347-203				
Owners Name: TROPICAL LEASING LLC				
Address: PO BOX 370456		KEY LARGO	FL	33037-0456
AK: 1622893	Parcel ID: 00505020-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 11 LT 19 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR567-901 OR648-629 OR665-63 OR650-156CT OF				
Owners Name: RESORTS OF KEY LARGO INC				
Address: 99202 OVERSEAS HWY		KEY LARGO	FL	33037
AK: 1622648	Parcel ID: 00504770-000000	Physical Location	99343 OVERSEAS	KEY LARGO
Legal Description: SUNSET COVE PB1-165 KEY LARGO N 2' LOT 46 & ALL LOTS 47 & 48 BLK 10 PROB #3-C15 COUNTY JUDGE				
Owners Name: FREEMAN PROPERTIES INC				
Address: 513 SOUTHARD ST		KEY WEST	FL	33040

AK: 1623326	Parcel ID: 00505470-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 11 LT 65 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR471-150-151 OR472-106 PROBATE 79-127-CP-				
Owners Name: COUNTY OF MONROE C/O BOCC				
Address: 1100 SIMONTON ST		KEY WEST	FL	33040
AK: 1622435	Parcel ID: 00504520-000000	Physical Location	99256 OVERSEAS	KEY LARGO
Legal Description: BK 10 LOTS 23-31 SUNSET COVE KEY LARGO KEY LARGO PB1-165 KEY LARGO OR420-776 OR567-901 OR650-156/57 OR66				
Owners Name: DAPPER PROPERTIES I LLC C/O LEASE AND PROPERTY				
Address: 5673 AIRPORT RD		ROANOKE	VA	24012-1119
AK: 1623377	Parcel ID: 00505520-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 12 LT 2 SUNSET COVE KEY LARGO KEY LARGO PB1-165 OR471-150-151 OR472-106 PROBATE 79-127-CP-1				
Owners Name: COUNTY OF MONROE C/O BOCC				
Address: 1100 SIMONTON ST		KEY WEST	FL	33040
AK: 1622877	Parcel ID: 00505000-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 12 LT 17 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR567-901 OR648-629 OR665-63 OR650-156CT OF				
Owners Name: RESORTS OF KEY LARGO INC				
Address: 99202 OVERSEAS HWY		KEY LARGO	FL	33037
AK: 1623245	Parcel ID: 00505390-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 11 LT 57 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR471-150-151 OR472-106 PROBATE #79-127-CP-				
Owners Name: COUNTY OF MONROE C/O BOARD OF COUNTY COMMISSIONERS				
Address: 1100 SIMONTON ST		KEY WEST	FL	33040
AK: 1623300	Parcel ID: 00505450-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 11 LT 63 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR471-150-151 OR472-106 PROBATE #79-127-CP-				
Owners Name: COUNTY OF MONROE C/O BOCC				
Address: 1100 SIMONTON ST		KEY WEST	FL	33040
AK: 1622958	Parcel ID: 00505080-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 11 LT 25 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR471-150-151 OR472-106 PROBATE #79-127-CP-				
Owners Name: TITF C/O DEP				
Address: 3900 COMMONWEALTH BLVD		TALLAHASSEE	FL	32399-3000
AK: 1623440	Parcel ID: 00505590-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 12 LT 9 SUNSET COVE KEY LARGO KEY LARGO PB1-165 OR471-150-151 OR472-106 PROBATE #79-127-CP-1				
Owners Name: COUNTY OF MONROE C/O BOARD OF COUNTY COMMISSIONERS				
Address: 1100 SIMONTON ST		KEY WEST	FL	33040
AK: 1623539	Parcel ID: 00505680-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 12 LT 18 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR471-150-151 OR472-106 PROBATE #79-127-CP-				
Owners Name: COUNTY OF MONROE C/O BOCC				
Address: 1100 SIMONTON ST		KEY WEST	FL	33040
AK: 1622851	Parcel ID: 00504980-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 11 LT 15 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR567-901 OR648-629 OR665-63 OR650-156CT OF				
Owners Name: RESORTS OF KEY LARGO INC				
Address: 99202 OVERSEAS HWY		KEY LARGO	FL	33037
AK: 1623121	Parcel ID: 00505270-000000	Physical Location	99411 OVERSEAS	KEY LARGO
Legal Description: SUNSET COVE PB1-165 KEY LARGO LOTS 43 THRU 48 SQR 11 OR6-499/500 OR227-66/67 OR804-432D/C(JB) RE				
Owners Name: OCEAN BAY ENTERPRISES INC				
Address: PO BOX 371578		KEY LARGO	FL	33037-1578
AK: 1623237	Parcel ID: 00505380-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 11 LT 56 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR471-150-151 OR472-106 PROBATE #79-127-CP-				
Owners Name: COUNTY OF MONROE C/O BOARD OF COUNTY COMMISSIONERS				
Address: 1100 SIMONTON ST		KEY WEST	FL	33040

AK: 1623083	Parcel ID: 00505210-000000	Physical Location	99411 OVERSEAS	KEY LARGO
Legal Description: SUNSET COVE PB1-165 KEY LARGO LOTS 39 THRU 42 BL K 11 OR386-467 RE 50522 THRU 50524 COMBINEI				
Owners Name: OCEAN BAY ENTERPRISES INC				
Address: PO BOX 371578		KEY LARGO	FL	33037-1578
AK: 1623393	Parcel ID: 00505540-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 12 LT 4 SUNSET COVE KEY LARGO KEY LARGO PB1-165 OR471-150-151 OR472-106 PROBATE #79-127-CP-1				
Owners Name: COUNTY OF MONROE C/O BOARD OF COUNTY COMMISSIONERS				
Address: 1100 SIMONTON ST		KEY WEST	FL	33040
AK: 1622613	Parcel ID: 00504740-000000	Physical Location	OVERSEAS HWY	KEY LARGO
Legal Description: BK 10 LT 45 & S23 FT LT 46 SQR 10 SUNSET COVE KEY LARGO KEY LARGO PB1-165 OR597-363 OR776-61				
Owners Name: FREEMAN PROPERTIES INC				
Address: 513 SOUTHARD ST		KEY WEST	FL	33040
AK: 1623504	Parcel ID: 00505650-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 12 LT 15 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR471-150-151 OR472-106 PROBATE 79-127-CP-				
Owners Name: COUNTY OF MONROE C/O BOCC				
Address: 1100 SIMONTON ST		KEY WEST	FL	33040
AK: 1622656	Parcel ID: 00504780-000000	Physical Location	99368 OVERSEAS	KEY LARGO
Legal Description: SUNSET COVE PB1-165 KEY LARGO LOTS 49 THRU 55 BLK 10 OR371-367/368 OR464-439 OR538-947/48 OR793-				
Owners Name: BECKMANN PROPERTIES INC				
Address: PO BOX 370727		KEY LARGO	FL	33037-0727
AK: 1622010	Parcel ID: 00504100-000000	Physical Location	99830 OVERSEAS	KEY LARGO
Legal Description: REVISED PLAT OF SUNSET COVE KEY LARGO PB2-20 PT TR 15 OR437-586 PROBATE 11-217 OR799-2028 OR9-				
Owners Name: DIGORGIO PAT LIV TR 11-9-98				
Address: 1471 AGUA AVE		CORAL GABLES	FL	33156
AK: 1621889	Parcel ID: 00504000-000000	Physical Location	99300 OVERSEAS	KEY LARGO
Legal Description: REVISED PLAT OF SUNSET COVE-KEY LARGO-PB2-20 6 OR39-477 OR57-236/37 OR461-993/95 OR1542-16				
Owners Name: KEEVER PAUL				
Address: 101425 OVERSEAS HWY		KEY LARGO	FL	33037
AK: 1621897	Parcel ID: 00504010-000000	Physical Location	99306 OVERSEAS	UNIT 4-8 KEY LARGO
Legal Description: REVISED PLAT OF SUNSET COVE KEY LARGO PT TR 7 OR44 3-235 OR583-282/83 OR1388-2361D/C OR1409-2042/				
Owners Name: KEEVER PAUL L				
Address: 101425 OVERSEAS HWY STE 922		KEY LARGO	FL	33037-4505
AK: 1621943	Parcel ID: 00504040-000000	Physical Location	99446 OVERSEAS	11 KEY LARGO
Legal Description: REVISED PLAT OF SUNSET COVE-KEY LARGO PB2-20 ALL T R 10 OR464-60 OR464-61/62 OR618-493 OR754-1126				
Owners Name: KEYS HOSPITALITY LLC				
Address: 830 TRUMAN AVE		KEY WEST	FL	33040-6426
AK: 1621935	Parcel ID: 00504030-000000	Physical Location	99348 OVERSEAS	KEY LARGO
Legal Description: REVISED PLAT OF SUNSET COVE PB2-20 KEY LARGO PT TR 8 (4' X 55' STRIP) & ALL TR 9 OR526-930 OR754-27				
Owners Name: SANTE CHRISTOPHER D AND PAMELA				
Address: PO BOX 373006		KEY LARGO	FL	33037-8006
AK: 1621986	Parcel ID: 00504080-000000	Physical Location	99530 OVERSEAS	KEY LARGO
Legal Description: REVISED PLAT OF SUNSET COVE PB2-20 KEY LARGO NE'LY 40' TR 13 & ALL TR 14 OR489-844 OR530-137 OR-				
Owners Name: LARGO MANAGEMENT COMPANY INC				
Address: 1471 AGUA AVE		CORAL GABLES	FL	33156
AK: 1621927	Parcel ID: 00504020-000100	Physical Location	99312 OVERSEAS	KEY LARGO
Legal Description: REVISED PLAT OF SUNSET COVE-KEY LARGO PB2-20 SE'LY 208' TR 8 PARCEL B OR739-738 OR1144-2063AFF				
Owners Name: CASANOVA JESUS AND NELIDA				
Address: 3373 W 14TH CT		HIALEAH	FL	33012-4711

AK: 1553051	Parcel ID: 00453390-000000	Physical Location	99451 OVERSEAS	KEY LARGO
Legal Description: PORT LARGO-KEY LARGO PB5-3 TRACT A OR499-14 OR791- 977				
Owners Name: CAPITAL BANK NA		C/O THRUSH DONNA M		
Address: 599 9TH ST N STE 101		NAPLES	FL 34102-5624	
AK: 1622028	Parcel ID: 00504110-000000	Physical Location	99510 OVERSEAS	KEY LARGO
Legal Description: REVISED PLAT OF SUNSET COVE-KEY LARGO-PB2-20 PT TR 16 & PT TR 17 PARCEL A OR619-59 OR719-859 OR				
Owners Name: CHANG LUCIA S REVOCABLE TRUST 3/12/2015				
Address: 259 MINORCA BEACH WAY APT 903		NEW SMYRNA BEACH FL 32169-6042		
AK: 1623181	Parcel ID: 00505330-000000	Physical Location	209 OCEAN BAY DR	KEY LARGO
Legal Description: BK 11 LTS 51-55 & BK 12 LTS 10-12 SUNSET COVE KEY LARGO KEY LARGO PB1-165 G75-537-538 OR471-				
Owners Name: KEY LARGO CIVIC CLUB				
Address: PO BOX 371379		KEY LARGO	FL 33037-1379	
AK: 1553395	Parcel ID: 00453471-001100	Physical Location	217/218 ST CROIX PL	KEY LARGO
Legal Description: LT 218 PORT LARGO FIRST ADDITION KEY LARGO PB6-48 OR534-177 OR974-514C/T OR1044-2017/2018 OR110				
Owners Name: SIKORA ANDREW J AND KIMBERLY KLING				
Address: 19 NORTH DR		KEY LARGO	FL 33037-2916	
AK: 1623008	Parcel ID: 00505130-000000	Physical Location	99353 OVERSEAS STE 1-17	KEY LARGO
Legal Description: BK 11 LTS 31-38 SUNSET COVE PB1-165 KEY LARGO OR52 6-421 OR526-422 OR1855-651D/C OR2101-247 OR2				
Owners Name: CEDAR TOWERS LLC				
Address: 99353 OVERSEAS HWY STE 1		KEY LARGO	FL 33037-4239	
AK: 1623482	Parcel ID: 00505630-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 12 LT 13 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR471-150-151 OR472-106 PROBATE 79-127-CP-				
Owners Name: COUNTY OF MONROE C/O BOCC				
Address: 1100 SIMONTON ST		KEY WEST	FL 33040	
AK: 1623415	Parcel ID: 00505560-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 12 LT 6 SUNSET COVE KEY LARGO KEY LARGO PB1-165 OR471-150-151 OR472-106 PROBATE #79-127-CP-1				
Owners Name: COUNTY OF MONROE C/O BOARD OF COUNTY COMMISSIONERS				
Address: 1100 SIMONTON ST		KEY WEST	FL 33040	
AK: 1622966	Parcel ID: 00505090-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 11 LT 25 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR471-150-151 OR472-106 PROBATE #79-127-CP-				
Owners Name: THTF C/O DEP				
Address: 3900 COMMONWEALTH BLVD		TALLAHASSEE	FL 32399-3000	
AK: 1622524	Parcel ID: 00504610-000000	Physical Location	99298 OVERSEAS	KEY LARGO
Legal Description: SUNSET COVE KEY LARGO PB1-165 KEY LARGO LOT 32 & PT LOT 33 BK 10 OR587-868 OR657-730 OR1458-3				
Owners Name: CAPUTO MARNI				
Address: 237 LA PALOMA RD		KEY LARGO	FL 33037-4652	
AK: 1623423	Parcel ID: 00505570-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 12 LT 7 SUNSET COVE KEY LARGO KEY LARGO PB1-165 OR471-150-151 OR472-106 PROBATE #79-127-CP-1				
Owners Name: COUNTY OF MONROE C/O BOARD OF COUNTY COMMISSIONERS				
Address: 1100 SIMONTON ST		KEY WEST	FL 33040	
AK: 1623491	Parcel ID: 00505640-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 12 LT 14 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR471-150-151 OR472-106 PROBATE 79-127-CP-				
Owners Name: COUNTY OF MONROE C/O BOCC				
Address: 1100 SIMONTON ST		KEY WEST	FL 33040	
AK: 1623431	Parcel ID: 00505580-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 12 LT 8 SUNSET COVE KEY LARGO KEY LARGO PB1-165 OR471-150-151 OR472-106 PROBATE #79-127-CP-1				
Owners Name: COUNTY OF MONROE C/O BOARD OF COUNTY COMMISSIONERS				
Address: 1100 SIMONTON ST		KEY WEST	FL 33040	

AK: 1622842	Parcel ID: 00504970-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 11 LT 14 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR567-901 OR648-629 OR665-63 OR650-156CT OF				
Owners Name: RESORTS OF KEY LARGO INC				
Address: 99202 OVERSEAS HWY		KEY LARGO	FL	33037
AK: 1622940	Parcel ID: 00505070-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 11 LT 24 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR471-150-151 OR472-106 PROBATE #79-127-CP-				
Owners Name: THITE C/O DEP				
Address: 3900 COMMONWEALTH BLVD		TALLAHASSEE	FL	32399-3000
AK: 1622729	Parcel ID: 00504850-000000	Physical Location	99434 OVERSEAS	KEY LARGO
Legal Description: BK 10 LT 56 THRU 68 SUNSET COVE PB1-165 KEY LARGO G42-125 OR610-504 OR1001-950 OR1002-83 OR1091				
Owners Name: CRESSY DIANE L REVOCABLE TRUST 6/30/1993				
Address: 192 ATLANTIC BLVD		KEY LARGO	FL	33037-4337
AK: 1623407	Parcel ID: 00505550-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 12 LT 5 SUNSET COVE KEY LARGO KEY LARGO PB1-165 OR471-150-151 OR472-106 PROBATE #79-127-CP-1				
Owners Name: COUNTY OF MONROE C/O BOARD OF COUNTY COMMISSIONERS				
Address: 1100 SIMONTON ST		KEY WEST	FL	33040
AK: 1622869	Parcel ID: 00504990-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 11 LT 16 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR567-901 OR648-629 OR665-63 OR650-156CT OF				
Owners Name: RESORTS OF KEY LARGO INC				
Address: 99202 OVERSEAS HWY		KEY LARGO	FL	33037
AK: 1623261	Parcel ID: 00505410-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 11 LT 59 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR471-150/51 OR472-106 OR874-9/10P/R OR1269-				
Owners Name: RIVERO SUKAPA				
Address: 156 MARINE AVE		TAVERNIER	FL	33070-2621
AK: 1623369	Parcel ID: 00505510-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 12 LT 1 SUNSET COVE KEY LARGO KEY LARGO PB1-165 OR471-150-151 OR472-106 PROBATE 79-127-CP-1				
Owners Name: COUNTY OF MONROE C/O BOCC				
Address: 1100 SIMONTON ST		KEY WEST	FL	33040
AK: 1622559	Parcel ID: 00504680-000000	Physical Location	99275 OVERSEAS	KEY LARGO
Legal Description: SUNSET COVE KEY LARGO KEY LARGO PB1-165 LOTS 38-39 SQR 10 H3-181 OR5-178-179 OR560-845Q OR567-14				
Owners Name: TROPICAL LEASING LLC				
Address: PO BOX 370456		KEY LARGO	FL	33037-0456
AK: 1550981	Parcel ID: 00451350-000000	Physical Location	4 ATLANTIC AVE	KEY LARGO
Legal Description: LT 4 PORT LARGO PB5-3 OR425-776/77 OR846-2466D/C O R1121-1453 OR1173-2113 OR1198-1003/04AFF OR11				
Owners Name: CONFIDENTIAL DATA F.S. 119.07				
Address:				
AK: 1622591	Parcel ID: 00504720-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 10 LT 13 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR471-36 OR864-1925Q/C OR998-828 OR2347-203				
Owners Name: TROPICAL LEASING LLC				
Address: PO BOX 370456		KEY LARGO	FL	33037-0456
AK: 1622567	Parcel ID: 00504690-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 10 LT 40 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR471-36 OR864-1925Q/C OR998-828 OR2347-203				
Owners Name: TROPICAL LEASING LLC				
Address: PO BOX 370456		KEY LARGO	FL	33037-0456
AK: 1623296	Parcel ID: 00505440-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 11 LT 63 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR471-150-151 OR472-106 PROBATE #79-127-CP-				
Owners Name: COUNTY OF MONROE C/O BOCC				
Address: 1100 SIMONTON ST		KEY WEST	FL	33040

AK: 1622583	Parcel ID: 00504710-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 10 LT 42 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR471-36 OR864-1925Q/C OR998-828 OR2347-203				
Owners Name: TROPICAL LEASING LLC				
Address: PO BOX 370456		KEY LARGO	FL	33037-0456
AK: 1622575	Parcel ID: 00504700-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 10 LT 41 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR471-36 OR864-1925Q/C OR998-828 OR2347-203				
Owners Name: TROPICAL LEASING LLC				
Address: PO BOX 370456		KEY LARGO	FL	33037-0456
AK: 1623385	Parcel ID: 00505530-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 12 LT 3 SUNSET COVE KEY LARGO KEY LARGO PB1-165 OR471-150-151 OR472-106 PROBATE #79-127-CP-1				
Owners Name: COUNTY OF MONROE		C/O BOARD OF COUNTY COMMISSIONERS		
Address: 1100 SIMONTON ST		KEY WEST	FL	33040
AK: 1622923	Parcel ID: 00505050-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 11 LT 22 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR135-529 OR485-807 OR766-1904M/L PROBATE				
Owners Name: LIZASO RAUL (IRA LI1BA)		C/O PENSICO TRUST COMPANY		
Address: 450 SANSOME ST FL 14		SAN FRANCISCO	CA	94111-3355
AK: 1623318	Parcel ID: 00505460-000000	Physical Location	VACANT LAND	KEY LARGO
Legal Description: BK 11 LT 64 SUNSET COVE KEY LARGO KEY LARGO PB1-16 5 OR471-150-151 OR472-106 PROBATE 79-127-CP-				
Owners Name: COUNTY OF MONROE		C/O BOCC		
Address: 1100 SIMONTON ST		KEY WEST	FL	33040
AK: 1551449	Parcel ID: 00451810-000000	Physical Location	50 BAHAMA AVE	KEY LARGO
Legal Description: BK LT 50 PORT LARGO-KEY LARGO PB5-3 OR531-346 OR80 7-458 OR834-1469 OR893-913/AFF OR923-2306 OR9				
Owners Name: REGELMANN MARK AND TERESA O				
Address: 50 BAHAMA AVE		KEY LARGO	FL	33037
AK: 1551431	Parcel ID: 00451800-000000	Physical Location	49 BAHAMA AVE	KEY LARGO
Legal Description: LOT 49 PORT LARGO KEY LARGO PB5-3 OR501-533 OR1645 -629/30				
Owners Name: YAWT MICHAEL				
Address: 49 BAHAMA AVE		KEY LARGO	FL	33037-4341
AK: 1553450	Parcel ID: 00453471-001700	Physical Location	224 ST CROIX PL	KEY LARGO
Legal Description: LT 224 PORT LARGO FIRST ADDITION KEY LARGO PB6-48 OR494-353 OR747-521 OR804-939 OR1062-1211 OR:				
Owners Name: LOPEZ ROSANGEL				
Address: 633 CUDA LN		KEY LARGO	FL	33037
AK: 1551457	Parcel ID: 00451820-000000	Physical Location	51 BAHAMA AVE	KEY LARGO
Legal Description: BK LT 51 PORT LARGO-KEY LARGO PB5-3 OR527-989 OR 893-439 OR997-1492Q/C OR1595-1248R/S(ND)				
Owners Name: JEANGUENAT JAMES THOMAS				
Address: 51 BAHAMA AVE		KEY LARGO	FL	33037
AK: 1550973	Parcel ID: 00451340-000000	Physical Location	3 ATLANTIC AVE	KEY LARGO
Legal Description: LT 3 PORT LARGO PB5-3 OR425-776/77 OR846-2466D/C O R1121-1453 OR1173-2113 OR1198-1003/04AFF OR1:				
Owners Name: STALLINGS RANDOLPH W AND KELLY R				
Address: 3 ATLANTIC AVE		KEY LARGO	FL	33037-4328
AK: 1550965	Parcel ID: 00451330-000000	Physical Location	2 ATLANTIC AVE	KEY LARGO
Legal Description: LT 2 PORT LARGO PB5-3 OR565-50 OR820-953D/C OR1035 -873QC OR1108-1393 OR1130-1836 OR1160-1289 OF				
Owners Name: ALMEIDA CARLOS AND MARISOL				
Address: 2 ATLANTIC AVE		KEY LARGO	FL	33037-4328
AK: 1553514	Parcel ID: 00453471-002300	Physical Location	230 HOMESTEAD STE 301	KEY LARGO
Legal Description: LT 230 PORT LARGO FIRST ADDITION KEY LARGO PB6-48 OR508-982 OR915-1208 OR1820-572/73 OR2002-134				
Owners Name: DISKIN EVE REVOCABLE LIVING TRUST 3/7/2014				
Address: 3618 BAYVIEW RD		MIAMI	FL	33133-6503

AK: 1550957	Parcel ID: 00451320-000000	Physical Location	CORNER OF OCEAN	KEY LARGO
Legal Description: LT 1 PORT LARGO PB5-3 OR353-260 OR900-615Q/C				
Owners Name: VINUYA GLORIDA JEAN R/S				
Address: 406 NORTHWOOD RD APT 1		WEST PALM BEACH	FL	33407-5838
AK: 1553468	Parcel ID: 00453471-001800	Physical Location	225 ST CROIX PL	KEY LARGO
Legal Description: LT 225 PORT LARGO FIRST ADDITION KEY LARGO PB6-48 OR469-333/37 OR867-2401 OR1160-2358 OR1607-48				
Owners Name: LEDESMA JOSE G AND MICHELLE L				
Address: 2 DRURY DR		KEY LARGO	FL	33037-4131
AK: 1553409	Parcel ID: 00453471-001200	Physical Location	219 ST CROIX PL	KEY LARGO
Legal Description: LT 219 PORT LARGO FIRST ADDITION KEY LARGO PB6-48 OR553-812 OR2058-1468/01				
Owners Name: GUERNICA ENEIDA B TRUST 11/03/2004				
Address: 264 SAINT THOMAS AVE		KEY LARGO	FL	33037-4321
AK: 1551422	Parcel ID: 00451790-000000	Physical Location	48 BAHAMA AVE	KEY LARGO
Legal Description: LT 48 PORT LARGO KEY LARGO OR557-399 OR681-172 OR8 16-347/48ORD CASE80-185-CP-23 OR1686-1961/62P				
Owners Name: LASSETER KENNETH AND KATHY				
Address: 417 LAGUNA AVE		KEY LARGO	FL	33037-4340
AK: 1553069	Parcel ID: 00453410-000000	Physical Location	5 HOMESTEAD AVE	KEY LARGO
Legal Description: LOTS 220, 221, 222, 223, 231, 232 PORT LARGO FIRST ADDITION PB6-48 AND REMAINDER OF TRACT				
Owners Name: KEY LARGO LIONS FOUNDATION INC THE				
Address: PO BOX 370005		KEY LARGO	FL	33037-0005

Mission:

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



Rick Scott
Governor

Celeste Phillip, MD, MPH
Interim State Surgeon General

Vision: To be the Healthiest State in the Nation

April 4, 2016

Monroe County Building Department
102050 Overseas highway
Key Largo, Florida 33037

RE: Keys' Meads
Status of Sanitary Certificate

Dear Sirs,

The Florida Department of Health in Monroe County has received an application for a sanitary certificate for a new business, Keys' Meads which will be located in the Cedar Towers Building at 99353 Overseas Highway, Unit 12, Key Largo, Florida.

We are processing the application and anticipate full compliance with state sanitary regulations. The proprietor of the establishment will receive a certificate of compliance once we have inspected his facility.

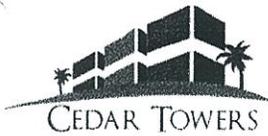
We are confident that Mr. Kesling will meet the requirements of the Florida Department of Health. The location is served by approved public water system and an approved public wastewater system.

If you have any questions regarding this matter, you may contact me at (305) 453-8752.

Best regards,

William G. Brookman MPH
Director
Community Health Services

CC: file



COMMERCIAL LEASE

THIS COMMERCIAL LEASE (Lease) is entered into between Cedar Towers, LLC, (Landlord), and *Jeff Kesling* (Tenant) on the 1 day of April, 2016. The Landlord does hereby lease to Tenant, subject to the provisions herein, the following described premises: Unit # 12 consisting of approximately 550 square feet, inclusive of the interior partition of the building constructed on lots #31-38, Sq. 11, Sunset Cove, PB 1/165.

1) Use of Premises:

- a. The premises shall be used as an office. No overnight stays permitted on the premises.
- b. The Tenant shall not use the premises for any purpose other than as above stipulated, nor permit the premises to be used for any such purpose.

2) **Term of Lease:** The Lease shall be for the term of 1 year(s) beginning on 04/01/2016 and ending on 03/31/2017.

3) Renewal of Lease:

- a. If Tenant wishes to renew the Lease, Tenant shall submit a request for renewal to Landlord sixty (60) days prior to the expiration of the Lease.
- b. Landlord shall have the discretion to renew or not renew the Lease.
- c. If Landlord chooses to renew the Lease, Landlord shall have the discretion to change the terms of the Lease in the new Lease agreement.

4) Payment:

a. Payment of Rent

- i. The total rent is \$700.00 per month, 7.5% taxes (52.50) 752.50.
- ii. Water & sewer 14.80 minimum based on 500 gallons
- iii. AC services charge 9.50 per month & Dumpster 22.00
- iv. Total monthly fee = 800.58
- v. The rent shall be due on the first of each month without demand.

b. Method of Payment

- i. Tenant shall deliver all payments to Cedar Towers LLC located at 99353 Overseas Highway, Suite 1, Key Largo, Florida 33037 or in person at the same location.

c. Security Deposit

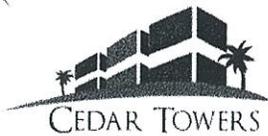
- i. Security Deposit is 700.00 plus first & last month 800.58 x2 = 1601.16. Initial contract funding needed 2301.16 for unit # 12 and shall be paid prior to occupying the premises to secure the faithful performance by

99353 Overseas Highway, Suite 1
Key Largo, FL 33037

609-744-4957

JKeslingjr@comcast.net

JK



tenant of the terms and conditions of the lease during the term of the lease.

- ii. The Tenant pledges to the Landlord all furniture, fixtures, goods and chattels of Tenant which may be brought on the premises as security for the payment for the rent.

d. Other Payment

- i. Tenant is responsible for paying all charges for utilities, including gas, electric and water. (after 500 gallons)
- ii. Any other charges against the Tenant by Landlord for the services or for work done on premises by order of the Tenant or otherwise accruing under this Lease shall be considered as rent due and shall be included in any lien for unpaid rent due.
- iii. In the event of default, all accrued sales tax and penalties shall be deemed additional rent.
- iv. If Tenant fails to pay rent and/or breaches this Lease and Landlord is forced to collect rent through suit or by attorney, Tenant shall pay the cost of collection and all attorneys' fees.
- v. Landlord has installed water meters on the leased premise and on the premises of other tenants in the building. Landlord shall pay for water consumed by Tenant up to 500 gallons. Tenant shall pay for any water usage over 500 gallons. Landlord will bill accordingly.
- vi. Tenant shall be responsible for the deposit on the electric meter on the unit which shall be due and payable to Florida Keys Electric Cooperative upon occupancy of the premises. Tenant shall be directly responsible for payment of electric bills when rendered by FKEC.
- vii. If Tenant intends to bring pets of any kind onto the Leased premises and/or on the premises of other tenants in the building, Tenant must first get the express consent of the Landlord and pay Landlord a pet deposit in the amount of \$ none _____.

e. Failure to Pay

- i. Should Tenant fail to pay the charges for rent or utilities within five (5) days after they are due, the Tenant shall pay a late fee of tent percent (10%) of the amount due. In the event the Tenant fails to pay the late charge, the unpaid amounts shall bear interest from the due date thereof to the date of payment at the highest rate allowable by law.
- ii. If the Tenant shall become insolvent or if bankruptcy proceedings are started by or against the Tenant before the end of the Lease term, the Tenant may cancel Lease as for a default.

99353 Overseas Highway, Suite 1
Key Largo, FL 33037



5) Assignment of the Lease Prohibited

- a. The Tenant shall not assign this Lease nor sub-Lease the premises, or any part thereof.
- b. This Lease shall bind the Landlord and its assign or successors and the Tenant, and its' heirs, assigns, personal representative or successors.

6) Alteration of Premises

- a. The Tenant shall not make any alterations or additions to the premises without the written consent of the Landlord. Failure to get the written consent from Landlord prior to Tenant making alterations or additions to the premises shall constitute a breach of this Lease by Tenant.
- b. Any additions, fixtures or improvements shall become the property of the Landlord and remain on the premises.
- c. Any signs or advertising to be used, including awnings, in connection with the premises shall be submitted to the Landlord for approval before installation. It will be the responsibility of Tenant to apply and pay for permitting of the sign as well as the cost of sign at their own expense.

7) Limitation of Liability

- a. All personal property placed in the premises shall be at the risk of the Tenant and Landlord shall not be liable for any damage to such property.
- b. Landlord shall not be liable for damage arising from any act of negligence of any co-tenant or occupants of the building or any other person.
- c. The Landlord shall not be liable for any damage or injury resulting from the carelessness, negligence or improper conduct of any other tenant, agent or employee.
- d. The Landlord shall not be liable for any damage or injury resulting from the breakage, leakage, or obstruction caused by water, sewer or soil pipes or any other leakage in or about the premises.
- e. Landlord shall no be liable or in any way responsible to Tenant or any other person for ay loss, injury, damage suffered by Tenant or others in respect to:
 - i. Property of Tenant or others that is stolen or damage;
 - ii. Injury or damage to persons or property resulting from fire, explosion, falling plaster escaping liquid or gas, electric, water, rain or leaks from any part of the Premises, or from any pies, appliances or plumbing work therein, or from dampness;
 - iii. Damage caused by other occupants or persons in the premises or the public, or caused by operations in the construction of any private or public work.



- iv. Loss or damage, however caused, other than loss or damage directly caused by fault of Landlord, and which is not otherwise excluded by these provisions.
- f. Tenant shall look solely to the estate and property of Landlord in the land and building comprising the premises for the collection of any judgment's in connection with any other judicial process requiring the payment of money by Landlord in the event of any default or breach by Landlord under this Lease and no other property or estates of Landlord shall be subject to levy, execution or other enforcement procedures for the satisfaction of Tenant's remedies and rights under this Lease.

8) Compliance with Statutes

- a. Tenant shall comply with all statutes, ordinances, rules, orders, regulations and requirements of the Federal, State and County Government and any and all their Departments and Bureaus applicable to the premises for the correction or prevention of nuisances or other grievances.
- b. Tenant shall comply with all rules, order and regulations or the applicable fire prevention codes for the prevention of fires at Tenant's own expense, including the provision of fire extinguishers for the rental space as per Fire Code and Monroe County Building Code.

9) Destruction by Nature

- a. In the event that the premises are untenable by fire or other nature disaster, Landlord shall have the right to render the premises tenantable through repairs within ninety (90) days of the damage.
- b. If premises are not rendered tenantable within said time, either party shall have option to cancel this Lease in writing, in which case rent shall be paid only to the date of the damage.

10) Premises Abandonment or Vacated

- a. If the Tenant abandons or vacates the premises, the Landlord shall have the option to cancel the lease and re-let the premises, with or without any furniture that Tenant may have left behind.
- b. If Landlord is unable to rent the premises for the same amount that Tenant has agreed to pay, Tenant shall be responsible for paying the difference.

11) Remodel or Sale

In the event that Landlord decides to remodel, alter, sell or lease the premises, the Tenant agrees to vacate the premises upon receipt of sixty (60) days' notice and the return of any advance rental paid on the lease.

12) Entry to Premises

**99353 Overseas Highway, Suite 1
Key Largo, FL 33037**



- a. The Landlord shall have the right to enter the premises during reasonable hours to examine the premises for repair or alterations as may be necessary for the safety, comfort or preservation of the premises.
- b. The Landlord shall have the right to enter the premises for the purpose by removing placards, signs, fixtures, alterations or additions that do not conform to this Lease.

13) Condition of Premises

The Tenant accepts the premises in the condition they are in at the beginning of the Lease and agrees to maintain the premises in the same condition, excepting only reasonable wear and tear due to normal use

14) Waiver of Homestead Exemption

Tenant hereby waives for himself and his family any and all homestead exemption rights under the laws of Florida or the United States as against the payment for rent or any other obligation that may accrue under the terms of this Lease.

15) Form of Notice

It is understood between the parties that written notice mailed or delivered to the premises leased hereunder shall constitute sufficient notice to the Tenant and written noticed mailed or delivered to the office of the Landlord shall constitute sufficient notice to the Landlord.

16) All Rights Maintained

The failure of the Landlord to promptly exercise any of the rights listed herein shall not operate to forfeit any of those rights.

17) Insurance Coverage

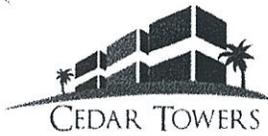
- a. Tenant shall obtain and pay for, prior to the commencement of this Lease, and keep in force (with copy to Landlord):
 - i. Bodily injury, public liability insurance on and adjacent to the premises against the liability of tenant and its authorized representatives arising out of or in connection with Tenant's use or occupancy of the premises, with limits of coverage of not less than two million (\$2,000,000) per incident and injury or death, and
 - ii. Property damage insurance in an amount not less than one million dollars (\$1,000,000).
 - iii. An additional insured must be listed as following : Cedar Towers llc 99353 overseas hwy suite 1 key largo FL 33037

18) Requirements of Moral Propriety

- a. The Landlord may terminate the lease in the following circumstances:

**99353 Overseas Highway, Suite 1
Key Largo, FL 33037**

JSA



- i. If Tenant exhibits any behavior which is prohibited by law, including but not limited to the possession of any illegal narcotics;
- ii. If Tenant utilizes the premises in any inappropriate way, including not limited to extensive night time occupation of the premises or overconsumption of alcohol on the premises; or
- iii. If Tenant in any other way behaves in a manner that is detrimental to the Landlord's management of the property or other tenants' enjoyment of their leased property.

19) Quite Enjoyment of the Premises

- a. Provided Tenant has performed all of the terms and conditions of this Lease, Tenant will, subject o the terms of this Lease, at all times during the term of the lease, have peaceful and quiet enjoyment of the premises against any person claiming by, through or under Landlord.
- b. This right is limited by the Tenant's acceptance of the conditions of the premises as they exist at the signing of this lease. Tenant accepts and waives complaint regarding any source of notice that exists at the time this lease is signed and of which Tenant is aware.

20) Waive of Jury Trial

Except as prohibited by law, Landlord and Tenant hereby knowingly, voluntarily and intentionally waive the right to a trial by jury in respect of any litigation based hereon, or arising out of, under or in connection with the Lease, or any course of conduct, course of dealing, statements(verbal or written) or action of Landlord, Tenant or any guarantor. This waiver is a material inducement for Landlord to enter into this Lease.

In witness whereof, the parties hereto have executed this instrument for the purpose herein expressed.

Signed and sealed in the presence of:

CEDAR TOWERS LLC

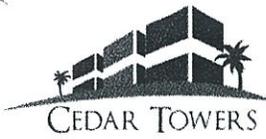
Landlord (Print)

Signature

Jeff Kesling
Tenant (Print)

Principal (Print)

Signature



03-26-16
Date

3/26/16
Date

STATE OF FLORIDA
COUNTY OF MONROE

Sworn to or affirmed and signed before me on March 26, 2016 by

Jeff Kesting (Tenant).

Personally known to me
 Produced identification
Type: _____

SEAL

Giselle Sanabria
NOTARY PUBLIC
GISELLE SANABRIA
Notary Public - State of Florida
Commission # FF 932374
My Comm. Expires Feb 22, 2020
Bonded through National Notary Assn.
Print or Type

Granada Insurance Company

RECURRING ELECTRONIC FUNDS TRANSFER PAYMENT / AUTHORIZATION AGREEMENT

EMAIL OR FAX TO: 305-662-3914 or autopay@granadainsurance.com

The following conditions apply to the recurring payments program:

- No additional charges for payments processed via recurring payments.
- All future installment payments will be processed via recurring payments unless you notify the company in writing.
- All normal installment fees will apply.
- An information only reminder will be sent to the email provided below for all installments due. The information notice will indicate the due date and the amount to be withdrawn from the bank account.
- You will receive a renewal offer letter for future renewal policies. The payment for the renewal policy will be processed via recurring payments according to the payment plan for the expiring policy unless you notify the company prior to the renewal effective date.
- This signed form replaces any previously sign recurring payments authorization.
- Allow up to 20 days for setup changes, or termination of electronic payment withdrawal to ensure time before your next withdrawal.
- If the due date falls on a date that is not a business day, the applicable date shall be the following business day.
- If any payment is refused by a bank you are no longer eligible for recurring payments program.

I (we) authorize Granada Insurance Company (or its affiliates) to debit my bank account identified by account number and routing number shown below for the future installments and renewal payments due on my policy. I (we) understand that my policy will be subject to cancellation if the debit transaction is refused by my bank. I (we) understand that I (we) will not be eligible for recurring payment processing in the future if any debit is refused. I (we) understand that I (we) might be subject to late payment and/or NSF fees if any attempted debit is refused. I (we) understand that any refunds due on the policy listed below will be refunded by check and not through electronic transfer. I (we) understand that if renewal policies are issued, that this authorization will extend to that policy term unless I (we) provide written notice to Granada Insurance Company of a request to terminate this authorization

Quote Number: **Quote Online**

Name on Policy: **KEYS' MEADS LLC**

Name on Checking Account:

Cell phone for text message confirmation – Notification

(Required)

Email for payment confirmation- Notification:

(Required) : A Valid Email Account necessary to register for Auto Pay

Reason for submitting form:

- I (we) wish to set up a new REFT account -
- I (we) need to change my current REFT account.
- Please cancel my REFT account



Routing Number Account Number

Routing #:

Account #:

This Authorization will remain in effect until I (we) provide written notice to Granada Insurance Company of its termination. I (We) understand that all changes must be in writing and I (we) will not dispute any recurring billing, as long as the amount corresponds to the terms indicated above in this authorization agreement.

Signature

Date: 03/29/2016

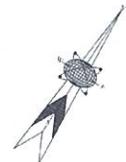
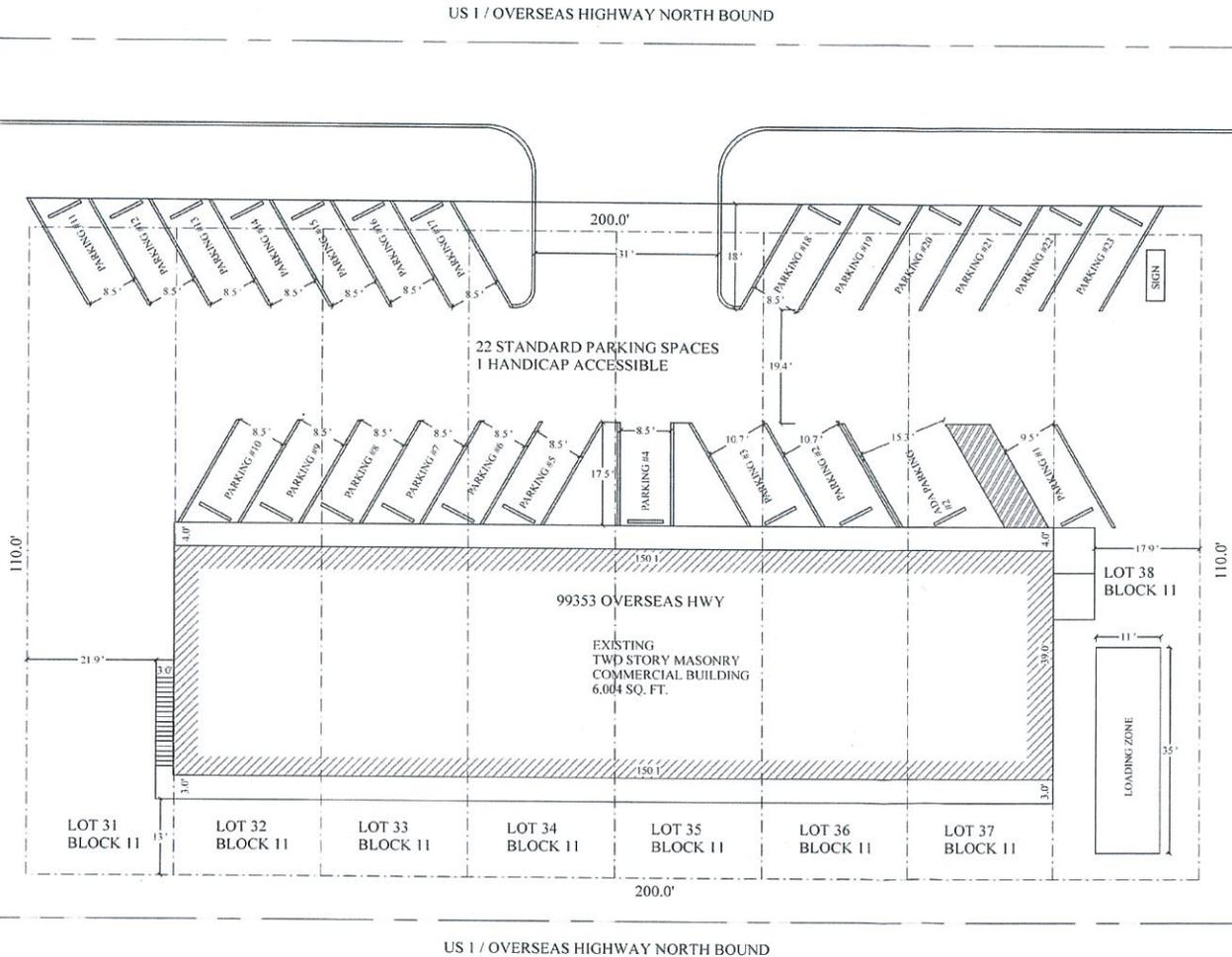
LEGAL DESCRIPTION:
 LOTS 31, 32, 33, 34, 35, 36, 37 AND 38, BLOCK 11,
 SUNSET COVE, ACCORDING TO THE PLAT THEREOF;
 AS RECORDED IN PLAT BOOK 1, PAGE 165 OF THE
 PUBLIC RECORDS OF MONROE COUNTY, FLORIDA

ZONING DISTRICT: SC SUBURBAN COMMERCIAL

EXISTING PARKING IS PERMITTED AND APPROVED

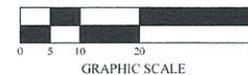


LOCATION MAP



SITE PLAN

SCALE: 1" = 20'



ENGINEER: Seacoast Engineering and Design PE# 63240 5 MANGROVE LANE KEY LARGO, FL 33037 PHONE: 305-509-7695	
DATE: 04/01/16	DESIGNED BY: Mike Padula
	DRAWN BY: Jeff Keeling
CLIENT NAME: KEYS MEADS	PROJECT ADDRESS: 99353 OVERSEAS HWY, KEY LARGO, FL 33037
PROJECT TITLE: ALCOHOLIC BEVERAGE PERMIT	SHEET TITLE: SITE PLAN
SHEET: C-1	1 OF 1

LEGAL DESCRIPTION:

LOTS 31, 32, 33, 34, 35, 36, 37 AND 38, BLOCK 11,
SUNSET COVE, ACCORDING TO THE PLAT THEREOF;
AS RECORDED IN PLAT BOOK 1, PAGE 165 OF THE
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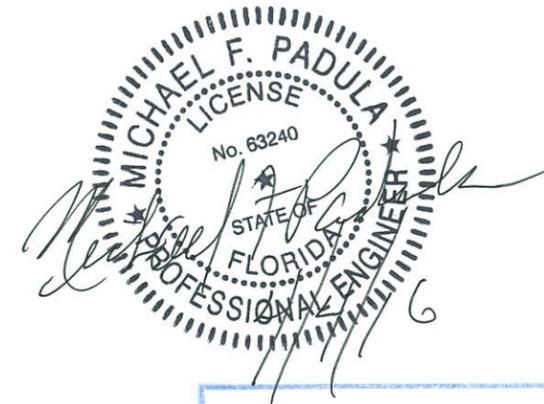
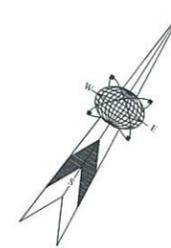
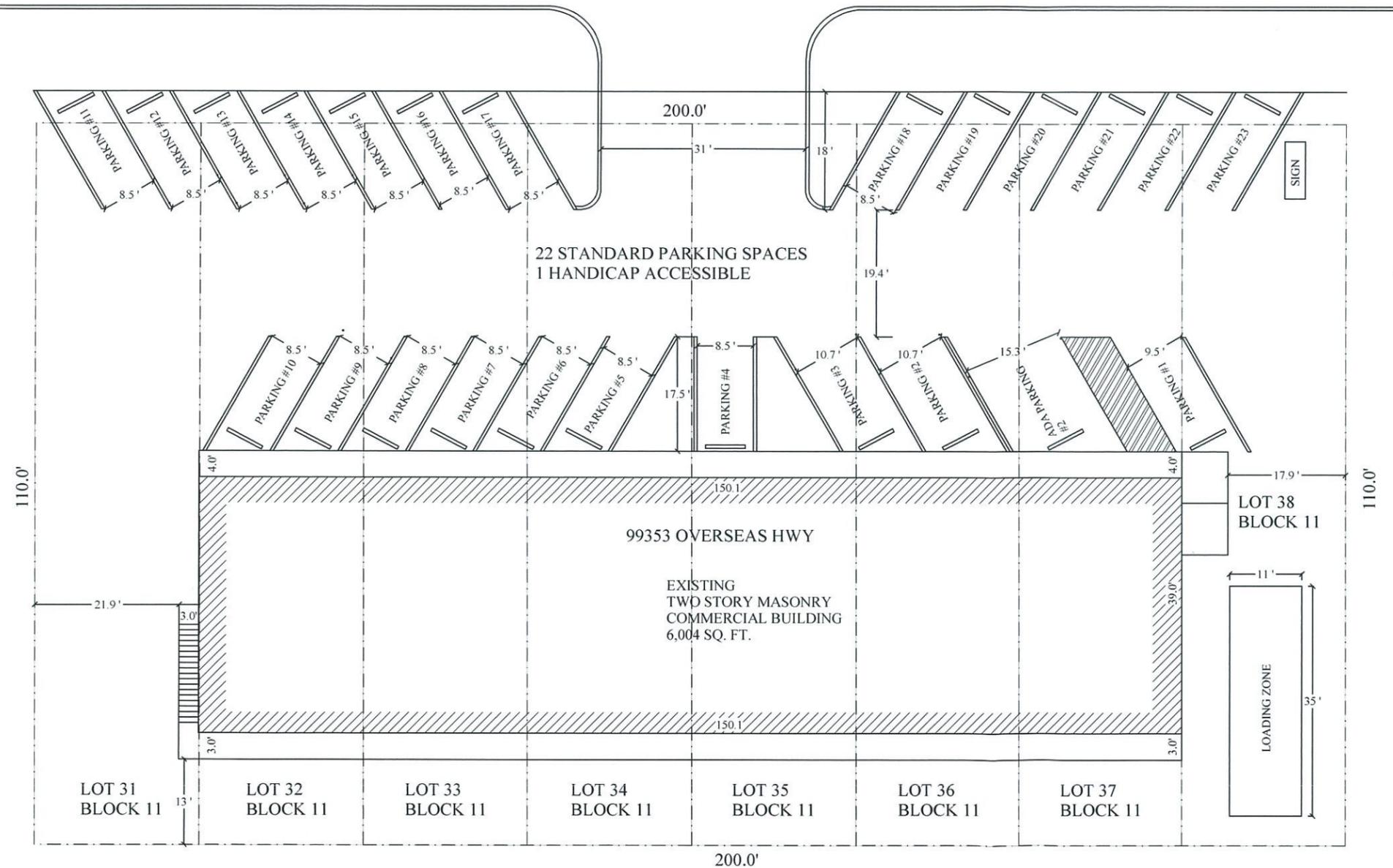
ZONING DISTRICT: SC SUBURBAN COMMERCIAL

EXISTING PARKING IS PERMITTED AND APPROVED



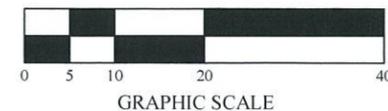
LOCATION MAP

US 1 / OVERSEAS HIGHWAY NORTH BOUND



SITE PLAN

SCALE: 1" = 20'



ENGINEER: Seacoast Engineering and Design PE# 63240 5 MANGROVE LANE KEY LARGO, FL 33037 PHONE: 305-509-7695	
DATE: 04/01/16	DESIGNED BY: Mike Padula
	DRAWN BY: Jeff Kesting
CLIENT NAME: KEYS' MEADS	PROJECT ADDRESS: 99353 OVERSEAS HWY, KEY LARGO, FL 33037
PROJECT TITLE: ALCOHOLIC BEVERAGE PERMIT	SHEET TITLE: SITE PLAN
SHEET: C-1 1 OF 1	



MEMORANDUM

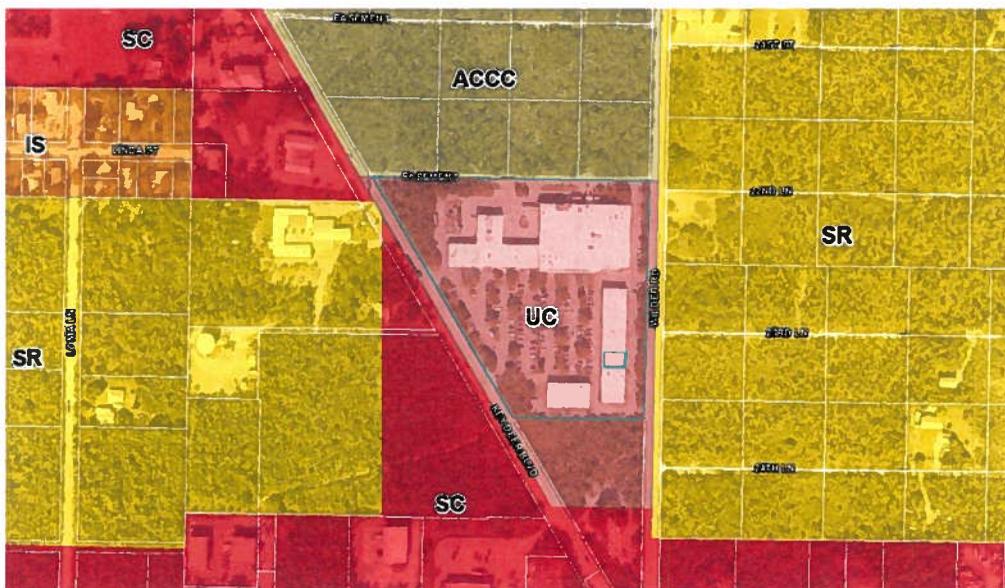
MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: Monroe County Planning Commission
Through: Mayté Santamaria, Senior Director of Planning & Environmental Resources
From: Kevin Bond, AICP, Planning and Development Review Manager
Date: May 12, 2016
Subject: *Winn-Dixie Liquor #0398 / Big Pine Shopping Center, 251 Key Deer Boulevard, Big Pine Key, Mile Marker 30.5: A public hearing concerning a request for a 3BPS Alcoholic Beverage Use Permit, which would allow beer, wine, and liquor; package sales only in sealed containers; no sales by the drink or consumption on premises. The subject parcel is legally described as Tract EB, CU, EE, EC, ED, CS, CT of Pine Key Acres, Section One, Big Pine Key, as recorded in Official Records Book 509, Page 1047 of the Public Records of Monroe County, Florida; said tracts being in the Northwest ¼ of Section 26, Township 66 South, Range 29 East, on Big Pine Key in Monroe County, Florida; with Real Estate Number 00111071-034000. (File 2016-051)*

Meeting: May 25, 2016

1 **I REQUEST:**

2 The applicant, Louis J. Terminello, Esq. with Greenspoon Marder, P.A., requests approval of
3 a 3BPS Alcoholic Beverage Use Permit, which would allow beer, wine, and liquor; package
4 sales only in sealed containers; no sales by the drink or consumption on premises. The
5 applicant intends to use the permit within an existing 2,700-square-foot retail space adjacent
6 to the existing Winn-Dixie supermarket, located within the Big Pine Shopping Center.



7
8 **Subject Property with Land Use (Zoning) Districts Overlaid (Aerial dated 2015)**

1 **II BACKGROUND INFORMATION:**

2 **Location / Address:** 251 Key Deer Boulevard, Big Pine Key, Mile Marker 30.5

3 **Legal Description:** Tract EB, CU, EE, EC, ED, CS, CT of Pine Key Acres, Section One, Big
4 Pine Key, as recorded in Official Records Book 509, Page 1047 of the Public Records of
5 Monroe County, Florida; said tracts being in the Northwest ¼ of Section 26, Township 66
6 South, Range 29 East, on Big Pine Key in Monroe County, Florida

7 **Real Estate Number:** 00111071-034000

8 **Applicant/Agent:** Louis J. Terminello, Esq. with Greenspoon Marder, P.A.

9 **Property Owner:** Big Pine Key 2013 LLC

10 **Size of Site:** 8.77 acres of gross land area per Monroe County Property Appraiser

11 **Land Use District:** Urban Commercial (UC)

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

13 **Tier Designation:** III (infill area)

14 **Existing Uses:** Community shopping center. According to Monroe County Tax Collector
15 records, current tenants include Winn Dixie, Radio Shack, Bagel Island Coffee and Deli,
16 China Garden, Pizza Works, Mermaid Bay, Key Collections, Whaltons Pet Place / Island
17 Borders, Tickled Pink Boutique, Molly's Pawn & More, Best Nails Salon, Coco's Kitchen,
18 Artists in Paradise Gallery / Lower Keys Artist Network, Shirley's, Bells Outlet, a Monroe
19 County Tax Collector's office and a Monroe County Branch Library.

20 **Existing Vegetation / Habitat:** Mostly developed with impervious surfaces, some
21 landscaping and remnants of pinelands.

22 **Community Character of Immediate Vicinity:** Uses within 500 feet include vacant land,
23 single-family residences, retail stores, a bank, churches, a lodge/club, a fire station, a library,
24 a water utility facility and publicly-owned environmentally sensitive land.

25 **Flood Zone:** AE-8

26
27 **III RELEVANT PRIOR COUNTY ACTIONS:**

28 On March 28, 1984 the Monroe County Zoning Board passed Resolution M.D. 84-3
29 approving a change to an approved final Major Development Project on the subject property.
30 The Major Development Project included three building with 82,005 square feet of floor area
31 for commercial retail use, parking, landscaping and other accessory uses/structures.

32
33 On May 24, 1990, the Monroe County Planning Commission passed Resolution No. 46-1990
34 approving a 2COP alcoholic beverage use permit for a restaurant called "Lil Italian Shop"
35 located in Units B-7 and B-8.

36
37 On July 30, 1991, the Planning Director granted Development Order #5-91 approving a
38 Minor Conditional Use Permit for a 11,150-square-foot addition to the existing Winn Dixie
39 supermarket.

40
41 On November 17, 1994, the Monroe County Planning Commission passed Resolution No.
42 P66-94 approving a 3APS (beer, wine and liquor, package sales only) alcoholic beverage use
43 permit for Rite Aid, which later closed.

1 On June 6, 1996, the Monroe County Planning Commission passed Resolution No. P34-96
2 approving a 2COP (beer and wine, on premises and package) alcoholic beverage use permit
3 for China Garden restaurant located in Unit B-12, which is still in business.
4

5 On January 11, 2016, the Planning Director approved a Minor Deviation to remove, replace
6 and enhance parking lot landscaping and reduce parking, which changed the amount of open
7 space, off-street parking and parking landscaping.
8

9 On April 7, 2016, the applicant submitted the subject Alcoholic Beverage Use Permit.
10

11 **IV REVIEW OF APPLICATION:**

12 Pursuant to Section 3-6(e) of the Monroe County, Florida, Code of Ordinances (the "Code"),
13 the Planning Commission shall give due consideration to the following factors as they may
14 apply to the particular application prior to rendering its decision to grant or deny the
15 requested permit:
16

17 *(1) The effect of such use upon surrounding properties and the immediate neighborhood as*
18 *represented by property owners within 500 feet of the premises. For the purposes of this*
19 *section, the term "premises" means the entire project site of a shopping center:*
20

21 The proposed use is a low-intensity commercial retail use for a new Winn-Dixie liquor
22 store, which would use an existing commercial space currently occupied by Radio Shack.
23 According to the submitted Trip Generation Analysis dated March 1, 2016 by Adrian K.
24 Dabkowski, P.E., PTOE with Kimley Horn and Associates, Inc., the proposed 2,700-
25 square-foot liquor store would generate 82 net new daily vehicular trips. This equates to
26 30.8 average daily trips per 1,000 square feet of floor area, which would be considered a
27 low-intensity commercial retail use, pursuant to Code Section 101-1.
28

29 The subject premises is an existing commercial space within the Big Pine Shopping
30 Center, located directly adjacent to the existing Winn-Dixie supermarket, and currently
31 occupied by Radio Shack. Surrounding properties within 500 feet of the shopping center
32 include vacant land, single-family residences, retail stores, a bank, churches, a
33 lodge/club, a fire station, a library, a water utility facility and publicly-owned
34 environmentally sensitive land.
35

36 Those following businesses within 500 feet of the subject premises have active, current
37 alcoholic beverage licenses:
38

Surrounding Property	Business Type	License Type
China Garden	Restaurant	2COP
Pizzaworks	Restaurant	2COP
Winn-Dixie Store #358	Supermarket	2APS
Loyal Order of Moose Lodge # 1585	Fraternal lodge	11C
Coconuts	Liquor store	6COP

1 Staff does not anticipate that approval of the requested 3BPS Alcoholic Beverage Use
2 Permit would have an adverse effect on surrounding properties or the immediate
3 neighborhood. As noted above, the Planning Commission previously approved a similar
4 type of permit/license for the former Rite Aid store located in the Big Pine Shopping
5 Center, which later closed.

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

10
11 IN COMPLIANCE

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

18
19 Given the property's location within the Urban Commercial (UC) Land Use District,
20 which permits low-intensity commercial retail and office uses, and that the shopping
21 center was constructed and issued a CO to be used as office and retail space, the subject
22 premises would be suitable.

23
24 Lighting on the premises is subject to the County Land Development Code. If
25 necessitated by a future substantial improvement or a change of use, any nonconforming
26 lighting would have to be brought into compliance to the maximum extent practical
27 pursuant to Code Section 102-59. Any new outdoor lighting installed in the future would
28 be subject to Code Chapter 114, Article VI.

29
30 No music or entertainment is proposed by the applicant.

31
32 IN COMPLIANCE

33
34 (3) *Access, traffic generation, road capacities, and parking requirements:*

35
36 No changes to access or parking are proposed by the applicant, and none would be
37 required by County Code at this time. The property owner is currently making
38 modifications and improvements to the parking lot and landscaping within the shopping
39 center, but this work is being reviewed by the County separately.

40
41 The proposed use would generate 82 new average daily vehicular trips, but is not
42 anticipated to have a significant impact on traffic generation or road capacities due to the
43 use being the same category of use (low/medium-intensity commercial retail and office)
44 as currently approved and allowed on the property. If necessitated by a future substantial
45 improvement or a change of use, any nonconforming parking and access would have to

1 be brought into compliance to the maximum extent practical pursuant to Code Section
2 102-59.

3
4 **IN COMPLIANCE**

5
6 *(4) Demands upon utilities, community facilities and public services:*

7
8 It is not anticipated that the issuance of a 3BPS alcohol beverage use permit would
9 increase demands upon any utilities, community facilities or public services.

10
11 *(5) Compliance with the county's restrictions or requirements and any valid regulations:*

12
13 As of the date of this report, there are not any open code compliance cases related to the
14 property.

15
16 **V RECOMMENDATION:**

17 Staff recommends APPROVAL to the Planning Commission of the requested 3BPS
18 Alcoholic Beverage Use Permit, which would allow beer, wine, and liquor; package sales
19 only in sealed containers; no sales by the drink or consumption on premises, with the
20 following conditions (however, valid objections from surrounding property owners at the
21 public hearing may lead the Planning and Environmental Resources Department to
22 reevaluate the recommendation or suggested conditions):

- 23
24 1. Alcoholic Beverage Use Permits issued by virtue of Section 3-6 of the Monroe County
25 Code shall be deemed to be a privilege running with the land. The sale of the real
26 property that has been granted an Alcoholic Beverage Use Permit shall automatically vest
27 the purchaser thereof with all rights and obligations originally granted or imposed to or
28 on the applicant. Such privilege may not be separated from the fee simple interest in the
29 realty.
30
31 2. Alcohol service sales and consumption shall occur only within areas allowed for such use
32 and approved by the Monroe County Planning & Environmental Resources Department.
33 Specifically, this approval shall only be within the approximately 2,700-square-foot floor
34 area of Suites A-4, A-5 and A-6 of the property located at 255 Key Deer Boulevard in
35 Big Pine Key, currently known as the Big Pine Shopping Center.
36
37 3. In the event that the holder's license by the Florida Department of Business and
38 Professional Regulation (DBPR) expires and lapses, this Alcoholic Beverage Use Permit
39 approval shall be null and void as of the date of the DBPR license expiration. Additional
40 approval by the Planning Commission shall be required to renew the Alcoholic Beverage
41 Use Permit.

42
43 **VI ATTACHMENTS:**

44 Attachment 1: Monroe County Code Section 3-6, Regulation and control over sale

Monroe County Code – Chapter 3, Alcoholic Beverages**Sec. 3-6. - Regulation and control over sale [of alcoholic beverages].**

- (a) *Establishment of use permit procedure.* This section is designed and intended to provide for reasonable regulation and control over the sale of alcoholic beverages within the unincorporated areas of the county by establishing an alcoholic beverage use permit procedure and providing criteria to be used to ensure that all future proliferation of alcoholic beverage use enterprises within the unincorporated areas of the county be compatible with adjoining and surrounding land uses and the county's comprehensive plan, and that alcoholic beverage use permits not be granted where such uses will have an adverse impact upon the health, safety and welfare of the citizens and residents of the county. All persons, firms, partnerships or corporations who have received approval from the zoning board or board of county commissioners under the former provisions of section 19-218 of the Monroe County Code, as same heretofore existed, shall retain all rights and privileges heretofore granted under such section.
- (b) *New applicants for permit.* All persons desiring to sell alcoholic beverages upon any premises located within the unincorporated areas of the county and who desire to do so upon a premises not heretofore approved by the zoning board or board of county commissioners under the former section 19-218, shall obtain an alcoholic beverage use permit using the procedure outlined in subsection (d) of this section.
- (c) *Classifications.* Corresponding to those alcoholic beverage license classifications as heretofore and hereafter adopted by the state, alcoholic beverage use permits hereafter issued pursuant to this chapter shall be classified as follows:
- (1) 1APS: Beer, package only;
 - (2) 1COP: Beer, on-premises and package;
 - (3) 2APS: Beer and wine, package only;
 - (4) 2COP: Beer and wine, on-premises and package;
 - (5) 6COP: Beer, wine and liquor, on-premises and package;
 - (6) 6COP SRX: Restaurant, no package sales;
 - (7) 6COP SR: Restaurant, package sale;
 - (8) 6COP S: Motel, package sales;
 - (9) 6COP SBX: Bowling, no package sales;
 - (10) 6COP SPX: Boat, no package sales;
 - (11) 3BPS: Beer, wine and liquor, package sales only;
 - (12) 3M: Additional license for 6COP, over three bars; and
 - (13) 12RT: Racetrack, liquor, no package sales.
- (d) *Procedure.* The following procedure shall be followed on any application for an alcoholic beverage use permit hereafter made:
- (1) Applications for alcoholic beverage use permits shall be submitted to the director of planning in writing on forms provided by the director. Such applications must be signed by the owner of the real property for which the permit is requested. Lessees of the premises may apply for such permits, provided that proper authorization from the owner of the premises is given and the application for permit is cosigned by such owner.
 - (2) Upon receipt of a properly completed and executed application for an alcoholic beverage use permit stating the exact classification requested along with the necessary fee, the director of planning shall schedule a public hearing before the planning commission and shall advise the applicant of the date and place of the public hearing.
 - (3) Notice of the application and of the public hearing thereon shall be mailed by the director of planning to all owners of real property within a radius of 500 feet of the affected premises. In the case of a shopping center, the 500 feet shall be measured from the perimeter of the entire shopping center itself rather than from the individual unit for which approval is sought. Notice shall also be provided in a newspaper of general circulation in the manner prescribed in section 110-5. For the purposes of this section, the term "shopping center" means a contiguous group of individual units, in any combination, devoted to commercial retail low-intensity uses,

Attachment 1

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

- (4) At the hearing before the planning commission, all persons wishing to speak for or against the application shall be heard. Recommendations or other input from the director of planning may also be heard prior to any decision by the planning commission.
- (e) *Criteria.* The planning commission shall give due consideration to the following factors as they may apply to the particular application prior to rendering its decision to grant or deny the requested permit:
 - (1) The effect of such use upon surrounding properties and the immediate neighborhood as represented by property owners within 500 feet of the premises. For the purposes of this section, the term "premises" means the entire project site of a shopping center;
 - (2) The suitability of the premises in regard to its location, site characteristics and intended purpose. Lighting on the permitted premises shall be shuttered and shielded from surrounding properties, and construction of such permitted properties shall be soundproofed. In the event music and entertainment are permitted, the premises shall be air conditioned;
 - (3) Access, traffic generation, road capacities, and parking requirements;
 - (4) Demands upon utilities, community facilities and public services; and
 - (5) Compliance with the county's restrictions or requirements and any valid regulations.
- (f) *Approval by planning commission.* The planning commission may grant approval based on reasonable conditions considering the criteria outlined herein.
- (g) *Where permitted.* Alcoholic beverage use permits may be granted in the following land use districts: urban commercial; suburban commercial; suburban residential where the site abuts U.S. 1; destination resort; mixed use; industrial and maritime industries. Notwithstanding the foregoing, alcoholic beverage sales may be permitted at restaurants, hotels, marinas and campgrounds regardless of the land use district in which they are located. Nothing contained herein shall exempt an applicant from obtaining a major or minor conditional use approval when such is otherwise required by the county development regulations in part II of this Code.
- (h) *Transferability.* Alcoholic beverage use permits issued by virtue of this section shall be deemed to be a privilege running with the land. The sale of the real property that has been granted an alcoholic beverage use permit shall automatically vest the purchaser thereof with all rights and obligations originally granted or imposed to or on the applicant. Such privilege may not be separated from the fee simple interest in the realty.
- (i) *Appeals.* All persons aggrieved by the actions of the planning commission in granting or denying requested alcoholic beverage permits may request an appeal hearing before a hearing officer under chapter 102, article VI, division 2 by filing the notice required by that article within 30 days after the date of the written decision of the planning commission.
- (j) *Successive applications.* Whenever any application for alcoholic beverage approval is denied for failure to meet the substantive requirements of these regulations, an application for alcoholic beverage approval for all or a portion of the same property shall not be considered for a period of two years unless a super-majority of the planning commission decides that the original decision was based on a material mistake of fact or that there exists changed conditions and new facts, not existing at the time of the original decision, that would justify entertaining a new application before the expiration of the two-year period. However, in the case of a shopping center, as defined in subsection (d)(3) of this section, this subsection shall only apply to the commercial retail unit within the shopping center for which approval was sought and not the entire shopping center site itself.

(Code 1979, § 19-218; Ord. No. 1-1973, § 1(art. XI, § 5); Ord. No. 5-1974, § 27; Ord. No. 20-1975, § 67; Ord. No. 29-1978, § 1; Ord. No. 5-1979, § 1; Ord. No. 17-1980, § 12; Ord. No. 4-1985, §§ 1, 2; Ord. No. 39-1986, § 2; Ord. No. 55-1987, §§ 1—3; Ord. No. 19-1993, § 14)

File #: **2016-051**

Owner's Name: Big Pine Key 2013, LLC

Applicant: Big Pine Key 2013, LLC for Winn Dixie
Supermarkets, Inc.

Agent: Louis J. Terminello for the Firm

Type of Application: Alcoholic Beverage

Key: Big Pine Key

RE: 00111071.034000

Additional Information added to File 2016-051

County of Monroe

Planning & Environmental Resources

Department

2798 Overseas Highway, Suite 410

Marathon, FL 33050

Voice: (305) 289-2500

FAX: (305) 289-2536



Board of County Commissioners

Mayor Heather Carruthers, Dist. 3

Mayor Pro Tem George Neugent, Dist. 2

Danny L. Kolhage, Dist. 1

David Rice, Dist. 4

Sylvia Murphy, Dist. 5

We strive to be caring, professional, and fair.

Date: April 7, 2016
Time: _____

Dear Applicant:

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

Big Pine Key 2013 LLC to the Monroe County Planning Department.
Project / Name

Thank you.

Shil 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

SECTION TEXT

Parcels

Shoreline

Lot Lines

Hooks Leads

Help

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

2015 Condo

2014 Condo

2013 Condo

Expand All

2012 Condo

• MCPA GIS Public Portal

2011 Condo • Monroe Overlay

• Subdivisions

• Section Lines

2010 Condo • Parcels

• Shoreline

2009 Condo • Lot Lines

• Hooks Leads

2008 Condo • Easements

• Text Displays

• Qualified Condo Sales

2015 Sales • Qualified Sales

• Transportation

2014 Sales

2013 Sales

2012 Sales

2011 Sales

2010 Sales

2009 Sales

2008 Sales

Road Centerline

Road Block Name

Zoom-in Zoom-in to a defined extent...
 Zoom-out Zoom-out to a defined extent...
 Scale Full Extent Zoom to the full extent tool was clicked!
 Latitude: 29.6742 Longitude: -81.36197



OBJECTID	SDE.DBO.W_PARCELS.ID	SDE.DBO.W_PARCELS.RECHAR	SDE.DBO.W_PARCELS.GEO_FEAT
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Verified GC

✓ BAIER CATHY A PO BOX 430197 BIG PINE KEY, FL 33043-0197	✓ BD OF TR'S OF THE INT IMP TR FUND OF THE 3900 COMMONWEALTH BLVD-MAIL STATION 115 TALLAHASSEE, FL 32399-3000	
✓ BIG PINE BAPTIST CHURCH INC 300 KEY DEER BLVD BIG PINE KEY, FL 33043-4901	✓ BIG PINE KEY 2013 LLC 22 MAPLE AVE MORRISTOWN, NJ 07960-5452	✓ BIG PINE KEY LODGE NO 1585 LYL ORD OF MSE PO BOX 430749 BIG PINE KEY, FL 33043-0749
✓ BIG PINE METHODIST CHURCH 280 KEY DEER BLVD BIG PINE KEY, FL 33043-4907	✓ BRITZ AND RONDEAU HOLDING CO 30535 OVERSEAS HWY BIG PINE KEY, FL 33043-3400	✓ CENTENNIAL BANK 11290 OVERSEAS HWY MARATHON, FL 33050-3463
✓ COUNTY OF MONROE 1100 SIMONTON ST KEY WEST, FL 33040-3110	✓ DOT/ST. OF FL FDOT TALLAHASSEE, FL 32399	✓ FERNANDEZ MARIO 2306 SEIDENBERG AVE KEY WEST, FL 33040
✓ FL KEYS AQUEDUCT AUTHORITY 1100 KENNEDY DR KEY WEST, FL 33040-4021	✓ FUQUA JERRY C AND JANET R 16340 SW 109TH AVE MIAMI, FL 33157-2814	✓ JEC FUNDING INC 1 CVS DR WOONSOCKET, RI 02895-6195
✓ MARRERO JORGE AND PATRICIA ANN PO BOX 997 KEY WEST, FL 33041-0997	✓ MONROE COUNTY 500 WHITEHEAD ST KEY WEST, FL 33040	✓ MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY 1200 TRUMAN AVE STE 207 KEY WEST, FL 33040-7270
✓ ROGERS FRANKLIN D 1041 GORDON DR BIG PINE KEY, FL 33043	✓ RYAN RENTALS LLC PO BOX 430555 BIG PINE KEY, FL 33043-0555	✓ TIITF/DOT BIG PINE PRISON CAMP %DNR DOUGLAS BLDG TALLAHASSEE, FL 32399-3000
✓ UNITED STATES OF AMERICA WASHINGTON, DC 20240	✓ US FISH AND WILDLIFE SERVICE DEPT OF REALTY 1875 CENTURY BLVD NE STE 420 ATLANTA, GA 30345-3390	✓ VOSS DANIEL C AND KARRY L 418 N 35TH RD LA SALLE, IL 61301-9644
✓ WALGREEN CO STORE 7936RET PO BOX 1159 DEERFIELD, IL 60015-6002	✓ WEINSTEIN ALAN E REV TR AG 1/15/2010 3201 NE 183RD ST APT 1001 AVENTURA, FL 33160-2530	✓ WOOD HOLLIS W JR 31332 AVENUE J BIG PINE KEY, FL 33043

Labels GC 1 of 1

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Foreign Limited Liability Company

BIG PINE KEY 2013, LLC

Filing Information

Document Number	M13000005723
FEI/EIN Number	36-4769989
Date Filed	09/10/2013
State	DE
Status	ACTIVE

Principal Address

22 MAPLE AVE
MORRISTOWN, NJ 07960

Mailing Address

22 MAPLE AVE
MORRISTOWN, NJ 07960

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MGR

HUH BPK 2013, LLC
22 MAPLE AVE
MORRISTOWN, NJ 07960

Title Authorized Representative

Swistok, Jenny
22 Maple Avenue
Morristown, NJ 07960

Title Executive Vice President

Rosen, Mark S
22 MAPLE AVE
MORRISTOWN, NJ 07960

Title Authorized Representative

Russo, Bertie
c/o The Ferber Company
14255 US Highway One
Suite 245
Juno Beach, FL 33408

Annual Reports

Report Year	Filed Date
2015	02/05/2015
2015	05/27/2015
2016	03/04/2016

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State of Florida, Department of State

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Profit Corporation

WINN-DIXIE SUPERMARKETS, INC.

Filing Information

Document Number	211501
FEI/EIN Number	59-6078837
Date Filed	04/19/1958
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATED ARTICLES
Event Date Filed	11/21/2006
Event Effective Date	NONE

Principal Address

5050 EDGEWOOD COURT
JACKSONVILLE, FL 32254

Changed: 04/13/1994

Mailing Address

5050 EDGEWOOD COURT
JACKSONVILLE, FL 32254

Changed: 04/13/1994

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS ST
TALLAHASSEE, FL 32301

Name Changed: 08/03/2012

Address Changed: 08/03/2012

Officer/Director Detail

Name & Address

Title Director, VP, CFO

CARNEY, BRIAN
5050 EDGEWOOD COURT
JACKSONVILLE, FL 32254

Title VP, Treasurer

JONES, KENNETH E
5050 EDGEWOOD COURT
JACKSONVILLE, FL 32254

Title Director, VP, Secretary

GRIMM, M. SANDLIN
5050 EDGEWOOD COURT
JACKSONVILLE, FL 32254

Title Director, President, CEO

MCLEOD, IAN
5050 EDGEWOOD COURT
JACKSONVILLE, FL 32254

Title VP

NASSHAN, WILLIAM
5050 EDGEWOOD COURT
JACKSONVILLE, FL 32254

Title VP

FLAVIN, TIMOTHY
5050 EDGEWOOD COURT
JACKSONVILLE, FL 32254

Title VP

BOVE, MICHAEL
5050 EDGEWOOD COURT
JACKSONVILLE, FL 32254

Title VP

RABON, DEWAYNE
5050 EDGEWOOD COURT
JACKSONVILLE, FL 32254

Title VP

MOULD, ROB
5050 EDGEWOOD COURT
JACKSONVILLE, FL 32254

Title VP

FANTASIA, JOE
5050 EDGEWOOD COURT
JACKSONVILLE, FL 32254

Title VP

MCKESKA, JOSEPH
 5050 EDGEWOOD COURT
 JACKSONVILLE, FL 32254

Annual Reports

Report Year	Filed Date
2015	04/02/2015
2015	12/09/2015
2016	02/08/2016

Document Images

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06/09/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
04/29/2014 -- ANNUAL REPORT	View image in PDF format
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08/03/2012 -- Reg. Agent Change	View image in PDF format
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11/21/2006 -- Amended and Restated Articles	View image in PDF format
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State of Florida, Department of State

End of Additional File 2016-051

GreenspoonMarder

From the desk of:
Louis J. Terminello, Esq.
Brickell World Plaza, Suite 3600
600 Brickell Avenue
Miami, Florida 33131
Phone: 305.789.2770
Fax: 305.537.3900

April 6, 2016



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

RE: WINN-DIXIE SUPERMARKETS, INC.
255 Key Deer Blvd, Big Pine, FL 33043
Letter of Intent for Alcoholic Beverage Use Permit

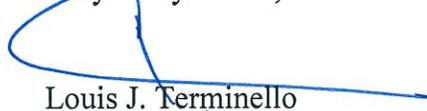
Dear Ms. Santamaria,

The undersigned represents WINN-DIXIE SUPERMARKETS, INC., (“Applicant”) in the development of the venue located at the above referenced address. Please consider this correspondence the Applicant’s letter of intent regarding its application for the Alcoholic Beverage Use Permit.

The venue will consume a total space of 2,700 SqFt, that will be adjacent to the Supermarket/Grocery Store. The package store would comprise of a storage area, beer cooler storage area, restroom, service counter, 5 fixtures for merchandise, shopping cart area and cooler for floor merchandise. The venue will utilize a series 3BPS quota alcoholic beverage license. The proposed venue will work in harmony with its larger Supermarket/Grocery Store that will be adjacent to the package store.

Thank you for your kind consideration in this matter. Additionally please find enclosed a return Fedex envelop for your convenience to send the original Zoning approval once the review is complete. Of course, should you have any questions in this regard, please don’t hesitate to contact me.

Very Truly Yours,



Louis J. Terminello

LJT/krb

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Alcoholic Beverage Use Permit

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

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

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

Advertising Costs: \$245.00

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

Date of Submittal: _____ / _____ / _____
Month Day Year

Property Owner:

BIG PINE KEY 2013, LLC
Name

22 Maple Ave Morristown, NJ 07960
Mailing Address (Street, City, State, Zip Code)

N/A
Daytime Phone

N/A
Email Address

Agent (if applicable):

Louis J. Terminello for the Firm
Name

600 Brickell Ave #3600 Miami, FL 33131
Mailing Address (Street, City, State, Zip Code)

305-789-2770
Daytime Phone

Louis.Terminello@gmlaw.com
Email Address

Name of Lessee of Property:

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

WINN-DIXIE SUPERMARKETS, INC.
Name

5050 Edgewater Court Jacksonville, FL 32254
Mailing Address (Street, City, State, Zip Code)

305-789-2770
Daytime Phone

N/A
Email Address

APPLICATION

Legal Description of Property:

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

See attached Exhibit "A"

Block	Lot	Subdivision	Key
00111071-034000		1132900	
Real Estate (RE) Number		Alternate Key Number	
255 Key Deer Blvd. Big Pine, FL 33043		30.5 on the gulf side	
Street Address (Street, City, State, Zip Code)		Approximate Mile Marker	

Land Use District Designation(s): Urban Commercial (UC)

Present Land Use of the Property: Mixed Use/Commercial (MC)

Total Land Area: 8.77 acres

Requested Type of Alcoholic Beverage: (Please check one)

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

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

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

APPLICATION

Director of Planning authorizes a different scale). At a minimum, the boundary survey or site plan should include the following:

- Date, north point and graphic scale;
- Boundary lines of site, including all property lines and mean high-water lines;
- Locations and dimensions of all existing structures and drives;
- Adjacent roadways;
- Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;
- Typed name and address mailing labels of all property owners within a 500 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 500 foot radius, each unit owner must be included;
- A certificate of the Division of Hotels and Restaurants of the Department of Business and Professional Regulation or the Department of Agriculture and Consumer Services or the Department of Health or the Monroe County Health Department, stating that the place of business wherein the business is to be conducted meets all of the sanitary requirements of the state

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

- Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the subject property)
- Traffic Study, prepared by a licensed traffic engineer

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

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

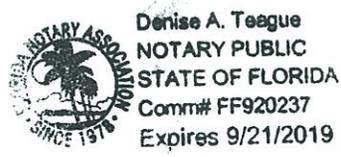
Signature of Applicant: [Handwritten Signature] Date: 2/22/16

Sworn before me this 22 day of February, 2016

LEGAL APPROVED
 ATTY: [Handwritten Signature]
 DATE: 2/24/16

[Handwritten Signature]
 Notary Public
 My Commission Expires

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



(Date)

I hereby authorize LOUIS J. TERMINELLO on behalf of the Firm _____ be listed as authorized agent
(Name of Agent)

Property Owner: BIG PINE KEY 2013, LLC
for Applicant: WINN-DIXIE STORES LEASING, LLC for the application submittal for
(Name of Property Owner(s) the Applicant(s))
the Alcohol Beverage Use Permit filing on behalf of the Applicant/Tenant listed above.

Property described as Lot: _____, Block _____,

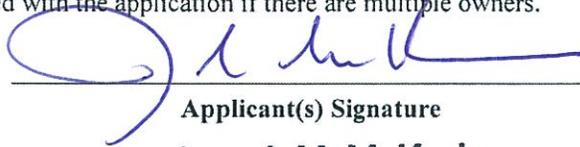
Subdivision: SEE ATTACHED EXHIBIT "A", Key (island): _____

and Real Estate number: 00111071-03400

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.



Applicant(s) Signature

Joseph M. McKeska

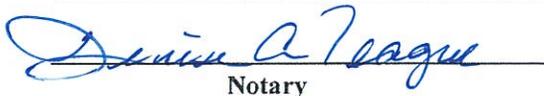
Printed Name of Applicant(s)

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

LEGAL APPROVED
ATTY: _____
DATE: 2/22/16

The foregoing instrument was acknowledged before me this 22 day of February, 20 16.
Joseph M. McKeska is personally known _____ produced identification

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


Notary



Denise A. Teague
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF920237
Expires 9/21/2019

3-16-16
(Date)

I hereby authorize LOUIS J. TERMINELLO on behalf of the Firm be listed as authorized agent
(Name of Agent)

Property Owner: BIG PINE KEY 2013, LLC
for Applicant: WINN-DIXIE STORES LEASING, LLC for the application submittal for
(Name of Property Owner(s) the Applicant(s))

the Alcohol Beverage Use Permit filing on behalf of the Applicant/Tenant listed above.

Property described as Lot: _____, Block _____,

Subdivision: SEE ATTACHED EXHIBIT "A", Key (island): _____

and Real Estate number: 00111071-03400

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.

Bertie L Russo
Applicant(s) Signature

Bertie L Russo
Printed Name of Applicant(s)

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 16 day of March, 2016.

Bertie L Russo is personally known _____ produced identification

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

Pamela L. Laurenzo
Notary



County of Monroe

Planning and Environmental Resources Department

Marathon Government Center
2798 Overseas Highway, Suite 410
Marathon, Florida 33050-4277
Voice: (305) 289-2500
Fax: (305) 289-2536



Board of County Commissioners

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

We strive to be caring, professional, and fair.

February 12, 2016

Louis J. Terminello, Esq. (Louis.Terminello@gmlaw.com)
Greenspoon Marder Law
600 Brickell Avenue, 36th Floor
Miami, Florida 33131

Letter of Understanding (File # 2015-225); 251 Key Deer Boulevard, Big Pine Key Tract EB, CU, EE, EC, ED, CS, CT of Pine Key Acres, Section One, Big Pine Key (OR509-1047) Real Estate # 00111071-034000

Dear Mr. Terminello:

Pursuant to Section 110-3 of the Monroe County Land Development Code (the "Code"), this document shall constitute a Letter of Understanding (LOU) following your request for a Pre-Application Conference with Planning and Environmental Resources staff. The purpose of a Pre-Application Conference is to acquaint the participants with the requirements of the County Code, applicable comprehensive plan policies and the views and concerns of the County. The substance of the Pre-Application Conference held via telephone on January 5 and February 12, 2016 is recorded in this LOU, which sets forth the subjects discussed at the conference and the County's position in regard to the subject matters discussed.

In attendance at the pre-application conference were:

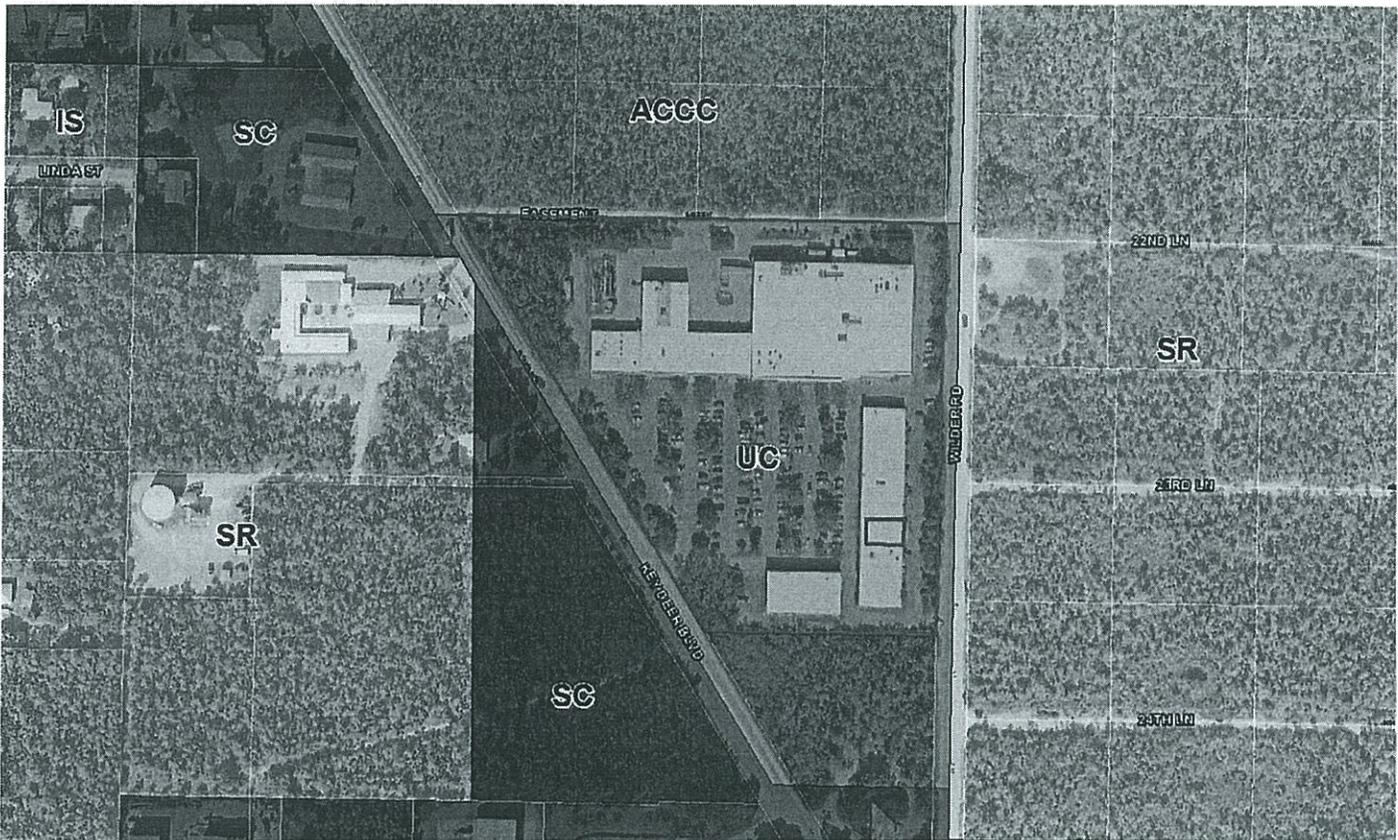
- Louis J. Terminello, Agent
- Kevin Bond, Planning and Development Review Manager

Materials submitted for review included:

- Request for Pre-Application Conference with LOU
- Written description of proposed use dated December 3, 2015
- Rendering of storefront (undated)
- Property record card
- Fifth Amendment to Lease dated 1/28/2015 between Big Pine Key 2013, LLC and Winn-Dixie Stores Leasing, LLC
- Site plan showing shopping center tenants and parking lot (undated)
- Special purpose survey of the property dated 9/26/1992.
- Liquor store concept plan dated 8/24/2015
- Site plan of the Big Pine Key Shopping Plaza (old plan, date illegible)

I. APPLICANT PROPOSAL

According to the letter from Louis J. Terminello dated December 3, 2015, the Applicant wishes to confirm “that the proposed Package Store would be allowed as a matter of right at the venue location. The venue will consume a total space of 2,700 square feet, that will be adjacent to the [existing] supermarket/grocery store. The package store would comprise of a storage area, beer cooler storage area, restroom, service counter, 5 fixtures for merchandise, shopping cart area and cooler for floor merchandise. The will utilize a series 6PS quota alcoholic beverage license. The proposed venue will work in harmony with its larger supermarket/grocery store that will be adjacent to the package store.”



Subject Property with Land Use (Zoning) Districts Overlaid (Aerial dated 2015)

II. SUBJECT PROPERTY DESCRIPTION

1. The subject property is located between Key Deer Boulevard/S.R. 940 and Wilder Road on Big Pine Key, near U.S. 1 Mile Marker 30.5 on the gulf side.
2. The subject property is legally described as Tract EB, CU, EE, EC, ED, CS, CT of Pine Key Acres, Section One, Big Pine Key, as recorded in Official Records Book 509, Page 1047 of the Public Records of Monroe County, Florida; said tracts being in the Northwest $\frac{1}{4}$ of Section 26, Township 66 South, Range 29 East, on Big Pine Key in Monroe County, Florida; with Real Estate Number 00111071-034000.
3. According to the Property Appraiser's Record Card, the property consists of 8.77 acres of gross land area. Staff calculations included in this letter are based on the aforementioned gross land area.

Please note that a sealed boundary survey, providing the exact amount of upland land situated above mean high water, is required at the time of development application submittal for new development affecting open space or land use intensity. If the amount of upland provided on the sealed boundary survey differs, then calculations provided in this letter are subject to change.

4. The subject property is located within the Urban Commercial (UC) Land Use (Zoning) District and within the Mixed Use/Commercial (MC) Future Land Use Map (FLUM) Category.
5. The subject property is located within an area designated Tier III (infill area) on the Tier Overlay District Map.
6. The subject property is located within FEMA flood zone AE-8.

III. RELEVANT PRIOR COUNTY ACTIONS

1. On March 28, 1984 the Monroe County Zoning Board passed Resolution M.D. 84-3 approving a change to an approved final Major Development Project on the subject property. The Major Development Project included three building with 82,005 square feet of floor area for commercial retail use, parking, landscaping and other accessory uses/structures.
2. On July 30, 1991, the Planning Director granted Development Order #5-91 approving a Minor Conditional Use Permit for a 11,150-square-foot addition to the existing Winn Dixie supermarket.

IV. REVIEW

The following land development regulations directly affect the proposal; however, please note that there may be other regulations not referred to nor described in this LOU, which may govern the proposed development.

The questions asked in your request are answered below.

1. **The Applicant wishes to confirm “that the proposed Package Store would be allowed as a matter of right at the venue location.”**

The proposed use is a retail liquor store that would occupy Suites A-4, A-5 and A-6 at the Big Pine Shopping Center. The existing retail space comprises 2,700 square feet of floor area, and was previously occupied by Radio Shack. No prior approval for an alcoholic beverage use permit at this location was found.

The requested alcoholic beverage license is a 6PS quota beverage license, which would allow beer, wine, and liquor package sales only in sealed containers. No sales by the drink or consumption on premises.

The proposed retail liquor store use is subject to the County’s requirement to obtain an Alcoholic Beverage Use Permit. Pursuant to Section 3-6 of the County Code of Ordinances (see attached), “All persons desiring to sell alcoholic beverages upon any premises located within the unincorporated areas of the county and who desire to do so upon a premises not heretofore approved by the zoning board or board of county commissioners under the former section 19-218, shall obtain an alcoholic beverage use permit using the procedure outlined in [Code Section 3-6(d)].”

The Alcoholic Beverage Use Permit application is available on the County website at www.monroecounty-fl.gov/DocumentCenter/Home/View/127.

The property is located within the Urban Commercial (UC) Land Use District, which allows commercial retail uses of low-, medium- and high-intensity both as-of-right and as minor and major conditional uses. The proposed liquor store would be located in an existing retail space in the Big Pine Shopping Center, which was originally approved as a Major Development Project in 1984. Pursuant to Section 101-4(c) of the Monroe County Land Development Code, "All uses existing on the effective date of the ordinance from which [the Land Development Code] is derived which would be permitted as a conditional use under the terms of this chapter shall be deemed to have a conditional use permit and shall not be considered nonconforming." Therefore, the existing commercial retail shopping center use is deemed to have a Conditional Use Permit.

The proposed retail liquor store use would be allowed as a continuation of the previously-approved shopping center. However, please note Section 110-73(c) of the Land Development Code [see attached] provides that deviations may be made to developments approved by conditional use permits and existing uses deemed to have conditional use permits in accordance with Code Section 101-4(c).

The allowed deviations are categorized as follows:

- (1) Deviations that do not result in additional impact
- (2) Minor deviations to minor and major conditional use permits
- (3) Major deviations to minor conditional use permits
- (4) Major deviations to major conditional use permits
- (5) Amendment to a conditional use permit.

The proposed retail liquor store use would not result in a change in the amount of required off-street parking, loading/unloading spaces, parking landscaping, bufferyards, access (driveways), setbacks, nonresidential floor area or open space. However, the proposed retail liquor store use may result in an increase in commercial retail intensity, or vehicular trip generation.

For approved commercial retail uses, increases up to 10% of the approved intensity in terms of trip generation would require a Minor Deviation. Increases of up to 10.1 to 20% in commercial retail trip generation would require a Major Deviation. Increases greater than 20% in commercial retail trip generation would require an amendment to the deemed conditional use permit. If there is no increase or if there is a decrease in trip generation as a result of the proposed use, then no deviation or amendment would be required.

Therefore, as part of an application for the Alcoholic Beverage Use Permit, please include a traffic statement prepared by a licensed traffic engineer. A list of traffic engineers pre-qualified by the County is attached. The traffic statement should quantify the amount of change in trip generation as a result of the proposed retail liquor store use. The traffic statement should also quantify the existing and proposed trip generation of the Big Pine Shopping Center in terms of average daily trips per 1,000 square feet of floor area in order to determine the level of intensity (low, medium or high) of the commercial retail uses.

V. OTHER ISSUES CONCERNING THE PROPOSAL

- 1. None.

* * * * *

Pursuant to Code Section 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 existing requirements and regulations. If the Monroe County Code or Comprehensive Plan is amended, the development

would 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, and consequently reserves the right for additional comment.

You may appeal any decision, determination or interpretation made in this letter pursuant to Monroe County Code Section 102-185. A notice of appeal must be filed with the County Administrator, 1100 Simonton Street, Gato Building, Key West, Florida 33040, within 30 calendar days from the date of this letter. In addition, please submit a copy of your notice of appeal to the Planning Commission Coordinator, Monroe County Planning and Environmental Resources Department, 2798 Overseas Highway, Suite 410, Marathon, Florida 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,



Mayté Santamaria
Senior Director Planning and Environmental Resources

Cc: Kevin Bond, AICP, Planning and Development Review Manager

Attachments:

- Code Section 110-73(c) Deviations to a conditional use permit approval through the building permit application process
- Code Section 3-6 Regulation and control over sale [of alcoholic beverages]
- Pre-Qualified Traffic Engineers List

EXHIBIT "A"
LEGAL DESCRIPTION:

251 KEY DEER BLVD
BIG PINE KEY, FL 33043

**23 66 29 BIG PINE KEY PINE KEY ACRES PT TR CS AND ALL CT-CU-
EB-EC-ED AND EE OR630-22 OR798-199 OR808-2392 OR821-296 OR872-
2172C OR872-2173Q/C OR872-2174 OR872-2175 OR872-2176 OR909-
1433/1434E OR932-1674/1675Q/C OR932-1699/1701 PT OR969-313/15
OR1018-393ORD OR1023-/667/68C/T OR1130-511/12 OR1130-513/14
OR1196-1724/26 OR1207-1001/02 OR1209-962/64C OR1213-1804/06C
OR1947-368/69 OR2649-1118/22**

MONROE COUNTY, FLORIDA

Photos of site from Key Deer Blvd.







25700770v1



25700770v1





Photos of site from Wilder Road





25700968v1



25700968v1









Kimley»Horn

March 1, 2016

Kevin Bond, AICP, Planning and Development Review Manager
Monroe County Planning and Environmental Resources Department
2798 Overseas Highway, Suite 400
Marathon, Florida 33050

**Re: Big Pine Key Retail Development
Trip Generation Analysis**

Dear Mr. Bond:

Kimley-Horn and Associates, Inc. has performed a trip generation analysis for the proposed expansion of the Big Pine Key retail development. The development is located on the southwest quadrant of the intersection of Wilder Road and 22nd Lane in Big Pine Key, Florida. The site is currently occupied by a 90,455 square foot shopping center. The proposed expansion consists of an additional 2,700 square-foot of retail space to be occupied by a liquor store.

TRIP GENERATION

Trip generation calculations for the existing development and proposed expansion were performed using Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 9th Edition. ITE Land Use Code (LUC) 820 (Shopping Center) was utilized for the existing development and proposed 2,700 square foot expansion. A pass-by capture trip rate of 34 percent (34%) was applied based on average rates provided in the ITE *Trip Generation Handbook*, 3rd Edition. Internal capture trip rates were not applied as part of this analysis.

As shown in Table 1, the trip generation calculations indicate that the existing development generates 4,198 daily trips. The development with the proposed expansion is expected to generate 4,280 daily trips; an increase of 82 net new daily weekday trips or a 2.0 percent (2.0%) increase. Detailed trip generation calculations are provided in Attachment A.

Development Plan	Existing Daily Trip Generation	Proposed Daily Trip Generation	Net New Daily Trips	Percent Increase
2,700 SF Expansion	4,198	4,280	82	2.0%

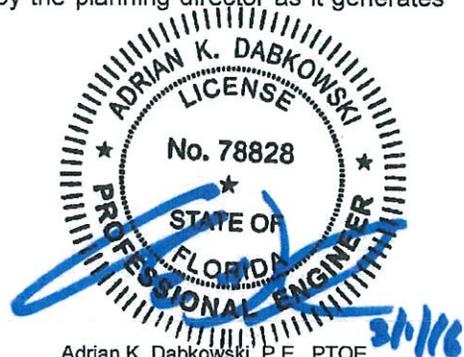
Based on County code section 110-73(2)c., the redevelopment is considered a minor deviation to a minor or major conditional use permit that may be approved by the planning director as it generates less than a ten percent (10%) increase in trips.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Adrian K. Dabkowski, P.E., PTOE
Attachments



Adrian K. Dabkowski, P.E., PTOE
Florida Registration Number 78828
Kimley-Horn and Associates, Inc.
600 North Pine Island Road, Suite 450
Plantation, Florida 33324
CA # 0000696

Attachment A

DAILY TRIP GENERATION COMPARISON

EXISTING DAILY TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		GROSS VOLUMES			INTERNAL CAPTURE		EXTERNAL TRIPS			PASS-BY CAPTURE ⁽¹⁾		NET NEW EXTERNAL TRIPS		
Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
					In	Out													
1 Shopping Center	9	820	90.455	ksf	50%	50%	3,181	3,181	6,362	0.0%	0	3,181	3,181	6,362	34.0%	2,164	2,099	2,099	4,198
2																			
3																			
4																			
5																			
6																			
7																			
8																			
9																			
10																			
11																			
12																			
13																			
14																			
15																			
Total:							3,181	3,181	6,362	0.0%	0	3,181	3,181	6,362	34.0%	2,164	2,099	2,099	4,198

LUC
820

RATE/EQUATION
LN(Y) = 0.65*LN(X)+5.83

PROPOSED DAILY TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		GROSS VOLUMES			INTERNAL CAPTURE		EXTERNAL TRIPS			PASS-BY CAPTURE ⁽¹⁾		NET NEW EXTERNAL TRIPS		
Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
					In	Out													
1 Shopping Center	9	820	93.115	ksf	50%	50%	3,242	3,242	6,484	0.0%	0	3,242	3,242	6,484	34.0%	2,204	2,140	2,140	4,280
2																			
3																			
4																			
5																			
6																			
7																			
8																			
9																			
10																			
11																			
12																			
13																			
14																			
15																			
Total:							3,242	3,242	6,484	0.0%	0	3,242	3,242	6,484	34.0%	2,204	2,140	2,140	4,280

LUC
820

RATE/EQUATION
LN(Y) = 0.65*LN(X)+5.83

Net New Daily Trips	41	41	82
---------------------	----	----	----

⁽¹⁾ Daily pass-by capture rate not provided by ITE for LUC 820, P.M. peak hour pass-by capture rate used.

**DBPR ABT-6014 – Division of Alcoholic Beverages and Tobacco Change of Location/Change
In Series or Type Application**

**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**DBPR Form
ABT-6014
Revised 07/30/2012**

NOTE – This form must be submitted as part of an application packet

If you have any questions or need assistance in completing this application, please contact the Department of Business and Professional Regulation or your local district office. Please submit your completed application to your local district office. This application may be submitted by mail, through appointment, or it can be dropped off. A District Office Address and Contact Information Sheet can be found on AB&T's page of the DBPR web site at the link provided below.

http://www.myflorida.com/dbpr/abt/district_offices/licensing.html

SECTION 1 - CHECK TRANSACTION REQUESTED				
Transaction Type:				
<input checked="" type="checkbox"/> Change of Location	<input type="checkbox"/> Increase in Series			
<input type="checkbox"/> Change in Series	<input type="checkbox"/> Decrease in Series			
Also include:				
<input checked="" type="checkbox"/> Change of Business Name	<input checked="" type="checkbox"/> Retail Tobacco Products (must check one or more)			
<input type="checkbox"/> Change of Officer/Stockholder/Amended Corporate Name	<input type="checkbox"/> Pipes	<input checked="" type="checkbox"/> Over the Counter	<input type="checkbox"/> Vending Machine	
Do you wish to purchase a Temporary License? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Series Requested 3BPS		Type/Class Requested QUOTA		
SECTION 2 - LICENSE INFORMATION				
If the applicant is a corporation or other legal entity, enter the name and the document number as registered with the Florida Department of State Division of Corporations on the line below.				
Full Name of Licensee: (This is the name the license is issued in) WINN-DIXIE SUPERMARKETS, INC			Department of State Document # 211501	
FEIN Number* 59-6078837		Business Telephone Number 904 783-5578 ext		
Current Business Name (D/B/A) WINN-DIXIE LIQUOR		Current License # BEV5400259	Series 3BPS	Type/Class QUOTA
New Business Name (D/B/A), if applicable WINN-DIXIE LIQUOR #0398				
Location Address (Street and Number) 255 KEY DEER BLVD				
City BIG PINE KEY	County MONROE	State FL	Zip Code 33043	
Check either: <input type="checkbox"/> Location is within the city limits or <input checked="" type="checkbox"/> Location is in the unincorporated county				
Contact Person (Optional) JUNE ROSS		Telephone Number 904 783-5578 ext		
E-Mail Address (Optional) JUNEROSS@SEGROCERIES.COM				
Mailing Address (Street or P.O. Box) P. O. BOX 2209				
City JACKSONVILLE		State FL	Zip Code 32203	

ABT District Office Received / Date Stamp

SECTION 3 – DESCRIPTION OF PREMISES TO BE LICENSED

Business Name (D/B/A)
WINN-DIXIE LIQUOR #0398

Street Address
255 KEY DEER BLVD.

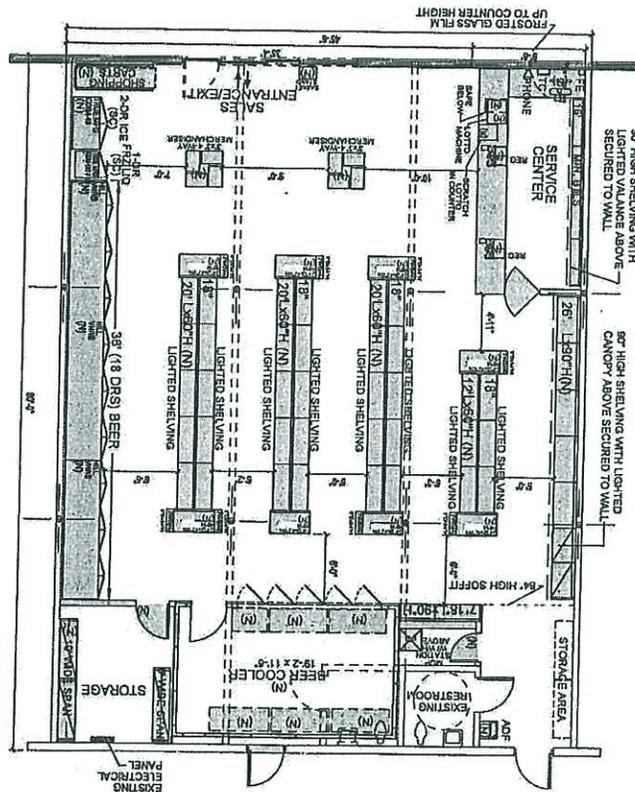
City
BIG PINE KEY

County
MONROE

State
FL

Zip Code
33043

- | | | | |
|----|--|--|---|
| 1. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Is the proposed premises movable or able to be moved? |
| 2. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Is there any access through the premises to any area over which you do not have dominion and control? |
| 3. | Neatly draw a floor plan of the premises in ink, including sidewalks and other outside areas which are contiguous to the premises, walls, doors, counters, sales areas, storage areas, restrooms, bar locations and any other specific areas which are part of the premises sought to be licensed. A multi-story building where the entire building is to be licensed must show each floor plan. | | |



**LIQUOR NO. 0398
 BIG PINE KEY, FL.**

SECTION 4 – APPLICATION APPROVALS			
Full Name of Licensee WINN-DIXIE SUPERMARKETS, INC			
Business Name (D/B/A) WINN-DIXIE LIQUOR #0398			
Street Address 255 KEY DEER BLVD			
City BIG KEY PINE	County MONROE	State FL	Zip Code 33043

ZONING TO BE COMPLETED BY THE ZONING AUTHORITY GOVERNING YOUR BUSINESS LOCATION	
<p>A. The location complies with zoning requirements for the sale of alcoholic beverages or wholesale tobacco products pursuant to this application for a Series <u>3BPS</u> license.</p> <p>B. This approval includes outside areas which are contiguous to the premises which are to be part of the premises sought to be licensed and are identified on the sketch? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
Signed _____	Date _____
Title _____	

SALES TAX TO BE COMPLETED BY THE DEPARTMENT OF REVENUE	
<p>The named applicant for a license/permit has complied with the Florida Statutes concerning registration for Sales and Use Tax.</p> <p>1. This is to verify that the current owner as named in this application has filed all returns and that all outstanding billings and returns appear to have been paid through the period ending _____ or the liability has been acknowledged and agreed to be paid by the applicant. This verification does not constitute a certificate as contained in Section 212.10 (1), F.S. (Not applicable if no transfer involved).</p> <p>2. Furthermore, the named applicant for an Alcoholic Beverage License has complied with Florida Statutes concerning registration for Sales and Use Tax, and has paid any applicable taxes due.</p>	
Signed _____	Date _____
Title _____	Department of Revenue Stamp

HEALTH TO BE COMPLETED BY THE DIVISION OF HOTELS AND RESTAURANTS OR COUNTY HEALTH AUTHORITY OR DEPARTMENT OF HEALTH OR DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES	
<p>The above establishment complies with the requirements of the Florida Sanitary Code.</p>	
Signed _____	Date _____
Title _____	Agency _____

SECTION 5 – CONTRACTS OR AGREEMENTS

Business Name (D/B/A)
WINN-DIXIE LIQUOR #0398

These questions must be answered about this business for every person or entity listed as the applicant and copies of agreements must be submitted with this application. If the management, service, or other contractual agreement gives a person or entity control of the licensed premises or the sale of alcoholic beverages, disclosure of those persons must be made in the section labeled "DIRECT INTEREST" in the **DISCLOSURE OF INTERESTED PARTIES** section. They must also submit fingerprints and a related party personal information sheet.

1.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is there a management contract, franchise agreement, or service agreement in connection with this business?
2.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Are there any agreements which require a payment of a percentage of gross or net receipts from the business operation?
3.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Have you or anyone listed on this application, accepted money, equipment or anything of value in connection with this business from a manufacturer or wholesaler of alcoholic beverages?

**SECTION 6 – SPECIAL LICENSE REQUIREMENTS
(DOES NOT APPLY TO BEER AND WINE LICENSES)**

Please check the appropriate "Special Alcoholic Beverage License" box of the license for which you are applying. Fill in the corresponding requirements for each Special License type.

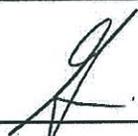
- Quota Alcoholic Beverage License Special Alcoholic Beverage License
 Club Alcoholic Beverage License

This license is issued pursuant to 561.29 (1)(1), Florida Statutes or Special Act, and as such we acknowledge the following requirements must be met and maintained:

MAINTAIN THE LICENSED PREMISES IN AN ACTIVE MANNER IN WHICH THE PREMISES ARE
 OPEN TO THE PUBLIC FOR THE BONA FIDE RETAIL SALE OF AUTHORIZED ALCOHOLIC
 BEVERAGES DURING REGULAR & REASONABLE BUSINESS HOURS OF AT LEAST 8 HRS
 PER DAY FOR A PERIOD OF 210 DAYS OR MORE DURING ANY 12 MONTH PERIOD
 COMMENCING 6 MONTHS AFTER ISSUANCE.

Please sign and date:

Applicant's Signature: _____



Date: _____

04/01/16

SECTION 7 – DISCLOSURE OF INTERESTED PARTIES

Note: Failure to disclose an interest, direct or indirect, could result in denial, suspension and/or revocation of your license.

Business Name (D/B/A)
WINN-DIXIE LIQUOR #0398

1. When applicable, please complete the appropriate section below. Attach extra sheets if necessary.

Title/Position	Name	Stock %
CORPORATION (CORP/INC)		
President	IAN J. MCLEOD, CEO	0%
Vice President	JOSEPH MCKESKA, SENIOR VP	0%
Secretary	MAURICE S. GRIMM	0%
Treasurer	KENNETH E. JONES	0%
Director(s)	BRIAN P. CARNEY, CFO	0%
Stockholder(s)		

LIMITED LIABILITY COMPANY (LLC/LC)

Managing Member(s) and/or Managers		
Members (must be printed if there are no managing members or managers)		

LIMITED PARTNERSHIP (LTD/LP/LTDLLP)

General Partner(s)		
Limited Partner(s)		

Bar Manager (Fraternal Organizations of National Scope only):

DIRECT INTEREST

Name of Individual or Entity (If a legal entity, list name under which the entity does business and its principles)

Title/Position	Name	Stock %

2. Are there any persons not listed above who have guaranteed or co-signed a lease or loan, or any person or entity who has loaned money to the business that is not a traditional lending institution?

Yes No

If yes, and the terms create a direct interest in the business, you must list the person(s) or entity and indicate which of the below applies. Each directly interested person must submit fingerprints and a related party personal information sheet. Copies of agreements must be submitted with this application.

Name	Guarantor	Co-signer	Lender	Interest Rate (List)
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION 8 - AFFIDAVIT OF APPLICANT
NOTARIZATION REQUIRED

Business Name (D/B/A)
WINN-DIXIE LIQUOR #0398

"I, the undersigned individually, or if a registered legal entity for itself and its related parties, hereby swear or affirm that I am duly authorized to make the above and foregoing application and, as such, I hereby swear or affirm that the attached sketch is a true and correct representation of the premises to be licensed and agree that the place of business, if licensed, may be inspected and searched during business hours or at any time business is being conducted on the premises without a search warrant by officers of the Division of Alcoholic Beverages and Tobacco, the Sheriff, his Deputies, and Police Officers for the purposes of determining compliance with the beverage and retail tobacco laws."

"I swear under oath or affirmation under penalty of perjury as provided for in Sections 559.791, 562.45 and 837.06, Florida Statutes, that the foregoing information is true and that no other person or entity except as indicated herein has an interest in the alcoholic beverage license and/or tobacco permit, and all of the above listed persons or entities meet the qualifications necessary to hold an interest in the alcoholic beverage license and/or tobacco permit."

STATE OF FLORIDA

COUNTY OF DUVAL

[Signature]
APPLICANT SIGNATURE

APPLICANT SIGNATURE

The foregoing was () Sworn to and Subscribed OR () Acknowledged Before me this 1 Day
of April, 2016, By M. Sandlin Grimm who is () personally
(print name(s) of person(s) making statement)

known to me OR () who produced _____ as identification.

Jennifer Greene Commission Expires: 7-12-16
Notary Public



SECTION 9 – RELATED PARTY PERSONAL INFORMATION

This section must be completed for each person directly connected with the business, unless they are a current licensee.

1.	Business Name (D/B/A)					
2.	Full Name of Individual					
	Social Security Number*			Home Telephone Number		Date of Birth
	Race	Sex	Height	Weight	Eye Color	Hair Color
3.	Are you a U.S. citizen? <input type="checkbox"/> Yes <input type="checkbox"/> No If no, immigration card number or passport number:					
4.	Home Address (Street and Number)					
	City				State	Zip Code
5.	Do you currently own or have an interest in any business selling alcoholic beverages, wholesale cigarette or tobacco products, or a bottle club? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the information requested below. The location address should include the city and state.					
	Business Name (D/B/A)				License Number	
	Location Address					
6.	Have you had any type of alcoholic beverage , or bottle club license, or cigarette, or tobacco permit refused, revoked or suspended anywhere in the past 15 years? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the information requested below. The location address should include the city and state.					
	Business Name (D/B/A)				Date	
	Location Address					
7.	Have you been convicted of a felony within the past 15 years? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the information requested below and provide a Copy of the Arrest Disposition , as requested in the Application Requirements checklist.					
	Date		Location			
	Type of Offense					
8.	Have you been convicted of an offense involving alcoholic beverages anywhere within the past 5 years? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the information requested below and provide a Copy of the Arrest Disposition , as requested in the Application Requirements checklist.					
	Date		Location			
	Type of Offense					

SECTION 10 - CURRENT LICENSEE UPDATE DATA SHEET			
This section is to be completed for all current alcoholic beverage and/or tobacco license holders listed on the application to ensure the most up to date information is captured.			
Business Name (D/B/A) WINN-DIXIE LIQUOR # 0398			
Last Name MCLEOD IAN J.		First	M.I.
Current Alcohol Beverage and/or Tobacco License Permit/Number(s) 39-10489			
Date of Birth 10/07/1958		Social Security Number* 210-83-9949	
Street Address 1117 PONTE VEDRA BLVD.			
City PONTE VEDRA BEACH		State FL	Zip Code 32082
Last Name CARNEY BRYAN P.		First	M.I.
Current Alcohol Beverage and/or Tobacco License Permit/Number(s) 61-02867			
Date of Birth 09/12/1960		Social Security Number* 272-60-2004	
Street Address 170 DEER HAVEN DRIVE			
City PONTE VEDRA BEACH		State FL	Zip Code 32082
Last Name JONES KENNETH E.		First	M.I.
Current Alcohol Beverage and/or Tobacco License Permit/Number(s) 37-00997			
Date of Birth 10/08/1960		Social Security Number* 253-04-1761	
Street Address 1944 CAMELLIA OAKS LANE			
City JACKSONVILLE		State FL	Zip Code 32217
Last Name GRIMM MAURICE S.		First	M.I.
Current Alcohol Beverage and/or Tobacco License Permit/Number(s) 39-08882			
Date of Birth 06/10/1963		Social Security Number* 352-56-9213	
Street Address 400 EAST BAY STREET			
City JACKSONVILLE		State FL	Zip Code 32202
Last Name MCKESKA JOSEPH		First	M.I.
Current Alcohol Beverage and/or Tobacco License Permit/Number(s) 61-02825			
Date of Birth 01/18/1966		Social Security Number* 360-58-4378	
Street Address 6360 GREEN ROAD			
City WOODRIDGE		State IL	Zip Code 60517

Monroe County Property Appraiser - Radius Report

AK: 1132578	Parcel ID: 00111071-001000	Physical Location	VACANT LAND	CV	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT CV OR88 6-819C OR897-1806Q/C OR1167-869/70TR OR1541-1					
Owners Name: BD OF TR'S OF THE INT IMP TR FUND OF THE					
Address: 3900 COMMONWEALTH BLVD-MAIL STATION 115		TALLAHASSEE	FL	32399-3000	
AK: 1132934	Parcel ID: 00111071-037000	Physical Location	VACANT LAND	EF	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT EF OR79 7-647					
Owners Name: MARRERO JORGE AND PARTICIA ANN					
Address: PO BOX 997		KEY WEST	FL	33041-0997	
AK: 1132594	Parcel ID: 00111071-003000	Physical Location	380 WILDER RD		BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT CX OR80 9-84 OR809-85Q OR811-1999/2000 OR827-1646/1647					
Owners Name: BAIER CATHY A					
Address: PO BOX 430197		BIG PINE KEY	FL	33043-0197	
AK: 1133248	Parcel ID: 00111071-068000	Physical Location	VACANT LAND	FK	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT FK OR70 3-627 OR766-478 OR869-1274/1275 OR1156-645					
Owners Name: UNITED STATES OF AMERICA					
Address:		WASHINGTON	DC	20240	
AK: 1132942	Parcel ID: 00111071-038000	Physical Location	VACANT LAND	EG	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT EG OR58 0-29					
Owners Name: MARRERO JORGE AND PATRICIA ANN					
Address: PO BOX 997		KEY WEST	FL	33041-0997	
AK: 1132951	Parcel ID: 00111071-039000	Physical Location	VACANT LAND	EH	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT EH OR72 6-451 OR1451-2326					
Owners Name: BOARD OF TRUSTEES OF THE IITF					
Address: 3900 COMMONWEALTH BLVD		MLSTN 115 TALLAHASSEE	FL	32399-3000	
AK: 1140341	Parcel ID: 00111690-000500	Physical Location	200 WILDER RD		BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PT SE1/4 OF NW1/4 OR481-387 OR768-1968 OR892-2207/2208 OR1167-2398/99 OR11					
Owners Name: CENTENNIAL BANK					
Address: 11290 OVERSEAS HWY		MARATHON	FL	33050-3463	
AK: 1133230	Parcel ID: 00111071-067000	Physical Location	VACANT LAND	FJ	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT FJ OR61 9-222 OR766-478 OR869-1274/1275 OR1156-645					
Owners Name: UNITED STATES OF AMERICA					
Address:		WASHINGTON	DC	20240	
AK: 1132586	Parcel ID: 00111071-002000	Physical Location	VACANT LAND	CW	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT CW OR88 6-819C OR897-1806Q/C OR11667-869/70TR OR1541-					
Owners Name: BD OF TR'S OF THE INT IMP TR FUND OF THE					
Address: 3900 COMMONWEALTH BLVD-MAIL STATION 115		TALLAHASSEE	FL	32399-3000	
AK: 1133221	Parcel ID: 00111071-066000	Physical Location	VACANT LAND	FI	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT FI OR80 8-1263					
Owners Name: FUQUA JERRY C AND JANET R					
Address: 16340 SW 109TH AVE		MIAMI	FL	33157-2814	
AK: 1132870	Parcel ID: 00111071-031000	Physical Location	VACANT LAND	DZ	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT DZ OR88 6-819C OR897-1806Q/C OR1167-869/70TR OR1541-1					
Owners Name: BD OF TR'S OF THE INT IMP TR FUND OF THE					
Address: 3900 COMMONWEALTH BLVD-MAIL STATION 115		TALLAHASSEE	FL	32399-3000	

AK: 1132888	Parcel ID: 00111071-032000	Physical Location	VACANT LAND	EA	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT EA OR88 6-819C OR897-1806Q/C OR1167-869/70TR OR1541-1					
Owners Name: BOARD OF TR'S OF THE INT IMP TR FUND OF THE					
Address: 3900 COMMONWEALTH BLVD-MAIL STATION 115 TALLAHASSEE FL 32399-3000					
AK: 1133256	Parcel ID: 00111071-069000	Physical Location	VACANT LAND	FL	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT FL OR64 6-312 OR972-447Q/C OR1676-2227/28Q/C OR1676-2					
Owners Name: BOARD OF TRUSTEES OF THE IITF					
Address: 3900 COMMONWEALTH BLVD MLSTN 115 TALLAHASSEE FL 32399-3000					
AK: 1140333	Parcel ID: 00111690-000400	Physical Location	30331 OVERSEAS		BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PT SE1/4 OF NW1/4 OR489-79-8 0-E OR555-195-D/C OR480-879 OR1040-2183 OR194					
Owners Name: RYAN RENTALS LLC					
Address: PO BOX 430555 BIG PINE KEY FL 33043-0555					
AK: 1140295	Parcel ID: 00111690-000000	Physical Location	KEY DEER BLVD		BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PT SE1/4 OF NW1/4 OR523-44 5-447 OR530-649-651 OR536-290-291 OR681-166/16					
Owners Name: FL KEYS AQUEDUCT AUTHORITY					
Address: 1100 KENNEDY DR KEY WEST FL 33040-4021					
AK: 1140384	Parcel ID: 00111690-000900	Physical Location	30351 OVERSEAS		BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PT SE1/4 OF NW1/4 (3.03AC) O R583-426 OR879-1559Q/C OR879-1560/1561 OR909-					
Owners Name: WALGREEN CO STORE 7936RET C/O REAL ESTATE TAX DEPARTMENT					
Address: PO BOX 1159 DEERFIELD IL 60015-6002					
AK: 1140376	Parcel ID: 00111690-000800	Physical Location	VACANT LAND		BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PT SE1/4 OF NW1/4 OR533-1010 /1011 OR831-2058/2059Q/C OR1286-760/61(JMH) OF					
Owners Name: BOARD OF TRUSTEES OF THE IITF					
Address: 3900 COMMONWEALTH BLVD MLSTN 115 TALLAHASSEE FL 32399-3000					
AK: 1139971	Parcel ID: 00111450-000000	Physical Location	280 KEY DEER BLVD		BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PT NE1/4 OF NW1/4 OR310-363/ 365					
Owners Name: BIG PINE METHODIST CHURCH					
Address: 280 KEY DEER BLVD BIG PINE KEY FL 33043-4907					
AK: 8658966	Parcel ID: 00111690-000901	Physical Location	30401 OVERSEAS		BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PT SE1/4 OF NW1/4 (1.52AC) O R909-2193-2194 OR909-2195/2201E OR918-2338E O					
Owners Name: JEC FUNDING INC C/O CVS NO 3626-01/OCCUP EXP DEPT					
Address: 1 CVS DR WOONSOCKET RI 02895-6195					
AK: 8681372	Parcel ID: 00111470-000100	Physical Location	VACANT LAND		BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PART OF NE 1/4 OF NW 1/4 (.3 6AC) OR937-1294/1295 OR940-1811/1812C					
Owners Name: BIG PINE BAPTIST CHURCH INC					
Address: 300 KEY DEER BLVD BIG PINE KEY FL 33043-4901					
AK: 1139998	Parcel ID: 00111470-000000	Physical Location	300 KEY DEER BLVD		BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PART OF NE 1/4 OF NW 1/4 (.2 37AC) OR345-85/86 OR633-145Q OR940-1809/1810					
Owners Name: BIG PINE BAPTIST CHURCH INC					
Address: 300 KEY DEER BLVD BIG PINE KEY FL 33043-4901					
AK: 1139980	Parcel ID: 00111460-000000	Physical Location	390 KEY DEER BLVD		BIG PINE KEY
Legal Description: 26 66 69 BIG PINE KEY PT NE1/4 OF NW1/4 OR194-383/ 384 OR504-819/822/LEASE					
Owners Name: COUNTY OF MONROE					
Address: 1100 SIMONTON ST KEY WEST FL 33040-3110					
AK: 8835868	Parcel ID: 00111071-034001	Physical Location	213 KEY DEER BLVD		BIG PINE KEY
Legal Description: 23 66 29 PINE KEY ACRES BIG PINE KEY PT TRACT CS (BIG PINE LIBRARY) OR1283-2439/41					
Owners Name: MONROE COUNTY					
Address: 500 WHITEHEAD ST KEY WEST FL 33040					

AK: 1132900	Parcel ID: 00111071-034000	Physical Location 251 KEY DEER BLVD	BIG PINE KEY
Legal Description: 23 66 29 BIG PINE KEY PINE KEY ACRES PT TR CS AND ALL CT-CU-EB-EC-ED AND EE OR630-22 OR798-			
Owners Name: BIG PINE KEY 2013 LLC			
Address: 22 MAPLE AVE		MORRISTOWN NJ	07960-5452
AK: 1132861	Parcel ID: 00111071-030000	Physical Location VACANT LAND DY	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT DY OR76 5-1027 OR1315-1137/38 OR2644-1610 OR2653-1484C			
Owners Name: VOSS DANIEL C AND KARRY L			
Address: 418 N 35TH RD		LA SALLE IL	61301-9644
AK: 1132497	Parcel ID: 00111070-092000	Physical Location VACANT LAND CN	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT CN OR56 2-926 OR695-382/93 OR695-215 OR803-1444/45 OR8			
Owners Name: WEINSTEIN ALAN E REV TR AG 1/15/2010			
Address: 3201 NE 183RD ST APT 1001		AVENTURA FL	33160-2530
AK: 1132501	Parcel ID: 00111070-093000	Physical Location VACANT LAND CO	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT CO OR54 6-386 OR1268-1784(JMH)			
Owners Name: BD OF TRUSTEES OF THE INTNL			
Address: OF FL- 3900 COMMONWEALTH BLVD STA 115		TALLAHASSEE FL	32399-3000
AK: 1132462	Parcel ID: 00111070-089000	Physical Location WILDER RD	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT CK (UNRECORDED CONTRACT) OR778-342 OR933-1763/C			
Owners Name: BIG PINE KEY LODGE NO 1585 LYL ORD OF MSE			
Address: PO BOX 430749		BIG PINE KEY FL	33043-0749
AK: 1132161	Parcel ID: 00111070-059000	Physical Location VACANT LAND BG	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT BG OR57 8-75 OR716-445D/C OR843-2155Q/C OR1268-1786			
Owners Name: BD OF TR'S OF THE INT IMP TR FUND OF THE ST			
Address: PRES-3900 COMMONWEALTH BLVD MAIL STA 108		TALLAHASSEE FL	32399
AK: 1132276	Parcel ID: 00111070-070000	Physical Location VACANT LAND BR	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT BR OR80 9-2068 OR1268-93 OR1268-94/AFF			
Owners Name: BD OF TR'S OF THE INT IMP TR FUND OF THE ST			
Address: PRES-3900 COMMONWEALTH BLVD MAIL STA 108		TALLAHASSEE FL	32399
AK: 1132241	Parcel ID: 00111070-067000	Physical Location VACANT LAND BO	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT BO OR54 5-1037 OR677-280Q OR734-29 OR758-91 OR1268-17			
Owners Name: BD OF TR'S OF THE INT IMP TR FUND OF THE ST			
Address: PRES-3900 COMMONWEALTH BLVD MAIL STA 108		TALLAHASSEE FL	32399
AK: 1132250	Parcel ID: 00111070-068000	Physical Location VACANT LAND BP	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT BP OR54 5-1035 OR798-2344 OR1268-92			
Owners Name: BD OF TR'S OF THE INT IMP TR FUND OF THE ST			
Address: PRES-3900 COMMONWEALTH BLVD MAIL STA 108		TALLAHASSEE FL	32399
AK: 1132489	Parcel ID: 00111070-091000	Physical Location VACANT LAND CM	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT CM OR80 3-95 OR897-783 OR899-94Q/C			
Owners Name: ROGERS FRANKLIN D			
Address: 1041 GORDON DR		BIG PINE KEY FL	33043
AK: 1132284	Parcel ID: 00111070-071000	Physical Location VACANT LAND BS	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT BS OR80 9-2068 OR1268-93 OR1268-94/AFF			
Owners Name: BD OF TR'S OF THE INT IMP TR FUND OF THE ST			
Address: PRES-3900 COMMONWEALTH BLVD MAIL STA 108		TALLAHASSEE FL	32399
AK: 1132471	Parcel ID: 00111070-090000	Physical Location VACANT LAND CL	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT CL OR80 3-94 OR897-783 OR899-94Q/C			
Owners Name: ROGERS FRANKLIN D			
Address: 1041 GORDON DR		BIG PINE KEY FL	33043

AK: 1132233	Parcel ID: 00111070-066000	Physical Location VACANT LAND	BN	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT BN OR85 9-1730 OR1004-754 OR1177-1671 OR1272-1861/63				
Owners Name: US FISH AND WILDLIFE SERVICE DEPT OF REALTY				
Address: 1875 CENTURY BLVD NE STE 420		ATLANTA	GA	30345-3390
AK: 1132292	Parcel ID: 00111070-072000	Physical Location 30555 21ST ST		BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT BT OR63 5-316 OR759-1812 OR928-2436 OR982-219/220 OR12				
Owners Name: WOOD HOLLIS W JR				
Address: 31332 AVENUE J		BIG PINE KEY	FL	33043
AK: 1132519	Parcel ID: 00111070-094000	Physical Location VACANT LAND	CP	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT CP OR75 0-980 OR1155-1962/63(CW)				
Owners Name: US FISH AND WILDLIFE SERVICE DEPT OF REALTY				
Address: 1875 CENTURY BLVD NE STE 420		ATLANTA	GA	30345-3390
AK: 1132179	Parcel ID: 00111070-060000	Physical Location VACANT LAND	BH	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT BH OR79 1-1875 OR795-2113 OR1989-1157/858Q/C OR2279-28				
Owners Name: THITF C/O DEP				
Address: 3900 COMMONWEALTH BLVD		TALLAHASSEE	FL	32399-3000
AK: 1139084	Parcel ID: 00111078-000101	Physical Location 30535 OVERSEAS		BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PT W1/2 OF NE1/4 OR546-659				
Owners Name: BRITZ AND RONDEAU HOLDING CO				
Address: 30535 OVERSEAS HWY		BIG PINE KEY	FL	33043-3400
AK: 1140414	Parcel ID: 00111710-000000	Physical Location VACANT LAND		BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PT SE1/4 OF NW1/4 G12-418				
Owners Name: DOT/ST. OF FL				
Address: FDOT		TALLAHASSEE	FL	32399
AK: 1139157	Parcel ID: 00111078-000700	Physical Location VACANT LAND		BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PT W1/2 OF NE1/4 OR676-335/3 36 OR658-855/857 OR734-204-208 PROB76-198-CP-1				
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY				
Address: 1200 TRUMAN AVE STE 207		KEY WEST	FL	33040-7270
AK: 1132268	Parcel ID: 00111070-069000	Physical Location VACANT LAND	BQ	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT BQ OR85 9-1730 OR1004-754 OR1177-1671 OR1272-1861/63				
Owners Name: US FISH AND WILDLIFE SERVICE DEPT OF REALTY				
Address: 1875 CENTURY BLVD NE STE 420		ATLANTA	GA	30345-3390
AK: 1140287	Parcel ID: 00111680-000000	Physical Location VACANT LAND		BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PT SE1/4 OF NW1/4 ROAD RIGHT OF WAY AKA WILDER ROAD OR349-60 OR346-54				
Owners Name: THITF/DOT BIG PINE PRISON CAMP				
Address: %DNR DOUGLAS BLDG		TALLAHASSEE	FL	32399-3000
AK: 1132225	Parcel ID: 00111070-065000	Physical Location VACANT LAND	BM	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT BM OR52 8-1045 OR1156-632/33(CSP)				
Owners Name: US FISH AND WILDLIFE SERVICE DEPT OF REALTY				
Address: 1875 CENTURY BLVD NE STE 420		ATLANTA	GA	30345-3390
AK: 1132535	Parcel ID: 00111070-096000	Physical Location VACANT LAND	CR	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT CR OR52 8-1045 OR1156-632/33(CSP)				
Owners Name: US FISH AND WILDLIFE SERVICE DEPT OF REALTY				
Address: 1875 CENTURY BLVD NE STE 420		ATLANTA	GA	30345-3390
AK: 1132527	Parcel ID: 00111070-095000	Physical Location VACANT LAND	CQ	BIG PINE KEY
Legal Description: 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT CQ OR81 3-1596 OR951-2248Q/C OR995-1074				
Owners Name: FERNANDEZ MARIO				
Address: 2306 SEIDENBERG AVE		KEY WEST	FL	33040

NAME	ADD1	ADD2	UNIT	CITY	STATE
BD OF TR'S OF THE INT IMP TR FUND OF THE MARRERO JORGE AND PATRICIA ANN		3900 COMMONWEALTH BLVD-MAIL STATION 115		TALLAHASSEE	FL
BAIER CATHY A		PO BOX 997		KEY WEST	FL
UNITED STATES OF AMERICA		PO BOX 430197		BIG PINE KEY	FL
MARRERO JORGE AND PATRICIA ANN				WASHINGTON	DC
BOARD OF TRUSTEES OF THE IITF CENTENNIAL BANK		PO BOX 997		KEY WEST	FL
UNITED STATES OF AMERICA		3900 COMMONWEALTH BLVD	MLSTN 115	TALLAHASSEE	FL
BD OF TR'S OF THE INT IMP TR FUND OF THE FUQUA JERRY C AND JANET R		11290 OVERSEAS HWY		MARATHON	FL
BD OF TR'S OF THT INT IMP TR FUND OF THE				WASHINGTON	DC
BD OF TR'S OF THE INT IMP TR FUND OF THE		3900 COMMONWEALTH BLVD-MAIL STATION 115		TALLAHASSEE	FL
BOARD OF TRUSTEES OF THE IITF		16340 SW 109TH AVE		MIAMI	FL
RYAN RENTALS LLC		3900 COMMONWEALTH BLVD-MAIL STATION 115		TALLAHASSEE	FL
FL KEYS AQUEDUCT AUTHORITY		3900 COMMONWEALTH BLVD-MAIL STATION 115		TALLAHASSEE	FL
WALGREEN CO STORE 7936RET		3900 COMMONWEALTH BLVD-MAIL STATION 115		TALLAHASSEE	FL
BOARD OF TRUSTEES OF THE IITF		3900 COMMONWEALTH BLVD	MLSTN 115	TALLAHASSEE	FL
BIG PINE METHODIST CHURCH		PO BOX 430555		BIG PINE KEY	FL
JEC FUNDING INC		1100 KENNEDY DR		KEY WEST	FL
BIG PINE BAPTIST CHURCH INC	C/O REAL ESTATE TAX DEPARTMENT	PO BOX 1159		DEERFIELD	IL
BIG PINE BAPTIST CHURCH INC		3900 COMMONWEALTH BLVD	MLSTN 115	TALLAHASSEE	FL
COUNTY OF MONROE		280 KEY DEER BLVD		BIG PINE KEY	FL
MONROE COUNTY	C/O CVS NO 3626-01/OCCUP EXP DE	1 CVS DR		WOONSOCKET	RI
BIG PINE KEY 2013 LLC		300 KEY DEER BLVD		BIG PINE KEY	FL
VOSS DANIEL C AND KARRY L		300 KEY DEER BLVD		BIG PINE KEY	FL
WEINSTEIN ALAN E REV TR AG 1/15/2010		1100 SIMONTON ST		KEY WEST	FL
BD OF TRUSTEES OF THE INTNL		500 WHITEHEAD ST		KEY WEST	FL
BIG PINE KEY LODGE NO 1585 LYL ORD OF MSE		22 MAPLE AVE		MORRISTOWN	NJ
BD OF TR'S OF THE INT IMP TR FUND OF THE ST		418 N 35TH RD		LA SALLE	IL
BD OF TR'S OF THE INT IMP TR FUND OF THE ST		3201 NE 183RD ST APT 1001		AVENTURA	FL
BD OF TR'S OF THE INT IMP TR FUND OF THE ST		OF FL- 3900 COMMONWEALTH BLVD STA 115		TALLAHASSEE	FL
BD OF TR'S OF THE INT IMP TR FUND OF THE ST		PO BOX 430749		BIG PINE KEY	FL
ROGERS FRANKLIN D		PRES-3900 COMMONWEALTH BLVD MAIL STA 108		TALLAHASSEE	FL
BD OF TR'S OF THE INT IMP TR FUND OF THE ST		PRES-3900 COMMONWEALTH BLVD MAIL STA 108		TALLAHASSEE	FL
ROGERS FRANKLIN D		PRES-3900 COMMONWEALTH BLVD MAIL STA 108		TALLAHASSEE	FL
US FISH AND WILDLIFE SERVICE DEPT OF REALTY		PRES-3900 COMMONWEALTH BLVD MAIL STA 108		TALLAHASSEE	FL
WOOD HOLLIS W JR		1041 GORDON DR		BIG PINE KEY	FL
US FISH AND WILDLIFE SERVICE DEPT OF REALTY		PRES-3900 COMMONWEALTH BLVD MAIL STA 108		TALLAHASSEE	FL
TIITF	C/O DEP	1041 GORDON DR		BIG PINE KEY	FL
BRITZ AND RONDEAU HOLDING CO		1875 CENTURY BLVD NE STE 420		ATLANTA	GA
DOT/ST. OF FL		31332 AVENUE J		BIG PINE KEY	FL
MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY		1875 CENTURY BLVD NE STE 420		ATLANTA	GA
US FISH AND WILDLIFE SERVICE DEPT OF REALTY		3900 COMMONWEALTH BLVD		TALLAHASSEE	FL
TIITF/DOT BIG PINE PRISON CAMP		30535 OVERSEAS HWY		BIG PINE KEY	FL
US FISH AND WILDLIFE SERVICE DEPT OF REALTY		FDOT		TALLAHASSEE	FL
US FISH AND WILDLIFE SERVICE DEPT OF REALTY		1200 TRUMAN AVE STE 207		KEY WEST	FL
FERNANDEZ MARIO		1875 CENTURY BLVD NE STE 420		ATLANTA	GA
		%DNR DOUGLAS BLDG		TALLAHASSEE	FL
		1875 CENTURY BLVD NE STE 420		ATLANTA	GA
		1875 CENTURY BLVD NE STE 420		ATLANTA	GA
		2306 SEIDENBERG AVE		KEY WEST	FL



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: 1132900 Parcel ID: 00111071-034000

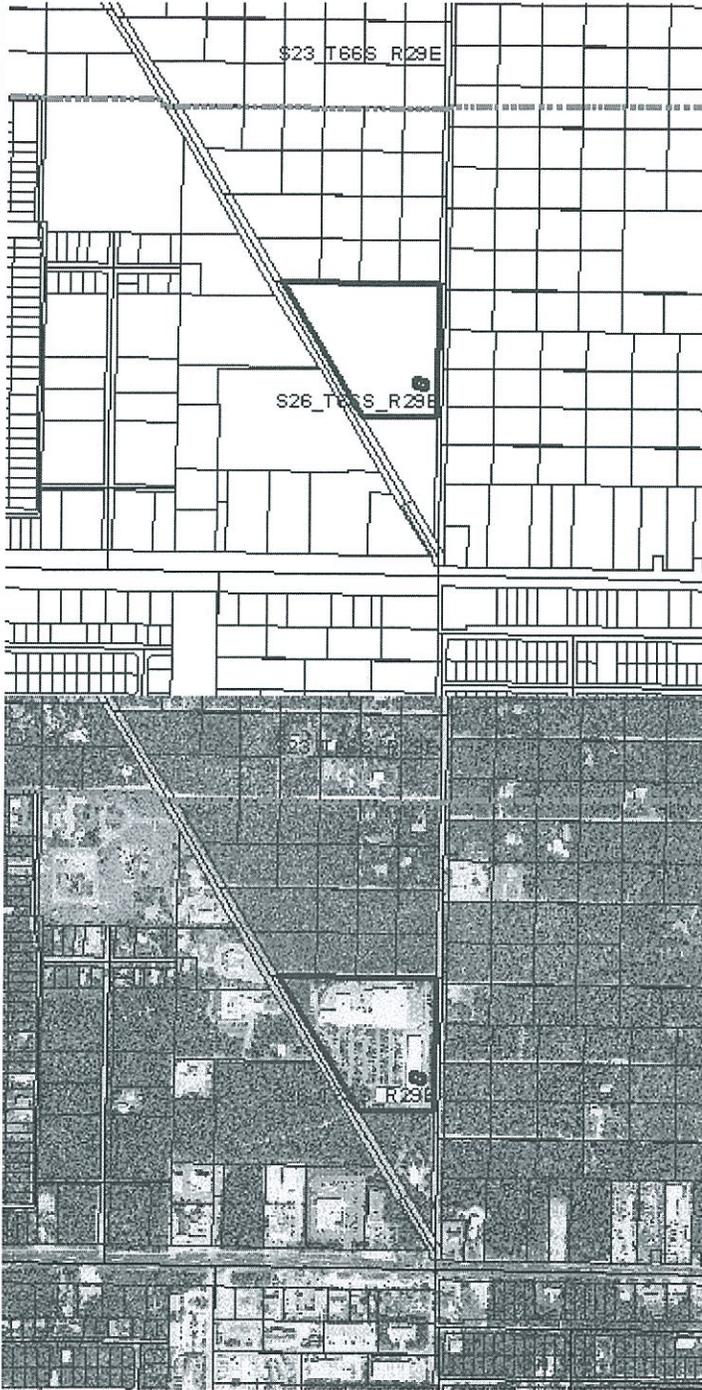
Ownership Details

Mailing Address:
BIG PINE KEY 2013 LLC
22 MAPLE AVE
MORRISTOWN, NJ 07960-5452

Property Details

PC Code: 16 - COMMUNITY SHOPPING CENTERS
Millage Group: 100H
Affordable Housing: No
Section-Township-Range: 23-66-29
Property Location: 251 KEY DEER BLVD BIG PINE KEY
Legal Description: 23 66 29 BIG PINE KEY PINE KEY ACRES PT TR CS AND ALL CT-CU-EB-EC-ED AND EE OR630-22 OR798-199 OR808-2392 OR821-296 OR872-2172C OR872-2173Q/C OR872-2174 OR872-2175 OR872-2176 OR909-1433/1434E OR932-1674/1675Q/C OR932-1699/1701 PT OR969-313/15 OR1018-393ORD OR1023-/667/68C/T OR1130-511/12 OR1130-513/14 OR1196-1724/26 OR1207-1001/02 OR1209-962/64C OR1213-1804/06C OR1947-368/69 OR2649-1118/22

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	8.77 AC

Building Summary

Number of Buildings: 3
 Number of Commercial Buildings: 3

Total Living Area: 92214
 Year Built: 1984

Building 2-East Building Details

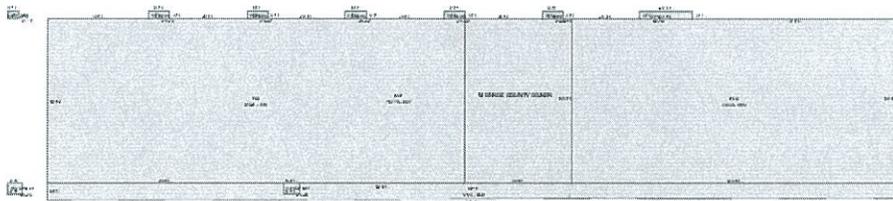
Building Type	Condition A	Quality Grade 300
Effective Age 22	Perimeter 799	Depreciation % 26
Year Built 1984	Special Arch 0	Grnd Floor Area 16,773
Functional Obs 0	Economic Obs 0	

Inclusions:

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

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	26	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1984					9,420
2	FLA		1	1984					7,353
3	OPF		1	1984					1,784
4	OPU		1	1984					60
5	OPU		1	1984					24
6	OPU		1	1984					24

7	OPU	1	1984	24
8	OPU	1	1984	24
9	OPU	1	1984	24
10	OPU	1	1984	12
11	OPU	1	1984	24
12	OPU	1	1984	24
13	ECF	1	1984	18,775

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1	SHOPPING CENTR-COMTY	100	Y	Y
	2	SHOPPING CENTR-COMTY	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
2897	C.B.S.	25
2898	METAL SIDING	75

Building 1-South Building Details

Building Type
 Effective Age 22
 Year Built 1984
 Functional Obs 0

Condition A
 Perimeter 360
 Special Arch 0
 Economic Obs 0

Quality Grade 300
 Depreciation % 26
 Grnd Floor Area 7,200

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 16

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

Effective Age 15
 Year Built 1984
 Functional Obs 0

Perimeter 2,182
 Special Arch 0
 Economic Obs 0

Depreciation % 19
 Grnd Floor Area 68,241

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

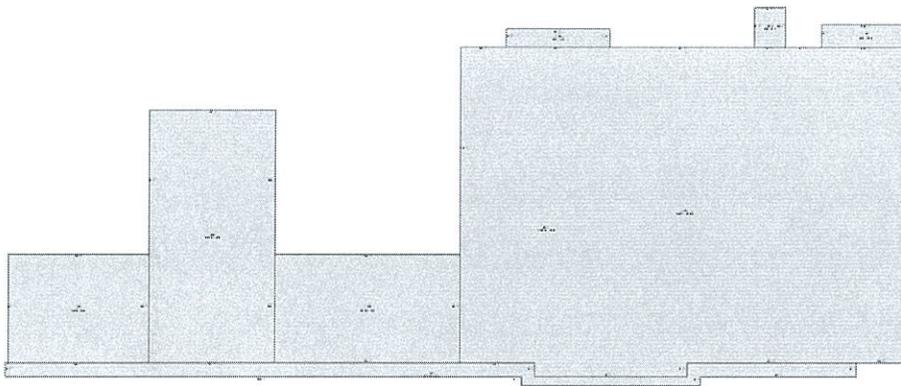
Roof Cover
 Heat 2
 Heat Src 2

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 26

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	ECF		1	1984					71,094
2	FLA		1	1984					45,671
3	OPF		1	1984					3,707
4	CLP		1	1984					396
5	FLA		1	1984					600
6	FLA		1	1984					650
7	FLA		1	1984					6,300
8	FLA		1	1984					10,220
9	FLA		1	1984					4,800

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		SHOPPING CENTR-COMTY	100	Y	Y
		WAREHOUSE/MARINA C	100	Y	Y
		SHOPPING CENTR-COMTY	100	Y	Y
		SHOPPING CENTR-COMTY	100	Y	Y
		WAREHOUSE/MARINA D	100	Y	N
		SHOPPING CENTR-COMTY	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
2899	C.B.S.	80
2900	METAL SIDING	20

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	143,370 SF	0	0	1983	1984	2	25
2	CL2:CH LINK FENCE	1,536 SF	256	6	1983	1984	2	30

Appraiser Notes

RE 111070-097000 & ALL 111070-098000, 111070-099000, 111071-033000, 111071-035000 & 111071-036000 COMBINED FOR INCOME PURPOSES 5-13-86 JMH

BIG PINE KEY SHOPPING CENTER; WINN DIXIE AND RITE AID. SCREEN #1 = WINN DIXIE MARKETPLACE INC. SCREEN #2 = NON-ANCHOR TENANTS. ADDED 11,000 SF OF AP PER INDEPTH AUDIT FOR 1997 TPP 8768800 - WHALTON'S PET PLACE BIG PINE TPP 8875860 - ARTISTS IN PARADISE GALLERY TPP 8905459 - FIRST STATE BANK OF THE FL KEYS TPP 8914652 - BAGEL ISLAND CAFE INC TPP 8875215 - BIG PINE KEY CHIROPRACTIC TPP 8894236 - CHINA GARDEN BIG PINE KEY

UPDATE PRC FOR 2010TR; WITH THE EXCEPTION OF WINN DIXIE THE THREE STRUCTURES ARE STEEL BUILDINGS ON CONCRETE FOUNDATIONS. MONROE COUNTY OWNS A 40 X 60 SECTION OF THE EAST BUILDING - DRAW ADJUSTED TO REFLECT THIS. NL108

9/30/13 BEN. SALE REVIEW.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
08100412	04/09/2008	04/15/2008	1,800		FIRE SPRINKLER REPAIR
7103625		11/01/2013	6,900		HANDICAP RAMP
08103531	10/14/2008	12/30/2008	5,000		UNDERGROUND PLUMBING FOR WATERLINES
08102686	08/27/2008	12/01/2008	0		TIE DOWN EXISTING L/P TANK UNIT A-11
08104263	12/02/2008	11/01/2013	15,000		PAINT EXTERIOR OF FACIA
09100840	03/16/2009	11/01/2013	6,320		INTERIOR PAINTING, DEMO, ELECT AND PLUMBING
0713625	09/14/2007	12/30/2007	6,900		REPAIR HANDICAP RAMP
08102410	07/30/2008	12/30/2008	5,000		PLUMBING REPAIRS
09100840	03/16/2009	11/01/2013	6,320		INTERIOR PAINTING/DEMO ELEC /PLUMBING
07102882	11/28/2007	12/30/2008	225,000		GENERATOR/SLAB

09101450	05/28/2009	11/01/2013	1,000		INSTALL GAS LINES TO WATER HEATERS AND DRYERS
10106146	10/12/2010	11/01/2013	4,000		REPLACE 3 TON A/C PKG
10100756	02/16/2010	11/01/2013	2,600		REPLACE 5.0 TON CONDENSER
10106215	10/14/2010	11/01/2013	2,500		REPLACE DRAIN PIPE
11101170	03/24/2011	11/01/2013	3,000		REPLACE WALK-IN FREEZER FOR CHINA GARDEN REST.
11101525	03/30/2011	11/01/2013	7,000		DEMO BANK WALLS, PATCH HOLES IN DRYWALL, REPLACE 400 SF OF FLOOR TILE AND PAINT WALLS OF THE OLD 1ST STATE BANK LOCATION
11101748	05/17/2011	11/01/2013	350		BLDG # 3 REMOVE BRICK FACADE 20 WIDE AND 50 INCHES HIGH, BOLT ATM WITH ANCHORS AND TRIM OUT AND PAINT
12101380	03/26/2012	11/01/2013	4,500		REPLACE 3.5 TON A/C SPLIT SYSTEM - UNIT B16
12102080	05/04/2012	11/01/2013	0		REPLACE 2 TON A/C CONDENSING UNIT AND AIR HANDLER FOR "PAWN SHOP"
12102566	06/14/2012	11/01/2013	1,000		DEMO AND CAP WATER LINES TO SINK AND DISWASHER
12102563	07/19/2012	11/01/2013	10,000		DEMO - NON STRUCTURAL WALLS - INSTALL FIRE WALL.
12102976	08/03/2012	11/01/2013	2,500		INSTALL 5 CONCRETE CRASH/SAFETY POSTS IN FRONT OF WATER METER BANK
13102311	06/11/2013	09/30/2013	2,200		EMERGENCY ELECTRIC
13102034	05/31/2013	09/30/2013	8,152		12 X 12 PORCELAIN FLOOR TILE
13103804	11/14/2013	12/01/2015	20,460		TAX COLLECTOR'S OFFICE - REMODEL TO MEET ADA REQUIREMENTS INCLUDING SIGNAGE, RECONFIGURE EXISTING BATHROOM, DOOR HARDWARE, TOILET ACCESSORIES
13103804	11/14/2013	12/01/2015	20,460		ADA REMODEL - RECONFIGURE BATHROOM, DOOR HARDWARE, TOILET ACCESSORIES
13104644	12/04/2013	12/01/2015	8,500		REPLACE 5 TON WITH 10 TON AIR HANDLER, CONDENSER AND DUCTWORK WITH 6 SUPPLY RETURN
14101696	05/28/2014	12/01/2015	329,021		RE-ROOF WINN-DIXIE
14105002	12/29/2014	12/01/2015	33,690		2014/12/29 REPL EXISTING GENERATOR
15100226	05/18/2015	12/01/2015	600,000	Commercial	INTERIOR / EXTERIOR REMODEL/EXPANSION - BEALLS STORE - EXPANDING INTO 2 STOREFRONTS TO THE WEST, ADDING LOADING PLATFORM IN REAR OF BLDG - REMODEL/REPAIR INTERIOR & EXTERIOR (APPROX 14,978 SF)
15104331	09/01/2015	12/01/2015	8,200	Commercial	INSTALL NEW LED CHANNEL LETTERS SIGN AND CONNECT TO EXISTING ELECTRIC
15103627	08/17/2015	12/01/2015	7,104		DEMO INTERIOR ON UNIT 283
15106496	12/16/2015	12/28/2015	500	Commercial	REPAIR DAMAGED ELECTRIC SERVICE
15105919	01/04/2016		9,997	Commercial	REPLACE 5 TON A/C UNIT AND ADD DUCT WORK
15106944	01/14/2016		2,100	Commercial	FIRE SPRINKLERS - DELL REALTOR
15106945	01/14/2016		2,200	Commercial	FIRE SPRINKLERS - COCO'S REST.
15105817	01/13/2016		50,000	Commercial	PARKING LOT LANDSCAPING
15105314	01/25/2016		53,900	Commercial	PARKING LOT LIGHTS UPGRADE
15103630	09/04/2015	12/01/2015	132,090		RENOVATE RESTAURANT
8310568	05/01/1983	06/01/1983	210,000	Commercial	30,000 CUBIC YARDS-FILL
8310569	05/01/1983	06/01/1983	8,000	Commercial	CLEARING 8 ACRES
8310820	08/01/1983	08/01/1993	3,076,213	Commercial	SHOPPING CENTER

8411309	01/01/1984	02/01/1984	20,797	FIRE SPRINK SYST-WINDIXIE
8411486	02/01/1984	03/01/1984	34,000	REFG EQUIP-WINN DIXIE
8411642	04/01/1984	05/01/1984	2,600	DRYER VENTS-HOT WATERTANK
8411866	05/01/1984	06/01/1984	24,000	ADDITIONAL STORE
8411907	06/01/1984	07/01/1984	1,875	CHAIN LINK FENCE
91-3727	05/01/1993	06/01/1993	70,000	ADDITION-LOAD DOCK-SPRINK
91-3727	10/01/1992	11/01/1994	488,000	ADDITION-REMODELING
91-3727	10/01/1992	11/01/1994	1	SAME AS ABOVE
93-6063	04/01/1993	12/01/1993	2,000	REPLACE COMPESSOR
93-6249	07/01/1993	12/01/1993	1	DEMOLIITION MOVING BLDG
93-6258	07/01/1993	08/01/1993	18,000	INTERIOR RENOVATIONS
94-0344	04/01/1994	05/01/1995	40,800	INTERIOR RENOVATIONS
94-1140	08/01/1994	09/01/1994	1,400	ADD DROPS FOR A/C
95-0052	02/01/1995	03/01/1995	3,500	COMMERCIAL REMODEL
95-0670	06/01/1995	07/01/1995	125,000	INTERIOR RENOVATIONS
95-0971	07/01/1995	12/01/1995	5,000	REPLACE 7 TON A/C
94-1487	02/01/1996	03/01/1996	1,800	CHANGE STORE TO RESTURANT
961035	12/03/1998	12/16/1999	20,000	COMMERCIAL MISCELLANEOUS
96-1035	02/24/1999	12/16/1999	1	COMM.MISCELLANEOUS
990479	02/10/1999	12/16/1999	68,500	COMMERCIAL ROOFING
990585	02/15/1999	12/16/1999	100	ELEC MISCELLANEOUS
990822	04/13/1999	12/16/1999	2,250	A/C
991511	06/15/1999	12/16/1999	2,500	COMMERCIAL MISCELLANEOUS
991162	05/18/1999	12/16/1999	15,997	COMMERCIAL- MISCELLANEOUS
98-3076	01/04/1999	10/05/1999	163,000	REPAIR ROOF
01-1650	06/11/2001	12/30/2001	19,000	MISC COMMERCIAL
00-5122	12/21/2000	12/30/2001	10,000	REPLACE 7 COLLERS
01/3426	12/19/2001	12/30/2002	2,000	WALL SIGN
04-0580	02/26/2004	12/30/2004	89,641	COMERCIAL MISCELLANEOUS
06102700	05/16/2006	12/30/2006	2,000	MISC INTERIOR BLDG
6104011	06/28/2006	12/30/2006	3,500	REPL 5 TON PKG UNIT
04102025	05/28/2004	12/30/2004	35,000	REMODELING - DEMO & INTERIOR REMODELING OF UNITS B3, B4, B5 & ADD VANILLA SHELL
6106434	12/06/2006	12/30/2007	25,000	CONSTRUCT 50 L FT ENTER FIRE WALL/NEW CARPET/ CEILING TILE/PLUMBING/ELEC
6104677	09/21/2006	12/30/2006	2,000	INTER RENOVATIONS

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	7,164,265	127,518	1,095,750	6,668,030	6,668,030	0	6,668,030

2014	7,454,709	115,925	1,095,750	8,331,404	8,331,404	0	8,331,404
2013	6,246,579	115,925	1,096,250	6,577,370	6,577,370	0	6,577,370
2012	6,246,579	115,925	1,096,250	6,703,411	6,703,411	0	6,703,411
2011	6,603,526	115,925	1,096,250	6,726,981	6,726,981	0	6,726,981
2010	6,603,526	115,925	1,315,500	7,506,480	7,506,480	0	7,506,480
2009	7,631,672	102,759	1,534,750	10,329,129	10,321,257	0	10,329,129
2008	7,801,264	102,833	2,192,500	9,382,961	9,382,961	0	9,382,961
2007	5,180,412	102,913	2,631,000	9,381,888	9,381,888	0	9,381,888
2006	5,293,030	103,021	2,631,000	8,731,706	8,731,706	0	8,731,706
2005	5,293,030	103,144	1,754,000	8,745,000	8,745,000	0	8,745,000
2004	5,404,011	103,252	876,991	6,384,254	6,384,254	0	6,384,254
2003	2,951,177	103,376	874,991	3,929,544	3,929,544	0	3,929,544
2002	2,732,321	103,483	1,093,740	3,929,544	3,929,544	0	3,929,544
2001	2,732,108	103,696	1,093,740	3,929,544	3,929,544	0	3,929,544
2000	2,779,314	56,490	1,093,740	3,929,544	3,929,544	0	3,929,544
1999	2,700,608	56,587	1,093,740	3,850,935	3,850,935	0	3,850,935
1998	2,695,073	62,122	1,093,740	3,850,935	3,850,935	0	3,850,935
1997	2,689,512	67,683	1,093,740	3,850,935	3,850,935	0	3,850,935
1996	2,690,162	67,033	1,093,740	3,850,935	3,850,935	0	3,850,935
1995	2,685,095	72,100	1,093,740	3,850,935	3,850,935	0	3,850,935
1994	2,818,180	75,717	1,093,740	3,987,637	3,987,637	0	3,987,637
1993	2,541,529	80,739	1,101,240	3,723,508	3,723,508	0	3,723,508
1992	2,536,507	85,761	1,101,240	3,723,508	3,723,508	0	3,723,508
1991	2,531,467	90,801	1,101,240	3,723,508	3,723,508	0	3,723,508
1990	2,526,444	95,824	1,101,240	3,723,508	3,723,508	0	3,723,508
1989	3,168,350	100,846	1,101,240	4,370,436	4,370,436	0	4,370,436
1988	3,004,004	67,930	1,101,240	4,173,174	4,173,174	0	4,173,174
1987	2,898,301	71,145	1,101,240	4,070,686	4,070,686	0	4,070,686
1986	2,893,100	74,360	1,101,240	4,068,700	4,068,700	0	4,068,700
1985	2,832,176	77,593	238,750	3,148,519	3,148,519	0	3,148,519
1984	0	0	21,965	21,965	21,965	0	21,965
1983	0	0	21,965	21,965	21,965	0	21,965
1982	0	0	18,581	18,581	18,581	0	18,581

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/11/2013	2649 / 1118	10,000,000	WD	01
10/28/2003	1947 / 0368	10,500,000	WD	Q
4/1/1990	1130 / 0511	3,850,000	WD	Q
12/1/1984	932 / 1699	1	WD	M

2/1/1983	872 / 2175	161,300	WD	Q
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This page has been visited 146,215 times.

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

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

Doc# 1949709 09/12/2013 4:27PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040

09/12/2013 4:27PM
DEED DOC STAMP CL: Krys \$70,000.00

Tax Parcel I.D. (Folio) No: 00111071-034000

Doc# 1949709
Bk# 2649 Pg# 1118

SPECIAL WARRANTY DEED

Big Pine Shopping Center, LLC, a Florida limited liability company ("Grantor"), whose post office address is 513 Fleming Street #1, Key West, FL 33040, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these present does hereby grant, sell and convey unto Big Pine Key 2013, LLC, a Delaware limited liability company ("Grantee"), whose post office 22 Maple Avenue, Morristown, New Jersey, 07960, all that certain land located in 151-291 Key Deer Blvd., Big Pine Key, Monroe County, Florida, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference, together with all improvements located on such land (such land and improvements being collectively referred to as the "Property").

This conveyance is made and accepted subject to all matters set forth in Exhibit "B", attached hereto and incorporated herein by reference (the "Permitted Exceptions") but reference to same shall not operate to reimpose same.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever.

And Grantor hereby covenants with said Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor but against none other.

EXECUTED on the date set forth in the acknowledgment attached hereto, to be effective upon delivery.

WITNESSES:

Big Pine Shopping Center, LLC, a Florida limited liability company

Erica H. Sterling
Printed Name: Erica H. Sterling

By: *Gary R. Onderdonk*
Gary R. Onderdonk, as Managing Member

Diane T. Castillo
Printed Name: Diane T. Castillo

Doc# 1949709
BK# 2649 Pg# 1119

STATE OF FLORIDA
COUNTY OF MONROE

This instrument was acknowledged before me on the 11th day of September, 2013, by Gary R. Onderdonk, the Managing Member of Big Pine Shopping Center, LLC, a Florida limited liability company, on behalf of such limited liability company. He/She is personally known to me or produced a _____ driver's license as identification.



Patricia Gae Ganister
Notary Public, State and County Aforesaid
Print Name: Patricia Gae Ganister
My commission expires: 09-20-2014
My commission number: EE-16873

(NOTARIAL SEAL)

EXHIBIT "A" to Special Warranty Deed

Legal Description

Tract EB, CU, EE, EC, ED, CS, CT of PINE KEY ACRES, SECTION ONE, Big Pine Key, as recorded in Official Records Book 509, Page 1047, of the Public Records of Monroe County, Florida; said tracts being in the Northwest 1/4 of Section 26, Township 66 South, Range 29 East, on Big Pine Key in Monroe County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the said Northwest 1/4 and run thence North along the East boundary of the said Northwest 1/4 for a distance of 1062 feet; thence West for a distance of 25 feet to the Point of Beginning of the parcel of land being described herein, said Point of Beginning being on the West right of way line of Wilder Road (Official Records Book 346, Page 540, of the said Public Records), said Point of Beginning being the Northeast corner of the lands owned by The Marathon Bank (Official Records Book 768, Page 1968, of the said Public Records), and said Point of Beginning also being the Southeast corner of the said Tract CS; from the said Point of Beginning, run thence North along the West right of way line of the said Wilder Road and along the East boundary of the said Tracts CS, CT and CU for a distance of 667.38 feet to the Northeast corner of the said Tract CU; thence West along the North boundary of the said Tracts CU, EB and EE for a distance of 781.26 feet to the Northwest corner of the said Tract EE and the Northeasterly right of way line of State Road 940 (Deed Book G-7, Page 310, of the said Public Records), thence South 31° 41' East along the Southwesterly boundary of the said Tracts EE, EC and ED and along the Northeasterly right of way line of the said State Road 940 for a distance of 782.42 feet to the Southwest corner of the said Tract ED and the Northwest corner of the lands described in said Official Records Book 768, Page 1968; thence run East along the South boundary of the said Tracts ED and CS and along the North boundary of the lands described in Official Records Book 768, Page 1968 for a distance of 370.33 feet back to the Point of Beginning.

LESS that portion of the subject property deeded to Monroe County by Warranty Deed dated November 29, 1993, recorded in Official Records Book 1283, Page 2439, of the Public Records of Monroe County, Florida, being more particularly described as follows:

Parcel lying in Tract CS of the aforementioned Pine Key Acres. Commence at the Southeast corner of Tract CS, also known as the Northeast corner of the land owned by Marathon Bank, and Point of Beginning of the above described parcel of land; thence run South 89° 37' 38" West (recorded Easterly and should be Westerly) along the South line of said Tract CS for a distance of 54.95 feet; thence run North 00° 19' 30" West (recorded Northerly) along the Southerly projection of the East line of the existing one story concrete base building, and along the East line of said building, the line also parallel with the West right-of-way line of said Wilder Road, for a distance of 145.00 feet to the Point of Commencement of the parcel herein described; thence continue North 00° 19' 30" West (recorded North) along said East line of the building, for a distance of 40 feet; thence South 89° 37' 38" West (recorded Westerly) for a distance of 60 feet; thence South 00° 19' 30" East (recorded South) for a distance of 40 feet; thence North 89° 37' 38" East (recorded East) for a distance of 60 feet to the Point of Beginning.

TOGETHER WITH an appurtenant easement for ingress and egress as set forth in that certain Dedication of Easement recorded in Official Records Book 542, Page 611, Public Records of Monroe County, Florida.

TOGETHER WITH all easements and rights pursuant to that certain Easement and Operation Agreement between Monroe County and Michael H. Weisser dated November 19, 1993, recorded in Official Records Book 1283, Page 2410, Public Records of Monroe County, Florida, as amended by Amendment to Easement and Operation Agreement dated September 17, 2003, recorded in Official Records Book 1946, Page 768, Public Records of Monroe County, Florida.

Doc# 1949709
Bk# 2649 Pg# 1121

EXHIBIT "B" to Special Warranty Deed

Permitted Exceptions

1. Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable.
2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
3. Dedication of Easement dated June 12, 1973, recorded June 13, 1973 in Official Records Book 542, Page 611.
4. Easement for Public Utilities Purposes in favor of the Utility Board of the City of Key West, dated March 15, 1984, recorded April 30, 1984 in Official Records Book 909, Page 1433.
5. Short Form Lease by and between William A. Joyner and Winn Dixie Stores, Inc., a Florida corporation, dated March 10, 1983, recorded April 13, 1983 in Official Records Book 877, Page 1981, and Amendment to Short Form Lease dated November 26, 1991, recorded in Official Records Book 1195, Page 61; as assigned by Assignment recorded in Official Records Book 877, Page 1986, together with Subordination, Non-Disturbance and Attornment Agreement dated November 22, 1993, recorded in Official Records Book 1203, Page 1506; and together with Subordination, Non-Disturbance and Attornment Agreement recorded November 3, 2003 in Official Records Book 1947, Page 456.
6. Confirmation of Lease Term Agreement between Michael H. Weisser and Beall's Outlet Stores, Inc. recorded January 29, 1987 in Official Records Book 1440, Page 1506, together with Subordination, Non-Disturbance and Attornment Agreement dated October 29, 2003 recorded in Official Records Book 1952, Page 2232.
7. Right of tenants, as tenants only, under unrecorded leases.
8. Easement and Operation Agreement between Monroe County and Michael H. Weisser dated November 19, 1993, recorded in Official Records Book 1283, Page 2410, and Amendment to Easement and Operation Agreement Right of First Refusal recorded October 30, 2003 in Official Records Book 1946, Page 768.
9. Monroe County, Florida Minor Conditional Use Development Order #5-91 recorded in Official Records Book 1183, Page 2083.
10. State Law under Chapter 76-190 and Chapter 22F-8.02 of the Florida Administrative Code for Land Planning for the Florida Keys Area of Critical State Concern, as recorded in Official Records Book 668, Page 43.
11. Subject to County Ordinance No. 10-1977. providing for annual levy on garbage and trash collection fees to be assessed upon this parcel of land, as amended by County Ordinance No. 13-1978.
12. Wastewater Assessments associated with the Cudjoe Regional Centralized Wastewater Treatment facility

SUBLEASE AGREEMENT

Winn-Dixie Main Store #0358,
251 Key Deer Blvd., Big Pine Key, Florida 33043

Liquor Store #0398,
255 Key Deer Blvd. Big Pine Key, Florida 33043

THIS SUBLEASE AGREEMENT ("Sublease") is made this _____ day of _____ 2016 (the "Effective Date"), by and between WINN-DIXIE STORES LEASING, LLC, a Florida limited liability company ("Sub-Landlord"), and WINN-DIXIE SUPERMARKETS, INC., a Florida corporation ("Sub-Tenant").

RECITALS

A. Sub-Landlord and Williams A. Joyner (the "Original Landlord") entered into that certain Lease Agreement dated March 10, 1983, as evidenced by that certain Short Form Lease dated March 10, 1983, and recorded in Official Records Book 877, page 1981, and re-recorded in Official Records Book 877, page 1987, of the public records of Monroe County, Florida, as amended by that certain First Amendment to Lease dated July 20, 1983, as amended by that certain Second Amendment to Lease dated August 8, 1984, as amended by that certain Letter Agreement dated November 12, 1984, as amended by that certain unrecorded Amendment to Short Form Lease dated March 26, 1991, as amended by that certain Fourth Agreement to Lease dated October 1, 1991; as assigned by that certain Notice of Assignment of Tenant's Interest in Leases dated November 21, 2006, and recorded in Official Records Book 2255, page 256 of the public records of Monroe County, Florida (said Lease, as amended and assigned, hereinafter referred to as the "Master Lease") for demised premises measuring approximately 45,571 rentable square feet (the "Store") located in Monroe County, Big Pine Key, Florida, together with the appurtenant easements more particularly described in the Master Lease (the "Master Lease Premises").

B. The Master Lease was further amended by that certain Fifth Amendment to Lease dated January 28, 2015, pursuant to which Suites A-4, A-5 and A-6 (collectively, the "Liquor Store Premises") was added to the Master Lease Premises, with this Fifth Amendment to Lease being hereinafter referred to as the "Liquor Store Lease".

C. Subject to the contingency herein, Sub-Landlord now desires to sublease the Liquor Store Premises to Sub-Tenant under the terms and conditions hereinafter stated.

NOW, THEREFORE, in consideration of the mutual covenants herein set forth and set forth in this Sublease, together with other good and valuable consideration, the parties hereto agree as follows.

SUBLEASED PREMISES: Subject to the terms of the Master Lease, Sub-Landlord hereby subleases to Sub-Tenant the Liquor Store Premises, as more particularly depicted on Exhibit "A" attached hereto and incorporated by reference herein, together with a non-exclusive right to use all easements and appurtenances in favor of Master Landlord, and benefiting the Shopping Center, and all easements and appurtenances in favor of Sub-Landlord and benefiting the premises (the "Subleased Premises"). Except as expressly provided herein, the Subleased Premises are leased to Sub-

Tenant on the same terms and conditions the Master Lease Premises are leased to Sub-Landlord by Master Landlord pursuant to the terms of the Master Lease.

LEASEHOLD
IMPROVEMENTS:

Except as provided in the Master Lease, the Subleased Premises are rented "as-is", without any additional services or improvements to be rendered by Sub-Landlord.

LEASE TERM:

This Sublease Agreement shall commence on the Liquor Store Rent Commencement Date and shall be coterminous with, and identical to, the Liquor Store Lease Term, including any extensions thereto (the "**Initial Term**"), if any, subject to any and all termination provisions set forth in the Liquor Store Lease and in the Master Lease. The terms and conditions of this Sublease shall apply on and after the date of execution of this Sublease by Sub-Landlord and Sub-Tenant. The Initial Term and the Renewal Term, if extended as provided herein, may hereinafter be referred to collectively as "**Sublease Term.**"

RENEWAL OPTIONS

Sub-Tenant may renew this Sublease for four (4) successive renewal periods of five (5) years each (the "**Sublease Renewal Term**") if Sub-Tenant gives written notice of renewal to Sub-Landlord at least sixty (60) days prior to the end of the then current term. Each Sublease Renewal Term shall be subject to the same terms and conditions as the Initial Term. If Sub-Tenant fails to give notice of the exercise of any renewal option within the foregoing required notice period, Sub-Tenant's right to exercise such renewal option shall nevertheless continue until the earlier of (a) sixty (60) days after Sub-Landlord has given Sub-Tenant notice of Sub-Tenant's failure to exercise such renewal option ("**Sub-Landlord's Renewal Notice**") in which event Sub-Tenant may exercise such renewal option at any time until the expiration of such sixty (60) day period, or (b) the date within such sixty (60) day period in which Sub-Tenant exercises such renewal option or sends notice to Sub-Landlord that it does not intend to exercise such renewal option.

Each of such Sublease Renewal Term shall be upon the same terms and conditions as are set forth in the Master Lease with respect to the Subleased Premises, except the rent shall be as follows: (1) \$48,195.00 per annum for the first (1st) Sublease Renewal Term, (2) \$50,604.75 per annum for the second (2nd) Sublease Renewal Term, (3) \$53,134.99 per annum for the third (3rd) Sublease Renewal Term, and (4) \$55,791.74 per annum for the fourth (4th) Sublease Renewal Term. The extension options with respect to the Master Lease Premises and the Sublease Renewal Term options with respect to the Subleased Premises may be exercised jointly or independently of each other. Sub-Tenant shall not be required to (i) exercise any of the Sublease Renewal Term options as a result of the exercise of any of the extension options for the Master Lease

Premises and (ii) exercise any of the extension options granted in the Master Lease for the Master Lease Premises as a result of the exercise of any of the Sublease Renewal Term options. Sub-Tenant may choose to vacate (i) the Subleased Premises at the end of the respective Sublease Term without vacating the Master Lease Premises and (ii) the Master Lease Premises at the end of the respective Term relating thereto without vacating the Subleased Premises.

RENT: In consideration for this Sublease Agreement, Sub-Tenant promises and agrees to assume responsibility for the timely payment to Sub-Landlord of any and all Liquor Store Basic Rent, Tenant's Common Area Maintenance Costs, and Additional Rent (collectively, the "**Rent**") owing under the Liquor Store Lease. Time is of the essence of this Sublease Agreement and of every provision hereof. All past due Rent and other past due payments owed Sub-Landlord shall bear interest from maturity at the highest permissible legal rate per annum until paid.

USE: The Liquor Store Premises shall be used for the permitted use described in the Liquor Store Lease, which includes the retail sale of beer, wine, distilled spirits, and other alcoholic beverages (and related merchandise) for off-premises consumption.

COMPLIANCE WITH LIQUOR STORE LEASE: Except as expressly provided otherwise in this Sublease Agreement, Subtenant shall comply with all of the provisions of the Liquor Store Lease that are to be performed by Sub-Landlord as Tenant under the Liquor Store Lease. Subtenant will provide Sub-Landlord with evidence of required insurance coverages, which insurance shall include Sub-Landlord's Landlord as an additional insured.

COMPLIANCE WITH LIQUOR STORE LICENSE: Sub-Tenant represents that it owns an alcoholic beverage license issued by the Division of Alcoholic Beverages and Tobacco (DABT) for use in Monroe County, Florida. Subtenant shall maintain this license in good standing, and timely perform all applicable administrative requirements and conditions, during the Term.

MASTER LEASE: The terms and conditions of the Master Lease are incorporated herein by reference. Sub-Tenant agrees to comply with each and every provision of the Master Lease which is incorporated herein. As between Sub-Landlord and Sub-Tenant, in the event of a conflict between the provisions of the Master Lease and this Sublease, the provisions of this Sublease shall control.

ASSIGNMENT: Sub-Tenant shall not assign or sublet the Subleased Premises without the consent of both Sub-Landlord and Master Landlord (as and if required

under the Master Lease), which such consent may be withheld, conditioned or delayed in Sub-Tenant's sole and absolute discretion.

HOLDING OVER:

In the event of holding over after expiration of the Lease Term without Sub-Landlord's written consent, Sub-Tenant shall be required to pay a monthly rent equal to 105% of the monthly rent paid during the last month of the Lease Term, as the same may have been extended from time to time. Possession by Sub-Tenant after expiration shall not be construed to be a renewal or extension of this Sublease. Sub-Tenant shall be responsible for all damages suffered by Sub-Landlord on account of any such holding over.

PARKING:

Parking for Sub-Tenant shall be in compliance with and under the same terms as provided in the Master Lease.

ENTRY:

Sub-Landlord and Master Landlord shall have the right to enter the Sublease Premises at all reasonable hours (and in emergencies at all times).

INSURANCE:

Sub-Tenant shall name Sub-Landlord and Master Landlord as additional insureds with respect to any liability insurance Sub-Tenant is required to maintain under the Master Lease as incorporated herein. In addition, Sub-Landlord and Master Landlord shall be named as additional insureds under Sub-Tenant's comprehensive general liability insurance policy.

HOLD HARMLESS:

Sub-Tenant shall indemnify and hold Sub-Landlord harmless from damage to person or property attributable to any act or omission of Sub-Tenant, and from loss or damage suffered by Sub-Landlord as a result of a breach of this Sublease by Sub-Tenant (including a breach of any provision of the Master Lease incorporated herein). In addition, Sub-Tenant shall indemnify, defend and hold harmless, Sub-Landlord against any and all claims, demands, fines, lawsuits, actions, proceedings, orders, decrees, and judgments of any kind or nature by or in favor of anyone whomsoever and from and against any and all cost and expenses, including attorney's fees, resulting from or in connection with loss of life, bodily or personal injury or property damage arising directly or indirectly out of or from, or on account of any occurrence in, on, at or from the Leased Premises or occasioned wholly or in part through the use and occupancy of the Leased Premises or any improvements thereon or appurtenances thereto, or by any act or omission of any Sub-Tenant, concessionaire or licensee of Sub-Tenant or their respective employees, agents, contractors, or invitees in, on, at, or from the Premises or its appurtenances or any common area.

**REPAIRS AND
MAINTENANCE:**

Sub-Tenant acknowledges that this is a sublease of the Mater Lease Premises leased by Sub-Landlord under the terms of the Master Lease.

Sub-Tenant further acknowledges the services to be provided by Master Landlord pursuant to the Master Lease shall be provided by the Master Landlord and that the Sub-Landlord shall have no obligation to provide any of the services to be provided by the Master Landlord pursuant to such paragraphs. Sub-Landlord, however, shall promptly report any items in need of repair within the Sublease Premises to the Master Landlord promptly after being made aware of same by the Sub-Tenant.

ALTERATIONS AND IMPROVEMENTS:

Sub-Tenant shall make no alterations, additions or improvements to the Leased Premises without the prior approval of the Sub-Landlord, whose approval shall not be unreasonably withheld or delayed.

ATTORNEY'S FEES:

In the event litigation is brought to enforce the terms of this Sublease, the prevailing party shall be entitled to recover its costs including reasonable attorney's fees.

PERFORMANCE:

Time is of the essence of this Sublease.

RADON GAS:

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risk to persons who are exposed to it over time. Levels of radon that exceed Federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

BROKERS:

Sub-Tenant and Sub-Landlord mutually covenant, represent and warrant to each other that such party has had no dealings or negotiations with any broker or agent in connection with the consummation of this Sublease Agreement, and each party covenants and agrees to pay, hold harmless and indemnify the other party from and against any and all costs, expenses (including reasonable attorney's fees before trial, at trial and on appeal) or liability for any compensation, commissions, or charges claimed by any broker or agent.

CONTINGENCY:

This Sublease shall be contingent upon Sub-landlord's timely exercise of Tenant's Liquor Store Option, as defined in the Fifth Amendment to the Master Lease, on or before December 31, 2016 and Sub-landlord's approval of a Special Use Permit by Monroe County, Florida permitting the operation of a liquor store in the Liquor Store Premises, on or before December 31, 2016 (the "Contingency").

FAILURE TO

SATISFY CONTINGENCY:

In the event that the Contingency set forth herein is not satisfied in accordance with the terms hereof, then this Sublease shall thereupon be deemed terminated and of no further force or effect.

GOVERNING LAW:

THIS SUBLEASE AGREEMENT SHALL BE SUBJECT TO AND GOVERNED BY THE LAWS OF THE STATE OF FLORIDA. ANY AND ALL OBLIGATIONS OR PAYMENTS ARE DUE AND PAYABLE IN JACKSONVILLE, DUVAL COUNTY, FLORIDA.

(Signature and Acknowledgment Pages to follow)

IN WITNESS WHEREOF, the parties have duly signed, sealed and executed this Amendment in the presence of the subscribing witnesses the day and year first above written.

“SUB-LANDLORD”

Witness:

**WINN-DIXIE STORES LEASING, LLC, a
Florida limited liability company**

Name: _____

By: _____

Name: _____

Name: _____

Title: _____

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this ___ day of _____, 2016, by _____ the _____ of **WINN-DIXIE STORES LEASING, LLC**, a Florida limited liability company and is personally known to me or has produced _____ as identification.

Notary Public, State of Florida
Name: _____
My Commission Expires: _____
My Commission Number is: _____

“SUB-TENANT”

Witness:

WINN-DIXIE SUPERMARKETS, INC.,
a Florida corporation

Name: _____

By: _____

Name: _____

Name: _____

Title: _____

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this ___ day of _____, 2016,
by _____ the _____ of **WINN-DIXIE
SUPERMARKETS, INC.**, a Florida corporation, on behalf of the corporation and is personally known
to me or who has produced _____ as identification.

Notary Public, State of Florida

Name: _____

My Commission Expires: _____

My Commission Number is: _____

EXHIBIT A

SUBLEASED PREMISES

Liquor Store Sublease #0398
By and between Winn-Dixie Stores
Leasing, LLC and Winn-Dixie Supermarkets, Inc.
March 28, 2016

FIFTH AMENDMENT TO LEASE
(Winn-Dixie Store #358/Liquor Store #398)
Big Pine Plaza, 251 Key Deer Blvd., Big Pine Key, Florida

28 THIS FIFTH AMENDMENT TO LEASE (this "Amendment") is executed and entered into this January day of January, 2015, (the "Effective Date") by and between **BIG PINE KEY 2013, LLC**, a Florida limited liability company (the "Landlord"), whose address is c/o The Ferber Company, Inc. 14255 US Highway One, suite 246, Juno Beach, Florida 33408, and **WINN-DIXIE STORES LEASING, LLC**, a Florida limited liability company (as successor in interest to Winn-Dixie Stores, Inc., a Florida corporation) (the "Tenant"), whose address is 5050 Edgewood Court, Jacksonville, Florida 32254-3699.

RECITALS

A. Tenant and Williams A. Joyner (the "Original Landlord") entered into that certain Lease Agreement dated March 10, 1983, as evidenced by that certain Short Form Lease dated March 10, 1983, and recorded in Official Records Book 877, page 1981, and re-recorded in Official Records Book 877, page 1987, of the public records of Monroe County, Florida, as amended by that certain First Amendment to Lease dated July 20, 1983, as amended by that certain Second Amendment to Lease dated August 8, 1984, as amended by that certain Letter Agreement dated November 12, 1984, as amended by that certain unrecorded Amendment to Short Form Lease dated March 26, 1991, as amended by that certain Fourth Agreement to Lease dated October 1, 1991; and as assigned by that certain Notice of Assignment of Tenant's Interest in Leases dated November 21, 2006, and recorded in Official Records Book 2255, page 256 of the public records of Monroe County, Florida (collectively, the "Lease") for property located in Big Pine Plaza Shopping Center ("Shopping Center"), Big Pine Key, Florida, as more particularly described in the Lease (the "demised premises").

B. The parties are desirous of modifying and amending the Lease as hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual covenants herein set forth and set forth in the Lease, together with other good and valuable consideration, the parties hereto agree to amend the Lease it being understood that the changes effectuated in this Amendment shall control in construing the aforesaid Lease to-wit:

1. **Capitalized Terms.** Capitalized terms used in this Amendment that are not specifically defined herein shall have the meanings given such terms in the Lease.

2. **Tenant's Liquor Store Option.** Landlord hereby grants to Tenant the option to lease Suites A-4, A-5 and A-6 (collectively, the "Liquor Store Premises") located in the Shopping Center ("Tenant's Liquor Store Option"). Tenant shall, no later than December 31, 2016, either: a) terminate this Amendment upon ninety days (90) written notice to Landlord ("Tenant's Termination Notice"), or b) provide Landlord written notice to Landlord that Tenant is exercising Tenant's Liquor Store Option ("Tenant's Liquor Store Option Notice"). In the unlikely event that Tenant should not send any written notice regarding option (a) or (b) herein, this Amendment shall automatically terminate on March 31, 2017.

3. **Liquor Store Extension Period Rent.** In consideration for Tenant's Liquor Store Option, Tenant agrees to pay to Landlord, commencing on January 1, 2015, the sum of Thirty-Two Thousand One Hundred Thirty and No/100 Dollars (\$32,130.00) annually (the "Option Rent"). The Option Rent shall be paid in twelve (12) equal monthly installments of Two Thousand Six Hundred Seventy-Seven and 50/100 Dollars (\$2,677.50) each, which shall be due and payable in advance on the first day of each and every

calendar month and shall expire the earlier of: a) Landlord's Delivery Date (as defined herein), b) upon Landlord's receipt of Tenant's Termination Notice, or c) December 31, 2016.

4. Landlord's Delivery of the Liquor Store Premises. Landlord shall deliver the Liquor Store Premises by providing the keys to the Liquor Store Premises to Tenant (the "**Landlord's Delivery**"), on or before the Landlord's Delivery Date (as defined below). The Liquor Store Premises shall be in "broom-clean condition," meaning that the interior condition shall include properly functioning heating and cooling delivery systems, lighting, electrical switches and outlets, lavatories and a finished ceiling.

5. Tenant's Exercise of Option. Within one hundred eighty (180) days of Landlord's receipt of Tenant's Liquor Store Option Notice, Landlord shall deliver the Liquor Store Premises ("**Landlord's Delivery Date**"). In the event Landlord's Delivery occurs after Landlord's Delivery Date, Tenant shall have the right to abate, off-set and/or deduct from the next or any succeeding installment payments of Option Rent due and payable by Tenant to Landlord hereunder for each day Landlord's Delivery is late,, beginning on the first day following Landlord's Delivery Date.

6. Tenant's Contribution for Landlord's Delivery Costs. Within thirty (30) days of Landlord's Delivery, Landlord shall provide Tenant with any and all receipts, invoices, statements, bills and/or any other documentation evidencing Landlord's full and complete payment of costs and expenses incurred by Landlord ("**Landlord's Delivery Costs**") for Landlord's Delivery. Within ten (10) days of Tenant's receipt of Landlord's Delivery Costs, Tenant shall contribute to Landlord up to Forty Thousand and 00/100 Dollars (\$40,000.00) in consideration of Landlord's Delivery. If Landlord fails to provide any or all of Landlord's Delivery Costs to Tenant within thirty (30) days of Landlord's Delivery, Tenant shall have no liability for any costs or expenses thereafter.

7. Liquor Store Premises. Upon Tenant's exercise of Tenant's Liquor Store Option and the terms and conditions set forth in the Lease, Landlord shall lease and demises unto Tenant and Tenant shall lease from Landlord, the Liquor Store Premises, as shown in the hatched area on the Site Plan attached hereto as Exhibit "A-1," located in the Shopping Center, adjacent to the Tenant's (main) store building, and Landlord hereby establishes for and grants and conveys to Tenant a non-exclusive right and easement appurtenant to the Liquor Store Premises to use during the Liquor Store Lease Term (as set forth and defined below), all ramps, foundations, sidewalks, streets, entrances, exits, roadways, walkways, pylon or monument signs identifying the Shopping Center, trash collection facilities and dumpsters, if any, malls, landscaped areas, parking areas, services areas, driveways, traffic signals, medians, curb cuts, access points, utility lines, water detention and retention facilities and related improvements, appurtenant easements benefitting the Shopping Center, for use in common with all other tenants of the Shopping Center and as shown on the Site Plan. The definition of demised premises for the purposes of the Lease shall hereinafter include Tenant's (main) store building and the Liquor Store Premises.

8. Liquor Store Lease Term. Upon Tenant's exercise of Tenant's Liquor Store Option, the initial term of lease for the Liquor Store Premises shall commence on the earlier of: a) six (6) months from Landlord's Delivery, or b) the first day the Liquor Store Premises is open for business (the "**Liquor Store Rent Commencement Date**") and shall be coterminous with the term of the Lease and expire on January 31, 2019 (the "**Liquor Store Lease Term**"). In the event Tenant desires to exercise any of the Liquor Store Extension Periods (as set forth and defined below), it may do so concurrently with its exercise of the option privileges for Tenant's (main) store building as provided for in Article 27 of the Lease. Tenant shall be not be required to exercise any of the Liquor Store Extension Periods (as defined herein) for the Liquor Store Premises and may choose to vacate the Liquor Store Premises at the expiration of the Liquor Store Lease Term without vacating Tenant's (main) store building. Unless otherwise stated herein, the Liquor Store Lease Term and any extension thereof, shall be identical and upon the same terms and conditions as set forth

in the initial term of the Lease. Notwithstanding the foregoing, Tenant has no obligation to continuously occupy the Liquor Store Premises or operate the Liquor Store Premises therein.

9. Liquor Store Extension Period(s). Upon Tenant’s exercise of Tenant’s Liquor Store Option, Landlord hereby grants to Tenant the right to extend the Liquor Store Lease Term for four (4) successive periods of five (5) years each which shall be upon the same terms and provisions of the Lease (the “**Liquor Store Extension Period(s)**”), except as provided herein. Tenant may exercise its Liquor Store Extension Period(s) if Tenant provides written notice of such election to Landlord at least sixty (60) days prior to the end of the then-current term. Each Liquor Store Extension Period shall be subject to the same terms and conditions as the Liquor Store Lease Term. If Tenant fails to give notice of Tenant’s election to exercise any Liquor Store Extension Period(s) as provided herein, then, Tenant’s right to exercise such Liquor Store Extension Period(s) shall nevertheless continue until the earlier of (a) sixty (60) days after Landlord has given Tenant notice of Tenant’s failure to exercise such Liquor Store Extension Period(s) (the “**Landlord’s Renewal Notice**”) in which event Tenant may exercise such Liquor Store Extension Period(s) at any time until the expiration of such sixty (60) day period, or (b) the date within such sixty (60) day period in which Tenant exercises such Liquor Store Extension Period(s) or sends notice to Landlord that it does not intend to exercise such Liquor Store Extension Period(s). Landlord may forward Landlord’s Renewal Notice no earlier than one hundred twenty (120) days prior to the end of the then current lease term. The parties intend to avoid forfeiture of Tenant’s rights to extend the Liquor Store Lease Term under any of the Liquor Store Extension Period(s) because of Tenant’s inadvertent failure to give timely notice. In the event Tenant elects not to extend the Liquor Store Lease Term or has no Liquor Store Extension Period(s) remaining, then Landlord shall have the right during the final six (6) months of the Liquor Store Lease Term to show the Liquor Store Premises to prospective tenants, provided that it is done during Tenant’s normal business hours and that it does not interfere with the conduct of Tenant’s business and Landlord provides at least twenty-four (24) hour written notice.

10. Liquor Store Basic Rent. Upon Tenant’s exercise of Tenant’s Liquor Store Option, Tenant hereby agrees to pay to Landlord as minimum guaranteed rental for the Liquor Store Lease Term the sum of Forty-Five Thousand Nine Hundred and No/100 Dollars (\$45,900.00) annually (the “**Liquor Store Basic Rent**”). The Liquor Store Basic Rent shall be paid in twelve (12) equal monthly installments of Three Thousand Eight Hundred Twenty-Five and No/100 Dollars (\$3,825.00) each, which shall be due and payable in advance on the first day of each and every calendar month of the Liquor Store Lease Term. If Tenant elects to exercise the Liquor Store Extension Period(s), Liquor Store Basic Rent shall be paid as follows:

Liquor Store Premises Extension Period(s)	Liquor Store Basic Rent (Annual)	Liquor Store Basic Rent (Monthly)
1 st Option Period (5 years)	\$48,195.00	\$4,016.25
2 nd Option Period (5 years)	\$50,604.75	\$4,217.06
3 rd Option Period (5 years)	\$53,134.99	\$4,427.92
4 th Option Period (5 years)	\$55,791.74	\$4,649.31

11. Use.

(a) **Permitted Use.** The Liquor Store Premises may be used for the retail sale of beer, wine, distilled spirits, and other alcoholic beverages (and related merchandise) for off-premises consumption (the “**Permitted Use**”).

(b) Landlord grants Tenant the exclusive right in the Shopping Center to operate a liquor store for the purpose of selling off-premises liquor and spirits, beer and wine (“**Liquor Store Exclusive Use**”), and in addition to and subject to Tenant's existing right to sell off-premises beer and wine in its Tenant's store building. So long as Tenant remains a tenant of the Shopping Center and is open for business to the public, Tenant shall retain this Liquor Store Exclusive Use during the Liquor Store Lease Term, as may be extended.

12. **Tenant’s Liquor Store Plans & Specifications.** Upon written request from Landlord (but no sooner than ninety (90) days from the Landlord’s Delivery), Tenant shall deliver to Landlord detailed plans and specifications for any structural alterations and/or alterations that affect the exterior appearance or elevations of the store (collectively referred to herein as “**Tenant’s Plans & Specifications**”). In the event Landlord fails to review Tenant's Plans & Specifications within ten (10) days after receipt thereof, Tenant's Plans & Specifications shall be deemed approved; this provision shall also apply to any subsequent submissions by Tenant. In the event Landlord makes comments/objections to Tenant’s Plans & Specifications and Landlord and Tenant cannot reach an amicable resolution addressing such comments within thirty (30) days from Tenant’s receipt of Landlord’s comments/objections, then Tenant shall have the right to terminate this Amendment upon delivery to Landlord of written notice of such election, whereupon this Amendment shall be deemed terminated and of no further force or effect except as otherwise expressly set forth herein. Landlord hereby grants Tenant the right, at its own cost and expense, and in accordance with the Tenant’s Plans & Specifications, to commence and perform said work (hereinafter referred to as “**Tenant’s Work**”).

13. **Tenant’s Liquor Store Signage.** As part of Tenant’s Plans & Specifications, Tenant shall install signage on the front elevation for the Liquor Store Premises in accordance with its standard signage plan set forth in the Lease. Landlord hereby approves Tenant’s installation of such signage in accordance with Article 13 of the Lease.

14. **Tenant’s Liquor Store Special Use Permit, Building Permits & Approvals.** Tenant shall be responsible for any special or conditional use permits, all building and other permits and approvals, whether governmental or otherwise, required for Tenant’s operation of the Liquor Store Premises (jointly or separately, the “**Permits**”). All Permits shall be on terms and conditions and at a cost satisfactory to Tenant in its sole discretion. If, in Tenant’s reasonable judgment, it is necessary for Landlord to join in any application for a Permit, Landlord shall do so, but at no out-of-pocket cost to Landlord and without assuming any liability with respect thereto. Tenant’s Work shall comply with applicable governmental regulations. **In the event Tenant is unable to procure any Permit on terms and conditions and at a cost satisfactory to Tenant in its sole discretion, then Tenant shall have the right to terminate this Amendment upon ninety (90) days written notice to Landlord, in which event the parties shall have no further rights or liabilities under this Amendment.**

15. **Liquor Store Inspection Period.** Upon Tenant’s exercise of Tenant’s Liquor Store Option, Landlord shall provide Tenant with true, correct, and complete copies of all studies, tests, reports, plans, drawings, surveys, agreements, and documents with respect to the Liquor Store Premises and shall notify Tenant of any condition at the Liquor Store Premises, the common areas, or the Shopping Center that might pose a danger, a hazard, or a risk of injury to Tenant, its agents, employees, or contractors during its testing. Tenant shall have the right for thirty (30) days from the Landlord’s Delivery (the “**Inspection Period**”) in which to: inspect and investigate the Liquor Store Premises, and if applicable, the Shopping Center, and the

common areas and to perform physical condition tests thereon; review and evaluate any governmental regulations applicable to the Liquor Store Premises and the development thereof and the availability and probability of Tenant's receipt of all necessary governmental approvals; obtain surveys and other similar materials; obtain, review, and evaluate any title insurance documentation for the Liquor Store Premises; review and evaluate the availability of utilities and drainage facilities and easements therefor; and/or conditions of the site on the economic or other feasibility of operating the improvements on the Liquor Store Premises; review and evaluate the access to the Liquor Store Premises and matters such as curb cuts, crossovers, traffic signalization and the like; review and evaluate any environmental conditions of the Liquor Store Premises; and review and evaluate any other matter relating to Tenant's anticipated use of the Liquor Store Premises and Tenant's Work and/or the value, cost, utility or feasibility thereof. Tenant may terminate this Amendment for any reason by sending written notice of termination to Landlord on or before 11:59 p.m. on the last day of the Inspection Period, in which event the parties shall have no further rights or liabilities under this Amendment (except for any that expressly survive termination of the Lease).

16. Tenant's Liquor Store Premises Common Area Maintenance Costs. Tenant shall pay its pro-rata share of common area maintenance costs ("CAM") for the Liquor Store Premises. CAM shall mean Landlord's expenses that are reasonably incurred and directly attributable to those reasonable and customary expenses actually incurred in the operation of the Shopping Center by Landlord in maintaining the common areas, including those maintenance functions required to be performed in, on, or to the common areas, but specifically excluding the following costs: Notwithstanding the foregoing, CAM shall not include expenses incurred in connection with leasing space in the Shopping Center, including, but not limited to, leasing commissions, rents payable for a leasing office, costs, disbursements, and other expenses incurred for leasing, renovating, or improving space for tenants; costs (including permit, license, and inspection fees) incurred in renovating, improving, decorating, painting, or redecorating vacant space or space for tenants; refuse or trash removal (i.e. dumpster service); security (unless expressly approved in writing by Tenant which such approval may be granted in Tenant's sole and absolute discretion); Landlord's cost of electricity or any other service sold to tenants for which Landlord is to be reimbursed as a charge over the rent payable under the Lease with that tenant; depreciation and amortization on the Shopping Center; costs of a capital nature including capital improvements, capital repairs, capital replacements, capital equipment, and capital tools, as determined under generally accepted accounting principles consistently applied; replacement of capital equipment; costs excluded from Real Estate Taxes (e.g., Tenant shall not be required to pay, as part of CAM charges or otherwise, any increase of, or reassessment in, real property taxes and assessments resulting from any sale, transfer, or other change in ownership of the Shopping Center during the Liquor Store Lease Term); costs incurred because Landlord or another tenant violated the terms of any lease; overhead and profit paid to subsidiaries or affiliates of Landlord for services on or to the Shopping Center or for supplies or other materials, to the extent that the costs of the services, supplies, or materials were higher than the cost thereof if they had not been provided by a subsidiary or affiliate; interest on debt or amortization payments on mortgages or deeds of trust or any other debt for borrowed money; office overhead, management fees, salaries, or administrative costs; compensation paid to clerks, attendants, day porters, or other persons in commercial concessions operated by Landlord; rentals and other related expenses incurred in leasing air conditioning systems, elevators, or other equipment ordinarily considered to be of a capital nature; items and services for which Tenant reimburses Landlord or pays third parties or that Landlord provides selectively to one or more tenants of the Shopping Center other than Tenant without reimbursement; merchants' association fees, advertising and promotional expenditures; repairs or other work needed because of fire, windstorm, or other casualty or cause insured against by Landlord or to the extent Landlord's insurance would have provided insurance, whichever is the greater coverage, any other costs recoverable by Landlord under its insurance, and the cost of any deductibles paid by Landlord for insurance; nonrecurring costs incurred to remedy structural defects; fines or penalties incurred because Landlord violated any governmental rule or authority; costs incurred to remediate any hazardous substance at the Shopping Center; and other expenses that under generally accepted accounting principles consistently applied would not be considered normal maintenance, repair, management, or operation expenses for a Shopping Center. Furthermore, CAM shall not

include costs or expenses of a partnership, or other entity, which constitutes Landlord not directly related to the Shopping Center (such as accounting fees, tax returns and income taxes of such entity), expenses incurred by Landlord not directly and exclusively related to the land, the Shopping Center, and/or its operations including, without limitation, compensation paid to officers, executives, or partners of Landlord. Tenant shall have the right to audit CAM charges upon ten (10) days prior written notice to Landlord. If Landlord does not submit the annual reconciliation statement within one hundred twenty (120) days after the end of the applicable year, Landlord waives its right to collect any amounts due. Tenant shall pay an administrative fee equal to 15% of CAM, (excluding insurance and real estate taxes). For reference purposes only, Landlord estimates that CAM for the first year of the Lease shall be \$7,700.40 per year. Tenant shall pay its pro-rata share of insurance and real estate taxes in addition to CAM which, for reference purposes, are estimated to be \$3,321.00 per year and \$3,402.00 per year, respectively.

17. Tenant's Reimbursement for CAM, Insurance and Real Estate Taxes. Commencing on the Liquor Store Rent Commencement Date, Tenant shall reimburse Landlord monthly for Tenant's pro-rata share of the CAM, Insurance and Real Estate Taxes, after Tenant's receipt of an itemized statement showing in reasonable detail Tenant's pro-rata share of the estimated CAM (the "**Landlord's CAM Notice**").

18. Additional Signage.

a) Billboard. Notwithstanding the terms of Article 13 of the Lease, at such time as Landlord determines to redesign the billboard located on Overseas Highway, Landlord will give to Tenant the first right of sign placement on the billboard which shall reference Tenant's main store building and liquor store.

b) Pylon/Monument Sign. Subject to Landlord's approval as provided in the Lease, Tenant shall have the right, at its sole cost and expense, to replace its existing sign panel on the pylon/monument sign.

19. Staging Area. Landlord shall provide to Tenant until the completion of the Tenant's Work: (i) adequate access to the Liquor Store Premises for the purpose of transporting personnel, equipment, and supplies to the Liquor Store Premises, and (ii) an area adjacent to the Liquor Store Premises and in close proximity to the location of Tenant's Work for use by Tenant and its contractors as a storage and staging area for Tenant's Work (the "**Staging Area**").

20. Liens. Tenant shall keep the Premises and the Shopping Center free from any construction liens arising out of any labor, services, materials, supplies or equipment furnished to Tenant. Should any such construction lien or notice of such construction lien be filed against the demised premises or any other part of the Shopping Center, Tenant shall discharge the same by bonding or otherwise within 30 days after Tenant has actual notice that the construction lien or claim is filed regardless of the validity of such construction lien or claim. Further, Tenant agrees that Tenant's Work is not intended to authorize Tenant to do or cause any work to be done or materials to be supplied for the account of Landlord, all of the same to be solely for Tenant's account and at Tenant's risk and expense. Throughout the Term "construction lien" is used to include any lien, encumbrance or charge levied or imposed upon all or any portion of, interest in or income from the Leased demised premises on account of any mechanic's, laborer's, materialman's or construction lien or arising out of any debt or liability to or any claim of any contractor, mechanic, supplier, materialman or laborer performing work on the Liquor Store demised premises on behalf of Tenant.

21. Merger/Prior Agreements. **THIS AMENDMENT CONSTITUTES THE FINAL AGREEMENT BETWEEN THE PARTIES. IT IS THE COMPLETE AND EXCLUSIVE EXPRESSION OF THE PARTIES' AGREEMENT ON THE MATTERS CONTAINED IN THIS AMENDMENT. ALL PRIOR AND CONTEMPORANEOUS NEGOTIATIONS AND AGREEMENTS BETWEEN THE PARTIES ON THE MATTERS CONTAINED IN THIS**

AMENDMENT ARE EXPRESSLY MERGED INTO AND SUPERSEDED BY THIS AMENDMENT. THE PROVISIONS OF THIS AMENDMENT MAY NOT BE EXPLAINED, SUPPLEMENTED, OR QUALIFIED THROUGH EVIDENCE OF TRADE USAGE OR A PRIOR COURSE OF DEALINGS. IN ENTERING INTO THIS AMENDMENT, THE PARTIES HAVE NOT RELIED UPON ANY STATEMENT, REPRESENTATION, WARRANTY, OR AGREEMENT OF THE OTHER PARTY EXCEPT FOR THOSE EXPRESSLY CONTAINED IN THIS AMENDMENT. THERE IS NO CONDITION PRECEDENT TO THE EFFECTIVENESS OF THIS AMENDMENT OTHER THAN THOSE EXPRESSLY STATED IN THIS AMENDMENT.

22. No Further Consents. Landlord represents and warrants to Tenant that no consent of any third party is required for Landlord to execute this Amendment, including but not limited to, any mortgagee or lender. Furthermore, except for any applicable governmental approvals, Landlord hereby represents and warrants to Tenant that no consent and/or approval of any third party is required for the parties to implement the work described above.

23. Counterparts. The parties may execute this Amendment in multiple counterparts, each of which constitutes an original, and all of which, collectively, constitute only one agreement. The signatures of all of the parties need not appear on the same counterpart, and delivery of an executed counterpart signature page by facsimile is as effective as executing and delivering this Amendment in the presence of the other party to this Amendment. This Amendment is effective upon delivery of one executed counterpart from each party to the other parties. In proving this Amendment, a party must produce or account only for the executed counterpart of the party to be charged. Any party delivering an executed counterpart of this Amendment by facsimile shall also deliver a manually executed counterpart of this Amendment, but the failure to do so does not affect the validity, enforceability, or binding effect of this Amendment.

24. Lease Affirmation. Except as otherwise set forth in this Amendment, the Lease shall remain in full force and effect in accordance with its original terms and be binding on Landlord and Tenant, their respective heirs, executors, administrators, successors and assigns.

[EXECUTION PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties have duly signed, sealed and executed this Amendment in the presence of the subscribing witnesses the day and year first above written.

WITNESSES:

Jessie A. Skirbe
Print Name: LESLI SKIRBE
R.H. Ayers
Print Name: R.H. Ayers

LANDLORD:

BIG PINE KEY 2013, LLC, a Florida limited liability company

By: [Signature]
Name: Robert T. Schmitt
Its: Executive Vice President

WITNESSES:

Jennifer Barnes
Print Name: Jennifer Barnes
A.M. B...
Print Name: A.M. B...

TENANT:

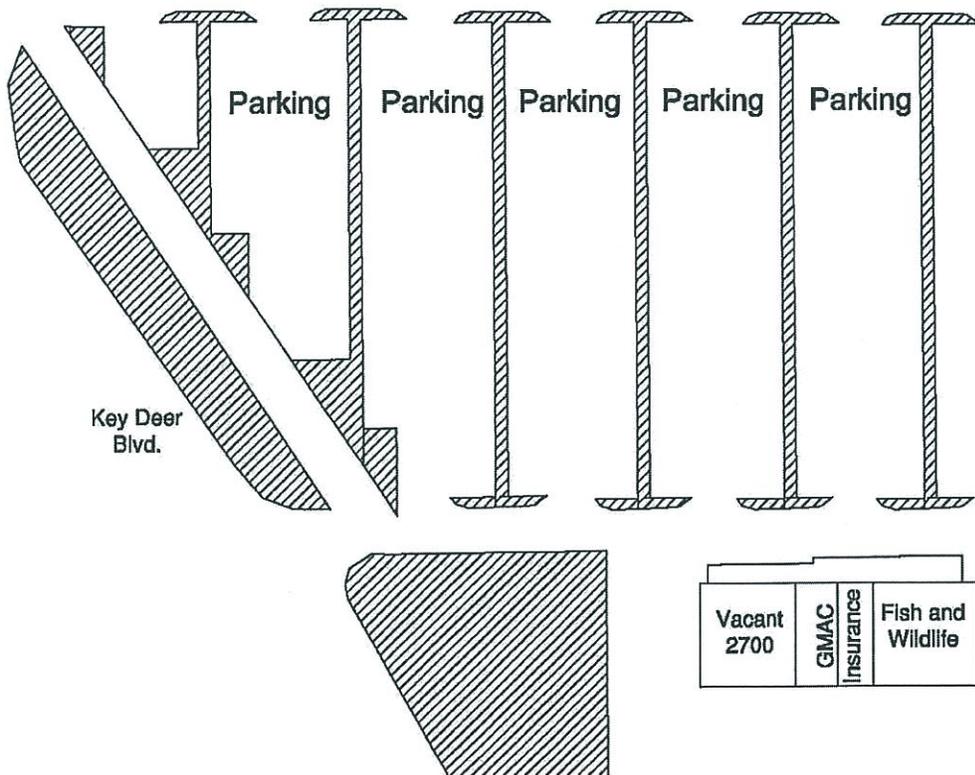
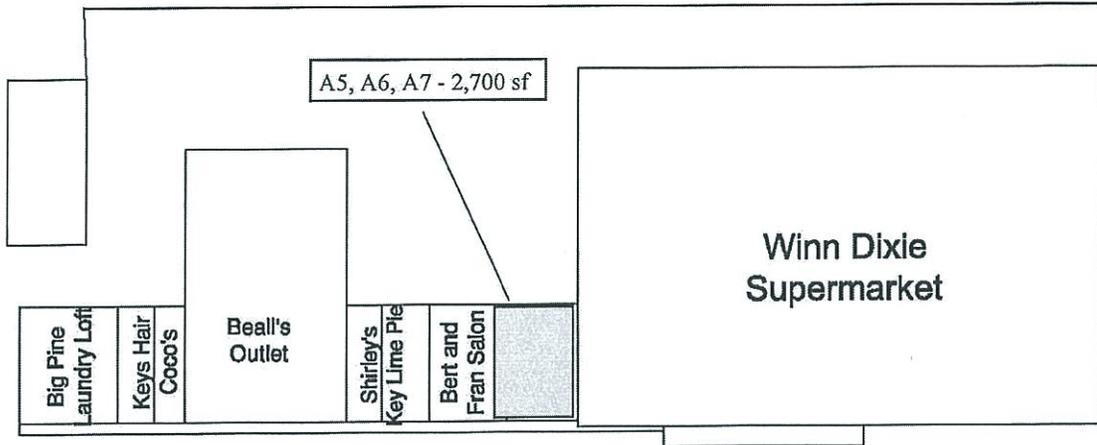
WINN-DIXIE STORES LEASING, LLC, a Florida limited liability company

By: [Signature]
Name: Brian P. Carney
Title: Executive Vice President

LEGAL: APPROVED
ATTY: [Signature]
DATE: 8/11/19/2014

EXHIBIT "A-1"

LIQUOR STORE PREMISES



Whaltons
Cash Flow
B3
Best Nails
Key Lime
Keys Collections
Pizza Works
Artists
County Library
China Gardens
Chiropractor
Bagel Island
B15
Tax Collector

GreenspoonMarder

From the desk of:
Louis J. Terminello, Esq.
Brickell World Plaza, Suite 3600
600 Brickell Avenue
Miami, Florida 33131
Phone: 305.789.2770
Fax: 305.537.3900

May 20, 2016



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

RE: WINN-DIXIE SUPERMARKETS, INC.
251 Key Deer Blvd Suite A7, A8 and A9, Big Pine, FL 33043
Memo for Alcoholic Beverage Use Permit – File# 2016-051

Dear Ms. Santamaria,

The undersigned represents WINN-DIXIE SUPERMARKETS, INC., (“Applicant”) in the development of the venue located at the above referenced address. Please consider this correspondence as confirmation of the corrected location address as discussed by phone. We have included a copy of a site plan that indicates the new space location within the Big Pine Key shopping center for your reference. The new location will consume a total space of 2,700 SqFt, that will be one space down to the Supermarket/Grocery Store. Additionally enclosed please find a copy of the revised alcoholic beverage application to be added to the file. Of course, should you have any questions in this regard, please don’t hesitate to contact me.

Very Truly Yours,

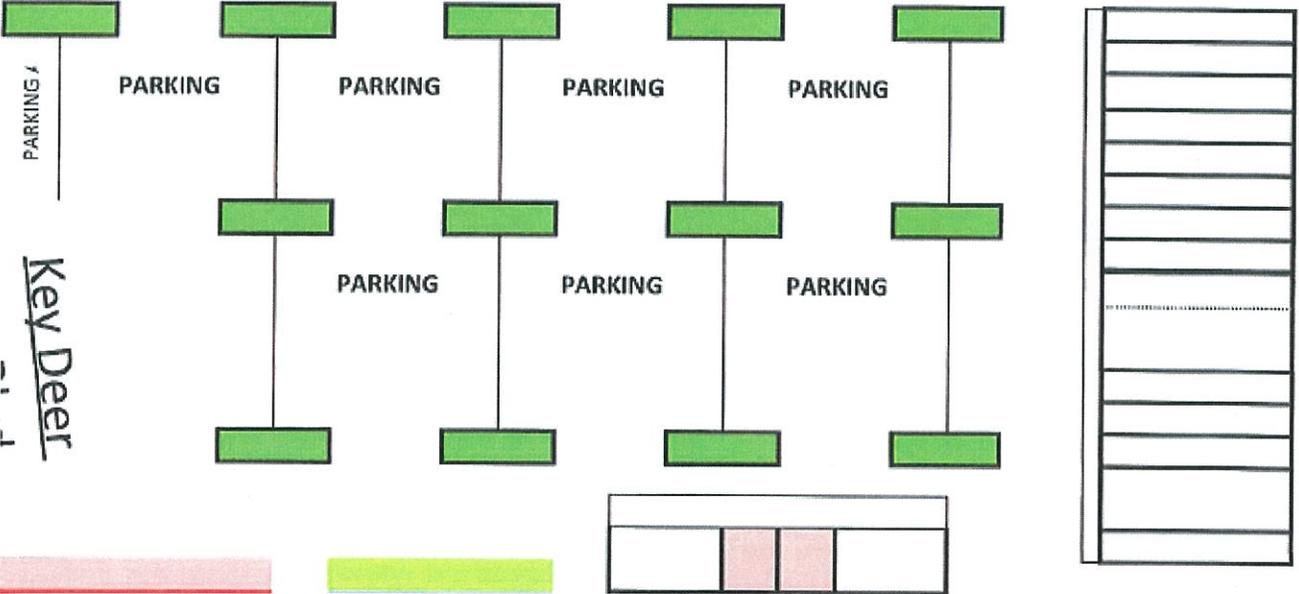
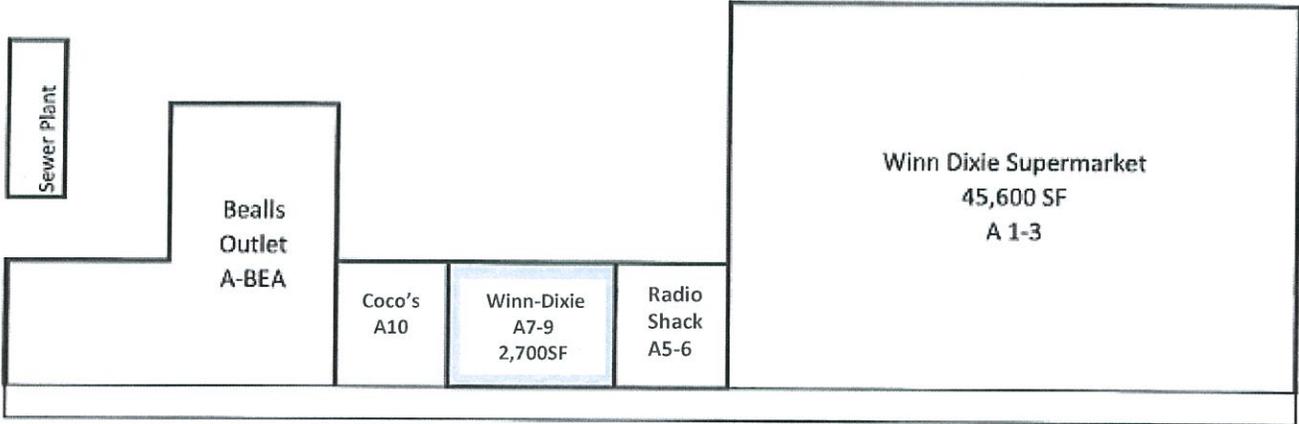
Louis J. Terminello

cc: Gail Creech
Steve Williams
Kevin Bond

LJT/krb
Enclosed as stated

RECEIVED
MAY 23 2016
MONROE CO. PLANNING DEPT

BIG PINE KEY SITE PLAN



DBPR ABT-6014 – Division of Alcoholic Beverages and Tobacco Change of Location/Change in Series or Type Application

**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**DBPR Form
ABT-6014
Revised 07/30/2012**

NOTE – This form must be submitted as part of an application packet

If you have any questions or need assistance in completing this application, please contact the Department of Business and Professional Regulation or your local district office. Please submit your completed application to your local district office. This application may be submitted by mail, through appointment, or it can be dropped off. A District Office Address and Contact Information Sheet can be found on AB&T's page of the DBPR web site at the link provided below.

http://www.myflorida.com/dbpr/abt/district_offices/licensing.html

SECTION 1 - CHECK TRANSACTION REQUESTED				
Transaction Type: From Escrow Into Location				
<input checked="" type="checkbox"/> Change of Location	<input type="checkbox"/> Increase in Series			
<input type="checkbox"/> Change in Series	<input type="checkbox"/> Decrease in Series			
Also include:				
<input type="checkbox"/> Change of Business Name	<input checked="" type="checkbox"/> Retail Tobacco Products (must check one or more)			
<input type="checkbox"/> Change of Officer/Stockholder/Amended Corporate Name	<input type="checkbox"/> Pipes <input checked="" type="checkbox"/> Over the Counter <input type="checkbox"/> Vending Machine			
Do you wish to purchase a Temporary License? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Series Requested 3BPS			Type/Class Requested QUOTA	
SECTION 2 - LICENSE INFORMATION				
If the applicant is a corporation or other legal entity, enter the name and the document number as registered with the Florida Department of State Division of Corporations on the line below.				
Full Name of Licensee: (This is the name the license is issued in) WINN-DIXIE SUPERMARKETS, INC.			Department of State Document # 211501	
FEIN Number* 59-6078837		Business Telephone Number ext		
Current Business Name (D/B/A) WINN-DIXIE LIQUOR		Current License # BEV5400259	Series 3BPS	Type/Class QUOTA
New Business Name (D/B/A), if applicable				
Location Address (Street and Number) 251 KEY DEER BLVD; SUITES A7, A8 AND A9				
City BIG PINE		County MONROE	State FL	Zip Code 33043
Check either: <input type="checkbox"/> Location is within the city limits or <input checked="" type="checkbox"/> Location is in the unincorporated county				
Contact Person (Optional) LOUIS J. TERMINELLO; GREENSPOON MARDER P.A.		Telephone Number 305-789-2763 ext		
E-Mail Address (Optional) michelle.acebal-crespo@gmlaw.com				
Mailing Address (Street or P.O. Box) 600 BRICKELL AVENUE; SUITE 3600				
City MIAMI			State FL	Zip Code 33131

ABT District Office Received / Date Stamp

SECTION 3 – DESCRIPTION OF PREMISES TO BE LICENSED

Business Name (D/B/A)
WINN-DIXIE LIQUOR

Street Address
251 KEY DEER BLVD; SUITES A7, A8 AND A9

City BIG PINE	County MONROE	State FL	Zip Code 33043
------------------	------------------	-------------	-------------------

- | | | | |
|----|--|--|---|
| 1. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Is the proposed premises movable or able to be moved? |
| 2. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Is there any access through the premises to any area over which you do not have dominion and control? |
| 3. | Neatly draw a floor plan of the premises in ink, including sidewalks and other outside areas which are contiguous to the premises, walls, doors, counters, sales areas, storage areas, restrooms, bar locations and any other specific areas which are part of the premises sought to be licensed. A multi-story building where the entire building is to be licensed must show each floor plan. | | |

PLEASE SEE ATTACHED SKETCH

SECTION 4 – APPLICATION APPROVALS

Full Name of Licensee
WINN-DIXIE SUPERMARKETS, INC.

Business Name (D/B/A)
WINN-DIXIE LIQUOR

Street Address
251 KEY DEER BLVD; SUITES A7, A8 AND A9

City
BIG PINE

County
MONROE

State
FL

Zip Code
33043

ZONING

TO BE COMPLETED BY THE ZONING AUTHORITY GOVERNING YOUR BUSINESS LOCATION

- A. The location complies with zoning requirements for the sale of alcoholic beverages or wholesale tobacco products pursuant to this application for a Series 3BPS QUOTA license.
- B. This approval includes outside areas which are contiguous to the premises which are to be part of the premises sought to be licensed and are identified on the sketch?" Yes No

Signed _____ Date _____

Title _____

SALES TAX

TO BE COMPLETED BY THE DEPARTMENT OF REVENUE

The named applicant for a license/permit has complied with the Florida Statutes concerning registration for Sales and Use Tax.

- 1. This is to verify that the current owner as named in this application has filed all returns and that all outstanding billings and returns appear to have been paid through the period ending _____ or the liability has been acknowledged and agreed to be paid by the applicant. This verification does not constitute a certificate as contained in Section 212.10 (1), F.S. (Not applicable if no transfer involved).
- 2. Furthermore, the named applicant for an Alcoholic Beverage License has complied with Florida Statutes concerning registration for Sales and Use Tax, and has paid any applicable taxes due.

Signed _____ Date _____

Title _____ Department of Revenue Stamp

HEALTH

**TO BE COMPLETED BY THE DIVISION OF HOTELS AND RESTAURANTS
OR COUNTY HEALTH AUTHORITY
OR DEPARTMENT OF HEALTH
OR DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES**

The above establishment complies with the requirements of the Florida Sanitary Code.

Signed _____ Date _____

Title _____ Agency _____

SECTION 5 - CONTRACTS OR AGREEMENTS

Business Name (D/B/A)
WINN-DIXIE LIQUOR #0398

These questions must be answered about this business for every person or entity listed as the applicant and copies of agreements must be submitted with this application. If the management, service, or other contractual agreement gives a person or entity control of the licensed premises or the sale of alcoholic beverages, disclosure of those persons must be made in the section labeled "DIRECT INTEREST" in the **DISCLOSURE OF INTERESTED PARTIES** section. They must also submit fingerprints and a related party personal information sheet.

1.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is there a management contract, franchise agreement, or service agreement in connection with this business?
2.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Are there any agreements which require a payment of a percentage of gross or net receipts from the business operation?
3.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Have you or anyone listed on this application, accepted money, equipment or anything of value in connection with this business from a manufacturer or wholesaler of alcoholic beverages?

**SECTION 6 - SPECIAL LICENSE REQUIREMENTS
(DOES NOT APPLY TO BEER AND WINE LICENSES)**

Please check the appropriate "Special Alcoholic Beverage License" box of the license for which you are applying. Fill in the corresponding requirements for each Special License type.

- Quota Alcoholic Beverage License Special Alcoholic Beverage License
 Club Alcoholic Beverage License

This license is issued pursuant to 561.29 (1)(1), Florida Statutes or Special Act, and as such we acknowledge the following requirements must be met and maintained:

MAINTAIN THE LICENSED PREMISES IN AN ACTIVE MANNER IN WHICH THE PREMISES ARE OPEN TO THE PUBLIC FOR THE BONA FIDE RETAIL SALE OF AUTHORIZED ALCOHOLIC BEVERAGES DURING REGULAR & REASONABLE BUSINESS HOURS OF AT LEAST 8 HRS PER DAY FOR A PERIOD OF 210 DAYS OR MORE DURING ANY 12 MONTH PERIOD COMMENCING 6 MONTHS AFTER ISSUANCE.

Please sign and date:

Applicant's Signature: _____

Date: _____

04/01/16

SECTION 7 - DISCLOSURE OF INTERESTED PARTIES

Note: Failure to disclose an interest, direct or indirect, could result in denial, suspension and/or revocation of your license.

Business Name (D/B/A)
WINN-DIXIE LIQUOR #0398

1. When applicable, please complete the appropriate section below. Attach extra sheets if necessary.

Title/Position	Name	Stock %
CORPORATION (CORP/INC)		
President	IAN J. MCLEOD, CEO	0%
Vice President	JOSEPH MCKESKA, SENIOR VP	0%
Secretary	MAURICE S. GRIMM	0%
Treasurer	KENNETH E. JONES	0%
Director(s)	BRIAN P. CARNEY, CFO	0%
Stockholder(s)		

LIMITED LIABILITY COMPANY (LLC/LC)

Managing Member(s) and/or Managers		
Members (must be printed if there are no managing members or managers)		

LIMITED PARTNERSHIP (LTD/LP/LTDLLP)

General Partner(s)		
Limited Partner(s)		

Bar Manager (Fraternal Organizations of National Scope only):

DIRECT INTEREST

Name of Individual or Entity (If a legal entity, list name under which the entity does business and its principles)

Title/Position	Name	Stock %

2. Are there any persons not listed above who have guaranteed or co-signed a lease or loan, or any person or entity who has loaned money to the business that is not a traditional lending institution?

Yes No

If yes, and the terms create a direct interest in the business, you must list the person(s) or entity and indicate which of the below applies. Each directly interested person must submit fingerprints and a related party personal information sheet. Copies of agreements must be submitted with this application.

Name	Guarantor	Co-signer	Lender	Interest Rate (List)
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION 8 - AFFIDAVIT OF APPLICANT
NOTARIZATION REQUIRED

Business Name (D/B/A)
WINN-DIXIE LIQUOR #0398

"I, the undersigned individually, or if a registered legal entity for itself and its related parties, hereby swear or affirm that I am duly authorized to make the above and foregoing application and, as such, I hereby swear or affirm that the attached sketch is a true and correct representation of the premises to be licensed and agree that the place of business, if licensed, may be inspected and searched during business hours or at any time business is being conducted on the premises without a search warrant by officers of the Division of Alcoholic Beverages and Tobacco, the Sheriff, his Deputies, and Police Officers for the purposes of determining compliance with the beverage and retail tobacco laws."

"I swear under oath or affirmation under penalty of perjury as provided for in Sections 559.791, 562.45 and 837.06, Florida Statutes, that the foregoing information is true and that no other person or entity except as indicated herein has an interest in the alcoholic beverage license and/or tobacco permit, and all of the above listed persons or entities meet the qualifications necessary to hold an interest in the alcoholic beverage license and/or tobacco permit."

STATE OF FLORIDA

COUNTY OF DUVAL

[Signature]
APPLICANT SIGNATURE

APPLICANT SIGNATURE

The foregoing was () Sworn to and Subscribed OR () Acknowledged Before me this 1 Day
of April, 2016, By M. Sandlin Grimm who is () personally
(print name(s) of person(s) making statement)

known to me OR () who produced _____ as identification.

Jennifer Greene
Notary Public

Commission Expires: 7-12-16



SECTION 9 – RELATED PARTY PERSONAL INFORMATION

This section must be completed for each person directly connected with the business, unless they are a current licensee.

1.	Business Name (D/B/A)				
2.	Full Name of Individual				
	Social Security Number*		Home Telephone Number		Date of Birth
	Race	Sex	Height	Weight	Eye Color
					Hair Color
3.	Are you a U.S. citizen? <input type="checkbox"/> Yes <input type="checkbox"/> No If no, immigration card number or passport number:				
4.	Home Address (Street and Number)				
	City			State	Zip Code
5.	Do you currently own or have an interest in any business selling alcoholic beverages, wholesale cigarette or tobacco products, or a bottle club? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the information requested below. The location address should include the city and state.				
	Business Name (D/B/A)			License Number	
	Location Address				
6.	Have you had any type of <u>alcoholic beverage</u> , or bottle club license, or cigarette, or tobacco permit refused, revoked or suspended anywhere in the past 15 years? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the information requested below. The location address should include the city and state.				
	Business Name (D/B/A)			Date	
	Location Address				
7.	Have you been convicted of a <u>felony</u> within the past 15 years? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the information requested below and provide a Copy of the Arrest Disposition , as requested in the Application Requirements checklist.				
	Date		Location		
	Type of Offense				
8.	Have you been convicted of an offense involving <u>alcoholic beverages</u> anywhere within the past 5 years? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the information requested below and provide a Copy of the Arrest Disposition , as requested in the Application Requirements checklist.				
	Date		Location		
	Type of Offense				

9.	Have you been arrested or issued a notice to appear in any state of the United States or its territories within the past 15 years? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the information requested below and a Copy of the Arrest Disposition. Attach additional sheet if necessary.	
	Date	Location
	Type of Offense	
10.	Are you an official with State police powers granted by the Florida Legislature? <input type="checkbox"/> Yes <input type="checkbox"/> No	

NOTARIZATION STATEMENT

"I swear under oath or affirmation under penalty of perjury as provided for in Sections 559.791, 562.45 and 837.06, Florida Statutes, that I have fully disclosed any and all parties financially and or contractually interested in this business and that the parties are disclosed in the Disclosure of Interested Parties of this application. I further swear or affirm that the foregoing information is true and correct."

STATE OF _____

COUNTY OF _____

_____ APPLICANT SIGNATURE

The foregoing was () Sworn to and Subscribed OR () Acknowledged Before me this _____ Day of _____, 20____, By _____ who is () personally
(print name of person making statement)

known to me OR () who produced _____ as identification.

Notary Public Commission Expires: _____

(ATTACH ADDITIONAL COPIES AS NECESSARY)

***Social Security Number**

Under the Federal Privacy Act, disclosure of Social Security numbers is voluntary unless a Federal statute specifically requires it or allows states to collect the number. In this instance, disclosure of social security numbers is mandatory pursuant to Title 42 United States Code, Sections 653 and 654; and sections 409.2577, 409.2598, and 559.79, Florida Statutes. Social Security numbers are used to allow efficient screening of applicants and licensees by a Title IV-D child support agency to assure compliance with child support obligations. Social Security numbers must also be recorded on all professional and occupational license applications and are used for licensee identification pursuant to the Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (Welfare Reform Act), 104 Pub.L.193, Sec. 317. The State of Florida is authorized to collect the social security number of licensees pursuant to the Social Security Act, 42 U.S.C. 405(c)(2)(C)(I). This information is used to identify licensees for tax administration purposes.

SECTION 10 - CURRENT LICENSEE UPDATE DATA SHEET

This section is to be completed for all current alcoholic beverage and/or tobacco license holders listed on the application to ensure the most up to date information is captured.

Business Name (D/B/A)
WINN-DIXIE LIQUOR # 0398

Last Name MCLEOD IAN J.	First	M.I.
----------------------------	-------	------

Current Alcohol Beverage and/or Tobacco License Permit/Number(s)
39-10489

Date of Birth 10/07/1958	Social Security Number* 210-83-9949
-----------------------------	--

Street Address
1117 PONTE VEDRA BLVD.

City PONTE VEDRA BEACH	State FL	Zip Code 32082
---------------------------	-------------	-------------------

Last Name CARNEY BRYAN P.	First	M.I.
------------------------------	-------	------

Current Alcohol Beverage and/or Tobacco License Permit/Number(s)
61-02867

Date of Birth 09/12/1960	Social Security Number* 272-60-2004
-----------------------------	--

Street Address
170 DEER HAVEN DRIVE

City PONTE VEDRA BEACH	State FL	Zip Code 32082
---------------------------	-------------	-------------------

Last Name JONES KENNETH E.	First	M.I.
-------------------------------	-------	------

Current Alcohol Beverage and/or Tobacco License Permit/Number(s)
37-00997

Date of Birth 10/08/1960	Social Security Number* 253-04-1761
-----------------------------	--

Street Address
1944 CAMELLIA OAKS LANE

City JACKSONVILLE	State FL	Zip Code 32217
----------------------	-------------	-------------------

Last Name GRIMM MAURICE S.	First	M.I.
-------------------------------	-------	------

Current Alcohol Beverage and/or Tobacco License Permit/Number(s)
39-08882

Date of Birth 06/10/1963	Social Security Number* 352-56-9213
-----------------------------	--

Street Address
400 EAST BAY STREET

City JACKSONVILLE	State FL	Zip Code 32202
----------------------	-------------	-------------------

Last Name MCKESKA JOSEPH	First	M.I.
-----------------------------	-------	------

Current Alcohol Beverage and/or Tobacco License Permit/Number(s)
61-02825

Date of Birth 01/18/1966	Social Security Number* 360-58-4378
-----------------------------	--

Street Address
6360 GREEN ROAD

City WOODRIDGE	State IL	Zip Code 60517
-------------------	-------------	-------------------