

*Agenda

PLANNING COMMISSION
MONROE COUNTY
June 23, 2010
10:00 A.M.
COUNTY, FL

MARATHON GOV'T CENTER
2798 OVERSEAS HIGHWAY
MARATHON, FL

MONROE

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSION:

Randy Wall, Chairman
Denise Werling
Jeb Hale
Jim Cameron
Elizabeth Lustberg

STAFF:

Townsley Schwab, Senior Director of Planning and Environmental Resources
Susan Grimsley, Assistant County Attorney
John Wolfe, Planning Commission Counsel
Mitch Harvey, Comprehensive Plan Manager
Joe Haberman, Principal Planner
Bill Harbert, Planner
Debby Tedesco, 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

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-
-
-
-
-

MEETING

CONTINUED ITEMS:

1. **A public hearing to consider and finalize the ranking of applications in the Dwelling Unit Allocation system** for the January 13, 2010 through April 12, 2010 ROGO quarter (3rd Quarter Year 18). Building permits will be allocated for all unincorporated Monroe County.
[29072 SR PC 06.23.10.PDF](#)

2. **Kula Property, 150 Ellis Drive, Tavernier, Mile Marker 92.5: A request for an administrative appeal** to the Planning Commission based on a Letter of Understanding by the Senior Director of Planning & Environmental Resources dated December 22,

2009. The subject property is legally described as Part of Tract 1, Plat of Survey of Ellis Property (PB2-99), Key Largo, Monroe County, Florida, having real estate number 00490130.000100.

[2010-012 FILE.pdf](#)

[2010-012 Survey.PDF](#)

3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS CREATING GOAL 107, OBJECTIVE 107.1, AND POLICY 107.1.1 OF THE MONROE COUNTY 2010 COMPREHENSIVE PLAN TO ESTABLISH A SUB AREA POLICY FOR PROPERTY LEGALLY DESCRIBED AS WISTERIA ISLAND & ADJACENT BAY BOTTOM (OR385-897-898), HAVING REAL ESTATE NUMBER 000123950-000000; PROVIDING FOR SEVERABILITY AND REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR THE TRANSMITTAL TO THE SECRETARY OF STATE AND THE DEPARTMENT OF COMMUNITY AFFAIRS; AND PROVIDING FOR AN EFFECTIVE DATE.

[2010-043 Ordinance Draft.PDF](#)

4. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS TO AMEND THE FUTURE LAND USE MAP (FLUM) DESIGNATION FROM UNDESIGNATED TO MIXED USE COMMERCIAL (MC) FOR PROPERTY LEGALLY DESCRIBED AS WISTERIA ISLAND & ADJACENT BAY BOTTOM (OR385-897-898), HAVING REAL ESTATE NUMBER 000123950-000000; PROVIDING FOR SEVERABILITY AND REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR THE TRANSMITTAL TO THE SECRETARY OF STATE AND THE DEPARTMENT OF COMMUNITY AFFAIRS; AND PROVIDING FOR AN EFFECTIVE DATE.

[2010-108 Draft Ordinance.PDF](#)

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: Tiffany Stankiewicz, Development Administrator 

Through: Townsley Schwab, Sr. Director of Planning & Environmental Resources *TS*

Date: June 18, 2010

Subject: Residential Dwelling Unit Evaluation Report for Upper Keys Market Rate Rankings for Quarter 3, Year 18

Meeting Date: June 9, 2010 continued to June 23, 2010

1 This report has been prepared pursuant to Section 138-26 of the Land Development Regulations
2 (LDRs). The proposed Upper Keys Subarea residential dwelling unit rankings attached to this
3 report are for the third quarter of year eighteen which covers the period January 13, 2010,
4 through April 12, 2010.

5
6 **I) BACKGROUND UPDATE:**

7
8 On June 9, 2010 staff requested the Upper Keys Market rate rankings be continued to the June
9 23, 2010 Planning Commission meeting to verify central wastewater points. The Planning
10 Department met with Key Largo Wastewater Treatment District Representatives to confirm
11 locations of voluntary sewer connection availability. Mandatory sewer connection areas have
12 been previously awarded points. The Department received a GIS map file illustrating locations
13 identified as C-1, C-2, D-1, D-2, D-3, E-1, and E-2 (see map attachment) which were sent a
14 volunteer notification letter for voluntary connection to the central wastewater system as long as
15 sewer capacity is available. Based on the data received staff confirmed the parcels now eligible
16 for central wastewater points and have assigned the points accordingly. In the near future it is
17 anticipated additional locations will be eligible for the wastewater point. The Key Largo
18 Wastewater Treatment District will be updating staff periodically as new areas become available
19 for connection.

20
21 **A. Upper Keys Sub-area:**

22
23 There are a total of 206 market rate applicants and 204 of the applicants are rollovers from
24 previous quarters.
25

1
2 **III) EVALUATION AND RANKING:**
3

4 The evaluation of the allocation applications was performed by the Planning & Environmental
5 Resources Department. Positive and negative points were granted in compliance with the
6 evaluation criteria contained in Section 138-28 of the LDRs for the Lower (Lower/Middle),
7 Upper Keys, and Big Pine/ No Name Key Sub-areas.
8

9 Based on the total points scored, each allocation was ranked by sub-area. If applications received
10 identical scores, they were first ranked by date and time. Please note that any excess allocations
11 approved must be deducted from the next quarterly allocation period pursuant to Monroe County
12 Code Section 138.26(e).
13

14 **IV) RECOMMENDATIONS:**
15

16 A. Market Rate Allocations Quarter 3 Year 18:
17

18 The number of applications in the Upper Keys sub-areas was greater than the quarterly allocation
19 awards available. Per Section 138.26(b)(7) of the LDRs, the rankings that indicate which
20 applications received sufficient points receive an allocation award. The rankings are attached
21 which identify the location of each proposed allocation by island and subdivision.
22

23 The Upper Keys Market Rate applications that are within the quarterly allocations recommended
24 for Quarter 3 Year 18 approval are as follows:
25

26 Upper Keys: Applicants ranked 2 through 12 and 15 are recommended for allocation awards.
27 Staff is holding allocations in abeyance for applicants ranked 1, 13 and 14 since the properties do
28 not have tier designations at this time. Once tier designations are finalized, staff will bring the
29 allocations back to the Planning Commission for a recommendation of either a sufficient ranking
30 or insufficient ranking for an allocation award for these or other applicants.
31
32

Key Largo Sewer Phases



**RESIDENTIAL DWELLING UNIT ALLOCATION RANKINGS,
AS PROPOSED BY THE PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
UPPER KEYS - YEAR 18, QUARTER 3 (JANUARY 13, 2010 TO APRIL 12, 2010)**

| Rank | Tier | Permit # | Name | Date and Time of Application | Time | Key | Subdivision | Lot | Block | REF# | Tier | Tier Pts | Lot Agg Pts Tier 2 or 3 | Land Ded Pt 4 per lot | Flood Zone V | BAT/AVT | First Years | Each Add. Years | Total |
|------|------|----------|----------------------------|------------------------------|----------|-------|-------------------------------|-----|-------|-----------------|------|----------|-------------------------|-----------------------|--------------|---------|-------------|-----------------|-------|
| 1 | H | 06302053 | Rowland, David | 8-Jun-05 | 11:45 AM | Large | Bahia Mar Estates | 6 | 8 | 00544680.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 38 |
| 2 | * | 06302034 | Hixon, Charles | 27-Jun-05 | 11:40 AM | Large | South Creek Village | 1 | 1 | 00466420.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 38 |
| 3 | * | 06300922 | Rodriguez, Miriam | 7-Jul-05 | 11:00 AM | Large | Large Sound Park | 22 | 7 | 00471860.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 38 |
| 4 | * | 06300020 | R. Venberg Corp. | 1-Sep-05 | 10:25 AM | Large | Winston Waterways No. 2 Amd | 8 | 8 | 00547211.002700 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 38 |
| 5 | * | 06301351 | Norrm, Darryl | 15-Sep-05 | 10:06 AM | Large | Winston Waterways | 12 | 3 | 00530080.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 38 |
| 6 | * | 06301444 | DuSantis, Robert | 4-Oct-05 | 09:45 AM | Large | Sunset Waterways | 6 | 3 | 00530020.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 38 |
| 7 | * | 06305666 | Burkhead, Gordon | 7-Dec-05 | 10:25 AM | Large | Winston Waterways Amd | 2 | 4 | 00546550.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 38 |
| 8 | * | 06305809 | McHugh, Barrie | 20-Dec-05 | 10:45 AM | Large | Winston Waterways Amd. | 6 | 2 | 00546550.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 38 |
| 9 | * | 06305344 | Burkhead, Gordon | 3-Jan-06 | 11:30 AM | Large | Winston Waterways Amd. | 1 | 1 | 00546510.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 38 |
| 10 | * | 06305800 | Canto, Maria | 3-Jan-06 | 12:05 PM | Large | Winston Waterways Amd. | 14 | 4 | 00546540.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 38 |
| 11 | * | 06305789 | Deer, Estela & Luis | 3-Jan-06 | 12:10 PM | Large | Large Sound Park | 22 | 14 | 00473370.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 38 |
| 12 | * | 01304066 | Deer, Peter | 12-Jan-06 | 11:45 AM | Large | Large Sound Park | 21 | 14 | 00473370.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 38 |
| 13 | H | 06305194 | Powell, Frankie | 13-Jan-06 | 10:55 AM | Large | Winston Waterways Amd. | 1 | 2 | 00546380.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 38 |
| 14 | H | 04304877 | Perez, George | 24-Jan-06 | 12:50 PM | Large | Panama Villa | 25 | 6 | 00545750.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 38 |
| 15 | * | 06305300 | Zalesky, Ana | 23-Feb-06 | 2:15 PM | Large | Winston Waterways #2 | 7 | 6 | 00546520.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 38 |
| 16 | * | 06300446 | Hall, Michael | 24-Jul-06 | 2:15 PM | Large | Winston Waterways #2 | 34 | 10 | 00547050.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 38 |
| 17 | * | 06301554 | Mesa, Deanlis | 25-Jul-06 | 12:25 PM | Large | Winston Waterways Amd. | 1 | 6 | 00547211.005900 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 37 |
| 18 | * | 01304066 | Vinson, Daniel | 31-Jul-06 | 3:30 PM | Large | Winston Waterways Amd. | 4 | 2 | 00546410.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 37 |
| 19 | * | 04304811 | Vinson, Joseph | 2-Aug-06 | 2:55 PM | Large | Winston Waterways Amd. | 10 | 3 | 00467170.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 37 |
| 20 | * | 06306723 | Diaz, Marcos | 28-Aug-06 | 5:00 PM | Large | South Creek Village | 6 | 6 | 00467560.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 37 |
| 21 | * | 06304460 | Ritz, David | 12-Oct-06 | 9:28 AM | Large | Winston Waterways Amd. | 17 | 6 | 00546060.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 37 |
| 22 | * | 06305334 | McKinn, Larry | 16-Nov-06 | 01:20 PM | Large | Winston Waterways #2 | 47 | 6 | 00547190.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 37 |
| 23 | * | 06305735 | Thompson, David | 29-Dec-06 | 02:54 PM | Large | Large Sound Park | 15 | 2 | 00470900.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 37 |
| 24 | * | 06306453 | Wright, Penelope | 29-Dec-06 | 02:55 PM | Large | Large Sound Park | 16 | 2 | 00470560.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 37 |
| 25 | * | 06306453 | Saunders, James | 11-Jan-07 | 10:05 AM | Large | Winston Waterways #2 | 45 | 6 | 00547170.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 37 |
| 26 | * | 06300938 | Diaz, Pedro L. | 30-Jan-07 | 11:07 AM | Large | Large Sound Park 1st Add. | 38 | 6 | 00470250.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 37 |
| 27 | * | 06300836 | Stewart, Patrick | 21-Feb-07 | 10:45 AM | Large | Large Sound Park 1st Add. | 19 | 6 | 00470250.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 37 |
| 28 | * | 07300020 | Parikhson, Dean | 9-May-07 | 10:48 AM | Large | Large Sound Park | 15 | 6 | 00471390.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 37 |
| 29 | * | 07301588 | Fried, Harold | 11-Jul-07 | 02:51 PM | Large | Panama Villa | 31 | 6 | 00471390.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 36 |
| 30 | * | 06306023 | Estinger, John | 13-Jul-07 | 12:16 PM | Large | South Creek Village | 26 | 9 | 00466570.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 36 |
| 31 | * | 07301522 | Smugovsky, Mario | 9-Oct-07 | 12:10 PM | Large | Winston Waterways Amd. Plat 2 | 5 | 6 | 00547211.004100 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 36 |
| 32 | * | 07302108 | Akins, John | 18-Oct-07 | 12:54 PM | Large | Winston Waterways No. 2 | 41 | 6 | 00547130.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 36 |
| 33 | * | 07302161 | Bartus, Salvador | 7-Jan-08 | 10:57 AM | Large | Large Gardens | 23 | 13 | 00456060.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 36 |
| 34 | * | 07304058 | Stewart, Patrick | 3-Mar-08 | 10:11 AM | Large | South Creek Village | 7 | 10 | 00466680.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 36 |
| 35 | * | 07303309 | Uckert, Dieter | 23-Apr-08 | 11:08 AM | Large | Large Sound Park | 9 | 10 | 00471970.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 36 |
| 36 | * | 06300627 | Lam, Sara | 8-Jul-08 | 2:57 PM | Large | Winston Waterways No. 2 | 42 | 8 | 00547140.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 36 |
| 37 | * | 07302866 | Feliciano, Elizabeth | 15-Jul-08 | 08:55 AM | Large | Winston Waterways | 10 | 8 | 00547170.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 35 |
| 38 | * | 07302683 | Feliciano, Elizabeth | 15-Jul-08 | 03:08 PM | Large | Bahia Mar Estates | 8 | 8 | 00544720.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 35 |
| 39 | * | 06305448 | Concepcion, Hermilio | 22-Aug-08 | 10:18 AM | Large | Bahia Mar Estates | 21 | 6 | 00544710.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 35 |
| 40 | * | 06302449 | Hohn, David | 29-Sep-08 | 09:23 AM | Large | Winston Waterways #2 | 5 | 6 | 00546820.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 35 |
| 41 | * | 06302438 | Hohn, David | 9-Oct-08 | 11:15 AM | Large | South Creek Village | 6 | 9 | 00467950.000100 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 35 |
| 42 | * | 07303055 | Concept Invest. Group | 14-Oct-08 | 02:15 PM | Large | South Creek Village | 26 | 9 | 00467950.000200 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 35 |
| 43 | * | 07303074 | Almada, Orlando | 30-Oct-08 | 02:42 PM | Large | Panama Villa | 2 | 5 | 00464740.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 35 |
| 44 | * | 06302544 | D'Anella, Robert | 13-Jan-09 | 08:56 AM | Large | Large Sound Park | 12 | 4 | 00470950.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 35 |
| 45 | @ | 08301753 | High Street Investments In | 16-Jan-09 | 11:46 AM | Large | Harris Ocean Park Estates | 8 | 5 | 00447260.000100 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 35 |
| 46 | * | 08301753 | Groves, Charles | 10-Feb-09 | 12:17 PM | Large | Bucanear Point | 17 | 5 | 00507920.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 35 |
| 47 | * | 05303120 | Schoenmangel, Ralph | 18-Feb-09 | 02:20 PM | Large | Hibiscus Park | 7 | 3 | 00530330.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 35 |
| | | | | | | | Sunset Waterways | 7 | 3 | 00530330.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 4 | 0 | 35 |

PROPOSED
JUNE 23, 2010

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKINGS,
AS PROPOSED BY THE PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
UPPER KEYS - YEAR 18, QUARTER 3 (JANUARY 13, 2010 TO APRIL 12, 2010)**

| Rank | Permit # | Name | Date and Time of Application | Time | Key | Subdivision | Lot | Block | REF | Tier | Tier Pts | Lot Agg Pts. Tier 2 or 3 ONLY ea. 4 Pts | Land Ded Pt 4 per lot | Flood Zone V | BAT/ AWT | First Four Years | Each Add. Years | Total |
|------|----------|---------------------------|------------------------------|----------|-------|----------------------------------|-----|-----------------|-----------------|------|----------|---|--------------------------|-----------------|-------------|------------------------|-----------------------|-------|
| 48 | 08301489 | McMann, Larry | 20-Feb-09 | 01:05 PM | Largo | Largo Sound Park | 18 | 3 | 00470910.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 1 | N/A | 35 |
| 49 | 08304120 | Jema Investments Inc. | 3-Mar-09 | 10:25 AM | Largo | Key Largo Park And. | 4 | 15 | 00526600.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 1 | N/A | 35 |
| 50 | 08304119 | Jema Investments Inc. | 3-Mar-08 | 10:45 AM | Largo | Key Largo Park And. | 5 | 15 | 00526610.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 1 | N/A | 35 |
| 51 | 08300352 | Jema Investments Inc. | 3-Mar-08 | 10:50 AM | Largo | Key Largo Park And. | 21 | 15 | 00526770.000000 | 3 | 30 | 0 | 0 | 0 | 4 | 1 | N/A | 35 |
| 52 | 05300890 | Patrickson, Dean | 5-May-05 | 11:35 AM | Largo | Ocean Park Village | 19 | 3 | 00445670.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 53 | 04304880 | Nelson (Trustee) | 18-May-05 | 08:40 AM | Largo | Harris Ocean Park Est. 1st Add. | 19 | 8 | 00448920.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 54 | 05301677 | Vielstra, Robert | 5-Jul-05 | 10:00 AM | Largo | Largo Sound Village | 24 | 8 | 00479640.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 55 | 05301819 | Diez, Hernes | 11-Jul-05 | 10:40 AM | Largo | Harbor Shores | 7 | 1 | 00521590.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 56 | 05301988 | Bernard, Winfred | 12-Jul-05 | 11:35 AM | Largo | Tavernier Harbor | 24 | 2 | 00482020.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 57 | 05301887 | Navarro, Ray | 12-Jul-05 | 02:00 PM | Largo | Surfside Point Revised | 17 | 1 | 00484450.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 58 | 05300933 | Monteagudo, Jesus | 13-Jul-05 | 02:10 PM | Largo | Port Largo | 172 | 2 | 00453030.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 59 | 05302116 | Azza, Jorge | 13-Jul-05 | 02:45 PM | Largo | Twin Lakes | 3 | N/A | 00550780.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 60 | 04304723 | Capriello, Steven | 14-Jul-05 | 10:00 AM | Largo | Bermuda Shores | 149 | N/A | 00551006.014900 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 61 | 05302033 | Condor Construction | 8-Aug-05 | 11:35 AM | Largo | Key Largo Beach Add. | 5 | 15 | 00503740.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 62 | 05303153 | Stoly, Robert | 10-Aug-05 | 10:35 AM | Largo | Largo Sound Village | 18 | 11 | 00476250.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 63 | 05304156 | JEMA Investment | 7-Sep-05 | 10:45 AM | Largo | Ocean Isle Estates | 13 | 2 | 00539480.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 64 | 04305420 | Pandolfi, Jose & Della | 8-Sep-05 | 10:56 AM | Largo | Twin Lakes | 6 | 2 | 00548250.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 65 | 05304185 | Dunn, James | 16-Sep-05 | 11:28 AM | Largo | Port Largo | 9 | N/A | 00451400.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 66 | 05302158 | Lee, Johanna | 3-Oct-05 | 12:25 PM | Largo | Twin Lakes 1st Add. | 4 | N/A | 00550790.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 67 | 05302379 | Gerner, Cathleen | 5-Oct-05 | 09:40 AM | Largo | Riviera Village Rev. And. | 17 | 2 | 00510330.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 68 | 05303973 | Cassis, Jose | 7-Oct-05 | 12:55 PM | Largo | Seaside Addition #1 | 10 | 2 | 00492620.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 69 | 05303483 | Chiu, Jimmy | 13-Oct-05 | 11:45 AM | Largo | Key Largo Mobile Homesites #4 | 1 | 10 | 00564147.000100 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 70 | 05303729 | Llerena, Olga | 13-Oct-05 | 12:05 PM | Largo | Twin Lakes | 4 | 14 | 00546930.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 71 | 05304689 | Rivera, Pedro | 13-Oct-05 | 12:55 PM | Largo | Lake Surprise Estates | 23 | 6 | 00535300.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 72 | 05305314 | Santos, Rolando | 15-Nov-05 | 02:35 PM | Largo | Ocean Isle Estates | 11 | 2 | 00538470.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 73 | 05304497 | Peretz, Orlando | 21-Nov-05 | 02:46 PM | Largo | Cross Key Waterways Sec. 3 | 5 | 7 | 00468473.011400 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 74 | 05304731 | Lee, Terence | 8-Dec-05 | 12:55 PM | Largo | Buccaneer Point | 4 | 4 | 00496131.009600 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 75 | 05302100 | Harpert, Linda | 12-Dec-05 | 12:05 PM | Largo | Harris Ocean Park Est. 1 Add. | 10 | 8 | 00448970.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 76 | 05305022 | Sanchez, Ramonito | 28-Dec-05 | 02:00 PM | Largo | Key Largo Beach Add. | 1 | 14 | 00502560.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 77 | 05305117 | Monteagudo, Jesus | 30-Dec-05 | 08:30 AM | Largo | Port Largo | 43 | N/A | 00451740.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 78 | 05305412 | Hoefert, Jim | 4-Jan-06 | 10:15 AM | Largo | Pirates Cove 1st Add. | 5 | 18 | 00485520.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 79 | 05303464 | Miller/Stard | 4-Jan-06 | 03:00 PM | Largo | Bay Harbor And. | 15 | 3 | 00489870.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 80 | 05304098 | Restrepo, Henry & Lourdes | 6-Jan-06 | 08:16 AM | Largo | Buccaneer Point | 3 | 5 | 00496131.012100 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 81 | 05305313 | Gumbel, David | 9-Jan-06 | 02:28 PM | Largo | Buccaneer Point | 1 | 1 | 00496131.000100 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 82 | 05305826 | Torregrossa, John | 10-Jan-06 | 10:00 AM | Largo | Lake Surprise Estates | 6 | 6 | 00535160.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 83 | 02305082 | Casillo, Rene & Fradye | 11-Jan-06 | 11:30 AM | Largo | Lime Grove Estates | 6 | 1 | 00485160.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 84 | 05305649 | Pinder, Henry | 13-Jan-06 | 10:40 AM | Largo | Surfside Point Rev. | 1 | 00484470.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 85 | 05305183 | Weich, Patrick | 13-Jan-06 | 11:10 AM | Largo | Surfside Acres Resub. | 63 | N/A | 00480321.006300 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 86 | 05301107 | Bankers Mortgage Corp. | 13-Jan-06 | 11:20 AM | Largo | Key Largo Beach | 14 | 3 | 00501930.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 87 | 05305985 | Pinder, Henry | 13-Jan-06 | 02:35 PM | Largo | Surfside Point Rev. | 10 | 1 | 00484480.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 88 | 05300633 | White, Richard | 20-Jan-06 | 02:20 PM | Largo | Riviera Village Revised And | 12 | 1 | 00510280.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 89 | 05306120 | Richardson, Richard | 16-Feb-06 | 12:15 PM | Largo | Sexton Cove Est. | 26 | 5 | 00532701.019000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 90 | 05306352 | Alvarez, Jose | 21-Feb-06 | 10:50 AM | Largo | Buccaneer Trailer Village Sec. 3 | 8 | 4 | 00489135.000800 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 91 | 08300468 | Wheaton, Bryan | 1-Mar-06 | 08:00 AM | Largo | Ocean Isle Estates | 8 | 2 | 00538380.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 92 | 05306643 | Cornin, Keith | 1-Mar-06 | 03:05 PM | Largo | Pirates Cove | 9 | 9 | 00494120.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 93 | 05306641 | Darin, Jonathan | 3-Mar-06 | 11:30 AM | Largo | Bermuda Shores | 10 | 10 | 00551006.015300 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 94 | 05300608 | Bayview Marketing | 8-Mar-06 | 11:40 AM | Largo | The Harbourage | 153 | 19 | 00555011.002800 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 95 | 06301075 | Sitten, Douglas | 8-Mar-06 | 08:46 AM | Largo | Pirates Cove 1st Add. | 14 | 14 | 00485730.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 96 | 06301075 | Wu Chung & Li Hung | 8-Mar-06 | 10:00 AM | Largo | Largo Sound Village | 1 | 1 | 00473790.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |
| 97 | 06300663 | Burne, James | 8-Mar-06 | 10:00 AM | Largo | Largo Sound Village | 1 | 1 | 00473790.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 34 |

PROPOSED
JUNE 23, 2010

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKINGS,
AS PROPOSED BY THE PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
UPPER KEYS - YEAR 18, QUARTER 3 (JANUARY 13, 2010 TO APRIL 12, 2010)**

| Tier | Rank | Permit # | Name | Date and Time | | Key | Subdivision | Lot | Block | RES# | Tier | Tier Pts | Lot App Pts. Tier 2 or 3 ONLY ea. 4 Pts | Land Det Pt 4 per lot | Flood Zone V | BAY/ AWT | First Four Years | Each Add. Years | Total | |
|------|------|----------|----------------------------|---------------|----------|-------|-------------------------------------|--------|-------|------------------|------|----------|---|--------------------------|-----------------|-------------|------------------------|-----------------------|-------|----|
| | | | | Date | Time | | | | | | | | | | | | | | | |
| | 98 | 08303380 | Thompson, David | 18-Jun-09 | 11:48 AM | Largo | Largo Gardens | 24 | 8 | 004588890.000100 | 3 | 30 | 0 | 0 | 0 | 4 | 0 | 0 | 34 | |
| | 99 | 08303195 | Thompson, Margaret | 13-Jun-09 | 11:48 AM | Largo | Largo Sound Park | 11 | 2 | 00470510.000100 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 34 |
| | 100 | 08301628 | Hale, Kenneth | 25-Jul-06 | 9:50 AM | Largo | Key Largo Ocean Shores Amd. & Ext. | 20 | 1 | 00497790.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 33 |
| | 101 | 08301540 | Peters, William | 25-Jul-06 | 12:05 PM | Largo | Ocean Park Village | 13 | 4 | 00448230.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 |
| | 102 | 08306557 | Rodriguez, Luis | 25-Jul-06 | 12:15 PM | Largo | Bluestar Trailer Village Sec. 3 | 19 | 4 | 00489135.000800 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 |
| | 103 | 08301652 | Dillon, Thomas | 27-Jul-06 | 12:00 PM | Largo | Buccaneer Point | 19 | 4 | 00489131.011300 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 |
| | 104 | 08300483 | Carballo, Jose | 31-Jul-06 | 9:00 AM | Largo | Rock Harbor Estates | 8 | 4 | 00520220.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 |
| | 105 | 08302482 | Forre, Maria | 8-Aug-06 | 8:45 PM | Largo | Bowens Add. To Riviera Village | 17 | 8 | 00512410.000100 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 |
| | 106 | 08300228 | Gorman, Gary | 9-Aug-06 | 9:40 AM | Largo | Twin Lakes | 9 | 8 | 00548890.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 |
| | 107 | 08304482 | BayView Marketing | 6-Sep-06 | 10:50 AM | Largo | Largo Sound Village | 20 | 4 | 00474690.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 |
| | 108 | 08304483 | Delgado, Reinaldo | 3-Oct-06 | 2:49 AM | Largo | Lake Surprise Estates | 35 | 10 | 00538970.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 |
| | 109 | 08301478 | Peretz, Angel | 12-Oct-06 | 2:49 PM | Largo | Bay Harbor Amd. | 43 | 1 | 00489520.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 |
| | 110 | 08305168 | Acion, Stephen | 2-Nov-06 | 01:38 PM | Largo | Bermuda Shores Amd. | 112 | 1 | 00551007.002200 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 |
| | 111 | 08305803 | Reyes, Albert | 6-Nov-06 | 10:08 AM | Largo | Bermuda Shores | 46 | 1 | 00551006.004600 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 |
| | 112 | 08304728 | Dyer, William | 20-Nov-06 | 11:34 AM | Largo | Key Largo Beach | 12 | 1 | 00501180.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 |
| | 113 | 08305238 | McDaniel, Granger | 27-Nov-06 | 11:35 AM | Largo | Tavernier Heights | 8 | 2 | 00555330.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 |
| | 114 | 08305561 | Taylor, Mark | 2-Jan-07 | 09:12 AM | Largo | Ocean Park Village | 4 | 3 | 00448820.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 |
| | 115 | 08305164 | Peters, Patrick | 2-Jan-07 | 02:58 PM | Largo | Twin Lakes 1st Add. | 4 | 3 | 00551000.002100 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 |
| | 116 | 08304619 | Ferguson, Gary | 3-Jan-07 | 11:15 AM | Largo | Twin Lakes 1st Add. | 8 | 1 | 00501140.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 |
| | 117 | 08304738 | Holland, Mark | 12-Jan-07 | 10:10 AM | Largo | Tavernier #2 | 7 | 7 | 00556010.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 |
| | 118 | 08304736 | Holland, Mark | 10-Jan-07 | 10:12 AM | Largo | Tavernier #2 | 12 | 2 | 00556050.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 |
| | 119 | 08306533 | Davis, Sarah | 18-Jan-07 | 02:22 PM | Largo | Ocean Park Village | 10 | 1 | 00445610.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 |
| | 120 | 08305165 | Peters, Patrick | 16-Jan-07 | 02:46 PM | Largo | Twin Lakes 1st Add. | 10 | 1 | 00551000.002100 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 |
| | 121 | 08306590 | Henn, Alan | 16-Jan-07 | 03:01 PM | Largo | Rock Harbor Yacht Haven | 14 | 16 | 00555190.000100 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 |
| | 122 | 08301365 | Diaz, Juan & Camo, Maria | 17-Jan-07 | 11:03 AM | Largo | Port Largo 5th Add. | 474 | 4 | 00484745.000900 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 |
| | 123 | 08305562 | Harper, Linda | 16-Feb-07 | 08:38 AM | Largo | Harris Ocean Park Est. | 267 | 1 | 00448940.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 |
| | 124 | 08304694 | Hernandez, Aquelin & Celli | 28-Feb-07 | 11:47 AM | Largo | Amd. Ext Plat Key Largo Ocean Shore | 8 | 8 | 00497670.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 |
| | 125 | 08305425 | Perrotti, John & Call | 28-Feb-07 | 02:49 PM | Largo | Pharos Cove 1st Add. | 14 | 16 | 00489520.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 |
| | 126 | 08306539 | Allen, Dave | 9-Mar-07 | 01:54 PM | Largo | Rock Harbor Yacht Haven | 14 | 16 | 00555190.000100 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 |
| | 127 | 06305344 | Watkins, Andrew | 15-Mar-07 | 01:54 PM | Largo | Sunrise Point Rev. | 22 | 4 | 00484740.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 |
| | 128 | 02304021 | Island Escapes LLC | 2-May-03 | 2:05 PM | Largo | Tavernier Cove No. 1 | 32, 33 | N/A | 00506200.000000 | 3-A | 20 | 4 | 0 | 0 | 0 | 0 | 0 | 4 | 33 |
| | 129 | 03302717 | Keegan, Christine | 13-Apr-04 | 11:55 AM | Largo | Anglers Park | 5 & 6 | 8 | 00552390.000000 | 3-A | 20 | 4 | 0 | 0 | 0 | 0 | 0 | 4 | 32 |
| | 130 | 05305353 | Roebling, Thomas | 10-45AM | 10:45AM | Largo | Twin Lakes 1st Add. | 20 | N/A | 00550950.000000 | 3-A | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 32 |
| | 131 | 08306212 | Marrin, John | 25-Jan-06 | 12:45 PM | Largo | Twin Lakes | 5 & 6 | 18 | 00550480.000000 | 3-A | 20 | 4 | 0 | 0 | 0 | 0 | 0 | 4 | 32 |
| | 132 | 08306613 | Kropp, Hubert | 13-Apr-07 | 01:30 PM | Largo | Harris Ocean Park Estates | 11 | 7 | 00448510.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 32 |
| | 133 | 06306814 | Kropp, Janice & Hubert | 13-Apr-07 | 01:32 PM | Largo | Harris Ocean Park Estates | 10 | 7 | 00448500.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 32 |
| | 134 | 08306848 | Rhee, Andrew | 7-May-07 | 11:17 AM | Largo | Buccaneer Point | 10 | 1 | 00486131.001000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 32 |
| | 135 | 08306850 | Rhee, Andrew | 9-May-07 | 11:25 AM | Largo | Buccaneer Point | 9 | 1 | 00486131.000900 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 32 |
| | 136 | 07301089 | Platt, Charles | 20-Jul-07 | 02:39 PM | Largo | Lake Surprise Estates | 5 | 5 | 00533801.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 32 |
| | 137 | 07301988 | Newbum, Steven | 16-Aug-07 | 02:47 PM | Largo | Pharos Cove 1st Add. | 20 | 8 | 00460650.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 32 |
| | 138 | 07301291 | Akht, Dean | 15-Oct-07 | 11:53 AM | Largo | Harbor Shores | 2 | 4 | 00522010.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 32 |
| | 139 | 07303789 | West Family Trust | 8-Feb-08 | 02:38 PM | Largo | Ocean Isle Estates | 23 | 2 | 00538530.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 32 |
| | 140 | 07305178 | Jema Investments Inc. | 18-Mar-08 | 11:15 AM | Largo | Port Largo | 32 | 3 | 00451630.000100 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 32 |
| | 141 | 07305170 | Jema Investments Inc. | 18-Mar-08 | 11:23 AM | Largo | Port Largo | 34 | 3 | 00451630.000100 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 32 |
| | 142 | 07303491 | Barber, Joseph | 9-Apr-08 | 10:37 AM | Largo | Buccaneer Point | 33 | 3 | 00486131.007800 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 32 |
| | 143 | 07300500 | Gomez, Justo | 11-Apr-08 | 12:05 PM | Largo | Key Largo Beach | 23 | 4 | 00502280.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 32 |
| | 144 | 07300382 | Ramsdorf, Nancy | 27-May-08 | 2:50 PM | Largo | Key Largo Beach | 21 | 4 | 00502280.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 32 |
| | 145 | 07303588 | Adins, John | 12-Jun-08 | 11:12 AM | Largo | Lime Grove Estates Sec 1 | 1 | 2 | 00485250.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 31 |
| | 146 | 08302027 | Styes, Charles | 14-Aug-08 | 02:48 PM | Largo | Key Largo Ocean Shores Add. | 17 | 1 | 00479950.000100 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 31 |
| | 147 | | | | | Largo | Key Largo Ocean Shores Add. | 9 | 7 | 00489830.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 31 |

PROPOSED
JUNE 23, 2010

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKINGS,
AS PROPOSED BY THE PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
UPPER KEYS - YEAR 18, QUARTER 3 (JANUARY 13, 2010 TO APRIL 12, 2010)**

| Rank | Tier | Permit # | Name | Date and Time of Application | Time | Key | Subdivision | Lot | Block | RE# | Tier | Tier Pts | Ltr Agg Pts | Land Ded | Food Zone V | BAT/ AWT | First Add. Years | Each Add. Years | Total | |
|------|------|----------|-------------------------|------------------------------|----------|-------|------------------------------------|---------------|-------|------------------|------|----------|-------------|----------|-------------|----------|------------------|-----------------|-------|----|
| 148 | | 07301322 | Garcia, Rafael | 29-Aug-08 | 08:58 AM | Largo | Port Largo | 153 | | 004529840.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 1 | N/A | 31 | |
| 149 | | 06301183 | Chen, Pei | 9-Oct-08 | 11:25 AM | Largo | Twin Lakes 1st Add. | 14 | | 005510000.001400 | 3 | 30 | 0 | 0 | 0 | 0 | 1 | N/A | 31 | |
| 150 | | 08303891 | Ignatovich, Amelia | 13-Jan-08 | 11:00 AM | Largo | Port Largo 3rd Add. | 262 | | 00463473.000500 | 3 | 30 | 0 | 0 | 0 | 0 | 1 | N/A | 31 | |
| 151 | | 08302540 | High Street Investments | 13-Jan-08 | 11:05 AM | Largo | Buccaneer Point | 6 | | 00486131.012400 | 3 | 30 | 0 | 0 | 0 | 0 | 1 | N/A | 31 | |
| 152 | | 07303058 | DD Largo, LLC | 11-Feb-08 | 12:48 PM | Largo | Paradise Point Cove | 23 S of Canal | 5 | 00514230.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 1 | N/A | 31 | |
| 153 | | 07303656 | Zupan, Mitchell | 19-Feb-08 | 02:32 PM | Largo | Paradise Point Cove | 12 | | 00451430.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 1 | N/A | 31 | |
| 154 | | 02303048 | Dominguez, Mariana | 13-Jan-03 | 12:55 PM | Largo | Ocean Park Village | 27 | | 00446050.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 4 | 0 | 6 | 30 |
| 155 | | 05303451 | Marsh, Kerry & Michelle | 2-Sep-05 | 10:55 AM | Largo | Blue Harbor Club Inc. Condo | 20 | | 00489136.018721 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 30 | |
| 156 | | 05303516 | Security First Storage | 9-Jan-06 | 02:25 PM | Largo | Buccaneer Point | 12 | | 00486131.005600 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 30 | |
| 157 | | 05308119 | Delucio, Michele | 13-Jan-06 | 11:35 AM | Largo | Sunrise Point Add. Amd. | 16 | | 00484290.000300 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 30 | |
| 158 | | 05304895 | Olivo, Rafael | 2-Mar-06 | 02:30 PM | Largo | Cross Key Waterways Est. Sec 2 | 1 | | 00484872.003800 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 30 | |
| 159 | | 07303056 | GT Largo Entl. | 2-Jul-09 | 02:22 PM | Largo | Paradise Point Cove | 22 | | 00514220.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 4 | 0 | 30 | |
| 160 | | 08302890 | Wallace, Onis | 12-Nov-09 | 10:53 AM | Largo | Buccaneer Point | 20 | | 00486131.013800 | 3 | 30 | 0 | 0 | 0 | 0 | 3 | N/A | 30 | |
| 161 | | 06300968 | Lain, Sara | 25-Jul-06 | 2:28 PM | Largo | Key Largo Beach | 11 | | 00501620.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 3 | N/A | 29 | |
| 162 | | 06301678 | Los Soles Properties | 4-Aug-08 | 1:50 PM | Largo | Amd. Sunrise Point Add. | 15 | | 00484290.000200 | 3 | 30 | 0 | 0 | 0 | 0 | 3 | 0 | 29 | |
| 163 | | 05306901 | Young, Dennis | 11-Aug-08 | 8:52 AM | Largo | Ocean Park Village | 1 | | 00446390.000000 | 3 | 30 | 0 | 0 | 0 | 0 | 3 | 0 | 29 | |
| 164 | | 04305684 | GCC, LLC | 13-Oct-05 | 12:35 PM | Largo | Baywood | 7 | | 00446390.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 3 | 0 | 28 | |
| 165 | | 05302329 | Maria, Hector & Vivian | 9-Jan-06 | 11:10 AM | Largo | Baywood | 9 | | 00439870.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 4 | 0 | 28 | |
| 166 | | 05305015 | Lenz, Terry | 8-Mar-06 | 11:35 AM | Largo | Twin Lakes | 4 & 5 | | 00550560.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 4 | 0 | 28 | |
| 167 | | 04303770 | Ganaway, Charles | 7-Sep-04 | 11:30 AM | Largo | Bowens Addition to Riviera Village | 22 | | 00512200.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 4 | 0 | 28 | |
| 168 | | 04304081 | Castellanos, Lydla | 5-Nov-04 | 09:40 AM | Largo | Twin Lakes | 11 | | 00550090.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 4 | 0 | 26 | |
| 169 | | 04304080 | Castellanos, Lydla | 5-Nov-04 | 08:45 AM | Largo | Twin Lakes | 10 | | 00550070.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 4 | 0 | 26 | |
| 170 | | 04305099 | Gonzales, Jose | 3-Jan-05 | 08:30 AM | Largo | Key Largo Beach | 24 | | 00592030.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 4 | 0 | 26 | |
| 171 | | 04305501 | Hammond, Louis G. | 21-Jan-05 | 12:55 PM | Largo | Ocean Park Village | 9 | | 00446790.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 4 | 0 | 26 | |
| 172 | | 04305516 | Rodriguez, Miriam | 29-Mar-05 | 04:00 PM | Largo | Riviera Village | 28 | | 00511460.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 4 | 0 | 26 | |
| 173 | | 04305517 | Rodriguez, Miriam | 29-Mar-05 | 04:01 PM | Largo | Riviera Village | 27 | | 00511450.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 4 | 0 | 26 | |
| 174 | | 04305101 | Gonzalez, Jose | 8-Apr-05 | 10:40 AM | Largo | Key Largo Beach | 3 | | 005901820.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 4 | 0 | 26 | |
| 175 | | 07305168 | Crawaddy Inc. | 8-May-08 | 12:11 PM | Largo | Bahia Mar Estates | 7 | | 00544810.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 4 | 0 | 26 | |
| 176 | | 07304070 | Jeme Investments Inc. | 17-Jun-08 | 12:01 PM | Largo | Key Largo Park Amd. | 14 | | 00526320.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 4 | 0 | 25 | |
| 177 | | 07301529 | Bauer, Sally | 14-Jul-08 | 1:53 PM | Largo | Holiday Homesites | 1 | | 00530340.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 4 | 1 | 25 | |
| 178 | | 05300825 | Rodriguez, Miriam | 13-Apr-05 | 01:00 PM | Largo | Riviera Village | 29 | | 00511470.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 4 | 0 | 25 | |
| 179 | | 04305636 | Sunshine Framing Inc. | 26-Apr-05 | 03:00 AM | Largo | Harris Ocean Park 1st Add. | 2 | | 00450810.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 4 | 0 | 24 | |
| 180 | | 05300246 | Diaz/Rodriguez | 26-Apr-05 | 03:00 PM | Largo | Rock Harbor Estates | 2 | | 00519700.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 4 | 0 | 24 | |
| 181 | | 05300206 | Triple J. Investment | 5-Jul-05 | 10:50 AM | Largo | Ocean Park Village | 23 | | 00446010.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 4 | 0 | 24 | |
| 182 | | 05302669 | Riehl, Richard | 13-Jul-05 | 03:30 PM | Largo | Sunrise Point Reviled | 3 | | 00484410.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 4 | 0 | 24 | |
| 183 | | 05303730 | Larena, Olga | 27-Sep-05 | 11:28 AM | Largo | Twin Lakes | 4 | | 00549360.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 4 | 0 | 24 | |
| 184 | | 05302120 | Worth, George | 13-Oct-05 | 12:30 PM | Largo | Harris Ocean Park Estates | 9 | | 00447690.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 4 | 0 | 24 | |
| 185 | | 05302098 | Worth, George | 13-Oct-05 | 12:32 PM | Largo | Harris Ocean Park Estates | 10 | | 00447700.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 4 | 0 | 24 | |
| 186 | | 05302063 | Rodriguez, Miriam | 11-Jan-06 | 08:50 AM | Largo | Key Largo Beach | 26 | | 00502050.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 4 | 0 | 24 | |
| 187 | | 05306558 | M&M Enterprises | 12-Jan-06 | 09:25 AM | Largo | Twin Lakes | 19 | | 00505080.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 4 | 0 | 24 | |
| 188 | | 05306222 | Riehl, William | 12-Jan-06 | 01:05 PM | Largo | Twin Lakes | 5 | | 00484430.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 4 | 0 | 24 | |
| 189 | | 05306425 | Hodges, Michael | 13-Jan-06 | 11:12 AM | Largo | Sunrise Point Rev. | 1 | | 00484430.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 4 | 0 | 24 | |
| 190 | | 05304652 | Lewis, Ed | 21-Feb-06 | 10:25 AM | Largo | Seaside Resud | 20 | | 00492200.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 4 | 0 | 24 | |
| 191 | | 06306759 | Ed Lewis LLC | 5-Jan-10 | 11:27 AM | Largo | Harris Ocean Park Est. 1st Add. | 6 | | 00450070.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 4 | 0 | 24 | |
| 192 | | 05300239 | Fernandez, Armando | 13-Jul-07 | 11:00 AM | Largo | Twin Lakes | 10 | | 00546380.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 2 | 0 | 22 | |
| 193 | | 01303683 | Jess Jenn Corp. | 5-Jan-10 | 11:27 AM | Largo | Ocean Park Village | 6 | | 00546380.000000 | 3-A | 20 | 0 | 0 | 0 | 0 | 2 | 0 | 22 | |
| 194 | | 01303684 | Jess Jenn Corp. | 19-Mar-04 | 12:20 PM | Largo | Gulfstream Shores | 14 | | 00565770.000000 | 1 | 10 | 0 | 0 | 0 | 0 | 4 | 0 | 20 | |
| 195 | | 04303580 | Parkinson, Dean | 7-Sep-04 | 11:20 AM | Largo | Harris Ocean Park Shores | 4 | | 00565360.000000 | 1 | 10 | 0 | 0 | 0 | 0 | 4 | 0 | 16 | |
| 196 | | 04303589 | Parkinson, Dean | 7-Oct-04 | 12:05 PM | Largo | Harris Ocean Park Estates | 40 | | 00445710.000000 | 1 | 10 | 0 | 0 | 0 | 0 | 4 | 0 | 16 | |
| 197 | | 01303685 | Jess Jenn Corp. | 14-Oct-04 | 08:30 AM | Largo | Gulfstream Shores | 3 | | 00565350.000000 | 1 | 10 | 0 | 0 | 0 | 0 | 4 | 0 | 16 | |

PROPOSED
JUNE 23, 2010

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKINGS,
AS PROPOSED BY THE PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
UPPER KEYS - YEAR 18, QUARTER 3 (JANUARY 13, 2010 TO APRIL 12, 2010)**

| Tier Rank | Permit # | Name | Date and Time of Application | | Key | Subdivision | Lot | Block | RE# | Tier | Tier Pts | Lot Agg Pts. | | Land Ded | Flood Zone | V | BAT/ AWT | First Four Years | Each Add. Years | Total |
|-----------|-----------|-----------------------------|------------------------------|----------------|-------|------------------------------------|---------|-------|-----------------|----------------|----------|--------------|--------|----------|------------|---|----------|------------------|-----------------|-------|
| | | | Tier 2 or 3 | ONLY ea. 4 Pts | | | | | | | | Pt 4 per lot | Zone 4 | | | | | | | |
| 198 | 043004686 | Schwehnier, Robert | 3-Jan-05 | 12:48 PM | Largo | Dove Creek Estates | 3 | 2 | 00480580.000000 | 1 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 2 | 16 |
| 199 | 053002633 | Pyripis, George | 4-Mar-05 | 11:00 AM | Largo | Harris Ocean Park Estates | 24 | 3 | 00447840.000000 | 1 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 2 | 16 |
| 200 | 053002611 | Pyripis, George | 4-Mar-05 | 12:00 PM | Largo | Harris Ocean Park Estates | 25 | 3 | 00447850.000000 | 1 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 2 | 16 |
| 201 | 05300846 | Rodriguez, Elisebto | 30-Mar-05 | 10:45 AM | Largo | Harris Ocean Park Estates 1st Add. | 8 | 9 | 00450150.000000 | 1 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 2 | 16 |
| 202 | 05305610 | Nannini, Steven | 13-Feb-06 | 11:25 AM | Largo | Gulfstream Shores | 7 | 5 | 00565390.000000 | 1 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 14 |
| 203 | 04300844 | McGraw, Dave | 13-Apr-04 | 3:25PM | Largo | Key Largo Beach Add. | 12 | 15 | 00503800.000200 | no designation | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 2 | 2 |
| 204 | 04300845 | McGraw, Dave | 13-Apr-04 | 3:30PM | Largo | Key Largo Beach Add. | 10 | 15 | 00503800.000100 | no designation | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 2 | 2 |
| 205 | 083032317 | Native Rental Properties LI | 2-Feb-10 | 2:57 PM | Largo | Ocean Park Village | 5 | 2 | 00445680.000000 | no designation | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 2 |
| 206 | 08302869 | Calvezas, Magdalena | 14-Feb-10 | 09:39 AM | Largo | Riviera Village Rev. & Amd. | 28 & 30 | 2 | 00510450.000000 | no designation | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | N/A | 0 |

* Indicates a ranking sufficient to receive an allocation award.
 @ Indicates a ranking subject to Growth Management Division Director approval.
 † H allocation held in abeyance, property has no Tier Designation. Once Tier Designation finalized will be brought back to Planning Commission for a recommendation of a sufficient or insufficient ranking for allocation award.
 ‡ This symbol indicates a property that does not have a Tier Designation.
 § Applicants who have a ROGCO application date of Oct. 24, 2007, or earlier are grandfathered for perseverance points pursuant to existing provision of Ordinance 008-2007.

File #: **2010-012**

Owner's Name: Kula, Leon D., Trustee of Leon D.
Kula Living Trust

Applicant: Mull, Patricia – Kula Property

Agent: Andrew M. Tobin

Type of Application: Admin Appeal to PC

Key: Tavernier

RE: 00490130-000100

Additional Information added to File 2010-012

County of Monroe
Growth Management Division

Office of the Director
2798 Overseas Highway
Suite #400
Marathon, FL 33050
Voice: (305) 289-2517
FAX: (305) 289-2854



Board of County Commissioners
Mayor George Neugent, Dist. 2
Mayor Pro Tem Sylvia J. Murphy, Dist. 5
Kim Wigington, Dist. 1
Heather Carruthers, Dist. 3
Mario Di Gennaro, Dist. 4

We strive to be caring, professional and fair

Date: 1/28/2010

Dear Applicant:

This is to acknowledge submittal of your application for Admin Appeal to the MC Planning Commission
Type of application

KULA Property
Project / Name to the Monroe County Planning Department.

Thank you.

Shil Creech

Planning Staff

End of Additional File 2010-012

ANDREW M. TOBIN, PA
Attorney at Law
Post Office Box 620
Tavernier, Florida 33070
Telephone 305-852-3388

TobinLaw@Terranova.net

Land Use & Zoning Law
Environmental Law
Administrative Law
Appellate Practice
Real Estate Closings

January 21, 2010



Roman Gastesi, Monroe County Administrator
Gato Building
1100 Simonton Street
Key West, Florida 33040

Re: Administrative Appeal of Planning Director's Letter of Understanding
Kula Property – Real Estate # 00490130.000100

Dear Mr. Gastesi;

Please find enclosed our application for an administrative appeal for the above referenced property, and check # 5035 in the amount of \$1,760.00. As required, I am providing a separate copy to Mr. Schwab.

Please schedule this matter before the Planning Commission at your earliest opportunity.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Andrew M. Tobin".

Andrew M. Tobin, Esq.

cc: Townsley Schwab, Planning Director

Received by Monroe County on January 21, 2009

By: _____



APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Administrative Appeal to the Monroe County Planning Commission

Monroe County Code § 102-185

Appeals of administrative actions must be filed with the County Administrator and with the Planning & Environmental Resources Department within thirty (30) days of the date of the decision

Administrative Appeal Application Fee: \$1,500.00

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: 1 / 20 / 10
Month Day Year

Decision being appealed: Letter of Understanding for Kula Property

Date of decision being appealed: 12 / 22 / 09
Month Day Year

Appellant:

Patricia Mull
Name

91760 Overseas Highway, Tavernier
Mailing Address (Street, City, State, Zip Code)

305-852-8025
Daytime Phone

Email Address

Agent (if applicable):

Andrew M Tobin
Name

P.O. Box 620, Tavernier, FL 33070
Mailing Address (Street, City, State, Zip Code)

305-852-3388
Daytime Phone

tobinlaw@terranova.net
Email Address

Property Owner:

Kula, Leon D., Trustee of Leon D. Kula Living Trust 5-6-99
Name

150 Ellis Drive, Tavernier, FL 33070
Mailing Address (Street, City, State, Zip Code)

Daytime Phone

APPLICATION

Legal Description of Property:

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

| | | | | |
|--------------------------------------|--|-----|-------------------------|-----|
| Block | | Lot | Subdivision | Key |
| 00490130-000100 | | | 1605182 | |
| Real Estate (RE) Number | | | Alternate Key Number | |
| 150 Ellis Drive, Tavernier, FL 33070 | | | 92.5 Bayside | |
| Street Address | | | Approximate Mile Marker | |

Land Use District Designation(s): SC

Present Land Use of the Property: single family/residential

Are there any pending codes violations on the property? Yes: X No:

If yes, please provide case number: CE08040073

A COPY OF THE BASIS FOR THE APPEAL IN THE NATURE OF AN INITIAL BRIEF AND ANY EVIDENCE INCLUDING TESTIMONY, AFFIDAVITS AND THE CURRICULUM VITAE OF ANY EXPERT WITNESS THAT WILL BE CALLED MUST BE ATTACHED TO THIS APPLICATION. The brief must at a minimum state all grounds for the appeal, including but not limited to, the law being appealed and any facts necessary for interpretation of those laws. (Attach additional sheets of paper)

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

- Complete administrative appeal 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;
- A copy of the document(s), which comprise the administrative decision being appealed;
- Any evidence and record which forms the basis for the appeal must be submitted with this application;
- Names and addresses of all expert witnesses that you propose to call at the hearing;
- Photograph(s) of site from adjacent roadway(s);

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)
- Boundary Survey – ten (10) sets (please contact Monroe County Environmental Resources prior to application submittal to determine if this documentation is necessary)

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

APPLICATION

If new evidence, or the basis for appeal, is submitted at the Planning Commission hearing, Staff shall request that the hearing be continued to the next Planning Commission meeting nearest to the property (approximately six weeks) so that Staff has the opportunity to prepare a response to the new evidence.

If the applicant does not submit the basis for the appeal with the application, Staff will recommend denial of the appeal.

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.

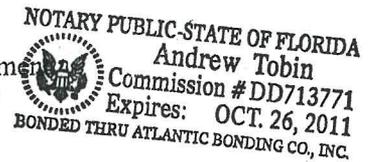
Signature of Applicant: [Handwritten Signature] Date: 1/20/2010

Sworn before me this 20TH day of January 2010

[Handwritten Signature]
Notary Public
My Commission Expires

Please send the complete application package to:

Planning Commissioner Coordinator
Monroe County Planning & Environmental Resources Department
2798 Overseas Highway, Suite 400, Marathon, FL 33050



-AND-

Monroe County Administrator
The Gato Building
1100 Simonton Street, Key West, FL 33040

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, NOTICE IS GIVEN THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE PLANNING COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING OR MEETING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE THAT PERSON 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. SUCH RECORD TO BE AT THE COST OF THE APPELLANT. ALSO, MONROE COUNTY RESOLUTION #131-1992 REQUIRES THAT "IF A PERSON DECIDES TO APPEAL ANY DECISION OF THE PLANNING COMMISSION, HE SHALL PROVIDE A TRANSCRIPT OF THE HEARING BEFORE THE PLANNING COMMISSION, PREPARED BY A COURT REPORTER AT THE APPLICANT'S EXPENSE, WHICH TRANSCRIPT SHALL BE FILED AS PART OF THE RECORD ON APPEAL WITHIN THE TIME PROVIDED IN SECTION 9.5-521(f), MONROE COUNTY CODE.

Please Note: A transcript made from recordings or other secondary means does not provide a sufficiently accurate record of all the speakers. Therefore, such "secondary" transcripts may not be accepted as a valid verbatim transcript.

1/20/10
(Date)

I hereby authorize Andrew M. Tobin be listed as authorized agent
(Name of Agent)

for Patricia Mull for the purpose of conducting all business necessary to
(Name of Owner(s) / Applicant)

process and obtain approval in regard to _____ for _____
(Project Name) (Application Type)

for Real Estate No(s): 00490130-000100 from
the Monroe County Planning and Environmental Resources Department.

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

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

[Handwritten Signature]
Owner(s) / Applicant Signature

PATRICIA MULL
Printed Name of Owner(s) / Applicant

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 20th day of January, 2010.

Patricia Mull is personally known produced identification

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

[Handwritten Signature]
Notary

NOTARY PUBLIC-STATE OF FLORIDA
Andrew Tobin
Commission # DD713771
Expires: OCT. 26, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

Mull/Kula Administrative Appeal

Basis of Appeal

Appellant asserts as follows:

A. There is insufficient evidence to support the Planning Director's decision that the subject workshop was "lawfully established" (permitted), for low or medium intensity commercial office or retail purposes. This will be established by testimony from Mrs. Patricia Mull and others. It is also evident because the Monroe County Building and Zoning Department did not require compliance with the commercial office or retail commercial standards such as bulk regulation, floodproofing of below BFE structures, handicap parking requirements, etc.

B. If the Planning Commission determines there is competent substantial evidence to support a finding that the commercial retail or office use was lawfully established, then and in that event, the Planning Commission should find that Mr. Kula abandoned and discontinued the purported "lawful use" by virtue of the conversion of the purported commercial use by construction of a habitable dwelling unit. (Mr. Kula constructed the following: partitioned walls for a living room, bathroom, bedroom, ceramic tiles, new windows and doors, new electrical service, etc.)

In Conclusion, Mr. Kula should be required to demolish the un-permitted habitable dwelling unit and return the structure to its former use as an accessory workshop to a single family residence.

Expert Witness

Paul Turick, 212 Jasmine Street, Tavernier, Florida 33070, will testify as a former assistant building official for Monroe County.

County of Monroe Growth Management Division

Planning & Environmental Resources Department

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



Board of County Commissioners

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

We strive to be caring, professional and fair

December 22, 2009

Don Horton
No Stress Property Management
144 Apache Street
Tavernier, FL 33070

**SUBJECT: LETTER OF UNDERSTANDING FOR THE 'KULA' PROPERTY LOCATED AT
150 ELLIS DRIVE, TAVERNIER, MILE MARKER 92.5 (BAYSIDE) AND
HAVING REAL ESTATE NUMBER 00490130.000100**

Mr. Horton,

Pursuant to §110-3 of the Monroe County Code (MCC), this document shall constitute a Letter of Understanding (LOU). On November 24, 2009, a Pre-Application Conference regarding the above-referenced property was held at the office of the Monroe County Planning & Environmental Resources Department on Key Largo.

Attendees of the meeting included Don Horton, No Stress Property Management, Inc., and John Jabro (hereafter referred to as "the Applicant") and Joseph Haberman, Principal Planner; Steven Biel, Senior Planner; and Barbara Bauman, Senior Planning Technician (hereafter referred to as "Staff").

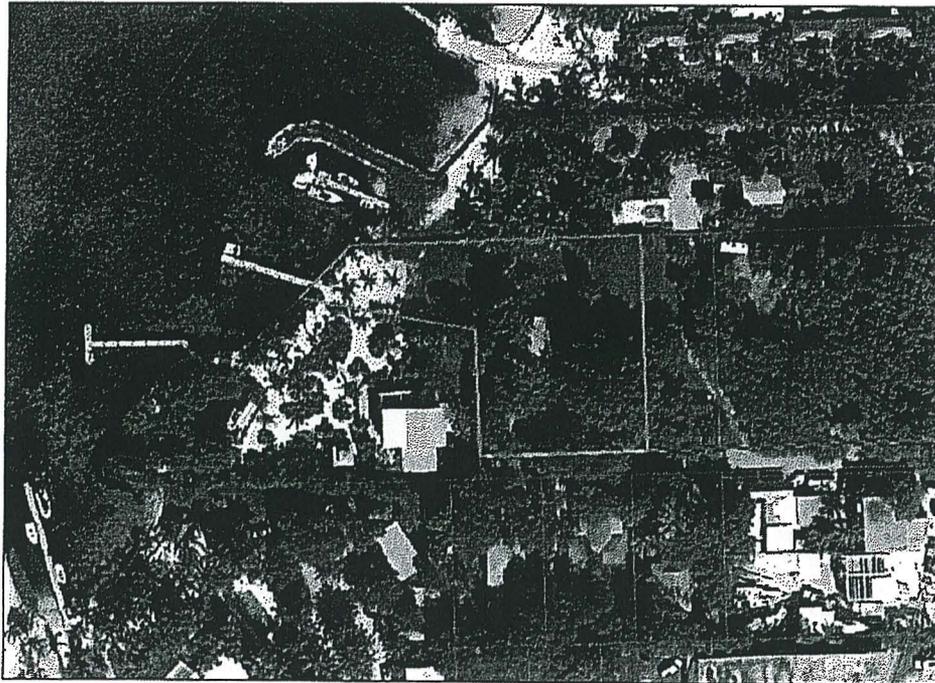
Materials presented for review included:

- (a) Pre-Application Conference Request Form;
- (b) Monroe County Property Record Card; and
- (c) Supporting Documentation (tax records and newspaper articles)

I. APPLICANT PROPOSAL

1. The Applicant is requesting that the Planning & Environmental Resources Department recognize that the existing commercial retail use was lawfully-established on the subject property. The Applicant is also requesting that the Department allow the use of the commercial retail building to be expanded from only a workshop with no visiting customers to a workshop and studio where customers can visit and purchase artwork and other products produced on the site. The Applicant

contends that the property owner has been operating a metal sculpturing business out of a workshop on the site since as early as 1983.



Subject Property (outlined in blue) (2009)

II. SUBJECT PROPERTY DESCRIPTION

1. The subject property is located at 150 Ellis Drive in Tavernier Key Largo, at approximate mile marker 92.5 of US 1. The site consists of approximately 32,810 ft² (0.753 acres).
2. The subject property is currently identified as real estate (RE) number 00490130.000100 and is legally described as part of tract 1, Plat of Survey of Ellis Property (PB2-99), Key Largo, Monroe County, Florida.
3. According to the Monroe County Property Appraiser's records, the parcel is currently owned by Leon D. Kula, Trustee (Leon D. Kula Living Trust).
4. According to the Monroe County Property Appraiser's records, the parcel currently has a property classification (PC) code of 01-Single-Family.

III. RELEVANT PRIOR COUNTY ACTIONS

1. The site is currently developed with a single-family residence and a detached building, currently used by the property owner as a workshop. According to the Monroe County Property Appraiser's records, the 1,940 ft² single-family residence was constructed in 1948 and the 864 ft² building in which the workshop is located was constructed in 1948. The Appraiser's records also imply that the workshop building's floor area was remodeled or expanded in 1993. Staff could

not locate building permits approving either the single-family residence or the building in which the workshop is located. However, this is common for structures built prior to 1950.

IV. REVIEW OF REDEVELOPMENT PROPOSAL

The following land development regulations directly affect the proposal. However, there are other land development regulations not referred to nor described in this letter which may govern future development as well:

1. The property has a Land Use District designation of Suburban Commercial (SC) and a Future Land Use Map (FLUM) designation of Mixed Use/Commercial (MC).
2. Concerning the existing single-family residence on the property, pursuant to MCC §138-22(1), the Rate of Growth Ordinance (ROGO) shall not apply to the redevelopment, rehabilitation or replacement of any lawfully-established residential dwelling unit which does not increase the number of residential dwelling units above that which existed on the site prior to the redevelopment, rehabilitation or replacement. Therefore, owners of land containing residential dwelling units shall be entitled to one (1) unit for each such unit lawfully-established. Administrative Interpretation 03-108 provides the criteria to be used by Staff to determine whether or not a residential unit was lawfully-established.

There is no building permit on file for the construction of the single-family residence. However, several building permits for improvements to the single-family residence were found. In addition, the Monroe County Property Appraiser's records indicate that a residential unit has been on the tax roll from 1982 to 2009, with the year built of the building indicated as 1948, and aerial photographs support the existence of the structure back to 1986.

Based on a review of the records, Staff has determined that the existing single-family residence was lawfully-established.

3. Concerning the existing building in which the workshop is located, pursuant to MCC §138-50, the Non-Residential Rate of Growth Ordinance (NROGO) shall not apply to the redevelopment, rehabilitation or replacement of any lawfully-established, non-residential floor area which does not increase the amount of non-residential floor area greater than that which existed on the site prior to the redevelopment, rehabilitation or replacement. Therefore, owners of land containing non-residential floor area shall be entitled to one square foot for each such square foot lawfully-established. Non-residential floor area is the sum of the gross floor area for a non-residential building or structure as defined in MCC §101-1, any areas used for the provision of food and beverage services and seating whether covered or uncovered, and all covered, unenclosed areas. Administrative Interpretation 03-108 provides the criteria to be used by Staff to determine whether or not non-residential floor area was lawfully-established.

There is no building permit on file for the construction of the building. In addition, there is no notation of a commercial workshop or any non-residential use on the parcel in the Monroe County Property Appraiser's records. Therefore, there is no definitive information as to whether or not the structure was initially built to serve as an accessory structure to the single-family residence or to serve an independent building for commercial use.

There is a reference to the workshop in the application submitted for Building Permit #973-3871, which was issued in 1997 for the demolition of a shed and concrete pad and the construction of a new concrete pad in front of a workshop. In addition, aerial photography dating back to 1986 shows the structure in which the workshop is located; the Applicant submitted tax records for the business with 150 Ellis Drive as its address; and the Applicant provided several newspaper articles that imply the workshop was in existence on the site for several years.

Based on a review of the records, Staff has determined that the existing building in which the workshop is located was lawfully-established and its present non-residential use was lawfully-established.

4. Pursuant to MCC §130-93, dwelling units not deed-restricted as employee housing or commercial apartments are not permitted in the SC district. However, since the existing single-family residence was lawfully-established it may continue in accordance with MCC §130-163. Notwithstanding the provisions of MCC §130-157 and §130-158, the owners of land upon which a lawfully established dwelling unit exists shall be entitled to one dwelling unit for each such unit in existence. Such legally-established dwelling unit shall not be considered as a nonconforming use.
5. A workshop and studio for the sale or artwork and other products is a commercial retail use. Depending on trip generation, commercial retail uses are classified as low, medium or high-intensity. This type of business would be either low or medium intensity.

Pursuant to MCC §130-93, in the SC District, low and medium-intensity commercial retail uses of less than 2,500 ft² of floor area may be permitted as-of-right with a building permit.

6. As a note, the Applicant implied that the artwork and other materials made of metal would be produced on the site. Staff has determined that as long as the business does not carry out any of the activities expressly contained within the definition of industrial use, the production of the items shall be a component of the commercial retail use. As defined in MCC §101-1, an industrial use means a use devoted to the manufacture, warehousing, assembly, packaging, processing, fabrication, storage, or storage of goods and materials whether new or used or the substantial refinishing, repair and/or rebuilding of vehicles or boats. Pursuant to §130-93(b)(7), light industrial uses are permitted in the SC district; however a minor conditional use permit shall be required.
7. The allowance of customers into the workshop/studio would trigger the site to be brought into compliance with the off-street parking regulations. Pursuant to MCC §114-67, the following off-street parking would be required:

| Specific Use | Multiplier | Proposed | Required Spaces |
|-----------------------------|--|---------------------|-----------------|
| Single-family dwelling unit | 2 spaces / dwelling unit | 1 dwelling unit | 2 spaces |
| Commercial Retail | 3 spaces / 1,000 ft ² of floor area | 864 ft ² | 3 spaces |
| total | | | 5 spaces |

V. OTHER ISSUES CONCERNING THE PROPOSAL

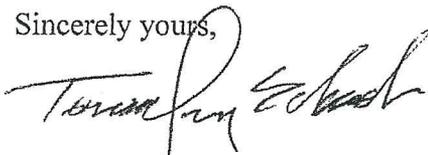
1. The following shall be required in order for Staff to approve the change of intensity of the existing workshop from one-employee only (the self-employed property owner) into the proposed workshop/studio with customers and possibly additional employees:
 - a) The Applicant shall apply for a building permit in order to have the increased intensity to the site approved. An increase in intensity will result from the traffic of customers and patrons visiting the business.
 - b) The Applicant shall bring the site into compliance with the off-street parking regulations. A site plan showing parking shall be submitted as part of the aforementioned building permit application.
 - c) The Applicant shall bring the building and site into compliance with all necessary Americans with Disabilities Act (ADA) regulations. A site plan showing handicap parking and access to the building shall be submitted as part of the aforementioned building permit application.
 - d) The Applicant shall agree that no use that falls within the definition of industrial use shall occur on the site unless a minor conditional use permit is applied for and received.
 - e) The Applicant shall coordinate with the Monroe County Floodplain Coordinator and if determined necessary shall flood-proof the workshop/studio building.
 - f) The Applicant shall coordinate with the Monroe County Office of the Fire Marshal.
 - g) The Applicant shall contact the Monroe County Property Appraiser and determine if the property classification (PC) code should be modified from 01-Single-Family to a classification that properly assesses the single-family and commercial use on the site.

Pursuant to MCC §110-3, you are entitled to rely upon the representations set forth in this letter as accurate under the regulations currently in effect. This letter does not provide any vesting to the existing regulations. If the Monroe County Code or Year 2010 Comprehensive Plan are amended, the project will be required to be consistent with all goals, objectives and standards at the time of development approval. The Planning & Environmental Resources Department acknowledges that all items required as a part of the application for development approval may not have been addressed at the meeting.

You may appeal decisions made in this letter. If you choose to do so, please contact the Planning Commission Coordinator at (305)289-2500 for the necessary forms and information. The appeal must be filed with the County Administrator, 1100 Simonton Street, Gato Building, Key West, FL 33040, within thirty (30) calendar days from the date of this letter. In addition, please submit a copy of your application to Planning Commission Coordinator, Monroe County Planning & Environmental Resources Department, 2798 Overseas Highway, Suite 410, Marathon, FL 33050.

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

Sincerely yours,



Townsley Schwab, Senior Director Planning & Environmental Resources

MONROE COUNTY
OFFICIAL RECORDS

FILE #1138956
BK#1591 PG4592

RCD Aug 11 1999 08:50AM
DANNY L KOLHAGE, CLERK

THIS INSTRUMENT PREPARED BY:
Johns S. Bohatch, Esquire
GUTTENMACHER & BOHATCH, P.A.
2600 Douglas Road, Penthouse 8
Coral Gables, Florida 33134

DEED DOC STAMPS 0.70
08/11/1999 RP DEP CLK

Parcel ID Number:

Warranty Deed

This Indenture, made this 19 day of July, 1999 A.D. Between LEON D. KULA and NORMA A. KULA, husband and wife, of the County of Monroe, State of Florida, grantors, LEON D. KULA, TRUSTEE OF THE LEON D. KULA LIVING TRUST, dated May 6, 1999, whose address is 150 Elis Drive, Tavernier, Florida 33070, of the County of Monroe, State of Florida, grantee.

Witnesseth that the GRANTORS for and in consideration of the sum of TEN & NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs and assigns forever, the following described land, situated, lying and being in the County of Monroe, State of FLORIDA to wit:

See attached legal description - Exhibit A

Subject to restrictions, reservations and easements of record, if any, which are not reimposed hereby, and taxes for the current and subsequent years.

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

EXHIBIT A

All that piece or parcel of land situate in NW ¼ of the SE ¼ of Section 27, Township 62 S., Range 38 E., Key Largo, Monroe County, Florida, and being a part of Tract 1, of "PLAT OF SURVEY OF ELLIS PROPERTY", as recorded in Plat Book 2, at Page 99 of the Public Records of Monroe County, Florida, and being more particularly described by metes and bounds as follows:

Begin at the intersection of the South line of the South 100 ft. of the North 300 ft. of Tract 1 of said Plat of Survey of Ellis Property with the W'y Right-of-way line of state Road No. 5 (U.S. No. 1); thence run Southerly along said Right-of-way line of 117.73 ft. to a point of curvature of a curve, concave to the West and having a radius of 1860.08 ft.; thence continue along said curve and Right-of-way for 66.5 ft. more or less to the Northerly line of a 20 ft. (formerly 15 ft.) street. Thence Westerly along the Northerly boundary of said Street a distance of 395.76 feet to an iron pipe; thence Northerly, at right angles, a distance of 104.95 feet to an iron pipe; thence Westerly at an interior angle of 101 degrees, 49 minutes, 30 seconds measured to the right, a distance of 122.00 ft., thence by the same course, a distance of 3 ft., more or less, to the mean high water line of the Bay of Florida; thence Northeasterly along the mean high water line of the Bay of Florida, a distance of Northeasterly along the mean high water line of the Bay of Florida, a distance of 78.03 ft., more or less, to the Southwest corner of lands previously deeded to Cecil R. Sampson, et ux, as recorded in Official Recorded Book 390, Page 693, Public Records of Monroe County, Florida and adjacent to the lands herein described; thence Easterly along the Southerly boundary of said lands of Cecil R. Sampson, et ux, a distance of 3 feet, more or less, to a concrete monument; thence by the same course, a distance of 495.0 ft., more or less, to the Point of Beginning.

MONROE COUNTY
OFFICIAL RECORDS

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
 fax (305) 292-3501

Property Record View

Alternate Key: 1605182 Parcel ID: 00490130-000100

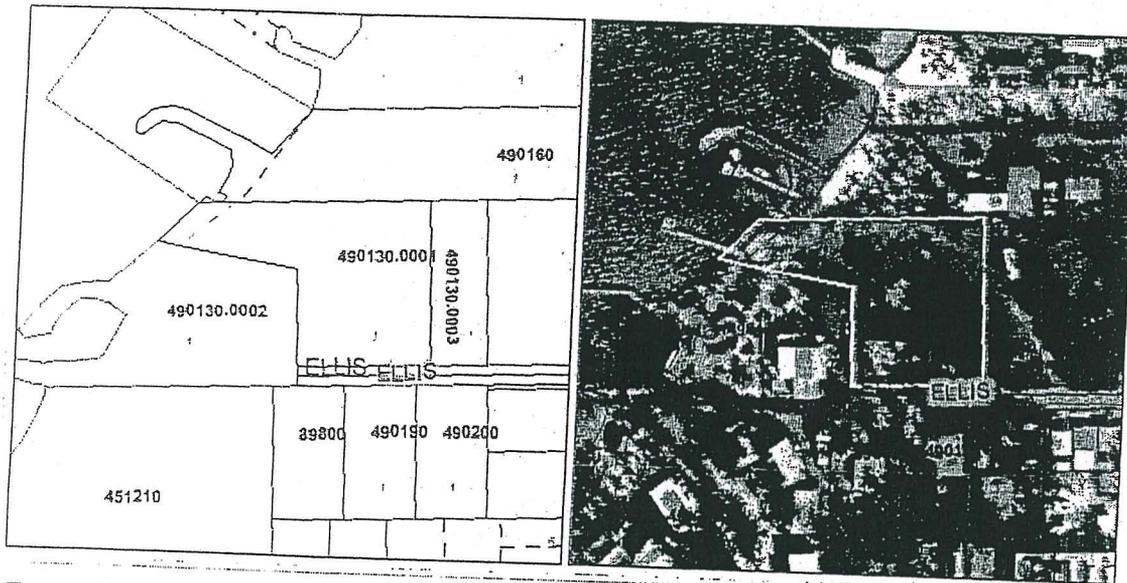
Ownership Details

Mailing Address:
 KULA LEON D TRUSTEE
 (LEON D KULA LIV TR 5-6-99) - % LEON D KULA (Q)
 150 ELLIS DRIVE
 TAVERNIER, FL 33070

Property Details

PC Code: 01 - SINGLE FAMILY
 Millage Group: 500P
 Affordable Housing: No
 Section-Township-Range: 27-62-38
 Property Location: 150 ELLIS DR KEY LARGO
 Subdivision: ELLIS PROPERTY PLAT OF SURVEY
 Legal Description: PLAT OF SURVEY OF ELLIS PROPERTY KEY LARGO PB2-99 PT TRACT 1 OR485-12 OR803-1827 OR1532-100/01CERT OR1591-592/94 (UNR M/T ON FILE-KULA LEON D)

Parcel Map



Exemptions

| Exemption | Amount |
|----------------------|-----------|
| 39 - 25000 HOMESTEAD | 25,000.00 |
| 44 - ADDL HOMESTEAD | 25,000.00 |

Land Details

| Land Use Code | Frontage | Depth | Land Area |
|-----------------------|----------|-------|--------------|
| 010W - RES WATERFRONT | 0 | 0 | 32,810.00 SF |

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1940
 Year Built: 1948

Building 1 Details

Building Type R1
 Effective Age 47
 Year Built 1948
 Functional Obs 0

Condition G
 Perimeter 190
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 47
 Grnd Floor Area 1,940

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

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

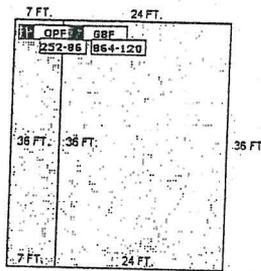
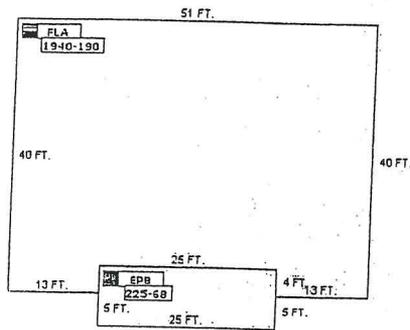
Roof Cover ASPHALT SHINGL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation CONCR FTR.
 Bedrooms 3

Extra Features:

2 Fix Bath 0
 3 Fix Bath 1
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

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



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % | Finished Basement % | Area |
|-----|------|-----------|-----------|------------|-------|-----|------------|---------------------|-------|
| 1 | FLA | 10:CUSTOM | 1 | 1993 | N | N | 0.00 | 0.00 | 1,940 |
| 2 | EPB | 10:CUSTOM | 1 | 1993 | N | N | 0.00 | 0.00 | 224 |
| 3 | OPF | 5:C.B.S. | 1 | 1993 | N | N | 0.00 | 0.00 | 252 |
| 4 | GBF | 5:C.B.S. | 1 | 1993 | N | N | 0.00 | 0.00 | 864 |

Misc Improvement Details

| Nbr | Type | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|----------------|---------|--------|-------|------------|-----------|-------|------|
| 2 | BR2:BOAT RAMP | 312 SF | 26 | 12 | 1980 | 1981 | 1 | 60 |
| 3 | SW2:SEAWALL | 225 SF | 75 | 3 | 1980 | 1981 | 3 | 60 |
| 4 | DK4:WOOD DOCKS | 618 SF | 103 | 6 | 1980 | 1981 | 3 | 40 |

Building Permits

| Bldg | Number | Date Issued | Date Completed | Amount | Description | Notes |
|------|----------|-------------|----------------|--------|-------------|---------------|
| | 9733871 | 12/18/1997 | 12/31/1999 | 1 | | DEMOLISH SHED |
| | 09300409 | 04/07/2009 | | 1 | | FENCE - WOOD |

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 |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2008 | 168,863 | 11,725 | 627,491 | 808,079 | 259,444 | 25,000 | 234,444 |
| 2007 | 203,526 | 9,277 | 629,820 | 842,623 | 251,887 | 25,000 | 226,887 |
| 2006 | 207,810 | 7,657 | 629,820 | 845,287 | 245,743 | 25,000 | 220,743 |
| 2005 | 252,341 | 7,792 | 447,872 | 708,005 | 238,585 | 25,000 | 213,585 |
| 2004 | 235,518 | 8,207 | 342,902 | 586,627 | 231,636 | 25,000 | 206,636 |
| 2003 | 166,248 | 8,460 | 342,902 | 517,610 | 227,317 | 25,000 | 202,317 |
| 2002 | 84,575 | 8,875 | 251,928 | 345,378 | 221,990 | 25,000 | 196,990 |
| 2001 | 94,064 | 9,195 | 125,964 | 229,223 | 218,495 | 25,000 | 193,495 |
| 2000 | 94,064 | 6,101 | 111,968 | 212,132 | 212,132 | 25,000 | 187,132 |
| 1999 | 94,064 | 6,995 | 111,968 | 213,027 | 213,027 | 25,000 | 188,027 |
| 1998 | 91,698 | 7,120 | 111,968 | 210,785 | 210,785 | 25,000 | 185,785 |
| 1997 | 91,698 | 7,317 | 111,968 | 210,983 | 210,983 | 25,000 | 185,983 |
| 1996 | 91,698 | 7,622 | 111,968 | 211,288 | 211,288 | 25,000 | 186,288 |
| 1995 | 91,698 | 7,851 | 111,968 | 211,517 | 211,517 | 25,000 | 186,517 |
| 1994 | 91,698 | 8,125 | 111,968 | 211,790 | 211,790 | 25,000 | 186,790 |
| 1993 | 54,862 | 7,262 | 111,968 | 174,092 | 174,092 | 25,000 | 149,092 |
| 1992 | 54,862 | 7,527 | 111,968 | 174,357 | 174,357 | 25,000 | 149,357 |
| 1991 | 54,862 | 7,700 | 111,968 | 174,530 | 174,530 | 25,000 | 149,530 |
| 1990 | 54,862 | 7,963 | 55,984 | 118,809 | 118,809 | 25,000 | 93,809 |
| 1989 | 54,862 | 8,162 | 55,984 | 119,008 | 119,008 | 25,000 | 94,008 |
| 1988 | 44,775 | 6,855 | 55,984 | 107,614 | 107,614 | 25,000 | 82,614 |
| 1987 | 44,352 | 7,017 | 55,984 | 107,353 | 107,353 | 25,000 | 82,353 |
| 1986 | 44,557 | 7,232 | 55,984 | 107,773 | 107,773 | 25,000 | 82,773 |
| 1985 | 43,127 | 7,373 | 55,984 | 106,484 | 106,484 | 25,000 | 81,484 |
| 1984 | 40,072 | 7,588 | 55,984 | 103,644 | 103,644 | 25,000 | 78,644 |
| 1983 | 40,072 | 7,749 | 22,951 | 70,772 | 70,772 | 25,000 | 45,772 |
| 1982 | 40,896 | 7,035 | 22,951 | 70,882 | 70,882 | 0 | 70,882 |

Parcel Sales History

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

| Sale Date | Official Records Book/Page | Price | Instrument | Qualification |
|-----------|----------------------------|--------|------------|---------------|
| 2/1/1971 | 803 / 1827 | 35,000 | 00 | Q |

This page has been visited 72,051 times.

Monroe County Property Appraiser
 Ervin A. Higgs, CFA
 P.O. Box 1176
 Key West, FL 33041-1176

MULL

- Legend**
- Selected Features
 - Real Estate Number
 - Parcel Lot Text
 - Dimension Text
 - Block Text
 - Point of Interest Text
 - Hooks/Leads
 - Lot Lines
 - Easements
 - Road Centerlines
 - Water Names
 - Parcels
 - Shoreline
 - Section Lines

PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for *ad valorem tax purposes* only and should not be relied on for any other purpose.

Date Created: January 20, 2010 4:29 PM



Coffin, William & Bonnie M
92510 Overseas Hwy
Tavernier, FL 33070

Mull, Patricia B.
200 Ellis Dr.
Tavernier, FL 33070

Vaughn, LLC
P.O. Box 464
Tavernier, FL 33070

Vaughn, Robert O. & Shirley A.
P.O. Box 64
Tavernier, FL 33070

Murphy, Sylvia
P.O. Box 111
Tavernier, FL 33070

Republic Security Bank, F.S.B., its successors and/or assigns, A.T.I.M.A. Joe Miklas, P.A. Attorney's Title Insurance Fund, Inc.

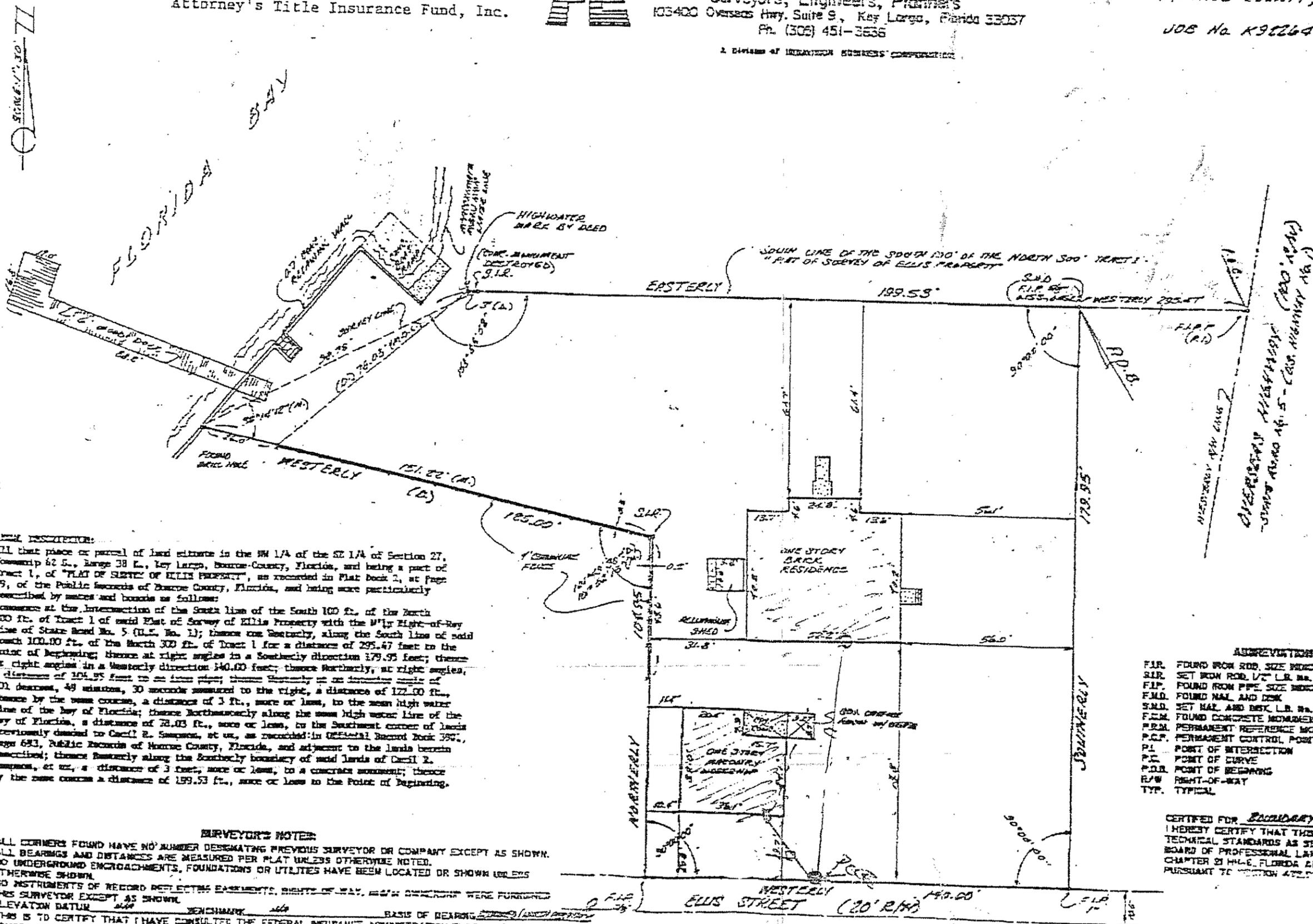


Frank & Elliott
 Surveyors, Engineers, Planners
 103400 Overseas Hwy, Suite 9, Key Largo, Florida 33037
 Ph. (305) 451-3536

A DIVISION OF HERBERTSON BUSINESS CORPORATION

SEC. 27, TWP. 62 S., RGE. 38 E.
 MONROE COUNTY, FLORIDA

JOB No. K92264



LEGAL DESCRIPTION:
 All that piece or parcel of land situate in the SW 1/4 of the SE 1/4 of Section 27, Township 62 S., Range 38 E., Key Largo, Monroe County, Florida, and being a part of Tract 1, of "PLAT OF SURVEY OF ELLIS PROPERTY", as recorded in Plat Book 1, at page 59, of the Public Records of Monroe County, Florida, and being more particularly described by metes and bounds as follows:
 Commence at the intersection of the South line of the South 100 ft. of the North 500 ft. of Tract 1 of said Plat of Survey of Ellis Property with the W'ly Right-of-Way line of State Road No. 5 (H.S. No. 1); thence on West, along the South line of said South 100.00 ft. of the North 500 ft. of Tract 1 for a distance of 295.47 feet to the Point of Beginning; thence at right angles in a Southwesterly direction 179.95 feet; thence at right angles in a Westerly direction 140.00 feet; thence Northerly, at right angles, a distance of 101.95 feet to an iron pipe; thence Westerly in an arc of a circle of 101 degrees, 49 minutes, 30 seconds measured to the right, a distance of 122.00 feet; thence by the same course, a distance of 3 feet, more or less, to the mean high water line of the bay of Florida; thence Northwesterly along the mean high water line of the bay of Florida, a distance of 28.03 feet, more or less, to the Southeast corner of lands previously deeded to Cecil R. Simpson, et al., as recorded in Official Record Book 397, Page 693, Public Records of Monroe County, Florida, and adjacent to the lands herein described; thence Westerly along the Southeast boundary of said lands of Cecil R. Simpson, et al., a distance of 3 feet, more or less, to a concrete monument; thence by the same course a distance of 199.53 feet, more or less to the Point of Beginning.

SURVEYOR'S NOTES:
 ALL CORNERS FOUND HAVE NO NUMBER DESIGNATING PREVIOUS SURVEYOR OR COMPANY EXCEPT AS SHOWN.
 ALL BEARINGS AND DISTANCES ARE MEASURED PER PLAT UNLESS OTHERWISE NOTED.
 NO UNDERGROUND ENCROACHMENTS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN UNLESS OTHERWISE SHOWN.
 NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY, EASES OR DEEDS WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.
 ELEVATION DATUM: SEA LEVEL BENCHMARK: 464 BASIS OF BEARING: TRUE
 THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY MAP NO. 1000, PANEL NO. 1000, EFFECTIVE DATE 10-17-89 AND THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE 2 WITH A BASE ELEVATION OF 9.2.

ABBREVIATION LEGEND

| | | | |
|--------|----------------------------------|--------|---------------------|
| F.P. | FOUND IRON PIPE, SIZE INDICATED | SEC. | SECTION |
| S.I.R. | SET IRON ROD, 1/2" L.B. NO. 5408 | TWP. | TOWNSHIP |
| F.P.P. | FOUND IRON PIPE, SIZE INDICATED | RGE. | RANGE |
| F.M.D. | FOUND NAIL AND DECK | BN | BEED |
| S.M.D. | SET NAIL AND DECK, L.B. NO. 5408 | PL | PLAT |
| F.C.M. | FOUND CONCRETE MONUMENT | BM | MEASURED |
| P.R.M. | PERMANENT REFERENCE MONUMENT | CL | CALCULATED |
| P.C.P. | PERMANENT CONTROL POINT | CON | CONCRETE |
| P.I. | POINT OF INTERSECTION | COY. | COVERED |
| P.C. | POINT OF CURVE | ASPH | ASPHALT |
| P.O.B. | POINT OF BEGINNING | PVM | PAVEMENT |
| R/W | RIGHT-OF-WAY | ELEV. | ELEVATION |
| TYP. | TYPICAL | P.O.C. | POINT OF CORRECTION |

CERTIFIED FOR BOUNDARY SURVEY
 I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 21 H.A.C., FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.07, STATUTES.

10-17-89

OVERBROOK & ELLIOTT P.O.I.



ORDINANCE NO. -2010

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS APPROVING THE REQUEST BY F.E.B. CORP., TO AMEND THE FUTURE LAND USE MAP (FLUM) DESIGNATION FROM UNDESIGNATED TO MIXED USE COMMERCIAL (MC) FOR PROPERTY LEGALLY DESCRIBED AS WISTERIA ISLAND & ADJACENT BAY BOTTOM (OR385-897-898), HAVING REAL ESTATE NUMBER 00123950-000000; PROVIDING FOR SEVERABILITY AND REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR THE TRANSMITTAL TO THE SECRETARY OF STATE AND THE DEPARTMENT OF COMMUNITY AFFAIRS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Monroe County Planning Commission held a public hearing on _____, 2010 and following public deliberation, voted _____ to approve a resolution recommending approval (denial) of the proposed amendment to the Future Land Use Map of the Monroe County Year 2010 Comprehensive Plan;

WHEREAS, the Monroe County Board of County Commissioners (BOCC) voted to transmit the proposed amendment to the Florida Department of Community Affairs on _____, 2010; and

WHEREAS, the BOCC makes the following findings of fact and conclusions of law:

1. The existing unincorporated area to be amended presently contains approximately 22 acres of undeveloped upland offshore spoil area known as Wisteria Island, which is located within Key West Harbor, approximately 500 feet northeast of Sunset Island.

2. The affected property presently has no adopted Future Land Use Map (FLUM) category.
3. The proposed Mixed Use – Commercial (MC) FLUM category will allow 1-6 units or 5-15 rooms per acre (Allocated Density), 6-18 or 10-25 rooms per buildable acre (Maximum New Density), and a Maximum Intensity of 0.10-0.40 (Floor Area Ratio).
4. The Proposed Mixed Use - Commercial; (MC) FLUM category is subject to a proposed Sub Area Policy that restricts development on Wisteria Island to 35 market rate units, 35 transient units (85 rooms maximum), 39,500 square feet of non-residential use, with a 100± slip mooring field.
5. All required facilities and services necessary to accommodate the impacts of development within the affected property must be available prior to the issuance of a building permit or certificate of occupancy.
6. The proposed amendment will not affect the existing or future land use character of Monroe County.
7. The proposed amendment is internally consistent with the Monroe County Comprehensive Plan.
8. The proposed amendment is consistent with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COMMISSION OF MONROE COUNTY, FLORIDA:

Section 1. The Future Land Use Map of the Monroe County Year 2010 Comprehensive Plan, for the property described as Wisteria Island & adjacent bay bottom (OR385-897-898), having Real Estate Number 000123950-000000, be amended from Undesignated to Mixed Use – Commercial (MC).

Section 2. The proposed Mixed Use – Commercial (MC) Future Land Use Map Designation is to only be effective upon the adoption of a Sub Area Policy for Wisteria Island that limits densities and intensities of upland development, and contingent upon the approval of an offshore mooring field.

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

Section 4. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of said conflict.

Section 5. This ordinance shall be transmitted to the Planning Department to the Department of Community Affairs pursuant to Chapter 163 and 380, Florida Statutes.

Section 6. This ordinance shall be filed in the Office of the Secretary of the State of Florida but shall not become effective until a notice is issued by the Department of Community Affairs or Administrative Commission finding the amendment in compliance with Chapter 163, Florida Statutes.

Remainder of this page left intentionally blank

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida, at a special meeting held on the ____ day of A.D., 2010.

Mayor Sylvia Murphy _____
Mayor Pro Tem Heather Carruthers _____
Commissioner Kim Wigington _____
Commissioner Mario Di Gennaro _____
Commissioner George Neugent _____

BOARD OF COUNTY COMMISSIONERS OF
MONROE COUNTY, FLORIDA

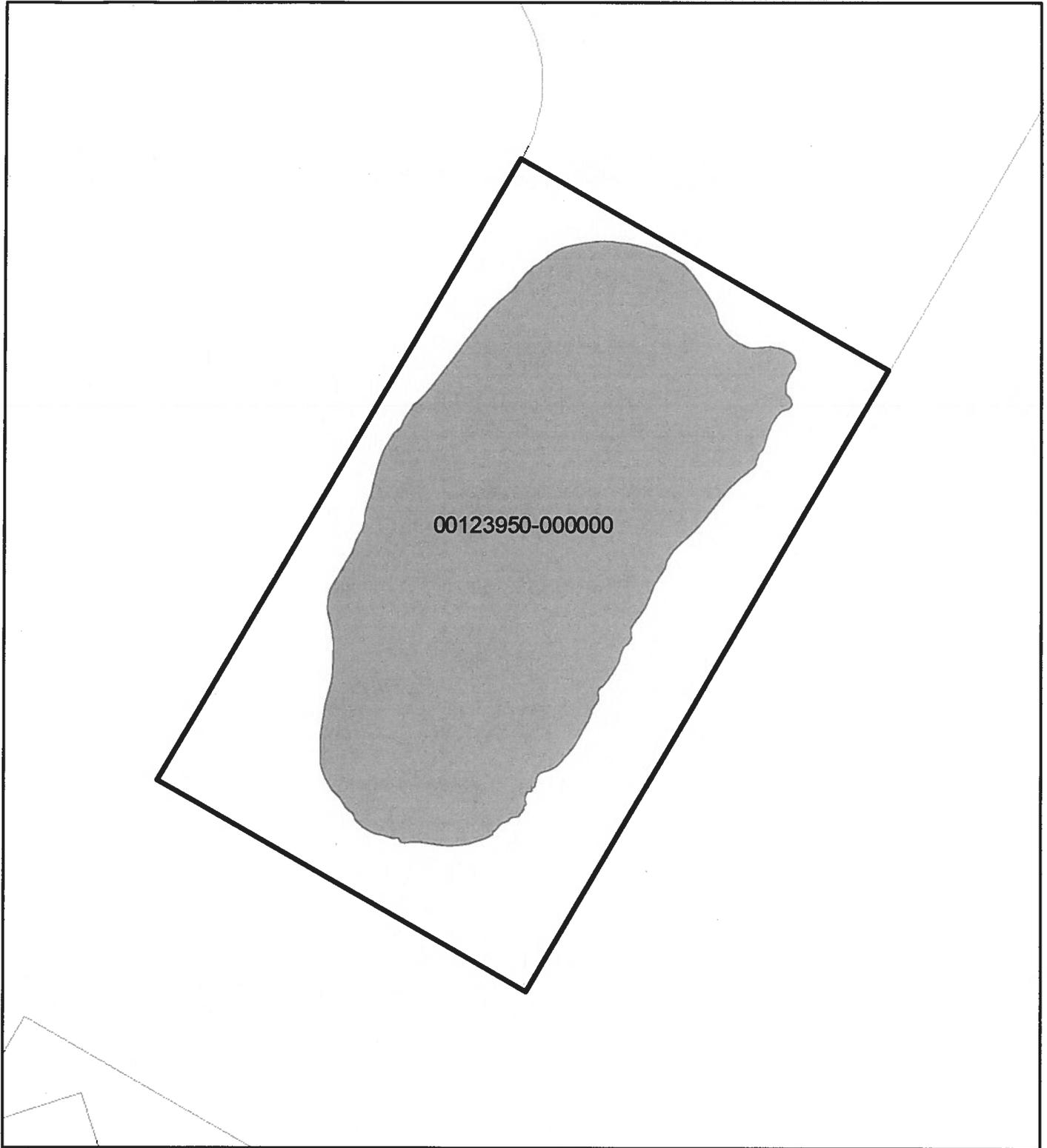
BY _____

Mayor Sylvia Murphy

(SEAL)

ATTEST: DANNY L. KOLFIAGE, CLERK

DEPUTY CLERK



**The Monroe County Future Land Use Map is amended
as indicated above.**

Proposal: Future Land Use change for RE 00123950-000000 from Undesignated to
Mixed Use/Commerical (MC)





ORDINANCE NO. _____ -2011

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11 **AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY**
12 **COMMISSIONERS APPROVING THE REQUEST BY MONROE COUNTY TO**
13 **AMEND THE FUTURE LAND USE MAP (FLUM) DESIGNATION FROM**
14 **UNDESIGNATED TO RESIDENTIAL CONSERVATION (RC) FOR THE**
15 **PROPERTY LEGALLY DESCRIBED AS WISTERIA ISLAND & ADJACENT**
16 **BAY BOTTOM (OR385-897-898), HAVING REAL ESTATE NUMBER**
17 **000123950-000000; PROVIDING FOR SEVERABILITY AND REPEAL OF**
18 **INCONSISTENT PROVISIONS; PROVIDING FOR THE TRANSMITTAL TO**
19 **THE SECRETARY OF STATE AND THE DEPARTMENT OF COMMUNITY**
20 **AFFAIRS; AND PROVIDING FOR AN EFFECTIVE DATE.**

21
22
23
24 **WHEREAS**, the Monroe County Planning Commission held a public hearing on
25 _____, 2010 and following public deliberation. voted _____ to approve a resolution
26 recommending approval (denial) of the proposed amendment to the Future Land Use
27 Map of the Monroe County Year 2010 Comprehensive Plan;

28
29 **WHEREAS**, the Monroe County Board of County Commissioners (BOCC) voted
30 to transmit the proposed amendment to the Florida Department of Community Affairs on
31 _____, 2011; and

32
33 **WHEREAS**, the BOCC makes the following findings of fact and conclusions of
34 law:

- 35
36 1. The existing unincorporated area to be amended presently contains approximately
37 22 acres of undeveloped upland offshore spoil area known as Wisteria Island,
38 which is located within Key West Harbor, approximately 500 feet northeast of
39 Sunset Island.
- 40
41 2. The affected property presently has no adopted Future Land Use Map (FLUM)
42 category.
- 43
44 3. The proposed Residential Conservation (RC) FLUM category will allow 0-0.25
45 units per acre (Allocated Density).
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4. The proposed Residential Conservation (RC) FLUM category is consistent with the current Land Development Code, Land Use District designation of Offshore Island (OS).
5. All required facilities and services necessary to accommodate the impacts of development within the affected property must be available prior to the issuance of a building permit or certificate of occupancy.
6. The proposed amendment will not affect the existing or future land use character of Monroe County.
7. The proposed amendment is internally consistent with the Monroe County Comprehensive Plan.
8. The proposed amendment is consistent with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COMMISSION OF MONROE COUNTY, FLORIDA:

Section 1. The Future Land Use Map of the Monroe County Year 2010 Comprehensive Plan, for the property described as Wisteria Island & adjacent bay bottom (OR385-897-898), having Real Estate Number 000123950-000000, be amended from Undesignated to Residential Conservation (RC).

Section 2. If any section, subsection, sentence, clause, item, change, or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such validity.

Section 3. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of said conflict.

Section 4. This ordinance shall be transmitted to the Planning Department to the Department of Community Affairs pursuant to Chapter 163 and 380, Florida Statutes.

Section 5. This ordinance shall be filed in the Office of the Secretary of the State of Florida but shall not become effective until a notice is issued by the Department of Community Affairs or Administrative Commission finding the amendment in compliance with Chapter 163, Florida Statutes.

Remainder of this page left intentionally blank

1 **PASSED AND ADOPTED** by the Board of County Commissioners of Monroe
2 County, Florida, at a special meeting held on the ____ day of A.D., 2011.

3
4 Mayor Sylvia Murphy _____
5 Mayor Pro Tem Heather Carruthers _____
6 Commissioner Kim Wigington _____
7 Commissioner Mario Di Gennaro _____
8 Commissioner George Neugent _____
9

10 BOARD OF COUNTY COMMISSIONERS OF
11 MONROE COUNTY, FLORIDA

12
13 BY _____

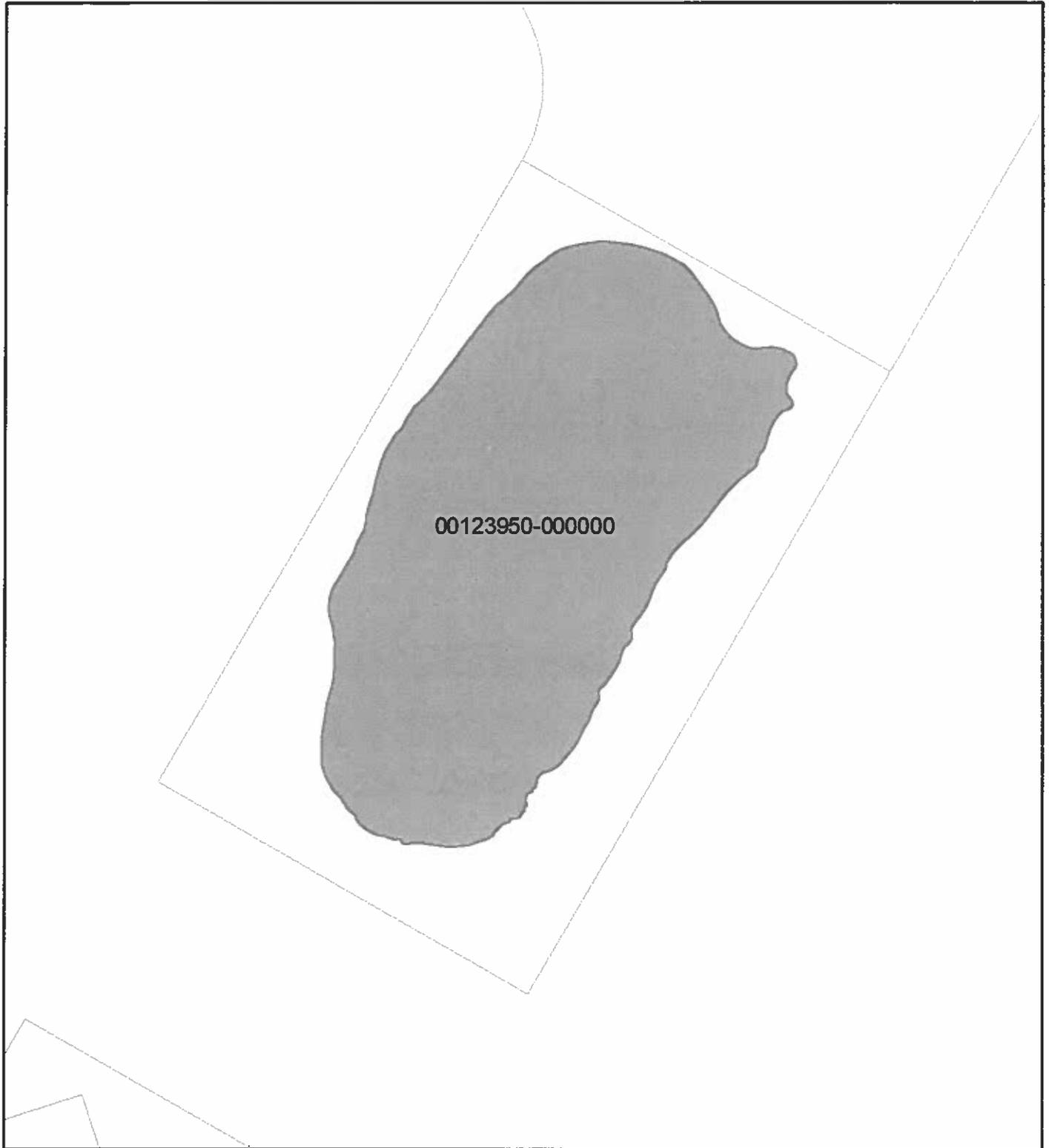
14 Mayor Sylvia Murphy

15
16
17 (SEAL)

18
19 ATTEST: DANNY L. KOLHAGE, CLERK

20
21
22 _____
23 DEPUTY CLERK
24
25
26
27

DRAFT



**The Monroe County Future Land Use Map is amended
as indicated above.**

Proposal: Future Land Use change for RE 00123950-000000 from Undesignated to
Residential Conservation (RC)

