

**File #: 2018-138**

Received: 07/03/2018

Planner: \_\_\_\_\_

**Owner's Name:** Anglers Club Members Association

**Applicant:** Anglers Club Members Association

**Agent:** Chris Everhart, Brian Idle, Jon Olson, David Schopp, Shelly Saunders

**Type of Application:** Historic Preservation

**Key:** Key Largo

**RE:** 00080020.000300

**HPC Hearing Date: 08/06/2018**

Notices Sent: \_\_\_\_\_

Affidavit & Pics Rcvd: \_\_\_\_\_ (y/n)

**RESOLUTION #:** \_\_\_\_\_

APPLICATION  
MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



**Historic Preservation Committee Special Certificate of Appropriateness**

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

Historic Preservation Committee Special Certificate of Appropriateness Fee: \$200.00

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

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

Date of Application: 6 / 18 / 18  
Month Day Year

**Applicant / Agent Authorized to Act for Property Owner:** (Agents must provide notarized authorization from all property owners.)

Anglers Club Members Association Christopher Everhart  
Applicant (Name of Person, Business or Organization) Name of Person Submitting this Application

50 Clubhouse Road Key Largo, FL 33037  
Mailing Address (Street, City, State and Zip Code)

305-367-2382 305-367-2382 305-522-3175 chris@klac.org  
Work Phone Home Phone Cell Phone Email Address

**Property Owner / Petitioner:** (Business/Corp must include documents showing who has legal authorized to sign.)

Anglers Club Members Association Inc. Chris Everhart  
(Name/Entity) Contact Person

50 Clubhouse Road, Key Largo, FL. 33037  
Mailing Address (Street, City, State and Zip Code)

305-367-2382 305-367-2382 305-522-3175 chris@klac.org  
Work Phone Home Phone Cell Phone Email Address

**Legal Description of Property:**

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

13 GW lot 1,2 Anglers Club Key Largo  
Block Lot Subdivision Key

000800200-000300 8753870  
Real Estate (RE) Number Alternate Key Number

50 Clubhouse Road Key Largo, FL 33037 End of 905  
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

**All of the following items must be included in order to have a complete application submission:**

(Please check the box as each required item is attached to the application.)

- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Current Property Record Card(s) from the Monroe County Property Appraiser
- Photograph of property and building from roadway
- Photographs of adjacent properties
- Written summary of the scope of work to be carried out or copy of building permit application
- Site plan and Exterior building elevations
- Illustrations of manufactured products to be used, such as roofing, shutters, doors and windows
- Typed name and address mailing labels of all property owners within a 600-foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600-foot radius, each unit owner must be included.

APPLICATION

If applicable, the following items must be included in order to have a complete application submission: (Please check the box as each required item is attached to the application.)

Notarized Agent Authorization Letter

Is there a pending code enforcement proceeding involving all or a portion of this parcel?

Yes  No Code Case file # \_\_\_\_\_ Describe the enforcement proceedings and if this application is being submitted to correct the violation: \_\_\_\_\_

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

\* \* \* \* \*

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

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

Signature of Applicant: [Handwritten Signature]

Date: 6/18/18

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me this 18 day of JUNE, 20 18,

by CHRISTOPHER EVERHART, who is personally known to me OR produced (PRINT NAME OF PERSON MAKING STATEMENT)

\_\_\_\_\_ as identification. (TYPE OF ID PRODUCED)

[Handwritten Signature]

Signature of Notary Public

DEBRA A. WEST

Print, Type or Stamp Commissioned Name of Notary Public

My commission expires: 2/19/19



Send complete application package to:

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

*The Key Largo Anglers Club*

50 Clubhouse Road • North Key Largo, Florida 33037  
Tel. 305-367-2382 • Fax 305-367-3854

July 2, 2018

Ms. Barbara Bauman  
Senior Planner  
Monroe County / Planning and Environmental Resources Department  
Murray Nelson Government & Cultural Center  
102050 Overseas Highway  
Key Largo, FL 33037

Re: Key Largo Angers Club – Clubhouse Improvements Project Historic Preservation  
Committee Application Review; Hearing Date – August 6, 2018

Dear Barbara:

On behalf of the Key Largo Anglers Club Board of Governors and the Anglers Club membership, please accept our thanks in advance to you and the other members of the Historic Preservation Committee for your time and consideration in reviewing our application in relation to our planned clubhouse improvements project.

On May 1, 2018, 83% of our Equity Members participated in a vote to approve or disapprove the clubhouse improvements project, the result of which was a membership mandate to move forward with the renovations. These renovations will represent the most significant improvements to the Club since the 1980's.

However, in approving the Clubhouse improvements project the Anglers membership also made clear that any changes to the clubhouse must be in keeping with the clubhouse's much loved Old Florida, fishing camp "look and feel" – a further membership mandate, which the KLAC Board fully supports.

As we shared with you during your brief visit to the Club this past March, it is paramount to both the Anglers Club Board and the Club's membership that in undertaking these much needed improvements to the clubhouse we do not compromise the unique character and charm of the Club.

July 2, 2018

Ms. Barbara Bauman

Page Two

Both our Board and the KLAC Project Committee are fully committed to the objective of maintaining the Club's unique character and charm, and will endeavor to carry forward and incorporate the Old Florida, fishing camp style wherever possible in the clubhouse project.

In summary, we believe that the Club's objectives are well-aligned with those of the Historic Preservation Committee, and we look forward to working with you on this exciting project.

Sincerely,

Stephen Spenlinhauer, Chairman

Brian Cadieux, Board Member/Project Leader

Frank McKee, Board Member/Project Leader

AGENT AUTHORIZATION FORM

Date of Authorization: 6 / 14 / 18
Month Day Year

I hereby authorize CHRISTOPHER B EVERHART be listed as authorized agent
(Print Name of Agent)

representing Anglers Club Members Association, inc. for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of HISTORIC PRESERVATION COMMITTEE SPECIAL CERTIFICATE
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

1-2 Section 13 Anglers Club North Key Key largo
Lot Block Subdivision Key (Island)
00080020-000300 8753870

Real Estate (RE) Number Alternate Key Number
50 CLUBHOUSE ROAD NORTH KEY LARGO FL 33037 End of State RD 904
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

50 CLUBHOUSE ROAD KEY LARGO FLORIDA 33037

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

305-367-2382 305-367-2383 305-522-3175 CHRIS@KLAC.ORG

Work Phone Home Phone Cell Phone Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: [Handwritten Signature]

Printed Name of Property Owner: ANGLERS CLUB MEMBERS ASSOCIATION, INC.

STATE OF FLORIDA

COUNTY OF MONROE

Sworn to and subscribed before me this 14 day of JUNE, 20 18,

by Christopher Everhart, who is personally known to me OR produced
(Print Name of Person Making Statement)

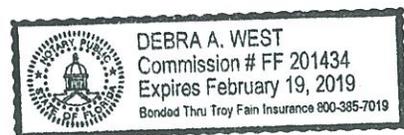
as identification.

(Type of ID Produced)

[Handwritten Signature]
Signature of Notary Public

DEBRA A. WEST
Print, Type or Stamp Commissioned Name of Notary Public

My commission expires: 2/19/19



AGENT AUTHORIZATION FORM

Date of Authorization: 6 / 25 / 18
Month Day Year

I hereby authorize Shelly Saunders be listed as authorized agent
(Print Name of Agent)

representing ANGLERS CLUB MEMBERS ASSOCIATION, INC for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of HISTORIC PRESERVATION COMMITTEE SPECIAL CERTIFICATE
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

1-2 Section 13 Anglers Club North Key Largo
Lot Block Subdivision Key (Island)
00080020-000300 8753870
Real Estate (RE) Number Alternate Key Number
50 CLUBHOUSE ROAD NORTH KEY LARGO FL 33037 End of State Rd 905
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

WGI 2035 VISTA PARKWAY, WEST PALM BEACH FL 33411

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

561-687-2220 SHELLY.SAUNDERS@WGINC.COM

Work Phone Home Phone Cell Phone Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: [Handwritten Signature]

Printed Name of Property Owner: Anglers Club Members Association, Inc.

STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me this 26 day of June, 2018,

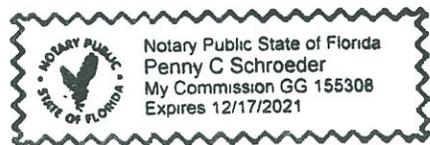
by Christopher Everhart, who is personally known to me OR produced
(Print Name of Person Making Statement)

as identification.
(Print Name of ID Produced)

Penny C. Schroeder
Signature of Notary Public

Penny C. Schroeder
Print, Type or Stamp Commissioned Name of Notary Public

My commission expires: 12/17/2021



AGENT AUTHORIZATION FORM

Date of Authorization: 6 / 25 / 18
Month Day Year

I hereby authorize David Schopp (Print Name of Agent) be listed as authorized agent

representing ANGLERS CLUB MEMBERS ASSOCIATION, INC (Print Name of Property Owner(s) the Applicant(s)) for the application submission

of HISTORIC PRESERVATION COMMITTEE SPECIAL CERTIFICATE (List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

1-2 Section 13 Anglers Club North Key Largo

Lot Block Subdivision Key (Island)
00080020-000300 8753870

Real Estate (RE) Number Alternate Key Number
50 CLUBHOUSE ROAD NORTH KEY LARGO FL 33037 End of State Rd 905

Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

1212 S. Andrews Avenue, #203 FT LAUDERDALE FL 33316

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

954-832-9095 954-275-2105 DSCHOPP@SHARPEPROJ.COM

Work Phone Home Phone Cell Phone Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: [Handwritten Signature]

Printed Name of Property Owner: Anglers Club Members Association, Inc.

STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me this 26 day of June, 2018,

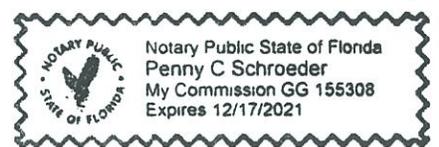
by Christopher Everhart (Print Name of Person Making Statement) who is personally known to me OR produced

(Type of ID Produced) as identification.

Penny C Schroeder Signature of Notary Public

Penny C Schroeder Print, Type or Stamp Commissioned Name of Notary Public

My commission expires: 12/17/2021



AGENT AUTHORIZATION FORM

Date of Authorization: 6 / 14 / 18
Month Day Year

I hereby authorize BRIAN IDLE be listed as authorized agent
(Print Name of Agent)

representing ANGLERS CLUB MEMBERS ASSOCIATION, INC for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of HISTORIC PRESERVATION COMMITTEE SPECIAL CERTIFICATE
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

1-2 Section 13 Anglers Club North Key Key largo
Lot Block Subdivision Key (Island)
00080020-000300 8753870
Real Estate (RE) Number Alternate Key Number
50 CLUBHOUSE ROAD NORTH KEY LARGO FL 33037 End of State RD 904
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

PEACOCK & LEWIS 1295 US HIGHWAY ONE NORTH PALM BEACH FL 33408

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

561-626-9704 561-626-9704 561-714-3759 brian@peacockandlewis.com

Work Phone Home Phone Cell Phone Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: [Handwritten Signature]

Printed Name of Property Owner: ANGLERS CLUB MEMBERS ASSOCIATION, INC.

STATE OF FLORIDA COUNTY OF MONROE

Sworn to and subscribed before me this 26 day of June, 2018,

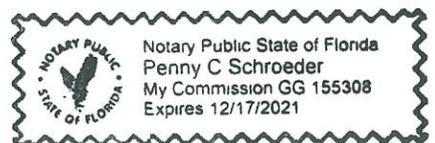
by Christopher Everhart who is personally known to me OR produced
(Print Name of Person Making Statement)

as identification.
(Type of ID Produced)

Penny C. Schroeder
Signature of Notary Public

Penny C. Schroeder
Print, Type or Stamp Commissioned Name of Notary Public

My commission expires: 12/17/2021



AGENT AUTHORIZATION FORM

Date of Authorization: 6 / 14 / 18
Month Day Year

I hereby authorize JON OLSON be listed as authorized agent
(Print Name of Agent)

representing ANGLERS CLUB MEMBERS ASSOCIATION, INC for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of HISTORIC PRESERVATION COMMITTEE SPECIAL CERTIFICATE
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

1-2 Section 13 Anglers Club North Key Key largo
Lot Block Subdivision Key (Island)
00080020-000300 8753870

Real Estate (RE) Number Alternate Key Number
50 CLUBHOUSE ROAD NORTH KEY LARGO FL 33037 End of State RD 904
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:
PEACOCK & LEWIS 1295 US HIGHWAY ONE NORTH PALM BEACH FL 33408

Mailing Address (Street, City, State and Zip Code)
561-626-9704 561-626-9704 561-262-0387 jon@peacockandlewis.com
Work Phone Home Phone Cell Phone Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: [Handwritten Signature]

Printed Name of Property Owner: ANGLERS CLUB MEMBERS ASSOCIATION, INC.

STATE OF FLORIDA COUNTY OF MONROE

Sworn to and subscribed before me this 26 day of June, 20 18,

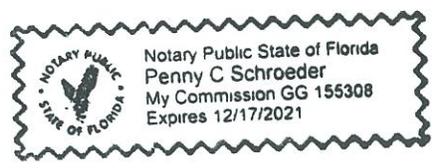
by Christopher Everhart, who is personally known to me, OR produced
(Print Name of Person Making Statement)

as identification.
(Type of ID Produced)

Penny C. Schroeder
Signature of Notary Public

Penny C. Schroeder
Print, Type or Stamp Commissioned Name of Notary Public

My commission expires: 12/17/2021





**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.

By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00080020-000300  
 Account # 8753870  
 Property ID 8753870  
 Millage Group 500R  
 Location Address GOLF VILLAGE Dr , OCEAN REEF  
 Legal Description (CLUB FACILITIES UNIT) ANGLERS CLUB A CONDO OR1028-2375DEC OR1097-1788  
 (Note: Not to be used on legal documents)  
 Neighborhood 10011  
 Property Class CLUB (7700)  
 Subdivision  
 Sec/Twp/Rng 13/59/40  
 Affordable No  
 Housing



**Owner**

ANGLERS CLUB MEMBERS ASSOCIATION INC  
 50 CLUB HOUSE RD  
 KEY LARGO FL 33037

**Valuation**

	2017	2016	2015	2014
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$2,941,622	\$2,941,622	\$2,941,622	\$2,941,622
= Just Market Value	\$2,941,622	\$2,941,622	\$2,941,622	\$2,941,622
= Total Assessed Value	\$2,941,622	\$2,941,622	\$2,941,622	\$2,941,622
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,941,622	\$2,941,622	\$2,941,622	\$2,941,622

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RES WATERFRONT (010W)	6.27	Acreage	0	0

**Commercial Buildings**

Style RESTAURANT & CAFETR / 21C  
 Gross Sq Ft 15,409  
 Finished Sq Ft 15,001  
 Perimiter 0  
 Stories 3  
 Interior Walls  
 Exterior Walls CUSTOM  
 Quality 300 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 CUSTOM  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover

Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1969  
 Year Remodeled  
 Effective Year Built 1986  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	15,001	15,001	0
OUF	OP PRCH FIN UL	408	0	0
<b>TOTAL</b>		<b>15,409</b>	<b>15,001</b>	<b>0</b>

Style APARTMENTS / 03C  
 Gross Sq Ft 3,306  
 Finished Sq Ft 3,306  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 250 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1969  
 Year Remodeled  
 Effective Year Built 1986  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,306	3,306	0
<b>TOTAL</b>		<b>3,306</b>	<b>3,306</b>	<b>0</b>

Style OFFICE BLD-1 STORY / 17C  
 Gross Sq Ft 1,345  
 Finished Sq Ft 1,007  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls CUSTOM  
 Quality 250 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 CUSTOM  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1969  
 Year Remodeled  
 Effective Year Built 1986  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	CARPORT FIN	338	0	0
FLA	FLOOR LIV AREA	1,007	1,007	0
<b>TOTAL</b>		<b>1,345</b>	<b>1,007</b>	<b>0</b>

Style SERVICE SHOPS-A- / 25A  
 Gross Sq Ft 6,320  
 Finished Sq Ft 2,684  
 Perimeter 0  
 Stories 1

Interior Walls  
 Exterior Walls C.B.S.  
 Quality 200 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 2000  
 Year Remodeled  
 Effective Year Built 2000  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
ECF	ELEVATED CON F	2,684	0	0
OPX	EXC OPEN PORCH	240	0	0
FLA	FLOOR LIV AREA	2,684	2,684	0
OPF	OP PRCH FIN LL	712	0	0
<b>TOTAL</b>		<b>6,320</b>	<b>2,684</b>	<b>0</b>

Style CLUBS-LDGE-HALLS C / 77C  
 Gross Sq Ft 861  
 Finished Sq Ft 781  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 250 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1969  
 Year Remodeled  
 Effective Year Built 1986  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	80	0	0
FLA	FLOOR LIV AREA	781	781	0
<b>TOTAL</b>		<b>861</b>	<b>781</b>	<b>0</b>

Style SERV SHOPS ETC / 25C  
 Gross Sq Ft 8,585  
 Finished Sq Ft 6,114  
 Perimeter 0  
 Stories 3  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 250 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1968  
 Year Remodeled  
 Effective Year Built 1986

Condition Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	6,114	6,114	0
GBF	GAR FIN BLOCK	1,040	0	0
OUF	OP PRCH FIN UL	906	0	0
SBF	UTIL FIN BLK	525	0	0
<b>TOTAL</b>		<b>8,585</b>	<b>6,114</b>	<b>0</b>

Style APARTMENTS / 03C  
 Gross Sq Ft 743  
 Finished Sq Ft 743  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls AVE WOOD SIDING  
 Quality 300 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 AVE WOOD SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1990  
 Year Remodeled  
 Effective Year Built 1991

Condition Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	743	743	0
<b>TOTAL</b>		<b>743</b>	<b>743</b>	<b>0</b>

Style APARTMENTS / 03C  
 Gross Sq Ft 743  
 Finished Sq Ft 743  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls AVE WOOD SIDING  
 Quality 300 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 AVE WOOD SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1990  
 Year Remodeled  
 Effective Year Built 1991

Condition Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	743	743	0
<b>TOTAL</b>		<b>743</b>	<b>743</b>	<b>0</b>

Style APARTMENTS / 03C  
 Gross Sq Ft 713  
 Finished Sq Ft 713  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls AVE WOOD SIDING  
 Quality 300 ()  
 Roof Type  
 Roof Material

Exterior Wall1 AVE WOOD SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1990  
 Year Remodeled  
 Effective Year Built 1991  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	713	713	0
<b>TOTAL</b>		<b>713</b>	<b>713</b>	<b>0</b>

Style APARTMENTS / 03C  
 Gross Sq Ft 6,319  
 Finished Sq Ft 2,730  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 350 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1997  
 Year Remodeled  
 Effective Year Built 2000  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,730	2,730	0
GBF	GAR FIN BLOCK	3,094	0	0
OUF	OP PRCH FIN UL	495	0	0
<b>TOTAL</b>		<b>6,319</b>	<b>2,730</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
UTILITY BLDG	1968	1969	1	120 SF	5
UTILITY BLDG	1968	1969	1	140 SF	5
COMM POOL	1968	1969	1	1800 SF	4
PATIO	1968	1969	1	2016 SF	2
UTILITY BLDG	1968	1969	1	230 SF	5
RW2	1968	1969	1	270 SF	1
WALL AIR COND	1968	1969	1	7 UT	2
UTILITY BLDG	1968	1969	1	80 SF	5
CISTERN	1968	1969	1	900	1
CH LINK FENCE	1979	1980	1	3890 SF	1
ASPHALT PAVING	1979	1980	1	6960 SF	3
ASPHALT PAVING	1979	1980	1	7440 SF	3
BRICK PATIO	1986	1987	1	124 SF	2
FENCES	1986	1987	1	1500 SF	2
TIKI	1986	1987	1	196 SF	2
FENCES	1986	1987	1	2200 SF	2
BRICK PATIO	1986	1987	1	266 SF	2
BRICK PATIO	1986	1987	1	280 SF	2
BRICK PATIO	1986	1987	1	390 SF	2
ASPHALT PAVING	1986	1987	1	720 SF	3
FENCES	1986	1987	1	780 SF	2

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1986	1987	1	900 SF	2
WOOD DECK	1986	1987	1	900 SF	3
COM CANOPY	1987	1988	1	104 SF	2
ASPHALT PAVING	1987	1988	1	12000 SF	1
COM CANOPY	1987	1988	1	72 SF	2
COM CANOPY	1987	1988	1	80 SF	5
COM CANOPY	1987	1988	1	855 SF	2
PATIO	1996	1997	1	980 SF	3
CH LINK FENCE	2000	2001	1	2600 SF	3
ASPHALT PAVING	2000	2001	1	7200 SF	3

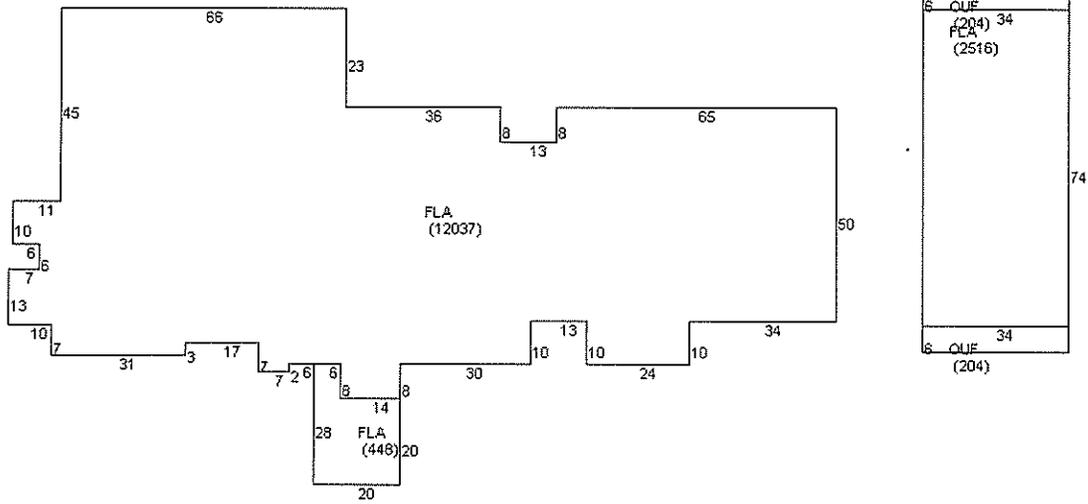
**Sales**

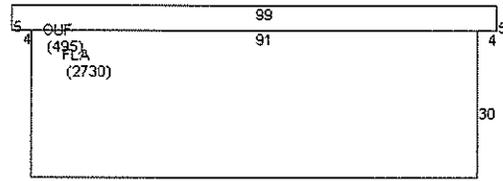
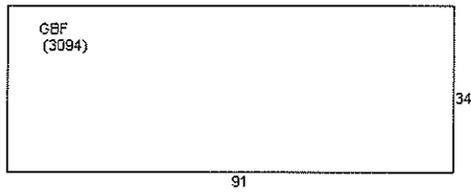
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/1/1989	\$1,297,101	Warranty Deed		1097	1788	U - Unqualified	Improved

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16406039	8/30/2016	9/28/2016	\$7,000		INSTALL (9) WINDOWS
16402848	5/10/2016	6/23/2016	\$6,000		INSTALL (2) DOORS
15404726	10/19/2015	7/26/2016	\$40,000		FRONT GUARD GATE
13302871	2/4/2014		\$1		EXT REMODEL/REPLACE GAZEBO, NEW METAL ROOF, ETC.)
13302871	2/4/2014	11/13/2014	\$75,000		REMODEL/REPAIR EXTERIOR
04303447	9/16/2005		\$1		REVISION A/ TO OFFICE EXPANSION ADDITIONAL SF
04303447	7/19/2005		\$1		OFFICE EXPANSION
03305151	6/30/2004		\$1		KITCHEN REMODEL
02304018	2/26/2004	12/31/2004	\$1		DRIVEWAY
2301880	5/22/2002		\$1		REPLACE DOCK DECKING
0132504	7/26/2001	12/31/2001	\$1		FLOATING DOCKS
8753870	8/15/2000	1/1/2001	\$1		DOCK REPLACEMENT
9930118	9/2/1999	1/1/2001	\$1		LAUNDRY BLDG REPLACEMENT
9931413	8/20/1999	1/1/2001	\$1		DEMOLITION& MOVING BLDG.
9831573	7/10/1998	1/1/2001	\$1		RENOVATION&ADDITION
9831572	6/12/1998	1/1/2001	\$1		TENNIS COURTS
9533265	4/1/1996	11/1/1996	\$1		APTS AND CART STORAGE

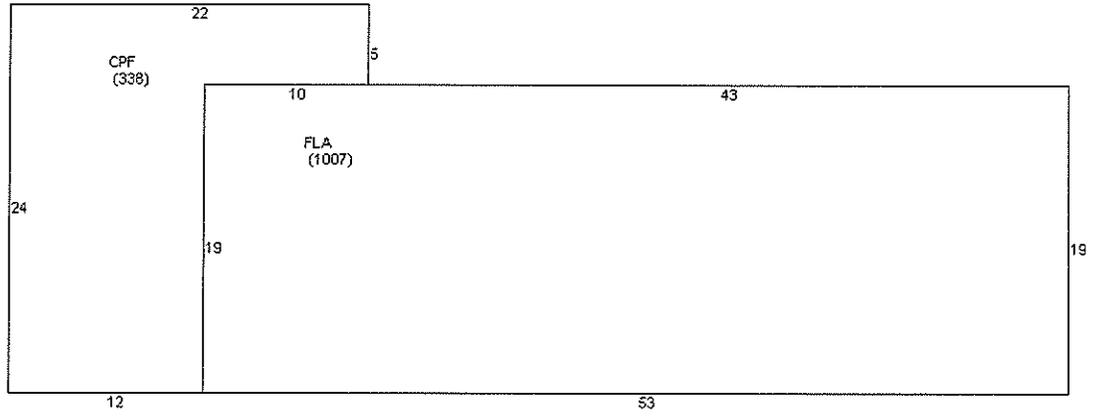
Sketches (click to enlarge)

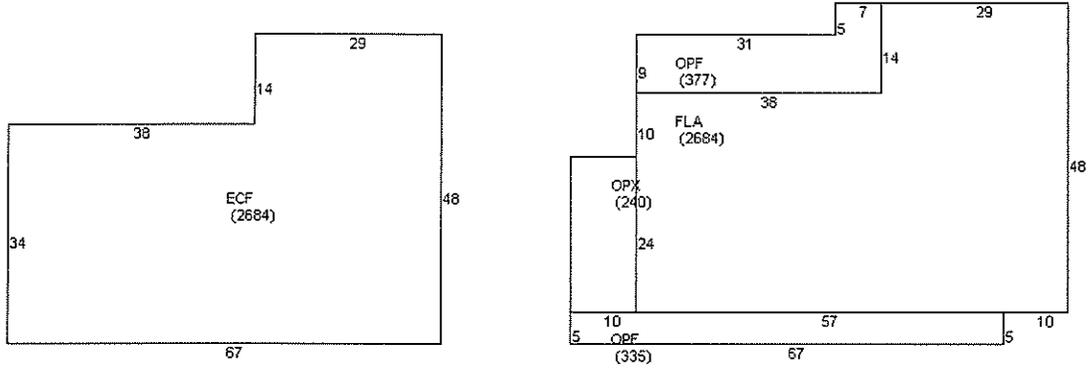


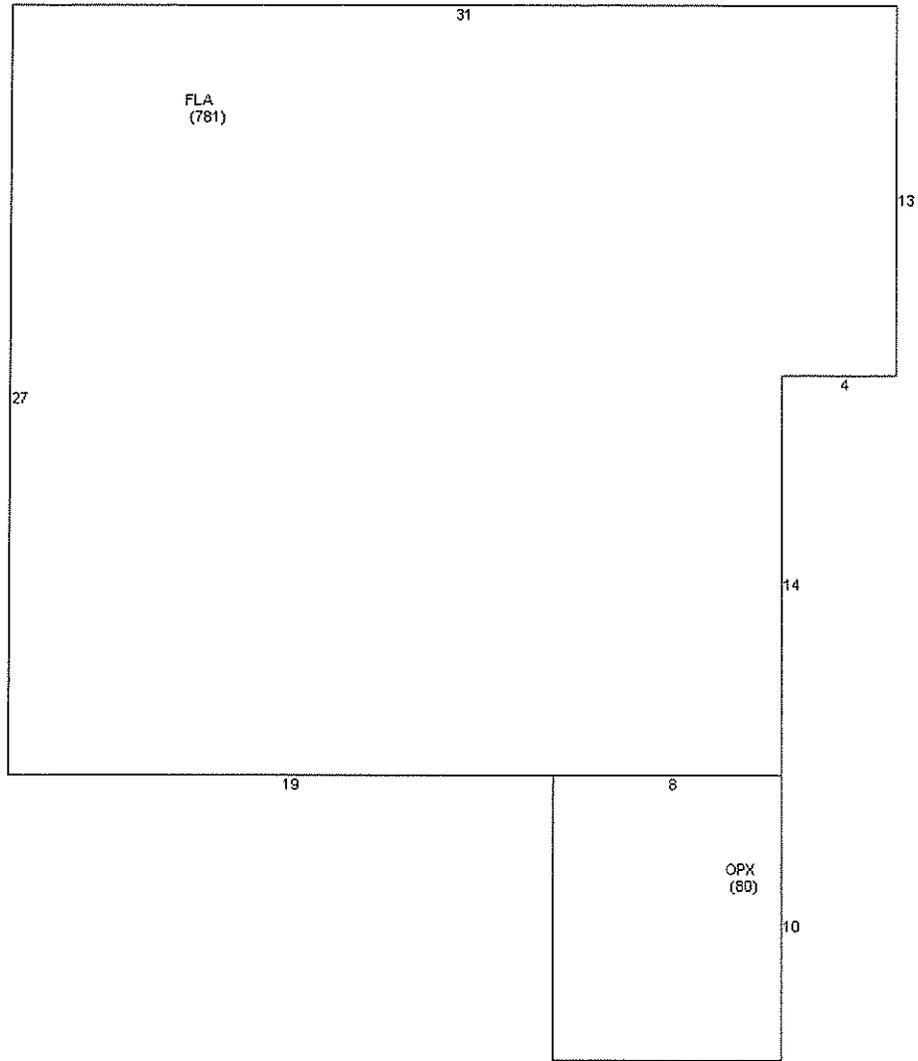


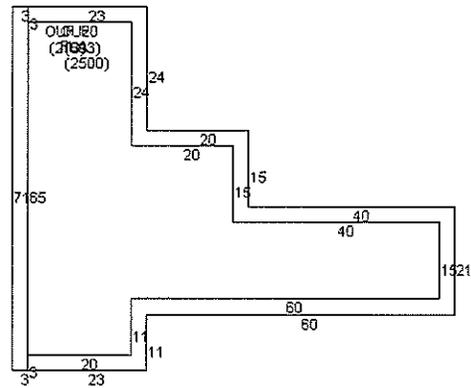
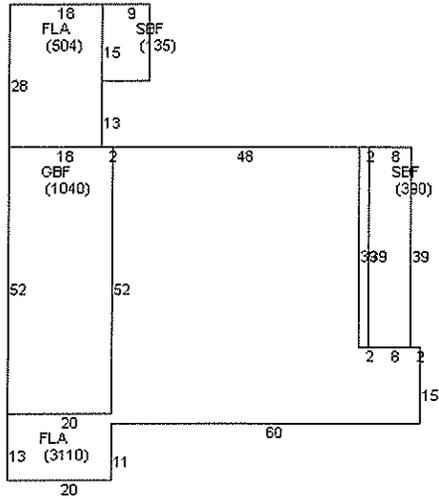
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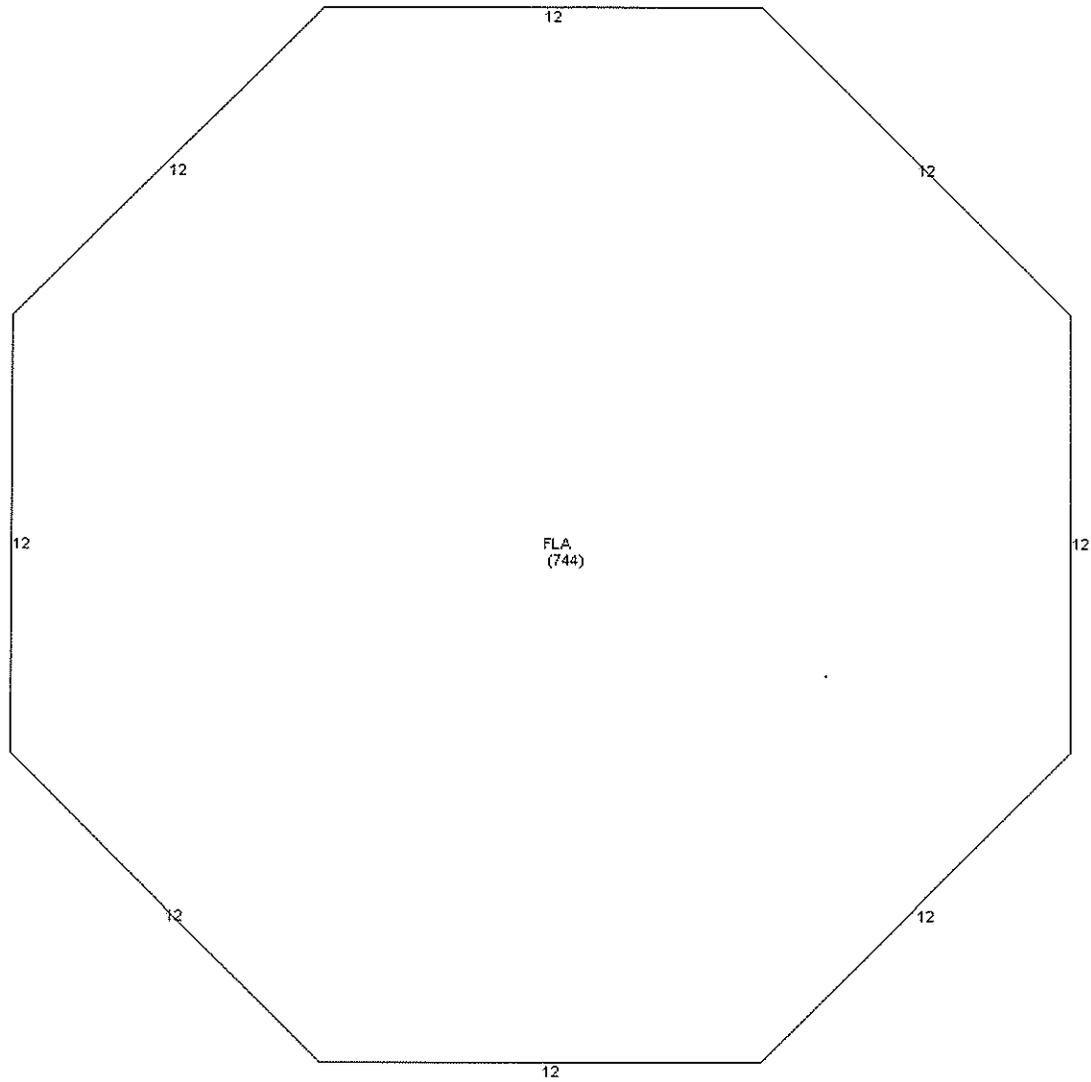
29

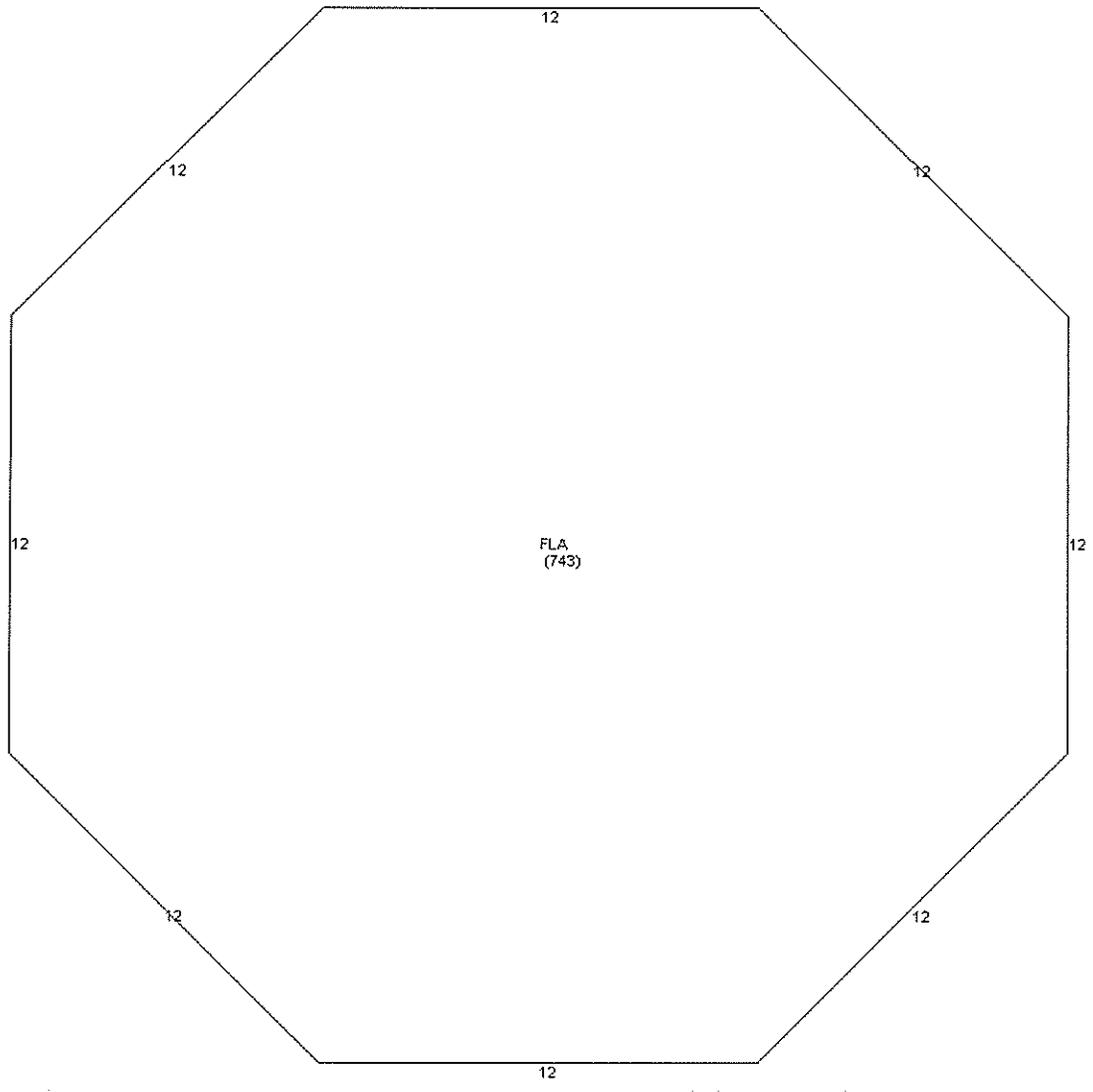


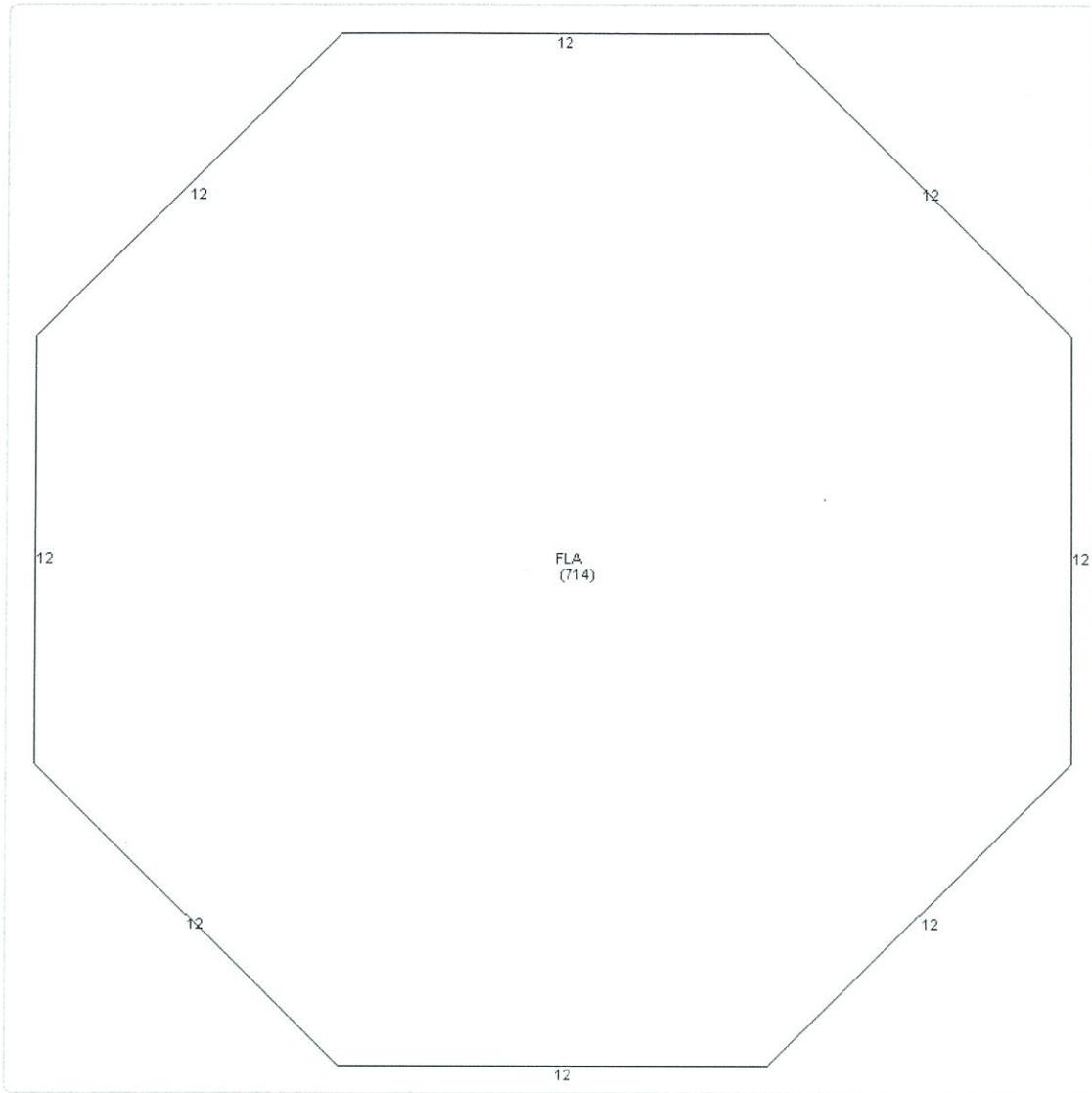












Photos



Map



No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

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

Developed by

Last Data Upload: 6/8/2018 4:27:51 AM



modified, dsa M/3/18

(48)

KEY LARGO ANGLERS CLUB

RECHAR	NAME	ADD1	ADD2	UNIT	CITY	STATE	COUNTRY	ZIP
1	00080020-000247 ALANDT PAUL AND LYNN F	2000 BRUSH ST STE 440			DETROIT	MI	United States	48226
2	00080020-000259 ALLEN JOAN H REVOCABLE TRUST 6/25/2009	24 DOCKSIDE LN PMB 495			KEY LARGO	FL	United States	33037
3	00080020-000301 ANGLERS CLUB HOMEOWNERS	50 CLUBHOUSE RD			KEY LARGO	FL	United States	33037
4	00080020-000265 ANGLERS CLUB INC	50 CLUB HOUSE RD			KEY LARGO	FL	United States	33037
5	00080020-000300 ANGLERS CLUB MEMBERS ASSOCIATION INC	50 CLUB HOUSE RD			KEY LARGO	FL	United States	33037
6	00080020-000235 ASPEN GROVE CAPITAL MANAGEMENT LLC	C/O STRUNK PATRICIA LYNN	50 CLUB HOUSE RD UNIT 35		KEY LARGO	FL	United States	33037
7	00080020-000238 BABCOCK MARY ARECA QUALIFIED PERS RES TR 6/13/12	60 EDGEWATER DR APT 17D			KEY LARGO	FL	United States	33037
8	00080020-000233 BAKER WILLIAM L	6487 Clearbrook DR			CORAL GABLES	FL	United States	33133
9	00080020-000228 BERWIND COMPANIES LLC	PO Box 760			Saugatuck	MI	United States	49453
10	00080020-000241 CALLEN CHRISTIAN E	157 HUDSON ST			Harvard	MA	United States	1451
11	00080020-000268 CART SARAH AUSTELL FAMILY TR AMD RESTATED 6/2/2011	24 Dockside LN			HUDSON	OH	United States	44236
12	00080020-000239 COUZENS JOHN M	399 Madison ST		PMB 453	Key Largo	FL	United States	33037
13	00080020-000277 CROWN CREDIT COMPANY	40-44 S WASHINGTON ST			Denver	CO	United States	80206
14	00080020-000211 DEWEY CHRISTOPHER C	173 LAMINGTON RD		BOX 23	NEW BREMEN	OH	United States	45869
15	00080020-000278 DICKE JAMES F II AND JANET	40 S WASHINGTON ST			Olgwick	NJ	United States	8858
16	00080020-000231 FIDELITONE INC	1260 KARL CT			NEW BREMEN	OH	United States	45869
17	00080020-000263 FISHER CHRISTINA S QPRT	PO BOX 472			WAUCONDA	IL	United States	60084
18	00080020-000251 FISHER RUSSELL W TRUSTEE	PO BOX 30478			LAKE FOREST	IL	United States	60045
19	00080020-000243 GUMAER LUCIA G	1294 FARM LN			LAKE FOREST	IL	United States	60045
20	00572225-000300 GUMBO LIMBO LLC	50 CLUB HOUSE RD			SEA ISLAND	GA	United States	31561
21	00080020-000252 HUDSON CAROL K TRUST AMD 10/14/03	563 2nd ST			BERWYN	PA	United States	19312
22	00080020-000262 HUGHES LIVING TRUST 5-11-2006	400 S WASHINGTON ST			KEY LARGO	FL	United States	33037
23	00080020-000267 JD-ONE JD-TWO INC	2024 SANCTUARY TER			CORAL GABLES	FL	United States	33134
24	00080020-000245 JOHNSON FRANCESCA A REVOCABLE TRUST 10/5/2006	2200 N GREENWAY DR			MIAMI	FL	United States	33156
25	00080020-000237 KELLY L PATRICK AND LUISA M	640 ARVIDA PKWY			GREENWICH	CT	United States	6830
26	00080020-000236 KELLY NICHOLAS D	C/O KENDALL DONALD M TRUSTEE	120 FIELD POINT CIR		SAN FRANCISCO	CA	United States	94115
27	00080020-000229 KENDALL DONALD M REV TR 6/15/05 AS AMENDED	50 Club House RD		# 57	Key Largo	FL	United States	33037
28	00080020-000258 KENDALL LINDA GORDON REV LIVING TRUST 12/28/1960	50 CLUB HOUSE RD			Key Largo	FL	United States	33037
29	00080020-000257 KISSEL FRANK A	1201 EDGECLIFF PL APT 1142			CINCINNATI	OH	United States	45206
30	00080020-000264 KLINE CHARLES C	PO BOX 8410			NORTHFIELD	IL	United States	60093
31	00080020-000232 KLINEDINST BETTY B ANGLERS TRUST 12/21	1 HUGHES CENTER DR UNIT 1801			LAS VEGAS	NV	United States	89169
32	00080020-000254 LEWIS MIRIAM W REV TR 7/10/97 RESTATED 8/10/2009	2265 GRANDIN RD			CINCINNATI	OH	United States	45208
33	00080020-000234 MARICICH ROBERT J AND ANDREA E FAMILY TR 10/11/13	715 SANDELY LN			VERO BEACH	FL	United States	32963
34	00080020-000249 MCALEVEY LYNNIE H REVOCABLE TRUST AGREEMENT 7/23/08	69 CUTLERS GRN			ASHEVILLE	NC	United States	28805
35	00080020-000260 MCCONNELL JOHN N REVOCABLE TRUST 7/24/1992	50 CLUB HOUSE RD UNIT 53			KEY LARGO	FL	United States	33037
36	00080020-000250 MIMS LEON H III	72 WEST LAKE RD			KEY LARGO	FL	United States	33037
37	00080020-000253 OLSEN STEPHEN AND LEE	1200 N BROOM ST			WILMINGTON	DE	United States	19806
38	00080020-000272 PEDDLER HELENE M REV TR AGREE 12/5/2005	C/O TIMKEN FAMILY PARTNERSHIP LLC	200 MARKET AVE N STE 210		CANTON	OH	United States	44702
39	00080020-000230 PHILLIPS JOHN C	50 CLUB HOUSE RD UNIT 48			KEY LARGO	FL	United States	33037
40	00080020-000240 PRATT FANNY GRAY 1993 TRUST 3/31/1993	50 CLUB HOUSE RD UNIT 44			KEY LARGO	FL	United States	33037
41	00080020-000248 RUFFING ARTHUR L JR AND JOAN P	50 Club House RD			Key Largo	FL	United States	33037
42	00080020-000244 SAUER ROBERT C TRUST AGREEMENT 7/8/2002	50 Club House RD			Key Largo	FL	United States	33037
43	00080020-000261 SMALLEY ROBERT AND PAULA TRUST 7/8/04	50 Club House RD			Key Largo	FL	United States	33037
44	00080020-000275 SWINDELL MARY Y MARITAL TRUST 5/20/2009	PO BOX 390636			Key Largo	FL	United States	96739
45	00080020-000242 TATLOCK R IAN AND EVE H	50 CLUB HOUSE RD			Key Largo	FL	United States	33037
46	00079990-000000 TIITF	C/O DEP			TALLAHASSEE	FL	United States	32399
47	00080020-000246 VASILIOU BASIL AND JANE	800 S POINTE DR APT 2001			MIAMI BEACH	FL	United States	33139
48	00080020-000255 WHITBECK MARIE G REVOCABLE LIVING TRUST 1/28/2015	50 Club House RD			Key Largo	FL	United States	33037

overplied data 7/3/18

**2018 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT**

**FILED**  
**Apr 20, 2018**  
**Secretary of State**  
**CC3306000716**

DOCUMENT# 762472

**Entity Name:** ANGLERS CLUB MEMBERS ASSOCIATION, INC.

**Current Principal Place of Business:**

50 CLUB HOUSE RD  
KEY LARGO, FL 33037

**Current Mailing Address:**

50 CLUB HOUSE RD  
KEY LARGO, FL 33037

**FEI Number:** 59-2283167

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

HARDIN, DAVID C  
100 N.E. THIRD AVENUE  
SUITE 1000  
FORT LAUDERDALE, FL 33301 US

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

**SIGNATURE:** DAVID C. HARDIN

04/20/2018

Electronic Signature of Registered Agent

Date

**Officer/Director Detail :**

Title C  
Name SPENLINHAUER, STEPHEN P  
Address 10 SUNSET CAY DRIVE  
City-State-Zip: KEY LARGO FL 33037

Title VC  
Name SMALLEY, ROBERT A  
Address 50 CLUBHOUSE RD  
City-State-Zip: KEY LARGO FL 33037

Title S  
Name PATTERSON, FRANK  
Address 21 ATLANTIC ST  
City-State-Zip: CHARLESTON SC 29401

Title T  
Name COUZENS, JOHN  
Address 399 MADISON ST.  
City-State-Zip: DENVER CO 80206

Title ASST. SECRETARY  
Name EVERHART, CHRISTOPHER B  
Address 50 CLUB HOUSE RD  
City-State-Zip: KEY LARGO FL 33037

Title VP  
Name MARTIN, STEVEN T.  
Address 18 HALFWAY ROAD  
City-State-Zip: KEY LARGO FL 33037

Title DIRECTOR  
Name SMALLEY, RANDALL  
Address 12 OCEAN HARBOUR CIRCLE  
City-State-Zip: OCEAN RIDGE, FL 33435 FL 33435

Title DIRECTOR  
Name CADIEUX, BRIAN  
Address 3 THUNDER HILL  
City-State-Zip: YORK ME 03909

**Continues on page 2**

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** STEPHEN P. SPENLINHAUER

BOARD CHAIRMAN

04/20/2018

Electronic Signature of Signing Officer/Director Detail

Date

**Officer/Director Detail Continued :**

Title DIRECTOR  
Name JONES, ROBERT H.  
Address 2340 NE 31 CT.  
City-State-Zip: LIGHTHOUSE POINT FL 33064

Title DIRECTOR  
Name GRASSO, RICHARD  
Address 29 BAYRIDGE RD  
City-State-Zip: KEY LARGO FL 33037

Title DIRECTOR  
Name RANDO, JOHN JR.  
Address 34 EASTERN POINT BLVD  
City-State-Zip: GLOUCESTER ME 01930

Title DIRECTOR  
Name MCKEE, FRANK  
Address 47 SPADEFISH LN  
City-State-Zip: KEY LARGO FL 33037

# **Additional Information added to File 2018-138**



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
ANGLERS CLUB MEMBERS ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	762472
<b>FEI/EIN Number</b>	59-2283167
<b>Date Filed</b>	03/17/1982
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	02/25/1988
<b>Event Effective Date</b>	NONE

### Principal Address

50 CLUB HOUSE RD  
KEY LARGO, FL 33037

Changed: 04/14/2009

### Mailing Address

50 CLUB HOUSE RD  
KEY LARGO, FL 33037

Changed: 04/14/2009

### Registered Agent Name & Address

HARDIN, DAVID C  
100 N.E. THIRD AVENUE  
SUITE 1000  
FORT LAUDERDALE, FL 33301

Name Changed: 03/04/2013

Address Changed: 10/21/2015

### Officer/Director Detail

#### **Name & Address**

Title C

Detail by Entity Name

Spenninhauer, Stephen P  
10 Sunset Cay Drive  
Key Largo, FL 33037

Title VC

Smalley, Robert A  
50 Clubhouse Rd  
Key Largo, FL 33037

Title S

Patterson, Frank  
21 Atlantic St  
Charleston, SC 29401

Title T

Couzens, John  
399 Madison St.  
Denver, CO 80206

Title Asst. Secretary

Everhart, Christopher B  
50 Club House Rd  
Key Largo, FL 33037

Title VP

Martin, Steven T.  
18 Halfway Road  
Key Largo, FL 33037

Title Director

Smalley, Randall  
12 Ocean Harbour Circle  
Ocean Ridge, FL 33435, FL 33435

Title Director

Cadieux, Brian  
3 Thunder Hill  
York, ME 03909

Title Director

Jones, Robert H.  
 2340 NE 31 Ct.  
 Lighthouse Point, FL 33064

Title Director

Rando, John, Jr.  
 34 Eastern Point Blvd  
 Gloucester, ME 01930

Title Director

Grasso, Richard  
 29 Bayridge Rd  
 Key Largo, FL 33037

Title Director

McKee, Frank  
 47 Spadefish Ln  
 Key Largo, FL 33037

**Annual Reports**

Report Year	Filed Date
2016	03/28/2016
2017	03/28/2017
2018	04/20/2018

**Document Images**

<a href="#">04/20/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/28/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/09/2016 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/28/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/27/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/14/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/23/2013 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/04/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/31/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/18/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/26/2010 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">05/01/2006 -- ANNUAL REPORT</a>	View image in PDF format

## Detail by Entity Name

[05/18/2005 -- ANNUAL REPORT](#)

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[02/21/1996 -- ANNUAL REPORT](#)

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[02/13/1995 -- ANNUAL REPORT](#)

[View image in PDF format](#)

200  
7/13/89

WARRANTY DEED

THIS WARRANTY DEED made and executed the 5th day of July, 19 89 by ANGLERS CLUB, INC., a corporation existing under the laws of Florida and having its principal place of business at R.R. 1, Box 262, North Key Largo, Florida 33037, hereinafter called the Grantor, to ANGLERS CLUB MEMBERS ASSOCIATION, INC., a Florida corporation, whose post office address is R.R. 1, Box 262, North Key Largo, FL 33307, hereinafter called the Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, remise, release, convey and confirm unto the Grantee all that certain land situate in Monroe County, Florida, viz:

MONROE COUNTY  
OFFICIAL RECORDS

FILED  
JUL -7 1989  
PTZ 35

The Club Facilities Unit, ANGLERS CLUB, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1028, Page 2375 of the Public Records of Monroe County, Florida, and any amendments thereto.

SUBJECT TO: 1) Zoning, restrictions, prohibitions and other requirements imposed by governmental authority; 2) All of the terms, provisions, conditions, rights, privileges, obligations, easements and liens set forth and contained in the Declaration of Condominium and all exhibits and amendments thereto; 3) All other covenants, conditions, restrictions and easements of record, if any, which may now affect the aforescribed property; 4) Taxes for the year 1989 and subsequent years.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances saving and excepting as set forth above.

Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

ANGLERS CLUB, INC.

*Alvin S. Lewis*  
*Harold J. Clapp*

*Robert L. Lambert*  
Robert L. Lambert, President (SEAL)

STATE OF FLORIDA }  
COUNTY OF BROWARD }

MONROE COUNTY  
DANNY L. KOLMAGE, Clerk  
By *Danna M. Madiso*

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ROBERT L. LAMBERT, well known to me to be the President of the corporation named as Grantor in the foregoing deed and he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of July, 19 89.

Notarized in Official Records Book  
in Monroe County, Florida  
Record # 596777

*Harold J. Clapp*  
NOTARY PUBLIC

My Commission Expires:

DANNY L. KOLMAGE  
Clerk Circuit Court

THIS INSTRUMENT PREPARED BY/RETURN TO:

David C. Hardin, Esq.  
Mombach, Boyle & Hardin  
500 East Broward Boulevard, Suite 2050  
Fort Lauderdale, FL 33394



MARTHA J. CLAPP  
MY COMMISSION EXPIRES  
April 18, 1991  
FORWARDED THRU NOTARY PUBLIC UNDERWRITERS

MONROE COUNTY, FL

2 ITEMS OF 2

MISCELLANEOUS FEE RECEIPT

RECEIPT # : 02000045822

PRINT DATE : 07/03/2018

RECEIPT DATE : 07/03/2018

PRINT TIME : 10:37:04

OPERATOR : droberts

COPY # : 1

RECEIVED BY : DSR

CASH DRAWER: 02

REC'D. FROM : ANGLERS CLUB MEMBERS ASSN

NOTES .....: 2018-138 Anglers Club  
00080020.000300

CUSTOMER ID	ITEM	PAYMENT
1.000	MISCELLANEOUS-HIST SPEC C	200.00
1.000	MISCELLANEOUS-NOTICE TO P	144.00
TOTAL		344.00

METHOD OF PAYMENT	AMOUNT	REFERENCE NUMBER
CHECK	344.00	37587
TOTAL RECEIPT :	344.00	

37587

**ANGLERS CLUB MEMBERS ASSOCIATION, INC.**

50 CLUB HOUSE ROAD  
KEY LARGO, FLORIDA 33037

**IBERIABANK**

84-7041/2652

Check Fraud  
Protection for Business

037587

PAY

TO THE  
ORDER OF

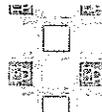
THREE HUNDRED FORTY FOUR DOLLARS & 00 CENTS DATE

AMOUNT

Jun 27/18

\$344.00

MONROE COUNTY PLANNING &  
ENVIRONMENTAL RESOURCES  
2798 Overseas Hwy, Ste 400  
Marathon, FL 33050



*[Handwritten Signature]*  
AUTHORIZED SIGNATURE

FD Security features. Details on back.

**End of Additional File 2018-138**



MONROE COUNTY PLANNING & ENVIRONMENTAL  
RESOURCES DEPARTMENT

Historic Preservation Committee Special Certificate of Appropriateness

July 2, 2018



Architecture

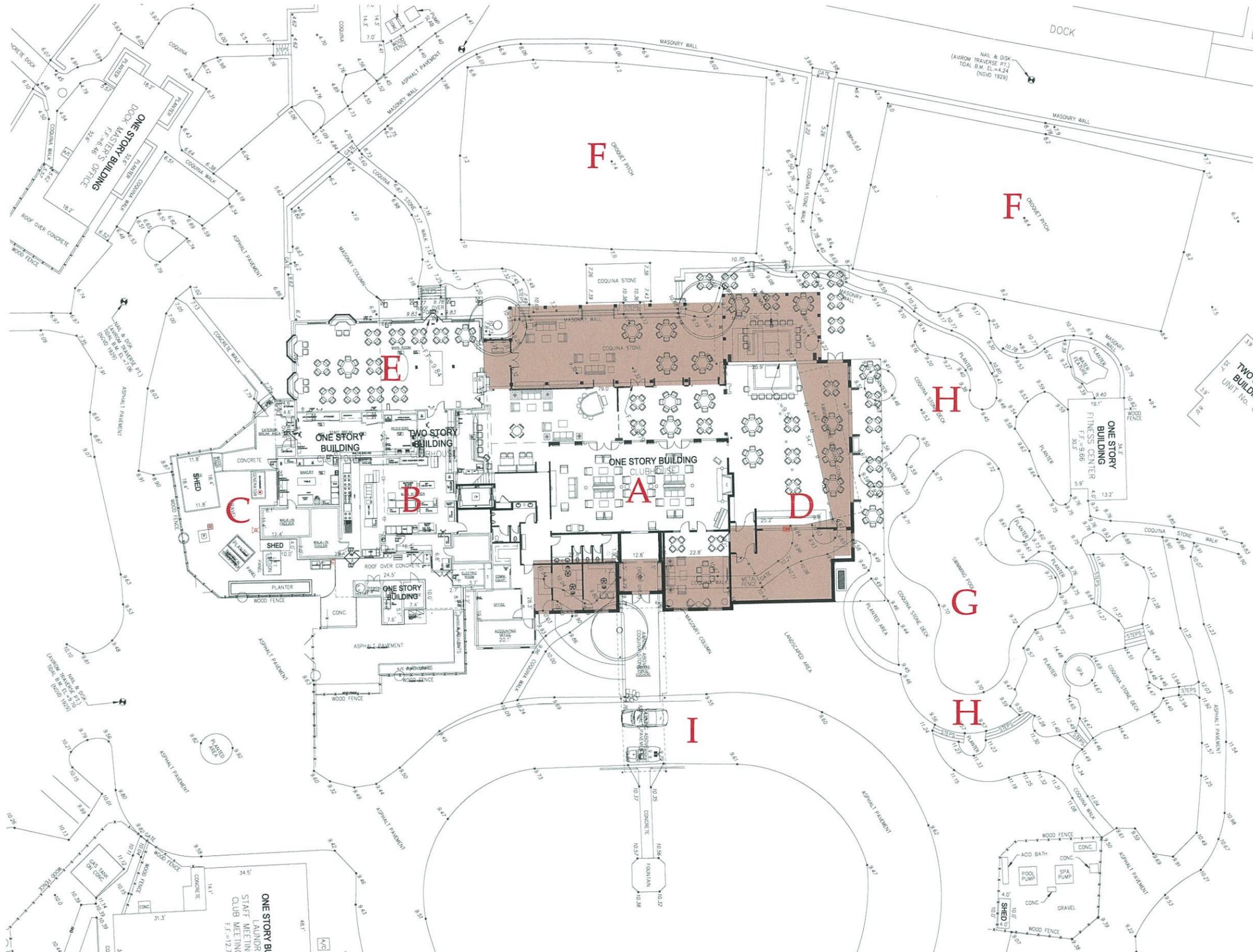
Interior Design

*Celebrating over Fifty Years of Design Excellence*



MASTER PLANNING  
LEGEND

- A** EXISTING CLUBHOUSE
- B** EXISTING KITCHEN
- C** EXISTING EXTERIOR STORAGE
- D** EXISTING COMMODORE'S KITCHEN
- E** EXISTING DINING ROOM
- F** EXISTING CROQUET COURTS
- G** EXISTING POOL
- H** EXISTING POOL DECK
- I** EXISTING ENTRY DRIVE



EXISTING AREA:	12,633 S.F.
PROPOSED ADDITIONS:	5,735 S.F.

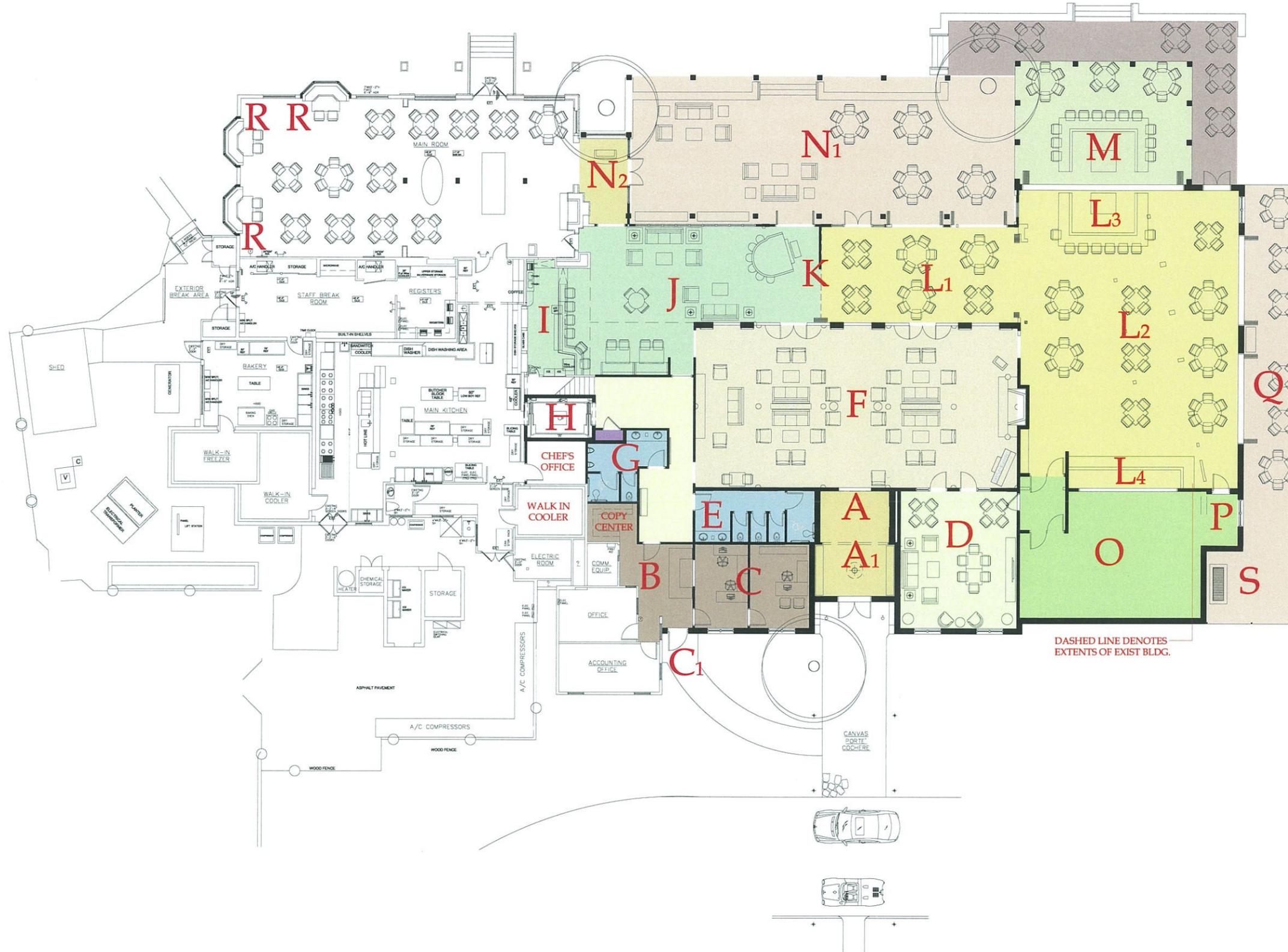
SHADED AREA INDICATES PROPOSED ADDITIONS  
 SEE FLOOR PLAN FOR SCOPE OF WORK DESCRIPTION

**PROPOSED SITE PLAN**  
SCALE : N.T.S.



## MASTER PLANNING LEGEND

- A** RENOVATED FOYER ENTRY
  - RELOCATE HISTORIC DESIGNATION PLAQUE
- A1** EXPANDED FOYER W/ BENCH SEATING
  - FINISHES TO MATCH EXISTING
- B** NEW RECEPTION
- C** NEW ADMINISTRATION OFFICES
  - EXTERIOR FINISHES AND WINDOWS TO MATCH EXISTING
- C1** NEW BUSINESS ENTRY
  - STONE PATH TO MATCH EXISTING
- D** NEW LIBRARY/HISTORY LOUNGE
  - EXTERIOR FINISHES AND WINDOWS TO MATCH EXISTING
- E** NEW WOMEN'S WASHROOMS
  - ADA ACCESSIBLE
- F** LIVING ROOM
  - NO WORK EXCEPT FABRICS ON EXISTING FURNISHINGS
- G** NEW MEN'S WASHROOMS
  - ADA ACCESSIBLE
- H** NEW SERVICE ELEVATOR
- I** RENOVATED BAR LAYOUT & EXTENSION
- J** BAR LOUNGE (W/NEW STEEL BEAMS TO CREATE LARGER OPENING)
- K** NEW FOLDING PARTITION (BT/W JAN L1)
- L1** RENOVATED GRILL
  - NEW CEILING/LIGHTING/WOOD FLOOR
- L2** RENOVATED GRILLE & ADDITION
  - BUILDING TO BE SQUARED OFF ON NORTH END
  - NEW CEILINGS/LIGHTING/WOOD FLOORING
  - NEW FOLDING EXTERIOR DOORS TO OPEN TO COVERED PATIO
  - NEW HVAC SYSTEM
- L3** RENOVATED GRILLE BAR
  - ENLARGED BAR/NEW EQUIPMENT
- L4** NEW SERVICE COUNTER & OPEN KITCHEN
- M** NEW EXTERIOR COVERED BAR & TERRACE W/ WINDSCREENS
  - ENLARGED OUTDOOR COVERED BAR/NEW EQUIPMENT
- N1** NEW COVERED TERRACE
  - REPLACE EXISTING AWNING WITH PERMANENT ROOF TO MATCH EXISTING CLUBHOUSE
- N2** NEW FOYER TO DINING/MAITRE D'
  - ENCLOSE TO PROVIDE ACCESS TO N1 AND DINING ROOM
- O** GRILLE ROOM
  - KITCHEN EXPANDED AND REMODELED
  - EXTERIOR FINISHES AND WINDOWS TO MATCH EXISTING
- P** NEW POOL SNACK BAR WINDOW/WALK-UP
  - EXTERIOR FINISHES AND WINDOWS TO MATCH EXISTING
- Q** NEW AWNING COVERED POOLSIDE DINING
  - MATCH EXISTING AWNING
- R** EXISTING DINING WITH (3) NEW BAY WINDOWS
- S** PORTABLE GRILLE



DASHED LINE DENOTES  
EXTENTS OF EXIST BLDG.



ARRIVAL DRIVE TO CLUBHOUSE WITH AWNING PORTE COCHERE



VIEW OF CLUBHOUSE FROM GOLF CART PARKING



VIEW OF CLUBHOUSE FROM FRONT LAWN



VIEW OF CLUBHOUSE FROM PORTE COCHERE TO FRONT DOORS

KEY LARGO



VIEW OF CLUBHOUSE FROM FRONT WALKWAY TO ADMINISTRATION WING FROM GOLF CART PARKING



VIEW OF CLUBHOUSE FROM WALKWAY TO FRONT DOOR FROM GOLF CART PARKING

KEY LARGO

ANGLERS



CLUB

EXISTING CONDITIONS



VIEW OF CLUBHOUSE FROM WALKWAY TO ADMINISTRATION WING



VIEW OF CLUBHOUSE FROM GOLF CART PARKING



VIEW OF CLUBHOUSE FROM HARD ROOF COVERED ENTRY



VIEW OF CLUBHOUSE FROM HARD ROOF COVERED ENTRY

KEY LARGO



EXISTING CONDITIONS



VIEW OF CLUBHOUSE FROM POOLDECK TO FRONT ENTRY



VIEW OF NORTH PORCH OUTSIDE OF COMMODORES GRILLE



VIEW OF CLUBHOUSE FROM FRONT WALKWAY TO GRILLE KITCHEN



VIEW OF CLUBHOUSE FROM POOL DECK TO FRONT ENTRY

KEY LARGO

ANGLERS



CLUB

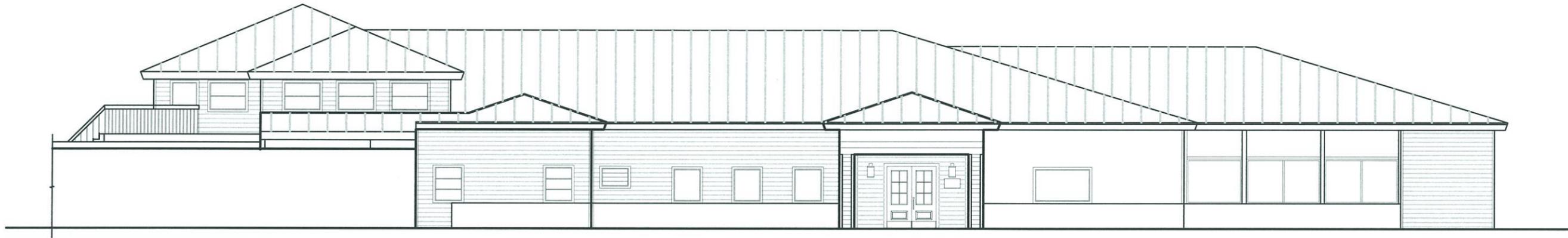


VIEW OF CLUBHOUSE FROM CROQUE COURT

KEY LARGO

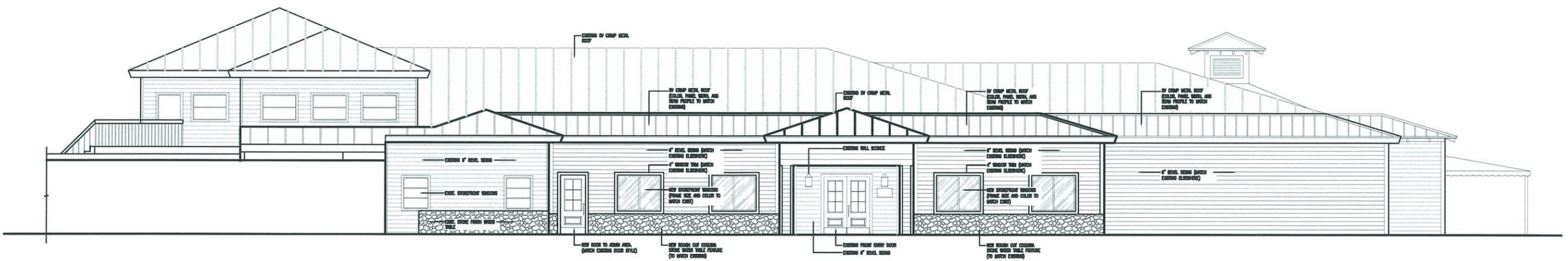


Historical Preservation  
Committee Special Certificate  
of Appropriateness



**EXISTING EAST ELEVATION**

SCALE : N.T.S.



**PROPOSED EAST ELEVATION**

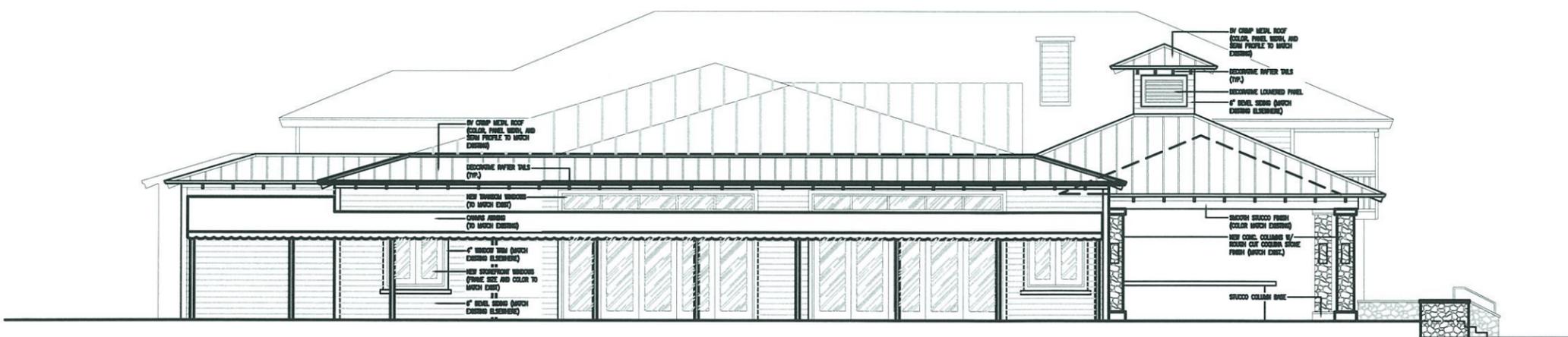
SCALE : N.T.S.





**EXISTING NORTH ELEVATION**

SCALE : N.T.S.

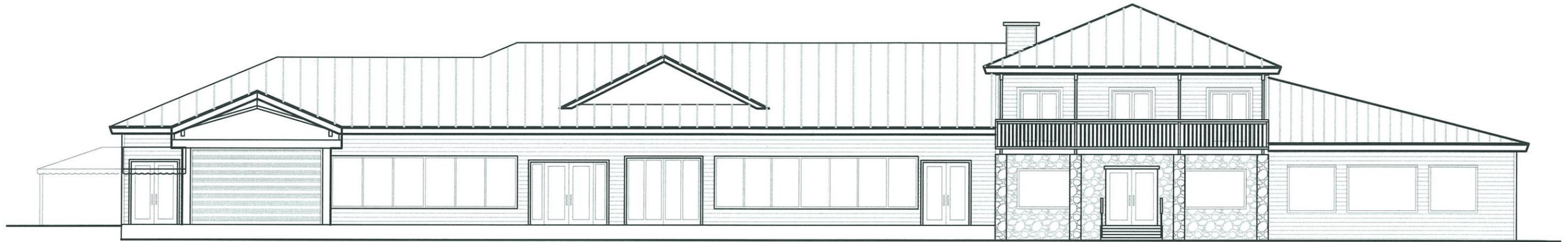


**PROPOSED NORTH ELEVATION**

SCALE : N.T.S.

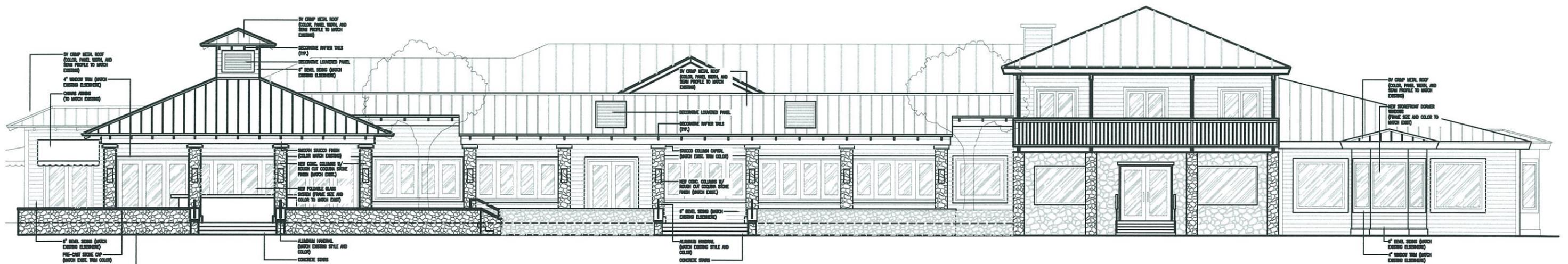


Historical Preservation  
 Committee Special Certificate  
 of Appropriateness



**EXISTING WEST ELEVATION**

SCALE : N.T.S.



**PROPOSED WEST ELEVATION**

SCALE : N.T.S.





THE PROPOSED PERMANENT ROOF COVER OVER THE WEST PATIO, OUTDOOR BAR EXPANSION, COMMODOR GRILLE AND NORTH PORCH EXPANSIONS WILL UTILIZE BUILDING MATERIALS (I.E., ROOFING/SIDING/WINDOWS/STONE/PAIN T COLORS) WHICH WILL MATCH THE EXISTING CLUBHOUSE. THE GOAL, WHEN FINISHED, IS TO NOT BE ABLE TO DETECT THAT ANY WORK WAS COMPLETED TO THIS HISTORIC BUILDING.

KEY LARGO

