

**\*Agenda**

PLANNING COMMISSION  
MONROE COUNTY  
March 25, 2009  
10:00 A.M.

MARATHON GOV'T CENTER  
2798 OVERSEAS HIGHWAY  
MARATHON, FL  
MONROE COUNTY, FL

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**COMMISSION:**

James Cameron, Chairman  
Randy Wall, Vice Chairman  
Donna Windle  
John Marston  
Jeb Hale

**STAFF:**

Townsley Schwab, Senior Director of Planning and Environmental Resources  
Susan Grimsley, Ass't County Attorney  
John Wolfe, Planning Commission Counsel  
Joe Haberman, Current Principal Planner  
Bill Harbert, Planner  
Tiffany Stankiewicz, Sr. Planning Technician  
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**

**NEW ITEMS:**

**1. DWELLING UNIT ALLOCATION**

A public hearing to consider and finalize the ranking of applications in the Dwelling Unit Allocation System for the October 14, 2008 through January 13, 2009 ROGO quarter. Building permits will be allocated for all unincorporated Monroe County.

[SR PC 03.25.09 ROGO Q2 Y17.PDF](#)

**2. NON RESIDENTIAL FLOOR AREA ALLOCATION**

A public hearing to consider and finalize the ranking of applications for nonresidential floor area for all unincorporated Monroe County for the first NROGO allocation period of Year 17 ending January 13, 2009. Building permits will be allocated for all unincorporated Monroe County.

[SR PC 03.25.09 NROGO P1 Y17.PDF](#)

**3. Roberts Property, 2887 Central Avenue, Big Pine Key, Mile Marker 31:**

An administrative appeal of a ROGO exemption request denied by the Monroe County Planning & Environmental Resources Department on October 24<sup>th</sup> 2008. The subject parcel is legally described as Block 7, Lot 7, Big Pine Shores Subdivision, Monroe County, Florida, having real estate number 00316460.000000.

[28091 FILE.PDF](#)

[28091 SR.PC.3.25.09.pdf](#)

**4. AN ORDINANCE OF THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE DEFINITION OF "ACCESSORY USES OR ACCESSORY STRUCTURES"; DEFINING "ADJACENT" AND ELIMINATING "ADJACENT LANDOWNER" IN SECTION 101-1 OF THE MONROE COUNTY CODE; PERMITTING DOCKING FACILITIES ON ADJACENT LANDS UNDER CERTAIN CONDITIONS AND CREATING AN APPROVAL PROCESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR**

AN EFFECTIVE DATE.

[29010 Draft ordinance.pdf](#)

-  
**BOARD DISCUSSION**

-  
**GROWTH MANAGEMENT COMMENTS**

-  
Camp Sawyer, 33990 Overseas Highway, West Summerland Key, Mile Marker 34: A request for an exemption of 4,113 square feet of non-residential floor area from the Non-Residential Rate of Growth Ordinance (NROGO) permit allocation system by the Craig Company, on behalf of the South Florida Council of the Boy Scouts of America, pursuant to Policy 101.3.4 of the Year 2010 Comprehensive Plan. The subject parcel is legally described as Westerly Part of Government Lot 2, Section 32, Township 66 South, Range 30 East, West Summerland Key, Monroe County, Florida, having real estate number 00106030.0000

[29028 SR PC 03.25.09.PDF](#)

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**RESOLUTIONS FOR SIGNATURE**

**ADJOURNMENT**

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## MEMORANDUM

### MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

*We strive to be caring, professional and fair*

To: Planning Commission

From: Tiffany Stankiewicz, Sr. Planning Tech. 

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

Date: March 16, 2009

Subject: Residential Dwelling Unit Evaluation Report for Quarter 2, Year 17

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#### Meeting Date: March 25, 2009

1 This report has been prepared pursuant to Section 138.26 of the Land Development Regulations  
2 (LDRs). The proposed residential dwelling unit rankings attached to this report are for the first  
3 quarter of year seventeen which covers the period October 15, 2008, through January 13, 2009.  
4

#### 5 1) BACKGROUND INFORMATION:

6  
7 On June 23, 1992, the Monroe County Board of County Commissioners adopted Ordinance  
8 #016-92, thereby implementing the Residential Dwelling Unit Allocation System. The  
9 Ordinance became effective on July 13, 1992, and has been amended from time to time. On  
10 March 15, 2006, the Board of County Commissioners adopted Ordinance 009-2006 to implement  
11 the Tier System, and subsequently, it was challenged by Florida Keys Citizens Coalition, Inc. and  
12 Protect Key West and the Florida Keys, Inc., d/b/a Last Stand. Thomas G. Pelham, Secretary,  
13 Department of Community Affairs signed the final order deciding the challenge on September  
14 26, 2007.  
15

16 The Tier System, still a Rate of Growth Ordinance (ROGO), made changes such as sub-area  
17 boundary districts for allocation distribution, basis of scoring applications, and administrative  
18 relief.

19 Sub-districts are as follows: A) Lower Keys Sub-area (Lower and Middle Keys combined) and  
20 Upper Keys sub-area and B) Big Pine/No Name Key subareas remain the same.  
21

22 Therefore, background information is divided into the following categories of applications  
23 reviewed this quarter.  
24

1  
2  
3 **A. Lower & Upper Keys Sub-areas:**  
4

	<i>Market Rate</i>	<i>Affordable Housing</i>
* Lower Keys (Lower & Middle Keys)	163	1
**Upper Keys	285	0
***Upper Keys (Adm. Relief)	29	0
<u>Total:</u>	477	1

- 5  
6  
7  
8  
9  
10  
11  
12 \* 151 applications are rollovers or reapplications from previous quarters.  
13 \*\* 281 applications are rollovers or reapplications from previous quarters.  
14 \*\*\* 21 applications are rollovers or reapplications from previous quarters.  
15

16 **B. Big Pine/No Name Key Sub-area:**  
17

- 18 1) On June 23, 1992, the Monroe County Board of Commissioners adopted  
19 Ordinance 016-1992, thereby implementing the Residential Dwelling Unit  
20 Allocation System. The ordinance became effective on July 13, 1992 and has  
21 been amended from time to time.  
22
- 23 2) In 1998, the Florida Department of Transportation, Monroe County, the Florida  
24 Department of Community Affairs, the U.S. Fish and Wildlife Service and the  
25 Florida Fish and Wildlife Conservation Commission signed a Memorandum of  
26 Agreement to develop a Habitat Conservation Plan (HCP) for the Key Deer and  
27 other protected species in the project area.  
28
- 29 3) The Livable Communikeys Program (LCP), Master Plan for Future Development  
30 of Big Pine Key and No Name Key was adopted on August 18, 2004 under  
31 Ordinance 029-2004. The LCP envisioned the issuance of 200 residential  
32 dwelling units over 20 year horizon at a rate of roughly 10 per year. A minimum  
33 of twenty percent of the 10 units per year are to be set aside for affordable housing  
34 development.  
35
- 36 4) On September 22, 2005, the Monroe County Board of Commissioners adopted  
37 Ordinance 025-2005 which revised the ROGO to utilize the Tier overlay as the  
38 basis for the competitive point system to implement goal 105 of the 2010  
39 Comprehensive Plan. The ordinance became effective on February 5, 2006.  
40
- 41 5) On June 9, 2006, the Federal Fish and Wildlife Permit was issued to 1) Monroe  
42 County, Growth Management Division, 2) Florida Department of Transportation,  
43 and 3) Florida Department of Community Affairs for Threatened and Endangered  
44 Species Incidental Take Permit (ITP) since the permittees have defined the  
45 geographic area covered by their HCP.  
46

1 6) Based on the revised 2010 Comprehensive Plan and the adopted Maps as part of  
2 the Master Plan for Big Pine Key and No Name Key, they are now evaluated as  
3 their own sub-area.  
4

5 7) Applications reviewed in this quarter:  
6

	<i>Market Rate</i>	<i>Affordable Housing</i>
*Big Pine/No Name Key	48	0

9 \* 45 applications are rollovers or reapplications from previous quarters.  
10

11  
12 8) The ITP requires the Permittees [1. Monroe County, Growth Management Division, 2.  
13 Florida Department of Transportation, and 3. Florida Department of Community Affairs] to  
14 ensure that the take of the covered species is minimized and mitigated. The  
15 Permittees are responsible for meeting the terms and conditions of the ITP and  
16 implementing the HCP. Pursuant to the LCP Action Item 9.2.4 the County will  
17 create a mitigation fee for new residences, non-residential floor area, and  
18 institutional uses in order to ensure that development bears its fair share of the  
19 required mitigation under the Federal ITP #TE083411-0. Therefore, staff is in the  
20 process of proposing a mitigation ordinance on Big Pine/No Name Key to present  
21 to the Planning Commission in the near future.  
22

23 9) On November 14, 2007, the Board of County Commissioners adopted Ordinance  
24 044-2007 deferring residential and non-residential allocations on Big Pine/No  
25 Name Key until a mitigation ordinance is adopted or for two months from  
26 December 1, 2007. Ordinance 044-2007 has expired.  
27

28 10) On May 6, 2008, the Planning Commission made a recommendation not to  
29 approve the Big Pine/No Name Key Mitigation Ordinance and forwarded their  
30 recommendation to the Board of County Commissioners for review.  
31

32 11) On August 20, 2008, the Growth Management Division withdrew the proposed  
33 Big Pine / No Name Key Mitigation Ordinance from the Board of County  
34 Commissioners' agenda. The Growth Management Division is exploring the  
35 concept of regulatory conservation to meet or exceed the 3:1 mitigation required  
36 by the Incidental Take Permit.  
37

38 **II) ALLOCATION AWARDS AVAILABLE IN THE FOLLOWING QUARTERS:**  
39

40 A. Pursuant to Section 138-24 the number of annual allocations available is 197.  
41

42 B. Section 138-24(c) allows any unused portion of affordable housing allocations to be  
43 retained and rolled over into the next dwelling unit allocation year.  
44

- 1 C. Section 138-24(a)(4) allows the Planning Commission to amend the affordable housing  
 2 proportions during any ROGO quarter.  
 3  
 4 D. Section 138-27(g) limits administrative relief allocations per quarter. The number of  
 5 allocations that may be awarded under administrative relief in any subarea quarter shall  
 6 be no more than fifty percent (50%) of the total available market rate allocations.  
 7  
 8 E. Section 138-24(a)(6) limits on the number of allocation awards in Tier I are established.  
 9 Except on Big Pine Key and No Name Key, the annual number of allocation awards in  
 10 Tier I shall be limited to no more than three (3) in the Upper Keys and three (3) in the  
 11 Lower Keys.  
 12  
 13 F. Monroe County Code Section 138-25(f) Expiration of allocation award: Except as  
 14 provided for in this division, an allocation award shall expire when its corresponding  
 15 building permit is not picked up after sixty (60) days of notification by certified mail of  
 16 the award or, after issuance of the building permit.

17  
 18 Monroe County Code Section 138.26(a) adjustment of residential ROGO allocations  
 19 allows for the additions of expired allocations and permits.  
 20

21 Monroe County has received Market Rate allocations from several Development  
 22 Agreements which are specified below. The table below reflects the allocations received  
 23 by the County.  
 24

Document Title	Recorded Bk Pg	additional notes	Market Rate Exemption Transfer	Transient Exemption Transfer	Area
Assignment, Transfer and Donation (Ocean Sunrise)	BK 2384, Pg 400	Reso 493-2007	2	8	Upper
Development Agreement Between BOCC & Northstar Resorts Enterprises	BK 2352, Pg 2310		47	0	Upper
Development Order 02-07 (Flaggler aka Overseas)	Bk 2300, Pg 700		31	0	Lower
			<u>80</u>	<u>8</u>	

25  
 26 All the Development Agreements were sent to the Department of Community of Affairs  
 27 (DCA) and no objection was received from DCA regarding the market rate allocations  
 28 given to Monroe County.  
 29

30 Monroe County Section 138-24 allows a total of 197 allocations per year (126 Market  
 31 Rate and 71 Affordable Housing). Therefore, based on allotted allocations per year,  
 32 expired allocation awards/permits, and Development Agreements there is an overall total  
 33 of 228 Market Rate allocations available in ROGO Year 17 (see table below).  
 34

**Year 17 Allocation Allotment Breakdown**

Area	M CC allotment by subarea	Expired Allocations	Expired Permits	Allocations from Agreements	New Allocation Total for Year 17	Qtr 1	Qtr 2	Qtr 3	Qtr 4
<b>Market Rate:</b>									
<u>Lower Keys (Lower/Middle) Keys</u>	57	10	6	31	104	26	26	26	26
<u>Big Pine/No Name Keys</u>	8	0	0	0	8	2	2	2	2
<u>Upper Keys</u>	61	3	3***	49	116	30	30	30	26
<u>Total:</u>	126	13	9	80	228	58	58	58	54
<b>Affordable Housing:</b>									
<u>Big Pine/No NameKeys</u>	0*	0	0	0	0*				
<u>Lower (Lower/Middle), Upper Keys</u>	32**	0	0	0	32**				

\* The BOCC Resolution 0077-2008 reserved Affordable Housing allocations, therefore zero affordable allocations available this year.  
 \*\* Under Development Agreement with Northstar 35 moderate affordable allocations were reserved leaving 32 affordable housing allocations.  
 \*\*\*Adjustment to number of expired permits (00304657 was re-instated).

Therefore, the following allocations are available for the 2nd Quarter of Year 17.

Area	Total Rankings for ROGO Year 17	Rollover Allocations	Rankings for Quarter 2 Year 17	Administrative Relief (Limited to 50% of available allocations in each quarter)
<b>Market Rate:</b>				
<u>Lower/Middle Keys</u>	104	0	26	0
<u>Big Pine/No Name Keys</u>	8	0	2	0
<u>Upper Keys</u>	116	0	30	29*
<u>Total:</u>	228	0	58	29*
<b>Affordable Housing:</b>				
<u>Big Pine/No NameKeys</u>	0			
<u>Lower, Middle, Upper Keys</u>	32**			

Notes: \* Administrative Relief  
 \*\* The remaining affordable housing units are in the very low, low, & median category.

**III) EVALUATION AND RANKING:**

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

1 Based on the total points scored, each allocation was ranked by sub-area. If applications received  
2 identical scores, they were first ranked by date and time and further ranked based on the  
3 applicants with the fewest negative number of points on the same day. Please note that any  
4 excess allocations approved must be deducted from the next quarterly allocation period pursuant  
5 to Monroe County Code Section 138.26(e).  
6

7 **IV) RECOMMENDATIONS:**  
8

9 A. Market Rate Allocations Quarter 2 Year 17:  
10

11 The number of applications in the Lower Keys (Lower/Middle), Big Pine/No Name Keys, Upper  
12 Keys sub-areas was greater than the quarterly allocation awards available. Per Section  
13 138.26(b)(7) of the LDRs, the rankings that indicate which applications received sufficient points  
14 receive an allocation award. An additional page is attached which identifies the location of each  
15 proposed allocation by island and subdivision.  
16

17 The Market Rate applications that are within the quarterly allocations recommended for Quarter  
18 2 Year 17 approval are as follows:  
19

20 Lower (Lower/Middle) Keys: Applicants ranked 1 through 26;

21 Big Pine/No Name Keys: Applicants ranked 1 through 2 are recommended for approval based  
22 on mitigation available from Monroe County;

23 Upper Keys: Applicants ranked 1 through 15; and

24 Upper Keys Administrative Relief: Applicants ranked 1 through 15.  
25

26 B. Affordable Housing Allocations for the Lower (Lower/Middle) & Upper Keys Quarter 2  
27 Year 17:  
28

29 There are two affordable housing allocation categories: 1) very low, low, & median income and  
30 2) moderate income. Total affordable housing allocations available are thirty-two (32).  
31

32 There was one (1) affordable housing applications submitted this quarter in the moderate income  
33 category and there were zero (0) affordable housing applications submitted this quarter in the  
34 very low, low & median income category. Staff recommends the Planning Commission amend  
35 the moderate income affordable housing ratio to make an allocation to the one (1) moderate  
36 income applicant.  
37

38 C. Affordable Housing Allocations for the Big Pine/No Name Keys Quarter 2 Year 17:  
39

40 There are two affordable housing allocation categories: 1) very low, low, & median income and  
41 2) moderate income. There are zero (0) affordable housing allocations due to reservations made  
42 by the Board of County Commissioners.  
43  
44

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

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE ACTING PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR  
LOWER KEYS -YEAR 17, QUARTER 2 (OCTOBER 15, 2008 TO JANUARY 13, 2009)**

Tier	Permit #	Name	Date and Time of Application		Key	Subdivision	Lot	Block	RIE#	Tier	Tier Pts	Lot Agr Pts.		Land Ded	Flood Zone	EAT/ AWI	First Four Years	Each Add. Years	Total
			ONLY ea. 4 Pts	2 or 3															
1	03102265	Judi's House (Adm. Relief Reso 57-2009)	29-Jun-04	1:05 PM	Sugarloaf	White Heron Estates	condo L17	N/A	00172070,0000700	1	10	0	0	0	0	0	4	0	14
2	02104375	Levine, Arnold	1-Nov-02	9:45 AM	Cudjoe	Cudjoe Gardens 2nd Add.	16	4	00173960,0000000	3	30	0	0	0	-4	0	4	4	34
3	05101972	Silwaggon, Christine	9-Sep-05	10:30 AM	Sugarloaf	Oriental Park	37	N/A	00166977,003700	3	30	0	0	0	0	0	3	0	33
4	05101333	Baker, Bradley	29-Sep-05	11:05 AM	Cudjoe	Cudjoe Gardens 8th Add.	9	23	00174635,005200	3	30	0	0	0	0	0	3	0	33
5	05103224	Christopher, James	13-Oct-05	8:55 AM	Cudjoe	Cudjoe Gardens 1st Add.	13	10	00173350,0000000	3	30	0	0	0	0	0	3	0	33
6	05104405	Craber, Walter	13-Oct-05	11:00 AM	Ramrod	Breezeswept Beach Estates	10	17	00205690,0000000	3	30	0	0	0	0	0	3	0	33
7	05104929	Beckingham, Barbara	15-Nov-05	12:00 PM	Sugarloaf	Sugarloaf Shores Sec D Ext.	109	N/A	00166973,010900	3	30	0	0	0	0	0	3	0	33
8	05104824	Pike, Peter	16-Nov-05	4:15 PM	Sugarloaf	Sugarloaf Shores Sec. F Rev. & Annd.	104	N/A	00166976,010400	3	30	0	0	0	0	0	3	0	33
9	05104826	RBF Co. Llc.	16-Nov-05	1:30 PM	Big Coppitt	Porpoise Point Sec. 6	8	10	00156550,0000000	3	30	0	0	0	0	0	3	0	33
10	05103682	West Coast Trust	21-Nov-05	8:50 AM	Saddlebunch	Bay Point Annd.	22	6	00161010,0000000	3	30	0	0	0	-4	4	3	0	33
11	05203853	Grant, Susan	2-Dec-05	3:15 PM	Duck	Center Island Sec. 2 Part 1 Toms Harbor	5	4	00379870,0000000	3	30	0	0	0	0	0	3	0	33
12	05205023	McGuire, Charles	8-Dec-05	1:50 PM	Duck	Plantation Island Sec. 3 Part 2 Toms Ha	5	3	00383000,0000000	3	30	0	0	0	0	0	3	0	33
13	05104645	FTJ Holding	16-Dec-05	11:05 AM	Cudjoe	Cudjoe Ocean Shores	6	2	00187350,0000000	3	30	0	0	0	0	0	3	0	33
14	05104644	FTJ Holding	16-Dec-05	11:10 AM	Cudjoe	Cudjoe Ocean Shores	6	6	00187360,0000000	3	30	0	0	0	0	0	3	0	33
15	05103297	Lee, Donald	16-Dec-05	12:00 PM	Cudjoe	Cuthroat Harbor Est.	52	5	00178020,0030000	3	30	0	0	0	0	0	3	0	33
16	05202842	Llorente, Carlos	22-Dec-05	9:45 AM	Duck	Center Island Sec. 2 Part 1 Toms Harbor	8	8	00380800,0030000	3	30	0	0	0	0	0	3	0	33
17	05203854	Grant, Susan	10-Jan-06	2:15 PM	Sugarloaf	Center Island Sec. 2 Part 1 Toms Harbor	6	10	00171310,0000000	3	30	0	0	0	0	0	3	0	33
18	05105278	Eller, William	10-Jan-06	2:15 PM	Duck	Indian Mound Estates	4	8	00152010,0000000	3	30	0	0	0	0	0	3	0	33
19	05104655	Bethal, Harry	10-Jan-06	2:17 PM	Big Coppitt	Johnstonville	8	3	00189890,0000000	3	30	0	0	0	0	0	3	0	33
20	05101508	Zorn, Beverly	11-Jan-06	11:25 AM	Summerland	Summerland Key Cove Annd.	13	13	00189890,0000000	3	30	0	0	0	0	0	3	0	33
21	05105188	Chapman, Douglas	13-Jan-06	11:20 AM	Sugarloaf	Sugarloaf Shores Sec C	76	N/A	00166570,0000000	3	30	0	0	0	0	0	4	2	32
22	03100078	Elder, Rick	13-Mar-03	10:00 AM	Cudjoe	Cudjoe Gardens	2	8	00172210,0000000	3	30	0	0	0	-4	4	4	2	32
23	03101547	Lang, Michael	29-May-03	4:05 PM	Cudjoe	Cuthroat Harbor Estates	4	17	00186470,0000000	3	30	0	0	0	0	0	4	2	32
24	05203234	DelCamp, Oscar	8-Feb-06	11:30 AM	Duck	Center Island Sec. 2 Part 2 Toms Harbor	7	11	00381570,0000000	3	30	0	0	0	0	0	2	0	32
25	04105379	Sawyer, Jon	9-Feb-06	10:48 AM	Little Torch	Jolly Rodger Est.	9	14	00217000,0000000	3	30	0	0	0	0	0	2	0	32
26	05106945	Arechavalaeta, Carmen	9-Feb-06	10:25 AM	Ramrod	Ramrod Shores 2nd Add.	79	5	00209910,0000000	3	30	0	0	0	0	0	2	0	32
27	05104768	Lowe, Ed	13-Feb-06	10:25 AM	Ramrod	Ramrod Shores Marina Sec.	25	5	00210811,007100	3	30	0	0	0	0	0	2	0	32
28	05100286	Geman, Todd	13-Feb-06	1:56 PM	Cudjoe	Annd. Cudjoe Ocean Shores Sec. 2A	13	9	00189864,001500	3	30	0	0	0	0	0	2	0	32
29	05106501	Amblis et al	14-Feb-06	8:45 AM	Sugarloaf	Indian Mound Estates	37	8	00170630,0000000	3	30	0	0	0	0	0	2	0	32
30	05108642	Amblis et al	14-Feb-06	8:50 AM	Sugarloaf	Indian Mound Estates	38	8	00170640,0000000	3	30	0	0	0	0	0	2	0	32
31	05102214	Juncturas, David	15-Mar-06	10:43 AM	Ramrod	Breezeswept Beach Est.	6	11	00204170,0000000	3	30	0	0	0	0	0	2	0	32
32	05105280	Spottswood, William	15-Mar-06	11:35 AM	Ramrod	Breezeswept Beach Est.	77	2	00201690,0000000	3	30	0	0	0	0	0	2	0	32
33	04105578	Larave, Michael	20-Jul-06	10:20 AM	Cudjoe	Cuthroat Harbor Est. 1st Add.	12	8	00189200,0000000	3	30	0	0	0	0	0	2	0	32
34	05100872	Blue Water Cove L.L.C	20-Jul-06	11:00 AM	Little Torch	Males Beach Plat #6	14	4	00220530,0000000	3	30	0	0	0	0	0	2	0	32
35	06100886	A Weekend at Bemis	20-Jul-06	1:48 PM	Duck	Center Island Sec. 2 Pt. 1 Toms Harbor	12	4	00379940,0000000	3	30	0	0	0	0	0	2	0	32
36	06100775	Piscopik, Dennis	21-Jul-06	2:40 PM	Sugarloaf	Sugarloaf Shores Sec. D	58	4	00164500,0000000	3	30	0	0	0	0	0	2	0	32
37	06101377	Csneros, Ed	24-Jul-06	9:00 AM	Summerland	Summerland Key Cove Annd.	3	3	00189530,0000000	3	30	0	0	0	0	0	2	0	32
38	06201131	Boca East Realty Inc.	24-Jul-06	11:20 AM	Duck	Center Island Sec. 2 Pt. 1 Toms Harbor	14	14	00382020,0000000	3	30	0	0	0	0	0	2	0	32
39	06201647	Boca East Realty Inc.	24-Jul-06	11:30 AM	Duck	Center Island Sec. 2 Pt. 1 Toms Harbor	6	9	00381040,0000000	3	30	0	0	0	0	0	2	0	32
40	06201646	Danielski, Marcel	24-Jul-06	11:50 AM	Duck	Center Island Sec. 2 Pt. 1 Toms Harbor	19	14	00382070,0000000	3	30	0	0	0	0	0	2	0	32
41	06201643	Danielski, Marcel	24-Jul-06	11:55 AM	Duck	Center Island Sec. 2 Pt. 2 Toms Harbor	11	11	00381610,0000000	3	30	0	0	0	0	0	2	0	32
42	06201642	Danielski, Marcel	24-Jul-06	12:10 PM	Duck	Center Island Sec. 2 Pt. 1 Toms Harbor	15	14	00382030,0000000	3	30	0	0	0	0	0	2	0	32
43	05105277	Hook, David	25-Jul-06	8:30 AM	Ramrod	Breezeswept Beach Estates	7	11	00204180,0000000	3	30	0	0	0	0	0	2	0	32

PROPOSED  
MEETING MARCH 25, 2009

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE ACTING PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR  
LOWER KEYS -YEAR 17, QUARTER 2 (OCTOBER 15, 2008 TO JANUARY 13, 2009)**

Tier	Permit #	Name	Date and Time of Application		Key	Subdivision	Lot	Block	RE#	Tier	Tier Pts	Lot Agg Pts.				First Four Years	Each Add. Years	Total
			Date	Time								Tier 2 or 3	Land Def	Flood Zone V	BAW/ AWT			
44	06200090	Kersh, Dan	25-Jul-06	11:45 AM	Duck	Center Island Sec. 2 Pt 1 Toms Harbor	35	3	00379810.000000	3	30	0	0	0	0	2	0	32
45	06100674	Henson, Erik	25-Jul-06	12:44 PM	Sugarloaf	Indian Islands Estates	11	6	00169570.000000	3	30	0	0	0	0	2	0	32
46	06101565	Kruzick, George	28-Jul-06	1:22 PM	Big Coppitt	Similar Sound Sec. A	28	3	00153870.000100	3	30	0	0	0	0	2	0	32
47	05202855	Llorente, Carlos	28-Jul-06	2:49 PM	Duck	Center Island Sec. 2 Pt 1 Toms Harbor	17	14	00381890.000000	3	30	0	0	0	0	2	0	32
48	06204574	Boca East Realty Inc.	12-Sep-06	10:00 AM	Duck	Center Island Sec. 2 Pt. 1 Toms Harbor	1	8	00380940.000000	3	30	0	0	0	0	2	0	32
49	06204521	Boca East Realty Inc.	12-Sep-06	10:08 AM	Duck	Center Island Sec. 2 Pt. 1 Toms Harbor	20	6	00380410.000000	3	30	0	0	0	0	2	0	32
50	06204555	Damieski, Marcei	12-Sep-06	10:43 AM	Duck	Center Island Sec. 2 Pt. 1 Toms Harbor	9	4	00379910.000000	3	30	0	0	0	0	2	0	32
51	06204557	Damieski, James	12-Sep-06	10:43 AM	Duck	Center Island Sec. 2 Pt. 1 Toms Harbor	17	3	00379630.000000	3	30	0	0	0	0	2	0	32
52	06100994	Glasser, Len	19-Sep-06	1:14 PM	Summerland	Summerland Key Garden	11	4	00200460.000000	3	30	0	0	0	0	2	0	32
53	06204571	Boca East Realty Inc.	21-Sep-06	11:02 AM	Duck	Center Island Sec. 2 Pt. 1 Toms Harbor	11	2	00379990.000000	3	30	0	0	0	0	2	0	32
54	05103503	Brown, Tod	22-Sep-06	11:05 AM	Sugarloaf	Sugarloaf Shores Sec. F	42	17	00166876.004200	3	30	0	0	0	0	2	0	32
55	03102876	Proctor, Kimberly	22-Sep-06	2:31 PM	Ramrod	Breezeswept Beach Est.	23	2	00205820.000000	3	30	0	0	0	0	2	0	32
56	06105011	Schroeder, Doug	5-Oct-06	10:00 AM	Ramrod	Breezeswept Beach Est.	82	2	00201740.000000	3	30	0	0	0	0	2	0	32
57	05105920	Schroeder, Doug	6-Oct-06	10:20 AM	Ramrod	Ramrod Shores Marina Sec.	24	5	00172290.000000	3	30	0	0	0	0	2	0	32
58	06204573	Boca East Realty	16-Oct-06	10:24 AM	Duck	Center Island Sec. 2 Pt. 1 Toms Harbor	19	6	00380210.000000	3	30	0	0	0	0	2	0	32
59	05101967	Gelman, Andrew	9-Nov-06	12:30 PM	Ramrod	Breezeswept Beach Estates	31	5	00203070.000000	3	30	0	0	0	0	2	0	32
60	06105662	Glaser, Todd	28-Dec-06	3:45 PM	Summerland	Summerland Key Garden	9	2	00200470.000000	3	30	0	0	0	0	2	0	32
61	06106064	Rawls, Paul	29-Dec-06	10:17 AM	Cudjoe	Cudjoe Gardens	9	3	00172290.000000	3	30	0	0	0	0	2	0	32
62	06105774	Thompson, Barbara	2-Jan-07	2:30 PM	Ramrod	Breezeswept Beach Estates	6	17	00205650.000000	3	30	0	0	0	0	2	0	32
63	06103533	Barker, Franklin	4-Jan-07	10:05 AM	Cudjoe	Cudjoe Gardens 4th Add.	13	8	00173490.000000	3	30	0	0	0	0	2	0	32
64	06106229	Hernandez, George	8-Jan-07	9:50 AM	Big Coppitt	Johnsonville	4	11	00151970.000000	3	30	0	0	0	0	2	0	32
65	05106627	Impationenti, Steven	10-Jan-07	11:29 AM	Ramrod	Breezeswept Beach Estates	4	3	00201860.000000	3	30	0	0	0	0	2	0	32
66	06105166	Eon, David	11-Jan-07	2:53 PM	Cudjoe	Cudjoe Gardens 4th Add.	9	15	00174631.000400	3	30	0	0	0	0	2	0	32
67	06105167	Toll, Lisa	11-Jan-07	2:54 PM	Cudjoe	Cudjoe Gardens 4th Add.	3	3	00174631.000300	3	30	0	0	0	0	2	0	32
68	06101671	Weller, William	12-Jan-07	9:23 AM	Little Torch	Jolly Roger Estates	5	19	00218050.000000	3	30	0	0	0	0	2	0	32
69	06105504	Snopek, Jeff	12-Jan-07	10:46 AM	Ramrod	Breezeswept Beach Estates	21	11	00204320.000000	3	30	0	0	0	0	2	0	32
70	03200999	Hering, Jean	12-Jan-07	12:15 PM	Duck	Center Island Sec. 2 Pt 1 Toms Harbor	10	4	00379920.000000	3	30	0	0	0	0	2	0	32
71	06103232	Moyani, John	16-Jan-07	10:39 AM	Ramrod	Breezeswept Beach Estates	6	6	00202850.000000	3	30	0	0	0	0	2	0	31
72	05102057	Mullica, Scott	16-Jan-07	2:05 PM	Ramrod	Breezeswept Beach Estates	8	8	00203440.000000	3	30	0	0	0	0	2	0	31
73	05104799	Stowell, Paul	17-Jan-07	4:08 PM	Ramrod	Breezeswept Beach Estates	7	17	00205660.000000	3	30	0	0	0	0	2	0	31
74	06106608	Hilltop, Ralph	1-Feb-07	2:06 PM	Ramrod	Ramrod Shores Marina Sec.	3	5	00210811.004900	3	30	0	0	0	0	2	0	31
75	06203503	Bentacasa, Mitchell	2-Feb-07	9:05 AM	Duck	Center Island Sec 2 Pt 1 Toms Harbor	15	10	00381350.000000	3	30	0	0	0	0	2	0	31
76	06106825	Aimqust, Mark	2-Apr-07	8:46 AM	Cudjoe	Cudjoe Gardens	26	21	00181140.000100	3	30	0	0	0	0	2	0	31
77	07100454	Sparn, Michael	11-Apr-07	9:00 AM	Cudjoe	Cudjoe Gardens	11	4	00172500.000000	3	30	0	0	0	0	2	0	31
78	06101467	Garcia, Tina	13-Apr-07	9:40 AM	Big Coppitt	Johnsonville	11	4	00151410.000000	3	30	0	0	0	0	2	0	31
79	07100607	Grotl, James	13-Apr-07	9:43 AM	Cudjoe	Cuthroat Harbor Estates	2	22	00181360.000000	3	30	0	0	0	0	2	0	31
80	06203971	Symson, Jeff	23-May-07	10:30 AM	Duck	Center Island Sec 2 Pt 1 Toms Harbor	13 & pt 12	3	00379790.000000	3	30	0	0	0	0	2	0	31
81	05104807	Cunningham, Michael	1-Jun-07	3:21 AM	Ramrod	Breezeswept Beach Estates	32	6	00202860.000000	3	30	0	0	0	0	2	0	31
82	05104648	Cunningham, Michael	1-Jun-07	3:20 PM	Ramrod	Breezeswept Beach Estates	11	6	00202870.000000	3	30	0	0	0	0	2	0	31
83	07101320	Meko, Ronald	20-Jun-07	2:28 PM	Ramrod	Breezeswept Beach Estates	12	8	00203480.000000	3	30	0	0	0	0	2	0	31
84	07201803	Porter, William	20-Jun-07	2:30 PM	Duck	Yacht Club Island Sec 4 Toms Harbor	131	1	00389440.000000	3	30	0	0	0	0	2	0	31
85	07101693	Garrido, Javier	22-Jun-07	9:14 AM	Big Coppitt	Gulfrest Park	4	3	00156990.000000	3	30	0	0	0	0	2	0	31
86	07100619	Phares Cove Properties	26-Jun-07	11:30 AM	Cudjoe	Breezeswept Beach Estates	3	14	00214550.000000	3	30	0	0	0	0	2	0	31
87	07101362	Jungblaus, David	12-Jul-07	10:00 AM	Ramrod	Breezeswept Beach Estates	60	2	00201520.000000	3	30	0	0	0	0	2	0	31
88	07101926	Flores, (Trustee)	19-Jul-07	3:40 PM	Little Torch	Mates Beach Plat #6	5	4	00220750.000000	3	30	0	0	0	0	2	0	31
89	06205993	Vastano, Frank	31-Jul-07	2:30 PM	Duck	Center Island Sec. 2 Toms Harbor	22	4	00378590.000000	3	30	0	0	0	0	2	0	31
90	07102635	Glub, Scott	14-Sep-07	9:00 AM	Ramrod	Breezeswept Beach Estates	15	4	00202240.000000	3	30	0	0	0	0	2	0	31

PROPOSED MEETING MARCH 25, 2009

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE ACTING PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR  
LOWER KEYS - YEAR 17, QUARTER 2 (OCTOBER 15, 2008 TO JANUARY 13, 2009)**

Tier	Rank	Parnil #	Name	Date and Time of Application		Key	Supervision	Lot	Block	RE#	Tier	Tier Pts	Lot App Pts.		Land Ded	Flood Zone	BAT/ AWI	First Four Years	Each Add. Years	Total	
				ONLY ea. 4 Pts	Pt 4 per lot																
	91	072023299	Bar, David	2-Oct-07	10:30 AM	Duck	Yahti Club Island Sec. 4 Toms Harbor	15	1	00385530.000000	3	30	0	0	0	-4	0	1	0	31	
	92	07101127	Salmeron, Fred	9-Oct-07	9:15 AM	Shark Key	Shark Key Amd. & Rev.	1	5	00159252.007100	3	30	0	0	0	0	0	1	0	31	
	93	07100622	Pirates Cove Properties LLC	12-Oct-07	12:30 PM	Cudjoe	Cudjoe Gardens 3rd Add.	1	14	00174530.000000	3	30	0	0	0	0	0	1	0	31	
	94	07102386	Gastier, Orval	19-Oct-07	2:17 PM	Summerland Key	Summerland Key Cove Amd.	1	3	00189510.000000	3	30	0	0	0	0	0	1	0	31	
	95	04100195	Vasallo, Tithany	15-Mar-04	12:35 PM	Cudjoe	Cuthroat Harbor Estates 1st Add.	16	16	00186260.000000	3	30	0	0	0	-4	0	4	0	30	
	96	04100194	Devivo, Ritzero	15-Mar-04	12:40 PM	Cudjoe	Cuthroat Harbor Estates 1st Add.	4	16	00186270.000000	3	30	0	0	0	-4	0	4	0	30	
	97	04101553	Olsen, Brent	12-Jul-04	09:30 AM	Cudjoe	Cuthroat Harbor Estates 1st Add.	6	6	00184630.000000	3	30	0	0	0	-4	0	4	0	30	
	98	04103405	Thromsen, Brooks	25-Aug-04	9:30 AM	Cudjoe	Cudjoe Gardens 2nd Add.	33	3	00173760.000000	3	30	0	0	0	-4	0	4	0	30	
	99	07104450	Cates, Crisp	14-Jan-08	9:45 AM	Big Coppitt	Johnsownille	7	6	00151720.000000	3	30	0	0	0	0	0	0	0	N/A	30
	100	07104632	Rudolph, Douglas	14-Jan-08	12:20 PM	Ramrod Key	Ramrod Shores Marina Sec.	6	2	00210811.0005200	3	30	0	0	0	0	0	0	0	N/A	30
	101	07104920	Hernandez, George	14-Jan-08	4:09 PM	Big Coppitt	Johnsownille	2	9	00152070.000000	3	30	0	0	0	0	0	0	0	N/A	30
	102	05101778	Hay, Terry	7-Mar-08	10:50 AM	Little Torch	Jolly Rogers Estates	12	15	00217170.000000	3	30	0	0	0	0	0	0	0	N/A	30
	103	07101590	Lindholm, Einar	20-Mar-08	11:10 AM	Sugarloaf	Ramrod Shores Sec. B	54	3	00163730.000000	3	30	0	0	0	0	0	0	0	N/A	30
	104	05104647	Gardner, Lanny	12-Jun-08	1:51 PM	Ramrod	Ramrod Shores 3rd Add.	22	22	00209971.002200	3	30	0	0	0	0	0	0	0	N/A	30
	105	05104646	Gardner, Lanny	12-Jun-08	1:51 PM	Ramrod	Ramrod Shores 3rd Add.	23	22	00209971.002300	3	30	0	0	0	0	0	0	0	N/A	30
	106	07103449	Grooms, Todd	23-Jun-08	9:15 AM	Little Torch	Jolly Rogers Estates	8	18	00217790.000000	3	30	0	0	0	0	0	0	0	N/A	30
	107	08101784	Greer, Gregory	8-Jul-08	12:01 PM	Sugarloaf	Orchid Park	20	20	00166977.002000	3	30	0	0	0	0	0	0	0	N/A	30
	108	05100215	Brookhart Properties	29-Jul-08	11:23 AM	Ramrod	Breazswepi Beach Estates	11	8	00203470.000000	3	30	0	0	0	0	0	0	0	N/A	30
	109	08101901	Lomabard, Mike	29-Jul-08	11:24 AM	Cudjoe	Cudjoe Ocean Shores	15	4	00187890.000000	3	30	0	0	0	0	0	0	0	N/A	30
	110	05104606	Gambert, Richard	17-Aug-08	9:10 AM	Sugarloaf	Sugarloaf Shores Plat 2 Sec. C	31	3	00166120.000000	3	30	0	0	0	0	0	0	0	N/A	30
	111	08102415	Bowden, Michael	27-Aug-08	8:29 AM	Ramrod	Breazswepi Beach Estates	30	3	00202690.000000	3	30	0	0	0	0	0	0	0	N/A	30
	112	04105782	Folthausch, Judy	28-Aug-08	2:56 PM	Ramrod	Ramrod Shores 3rd Add.	19	3	00209971.001900	3	30	0	0	0	0	0	0	0	N/A	30
	113	04104632	Zydeck, Frederick	18-Sep-08	9:50 AM	Ramrod	Breazswepi Beach Estates	7	1	002000810.000000	3	30	0	0	0	0	0	0	0	N/A	30
	114	08103032	Parkinson, Dean	4-Nov-08	11:15 AM	Ramrod	Ramrod Shores Marina Sec.	3	3	00210440.000000	3	30	0	0	0	0	0	0	0	N/A	30
	115	08103031	Parkinson, Dean	4-Nov-08	11:20 AM	Ramrod	Ramrod Shores Marina Sec.	8	3	00203450.000000	3	30	0	0	0	0	0	0	0	N/A	30
	116	08103881	Gouldy, Ralph	5-Nov-08	9:19 AM	Ramrod	Breazswepi Beach Estates	9	8	00203450.000000	3	30	0	0	0	0	0	0	0	N/A	30
	117	08103803	DeMambo, Brian	15-Dec-08	3:05 PM	Summerland	Snug Harbor Add. #1	21	1	00195640.000000	3	30	0	0	0	0	0	0	0	N/A	30
	118	08103579	Malcut, Shiono	16-Dec-08	11:09 AM	Saddlebunch	Bay Point Amd.	34	6	00161130.000000	3	30	0	0	0	0	0	0	0	N/A	30
	119	08102694	First St. Bank of FI Keys	18-Dec-08	1:46 PM	Sugarloaf	Sugarloaf Shores Sec. D	78	3	00164700.000000	3	30	0	0	0	0	0	0	0	N/A	30
	120	08101298	Vallejo, Arturo	18-Dec-08	3:10 PM	Ramrod	Ramrod Shores 2nd Add.	69	3	00209810.000000	3	30	0	0	0	0	0	0	0	N/A	30
	121	08103049	Hernandez, Nestor	22-Dec-08	12:20 PM	Little Torch	Coral Shores Est. Mobile Homes Sec. 1	38	1	00214481.0003800	3	30	0	0	0	0	0	0	0	N/A	30
	122	08203610	Muencke, Cecil	13-Jan-09	1:47 PM	Duck	Central Island Sec. 2 Pt 1 Toms Harbor	27	3	00379730.000000	3	30	0	0	0	0	0	0	0	N/A	30
	123	05100100	Guierrez, Orestle	15-Mar-05	2:09 PM	Cudjoe	Cudjoe Gardens 2nd Add.	15	17	00186590.000000	3	30	0	0	0	0	0	0	0	0	29
	124	04105262	Noack, Wolfgang	8-Apr-05	2:25 PM	Cudjoe	Parcel E	16	N/A	00115840.000207	3	30	0	0	0	-4	0	0	0	29	
	125	05101181	Davis, Priscilla	18-Apr-05	2:45 PM	Cudjoe	Cudjoe Gardens 2nd Add.	5	16	00173550.000000	3	30	0	0	0	-4	0	0	0	29	
	126	05101373	Blak, Gary	10-Jun-05	1:45 PM	Cudjoe	Cuthroat Harbor Estates 1st Add.	5	16	00186280.000000	3	30	0	0	0	-4	0	0	0	29	
	127	05101447	Burns, John	1-Jul-05	10:55 AM	Sugarloaf	Indian Mount Estates	4 & 5	3	00168670.000100	3	30	0	0	0	-4	0	0	0	29	
	128	05101969	Smith, Robert	5-Jul-05	10:00 AM	Shark Key	Shark Key Amd. & Revised	14	3	00159252.002600	3	30	0	0	0	-4	0	0	0	29	
	129	04104656	Garcia, Antonio	7-Jul-05	8:50 AM	Cudjoe	Cuthroat Harbor Estates	1	10	00178920.000000	3	30	0	0	0	-4	0	0	0	29	
	130	05103864	Helstead, Mark	18-Nov-05	12:27 PM	Cudjoe	Cuthroat Harbor Estates 1st Add.	18	16	00186410.000000	3	30	0	0	0	-4	0	0	0	29	
	131	04105551	Smith, Lynn	13-Dec-05	11:30 AM	Cudjoe	Cuthroat Harbor Estates 1st Add.	1	19	00186530.000000	3	30	0	0	0	-4	0	0	0	29	
	132	05106718	Hondru, Susan	26-Jan-08	11:30 AM	Cudjoe	Cuthroat Harbor Est.	40 & 112 or 39	19	00180520.000000	3	30	0	0	0	-4	0	0	0	28	
	133	05103014	Wesson, Donald	10-Feb-08	1:53 PM	Cudjoe	Cudjoe Gardens 2nd Add.	5	12	00174310.000000	3	30	0	0	0	-4	0	0	0	28	
	134	05100097	Marinez, Ignacio	8-Sep-06	10:45 AM	Cudjoe	Cuthroat Harbor Est. 1st Add.	1	17	00186440.000000	3	30	0	0	0	-4	0	0	0	28	
	135	06105706	Von Holzen, Jeffrey	4-Jan-07	10:00 AM	Shark Key	Shark Key Amd. & Rev.	2	2	00159252.000800	3	30	0	0	0	-4	0	0	0	28	
	136	05105484	Jacquette, Anthony	2-Mar-07	3:00 AM	Sugarloaf	Indian Mount Estates	1	2	00168610.000100	3	30	0	0	0	-4	0	0	0	28	
	137	07100620	Pirates Cove Properties	26-Jun-07	11:35 AM	Cudjoe	Cudjoe Gardens 2nd Add.	1	13	00174350.000000	3	30	0	0	0	-4	0	0	0	27	

PROPOSED MEETING MARCH 25, 2009



**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE ACTING PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR  
UPPER KEYS - YEAR 17, QUARTER 2 (OCTOBER 15, 2008 TO JANUARY 13, 2009)**

Tier 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	BA/T/ AWT	First Years	Each Add. Years	Total	
																			1
1	* @	06300609	Loeffer, Krimie	25-Jul-06	11:15 AM	Largo	Key Largo Trailer Village 1st Ac	9	25	00463190.000000	3	30	0	0	4	0	0	40	
2	*	02304068	Plepin, Ricardo	18-Dec-02	1:30 PM	Largo	Sunset Waterways	9	3	00530050.000000	3	30	0	0	0	0	0	38	
3	*	02304583	Tucker, Elmer & Robin	23-Dec-02	10:40 AM	Largo	Trin Lakes	7	17	00560370.000000	3	30	0	0	0	0	0	38	
4	*	02303881	Monteagudo, Jesus	13-Jan-03	12:30 PM	Largo	Largo Sound Village	7	11	00476190.000000	3	30	0	0	0	0	0	38	
5	*	02303882	Monteagudo, Jesus	13-Jan-03	12:35 PM	Largo	Largo Sound Village	6	11	00476180.000000	3	30	0	0	0	0	0	0	37
6	* @	05504756	Caputo, Marni	13-Oct-05	11:35 AM	Largo	Winston Park	8,9	3	00545200.000000	3	30	0	0	0	0	0	37	
7	* @	03302812	Young, Joseph	10-Nov-05	08:45 AM	Largo	Pamela Villa	14 & 15	8	00465740.000000	3	30	0	0	0	0	0	37	
8	*	03300907	Loera, Jose	2-May-03	11:45 AM	Largo	Key Largo Ocean Shores #2	12	8	00547211.003000	3	30	0	0	0	0	0	36	
9	*	03301276	Key Largo Fisheries	16-May-03	2:25 PM	Largo	Key Largo Ocean Shores And/	9	4	00498230.000000	3	30	0	0	0	0	0	0	36
10	*	03300482	Tobin, Andrew	14-Jul-03	11:40 AM	Largo	Ocean Isle Estates	4	9	00472030.000000	3	30	0	0	0	0	0	0	36
11	*	03300820	Escobar, Ediberto & Crim	7-Nov-03	10:00 AM	Largo	Ocean Isle Estates	4	1	00558100.000000	3	30	0	0	0	0	0	0	36
12	*	03304094	ADWM Holdings	24-Dec-03	9:00 AM	Largo	Winston Waterways	5	2	00546420.000000	3	30	0	0	0	0	0	0	36
13	*	03301382	Rodriguez, Miriam	8-Jan-04	8:50 AM	Largo	Bluewater Trailer Village Sec. 4	33	3	00469136.013300	3	30	0	0	0	0	0	0	36
14	*	03304257	V. Valdes & D. Arbelaez	6-Jan-04	2:45 PM	Largo	Key Largo Ocean Shores And/	11	1	00497700.000000	3	30	0	0	0	0	0	0	36
15	*	03304825	Giordano, Joseph	12-Jan-04	11:09 AM	Largo	And. Pal Bay Harbor	48	1	00498970.000000	3	30	0	0	0	0	0	0	36
16	* @	04304458	Manrix, John	25-Jan-08	12:40 PM	Largo	Key Largo Beach	22 & 23	3	00502010.000000	3	30	0	0	0	0	0	0	36
17	*	05302827	CAS Group Inc.	8-Feb-06	10:50 AM	Largo	Key Largo Trailer Village 1st Ac	29	17	00462010.000000	3	30	0	0	0	0	0	0	36
18	@	06300070	Miler, John	24-Jul-06	9:42 AM	Largo	Key Largo Ocean Shores And/	16	4	00548290.000000	3	30	0	0	0	0	0	0	36
19	@	06301181	Giordano, Roberto	25-Jul-06	11:30 AM	Largo	Anglers Park	1 & 2	11	00525290.000000	3	30	0	0	0	0	0	0	36
20	@	05305432	Durham, Keith	15-Aug-06	2:20 PM	Largo	Pamela Villa	9 & 10	3	00464090.000000	3	30	0	0	0	0	0	0	36
21	@	06305426	Wright, William	12-Apr-07	02:20 PM	Largo	South Creek Village	7 & 8	11	00468420.000000	3	30	0	0	0	0	0	0	35
22	@	07300573	Native Rental Properties	10-Jul-07	01:35 AM	Largo	Key Largo Park And/	18	23	00528380.000000	3	30	0	0	0	0	0	0	35
23	@	07300575	Native Rental Properties	10-Jul-07	01:50 AM	Largo	Key Largo Park And/	8	16	00526520.000000	3	30	0	0	0	0	0	0	35
24	@	06300542	Estlinger, John	13-Jul-07	12:35 PM	Largo	Lazy Lagoon	15 & 17	1	00498660.000000	3	30	0	0	0	0	0	0	35
25	@	07301153	Bayview Development	15-Aug-07	11:13 AM	Largo	Southcreek Village	10	10	00468330.000100	3	30	0	0	0	0	0	0	35
26	@	07301682	Hunter, William	6-Sep-07	8:44 AM	Largo	Holiday Homesites	6 & 7	7	00520860.000000	3	30	0	0	0	0	0	0	35
27	@	07303722	Eon, David	21-Dec-07	10:07 AM	Largo	Key Largo Ocean Shores Addit	3 & 4	14	00500690.003000	3	30	0	0	0	0	0	0	35
28	*	03305491	Giordano, Joseph	11-Feb-04	10:30AM	Largo	Largo Sound Village	18	11	00476300.000000	3	30	0	0	0	0	0	0	34
29	*	03305643	Giordano, Joseph	24-Feb-04	11:20AM	Largo	South Creek Village	7	1	00466460.000000	3	30	0	0	0	0	0	0	34
30	*	03305409	Giordano, Joseph	16-Mar-04	11:20 AM	Largo	Sunset Point	14, Pt 11, 13	1	00468080.000000	3	30	0	0	0	0	0	0	34
31	*	03304015	Brinke, Joseph	17-Mar-04	11:25 AM	Largo	Largo Sound Park	12	7	00471580.000000	3	30	0	0	0	0	0	0	34
32	*	03304011	Brinke, Joseph	17-Mar-04	11:30AM	Largo	Largo Sound Park	2	2	00470430.000000	3	30	0	0	0	0	0	0	34
33	*	03300815	Balboa, Rodolfo	19-Mar-04	2:20 PM	Largo	Winston Waterways #2	12	6	00546930.000000	3	30	0	0	0	0	0	0	34
34	*	03300589	Piccoli, Frank	23-Mar-04	8:30AM	Largo	Key Largo Ocean Shores And/	13	3	00498040.000000	3	30	0	0	0	0	0	0	34
35	*	03305748	ADWM Holdings	6-Apr-04	11:45AM	Largo	Largo Sound Village	9	17	00475210.000000	3	30	0	0	0	0	0	0	34
36	*	02301247	Schmitt, Theodore	12-Apr-04	12:25PM	Largo	Prietas Cove 1st Add.	5	11	00495330.000000	3	30	0	0	0	0	0	0	34
37	*	04300562	Casolari, Bruno	13-Apr-04	2:30PM	Largo	Buccaneer Point Subdivision	16	5	00496131.013400	3	30	0	0	0	0	0	0	34
38	*	03305641	Mareco, Paul	13-Apr-04	2:40PM	Largo	Winston Waterways And/	2	2	00546390.000000	3	30	0	0	0	0	0	0	34
39	*	04300089	Samet, Harriet	13-Apr-04	8:30AM	Largo	Sexton Cove Estates Resubd.	3	11	005632701.028900	3	30	0	0	0	0	0	0	34
40	*	03302509	Valet, Paul	13-Apr-04	8:40AM	Largo	Lake Surprise II	Units 29	N/A	00303748.000129	3	30	0	0	0	0	0	0	34
41	*	03301688	Morera, Mike	12-May-04	1:57 PM	Largo	Harris Ocean Park Estates 1st	25	9	00450520.000000	3	30	0	0	0	0	0	0	34
42	*	03304775	Warren, Maryann	13-May-04	10:00 AM	Largo	Largo Sound Village	16	4	00474620.000000	3	30	0	0	0	0	0	0	34
43	*	04300585	Dove, Clare	13-May-04	10:48 AM	Largo	Key Largo Ocean Shores Add	11	12	00050230.000000	3	30	0	0	0	0	0	0	34
44	*	04301574	Dove, Mike	3-Jun-04	11:00 AM	Largo	Port Lango	16	N/A	00461470.000000	3	30	0	0	0	0	0	0	34
45	*	03305074	Catalzo, Roberto	4-Jun-04	9:50 AM	Largo	Blue Harbor Club Inc a Condo	11	N/A	003489136.018712	3	30	0	0	0	0	0	0	34

PROPOSED  
MEETING MARCH 25, 2009

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE ACTING PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR  
UPPER KEYS - YEAR 17, QUARTER 2 (OCTOBER 15, 2008 TO JANUARY 13, 2009)**

Rank	Tier	Permit #	Name	Date and Time of Application		Time	Key	Subdivision	Lot	Block	FE#	Tier	Tier Pts	Lot Agg Pts.		Land Ded	Flood Zone V	BAT/ AWT	First Years	Each Add. Years	Total
				Tier 2 or 3	Pt 4 per lot																
46		04301083	VonSageen, III William	16-Jun-04	2:12 PM	Largo	Key Largo Beach	11	3	00501900.000000	3	3	30	0	0	0	0	0	4	0	34
47		04302104	Cash, Jennifer	24-Jun-04	2:00 PM	Largo	Ocean Park Village	14	3	00445920.000000	3	3	30	0	0	0	0	0	4	0	34
48		04305725	Elias, Miguel	29-Jun-04	1:30 PM	Largo	Sunset Waterways	8	2	00529850.000000	2	3	30	0	0	0	0	0	4	0	34
49		04302120	Serra, Jorge	9-Jul-04	11:00 AM	Largo	Raes Cuda Canal	11	N/A	00485770.000000	N/A	3	30	0	0	0	0	0	4	0	34
50		04302011	Hambour 99 Properties	12-Jul-04	11:30 AM	Largo	South Creek Village	5	13	00467280.000000	13	3	30	0	0	0	0	0	4	0	34
51		04302946	Campbell, Craig	13-Jul-04	2:50 PM	Largo	Lake Surprise II A Condo	11	N/A	000893740.000011	N/A	3	30	0	0	0	0	0	4	0	34
52		04302132	Monteagudo, Alexander	15-Jul-04	1:45 PM	Largo	Port Largo	167 & 1/2 168	33	3	00452960.000000	3	3	30	0	0	0	0	4	0	34
53		04303056	Condor Construction	23-Jul-04	10:20 AM	Largo	Ocean Isle Estates	33	3	00539850.000000	3	3	30	0	0	0	0	0	4	0	34
54		043030704	Novra Leandro	27-Jul-04	9:30 AM	Largo	Cross Key Waterway Estates S	11	3	00484673.003900	3	3	30	0	0	0	0	0	4	0	34
55	c	04303978	Parkinson, Dean	7-Sep-04	11:25 AM	Largo	Harris Ocean Park Estates	31	2	00447450.000000	2	3	30	0	0	0	0	0	4	0	34
56		04300418	Costa, Luis	8-Sep-04	9:25 AM	Largo	Key Largo Beach Addition	11	10	00503010.000000	10	3	30	0	0	0	0	0	4	0	34
57		04302176	Torino, Isaac	22-Sep-04	11:20 AM	Largo	Lake Surprise Estates	11	6	00535180.000000	6	3	30	0	0	0	0	0	4	0	34
58		04303977	Turner, Lazaro	7-Oct-04	9:00 AM	Largo	Bluewater Trailer Village Sec 4	41	2	00489156.0009100	2	3	30	0	0	0	0	0	4	0	34
59		04305721	McQuaid, Thomas	7-Oct-04	11:50 AM	Largo	Largo Sound Village	1	10	00475880.000000	10	3	30	0	0	0	0	0	4	0	34
60	c	04304167	Anetria, Donna	7-Oct-04	12:00 PM	Largo	Sunset Point	16	2	00499750.000000	2	3	30	0	0	0	0	0	4	0	34
61		04301640	Knudsen, Linda	8-Oct-04	10:25 AM	Largo	Ocean Isle Estates	33	8	00540370.000000	8	3	30	0	0	0	0	0	4	0	34
62		04304131	Nelson, Mary	13-Oct-04	2:45 PM	Largo	Ocean Isle Estates	16	3	00539780.000000	3	3	30	0	0	0	0	0	4	0	34
63		04304335	Jelasma, Jack	26-Oct-04	12:10 AM	Largo	Pirates Cove 1st Addition	8	20	00459920.000000	20	3	30	0	0	0	0	0	4	0	34
64		04304336	Jelasma, Jack	26-Oct-04	12:15 AM	Largo	Pirates Cove 1st Addition	12	20	00459960.000000	20	3	30	0	0	0	0	0	4	0	34
65		04304463	Fleming, Janette	3-Nov-04	02:05 PM	Largo	South Creek Village	10	4	00467770.000000	4	3	30	0	0	0	0	0	4	0	34
66		04303955	Key Venture, LLC	14-Nov-04	09:35 AM	Largo	Twin Lakes	7	8	00549030.000000	8	3	30	0	0	0	0	0	4	0	34
67		04303954	Key Venture, LLC	24-Nov-04	09:30 AM	Largo	Twin Lakes	24	8	00456640.000000	8	3	30	0	0	0	0	0	4	0	34
68		04303953	Key Venture, LLC	24-Nov-04	09:30 AM	Largo	Twin Lakes	15	15	00550120.000000	15	3	30	0	0	0	0	0	4	0	34
69	c	04305930	Caldwell, Charles	5-Jan-05	09:00 AM	Largo	Ocean Park Village	6	6	00448920.000000	6	3	30	0	0	0	0	0	4	0	34
70		04305271	Egland, Leland	7-Jan-05	11:55 AM	Largo	Buccaneer Point	15	2	00496131.003401	2	3	30	0	0	0	0	0	4	0	34
71		04305327	McGraw, L & J	7-Jan-05	12:20 PM	Largo	Bahia Mar Estates	9	7	00544510.000000	7	3	30	0	0	0	0	0	4	0	34
72		04304980	Sheriff, Jeffrey	7-Jan-05	12:25 PM	Largo	South Creek Village	5	8	00467770.000000	8	3	30	0	0	0	0	0	4	0	34
73		04304937	Parkinson, Dean	7-Jan-05	12:30 PM	Largo	Ocean Park Village	20	3	00445680.000000	3	3	30	0	0	0	0	0	4	0	34
74		04305521	Gutierrez, Salvador	7-Jan-05	01:10 PM	Largo	Sunset Point	24	1	00499590.000000	1	3	30	0	0	0	0	0	4	0	34
75		04304708	Rodriguez, Eusebio	13-Jan-05	02:30 PM	Largo	Lake Surprise Estates	19	10	00536710.000000	10	3	30	0	0	0	0	0	4	0	34
76		04305105	Hills, Mark	13-Jan-05	02:45 PM	Largo	Sunrise Point Amd. Addition	5	8	00484200.000000	8	3	30	0	0	0	0	0	4	0	34
77		04305502	Parkinson, Dean	13-Jan-05	02:50 PM	Largo	Panella Villa	18	2	00465990.000000	2	3	30	0	0	0	0	0	4	0	34
78		04305288	Raskob, Peter	13-Jan-05	03:00 PM	Largo	Largo Sound Park	4	9	00471910.000000	9	3	30	0	0	0	0	0	4	0	34
79		04305039	Ortiz, H. Duplex Unit 'A'	15-Jan-05	12:30 PM	Largo	Key Largo Beach Add.	11	13	00503420.000000	13	3	30	0	0	0	0	0	4	0	33
80		04305040	Ortiz, H. Duplex Unit 'B'	15-Jan-05	12:35 PM	Largo	Key Largo Beach Add.	11	13	00503420.000000	13	3	30	0	0	0	0	0	4	0	33
81		04300105	Hamilton, Shane	15-Feb-05	12:00 PM	Largo	Sunrise Point Rev.	9	4	00494610.000000	4	3	30	0	0	0	0	0	4	0	33
82		04305757	Marione, David	16-Feb-05	02:45 PM	Largo	Largo Sound Park	20	14	00473950.000000	14	3	30	0	0	0	0	0	4	0	33
83		04304394	Rodriguez, Ernesto	28-Feb-05	02:00 PM	Largo	Largo Sound Village	8	11	00476200.000000	11	3	30	0	0	0	0	0	4	0	33
84		04305788	Rodriguez, Milham	31-Mar-05	12:50 PM	Largo	Twin Lakes	3	14	00549810.000250	14	3	30	0	0	0	0	0	4	0	33
85		04304990	Hoelert, James	13-Apr-05	03:41 PM	Largo	Tavernier Cove #1	18	N/A	00505050.000000	N/A	3	30	0	0	0	0	0	4	0	33
86		04301527	Novato, James	13-Apr-05	03:41 PM	Largo	Tavernier Cove #1	17	N/A	00505040.000000	N/A	3	30	0	0	0	0	0	4	0	33
87		04300064	Navarro, Ray	15-Apr-05	09:00 AM	Largo	Sunrise Point Revised	8	1	00484480.000000	1	3	30	0	0	0	0	0	4	0	33
88	c	04300800	Parkinson, Dean	5-May-05	11:35 AM	Largo	Ocean Park Village	19	3	00445970.000000	3	3	30	0	0	0	0	0	4	0	33
89		04304325	Nelson (Trustee)	18-May-05	09:40 AM	Largo	Harris Ocean Park Est. 1st Add	5	8	00449920.000000	8	3	30	0	0	0	0	0	4	0	33
90		04301325	Born, Harvey	31-May-05	11:45 AM	Largo	Buccaneer Point	2	1	00496131.000200	1	3	30	0	0	0	0	0	4	0	33
91		04302053	Ronald, David	9-Jun-05	11:45 AM	Largo	Bahia Mar Estates	6	8	00544660.000000	8	3	30	0	0	0	0	0	4	0	33
92		04302034	Hixon, Charles	27-Jun-05	11:40 AM	Largo	South Creek Village	2	1	00466420.000000	1	3	30	0	0	0	0	0	4	0	33
93		04301677	Violette, Robert	5-Jul-05	10:00 AM	Largo	Largo Sound Village	24	8	00475640.000000	8	3	30	0	0	0	0	0	4	0	33

PROPOSED MEETING MARCH 25, 2009

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE ACTING PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR  
UPPER KEYS - YEAR 17, QUARTER 2 (OCTOBER 15, 2008 TO JANUARY 13, 2009)**

Tier	Rank	Permit #	Name	Date and Time		Key	Subdivision	Lot	Block	RES#	Tier	Tier Pts	Lot Agg Pts Tier 2 or 3 Pt 4 per lot	Land Ded	Flood Zone V	BAY/ AWT	First Four Years	Each Add. Years	Total
				Date of Application	Time														
94		05300922	Rodriguez, Miriam	7-Jul-05	11:00 AM	Large	Large Sound Park	22	7	0071880.000000	3	30	0	0	0	0	3	0	33
95		05301919	Diaz, Hermes	11-Jun-05	10:40 AM	Large	Harbor Shores	7	1	00521590.000000	3	30	0	0	0	0	3	0	33
96		05301986	Bernard, Winifred	12-Jun-05	11:35 AM	Large	Tavernier Harbor	24	2	00482020.000000	3	30	0	0	0	0	3	0	33
97	c	05301887	Navarro, Ray	12-Jul-05	02:00 PM	Large	Sunrise Point Revised	7	1	00484450.000000	3	30	0	0	0	0	3	0	33
98		05300953	Monteagudo, Jesus	13-Jul-05	02:10 PM	Large	Port Largo	172	N/A	00453050.000000	3	30	0	0	0	0	3	0	33
99		05302116	Azua, Jorge	13-Jul-05	02:45 PM	Large	Twin Lakes	3	N/A	00550780.000000	3	30	0	0	0	0	3	0	33
100		04304723	Cappello, Steven	14-Jul-05	10:00 AM	Large	Bermuda Shores	149	N/A	00551008.014900	3	30	0	0	0	0	3	0	33
101		05302003	Cantor Construction	8-Aug-05	11:35 AM	Large	Key Largo Beach Add.	5	15	00505740.000000	3	30	0	0	0	0	3	0	33
102		05301351	Slivy, Robert	10-Aug-05	10:35 AM	Large	Large Sound Village	13	11	00476250.000000	3	30	0	0	0	0	3	0	33
103		05300202	R. Venture Corp.	1-Sep-05	10:25 AM	Large	Winston Waterways Amd.	9	8	00547271.002700	3	30	0	0	0	0	3	0	33
104		05304156	JEMA Investment	7-Sep-05	10:45 AM	Large	Ocean Isles Estates	18	2	00539480.000000	3	30	0	0	0	0	3	0	33
105		04305420	Pandolfi, Jose & Debra	8-Sep-05	10:55 AM	Large	Twin Lakes	6	2	00548250.000000	3	30	0	0	0	0	3	0	33
106		05304185	Novem, Darryl	15-Sep-05	10:05 AM	Large	Sunrise Waterways	12	3	00530090.000000	3	30	0	0	0	0	3	0	33
107		05304185	Dunn, James	16-Sep-05	11:28 AM	Large	Port Largo	9	N/A	00451400.000000	3	30	0	0	0	0	3	0	33
108		05302158	Lee, Johanna	3-Oct-05	12:25 PM	Large	Twin Lakes 1st Add.	4	N/A	00550790.000000	3	30	0	0	0	0	3	0	33
109		05301444	DeSantis, Robert	4-Oct-05	09:45 AM	Large	Sunrise Waterways	6	3	00530620.000000	3	30	0	0	0	0	3	0	33
110		05302379	Garner, Colleen	5-Oct-05	09:40 AM	Large	Riviera Village Rev. Amd.	17	2	00510350.000000	3	30	0	0	0	0	3	0	33
111		05300973	Casas, Jose	7-Oct-05	08:35 AM	Large	Seaside Addition #1	10	2	00492920.000000	3	30	0	0	0	0	3	0	33
112		05303483	Chn, Jimmy	13-Oct-05	11:45 AM	Large	Key Largo Mobile Homesites #	1	10	00556147.000100	3	30	0	0	0	0	3	0	33
113		05303729	Larana, Olga	13-Oct-05	12:05 PM	Large	Twin Lakes	4	14	00548930.000000	3	30	0	0	0	0	3	0	33
114		05304899	Rivero, Pedro	13-Oct-05	12:55 PM	Large	Lake Sunrise Estates	23	6	00535300.000000	3	30	0	0	0	0	3	0	33
115		05305314	Santos, Rolando	15-Nov-05	02:35 PM	Large	Ocean Isle Estates	11	1	00539410.000000	3	30	0	0	0	0	3	0	33
116		05304477	Perez, Orlando	21-Nov-05	02:45 PM	Large	Cross Key Waterways Sec. 3	5	7	00469473.011500	3	30	0	0	0	0	3	0	33
117		05305666	Burkhead, Gordon	7-Dec-05	10:25 AM	Large	Winston Waterways Amd	2	4	00546550.000000	3	30	0	0	0	0	3	0	33
118		05304731	Les, Terence	8-Dec-05	12:55 PM	Large	Buccaneer Point	1	4	00496131.009500	3	30	0	0	0	0	3	0	33
119		05302100	Harper, Linda	12-Dec-05	12:05 PM	Large	Harris Ocean Park Est. 1 Add.	10	8	00449970.000000	3	30	0	0	0	0	3	0	33
120		05305809	Mathugi, Barrie	20-Dec-05	10:45 AM	Large	Winston Waterways Amd.	6	3	00546510.000000	3	30	0	0	0	0	3	0	33
121		05305002	Sanchez, Ramon	29-Dec-05	02:00 PM	Large	Key Largo Beach Add.	5	14	00505950.000000	3	30	0	0	0	0	3	0	33
122		05305117	Monteagudo, Jesus	30-Dec-05	08:30 AM	Large	Port Largo	43	N/A	00451740.000000	3	30	0	0	0	0	3	0	33
123		05305344	Burkhead, Gordon	3-Jan-06	11:30 AM	Large	Winston Waterways Amd.	1	4	00546540.000000	3	30	0	0	0	0	3	0	33
124		05305800	Camp, Maria	3-Jan-06	12:05 PM	Large	Large Sound Park	22	14	00473380.000000	3	30	0	0	0	0	3	0	33
125		05305799	Diaz, Estela & Luis	3-Jan-06	12:10 PM	Large	Large Sound Park	21	14	00473370.000000	3	30	0	0	0	0	3	0	33
126		05305412	Hosleit, Jim	4-Jan-06	10:15 AM	Large	Pratt's Cove 1st Add.	5	18	00495520.000000	3	30	0	0	0	0	3	0	33
127		05303454	Miller/Sheid	4-Jan-06	03:00 PM	Large	Bay Harbor Amd.	15	3	00489970.000000	3	30	0	0	0	0	3	0	33
128	c	05304099	Restrepo, Henry & Lourdes	6-Jan-06	09:10 AM	Large	Buccaneer Point	3	5	00496131.012100	3	30	0	0	0	0	3	0	33
129		05305313	Gumbel, David	9-Jan-06	02:28 PM	Large	Lake Sunrise Estates	1	6	005496131.000100	3	30	0	0	0	0	3	0	33
130		05305926	Torregrossa, John	10-Jan-06	10:00 AM	Large	Lake Sunrise Estates	9	6	00551800.000000	3	30	0	0	0	0	3	0	33
131	@	02305082	Castillo, Rene & Fradis	11-Jan-06	11:30 AM	Large	Lime Grove Estates	6	1	00485180.000000	3	30	0	0	0	0	3	0	33
132		01304066	Dean, Peter	12-Jan-06	11:45 AM	Large	Winston Waterways Amd.	1	2	00546380.000000	3	30	0	0	0	0	3	0	33
133		05305949	Prindel, Henry	13-Jan-06	10:40 AM	Large	Winston Waterways Amd.	1	1	00484470.000000	3	30	0	0	0	0	3	0	33
134		05305184	Powell, Frankie	13-Jan-06	10:55 AM	Large	Winston Park	14	2	00545750.000000	3	30	0	0	0	0	3	0	33
135		05305183	Welch, Patrick	13-Jan-06	11:10 AM	Large	Sunset Acres Resub.	63	N/A	00490321.0006000	3	30	0	0	0	0	3	0	33
136		05301107	Bankers Mortgage Corp.	13-Jan-06	11:20 AM	Large	Key Largo Beach	14	3	00501930.000000	3	30	0	0	0	0	3	0	33
137		05305985	Prindel, Henry	13-Jan-06	02:35 PM	Large	Sunrise Point Rev.	10	1	00484480.000000	3	30	0	0	0	0	3	0	33
138		02305407	Zell, Gerard	21-Mar-03	10:25 AM	Large	Twin Lakes 2nd Addition	28	N/A	00551005.0002000	3	30	0	0	0	0	4	4	32
139		02300360	Amblerock Co. Ltd	14-Apr-03	03:00 PM	Large	Port Largo 5th Addition	543	N/A	00453475.015900	3	30	0	0	0	0	4	2	32
140	@	04303088	Pyrpiris, George	13-Jul-04	03:00 PM	Large	Harris Ocean Park Estates	43, 44, 45	3	004480040.000000	3	30	0	0	0	0	4	4	32
141		05305083	Whitie, Richard	20-Jan-06	02:20 PM	Large	Riviera Village Revised Amd	12	2	00510280.000000	3	30	0	0	0	0	2	0	32

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE ACTING PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR  
UPPER KEYS - YEAR 17, QUARTER 2 (OCTOBER 15, 2008 TO JANUARY 13, 2009)**

Rank	Permit #	Name	Date and Time of Application	Time	Key	Subdivision	Lot	Block	RES#	Tier	Tier Pts	Lot Avg Pts	Land Dcd	Flood	BAT/AVT	First Years	Each Add. Years	Total
142	06304977	Zanesky, Ana	26-Jan-06	12:50 PM	Largo	Parade Villa	25	6	006465010.000000	3	30	0	0	0	0	2	0	32
143	06306120	Richardson, Richard	16-Feb-08	12:15 PM	Largo	Section Cove Est.	26	5	006392701.015000	3	30	0	0	0	0	2	0	32
144	05306352	Alvarez, Jose	21-Feb-06	10:50 AM	Largo	Bluewater Trailer Village Sec: 5	9	4	004891735.000300	3	30	0	0	0	0	2	0	32
145	05305300	Perez, George	23-Feb-06	01:20 PM	Largo	Winston Waterways Amd.	7	3	005465200.000000	3	30	0	0	0	0	2	0	32
146	06300488	Whelan, Bryan	1-Mar-06	09:00 AM	Largo	Ocean Isle Estates	8	2	005383980.000000	3	30	0	0	0	0	2	0	32
147	06309663	Corvin, Keith	1-Mar-06	02:20 PM	Largo	Pirates Cove	9	2	003494120.000000	3	30	0	0	0	0	2	0	32
148	05308641	Dahn, Jonathan	3-Mar-06	03:05 PM	Largo	Pirates Cove	10	10	004942800.000000	3	30	0	0	0	0	2	0	32
149	06300608	Bayview Marketing	8-Mar-06	11:30 AM	Largo	Bermuda Shores	153	153	00551006.015300	3	30	0	0	0	0	2	0	32
150	06301019	Bayview Marketing	8-Mar-06	11:40 AM	Largo	The Haborage	14	19	00555011.002800	3	30	0	0	0	0	2	0	32
151	06301075	Wu Chung & Li Hung	9-Mar-06	08:45 AM	Largo	Pirates Cove 1st Add.	14	14	004957300.000000	3	30	0	0	0	0	2	0	32
152	06300863	Burke, James	9-Mar-06	10:30 AM	Largo	Largo Sound Village	1	1	004737390.000000	3	30	0	0	0	0	2	0	32
153	06300446	Hall, Michael	24-Jul-06	2:15 PM	Largo	Winston Waterways #2	34	6	005470500.000300	3	30	0	0	0	0	2	0	32
154	06301628	Hall, Kenneth	25-Jul-06	9:50 AM	Largo	Key Largo Ocean Shores Amd.	20	20	004977390.000000	3	30	0	0	0	0	2	0	32
155	06301540	Peters, William	25-Jul-06	12:05 PM	Largo	Ocean Park Village	13	4	004462300.000000	3	30	0	0	0	0	2	0	32
156	06306357	Rodriguez, Luis	25-Jul-06	12:15 PM	Largo	Bhunavler Trailer Village Sec: 5	8	8	004881850.000800	3	30	0	0	0	0	2	0	32
157	06301554	Mesa, Deanlis	25-Jul-06	12:25 PM	Largo	Winston Waterways Amd.	1	10	00547211.005600	3	30	0	0	0	0	2	0	32
158	06301652	Dillon, Thomas	27-Jul-06	9:00 AM	Largo	Buccanier Point	19	4	00496131.011300	3	30	0	0	0	0	2	0	32
159	06300483	Carballe, Jose	31-Jul-06	3:30 PM	Largo	Rock Harbor Estates	8	8	00522020.000000	3	30	0	0	0	0	2	0	32
160	01304085	Vinson, Daniel	31-Jul-06	3:30 PM	Largo	Winston Waterways Amd.	4	4	00546410.000000	3	30	0	0	0	0	2	0	32
161	04304811	Waters, Joseph	2-Aug-06	2:55 PM	Largo	South Creek Village	10	17	004675800.000000	3	30	0	0	0	0	2	0	32
162	05302619	Flores, Maria	8-Aug-06	12:30 PM	Largo	Bowers Add. To Riviera Village	5	6	00512410.000000	3	30	0	0	0	0	2	0	32
163	06300289	Gorman, Gary	9-Aug-06	5:00 PM	Largo	Twin Lakes	8	8	005468980.000000	3	30	0	0	0	0	2	0	32
164	05306723	Diaz, Marcos	28-Aug-06	10:50 AM	Largo	Winston Waterways Amd.	3	4	00546600.000000	3	30	0	0	0	0	2	0	32
165	06300482	Bayview Marketing	6-Sep-06	10:49 AM	Largo	Lake Surprise Estates	20	10	004746600.000000	3	30	0	0	0	0	2	0	32
166	06300483	Delgado, Renato	3-Oct-06	10:49 AM	Largo	Lake Surprise Estates	35	10	005388700.000000	3	30	0	0	0	0	2	0	32
167	06304600	Ritz, David	12-Oct-06	9:28 AM	Largo	Bay Harbor Amd.	47	6	005471900.000000	3	30	0	0	0	0	2	0	32
168	06301478	Perez, Angel	12-Oct-06	2:49 PM	Largo	Winston Waterways #2	43	1	004895200.000000	3	30	0	0	0	0	2	0	32
169	06305168	Action, Stephen	2-Nov-06	01:38 PM	Largo	Bermuda Shores Amd.	112	1	00551007.004600	3	30	0	0	0	0	2	0	32
170	06305003	Reyes, Albert	8-Nov-06	10:08 AM	Largo	Bermuda Shores	46	46	00551006.004600	3	30	0	0	0	0	2	0	32
171	06305334	Mekham, Larry	16-Nov-06	01:20 PM	Largo	Largo Sound Park	17	3	004709300.000000	3	30	0	0	0	0	2	0	32
172	06304428	Dyer, William	20-Nov-06	11:34 AM	Largo	Key Largo Beach	12	1	005011800.000000	3	30	0	0	0	0	2	0	32
173	06305238	McDaniel, Granger	27-Nov-06	11:35 AM	Largo	Tavernier Heights	8	3	005553800.000000	3	30	0	0	0	0	2	0	32
174	06305735	Thompson, David	29-Dec-06	02:54 PM	Largo	Largo Sound Park	15	2	004705600.000000	3	30	0	0	0	0	2	0	32
175	06305736	Wright, Penelope	29-Dec-06	02:55 PM	Largo	Largo Sound Park	16	3	004705700.000000	3	30	0	0	0	0	2	0	32
176	06305561	Taylor, Mark	2-Jan-07	03:12 AM	Largo	Ocean Park Village	4	3	004458200.000000	3	30	0	0	0	0	2	0	32
177	06305164	Peters, Patrick	2-Jan-07	02:35 PM	Largo	Ocean Park Village	4	3	004458200.000000	3	30	0	0	0	0	2	0	32
178	063004619	Ferguson, Gary	3-Jan-07	11:15 AM	Largo	Key Largo Beach	8	1	005011400.000000	3	30	0	0	0	0	2	0	32
179	06300453	Saunders, James	11-Jan-07	10:05 AM	Largo	Winston Waterways #2	45	6	005547170.000000	3	30	0	0	0	0	2	0	32
180	06304738	Holland, Mark	12-Jan-07	10:10 AM	Largo	Tavernier #2	7	7	005580100.000000	3	30	0	0	0	0	2	0	32
181	06304736	Holland, Mark	12-Jan-07	10:12 AM	Largo	Tavernier #2	12	12	005580300.000000	3	30	0	0	0	0	2	0	32
182	06306633	Davis, Sarah	16-Jan-07	02:22 PM	Largo	Ocean Park Village	10	10	004445610.000000	3	30	0	0	0	0	2	0	31
183	06305165	Peters, Patrick	16-Jan-07	02:46 PM	Largo	Twin Lakes 1st Add.	1	1	00551000.0002100	3	30	0	0	0	0	2	0	31
184	06306690	Heurn, Alan	16-Jan-07	03:01 PM	Largo	Port Largo 5th Add.	474	6	004547500.009300	3	30	0	0	0	0	2	0	31
185	06301385	Diaz, Juan & Carlo, Maria	17-Jan-07	11:03 AM	Largo	Port Largo 3rd Add.	267	19	004534730.001800	3	30	0	0	0	0	2	0	31
186	05300938	Diaz, Pedro	30-Jan-07	11:07 AM	Largo	Largo Sound Park 1st Add.	38	3	004702500.000000	3	30	0	0	0	0	2	0	31
187	05300562	Hajper, Linda	16-Feb-07	08:39 AM	Largo	Harris Sound Park Est.	3	1	004465940.000000	3	30	0	0	0	0	2	0	31
188	05300936	Diaz, Pedro L.	21-Feb-07	01:45 AM	Largo	Largo Sound Park 1st Add.	38	19	004702800.000000	3	30	0	0	0	0	2	0	31
189	06304584	Hernandez, Augustin & Ceilia	28-Feb-07	11:47 AM	Largo	Amd Ext Plat Key Largo Ocean	8	1	004876700.000000	3	30	0	0	0	0	2	0	31

PROPOSED  
MEETING MARCH 25, 2009

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE ACTING PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR  
UPPER KEYS - YEAR 17, QUARTER 2 (OCTOBER 15, 2008 TO JANUARY 13, 2009)**

Rank	Tier	Permit #	Name	Date and Time of Application	Time	Key	Subdivision	Lot	Block	FE#	Tier	Tier Pts	Lot Agg Pts		Land Ded	Flood Zone V	BAY/ AWT	First Four Years	Each Add. Years	Total
													Tier 2 of 3	Pt 4 Per lot						
190		06305425	Perrolli, John & Gail	28-Feb-07	02:49 PM	Largo	Prates Cove 1st Add.	14	16	00495200.000000	3	30	0	0	0	0	0	1	0	31
191		06306639	Allen, Dave	9-Mar-07	01:54 PM	Largo	Rock Harbor Yacht Haven	Pt Tract A	4	00555190.0000100	3	30	0	0	0	0	0	1	0	31
192		06305344	Watkins, Andrew	15-Mar-07	01:54 PM	Largo	Sunrise Point Rev.	22	4	00484740.000000	3	30	0	0	0	0	0	1	0	31
193		06306613	Kopp, Hubert	13-Apr-07	01:30 PM	Largo	Harris Ocean Park Estates	11	7	00449510.000000	3	30	0	0	0	0	0	1	0	31
194		06306648	Krpp, Janice & Hubert	13-Apr-07	01:32 PM	Largo	Harris Ocean Park Estates	10	10	00449500.000000	3	30	0	0	0	0	0	1	0	31
195		06306616	Rhee, Andrew	7-May-07	11:17 AM	Largo	Buccaneer Point	10	7	00496131.0001000	3	30	0	0	0	0	0	1	0	31
196		07300020	Parkinson, Dean	9-May-07	10:48 AM	Largo	Largo Sound Park	15	6	00471390.0000000	3	30	0	0	0	0	0	1	0	31
197		06306650	Rhee, Andrew	9-May-07	11:25 AM	Largo	Buccaneer Point	9	9	00496131.0000900	3	30	0	0	0	0	0	1	0	31
198		07301898	Fried, Harold	11-Jul-07	02:51 PM	Largo	Pamela Villa	31	6	00465070.0000000	3	30	0	0	0	0	0	1	0	31
199		06306623	Esslinger, John	13-Jul-07	12:16 PM	Largo	South Creek Village	26	9	00468180.0000000	3	30	0	0	0	0	0	1	0	31
200		07301089	Part, Charles	20-Jul-07	02:39 PM	Largo	Lake Surprise Estates	8	5	00539510.0000000	3	30	0	0	0	0	0	1	0	31
201		07301968	Nemhurn, Steven	16-Aug-07	02:47 PM	Largo	Pirates Cove 1st Add.	20	20	00496090.0000000	3	30	0	0	0	0	0	1	0	31
202		07301522	Smuglovsky, Mario	9-Oct-07	12:10 PM	Largo	Winston Waterways Amd. Plat	5	9	00547211.0004100	3	30	0	0	0	0	0	1	0	31
203		07301261	Alkin, Dean	15-Oct-07	11:53 AM	Largo	Harbor Shores	2	4	00582010.0000000	3	30	0	0	0	0	0	1	0	31
204		07302208	Akins, John	18-Oct-07	12:54 PM	Largo	Winston Waterways No. 2	41	6	00547190.0000000	3	30	0	0	0	0	0	1	0	31
205		07302161	Bartons, Salvador	7-Jan-08	10:57 AM	Largo	Largo Gardens	23	13	00548080.0000000	3	30	0	0	0	0	0	1	0	31
206		02304021	Island Escapes LLC	2-May-03	2:05 PM	Largo	Tavemler Cove No. 1	32, 23	N/A	00506290.0000000	3-A	20	4	0	0	0	0	4	2	30
207		03302717	Keegan, Christina	13-Jan-04	11:55 AM	Largo	Angels Park	5 & 6	8	00552390.0000000	3-A	20	4	0	0	0	0	4	2	30
208		03305553	Raebing, Thomas	13-Apr-04	10:45 AM	Largo	Twin Lakes 1st Add.	20	N/A	00550980.0000000	3-A	20	4	0	0	0	0	4	4	30
209		06306612	Marrix, John	25-Jan-08	12:45 PM	Largo	Twin Lakes	5 & 6	18	00650480.0000000	3-A	20	4	0	0	0	0	4	0	30
210		07303789	West Family Trust	8-Feb-08	02:38 PM	Largo	Ocean Isle Estates	23	2	00539530.0000000	3	30	0	0	0	0	0	0	0	30
211		07304058	Stewart, Patrick	3-Mar-08	10:11 AM	Largo	South Creek Village	7	2	00466680.0000000	3	30	0	0	0	0	0	0	0	30
212		07305178	Jenna Investments Inc.	18-Mar-08	11:15 AM	Largo	Port Largo	32	3	00451630.0000000	3	30	0	0	0	0	0	0	0	30
213		07305170	Jenna Investments Inc.	18-Mar-08	11:23 AM	Largo	Port Largo	33	3	00451630.0001000	3	30	0	0	0	0	0	0	0	30
214		07303491	Barker, Joseph	9-Apr-08	10:37 AM	Largo	Buccaneer Point	34	3	00496131.0078000	3	30	0	0	0	0	0	0	0	30
215		07300500	Gomez, Justo	11-Apr-08	12:05 PM	Largo	Key Largo Beach	23	4	00502280.0000000	3	30	0	0	0	0	0	0	0	30
216		07300801	Gomez, Justo	11-Apr-08	12:08 PM	Largo	Key Largo Beach	21	4	00502280.0000000	3	30	0	0	0	0	0	0	0	30
217		07303099	Ujckert, Dieter	23-Apr-08	11:08 AM	Largo	Largo Sound Park	9	10	00471970.0000000	3	30	0	0	0	0	0	0	0	30
218		07303082	Ransdorf, Nancy	27-May-08	2:50 PM	Largo	Lime Grove Estates Sec 1	3	2	00488260.0000000	3	30	0	0	0	0	0	0	0	30
219		07305358	Akins, John	12-Jun-08	11:12 AM	Largo	Largo Sound Village	17	1	00472950.0001000	3	30	0	0	0	0	0	0	0	30
220		06300827	Lam, Sara	8-Jul-08	2:57 PM	Largo	Winston Waterways No. 2	42	6	00547140.0000000	3	30	0	0	0	0	0	0	0	30
221		07302895	Feliciano, Elizabeth	15-Jul-08	08:55 AM	Largo	Bahia Mar Estates	10	8	00544720.0000000	3	30	0	0	0	0	0	0	0	30
222		07302863	Feliciano, Elizabeth	15-Jul-08	03:06 PM	Largo	Bahia Mar Estates	9	8	00544720.0000000	3	30	0	0	0	0	0	0	0	30
223		08302027	Sykes, Charles	14-Aug-08	02:48 PM	Largo	Key Largo Ocean Shores Add.	9	7	00489930.0000000	3	30	0	0	0	0	0	0	0	30
224		08305448	Concepcion, Hermitio	22-Aug-08	10:19 AM	Largo	Winston Waterways #2	21	6	00546920.0000000	3	30	0	0	0	0	0	0	0	30
225		07301322	Garcia, Rafael	29-Aug-08	08:45 AM	Largo	Port Largo	153	3	00462940.0000000	3	30	0	0	0	0	0	0	0	30
226		08302440	Holm, David	29-Sep-08	09:23 AM	Largo	South Creek Village	5	9	00467950.0001000	3	30	0	0	0	0	0	0	0	30
227		08302439	Holm, David	9-Oct-08	11:15 AM	Largo	South Creek Village	6	9	00467950.0002000	3	30	0	0	0	0	0	0	0	30
228		08301183	Chen, Pei	9-Oct-08	11:25 AM	Largo	Twin Lakes 1st Add.	14	5	00561000.0014000	3	30	0	0	0	0	0	0	0	30
229		07303095	Concept Invest. Group	14-Oct-08	02:15 PM	Largo	Pamela Villa	26	2	00464740.0000000	3	30	0	0	0	0	0	0	0	30
230		07305074	Almeida, Osvaldo	30-Oct-08	02:42 PM	Largo	Largo Sound Park	2	4	00470950.0000000	3	30	0	0	0	0	0	0	0	30
231		08303474	D'Amelia, Robert	13-Jan-09	09:56 AM	Largo	Harris Ocean Park Estates	12	2	00447280.0001000	3	30	0	0	0	0	0	0	0	30
232		08303951	Ignatovich, Amelia	13-Jan-09	11:00 AM	Largo	Port Largo 3rd Add.	Pt. 12	4	00453743.0005000	3	30	0	0	0	0	0	0	0	30
233		08302540	High Street Investments	13-Jan-09	11:05 AM	Largo	Buccaneer Point	8	5	00496131.0124000	3	30	0	0	0	0	0	0	0	30
234		06303451	Marsh, Kerry & Michele	2-Sep-05	10:55 AM	Largo	Blue Harbor Club Inc. Condo	20	N/A	00489136.018721	3	30	0	0	0	0	0	0	0	29
235		06305616	Security First Storage	9-Jan-06	02:25 PM	Largo	Buccaneer Point	12	12	00496131.0005000	3	30	0	0	0	0	0	0	0	29
236		06306819	Deirica, Michelle	13-Jan-08	11:35 AM	Largo	Sunrise Point Add. Amd	16	8	00484290.0003000	3	30	0	0	0	0	0	0	0	29
237		02303048	Dominguez, Mariana	13-Jan-03	12:55 PM	Largo	Ocean Park Village	27	3	00446950.0000000	3-A	20	0	0	0	0	0	0	0	28

PROPOSED  
MEETING MARCH 25, 2009

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
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UPPER KEYS - YEAR 17, QUARTER 2 (OCTOBER 15, 2008 TO JANUARY 13, 2009)**

Rank	Tier	Permit #	Name	Date and Time of Application	Time	Key	Subdivision	Lot	Block	FE#	Tier	Tier Pts	Lot Agr Pts		Land Ded	Flood Zone V	BAY/ AWT	Fins Years	Each Add. Years	Total	
													Tier 2 of 3	Pt 4 per lot							
238	c	04303366	Mead, Brad	8-Sep-04	11:20 AM	Largo	Riviera Village Revised Amend	42	4	00511590.000000	3-A	20	4	0	0	0	0	4	1	28	
239		05304955	Otero, Rafael	2-Mar-05	02:30 PM	Largo	Cross Key Waterways Est. Sec	30	1	00486472.003000	3	30	0	0	0	-4	0	0	2	0	28
240		05300668	Lam, Sara	25-Jul-06	2:29 PM	Largo	Key Largo Beach	11	2	00501620.000000	3	30	0	0	0	-4	0	0	2	0	28
241		05301678	Los Soles Properties	4-Aug-06	1:50 PM	Largo	Key Largo Beach	15	8	00484250.000200	3	30	0	0	0	-4	0	0	2	0	28
242		05306801	Young, Dennis	11-Aug-06	8:52 AM	Largo	And Sunrise Point Add.	1	7	00446390.000000	3	30	0	0	0	-4	0	0	2	0	28
243		04306584	GCC, LLC	13-Oct-05	12:35 PM	Largo	Ocean Park Village	9	N/A	00439670.000000	3-A	20	4	0	0	0	0	0	3	0	27
244		05302829	Mata, Hector & Vivian	9-Jan-06	11:10 AM	Largo	Baywood	7	N/A	00439680.000000	3-A	20	4	0	0	0	0	0	3	0	27
245		05305015	Lietz, Terry	8-Mar-06	11:35 AM	Largo	Twin Lakes	4 & 5	19	00505660.000000	3-A	20	4	0	0	0	0	0	2	0	24
246		04302210	Dres, Bernard	18-Jun-04	9:34 AM	Largo	Bahia Mar Estates	19	6	00546030.000000	3-A	20	0	0	0	0	0	0	0	0	24
247	c	04303770	Gannaway, Charles	7-Sep-04	11:30 AM	Largo	Bowens Addition to Riviera Vill	22	6	00512200.000000	3-A	20	0	0	0	0	0	0	0	0	24
248		04304081	Castellanos, Lydia	5-Nov-04	09:40 AM	Largo	Twin Lakes	10	15	00560080.000000	3-A	20	0	0	0	0	0	0	0	0	24
249		04304080	Castellanos, Lydia	5-Nov-04	09:45 AM	Largo	Twin Lakes	10	15	00550070.000000	3-A	20	0	0	0	0	0	0	0	0	24
250		04305098	Gonzalez, Jose	3-Jan-05	09:30 AM	Largo	Key Largo Beach	24	3	00502030.000000	3-A	20	0	0	0	0	0	0	0	0	24
251		07304070	Jena Investments Inc.	17-Jun-08	12:01 PM	Largo	Key Largo Park Amd.	7	14	00525320.000000	3-A	20	0	0	0	0	4	0	0	0	24
252	c	04309501	Hammond, Louis G.	21-Jan-05	12:55 PM	Largo	Ocean Park Village	3	9	00446790.000000	3-A	20	0	0	0	0	0	0	0	0	23
253		04305516	Rodriguez, Miriam	29-Mar-05	04:00 PM	Largo	Riviera Village	28	4	00511460.000000	3-A	20	0	0	0	0	0	0	0	0	23
254		05302617	Rodriguez, Miriam	29-Mar-05	04:01 PM	Largo	Riviera Village	27	4	00511450.000000	3-A	20	0	0	0	0	0	0	0	0	23
255		04305101	Gonzalez, Jose	8-Apr-05	10:40 AM	Largo	Key Largo Beach	3	3	00501820.000000	3-A	20	0	0	0	0	0	0	0	0	23
256		05300825	Rodriguez, Miriam	13-Apr-05	01:00 PM	Largo	Riviera Village	29	4	00511470.000000	3-A	20	0	0	0	0	0	0	0	0	23
257		04305683	Sunshine Framing Inc.	26-Apr-05	11:00 AM	Largo	Harris Ocean Park 1st Add.	1	12	00450910.000000	3-A	20	0	0	0	0	0	0	0	0	23
258	c	05300246	Diaz/Rodriguez	26-Apr-05	03:00 PM	Largo	Rock Harbor Estates	2	3	00519700.000000	3-A	20	0	0	0	0	0	0	0	0	23
260	c	05302699	Triple J. Investment	5-Jul-05	03:30 PM	Largo	Ocean Park Village	23	3	00446010.000000	3-A	20	0	0	0	0	0	0	0	0	23
261		05303730	Llerena, Olga	27-Sep-05	11:25 AM	Largo	Sunrise Point Revised	3	10	00484410.000000	3-A	20	0	0	0	0	0	0	0	0	23
262		05302101	Worth, George	19-Oct-05	12:30 PM	Largo	Twin Lakes	4	10	00549680.000000	3-A	20	0	0	0	0	0	0	0	0	23
263		05302098	Worth, George	13-Oct-05	12:32 PM	Largo	Harris Ocean Park Estates	10	3	00447700.000000	3-A	20	0	0	0	0	0	0	0	0	23
264		05302663	Rodriguez, Miriam	11-Jan-06	09:50 AM	Largo	Key Largo Beach	28	3	00502050.000000	3-A	20	0	0	0	0	0	0	0	0	23
265		05305658	M&M Enterprises	12-Jan-06	09:25 AM	Largo	Twin Lakes	6	19	00505050.000000	3-A	20	0	0	0	0	0	0	0	0	23
266		05306222	Flah, William	12-Jan-06	01:05 PM	Largo	Sunrise Point Rev.	5	1	00494430.000000	3-A	20	0	0	0	0	0	0	0	0	23
267		05306425	Hoeses, Michael	13-Jan-06	11:12 AM	Largo	Seaside Resido	20	Fr. Sq. 3	00492200.000000	3-A	20	0	0	0	0	0	0	0	0	23
268		05304652	Lewis, Ed	21-Feb-06	10:25 AM	Largo	Harris Ocean Park Est. 1st Add	6	8	00450070.000000	3-A	20	0	0	0	0	0	0	0	0	21
269		05308759	Ed Lewis LLC	13-Jul-07	11:30 AM	Largo	Twin Lakes	10	10	00549380.000000	3-A	20	0	0	0	0	0	0	0	0	21
270		07305188	Crawdaddy Inc.	6-May-08	12:11 PM	Largo	Bahia Mar Estates	7	9	00544910.000000	3-A	20	0	0	0	0	0	0	0	0	20
271		07305182	Bauer, Sally	14-Jul-08	1:53 PM	Largo	Heliday Homesites	1	2	00530340.000000	3-A	20	0	0	0	0	0	0	0	0	20
272		01303683	Jess Vern Corp.	19-May-04	12:20 PM	Largo	Gulfstream Shores	14	6	00565770.000000	1	10	0	0	0	0	0	0	0	0	14
273		01303684	Jess Vern Corp.	19-May-04	12:21 PM	Largo	Gulfstream Shores	4	5	00565360.000000	1	10	0	0	0	0	0	0	0	0	14
274		04302533	Hindelang, David	13-Jul-04	1:40 PM	Largo	Ocean Park Village	18	8	00446750.000000	1	10	0	0	0	0	0	0	0	0	14
275	c	04303589	Parkinson, Dean	7-Sep-04	11:20 AM	Largo	Harris Ocean Park Estates	40	4	00446460.000000	1	10	0	0	0	0	0	0	0	0	14
276		01303589	Parkinson, Dean	7-Oct-04	12:05 PM	Largo	Ocean Park Village	10	2	00445710.000000	1	10	0	0	0	0	0	0	0	0	14
277		01303685	Jess Vern Corp.	14-Oct-04	08:30 AM	Largo	Gulfstream Shores	3	5	00565350.000000	1	10	0	0	0	0	0	0	0	0	14
278		04304866	Schwenker, Robert	3-Jan-05	12:45 PM	Largo	Dave Creek Estates	3	2	00480560.000000	1	10	0	0	0	0	0	0	0	0	14
279		04305020	Pinder, Henry & Barbara	10-Jan-05	09:00 AM	Largo	Harris Ocean Park Estates	1	7	00449410.000000	1	10	0	0	0	0	0	0	0	0	14
280		05302663	Pyrnits, George	4-Mar-05	11:00 AM	Largo	Harris Ocean Park Estates	24	3	00447950.000000	1	10	0	0	0	0	0	0	0	0	13
281		05302026	Pyrnits, George	4-Mar-05	12:00 PM	Largo	Harris Ocean Park Estates	25	3	0047950.000000	1	10	0	0	0	0	0	0	0	0	13
282	c	05308046	Rodriguez, Elisabio	30-Mar-05	10:45 AM	Largo	Harris Ocean Park Estates 1st	8	9	00450180.000000	1	10	0	0	0	0	0	0	0	0	13
283		04300810	Naraini, Steven	13-Feb-06	11:25 AM	Largo	Gulfstream Shores	7	5	00565390.000000	1	10	0	0	0	0	0	0	0	0	12
284		04300844	McClaw, Dave	13-Apr-06	3:25PM	Largo	Key Largo Beach Add.	12	15	00503900.000200	1	10	0	0	0	-4	0	0	0	0	12
285		04300845	McClaw, Dave	13-Apr-06	3:30PM	Largo	Key Largo Beach Add.	10	15	00503900.000100	No designation on property		0	0	0	-4	0	0	0	0	0

PROPOSED  
MEETING MARCH 25, 2009

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE ACTING PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR  
UPPER KEYS - YEAR 17, QUARTER 2 (OCTOBER 15, 2008 TO JANUARY 13, 2009)**

Tier Rank	Permit #	Name	Date and Time of Application	Time	Key	Subdivision	Lot	Block	RE#	Tier	Tier Pts	Lot Agg Pts. Tier 2 or 3 P1 4 per lot	Land Ded Zone V -4	Flood	BAT/ AWT	First Four Years	Each Add. Years	Total
<p>Indicates a ranking subject to receive an allocation award.            (a) Indicates a ranking subject to Growth Management Division Director approval.            (b) Indicates a ranking that is subject to Building Permit Restriction approval.            (c) Indicates a tier designation corrected.</p> <p>Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to Vesting provision of Ordinance 009-2007.</p>																		

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE ACTING PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR  
UPPER KEYS (ADMINISTRATIVE RELIEF) - YEAR 17, QUARTER 2 (OCTOBER 15, 2008 TO JANUARY 13, 2009)**

Tier	Permit #	BOCC Resolution	Name	Date and Time of Application	Time	Key	Subdivision	Lot	Block	RES#	Tier	Tier Pts	Lot Agg Pts: Tier 2 or 3 P1 4 per lot	Land Ord	Flood Zone V	BATT AWT	First Years	Each Add. Years	Total	
																				MARKET RATE DWELLING UNITS
1	03305205	Adm Relief Reso 139-2008	Concept Investment	9-Mar-04	9:00AM	Large	Key Largo Ocean Shores Amd.	19	1	00497780.000000	3	30	0	0	0	0	4	0	34	
2	03305206	Adm Relief Reso 138-2008	Concept Investment	9-Mar-04	9:05AM	Large	Key Largo Ocean Shores Amd.	18	1	00497770.000000	3	30	0	0	0	0	4	0	34	
3	03305216	Adm Relief Reso 186-2008	Almeida, Rodney	19-Mar-04	11:20AM	Large	Wilson Waterways #2	11	6	00546820.000000	3	30	0	0	0	0	4	0	34	
4	03305208	Adm Relief Reso 141-2008	Island Investments	8-Apr-04	12:00PM	Large	Key Largo Ocean Shores Amd.	21	1	00497800.000000	3	30	0	0	0	0	4	0	34	
5	03305210	Adm Relief Reso 142-2008	Island Investments	8-Apr-04	12:05PM	Large	Key Largo Ocean Shores Amd.	22	1	00497810.000000	3	30	0	0	0	0	4	0	34	
6	04300746	Adm Relief Reso 137-2008	Fried, Hal	8-Apr-04	6:30AM	Large	Behna Mar Estates	17	9	00546300.000000	3	30	0	0	0	0	4	0	34	
7	03300586	Adm Relief Reso 187-2008	Santillana, Jorge	12-Apr-04	12:45PM	Large	Bay Harbor Amd. Plat	5	3	00469870.000000	3	30	0	0	0	0	4	0	34	
8	03305202	Adm Relief Reso 143-2008	Munoz, Felix	13-Apr-04	6:50PM	Large	Key Largo Ocean Shores Amd.	14	4	00497730.000000	3	30	0	0	0	0	4	0	34	
9	04301123	Adm Relief Reso 185-2008	Elshon, Brett	28-Apr-04	8:45 AM	Large	Sunrise Point Revised	10	5	00484620.000000	3	30	0	0	0	0	4	0	34	
10	04301113	Adm Relief Reso 190-2008	McCarthy, Patrick	30-Apr-04	10:00 AM	Large	Paradise Point Cove	5	N/A	00514050.000000	3	30	0	0	0	0	4	0	34	
11	04300943	Adm Relief Reso 189-2008	Quintana, Juan	11-May-04	11:15 AM	Large	Port Largo	185	N/A	00453160.000000	3	30	0	0	0	0	4	0	34	
12	04301610	Adm Relief Reso 258-2008	Parkinson, Dean	1-Jun-04	12:05 PM	Large	Harris Ocean Park Estates	17	1	00447290.000000	3	30	0	0	0	0	4	0	34	
13	04301614	Adm Relief Reso 259-2008	Parkinson, Dean	1-Jun-04	12:10 PM	Large	Harris Ocean Park Estates	5	1	00446980.000000	3	30	0	0	0	0	4	0	34	
14	04301607	Adm Relief Reso 281-2008	Parkinson, Odean	3-Jun-04	12:05 PM	Large	Ocean Park Village	3	3	00445910.000000	3	30	0	0	0	0	4	0	34	
15	04301618	Adm Relief Reso 280-2008	Parkinson, Odean	18-Jun-04	12:10 PM	Large	Harris Ocean Park Estates	18	1	00447090.000000	3	30	0	0	0	0	4	0	34	
16	04302209	Adm Relief Reso 285-2008	Oreas, Bernard	9-Jul-04	9:35 AM	Large	Behna Mar Estates	17	9	00545020.000000	3	30	0	0	0	0	4	0	34	
17	03305207	Adm Relief Reso 285-2008	Concept Invest Group	13-Jul-04	11:30 AM	Large	Amd. & Ext. Key Largo Ocean	13	1	00497720.000000	3	30	0	0	0	0	4	0	34	
18	03305209	Adm Relief Reso 257-2008	Neudorf, John	13-Jul-04	11:35 AM	Large	Marion Park	9	8	00521190.000000	3	30	0	0	0	0	4	0	34	
19	04301319	Adm Relief Reso 257-2008	Neudorf, John	13-Jul-04	3:20PM	Large	Buccanear Point Subdivision	46	3	00496131.009000	3	30	0	0	0	0	4	0	30	
20	04300593	Adm Relief Reso 292-2008	Lombardi, John	16-Jun-04	2:08 PM	Large	Ocean Park Village	28	7	00446640.000000	3-A	20	0	4	0	0	4	0	28	
21	03302479	Adm Relief Reso 479-2008	Hoefert, James	14-Jul-03	12:00 PM	Large	Ocean Park Beach	7	8	00477860.000000	3	30	0	0	0	0	4	0	36	
22	03304565	Adm Relief Reso 481-2008	Marlin Holding Inc.	5-Nov-03	11:40 AM	Large	Largo Sound Park	8	4	00471010.000000	3	30	0	0	0	0	4	0	36	
23	03304140	Adm Relief Reso 478-2008	Gonzalez, Jose	20-Nov-03	10:55 AM	Large	Key Largo Beach	6	7	00505290.000000	3	30	0	0	0	0	4	0	36	
24	03304584	Adm Relief Reso 480-2008	Bacquer, Rafael & Grgina	8-Dec-03	8:55 AM	Large	Ocean Park Village	17	7	00446550.000000	3	30	0	0	0	0	4	0	36	
25	03304585	Adm Relief Reso 483-2008	Vanderhain, Jack	6-Apr-04	2:00 PM	Large	Thun Lakes	14	1	00548130.000000	3	30	0	0	0	0	4	0	34	
26	04302564	Adm Relief Reso 484-2008	Vanderhain, Jack	12-Jul-04	11:30 AM	Large	Sunset Waterways	1	1	00529700.000000	3	30	0	0	0	0	4	0	34	
27	04303593	Adm Relief Reso 485-2008	Noll, Thomas	7-Sep-04	3:00 PM	Large	Winston Park	22	2	00545830.000000	3	30	0	0	0	0	4	0	34	
28	04303887	Adm Relief Reso 485-2008	Zalesky, Ana	6-Oct-04	10:00 AM	Large	Palma Villa	14	2	00483940.000000	3	30	0	0	0	0	4	0	34	
29																				

\* Indicates a ranking sufficient to receive an allocation award.  
 @ Indicates a ranking subject to Growth Management Division  
 Director approval.  
 M Indicates a ranking that is subject to Building Permit Restriction  
 approval.  
 Applicants who have a ROSO application date of Oct. 29, 2007,  
 or earlier are grandfathered for preservation points pursuant to  
 existing provision of Ordinance 009-2007.

PROPOSED  
MEETING MARCH 25, 2009

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING, AS PROPOSED BY THE ACTING PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR  
AFFORDABLE HOUSING - YEAR 17, QUARTER 2 (OCTOBER 15, 2008 TO JANUARY 13, 2009)**

Rank	Permit #	Name	Date and Time of Application	Key	Subdivision	Lot	Block	RE#	Lot Agg Pts Land Ded Tier 2 or 3 Bl 4 per lot				Food Zone V	BAY/ AWY	First Four Years	Each Add. Years	Total	
									Tier	Tier Pts	WLY ea.	4 Pts						
<b>AFFORDABLE DWELLING UNITS</b>																		
<b>Very Low, Low, Median Income</b>																		
No applicants under Very Low, Low, Median Income																		
<b>AFFORDABLE DWELLING UNITS</b>																		
<b>Moderate Income</b>																		
1	* @	07105242	Barnes, Brian	20-Nov-09 10:15 AM	Summerland	Summerland Key Cove Add. #2	34	1	00190630.00000	3	30	0	0	0	0	0	N/A	30

\* indicates a ranking subject to receive an allocation award.  
 @ indicates a ranking subject to Growth Management Division Director approval.  
 M indicates a ranking that is subject to a Building Permit Restriction.

Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for preference points pursuant to existing provision of Ordinance 008-2007.

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR  
BIG PINE KEY AND NO NAME KEY - YEAR 17, QUARTER 2 (OCTOBER 15, 2008 TO JANUARY 13, 2009)**

Rank	Permit #	Name	Date and Time of Application	Time	Key	Subdivision	Lot	Block	RES#	Ter	Ter Pts	Located on	Match	Key	Lot	Land	Payment	AFF/	Central	Flood	First	Each	Total			
												No Name	Rabbit/	Dier	2 or 3	Ded.	to	Emp	Water	Zone V	Four	Four	Years	Years		
													Buffer	Conifer			Acq. Fund		water		Years	Years	Years	Years		
1	08103003	Balchone Development A	21-Oct-08	2:38 PM	Big Pine	Pine Channel Estates Sec 1	13	2	00247810.000000	3	20	0	0	0	0	0	0	0	0	0	0	0	N/A	20		
2	08103277	Mandolfo, Gary	15-Dec-08	3:00 PM	Big Pine	Hollerich	28	2	00285340.000000	3	20	0	0	0	0	0	0	0	0	0	0	0	0	N/A	20	
3	08103005	Zueger III, Louis	13-Jan-08	3:05 PM	Big Pine	Pine Channel Estates Sec 1	14	2	00247820.000000	3	20	0	0	0	0	0	0	0	0	0	0	0	0	N/A	20	
4	04105552	Bernart, John	14-Jan-05	3:03 PM	Big Pine	Tropical Bay	30	2	00312880.000000	2	10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	13	
5	05101327	Holroyd, James	21-Apr-05	3:10 PM	Big Pine	Tropical Bay	30	2	00312880.000000	2	10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	13	
6	05101328	Bernart, John	14-Jun-05	3:00 PM	Big Pine	Tropical Bay 2nd	Pl. Gev/LL4	N/A	00109250.000000	2	10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	13	
7	05103051	Pinder, Henry	8-Aug-05	3:15 PM	Big Pine	Tropical Bay Estates 3rd Add.	Tract C	N/A	00313570.000000	2	10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	13	
8	05102824	Perez, Orlando	9-Aug-05	1:40 PM	Big Pine	Tropical Bay Estates 3rd Add.	1	4	00313510.000000	2	10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	13	
9	05102823	Barquez, Juan	9-Sep-05	3:15 PM	Big Pine	Tropical Bay Estates 3rd Add.	8	5	00313620.000000	2	10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	13	
10	05108880	Buell, Guy	22-Dec-05	10:15 AM	Big Pine	Doctors Arm 3rd Add.	10	5	00312573.001100	2	10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	13	
11	05101712	Stierkel, Richard	22-Jul-05	3:40 AM	Big Pine	Doctors Arm	23 & 24	N/A	00310720.000000	2	10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	12	
12	05105315	Security First Storage	23-Feb-06	2:30 PM	Big Pine	Tropical Bay 3rd Add.	5	7	00313790.000000	2	10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	12	
13	06100801	Szabot, Peter	28-Feb-06	5:40 AM	Big Pine	Doctors Arm 3rd Sec. A	30	5	00312571.003100	2	10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	12	
14	06101218	Liu, Hung	28-Jul-06	2:39 PM	Big Pine	Doctors Arm 3rd Add.	26	5	00311840.000000	2	10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	12	
15	06101006	Leon, Emestasio	6-Oct-06	2:30 PM	Big Pine	Doctors Arm 2nd Add.	19	5	00312470.000000	2	10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	12	
16	06101002	Fernandez, Juan	6-Oct-06	2:31 PM	Big Pine	Doctors Arm 2nd Add.	19	5	00312571.002000	2	10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	12	
17	06104544	Cabases, Edward	13-Oct-06	9:00 AM	Big Pine	Eden Pines Colony	12	19	00268070.000000	2	10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	12	
18	06101005	Vassour, Jorge	3-Nov-06	12:06 PM	Big Pine	Doctors Arm 3rd Add Sec B	20	19	00312572.002100	2	10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	12	
19	06106156	Hahn, David	11-Jan-07	3:30 PM	Big Pine	JR Mathews Properties Pl 2	pl 5 & 6	7	00109350.000500	2	10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	12	
20	03105296	Hochstim, Alan	29-Mar-07	8:38 AM	Big Pine	Eden Pines Colony 1st Add.	2	7	00269190.000000	2	10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	11	
21	06101001	Ojeda, Alex	31-May-07	11:38 AM	Big Pine	Doctors Arm 3rd Add. Sec B	2	7	00312572.000300	2	10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	11	
22	07100455	Akins, John	12-Jun-07	10:00 AM	Big Pine	Doctors Arm	27&P1L26	1	00310280.000000	2	10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	11	
23	07100453	Akins, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	25&P1L26	1	00310280.000000	2	10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	11	
24	07100479	Akins, John	12-Jun-07	10:04 AM	Big Pine	Doctors Arm	23&P1L24	1	00310240.000000	2	10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	11	
25	07100466	Akins, John	12-Jun-07	10:06 AM	Big Pine	Doctors Arm	21 & 22	1	00310220.000000	2	10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	11	
26	07105555	Wheeler, Scott	24-Aug-07	8:45 AM	Big Pine	Eden Pines Colony 1st Add.	9	1	00268190.000000	2	10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	11	
27	07102227	Akins, Candace	10-Sep-07	2:40 AM	Big Pine	Eden Pines Colony 1st Add.	13	6	00265960.000000	2	10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	11	
28	07102228	Akins, Candace	10-Sep-07	2:43 AM	Big Pine	Eden Pines Colony 3rd Add.	3	23	00271270.000000	2	10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	11	
29	07103911	Strauth, Jerry	24-Oct-07	8:50 AM	Big Pine	Doctors Arm	48	1	00310490.000000	2	10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	10	
30	08101895	Perez, Orlando	24-Jul-08	9:47 AM	Big Pine	Tropical Bay	31	1	00310290.000000	2	10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	10	
31	08102801	Bahn (Rev. Tius)	14-Oct-08	2:27 PM	Big Pine	Doctors Arm 1st Add.	13	5	00311610.000000	2	10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	10	
32	08101472	Schleu, Vivienne	8-Jan-97	9:11 AM	No Name	Gallison Bay, Rev. Plat	10	N/A	00319494.001300	1	0	-10	0	0	0	0	0	0	0	0	0	0	0	N/A	8	
33	08101470	Schleu, Vivienne	8-Jan-97	9:13 AM	No Name	Gallison Bay, Rev. Plat	10	N/A	00319494.001300	1	0	-10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	8
34	08101469	Schleu, Vivienne	8-Jan-97	9:14 AM	No Name	Gallison Bay, Rev. Plat	9	N/A	00319494.000900	1	0	-10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	8
35	08101464	Schleu, Vivienne	8-Jan-97	9:15 AM	No Name	Gallison Bay, Rev. Plat	5	N/A	00319494.000500	1	0	-10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	8
36	08101463	Schleu, Vivienne	8-Jan-97	9:18 AM	No Name	Gallison Bay, Rev. Plat	4	N/A	00319494.000400	1	0	-10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	8
37	08101473	Schleu, Vivienne	8-Jan-97	9:16 AM	No Name	Gallison Bay, Rev. Plat	14	N/A	00319494.001400	1	0	-10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	8
38	08101462	Schleu, Vivienne	8-Jan-97	9:17 AM	No Name	Gallison Bay, Rev. Plat	3	N/A	00319494.000300	1	0	-10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	8
39	08101461	Schleu, Vivienne	8-Jan-97	9:18 AM	No Name	Gallison Bay, Rev. Plat	2	N/A	00319494.000200	1	0	-10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	8
40	08101465	Schleu, Vivienne	8-Jan-97	9:19 AM	No Name	Gallison Bay, Rev. Plat	1	N/A	00319494.000100	1	0	-10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	8
41	08101467	Schleu, Vivienne	8-Jan-97	9:20 AM	No Name	Gallison Bay, Rev. Plat	6	N/A	00319494.000600	1	0	-10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	8
42	08101468	Schleu, Vivienne	8-Jan-97	9:22 AM	No Name	Gallison Bay, Rev. Plat	7	N/A	00319494.000700	1	0	-10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	8
43	08101471	Schleu, Vivienne	8-Jan-97	9:24 AM	No Name	Gallison Bay, Rev. Plat	8	N/A	00319494.000800	1	0	-10	0	0	0	0	0	0	0	0	0	0	0	0	N/A	8
44	06100507	Sampson, James	31-Jul-06	11:15 AM	Big Pine	Doctors Arm 3rd Add.	11	4	00319494.001100	2	10	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	8
45	05105439	Darvanyan, Jack	13-Jan-06	10:14 AM	Big Pine	Doctors Arm 3rd Add.	4	N/A	00312571.000500	2	10	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	8
46	05105439	Darvanyan, Jack	13-Jan-06	10:14 AM	Big Pine	Whispering Pines	15	N/A	00285660.000000	2	10	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	8
47	05103835	Slevenson, W.P.	23-Sep-05	11:15 AM	Big Pine	Port Pine Heights 2nd Add.	3 & 4	76	00299690.000000	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	8

PROPOSED MEETING MARCH 25, 2009

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR  
BIG PINE KEY and NO NAME KEY - YEAR 17, QUARTER 2 (OCTOBER 15, 2008 TO JANUARY 13, 2009)**

Rank	Permit #	Name	Date and Time of Application	Time	Key	Subdivision	Lot	Block	RE#	Tier	Tier Pts	Located on	Marsh	Key	Lot	Land	Payment	AFW/	Central	Flood	First	Each
												No Name	Rabbit/	Deer	Tier 2 or 3	Acq. Fund	to	Emp	Waste	Zone V	Four	Add
48	05104831	Merrige, Robert	20-Jan-08	11:00 AM	Big Pine	Port Pine Heights and Add.	7	59	0029590.000000	1	0	-10	-10	-10	3	2	up to 2	6	4	-4	1	2
<p>Indicates a ranking sufficient to receive an allocation award.            D Indicates the recommendation is delivered to the February 11, 2009, Planning Commission meeting.            @ Indicates a ranking subject to Storm Management Division Director approval.            M Indicates a ranking that is subject to a Building Permit Application.            Applicants who have a ROGCO application date of Oct. 29, 2007, or earlier are grandfathered for post-2006 permit pursuant to existing provision of Ordinance 009-2007.</p>																						

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR  
AFFORDABLE HOUSING - BIG PINE KEY AND NO NAME KEY YEAR 17, QUARTER 2 (OCTOBER 15, 2008 TO JANUARY 13, 2009)**

Rank	Permit #	Name	Date and Time of Application	Key	Subdivision	Lot	Block	RES#	Ter	Ter Pis	Located on No Name -10	Marsh Buffer -10	Key Deer Corridor -10	Ter of Agg Pis 2 or 3	Land Ded. 2	Payment to Acq. Fund up to 2	AFH/ Emp 6	Central Waste water 4	Flood Zone V -4	First Four Years 1	Each Add. Years 2	Total
<b>AFFORDABLE DWELLING UNITS</b>																						
Very Low, Low, Median Income																						
No applicants under Very Low, Low, Median Income																						
<b>AFFORDABLE DWELLING UNITS</b>																						
Moderate Income																						
No applicants under Moderate Income																						

\* Indicates a ranking sufficient to receive an allocation award.  
 @ Indicates a ranking subject to Steward Management Division Director approval.  
 M Indicates a ranking that is subject to a Building Permit Restriction.  
 Applicants who have a RCGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to existing provision of Ordinance 009-2007.



## MEMORANDUM

### MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

*We strive to be caring, professional and fair*

To: Planning Commission

From: Tiffany Stankiewicz, Sr. Planning Tech. 

Through: Townsley Schwab, Acting Sr Director of Planning & Environmental Resources 

Date: March 16, 2009

Subject: NROGO Year 17.1, Non-Residential Floor Area Evaluation Report

---

**Meeting Date:** March 25, 2009

1 I BACKGROUND:

2  
3 Monroe County Code, Section 138-52 NROGO establishes the procedure for allocating the non-  
4 residential floor area. The "maximum annual allocation", and the distribution between the first and  
5 second allocation dates, will be determined by the Board of County Commissioners upon the  
6 recommendations of the Planning Director and the Planning Commission. The commercial floor  
7 area that is not made available, or that remains unused, in the current year will be carried forward.  
8

9 There were 224,567 square feet (187,757 sq. ft. Lower/Upper Keys Subarea + 36,810 Big Pine/No  
10 Name Key Subarea sq. ft.) of non-residential floor area available for allocation at the beginning of  
11 Year 17 (July 2008-July 2009). At the Planning Commission meeting of October 8, 2008 the  
12 Planning Commission recommended 35,000 square feet (30,000 sq. ft. Lower/Upper Keys Subarea  
13 and 5,000 Big Pine/No Name Key Subarea) of floor area to be made available for the Year 17  
14 NROGO allocations. The floor area is to be awarded in two allocations. The first allocation of  
15 15,000 square feet to the Lower/Upper Keys Subarea and 2,500 square feet to the Big Pine/No  
16 Name Key Subarea is awarded after the close of the period in January 2009, and the second  
17 allocation of 15,000 square feet to the Lower/Upper Keys Subarea and 2,500 square feet to the Big  
18 Pine/No Name Key Subarea is awarded after the close of the period in July 2008. No allocation for  
19 any one single applicant is to be awarded for greater than 2,500 square feet. The Board of County  
20 Commissioners approved Resolution 471-2008 confirming the Planning Commission's  
21 recommendation.  
22

23 On June 9, 2006, the Federal Fish and Wildlife Permit was issued to 1) Monroe County, Growth  
24 Management Division, 2) Florida Department of Transportation, and 3) Florida Department of  
25 Community Affairs for the Threatened and Endangered Species Incidental Take Permit (ITP)  
26 since the permittees have defined the geographic area covered by their Habitat Conservation Plan  
27 (HCP) on Big Pine/No Name Key. The ITP requires the Permittees to ensure that the take of the

1 covered species is minimized and mitigated. The Permittees are responsible for meeting the  
 2 terms and conditions of the ITP and implementing the HCP. Pursuant to the LCP Action Item  
 3 9.2.4 the County will create mitigation fee for new residences, non-residential floor area, and  
 4 institutional uses in order to ensure that development bears its fair share of the required  
 5 mitigation under the Federal ITP #TE083411-0. Therefore, staff is in the process of formulating  
 6 a proposal for the mitigation requirement for Big Pine/No Name Key to present to the Planning  
 7 Commission in the near future.

8  
 9 On March 15, 2006, the Board of County Commissioners adopted Ordinance 011-2006 to  
 10 implement the Tier System, and subsequently, it was challenged by Florida Keys Citizens  
 11 Coalition, Inc. and Protect Key West and the Florida Keys, Inc., d/b/a Last Stand. Thomas G.  
 12 Pelham, Secretary, Department of Community Affairs signed the final order deciding the  
 13 challenge on September 26, 2007.

14  
 15 The Tier System, made changes such as separate districts for allocation distribution, basis of  
 16 scoring applications, and administrative relief. The districts are as follows: A) Lower/Upper  
 17 Keys and B) Big Pine/No Name Key are the subareas for NROGO.

18  
 19 **II AMOUNT OF FLOOR AREA REQUESTED:**

20  
 21 There are five applicants requesting commercial floor area for the Year 17.1 January allocation.  
 22 There are five applicants in the Lower/Middle/Upper area and zero applicants in the Big Pine/No  
 23 Name Key area. The applicant's score is broken down by scoring criteria.

	Lower/Upper Keys Subarea	Big Pine/No Name Keys Subarea
<b>Period 1: Sq. Ft. Allocation Available</b>	15,000	2,500
<b>Period 1: Sq. Ft. requested</b>	<u>10,556</u>	<u>0</u>
Sq. Ft. to rollover to Period 2	4,444	2,500
<b>Period 2: Sq. Ft. Allocation Available</b>	15,000	2,500
<b>Period 1: Sq. Ft. rollover to Period 2</b>	<u>4,444</u>	<u>2,500</u>
<b>Total Sq. Ft. for Period 2</b>	19,444	5,000

24  
 25  
 26 **III EVALUATION AND RANKING:**

27  
 28 The evaluation of the allocation applications was performed by the Planning and Environmental  
 29 Resources Departments according to the provisions of the Non-Residential Rate of Growth  
 30 Ordinance (NROGO). Positive and negative points were granted in compliance with the  
 31 evaluation criteria contained in Section 138-55(a) and the Land Development Regulations.

32  
 33 Based on the total points scored, each allocation was ranked. If applications received identical  
 34 scores, they were ranked by date and time first, and further ranked based on the applicants with the  
 35 fewest negative points on the same day.

36  
 37 **IV RECOMMENDATION:**

1 Based on the proceeding, the Acting Sr. Director Planning & Environmental Resources  
2 recommends the following NROGO allocations of Year 17.1 be awarded to the applicants ranked  
3 one (1) through five (5), requesting a total of 10,556 square feet of floor area. The balance of  
4 4,444 square feet of commercial floor area remaining shall be carried over to year 17.2 of NROGO  
5 allocation.  
6  
7



File #: 28091

Owner's Name: Richard M. Roberts

Applicant : Richard M. Roberts

Type of Application: **ADMINISTRATIVE APPEAL TO THE  
PLANNING COMMISSION**

Key: Big Pine Key

RE: 00316460-000000

**Additional Information added to File 28091**

**End of Additional File 28091**

# Greenman, Manz & Ables

A Partnership of Professional Associations

Attorneys At Law

Franklin D. Greenman, P.A.  
David L. Manz, P.A.\*  
Adriene L. Ables, Esq.

-----  
\*Board Certified in Marital and Family Law  
Fellow of the American Academy  
of Matrimonial Lawyers

Gulfside Village, Suite 40  
5800 Overseas Highway  
Marathon, FL 33050

(305) 743-2351  
(305) 743-6523 Fax  
[FDGreenman@Bellsouth.net](mailto:FDGreenman@Bellsouth.net)

November 10, 2008

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

RE: Administrative Appeal to the Monroe County Planning Commissions  
ROGO Exemption Request for Richard Roberts

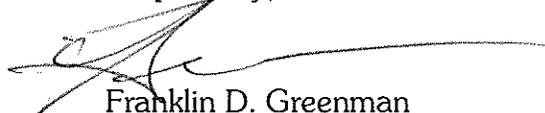
Dear Sirs,

Enclosed please find:

1. Complete Administrative Appeal Application
2. Summary of the basis of Appeal
3. Check in the amount of \$2,913.00. \$2,626 application fee, \$245 advertising costs, \$42 surrounding property owner notifications.
4. Proof of ownership
5. Copy of the document which compromises the decision being appealed.
6. Photographs of the site
7. Evidence and record which forms the basis for the appeal.
8. Copies of aerial photos from Property Appraisers Office (per Joe Haberman, no surveys necessary)
9. Map of Big Pine Key showing property location.

If there is any information that you want, or would be helpful and is not provided herein, please advise me, and I will attempt to obtain it. As always, thank you.

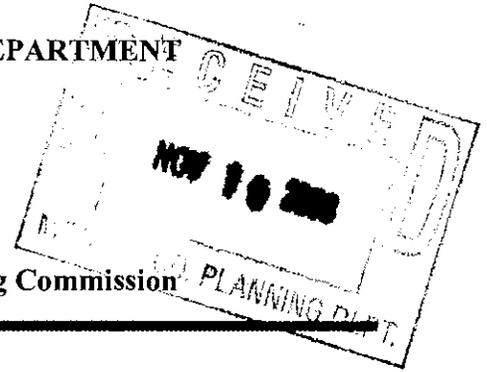
Respectfully,



Franklin D. Greenman

cc: Monroe County Administrator, Key West  
Enclosures

APPLICATION  
MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Administrative Appeal to the Monroe County Planning Commission

Monroe County Code § 9.5-521

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

Administrative Appeal Application Fee: \$2,626.00

*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: 11 / 10 / 08  
Month Day Year

Decision being appealed: ROGO Exemption Request

Date of decision being appealed: 10 / 24 / 08  
Month Day Year

**Appellant:**

Richard M. Roberts  
Name c/o Franklin D. Greenman

5800 Overseas Hwy, Ste 40, Marathon FL 33050  
Mailing Address (Street, City, State, Zip Code)

Daytime Phone

Email Address

**Agent (if applicable):**

Franklin D. Greenman  
Name

5800 Overseas Hwy, Ste 40, Marathon FL 33050  
Mailing Address (Street, City, State, Zip Code)

305-743-2351

Daytime Phone

fdgreenman@bellsouth.net  
Email Address

**Property Owner:**

Richard M. Roberts  
Name

2887 Central Avenue, Big Pine Key, FL 33043  
Mailing Address (Street, City, State, Zip Code)

305-395-1231

Daytime Phone

APPLICATION

Legal Description of Property:

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

7                      7                      Big Pine Shores                      Big Pine Key  
 Block                      Lot                      Subdivision                      Key  
 00316460.000000                      1389960  
 Real Estate (RE) Number                      Alternate Key Number  
 2887 Central Avenue                      31  
 Street Address                      Approximate Mile Marker

Land Use District Designation(s): SS

Present Land Use of the Property: Single family home

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

If yes, please provide case number: CE07040233

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 – sixteen (16) 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

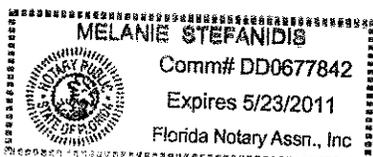
If new evidence, or the basis for appeal, is submitted at the Planning Commission hearing, Staff shall request that the hearing be continued to the next Planning Commission meeting nearest to the property (approximately six weeks) so that Staff has the opportunity to prepare a response to the new evidence.

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: Richard Roberts Date: 11/7/08

Sworn before me this 7 day of November, 2008



Melanie Stefanidis  
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.

## BASIS FOR APPEAL

Mr. Roberts appeal should be granted on the basis that the record presented establishes his right to rely on section 9.5-268 authorizing his residence as a pre-existing dwelling unit.

Sec. 9.5-268. Existing residential dwellings states:

“Notwithstanding the provisions of sections 9.5-262 and 9.5-263, the owners of land upon which a lawfully established dwelling unit or a mobile home, but not including transient residential units exists shall be entitled to one (1) dwelling unit for each such unit in existence. Such legally-established dwelling unit shall not be considered as a non-conforming use.”

Prior to September 15 1986, Mr. Roberts residence was located in a BU-2 zone. BU-2 zones allowed warehouses and storage, and “living quarters for watchmen and caretakers only” as an accessory use. The property is located in a far northeast of Big Pine Key, an area that is still relatively undeveloped, with a mix of residential, commercial, mostly storage, and commercial fishing operations interspersed within vacant land, much of it owned by the United States Government as conservation lands.

The County acknowledges, and building permits have been submitted, which show that the original steel warehouse was lawfully constructed in 1980. The original plans show the existence of a bathroom, with lavatory and toilet, water service and sewer connections, 150 amp electrical service with 30 outlets, health department approval of a septic tank, and a well for freshwater. The structure was built by Peter Scott who lived in the building as his residence until its sale to Mr. Roberts in 2005.

When Mr. Roberts purchased this property in 2005 in addition to the Warranty Deed he received an affidavit, prepared by Mr. Scott’s attorney which established that Mr. Scott had been residing on the property since its completion in 1980. It is anticipated that it additional witnesses will testify to this fact before the Planning Commission.

Mr. Scott’s use of his warehouse as his residence was both legal and prudent. His zoning classification, BU-2, specifically allowed him to live on the property as a caretaker and watchman. The activity in this isolated part of Big Pine Key warranted the security that Mr. Scott’s presence provided for his fishing equipment and the security of his home.

The county points out that they can find no permit in their permit archives for the interior renovations Mr. Scott installed to make this steel warehouse into a home, notwithstanding the permitted bathroom and numerous electrical outlets.

The absence of supporting documentation is an inadequate reason to deny Mr. Robert’s right to continue living at his home. First, it is a well known fact, regularly admitted by

County staff, that county records prior to 1988 are inadequate, incomplete, missing, and in some cases, non-existent. The absence of Mr. Scott's permits (if permits were required) establishes nothing more than the County does not have them, not that they did not exist, and certainly not that Mr. Scott's activity in lawfully converting his steel structure so that he could live there, was unlawful.

The 1973 to 1986 Monroe County Code of Ordinances adopted the Southern Standard Building Code (section 6-16(a) *Monroe County Code of Ordinances(1973)*). The Southern Standard Building Code at section 103 required permits only if the property owner or contractor was to "erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building or structure. The structure built by Mr. Scott in 1980, other than minimal interior improvements to make it habitable, is today exactly as when it was constructed. The construction of the building, in its entirety, was approved, issued permits, inspected, and given a final inspection by the County and the Health Department. Both the older codes, and the current code, do not require permits for residential improvements that do not require electrical, plumbing, mechanical, or structural changes. No such changes have occurred.

Even more importantly, the Monroe County Code in effect at the time this building was constructed did not require permits for minor repairs or remodeling of less than \$100 estimated cost. Section 6-16.1(5)(a)3. *Monroe County Code of Ordinances(1973)*. The partition wall around the bathroom was approved with the original permit, all electrical and plumbing was approved with the original permit. The only interior renovation undertaken by Mr. Scott was to place a partition wall between the living area and storage area and his bedroom. While today that improvement may exceed \$100, there is no way to establish what the cost of that minor remodeling was in 1980. Absent proof that it was in excess of \$100, Mr. Scott's honesty must be accepted, and the legality of his work presumed, as Florida recognizes the presumption of lawful behavior, absent contrary evidence, as a matter of law. See *Zalarick v. Monroe County*, 467 So.2d 1088 (3<sup>rd</sup> DCA 1985).

The County's rejection of Mr. Robert's application for ROGO exemption is based on their inability to find evidence that his home was permitted, without establishing that it needed to be permitted, nor establishing that their records, showing no permit, are sufficient for this denial. They are not. **A lack of evidence does not prove anything.** Any decision, whether administrative or judicial, cannot rest on a mere probability or guess, and a decision cannot be affirmed where there is no rational predicate for it in evidence. *Florida Dept. of Transp. v. Raiche*, 527 So.2d 842 (2<sup>nd</sup> DCA 1988); *Blanford v. Polk County*, 410 So.2d 667 (Fla. 2d DCA 1982). When there is no competent or substantial evidence to sustain the county's decision, that decision must be reversed. See *Bell v. Jefferson* 414 So.2d 273 (5<sup>th</sup> DCA 1982); *Jacksonville Coach Company v. Early*, 78 So.2d 369 (Fla. 1955); *South Carolina Insurance Company v. Wolf*, 331 So.2d 337 (Fla. 1st DCA 1976). The County's decision cannot be sustained on the evidence presented.



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

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

---

## Property Record View

Alternate Key: 1389960 Parcel ID: 00316460-000000

### Ownership Details

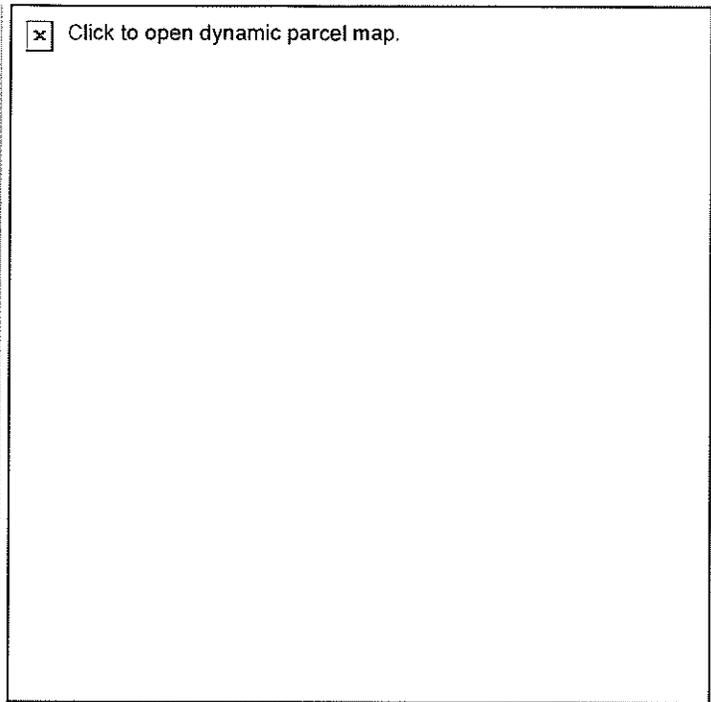
Mailing Address:  
ROBERTS RICHARD M  
P O BOX 430218  
BIG PINE KEY, FL 33043

### Property Details

PC Code: 01 - SINGLE FAMILY  
Millage Group: 100H  
Affordable Housing: No  
Section-Township-Range: 10-66-29  
Property Location: 2887 CENTRAL AVE BIG PINE KEY  
Subdivision: BIG PINE SHORES  
Legal Description: BK 7 LT 7 BIG PINE SHORES PB5-20 BIG PINE KEY OR473-95-96 OR680-477 OR780-1843 OR2132-859 OR2138-1865 OR2221-281

### Parcel Map

Click to open dynamic 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
010D - RESIDENTIAL DRY	0	0	6,668.00 SF

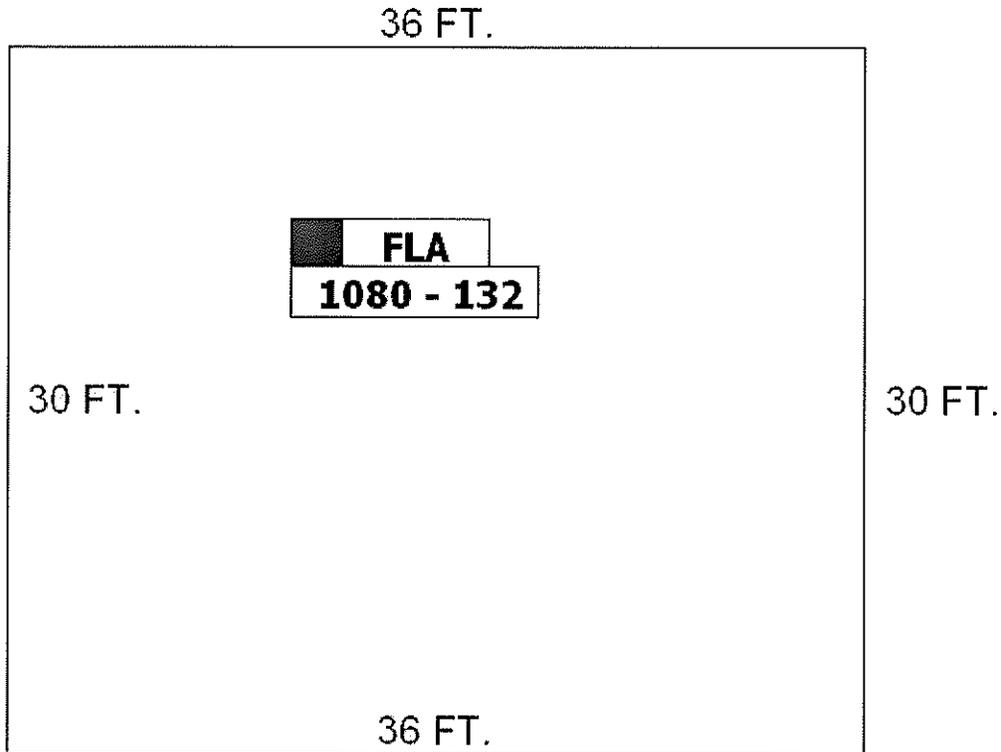
**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 1080  
 Year Built: 1980

**Building 1 Details**

Building Type <u>R1</u>	Condition <u>A</u>	Quality Grade 350
Effective Age 20	Perimeter 132	Depreciation % 28
Year Built 1980	Special Arch 0	Grnd Floor Area 1,080
Functional Obs 0	Economic Obs 0	
<b>Inclusions:</b> R1 includes 1 3-fixture bath and 1 kitchen.		
Roof Type GABLE/HIP	Roof Cover METAL	Foundation CONCRETE SLAB
Heat 1 FCD/AIR DUCTED	Heat 2	Bedrooms 1
Heat Src 1 ELECTRIC	Heat Src 2	
<b>Extra Features:</b>		
2 Fix Bath 0		Vacuum 0
3 Fix Bath 0		Garbage Disposal 0

4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	3	Dishwasher	0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	FLA	8:METAL/ALUM	1	1980	N	Y			1,080

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	972 SF	162	6	2005	2006	2	30

**Appraiser Notes**

2005 10/11 CHANGED PC FROM 01 TO 12 COMMERCIAL/RESIDENTIAL & CHANGED USE FROM 010D TO 100D (DUE TO SHOP IN SBF PORTION) (103LT)

2007/12/03 CHANGED PC12 TO PC01, LAND USE FROM 100D TO 010D, QG300 TO 350, SBF TO FLA, ADDED FN2 & CENTRAL A/C (124JDC)

2007/12/03

2003/8/16 CHANGED EFF AGE TO 2 FROM 1 FOR 2004 TAX ROLL; 77

**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	68,093	3,164	98,353	169,610	169,610	25,000	144,610
2007	47,038	0	180,036	227,074	227,074	0	227,074
2006	47,038	0	180,036	227,074	227,074	0	227,074
2005	51,926	0	100,020	151,946	151,946	0	151,946
2004	51,924	0	20,004	71,928	71,928	0	71,928
2003	58,032	0	16,670	74,702	74,702	0	74,702
2002	53,050	1,008	13,336	67,394	67,394	0	67,394
2001	53,050	1,046	13,336	67,432	67,432	0	67,432
2000	53,050	407	13,336	66,793	66,793	0	66,793
1999	53,050	421	13,336	66,807	66,807	0	66,807
1998	35,464	435	7,335	43,234	43,234	0	43,234
1997	35,464	0	7,335	42,799	42,799	0	42,799
1996	32,241	0	7,335	39,576	39,576	0	39,576
1995	32,241	0	7,335	39,576	39,576	0	39,576
1994	32,241	0	7,335	39,576	39,576	0	39,576
1993	32,241	0	7,335	39,576	39,576	0	39,576
1992	32,241	0	7,335	39,576	39,576	0	39,576
1991	28,369	0	7,335	35,704	35,704	0	35,704
1990	28,369	0	7,335	35,704	35,704	0	35,704
1989	28,369	0	7,335	35,704	35,704	0	35,704
1988	25,648	0	6,668	32,316	32,316	0	32,316
1987	25,061	0	6,668	31,729	31,729	0	31,729
1986	25,105	0	6,668	31,773	31,773	0	31,773
1985	19,803	0	6,278	26,081	26,081	0	26,081
1984	0	0	6,278	6,278	6,278	0	6,278
1983	0	0	6,278	6,278	6,278	0	6,278
1982	0	0	4,449	4,449	4,449	0	4,449

**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
6/26/2006	2221 / 281	130,000	WD	H
6/30/2005	2138 / 1865	100,000	WD	M
6/20/2005	2132 / 859	60,000	WD	M
6/20/2005	2132 / 859	60,000	WD	H
1/1/1979	780 / 1843	5,300	00	Q

This site is currently in BETA testing, any comments or feedback about this site are appreciated. Click the [Contact Us](#) link to submit comments or feedback to the website administrator. We appreciate your patience through this transition.

This page has been visited 25,499 times.

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

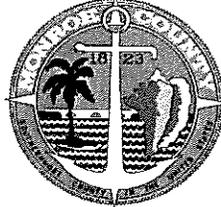
# County of Monroe

## 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 Mario Di Gennaro, Dist. 4  
Mayor Pro Tem Dixie Spehar, Dist. 1  
George Neugent, Dist. 2  
Charles "Sonny" McCoy, Dist. 3  
Sylvia J. Murphy, Dist. 5

*We strive to be caring, professional and fair*

October 24, 2008

Frank Greenman  
5800 Overseas Highway, Suite 40  
Marathon, FL 33050

RE: ROGO Exemption Request for 2887 Central Avenue, Big Pine Key, Mile Marker 31  
Block 7, Lot 7, Big Pine Shores Subdivison, Real Estate Number 00316460.000000

Mr. Greenman,

You requested a determination as to whether one (1) residential dwelling unit is exempt from the Residential Rate of Growth Ordinance (ROGO) on the above-described premises.

Pursuant to Sec. 9.5-120.4(a) of the Monroe County Code (MCC), the 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.

A review of the records has determined:

- The property is located in a Sparsely Settled (SS) Land Use District. Residential density permitting, a single-family detached dwelling is a permitted use in the SS District. Prior to 1986, the property was within a BU-2 District (Medium Business District).
- A site visit was conducted by Monroe County Senior Planning Technician, Bill Harbert, on October 10, 2008. An occupied dwelling was observed. Staff was granted access to enter the building and found all components of a dwelling unit, one kitchen, two bathrooms and living area.

- The following building permits were found for RE 00316460.000000:

<i>Permit Number</i>	<i>Date Issued</i>	<i>Description</i>
A-6275	01-21-1980	Construction of a new supply warehouse

Building Permit A-6275 was issued for a storage warehouse to be built on Lots 6 & 7, lying across the lot line, that were under common ownership. After the construction, Lots 6 & 7 was sold to different property owners, therefore, creating a non-conforming structure.

- In aerial photography from 1984 to 2006, the building is visible on the property. However, from aerial photography, Staff is unable to determine whether or not the building was being used residentially at any given time.
- The Monroe County Property Appraiser's records indicate that a building has been on the tax roll from 1985 to 2007. The year built of the existing structure is indicated as 1980. The existing building is currently situated across the lot line of Lots 6 & 7. The Monroe County Property Appraiser's records for Lot 6 indicate that a building has been on the tax roll from 1982 to 2007.
- Keys Energy Service records indicate that electrical service has been provided to 2887 Central Avenue as early as 1980.
- An affidavit from Peter J. Scott was submitted indicating that he had owned the property and utilized the property uninterruptedly as his residence.

Based on a review of the records, the Planning & Environmental Resources Department is unable to approve your request for the following reasons:

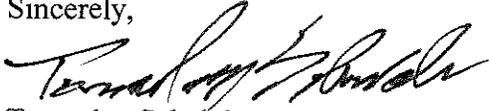
- Pursuant to Monroe County Code § 9.5-268, in order to be exempt from the Rate of Growth Ordinance (ROGO), one (1) lawful dwelling unit must have been in existence on the effective date of the county's land development regulations (September 15, 1986) or, if constructed after the effective date, must have been permitted in accordance with the land development regulations and the ROGO permit allocation system.
- The building was built in 1980 as a storage warehouse with no bedrooms or living area. A dwelling unit built after 1978 would have been required to be built above base flood in accordance with floodplain management regulations. The structure does not appear to be elevated above base flood.
- The building was built as a storage warehouse in 1980. Staff has found no building permit for the conversion of any of the warehouse's floor area to a dwelling unit.

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, please feel free to contact our Marathon office at (305) 289-2500.

You may appeal this decision. If you choose to do so, please contact the Planning Commission Coordinator, Ms. Debby Tedesco, at (305) 289-2500 for the necessary forms and information. ROGO Exemption Request for 2887 Central Avenue, Big Pine Key, Mile Marker 31 Block 7, Lot 7, Big Pine Shores Subdivison, Real Estate Number 00316460.000000

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 Ms. Tedesco, Planning Commission Coordinator, Monroe County Planning Department, 2798 Overseas Hwy, Suite 410, Marathon, FL 33050-2227.

Sincerely,



Townsley Schwab  
Acting Director of Planning and Environmental Resources





- Legend
- Real Estate Number
- Parcel Lot Text
- Dimension Text
- Block Text
- Point of Interest Text
- Hook/Leads
- Lot Lines
- Easements
- Road Centerlines
- Water Names
- Parcels
- Shoreline
- Section Lines
- 2008 Aerials

**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.



- Legend**
- Real Estate Number
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Date Created: November 8, 2008 1:39 PM



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  - Shoreline
  - Section Lines
  - 2008 Aerials

**PALMISTON**

Monroe County Property Appraiser  
 500 Whitehead Street  
 Key West, FL

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- Legend
- Highlighted Feature
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- Lot Lines
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PALMIS

Monroe County Property Appraiser  
 500 Whitehead Street  
 Key West, FL

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Date Created: November 8, 2008 1:37 PM



- Legend
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Date Created: November 8, 2008 1:37 PM



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Date Created: November 8, 2008 1:37 PM



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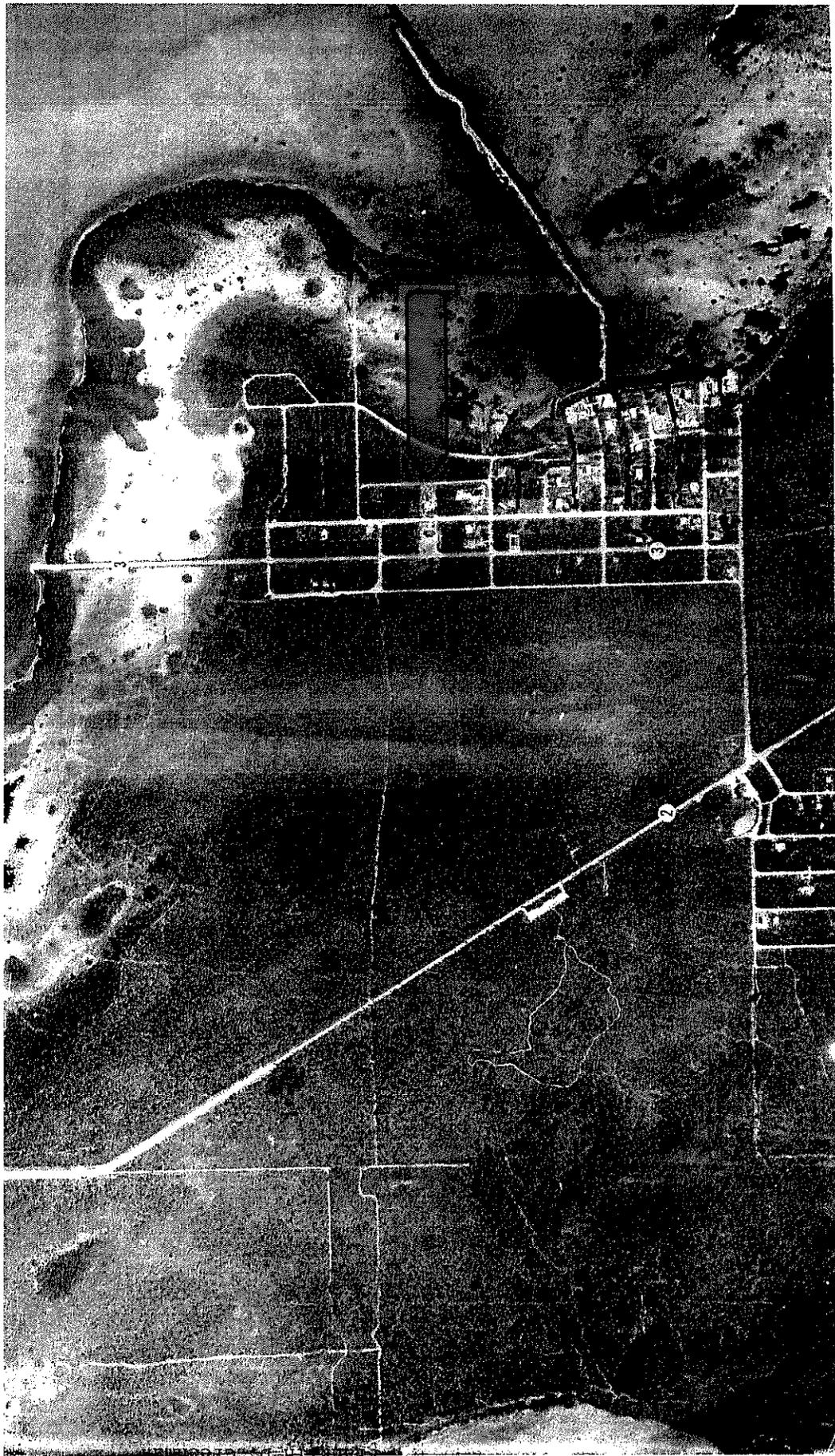
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Date Created: November 8, 2008 1:37 PM





This is a copy of the Monroe County existing condition map from 1984 (the ordinal certified copy is in my possession). The arrow shows the subject property, scarified and built upon at that time

# Ricky Grandfather ~~REDA~~ CLAUSE

Septic  
Permit

The following information is from Administrative Interpretation No: 03-108. This Administrative Interpretation was prepared with the Planning Commission to provide criteria for determining "lawfully-established" and consistency in determination of and awarding ROGO exemptions.

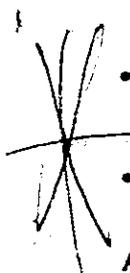
IS  
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1985  
OR  
KARLIS

Section 9.5-120.4 of the Monroe County Code states that for development to not be affected by the requirements of obtaining a ROGO allocation, the residential unit must be *lawfully-established*. Therefore, a property owner will receive an exemption from the ROGO allocation system if his or her property meets the following criteria:

- The residential unit(s) is *lawfully-established*—there is a permit or other official approval from the Division of Growth Management for the unit(s).
- The residential unit(s) is counted in ROGO and the 2010 Comprehensive Plan—there is proof that the residential unit(s) was in existence and included in the April 1990 census. The census was used to determine the number of existing residential units and that is the basis for ROGO.

If a permit or other Division of Growth Management approval is not available, the following may be used to establish that the property was *lawfully-established*:

- Aerial photographs showing the existence of the dwelling unit prior to 1986—the date the Land Development Regulations and Land Use District maps were adopted; *and*
- A Monroe County Property Record Card showing the existence of the unit prior to 1986. After 1986, the permit records are considered complete and a permit is required to demonstrate that the unit was *lawfully-established*. The existence of the unit prior to 1986 is an indication of what the use of the structure was at that time; *and*
- Utility records for the period of 1986-1991 that show the use was being served. *ROGO is based on the 1990 census count of dwelling units; to be counted in the census someone had to be living in the unit. All of the years are not required if 1990 is available; and*
- The use could have been permitted use under the *pre-1986 zoning of the property. This not only refers to the type of use, but also the construction.*



Additional information will be required to help establish the number of units for mobile home and/or recreational vehicles (RVs) in parks:

- The number of units in the mobile home surveys taken in the late 1980s and early 1990s may be used as an indication, but it should be recognized that the number on site, at any one point in time, may have varied from the actual number.
- The number of RVs included on the Health Department Licenses as provided for in F.S., Chapter 513 for the year 1996 are the maximum number of RVs that may be on the site. Both mobile homes and RVs require a residential ROGO and prior to adoption of the 2010 Comprehensive Plan could be interchanged. Policy 101.2.6 prohibits new transient residential units, including RV spaces, until December 2006. In a district that allows mobile homes and RV spaces (URM), a mobile home may be permitted without a ROGO allocation is a RV space is removed.
- Demolition permits if mobile homes have been removed.
- Occupational Licenses if available for the years 1990 through 1996.

Note: Living in an abandoned shed does not make it a residential unit and an old mobile home used for storage does not become floor area. If the use could/would not have been permitted, it may not be used as an exemption from ROGO.

Note: There will be cases where the applicant and staff are unable to provide all the information required to determine if the structure is *lawfully-established* and in use in 1990. Other information and "proof" of use may be provided to the Planning Director for consideration.

STATE OF FLORIDA }  
COUNTY OF MONROE } SS:

**AFFIDAVIT**

Before Me, the undersigned authority, personally appeared Peter J. Scott, who, being first duly sworn, on oath, depose and say:

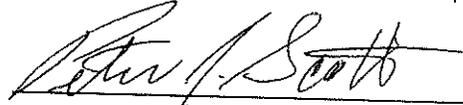
1. That, Affiant is an adult under no legal disabilities and the owner of the following-described real property, to-wit:

Lots 7 and 20, Block 7, BIG PINE SHORES, a subdivision according to the Plat thereof as recorded at Book 5, Page 20 of the Public Records of Monroe County, Florida.

2. That, Affiant's has owned the above described property since 1976.

3. During Affiant's ownership of the property he has continuously and uninterruptedly utilized the property as his residence.

4. That, Affiant further states that he is familiar with the nature of an oath and with the penalties provided by law for falsely swearing to statements made in instruments of this nature. Affiant further certifies that he has read, or has heard read to him, the full facts of this affidavit, and understands fully its content.

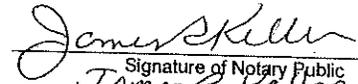


Peter J. Scott, Affiant

Subscribed and Sworn to before me this 26 day of June, 2006, by Peter J. Scott, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was taken.

(Check one:)  Said person(s) is/are personally known to me.  
 Said person(s) provided the following type of identification: \_\_\_\_\_

NOTARY PUBLIC-STATE OF FLORIDA  
 James R. Keller  
Commission # DD478076  
Expires: OCT. 03, 2009  
Bonded Thru Atlantic Bonding Co., Inc.



Signature of Notary Public  
James R. Keller  
Typed/Printed Name of Notary

My Commission Expires:

- 100' PREMISES
- RU-20
- RU-21
- RU-22
- RU-23
- RU-24
- RU-25
- RU-26
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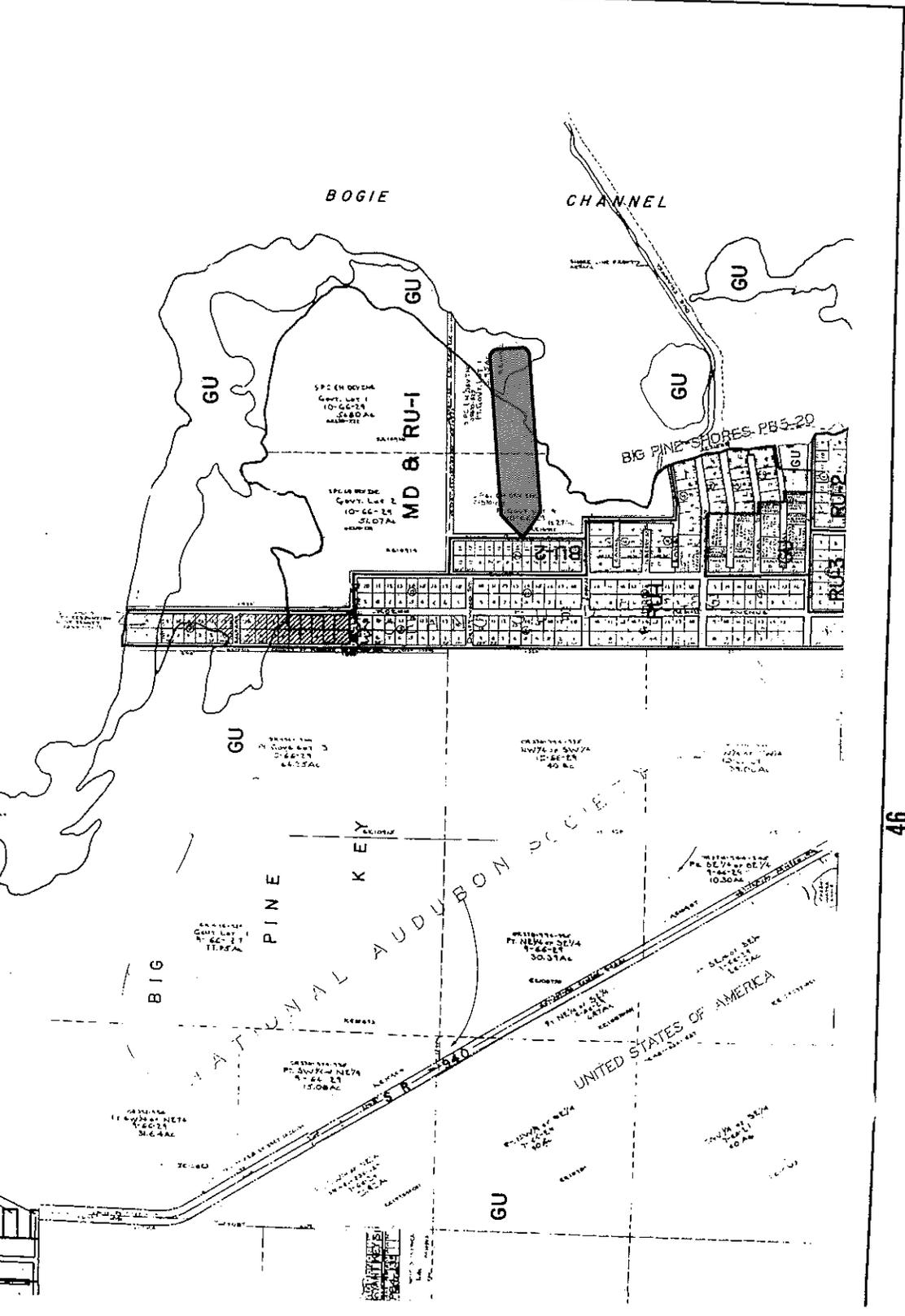
SCALE  
1" = 600'

PUBLISHED  
FEBRUARY  
1982

NOTE:  
ZONING SHOWN ON THESE MAPS IS  
MOST UP TO DATE INFORMATION  
AVAILABLE AT THE TIME OF PUBLICATION.  
TO INQUIRE AS TO THE APPLICABILITY  
OF THESE ZONING CLASSIFICATIONS,  
CONTACT THE LOCAL AGENCY FOR ZONING  
CLASSIFICATIONS.



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ALL RIGHTS RESERVED



- (4) Hospitals;
- (5) Clinics;
- (6) Medical and dental laboratories;
- (7) Contractor's offices;
- (8) Electronic sales and service.

(b) All uses not listed shall be categorized by the zoning board after a public hearing. (Ord. No. 17-1979, § 1)

**Sec. 19-216.3. BU-1-O districts.**

(a) The following uses are permitted in a BU-1-O district.

- (1) Plant nurseries;
- (2) Outdoor or open-air recreation;
- (3) Amusement entertainment;
- (4) Parks and recreation areas;
- (5) Reserved;
- (6) Reserved;
- (7) Churches and schools;
- (8) Kindergarten and child care centers.

(b) All uses not listed shall be categorized by the zoning board after a public hearing. (Ord. No. 17-1979, § 1; Ord. No. 7-1981, §§ 5, 6)

**Sec. 19-217. BU-2 medium business district.**

This district is intended to provide areas suitably situated for centers of commercial activity, area retail sales, sale of fuels, mechanical services, wholesaling, warehousing and storage.

(a) *Principal uses permitted.* (Reserved)

(b) *Accessory uses permitted.*

(1) Living quarters for watchmen and caretakers only.

(2) Parks and recreational facilities.

- (3) Utility buildings and facilities.
  - (4) Customary accessory uses for principal permitted uses.
- (c) *Uses prohibited.*
- (1) Any residential use.
  - (2) Any industrial or manufacturing use.
  - (3) Commercial fishing docks; seafood processing, sales or storage.
- (d) *Lot and building requirements.*
- (1) Wholesale and warehousing businesses; highway businesses.
    - a. Minimum lot area, fifteen thousand (15,000) square feet.
    - b. Minimum lot depth, one hundred (100) feet.
    - c. Minimum lot width, one hundred (100) feet.
    - d. Minimum front setback, fifty (50) feet.
    - e. Minimum rear setback, twenty-five (25) feet. If abutting a residential lot or parcel a screening wall six (6) feet in height on the property line.
    - f. Minimum side setback, twenty-five (25) feet. If abutting a residential lot or parcel, a screening wall six (6) feet in height on the property line.
    - g. Accessory buildings: Same as principal building.
    - h. Maximum building height: Shall not exceed forty-four (44) feet AGL and shall not exceed four (4) stories.
    - i. Maximum per cent of lot coverage, fifty (50) per cent.

- j. Minimum setback from any man-made waterway, twenty (20) feet.
- k. Minimum setback from high water mark of natural waterway, fifty (50) feet.
- l. The setback from U.S. 1 right-of-way shall be fifty (50) feet regardless of which side the building faces U.S. 1.

(2) Marine oriented businesses :

- a. Minimum lot area, one (1) acre.
  - b. Minimum lot depth, one hundred fifty (150) feet.
  - c. Minimum lot width, one hundred fifty (150) feet.
  - d. Minimum front setback, fifty (50) feet.
  - e. Minimum rear setback, twenty-five (25) feet. Except that boat service buildings may build up to the apparent mean high water line, or bulkhead line as established. If abutting a residential lot or parcel, a screening wall six (6) feet in height on the property line.
  - f. Minimum side setback, twenty-five (25) feet. If abutting a residential lot or parcel, a screening wall six (6) feet in height on the property line.
  - g. Accessory buildings: Same as principal building.
  - h. Maximum building height shall not exceed forty-four (44) feet AGL in area where building will be located, and not to exceed four (4) stories.
  - i. Maximum per cent of lot coverage, forty (40) per cent.
- (e) *Signs permitted.* Class "A" signs and class "B" signs complying with the sign requirements provided in this ordinance.

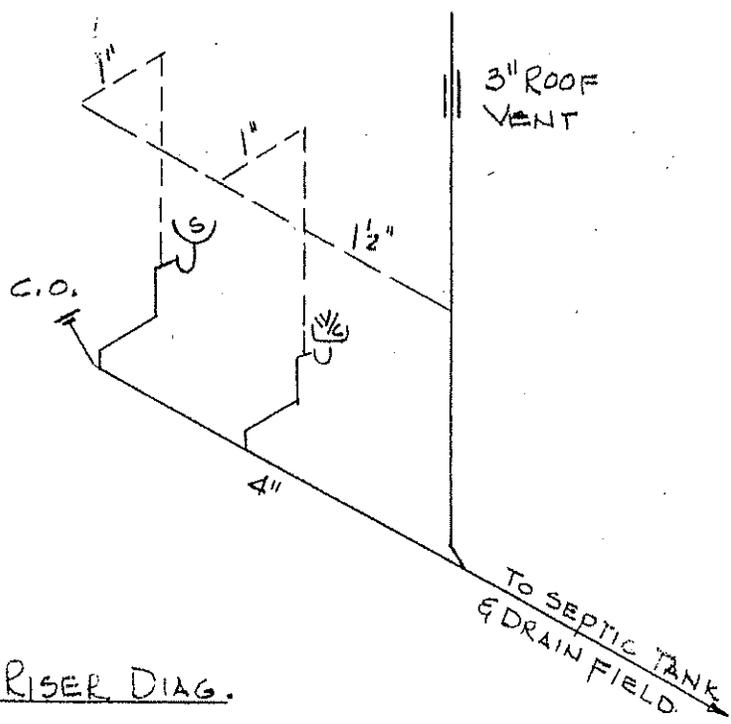






BY \_\_\_\_\_ DATE \_\_\_\_\_ SUBJECT \_\_\_\_\_ SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_  
 CHKD. BY \_\_\_\_\_ DATE \_\_\_\_\_ JOB NO. \_\_\_\_\_

A-6275



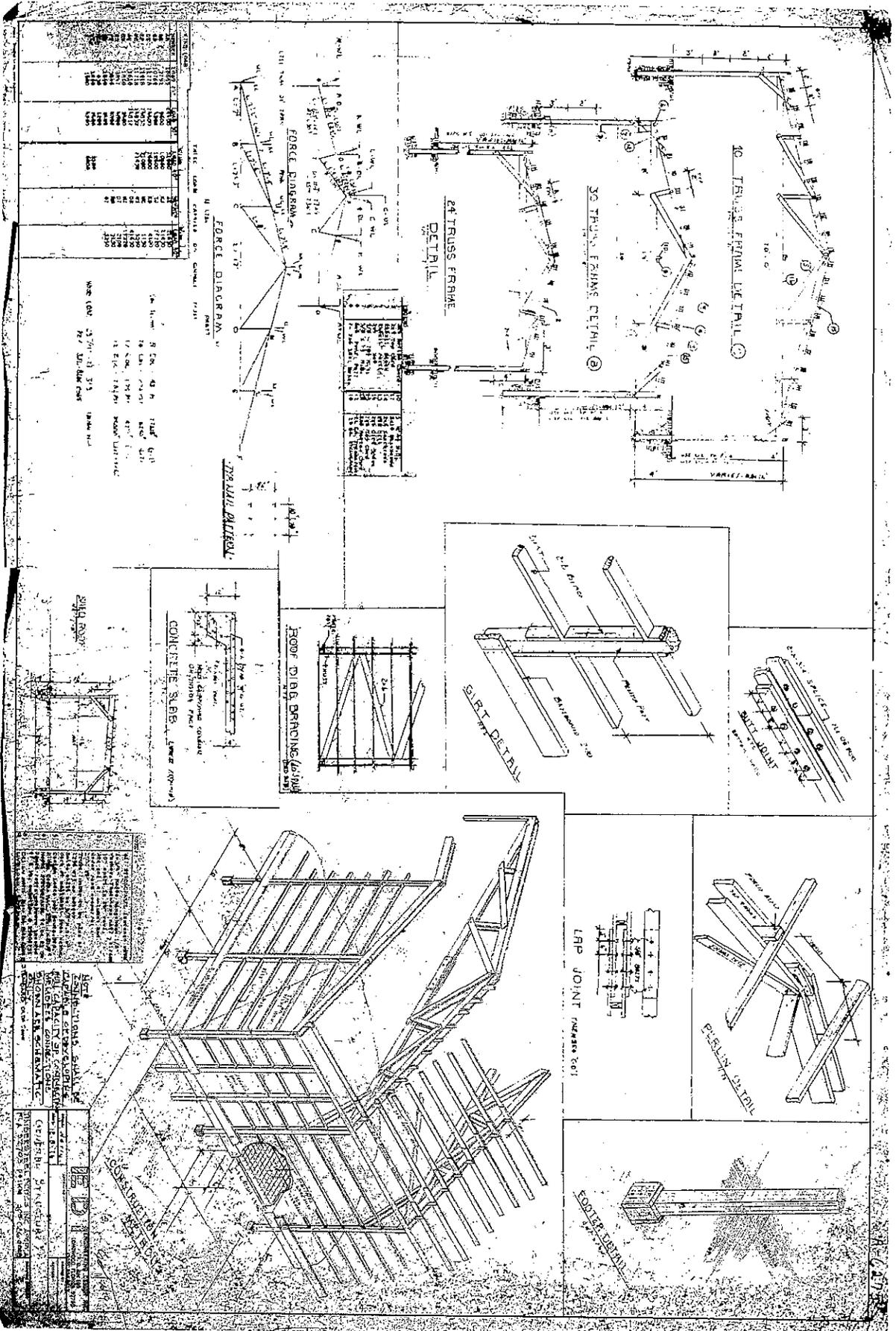
PLUMBING RISER DIAG.

FOR. PETE & FRED SCOTT  
LOTS 6 & 7, BLOCK 7 OF  
"BIG PINE SHORES" AS  
RECORDED IN PLAT BK 5  
PG 20, PUBLIC RECORDS  
MONROE COUNTY, FLA.

APPROVED  
 PLUMBING OR MECHANICAL  
 ORLANDO CARABALLO  
 CHIEF PLUMBING-MECHANICAL INSPECTOR

ENGINEERING DESIGN INC.  
 P. O. Box 695  
 LONGWOOD, FLORIDA 32750  
 (305) 834-8411

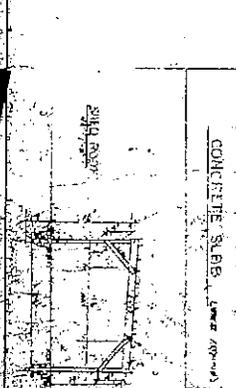
*[Handwritten signature]*  
 12/11/79



TABLE

NO.	DESCRIPTION	QTY.	UNIT	REMARKS
1	2x4	100	LF	
2	2x6	50	LF	
3	2x8	25	LF	
4	2x10	15	LF	
5	2x12	10	LF	
6	4x4	5	PC	
7	4x6	3	PC	
8	4x8	2	PC	
9	4x10	1	PC	
10	4x12	1	PC	
11	6x6	1	PC	
12	6x8	1	PC	
13	6x10	1	PC	
14	6x12	1	PC	
15	8x8	1	PC	
16	8x10	1	PC	
17	8x12	1	PC	
18	10x10	1	PC	
19	10x12	1	PC	
20	12x12	1	PC	
21	1/2" PL	100	SF	
22	3/4" PL	50	SF	
23	1" PL	25	SF	
24	2" PL	10	SF	
25	4" PL	5	SF	
26	6" PL	2	SF	
27	8" PL	1	SF	
28	10" PL	1	SF	
29	12" PL	1	SF	
30	1/4" PL	100	SF	
31	3/8" PL	50	SF	
32	1/2" PL	25	SF	
33	5/8" PL	10	SF	
34	3/4" PL	5	SF	
35	1" PL	2	SF	
36	2" PL	1	SF	
37	4" PL	1	SF	
38	6" PL	1	SF	
39	8" PL	1	SF	
40	10" PL	1	SF	
41	12" PL	1	SF	
42	1/4" PL	100	SF	
43	3/8" PL	50	SF	
44	1/2" PL	25	SF	
45	5/8" PL	10	SF	
46	3/4" PL	5	SF	
47	1" PL	2	SF	
48	2" PL	1	SF	
49	4" PL	1	SF	
50	6" PL	1	SF	
51	8" PL	1	SF	
52	10" PL	1	SF	
53	12" PL	1	SF	
54	1/4" PL	100	SF	
55	3/8" PL	50	SF	
56	1/2" PL	25	SF	
57	5/8" PL	10	SF	
58	3/4" PL	5	SF	
59	1" PL	2	SF	
60	2" PL	1	SF	
61	4" PL	1	SF	
62	6" PL	1	SF	
63	8" PL	1	SF	
64	10" PL	1	SF	
65	12" PL	1	SF	

NOTE: SEE DRAWING FOR  
 1. ALL DIMENSIONS IN FEET AND INCHES  
 2. ALL MATERIALS TO BE STANDARD GRADE  
 3. ALL CONNECTIONS TO BE MADE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS  
 4. ALL CONNECTIONS TO BE MADE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS  
 5. ALL CONNECTIONS TO BE MADE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS  
 6. ALL CONNECTIONS TO BE MADE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS  
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 8. ALL CONNECTIONS TO BE MADE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS  
 9. ALL CONNECTIONS TO BE MADE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS  
 10. ALL CONNECTIONS TO BE MADE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS



ROOF GIRTS BRACING

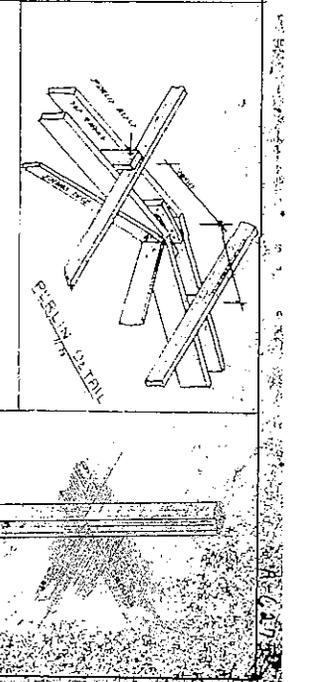
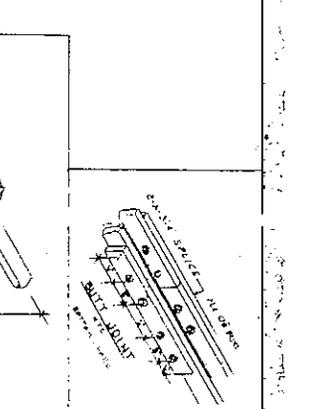
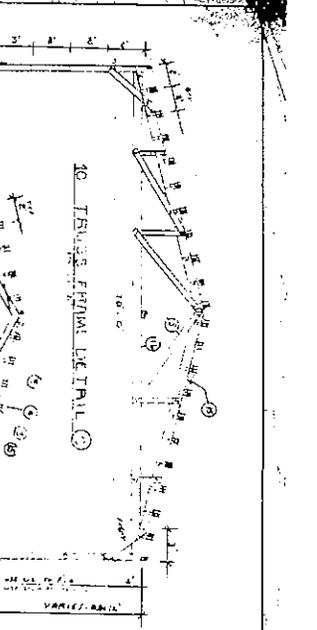
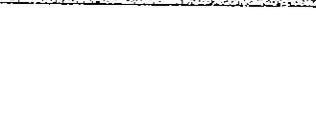
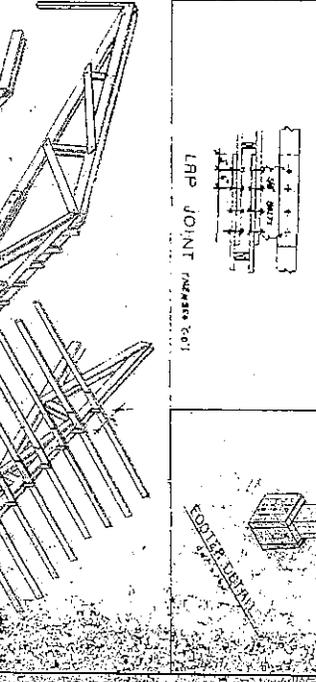
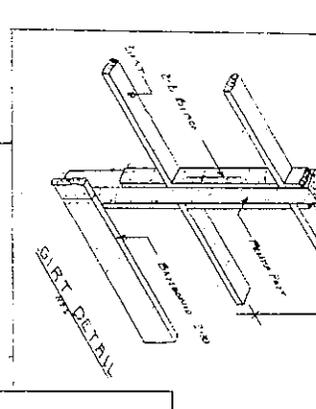
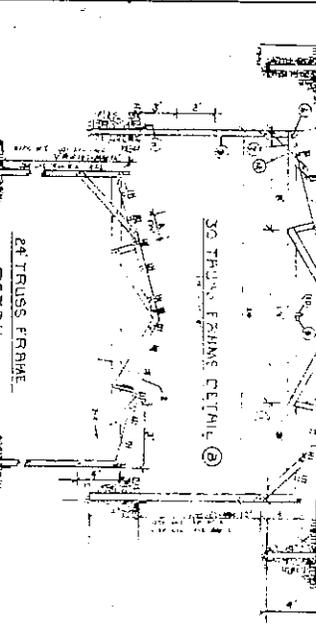
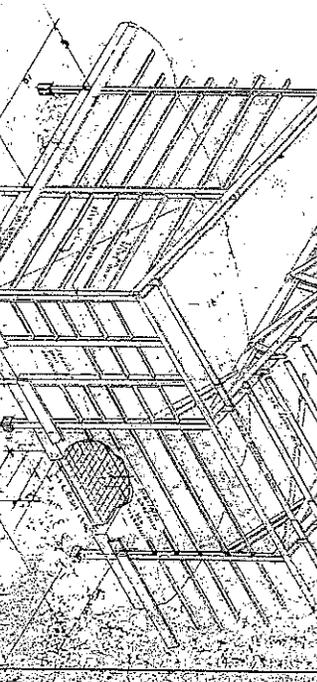
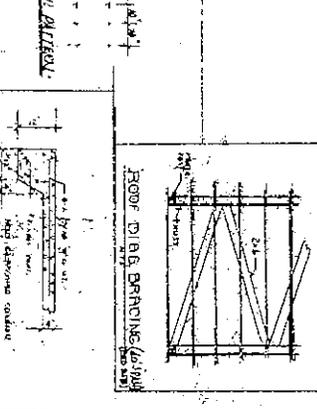
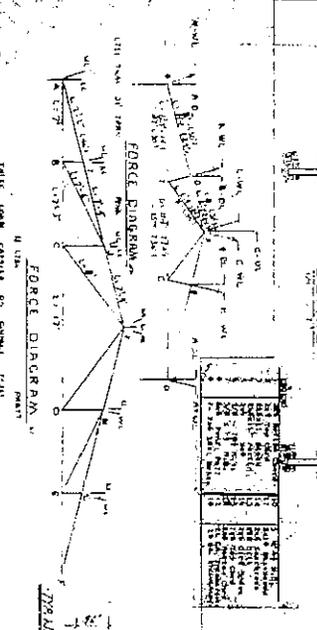
CONCRETE SLAB

DETAILS OF BRACING AND SLAB CONNECTIONS

ROOF GIRTS BRACING

CONCRETE SLAB

DETAILS OF BRACING AND SLAB CONNECTIONS



**POSTED**

PERMIT NO. K-21-80

DATE 11/24/81

1. TANK:		PASSED	NOT PASSED
A. Size	900 ✓	<input type="checkbox"/>	<input type="checkbox"/>
B. Watertight		<input type="checkbox"/>	<input type="checkbox"/>
C. Plumb & Level		<input type="checkbox"/>	<input type="checkbox"/>
2. Drainfield Square Footage 200		<input type="checkbox"/>	<input type="checkbox"/>
3. Site Elevation		<input type="checkbox"/>	<input type="checkbox"/>
4. Off-sets:			
A. Building		<input type="checkbox"/>	<input type="checkbox"/>
B. Lot lines		<input type="checkbox"/>	<input type="checkbox"/>
C. Open water - Surface waters		<input type="checkbox"/>	<input type="checkbox"/>
D. Water lines ✓		<input type="checkbox"/>	<input type="checkbox"/>
5. Distribution box		<input type="checkbox"/>	<input type="checkbox"/>
6. Other _____		<input type="checkbox"/>	<input type="checkbox"/>
_____		<input type="checkbox"/>	<input type="checkbox"/>
_____		<input type="checkbox"/>	<input type="checkbox"/>
_____		<input type="checkbox"/>	<input type="checkbox"/>

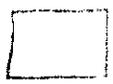
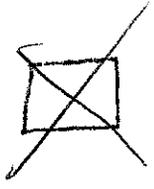
*Howie*

*225 ft  
10' H'*

*paper ✓  
slope ✓  
caps ✓*

PASSED INSPECTION

DID NOT PASS INSPECTION



*Big Pine*

Inspected by: Kris Williams

Turn (R) across from Blue Hole (B.P. St.) (L) on Central (3rd St.)

Application/Permit  
No. K-21-80

Monroe County Health Department

DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES  
DIVISION OF HEALTH  
Application and Permit  
of  
Individual Sewage Disposal Facilities

Section I - Instructions:

- 1. Percolation test data, soil profile and water table elevation information must be attached. (Note: Test must be made at proposed location of system).
- 2. Existing building and proposed buildings on lot must be shown and drawn to scale at their location or proposed location ON THE plot plan.
- 3. Proposed location of septic tank must be shown on plan.
- 4. Any pond or stream areas must be indicated on the plan.

- 5. Indicate name and date of recording of subdivision. If not recorded, attach metes and bounds description.
- 6. Complete the following information section.

Notes:

- 1. Not valid if sewer is available.
- 2. Call \_\_\_\_\_ and give this office a 24-hour notice when ready for inspection.

3. Section IV (on back) must be completed by Monroe County Health Dept. for final processing of occupancy permit by Monroe County Building & Zoning Dept

Section II - Information:

1. Property Address (Street & House No.)  
Lot 6 & 7 Block 7 Subdivision BIG PINE SHORES  
Date Recorded \_\_\_\_\_ Directions to Job \_\_\_\_\_

2. Owner or Builder TIMBERSTEEL BUILDINGS, INC. (PETE & FRED SCOTT)  
P.O. Address P. O. Box 1104 City APOPKA, FL 32703

3. Specifications  
900 Tank 200 Drainfield  
Gals. Square Feet

Scale 1" - 50'  
(Rear)

4. House to be constructed:  
Check one:            FHA            VA  
           Conventional

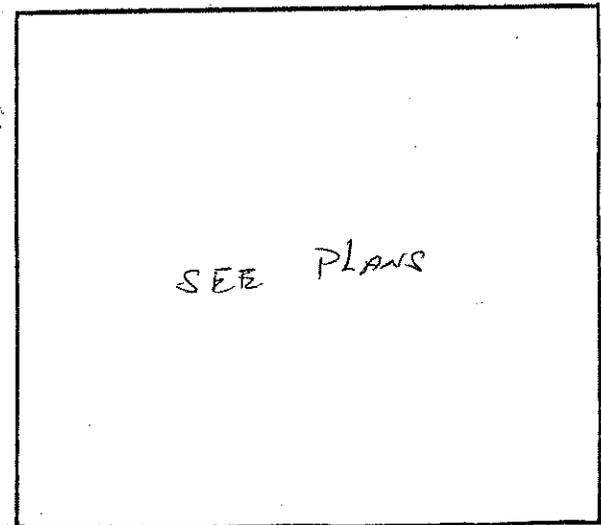
5. 0 No. of Bedrooms  
Manufacture Lobster traps  
No. of Seats (Restaurants Only)  
1 No. of Employees

This is to certify that the project described in this application, and as detailed by the plans and specifications and attachments will be constructed in accordance with state requirements.

Applicant: Howard S Freeman  
Please Print

Signature: Howard S Freeman

(Name of Street or State Road)  
(side)



(Name of Street or State Road.)  
(Side)

(Front) CENTRAL AVE  
(Name of Street or State Road)

Date: 11-29-79

\*\*\*\*\* DO NOT WRITE BELOW THIS LINE \*\*\*\*\*

**Section III - APPLICATION APPROVAL & CONSTRUCTION AUTHORIZATION**

Installation subject to following special conditions: \_\_\_\_\_ Maximum 0 Bedrooms  
\_\_\_\_\_ Inches Fill Required Per #1 Below.

The above signed application has been found to be in compliance with Chapter 17-13, Florida Administrative Code, and construction is hereby approved, subject to the above specifications and conditions.

By: Monroe County Health Department [Signature] Date Feb. 4, 1980

**Section IV - Final Construction Approval**

Construction of installation approved:  Yes  No

Date: 1/24/81 By: [Signature]

FHA No. \_\_\_\_\_ VA No. \_\_\_\_\_

**Note:** Florida Statutes require that to obtain a permit for a Septic Tank there will be available:

1. Three hundred (300) square feet per bedroom of suitable unobstructed land that is three (3) feet above the highest water at wettest season of the year.
2. Septic System must be 50 feet from open water.
3. Septic system must be 5 feet from any road, property lines or other set backs.
- \*4. Septic system must be 10 feet from any water line.

\* Proposed Location of water meter shall be shown on plans before a permit is issued; if the water meter or lines are found to be installed other than what is shown on plans and are not 10 feet from the septic system after occupancy, the water will be turned off by the Florida Keys Aqueduct Authority until corrected.

PAUL C. KENSON JR. AND ASSOC. INC.  
 CONSULTING ENGINEERS  
 P. O. BOX 92 • MARATHON, FLORIDA 33050  
 (305) 743-3585

PERCOLATION TEST

JOB NO. 1395

DATE 11-15-79

OWNER HOWARD FREEDMAN  
 TELEPHONE TIMBER STEEL BLDG.  
 ADDRESS P. O. BOX 1104  
APOPKA, FL. 32703  
 PROPERTY DESCRIPTION  
 SUB DIVISION BIG PINE SHORES  
 LOT 6 and 7  
 BLOCK 7  
 DATE RECORDED \_\_\_\_\_  
 MONROE COUNTY RECORDS: PLATBOOK 5 PAGE 20

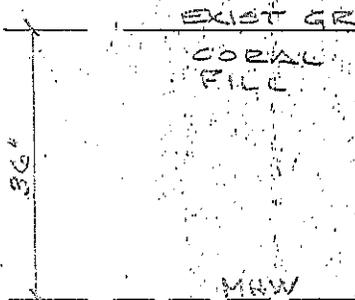
A PERCOLATION TEST WAS PERFORMED AT THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE FLORIDA DIVISION OF HEALTH RULES CHAPTER 10 D-6.

CONDITIONS WERE AS FOLLOWS:

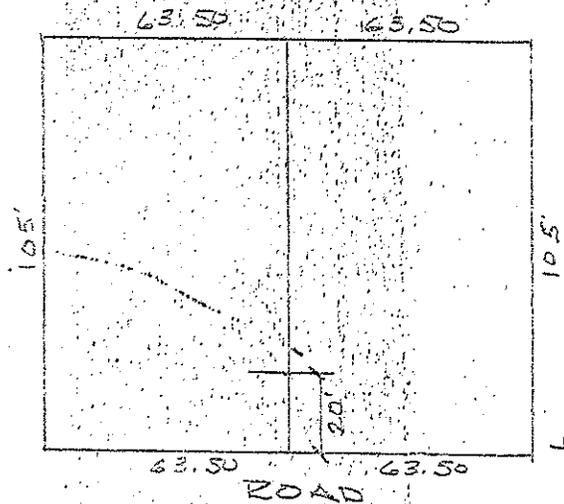
HOLES DIAMETER 4"  
 HOLE DEPTH 20"  
 SOIL TYPE CORAL FILL  
 LOT ELEVATION 36" ABV MHW  
 WATER TABLE 0" MHW  
 RATE 1.75 MIN/INCH

RESULTS SATISFACTORY

PLOT PROFILE



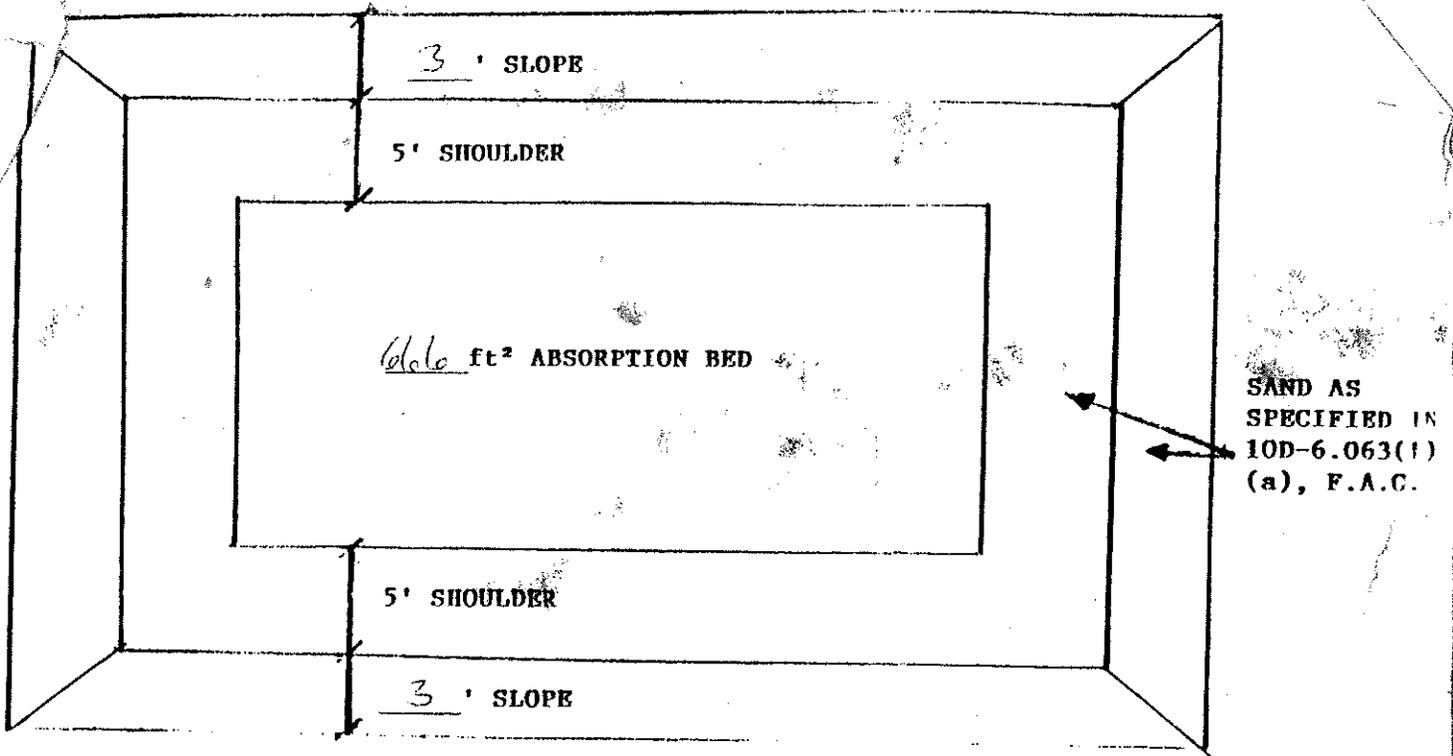
PLOT PLAN  
 1 inch = 50 feet



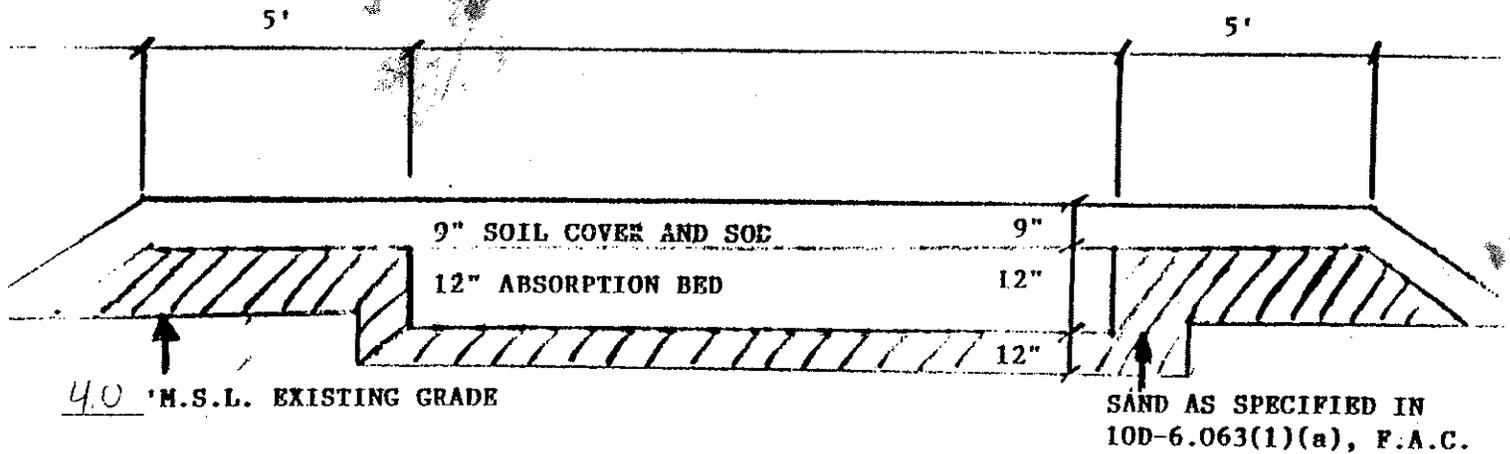
COMMENTS

TANK, - GALLONS \_\_\_\_\_  
 REQUIRED AREA, SQ. FT. \_\_\_\_\_  
 AVAILABLE AREA, SQ. FT. \_\_\_\_\_  
 DRAINFIELD AREA, SQ. FT. \_\_\_\_\_

*Paul C. Kenson Jr.*  
 11-16-79



SAND LINED FILLED SYSTEM PER 10D-6.063, F.A.C. AND 10D-6.049(4), F.A.C. NOT TO SCALE



- NOTES:**
1. Sand must be certified by installers sand supplier that it meets minimum requirements.
  2. Filled system must be stabilized within 7 days.
  3. No parking/paving/driving allowed over filled system.

NOT TO SCALE

(default)  
 PETER SCOTT  
 2887 CENTRAL AVE  
 BIG PINE KEY, FL

- Menu
- Glance
- Calls
- Main Selections
  - Service Summary
  - Balance History
  - Customer Info
  - Additional Customer Info
  - Service Details
  - Deposits
- Additional Information
- History Details
- CARE
- Meter Details
- Pay Plan/Arrangements
- Pending CARE Calls Charges
- Post Dated Payments Informatic
- Other Billing Items
- Voluntary Subscription Service
- Water
- Deposits Review
- Interfaces

(8803293-10)

Account Management View (BROWSE) FAVORITE



Quick Info Account Details

Service Location Info

Account Number: 6803293 Occupant: 10 Name: PETE SCOTT Customer: 92972  
 Service Address: House #: 2887 Mod: Street: CENTRAL AVE Apt: Region:  
 City: BIG PINE KEY State: FL Zip: Home phone:

Use the navigation buttons to browse records

Service Summary (BROWSE)

Account Comments (BROWSE) Service Details (BROWSE)

Electric Reading History (BROWSE) Payment Plan (BROWSE) Balance History (BROWSE)

Dep Calc Voluntary

Main Detail Balances / Aging

Billing Information

ELECTRIC	Total	Current	Overdue	Interest	Late Charge
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00

Main Additional

Service Information

Service:	E	ELECTRIC
Location:	In City	
Category:	R	RESIDENTIAL
Bill code:	110	RESIDENTIAL
Bill period:	1	MONTHLY BILLING
SIC code:	1	RESIDENTIAL

No units:	1
Start:	1980-09-26
Final:	2006-09-01
Final pend:	2006-09-01
Inactive from:	
Inactive to:	

Disconnect Code:	N
Reason:	NO
Date:	
Reconnect:	

Exemptions

Notices:

Readings

Done

Monroe County Building Department  
Upper / Middle / Lower Keys (circle one)

Permit #: A-6275

R/E #: 00316450-000000  
00316460-000000

Owner: PETE + FRED SCOTT

Control #: 10-3460

BUILDING PERMIT  
OF  
BUILDING AND ZONING DEPARTMENT  
MONROE COUNTY, FLORIDA

6275  
No

DATE 1-21-80

THIS PERMIT SHALL ALLOW WORK (AS DEFINED UNDER WORK DESCRIPTION BELOW AND AS SHOWN AND SPECIFIED ON PLANS SUBMITTED AND ON FILE IN THE BUILDING DEPARTMENT OFFICES) TO BE PERFORMED ON THE FOLLOWING PROPERTY BY THE OWNER LISTED:

BIG PINE SHORES  
LOT 6 & 7 BLOCK 7  
SUBDIVISION T R  
STREET OR ROAD Central Avenue, Big Pine Key

OWNER Pete & Fred Scott  
PHONE 872 2443

MAILING ADDRESS P. O. Box 208, Big Pine Key, Florida  
CGC006648

CONTRACTOR Timbersteel Building, Inc.  
PHONE 305 886 9339

MAILING ADDRESS P. O. Box 1104, Apopka, Florida

REMARKS ESTIMATED VALUE 13,299.00

WELL WATER TO BE USED - REPORT ON FILE

BUILDING FEE 144.00 -

PLUMBING FEE 20.00

ELECTRICAL FEE 23.00

TOTAL FEE 187.00

PERMIT CARD MUST BE DISPLAYED ON STREET SIDE OF LOT IN PERMANENT, SUBSTANTIAL MANNER, AND IN A CONSPICUOUS, SHELTERED LOCATION, ACCESSIBLE TO THE INSPECTOR. PERMIT MUST REMAIN DISPLAYED UNTIL AFTER FINAL INSPECTIONS. ONE COPY OF APPROVED PLANS, BEARING BUILDING DEPARTMENT STAMPS, MUST BE KEPT ON THE JOB SITE, AVAILABLE TO THE INSPECTORS AT THE TIME OF ALL INSPECTIONS.

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN THIRTY (30) DAYS OF ISSUANCE OR IF WORK IS SUSPENDED FOR A PERIOD EXCEEDING NINETY (90) DAYS. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK SHALL BE COMPLIED WITH. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY LOCAL, STATE OR FEDERAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. THIS PERMIT IS NON-TRANSFERABLE, NON-MARKETABLE AND NON-ASSIGNABLE AND ANY ATTEMPTED TRANSFER, SALE OR ASSIGNMENT OF SAID PERMIT SHALL RESULT IN THE AUTOMATIC REVOCATION OF SAID PERMIT.

SIGNATURE OF OWNER, CONTRACTOR OR AUTHORIZED AGENT

"FAILURE TO COMPLY WITH THE MECHANICS LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS."

HOWARD JOHNSON  
BUILDING OFFICIAL

248

PERMIT No 6275

6275

PERMIT A No

"FAILURE TO COMPLY WITH THE MECHANICS LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS."

BY Ray Johnson  
BUILDING OFFICIAL  
HOWARD JOHNSON

SIGNATURE OF OWNER, CONTRACTOR OR AUTHORIZED AGENT  
Ray Johnson

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN THIRTY (30) DAYS OF ISSUANCE OR IF WORK IS SUSPENDED FOR A PERIOD EXCEEDING NINETY (90) DAYS. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK SHALL BE COMPLIED WITH. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY LOCAL, STATE OR FEDERAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. THIS PERMIT IS NON-TRANSFERABLE, NON-MARKETABLE AND NON-ASSIGNABLE AND ANY ATTEMPTED TRANSFER, SALE OR ASSIGNMENT OF SAID PERMIT SHALL RESULT IN THE AUTOMATIC REVOCATION OF SAID PERMIT.

TOTAL FEE	187.00
ELECTRICAL FEE	23.00
PLUMBING FEE	20.00
BUILDING FEE	144.00

PERMIT CARD MUST BE DISPLAYED ON STREET SIDE OF LOT IN PERMANENT, SUBSTANTIAL MANNER, AND IN A CONSPICUOUS, SHIELDED LOCATION, ACCESSIBLE TO THE INSPECTOR. PERMIT MUST REMAIN DISPLAYED UNTIL AFTER FINAL INSPECTIONS. ONE COPY OF APPROVED PLANS, BEARING BUILDING DEPARTMENT STAMPS, MUST BE KEPT ON THE JOB SITE, AVAILABLE TO THE INSPECTORS AT THE TIME OF ALL INSPECTIONS.

Plat # 561-10-218-1  
W. J. Blue 12-10-76

REMARKS: WILL WATER TO BE USED - REPORT ON FILE

ESTIMATED VALUE: 13,209.00

WORK DESCRIPTION: SUPPLY WAREHOUSE

MAILING ADDRESS: P. O. Box 1104, APOPKA, Florida

CONTRACTOR: Timbersteel Building, Inc. PHONE: 305 886 0398

CGC006648

MAILING ADDRESS: P. O. Box 208, Big Pine Key, Florida

OWNER: Pete & Fred Scott PHONE: 872 2443

STREET OR ROAD: Central Avenue, Big Pine Key

LOT 6 & 7 BLOCK 7 SUBDIVISION T R  
BIG PINE SHORES

THIS PERMIT SHALL ALLOW WORK (AS DEFINED UNDER WORK DESCRIPTION BELOW AND AS SHOWN AND SPECIFIED ON PLANS SUBMITTED AND ON FILE IN THE BUILDING DEPARTMENT OFFICES) TO BE PERFORMED ON THE FOLLOWING PROPERTY BY THE OWNER LISTED:

DATE: 1-21-80

BUILDING PERMIT  
OF  
BUILDING AND ZONING DEPARTMENT  
MONROE COUNTY, FLORIDA

PERMIT A

No

6275

APPLICANT'S NAME

DATE: 12-7-79

APPLICANT'S ADDRESS

2160 SQ. FT.

1. FIRST FLOOR

SQ. FT.

2. SECOND FLOOR

SQ. FT.

3. THIRD FLOOR

4. ADDITIONAL FLOORS

SQ. FT.

TOTAL OF ALL FLOORS

2160 SQ. FT. @ 6.05

132,05

5. ACCESSORY BUILDINGS

SQ. FT. @

6. REMODELING & ALTERATIONS

VALUATION @

7. MISC. STRUCTURES

VALUATION @

8. SIDEWALKS

SQ. FT. @

9. FENCES

LIH. FT. @

10. SEAWALLS

LIH. FT. @

11. OTHER

800 S.F. @ 12.15

12. OTHER

13. OTHER

14. OTHER

15. OTHER

TOTAL COST OF PERMIT 144.00

REMARKS

From Property Map of Area

SIGNATURE *St. Johnson*  
BUILDING INSPECTOR

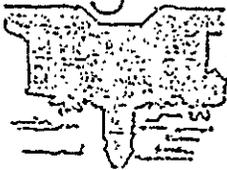
132  
12  
144

CERTIFICATE OF OCCUPANCY

BUILDING AND ZONING DEPARTMENT



COUNTY OF MONROE



OWNER: PRILE & FRED SCOTT PERMIT NO. 6275A

THIS IS TO CERTIFY that the building located at Lot 6 & 7 Block 7, B18 Pine Shores, Central Avenue, B18 Pine Key, FL, for which permit has heretofore been issued, has been completed according to plans and specifications filed in the office of the

MONROE COUNTY BUILDING INSPECTOR, and that the proposed use of the building, to wit, as a Supply Warehouse, complies with all the building and health laws and ordinances of MONROE COUNTY and is approved for this use.

ALLOWABLE FLOOR LOAD PER SQUARE FOOT  
 MAXIMUM NUMBER OF PERSONS FOR EACH FLOOR


DATED THIS 30th DAY OF December, 19 80

CERTIFICATE NUMBER: 80-248

HOWARD B. JOHNSON, DIRECTOR

*Howard B. Johnson*

BUILDING INSPECTOR

PLUMBING INSPECTOR

ELECTRICAL INSPECTOR

*William R. Kimmel*  
*William R. Kimmel*  
*William R. Kimmel*

PLUMBING PERMIT WORK SHEET

APPLICANT'S NAME:

19

DATE:

APPLICANT'S ADDRESS

1. SINKS NO. \_\_\_\_\_ @ \_\_\_\_\_ \$ \_\_\_\_\_

2. LAVATORIES NO. 1 @ \_\_\_\_\_ \$ 3.00

3. SLOP SINKS OR SERVICE SINKS NO. \_\_\_\_\_ @ \_\_\_\_\_ \$ \_\_\_\_\_

4. SHOWERS NO. \_\_\_\_\_ @ \_\_\_\_\_ \$ \_\_\_\_\_

5. TOILETS NO. 1 @ \_\_\_\_\_ \$ 3.00

6. URINALS NO. \_\_\_\_\_ @ \_\_\_\_\_ \$ \_\_\_\_\_

7. DRINKING FOUNTAINS NO. \_\_\_\_\_ @ \_\_\_\_\_ \$ \_\_\_\_\_

8. DISHWASHERS NO. \_\_\_\_\_ @ \_\_\_\_\_ \$ \_\_\_\_\_

9. DISPOSALS NO. \_\_\_\_\_ @ \_\_\_\_\_ \$ \_\_\_\_\_

10. WASHING MACHINES NO. \_\_\_\_\_ @ \_\_\_\_\_ \$ \_\_\_\_\_

11. FLOOR DRAINS NO. \_\_\_\_\_ @ \_\_\_\_\_ \$ \_\_\_\_\_

12. GREASE TRAPS NO. \_\_\_\_\_ @ \_\_\_\_\_ \$ \_\_\_\_\_

13. SEPTIC TANK AND DRAINFIELD NO. \_\_\_\_\_ @ \_\_\_\_\_ \$ \_\_\_\_\_

14. SWIMMING POOLS NO. \_\_\_\_\_ @ \_\_\_\_\_ \$ \_\_\_\_\_

15. HOODS NO. \_\_\_\_\_ @ \_\_\_\_\_ \$ \_\_\_\_\_

16. ELECTRIC OR GAS WATER HEATERS NO. \_\_\_\_\_ @ \_\_\_\_\_ \$ \_\_\_\_\_

17. AIR CONDITIONERS NO. \_\_\_\_\_ @ \_\_\_\_\_ \$ \_\_\_\_\_

18. AIR CONDITIONING DUCTS NO. \_\_\_\_\_ @ \_\_\_\_\_ \$ \_\_\_\_\_

19. WATER SERVICE CONNECTIONS NO. 1 @ \_\_\_\_\_ \$ 1.00

20. SEWER CONNECTIONS NO. 1 @ \_\_\_\_\_ \$ 1.00

21. OTHERS NO. \_\_\_\_\_ @ \_\_\_\_\_ \$ \_\_\_\_\_

22. OTHERS NO. \_\_\_\_\_ @ \_\_\_\_\_ \$ \_\_\_\_\_

23. OTHERS NO. \_\_\_\_\_ @ \_\_\_\_\_ \$ \_\_\_\_\_

24. OTHERS NO. \_\_\_\_\_ @ \_\_\_\_\_ \$ \_\_\_\_\_

25. OTHERS NO. \_\_\_\_\_ @ \_\_\_\_\_ \$ \_\_\_\_\_

TOTAL COST OF PERMIT \$ 80.00

PLUMBING INSPECTOR

*[Signature]*

SIGNATURE:

ELECTRICAL PERMIT WORK SHEET

APPLICANT'S NAME: Best

DATE: 12-06

19 75

APPLICANT'S ADDRESS

1. OUTLETS 1st. 5 NO. @ 20 30 = \$ 6.00

2. ORTLETS - ROUGH EACH ADD. RANGES NO. @ 20 = \$ 6.00

3. RANGES NO. @ = \$

4. OVEN RANGE TOPS NO. @ = \$

5. WATER HEATERS NO. @ = \$

6. REFRIGERATORS NO. @ = \$

7. DRYERS NO. @ = \$

8. CLOTHES WASHERS NO. @ = \$

9. DISHWASHERS NO. @ = \$

10. DISPOSALS NO. @ = \$

11. SPACE HEATERS NO. @ = \$

12. AIR CONDITIONERS NO. @ = \$

13. FANS NO. @ = \$

14. MOTORS NO. @ = \$

15. SERVICE NO. @ = \$

16. SUB-FEEDS NO. 1-150K @ = \$ 7.00

17. BULBS - FIXTURES NO. @ = \$ 7.00

18. FESTOON LIGHTS NO. @ = \$

19. SIGNS NO. @ = \$

20. FLASHERS NO. @ = \$

21. ELEVATORS NO. @ = \$

22. GENERATORS TRANSFORMERS NO. @ = \$

23. SPECIAL PURPOSE OUTLETS NO. @ = \$

24. OTHERS Temp NO. 1 @ = \$ 3.00

25. OTHERS NO. @ = \$

26. OTHERS NO. @ = \$

27. OTHERS NO. @ = \$

28. OTHERS NO. @ = \$

29. OTHERS NO. @ = \$

SIGNATURE: W. J. Smith  
ELECTRICAL INSPECTOR

TOTAL COST OF PERMIT

\$ 23.00

BUILDING PERMIT APPLICATION

MONROE COUNTY BUILDING DEPARTMENT  
PLEASE PRINT OR TYPE

PERMIT NO. \_\_\_\_\_ DATE: 11-27 1979

OWNER'S NAME: PETE FRED SCOTT PHONE: 878-2443

OWNER'S ADDRESS: P O Box 208 BIG Pine Key FL 33043

CONTRACTOR'S ADDRESS: P O Box 110K APPROX FIN 33043RD 805-881 0208

CONTRACTOR'S ADDRESS: TIMBERSTEEL BUILDING, INC. HOUNG S FREDMAN

CONTRACTOR: CERT.# SBC 006678

PROPERTY DESCRIPTION: KEY 1 LOT 6+7 BLOCK 7

SUBDIVISION: BIG PINE SHOPS

STREET OR ROAD: CENTRAL AVE

ZONING: BU-2 M.S.L. SECTION 10 TOWNSHIP 66 S RANGE 29 E

DEED RESTRICTIONS: (if falsified, permit is VOID)

PROPOSED CONSTRUCTION: SUPPLY WAREHOUSE - NO SERVICE TO PUBLIC

(STORE, SINGLE FAMILY RESIDENCE, MOBILE HOME, HOTEL, DUPLEX, ADDITIONS, SLABS, ROOFS, ETC.) UNITS

SQUARE FEET: 2160 (Enclosed areas plus balconies)

ESTIMATED TOTAL COST: 19406 (of construction)

SUB-CONTRACTORS: ELECTRICAL: \_\_\_\_\_ CERT. NO. \_\_\_\_\_

PLUMBING: \_\_\_\_\_ CERT. NO. \_\_\_\_\_

MECHANICAL: \_\_\_\_\_ CERT. NO. \_\_\_\_\_

UTILITIES: SEWER DISPOSAL: \_\_\_\_\_

SEPTIC TANK-HEALTH DEPT. PERMIT NO. \_\_\_\_\_

PACKAGE PLANT-DEPT PERMIT NO. \_\_\_\_\_

CENTRAL SYSTEM: \_\_\_\_\_

REMARKS: \_\_\_\_\_

WATER SUPPLY: \_\_\_\_\_

KVA CONNECTION-WATER METER NO. \_\_\_\_\_

PRIVATE NO OR DE - SAT PLANT/DER PERMIT# \_\_\_\_\_

PRIVATE WELL: \_\_\_\_\_

CISTERN: \_\_\_\_\_

REMARKS: \_\_\_\_\_

GENERAL REMARKS: \_\_\_\_\_

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of Laws and Ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any Local, State or Federal Laws regulating construction of the performance or construction.

SIGNATURE: [Signature] (OWNER/CONTRACTOR)

APPROVED FOR ISSUANCE OF PERMIT: [Signature] DIRECTOR-ASST. DIRECTOR

BUILDING SPECIALIST

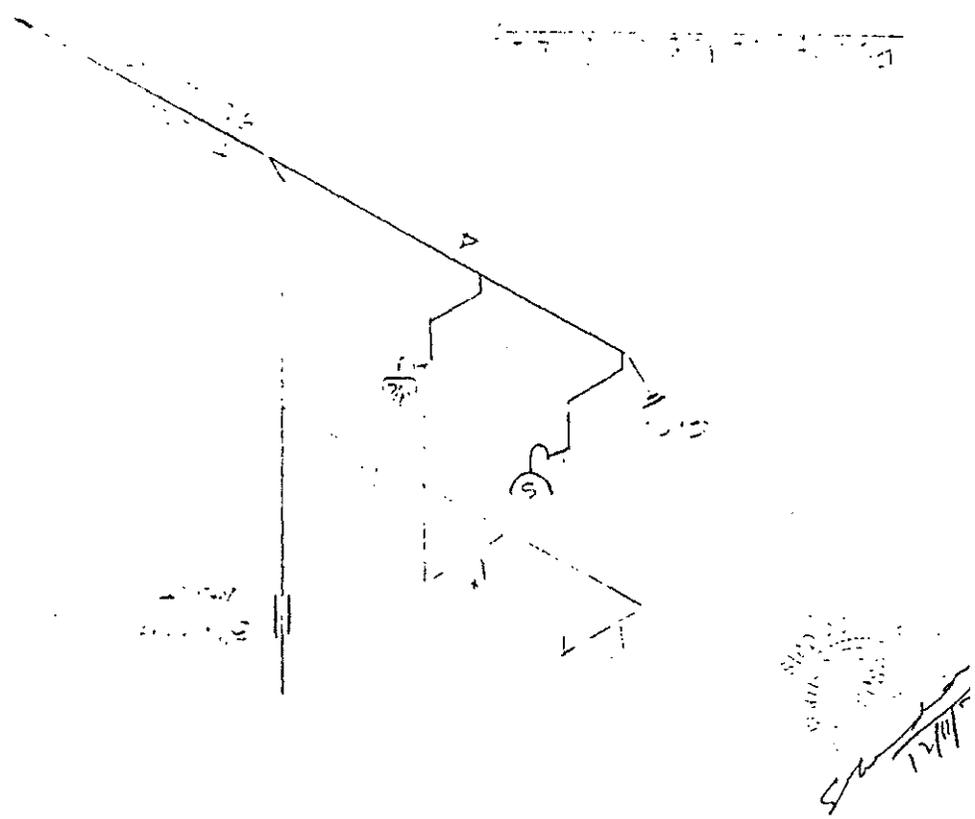
PERSON ACCEPTING APPLICATION

COST OF PERMIT: BUILDING 144.05  
PLUMBING 800.00  
ELECTRICAL 23.00  
MISC. 187.00  
TOTAL 1047.05

43,200

ENGINEERING DESIGN INC.  
P. O. Box 695  
L. M. CO. FLORIDA 31750  
(305) 834 8411

Handwritten notes and a signature, likely providing project details or a revision log.





Florida Keys  
Environmental Laboratory, Inc.

P.O. BOX 219  
BIG PINE KEY, FLORIDA 33043  
January 10, 1980

Tests performed by:

Pete Scott  
Well water tests:  
Kohen Subdivision;  
Big Pine Key, Fla.  
Block 7 Lot 6

*[Signature]*  
Henry F. Purcell, CO-622

Bacteriological Test:  
Coliform Bacteria: 1 colony/100 ml/MPF

Chemical Test:  
Salt (as NaCl) ..... 80 ppm

These tests are well within the standards set forth by the USPHS  
for potable water.

Recommendations: Care should be taken so as not to pump the well  
dry, as this will cause salt water intrusion.

A 45 to 90 micron mesh filter should be installed  
in-line to remove small particles.



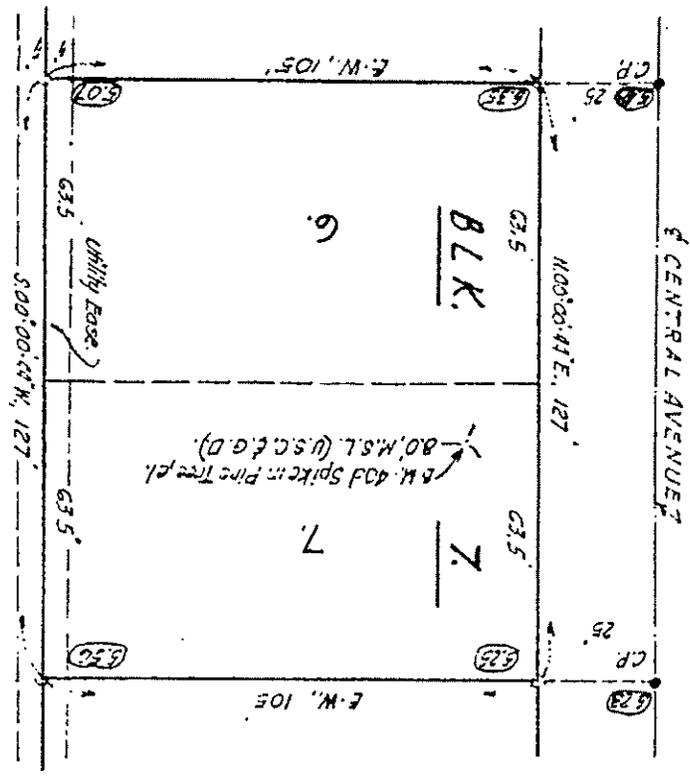
C.G. Bailey, Reg. Eng. No. 620  
Land Surveyor No. 620

*C.G. Bailey*

I HEREBY CERTIFY: That the attached "PLAT OF SURVEY" is true and correct to the best of my knowledge and belief as surveyed and plotted by me.

PLAT OF SURVEY  
OF LOTS 6 AND 7, BLOCK 7 OF "BIG PINE SHORES",  
AS RECORDED IN PLAT BOOK 5, AT PAGE 20 OF THE  
PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

Scale: 1"=30'



3 indicates 3/4" pipes found.  
• C.E. Control Point (30d spike).  
NOTE: Elevations shown (525) are in feet, Tenths and Hundredths of a foot and refer to mean sea level (U.S.C. & G. Datum).

COMP. BY C.G.B.  
CHK. BY  
DATE 11/17/79  
SHEET No. 1  
JOB No. FEEDMAN, H.

C. G. BAILEY & ASSOCIATES  
LAND SURVEYORS  
POST OFFICE BOX 728, MARATHON, FLORIDA 33060  
TELEPHONE 280-0883



SUBJECT

DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES  
 DIVISION OF HEALTH  
 Application and Permit  
 of  
 Individual Sewage Disposal Facilities

Section I - Instructions:

1. Percolation test data, soil profile and water table elevation information must be attached. (Note: Test must be made at proposed location of system).
2. Existing building and proposed buildings on lot must be shown and drawn to scale at their location or proposed location on the plot plan.
3. Proposed location of septic tank must be shown on plan.
4. Any pond or stream areas must be indicated on the plan.

Plot plan location of septic tank must be shown on plan.

Section II - Information:

1. Property Address (Street & House No.)
2. Subdivision
3. Date Recorded
4. Directions to Job

1. Property Address (Street & House No.)  
 Lot 6 & 7, Block 7, Subdivision Big Plant Subdiv  
 Date Recorded  
 Directions to Job

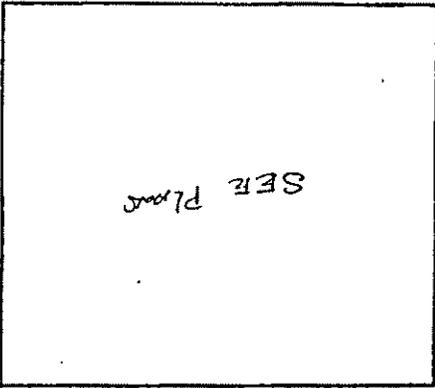
2. Owner or Builder  
 Timmerstaff Buildings Inc (Pvt & Fdn Scott)  
 P.O. Address, 0 Box 1104 City Apprx, Fl 32703  
 Specifications

3. Tank  
 Drainfield  
 Gals. 200  
 Square Feet

4. House to be constructed:  
 Check one:  FHA  Conventional  
 No. of Bedrooms  
 No. of Seats (Restaurants Only)  
 No. of Employees

5. This is to certify that the project described in this application, and as detailed by the plans and specifications and attachments will be constructed in accordance with state requirements.  
 Applicant: Thompson S. Furrman  
 Signature: Thompson S. Furrman  
 Please Print

Date: 11-29-79  
 (Name of Street or State Road)  
 (Front) CENTRAL AVE



(Name of Street or State Road.)  
 (Side)

(Name of Street or State Road)  
 (side)

Scale 1" = 50'  
 (Rear)

5. Indicate name and date of recording of subdivision. If not recorded, attach metes and bounds description.
6. Complete the following information section.
- Notes:
  1. Not valid if sewer is available.
  2. Call and give this office a 24-hour notice when ready for inspection.
3. Section IV (on back) must be completed by Monroe County Health Dept. for final processing of occupancy permit by Monroe County Building & Zoning Dept.

Proposed Location of water meter shall be shown on plans before a permit is issued; if the water meter or lines are found to be installed other than what is shown on plans and are not 10 feet from the septic system after occupancy, the water will be turned off by the Florida Keys Aqueduct Authority until corrected.

- 1. Three hundred (300) square feet per bedroom of suitable unobstructed land that is three (3) feet above the highest water at wettest season of the year.
- 2. Septic system must be 50 feet from open water.
- 3. Septic system must be 5 feet from any road, property lines or other set backs.
- 4. Septic system must be 10 feet from any water line.

Note: Florida Statutes require that to obtain a permit for a Septic Tank there will be available:

\*\*\*\*\*  
 FHA No. \_\_\_\_\_  
 VA No. \_\_\_\_\_  
 Date: \_\_\_\_\_  
 By: \_\_\_\_\_  
 Construction of installation approved:  Yes  No  
 \*\*\*\*\*

\*\*\*\*\*  
 Section III - APPLICATION APPROVAL & CONSTRUCTION AUTHORIZATION  
 Installation subject to following special conditions: \_\_\_\_\_  
 Maximum 0 Bedrooms  
 The above signed application has been found to be in compliance with Chapter 17-13, Florida Administrative Code, and construction is hereby approved, subject to the above specifications and conditions.  
 By: [Signature] Monroe County Health Department  
 Date: Feb. 4, 1980  
 \*\*\*\*\*

\*\*\*\*\* DO NOT WRITE BELOW THIS LINE \*\*\*\*\*

PERCOLATION TEST

JOB NO. 1395

DATE

11-15-79

OWNER HOWARD FREDMAN

TELEPHONE LINBER STEEL BLDG.

ADDRESS P. O. BOX 1104

PROPERTY DESCRIPTION APOKA, FL. 32703

SUB DIVISION BIG PINE SHORES

LOT 6 and 7

BLOCK 7

DATE RECORDED

MONROE COUNTY RECORDS: PLATBOOK

A PERCOLATION TEST WAS PERFORMED AT THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE FLORIDA DIVISION OF HEALTH RULES CHAPTER 10 D-6.

CONDITIONS WERE AS FOLLOWS:

HOLES DIAMETER 4"

HOLE DEPTH 20"

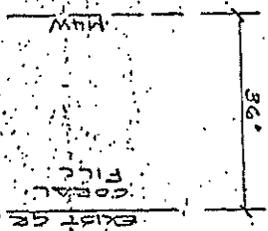
SOIL TYPE SANDY SILT

LOT ELEVATION 96.4' AVE. MHW

WATER TABLE 0" MHW

RATE 1.75 MHW/INCH

PLOT PROFILE

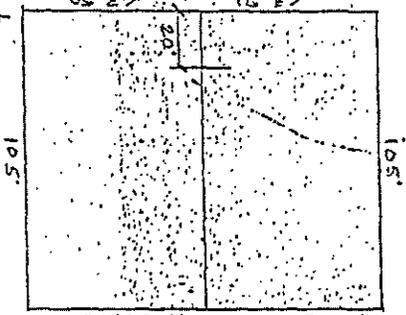


COMMENTS

TANK - GALLONS  
 REQUIRED AREA, SQ. FT.  
 AVAILABLE AREA, SQ. FT.  
 DRAINFIELD AREA, SQ. FT.

1 inch = 50 feet  
 PLOT PLAN

RESULTS MATIS FLETCHER



*Handwritten notes:*  
 S  
 11-15-79



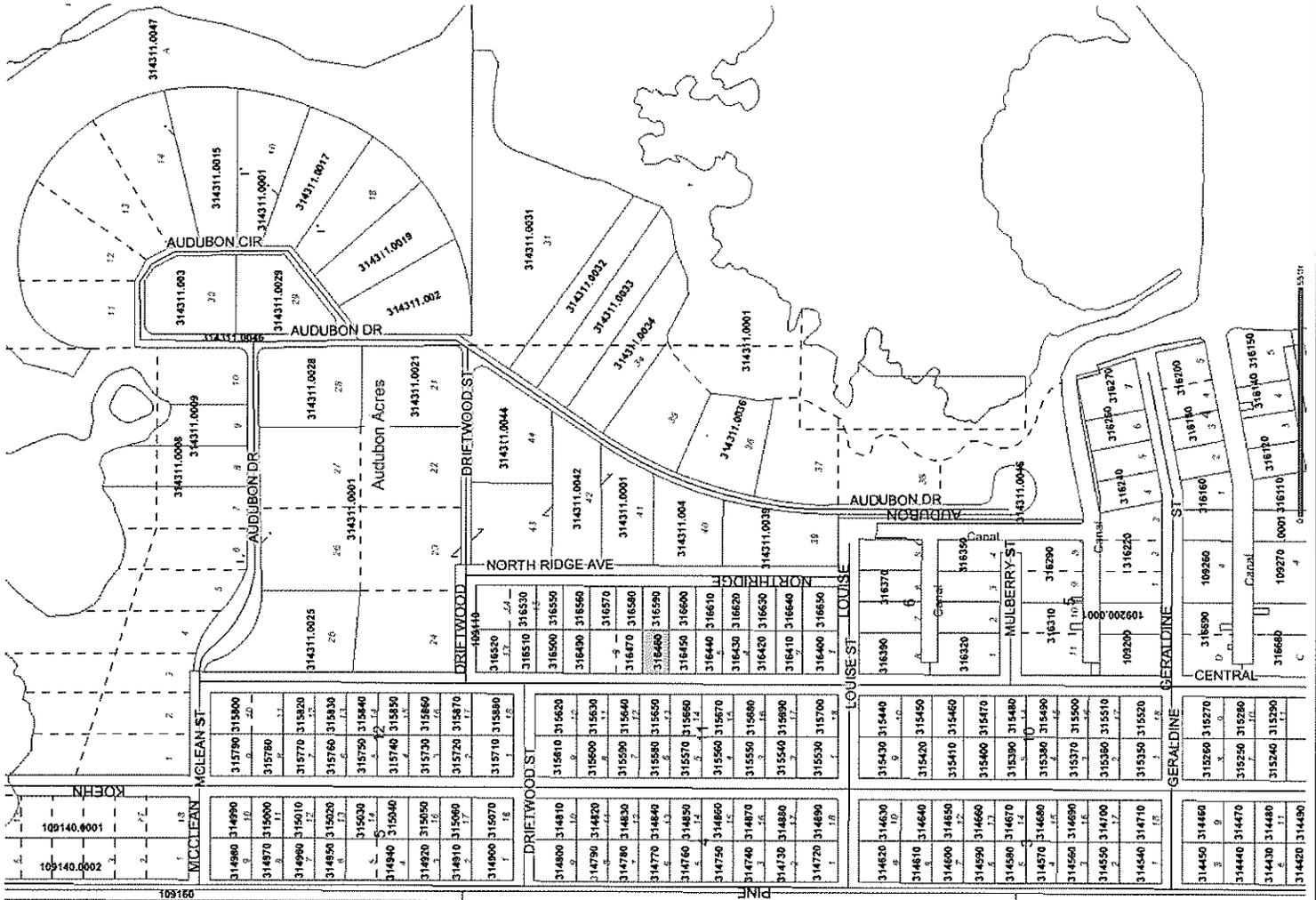
- Legend
- Highlighted Feature
- Real Estate Number
- Parcel Lot Text
- Block Text
- Hooks/Leads
- Lot Lines
- Easements
- Road Centerlines
- Water Names
- Parcels
- Shoreline
- Section Lines

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: November 10, 2008 11:24 AM



109280



**Legend**  
**Highlighted Feature**

**Lot Lines**

**Easements**

**Road Centerlines**

**Water Names**

**Parcels**

**Shoreline**

**Section Lines**

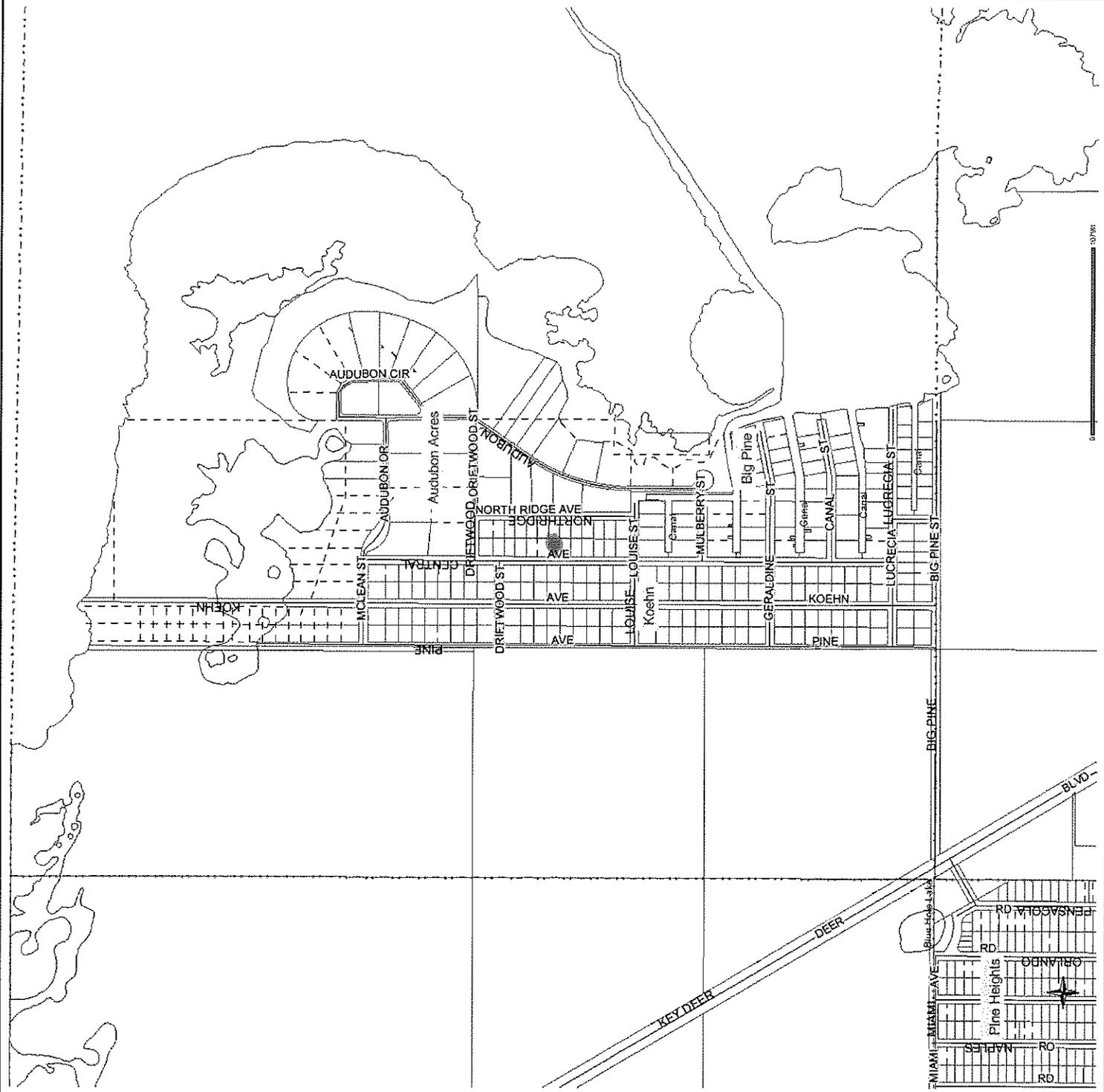


PALMIS

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: November 10, 2008 11:25 AM







## MEMORANDUM

### MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

*We strive to be caring, professional and fair*

To: Monroe County Planning Commission  
From: Bill Harbert, Planner *BA*  
Through: Townsley Schwab, Acting Sr. Director of Planning & Environmental Resources *TS*  
Date: March 10, 2009  
Subject: *Administrative Appeal by Frank Greenman, Esq., on behalf of Richard Roberts concerning property located at 2887 Central Avenue, Big Pine Key, Mile Marker 31, Real Estate No. 00316460.000000*

---

**Meeting: March 25, 2009**

---

1 I DECISION BEING APPEALED:

2  
3 The Appellant is appealing a decision by Townsley Schwab, Acting Sr. Director of  
4 Planning & Environmental Resources, which was set forth in a letter to Frank Greenman,  
5 agent for the property owner, Richard Roberts, on October 24, 2008.

6  
7 The precise decision being appealed is a determination that there is not a lawfully-  
8 established dwelling unit within the existing structure on the subject property and thereby  
9 any replacement shall not be exempt from the Residential Rate of Growth Ordinance  
10 (ROGO) permit allocation system. This decision was made in accordance with §138-  
11 22(1) of the Monroe County Code and Administrative Interpretation 03-108.

12 Location:

13 Address: 2887 Central Avenue, Big Pine Key, mile marker 31 (gulfside)  
14 Legal Description: Block 7, Lot 7, Big Pine Shores  
15 Real Estate Number: 00316460.000000  
16

17  
18 Appellant: Franklin D. Greenman Esq., on behalf of Richard Roberts  
19 Property Owner: Richard Roberts  
20

21 II RELEVANT PRIOR COUNTY ACTIONS:

22  
23 Building Permit A-6275 was issued on January 21, 1980 for the construction of a supply  
24 warehouse.

25  
26 Code Enforcement Case CE07040233 was opened on April 27, 2007 and Code  
27 Enforcement Officer, Kathleen Windsor, observed violations on the property including  
28 unpermitted improvements to the interior of the existing structure.

1  
2 On March 25, 2008, the property owner Richard Roberts applied to the Building  
3 Department for the after-the-fact interior renovations to the kitchen, walls and fence. The  
4 application was filed as Building Permit ATF Application 081-1130.  
5

6 Upon review of Building Permit ATF Application 081-1130, Planning and Environmental  
7 Resources Department Staff questioned whether or not the dwelling unit was lawfully  
8 established. The building permit history indicates the building was constructed as a  
9 warehouse with no residential floor area.  
10

11 On June 11, 2008, Frank Greenman, agent for the property owner Richard Roberts,  
12 applied to the Planning & Environmental Resources Department for an exemption from  
13 the ROGO permit allocation system.  
14

15 On October 24, 2008, the Director of Planning & Environmental Resources, Townsley  
16 Schwab, issued a letter to Frank Greenman denying the ROGO exemption request.  
17

18 On November 10, 2008, the Planning & Environmental Resources Department received  
19 an application of administrative appeal to the planning commission from Frank  
20 Greenman, agent for the property owner Richard Roberts.  
21

22 Following the denial of the ROGO exemption request and the reception of an  
23 administrative appeal to the planning commission application, Planning & Environmental  
24 Resources Department staff logged building permit application 081-1130 as pending.  
25

26 **III BACKGROUND INFORMATION:**  
27

- 28 A. Total Size of Site: 6,668 ft<sup>2</sup> (0.15 acres)  
29 B. Land Use District: Sparsely Settled (SS)  
30 C. Future Land Use Map (FLUM) Designation: Residential Low (RL)  
31 D. Tier Designation: Tier 1  
32 E. Existing Vegetation / Habitat: Developed  
33 F. Existing Use: Residential; however, the existing building was constructed under single  
34 ownership as a supply warehouse across the lot lines of lots 6 & 7. However, according to  
35 the warranty deeds from lots 6 & 7, the single ownership was severed in 1993 and the  
36 warranty deed submitted by the Applicant with this appeal package indicates that Mr.  
37 Roberts purchased lot 7 in 2005. The portion of the building on lot 6 remains a supply  
38 warehouse and the portion existing on lot 7 currently owned by Mr. Roberts was  
39 converted to a dwelling unit.  
40 G. Community Character of Immediate Vicinity: Low-density single-family residential and  
41 commercial fishing  
42  
43

44 **IV REVIEW OF APPLICATION:**  
45

1 The decision being appealed is a determination that the existing structure on the subject  
2 property is not a lawfully-established dwelling unit and thereby any replacement shall not  
3 be exempt from the ROGO permit allocation system. This decision was set forth in a  
4 letter October 24, 2008 (Attachment A) and made in accordance with MCC §138-22(1)  
5 (Attachment B) and Administrative Interpretation 03-108 (Attachment C).  
6

7 As defined in MCC §101-1, a *dwelling unit* is one (1) or more rooms physically arranged  
8 to create a housekeeping establishment for occupancy by one (1) family with separate  
9 toilet facilities. Furthermore, as defined in MCC §101-1, a *permanent residential unit* is a  
10 dwelling unit that is designed for, and capable of, serving as a residence for a full  
11 housekeeping unit which includes a kitchen composed of at least a refrigerator and stove.  
12

13 Pursuant to MCC §138-22(1), the ROGO shall not apply to the redevelopment,  
14 rehabilitation or replacement of any lawfully-established residential dwelling unit which  
15 does not increase the number of residential dwelling units above that which existed on the  
16 site prior to the redevelopment, rehabilitation or replacement. Therefore, owners of land  
17 containing residential dwelling units shall be entitled to one (1) unit for each such unit  
18 lawfully-established. Administrative Interpretation 03-108 provides the criteria to be used  
19 by Staff to determine whether or not a residential unit was lawfully-established.  
20

21 Pursuant to Administrative Interpretation 03-108, a property owner may receive an  
22 exemption from the ROGO permit allocation system if the unit is found to have been:  
23

- 24 • *Lawfully-established* – There is a permit or other official approval from the Division  
25 of Growth Management for the dwelling unit; or  
26
- 27 • *Counted in ROGO and the Year 2010 Comprehensive Plan* – If a permit or other  
28 official approval from the Division of Growth Management is not available, the  
29 following information may be used to establish that a residential unit was lawfully-  
30 established: aerial photos showing the structure in existence prior to 1986; Monroe  
31 County property record card showing the existence of the unit prior to 1986; utility  
32 records that show the residential use being served prior to 1986; whether the  
33 residential use could have been a permitted use under the pre-1986 zoning of the  
34 property; occupational licenses showing the residential use being served prior to  
35 1986; and other supporting information.  
36

37 In the October 24, 2008 letter, based on the above criteria, Staff determined that the  
38 existing structure was not a lawfully-established dwelling unit for the following reasons  
39 (provided in *italic*):  
40

- 41 a. *Pursuant to Monroe County Code §9.5-268 [now §130-163], in order to be exempt*  
42 *from the Rate of Growth Ordinance (ROGO), one (1) lawful dwelling unit must have*  
43 *been in existence on the effective date of the county's land development regulations*  
44 *(September 15, 1986) or, if constructed after the effective date, must have been*  
45 *permitted in accordance with the land development regulations and the ROGO permit*  
46 *allocation system.*

1  
2 Staff did not locate any building permits or any other approval from the Growth  
3 Management Division permitting the establishment of a dwelling unit on the property.  
4

5 The only building permit located by Staff was building permit A-6275, issued on  
6 January 21, 1980 for the construction of a supply warehouse. The Department of  
7 Health application and permit located in building permit A-6275 indicates that no  
8 bedrooms were part of this Department of Health permit.  
9

10 The pre-1986 zoning of BU-2 (medium business district) prohibited residential uses.  
11 However, BU-2 zoning did allow for watchmen and caretakers quarters as accessory  
12 uses. Staff was unable to locate any permits for approving any watchmen or  
13 caretakers quarters. Furthermore, the existing dwelling unit comprises 50% of the  
14 building, which is not subordinate in area, extent and purpose to the remaining  
15 warehouse floor area (which is currently under separate ownership and assessed on  
16 the parcel identified as RE: 00316470-000000).  
17

- 18 *b. The building was built in 1980 as a storage warehouse with no bedrooms or living*  
19 *area. A dwelling unit built after 1978 would have been required to be built above*  
20 *base flood in accordance with floodplain management regulations. The structure*  
21 *does not appear to be elevated above base flood.*  
22

23 Building permit A-6275 was issued for the construction of a supply warehouse.  
24 Floodplain management regulations currently in place date back to 1978 and did not  
25 allow for habitable living space to be constructed below the base flood elevation. It  
26 appears that the structure built under building permit A-6275 was not constructed  
27 above the base flood elevation. Therefore, The Growth Management Division could  
28 not have permitted any portion of the supply warehouse to be converted into a  
29 dwelling unit. Furthermore, density requirements for the SS district require 2 acres of  
30 buildable land per dwelling unit. This parcel is .15 acres; therefore, Staff would not  
31 be able to permit a dwelling unit on this parcel.  
32

- 33 *c. The building was built as a storage warehouse in 1980. Staff has found no building*  
34 *permit for the conversion of any of the warehouse's floor area to a dwelling unit.*  
35

36 Staff was unable to locate any building permits approving the conversion of a portion  
37 of the supply warehouse to a dwelling unit. Staff found only one building permit  
38 issued for the subject property. Building permit A-6275 was issued for the  
39 construction of a supply warehouse. No other building permits could be found for the  
40 conversion of any portion of the supply warehouse.  
41

42 In conclusion, the Director of Planning & Environmental Resources' decision to deny the  
43 ROGO exemption request was based on several findings of fact and conclusions of law, as  
44 provided in this staff report.  
45

1 Pursuant to MCC §138-22, the ROGO shall not apply to the redevelopment, rehabilitation  
2 or replacement of any lawfully-established residential dwelling unit which does not  
3 increase the number of residential dwelling units above that which existed on the site prior  
4 to the redevelopment, rehabilitation or replacement. Using the records and criteria as set  
5 forth in Administrative Interpretation 03-108, Staff has found that the existing structure  
6 was not lawfully-established and requests that the Planning Commission uphold the  
7 decision of the Director of Planning & Environmental Resources and deny the  
8 administrative appeal request.  
9

10 V RECOMMENDATION:  
11

12 Staff recommends DENIAL of the administrative appeal request to the Planning  
13 Commission.

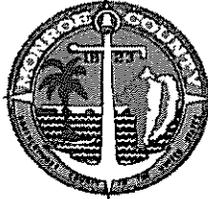
1  
2  
3  
4

Attachment A:  
Letter to Frank Greenman, agent for the property owner, Richard Roberts, from Townsley  
Schwab, Acting Sr. Director of Planning & Environmental Resources, dated October 24,  
2008

# 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 Mario Di Gennaro, Dist. 4  
Mayor Pro Tem Dixie Spehar, Dist. 1  
George Neugent, Dist. 2  
Charles "Sonny" McCoy, Dist. 3  
Sylvia J. Murphy, Dist. 5

*We strive to be caring, professional and fair*

October 24, 2008

Frank Greenman  
5800 Overseas Highway, Suite 40  
Marathon, FL 33050

RE: ROGO Exemption Request for 2887 Central Avenue, Big Pine Key, Mile Marker 31  
Block 7, Lot 7, Big Pine Shores Subdivison, Real Estate Number 00316460.000000

Mr. Greenman,

You requested a determination as to whether one (1) residential dwelling unit is exempt from the Residential Rate of Growth Ordinance (ROGO) on the above-described premises.

Pursuant to Sec. 9.5-120.4(a) of the Monroe County Code (MCC), the 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.

A review of the records has determined:

- The property is located in a Sparsely Settled (SS) Land Use District. Residential density permitting, a single-family detached dwelling is a permitted use in the SS District. Prior to 1986, the property was within a BU-2 District (Medium Business District).
- A site visit was conducted by Monroe County Senior Planning Technician, Bill Harbert, on October 10, 2008. An occupied dwelling was observed. Staff was granted access to enter the building and found all components of a dwelling unit, one kitchen, two bathrooms and living area.

- The following building permits were found for RE 00316460.000000:

<i>Permit Number</i>	<i>Date Issued</i>	<i>Description</i>
A-6275	01-21-1980	Construction of a new supply warehouse

Building Permit A-6275 was issued for a storage warehouse to be built on Lots 6 & 7, lying across the lot line, that were under common ownership. After the construction, Lots 6 & 7 was sold to different property owners, therefore, creating a non-conforming structure.

- In aerial photography from 1984 to 2006, the building is visible on the property. However, from aerial photography, Staff is unable to determine whether or not the building was being used residentially at any given time.
- The Monroe County Property Appraiser's records indicate that a building has been on the tax roll from 1985 to 2007. The year built of the existing structure is indicated as 1980. The existing building is currently situated across the lot line of Lots 6 & 7. The Monroe County Property Appraiser's records for Lot 6 indicate that a building has been on the tax roll from 1982 to 2007.
- Keys Energy Service records indicate that electrical service has been provided to 2887 Central Avenue as early as 1980.
- An affidavit from Peter J. Scott was submitted indicating that he had owned the property and utilized the property uninterruptedly as his residence.

Based on a review of the records, the Planning & Environmental Resources Department is unable to approve your request for the following reasons:

- Pursuant to Monroe County Code § 9.5-268, in order to be exempt from the Rate of Growth Ordinance (ROGO), one (1) lawful dwelling unit must have been in existence on the effective date of the county's land development regulations (September 15, 1986) or, if constructed after the effective date, must have been permitted in accordance with the land development regulations and the ROGO permit allocation system.
- The building was built in 1980 as a storage warehouse with no bedrooms or living area. A dwelling unit built after 1978 would have been required to be built above base flood in accordance with floodplain management regulations. The structure does not appear to be elevated above base flood.
- The building was built as a storage warehouse in 1980. Staff has found no building permit for the conversion of any of the warehouse's floor area to a dwelling unit.

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, please feel free to contact our Marathon office at (305) 289-2500.

You may appeal this decision. If you choose to do so, please contact the Planning Commission Coordinator, Ms. Debby Tedesco, at (305) 289-2500 for the necessary forms and information. ROGO Exemption Request for 2887 Central Avenue, Big Pine Key, Mile Marker 31 Block 7, Lot 7, Big Pine Shores Subdivison, Real Estate Number 00316460.000000

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 Ms. Tedesco, Planning Commission Coordinator, Monroe County Planning Department, 2798 Overseas Hwy, Suite 410, Marathon, FL 33050-2227.

Sincerely,



Townsley Schwab  
Acting Director of Planning and Environmental Resources

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Attachment B:  
§138-22(1) of the Monroe County Code

Reviewed by L.

**Sec. 138-22. Type of development not affected.**

The residential ROGO shall not apply to the development described below:

- (1) Redevelopment on-site. Redevelopment, rehabilitation or replacement of any lawfully established residential dwelling unit or space that does not increase the number of residential dwelling units above that which existed on the site prior to the redevelopment, rehabilitation or replacement shall be exempt from the residential ROGO system.

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Attachment C:  
Administrative Interpretation 03-108

Reviewed by 

Monroe County Department of Planning and Environmental Resources  
Administrative Interpretation

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October 22, 2003

TO: **Growth Management Staff**

FROM: **K. Marlene Conaway, Director  
Department of Planning and Environmental Resources**

**ADMINISTRATIVE INTERPRETATION NO: 03-108**

RE: **Lawfully Established Units and/or Floor Area**

**Issue:**

The County regulations are designed to control the amount and location of both residential and non-residential development. With the difficulty, limitations, and time involved in obtaining ROGO and NROGO allocations, and the moratorium on new transient units more and more property owners are trying to find ways to define and maximize the "as-of-right" redevelopment potential of their properties.

A major problem is the difficulty in finding old records and permits issued before 1986. The record is spotty and complete files may be found for one property and nothing for another, although there may be reasons to believe both properties received some permits.

A consistent method needs to be followed to determine *lawful establishment for the following situations*:

- Is a property entitled to one or more ROGO exemptions for transient or residential units that may be use on site or transferred (TRE)?
- How much floor area on a site is NROGO exempt and may be replaced on site or transferred to another appropriate site?

**Interpretation:**

Sections 9.5-120.4 and 9.5-124.3 states that for development to not be affected by the requirements of obtaining a ROGO or NROGO allocation the residential unit, space or floor area must be *lawfully established*.

A landowner will receive an exemption from the ROGO or NROGO allocation system if his property meets the following test:

- *Lawfully-established* - A permit or other official approval from the Division of Growth Management for the units and/or floor area; and
- *Counted in ROGO and 2010 Comprehensive Plan* - Proof that the residential units(s) or amount of floor area was in existence and included in the April 1990 census. The census was used to determine the number of existing residential units that is the basis for ROGO and NROGO.

If a permit or other Growth Management approval is not available the following may be used to establish that the property was *lawfully-established*:

- Aerial photographs showing existence of the dwelling unit/non-residential structure prior to 1986 – the date the LDRs and Land Use District maps were adopted. The map designation pre-1986 of many properties is different from today's designation and the uses permitted in the district are different. This answers the question of , "If the unit or floor area could have been permitted?"; *and*
- County property record card showing the existence of the unit or floor area prior to 1986. After 1986 the permit records are considered complete and a permit is required to demonstrate that the unit was lawfully established, the existence of the unit or floor area prior to 1986 is an indication of what the use of the structure was at that time; *and*
- Utility records for the period 1986-1991 that show the use was being served. ROGO is based on the 1990 census count of dwelling units; to be counted in the census someone had to be living in the unit. All of the years are not required if 1990 is available; *and*
- The use could have been a permitted use under the pre-1986 zoning of the property. This not only refers to the type of use but also the construction. For example: a residential unit could not have been permitted below flood level after January 1, 1975, therefore a structure built in 1980, below flood level, could not have been lawfully established as a residential unit.
- To help establish non-residential use of a property Occupational Licenses (1986-1991), if available, should also be submitted. The amount of nonresidential floor area that may be allocated is based on the floor area existing in 1990 (239 square feet for each residential unit counted in the census).

Additional information will be required to help establish the number of units for mobile home and/or recreational vehicles (RVs) in parks:

- The number of units in the mobile home surveys taken in the late 1980s and early 1990s may be used as an indication, but it should be recognized that the number on site, at any one point in time, may have varied from the actual number.
- The number of recreation vehicles included on the Health Department Licenses as provided for in F.S., chapter 513 for the year 1996 are the maximum number of RVs that may be on the site. Both mobile homes and RVs require a residential ROGO and prior to adoption of the 2010 Comprehensive Plan could be interchanged. Policy 101.2.6 prohibits new transient residential units, including RV spaces, until December 2006. In a district that allows mobile homes and RV spaces (URM), a mobile home may be permitted without a ROGO allocation if a RV space is removed.
- Demolition permits if mobile homes have been removed.
- Occupational Licenses if available for the years 1990 through 1996.

Note: Living in an abandoned shed does not make it a residential unit and an old mobile home used for storage does not become floor area. If the use could/would not have been permitted, it may not be used as an exemption from ROGO.

There will be cases where the applicant and staff are unable to provide all the information required to determine if the structure is lawfully established and in use in 1990. Other information and “proof” of use may be provided to the Planning Director for consideration.

\*This Administrative Interpretation was prepared with the Planning Commission to provide criteria for determining “lawfully established” and consistency in determination of and awarding of ROGO and NROGO exemptions and approval of TRE and the transfer of non-residential floor area.

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Attachment D:  
§130-163 of the Monroe County Code

**Sec. 130-163. Existing residential dwellings.**

Notwithstanding the provisions of sections 130-157 and 130-158, the owners of land upon which a lawfully established dwelling unit or a mobile home, but not including transient residential units 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.

1 Attachment E:  
2 2007 Monroe County Property Record Card for Real Estate Number 00316460.000000

**Monroe County Property Record Card (017)**

Alternate Key: 1389960  
 Effective Date: 3/10/2009 9:57:55 AM  
 Roll Year 2009  
 Run: 03/10/2009 09:58 AM

ROBERTS, RICHARD M  
 P O BOX 430218  
 BIG PINE KEY FL 33043

Parcel 00316460-000000-10-66-29  
 Alt Key 1389960  
 Affordable Housing No  
 FEMA Injunction ALL  
 Inspect Date  
 Business Name  
 Physical Addr 2887 CENTRAL AVE, BIG PINE KEY

**Associated Names**  
 Name ROBERTS, RICHARD M DBA ROBERTS, RICHARD M  
 Role Owner

**Legal Description**  
 BK 7 LT 7 BIG PINE SHORES PB5-20 BIG PINE KEY OR473-95-96 OR680-477 OR780-1843 OR2132-859 OR2138-1865 OR2221-281

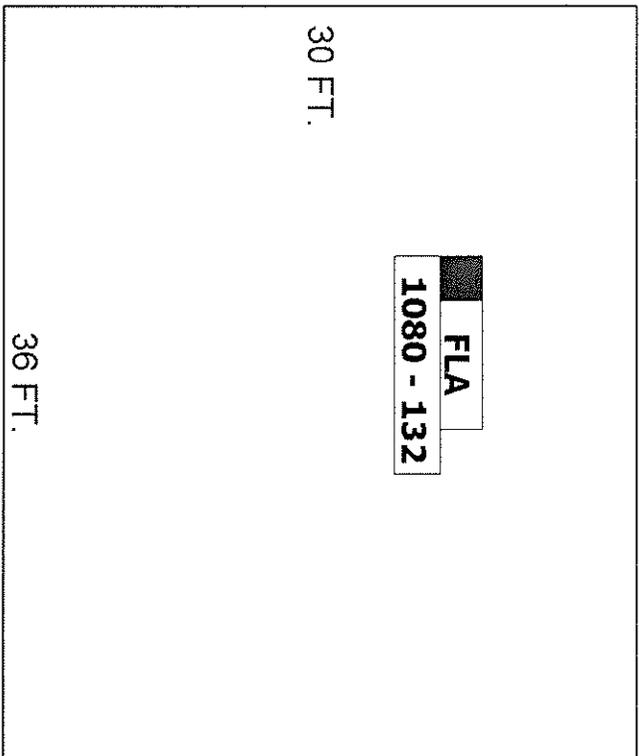
Land Data 1.15

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
42828	010D	0	0	Yes	6,668.00	SF	100.00		1.00	1.00	1.00	1.00		N		
Total Just Value																

# Monroe County Property Record Card (017)

Alternate Key: 1389960  
 Effective Date: 3/10/2009 9:57:55 AM  
 Roll Year 2009  
 Run: 03/10/2009 09:58 AM

Building Sketch 42258



## Building Characteristics

Building Nbr	1	Building Type	R1	Perimeter	132	Functional Obs	0.00
Effective Age	21	Condition	A	Depreciation %	0.29	Economic Obs	0.00
Grnd Floor Area	1,080	Quality Grade	350	Year Built	1980	Special Arch	0
Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.							
Roof Type 2	Roof Cover 2	Heat 1	6	Heat 2	0	Heat Src 2	0
Extra Features:	2 Fix Bath 0	4 Fix Bath 0	6 Fix Bath 0	Extra Fix	3	Vacuum	0
	3 Fix Bath 0	5 Fix Bath 0	7 Fix Bath 0	Dishwasher	0	Intercom	0
				Fireplaces	0	Compactor	0
				Foundation	4	Bedrooms	1
				Security	0	Garbage Disposal	0

## Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID	SOH %
FLA	0	8.METAL/ALUM	1	1980	N	Y			1,080	002	100.00

# Monroe County Property Record Card (017)

Alternate Key: 1389960      Roll Year 2009  
 Effective Date: 3/10/2009 9:57:55 AM      Run: 03/10/2009 09:58 AM

## Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
1	FN2:FENCES	972	SF	100.00	162	6	2005	2006	2	30		
Total Depreciated Value												

## Appraiser Notes

2003/8/16 CHANGED EFF AGE TO 2 FROM 1 FOR 2004 TAX ROLL; 77  
 2005 10/11 CHANGED PC FROM 01 TO 12 COMMERCIAL/RESIDENTIAL & CHANGED USE FROM 010D TO 100D (DUE TO SHOP IN SBF PORTION) (103LT)  
 2007/12/03 CHANGED PC12 TO PC01, LAND USE FROM 100D TO 010D, QG300 TO 350, SBF TO FLA, ADDED FN2 & CENTRAL A/C (124JDC)  
 2007/12/03 SEE ADMIN NOTES

# Monroe County Property Record Card (017)

Alternate Key: 1389960 Roll Year 2009  
 Effective Date: 3/10/2009 9:57:55 AM Run: 03/10/2009 09:58 AM

Value History	Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
	2008F	C	98,353	0	68,093	3,164	169,610	169,610	25,000	N	144,610
	2007F	C	180,036	0	47,038	0	227,074	227,074	0	N	227,074
	2006F	C	180,036	0	47,038	0	227,074	227,074	0	N	227,074
	2005F	C	100,020	0	51,926	0	151,946	151,946	0	N	151,946
	2004F	C	20,004	0	51,924	0	71,928	71,928	0	N	71,928
	2003F	C	16,670	0	58,032	0	74,702	74,702	0		74,702
	2002F	C	13,336	0	53,050	1,008	67,394	67,394	0		67,394
	2001F	C	13,336	0	53,050	1,046	67,432	67,432	0		67,432
	2000F	C	13,336	0	53,050	407	66,793	66,793	0		66,793
	1999F	C	13,336	0	53,050	421	66,807	66,807	0		66,807
	1998F	C	7,335	0	35,464	435	43,234	43,234	0		43,234
	1997F	C	7,335	0	35,464	0	42,799	42,799	0		42,799
	1996F	C	7,335	0	32,241	0	39,576	39,576	0		39,576
	1995F	C	7,335	0	32,241	0	39,576	39,576	0		39,576
	1994F	C	7,335	0	32,241	0	39,576	39,576	0		39,576
	1993F	C	7,335	0	32,241	0	39,576	39,576	0		39,576
	1992F	C	7,335	0	32,241	0	39,576	39,576	0		39,576
	1991F	C	7,335	0	28,369	0	35,704	35,704	0		35,704
	1990F	C	7,335	0	28,369	0	35,704	35,704	0		35,704
	1989F	C	7,335	0	28,369	0	35,704	35,704	0		35,704
	1988F	C	6,668	0	25,648	0	32,316	32,316	0		32,316
	1987F	C	6,668	0	25,061	0	31,729	31,729	0		31,729
	1986F	C	6,668	0	25,105	0	31,773	31,773	0		31,773
	1985F	C	6,278	0	19,803	0	26,081	26,081	0		26,081
	1984F	C	6,278	0	0	0	6,278	6,278	0		6,278
	1983F	C	6,278	0	0	0	6,278	6,278	0		6,278
	1982F	C	4,449	0	0	0	4,449	4,449	0		4,449

**Monroe County Property Record Card (017)**

Alternate Key: 1389960      Roll Year 2009  
 Effective Date: 3/10/2009 9:57:55 AM      Run: 03/10/2009 09:58 AM

**Sales History**

Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
780	1843	1/11/1979	Conversion Code	0	Q	V	5,300
2132	859	6/20/2005	Warranty Deed	0	H	I	60,000
2132	859	6/20/2005	Warranty Deed	0	M	I	60,000
2138	1865	6/30/2005	Warranty Deed	0	M	I	100,000
2221	281	6/26/2006	Warranty Deed	0	H	I	130,000

**Exemptions**

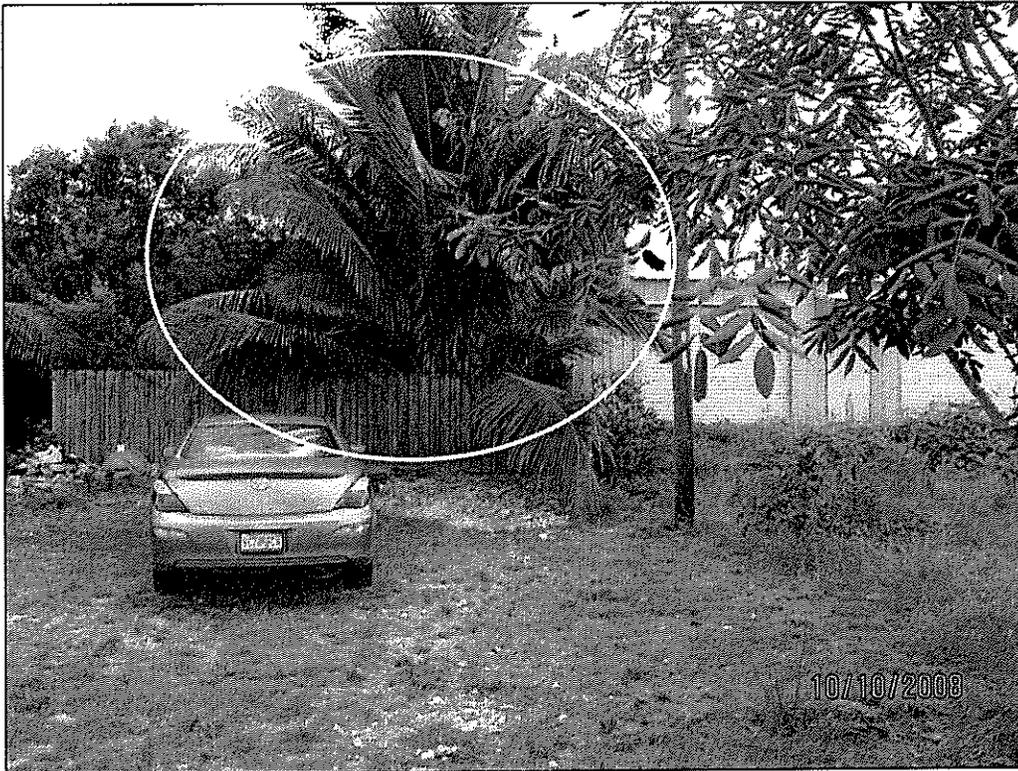
Code	Description	Value	Year	Renewal	%	Amount Applied
39	25000 HOMESTEAD	25,000	2008	1	100.00	
44	ADDL HOMESTEAD	25,000	2008	1	100.00	

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Attachment F:  
Photographs of Subject Parcel, dated October 10, 2008



**Front of subject property including attached supply warehouse from Central Avenue, Mr. Roberts' portion of the subject property behind Vegetation, Outlined in White**



**Front of subject property from Central Avenue, subject property behind Vegetation, Outlined in White**



**Front of subject property including attached supply warehouse from Central Avenue, Mr. Roberts' portion of the subject property behind Vegetation, Outlined in White**



**Kitchen First Floor**



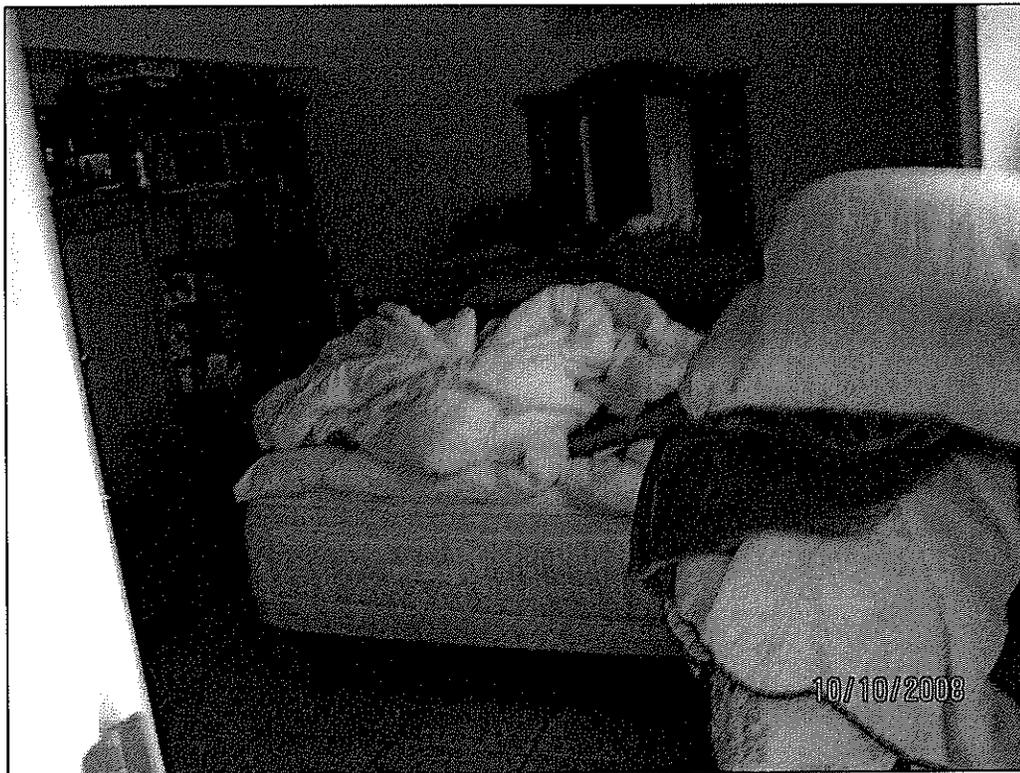
**Full Bathroom  
First Floor**



**Living Space and  
Stairs  
First Floor**



**Bedroom / Office  
Second Floor**



**Bedroom  
First Floor**



**Aerial Photograph  
Subject Property  
Outlined in Blue**

ORDINANCE NO. \_\_\_\_ - 2009

AN ORDINANCE OF THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE DEFINITION OF ACCESSORY USES OR ACCESSORY STRUCTURES; DEFINING ADJACENT AND ELIMINATING ADJACENT LANDOWNER IN SECTION 101-1 OF THE MONROE COUNTY CODE; PERMITTING DOCKING FACILITIES ON ADJACENT LANDS UNDER CERTAIN CONDITIONS AND CREATING AN APPROVAL PROCESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners makes the following Findings of Fact:

- 1. A need has been recognized to distinguish between adjacent and contiguous lands in the definitions of the Monroe County Land Development Regulations (LDRs).
2. At the direction of the Planning Commission, the Planning and Environmental Resources Department was directed to create an amendment to the LDRs, that would create a mechanism to further allow docks on adjacent lots.
3. Federal and State law grants power to Monroe County to regulate and restrict the use of land and buildings in order to promote the safety and general welfare of its citizens.
4. Monroe County has adopted land use goals, policies, and objectives in a comprehensive plan to guide policy on building and land use regulations, and to promote health, safety, and general welfare.
5. The provision of this ordinance is consistent with the Monroe County Comprehensive Plan and the Principles for Guiding Development in the Florida Keys Area of Critical State Concern.
6. The Monroe County Planning Commission held a duly advertised public hearing on March 25, 2009 and made its recommendations to the Board of County Commissioners.

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

PROPOSED TEXT CHANGES are presented in strikethrough to indicate deletions and underline to indicate additions.

Section 1. Section 101-1 is amended as follows:

- Accessory uses or accessory structures means a use or structure that is subordinate to and serves a principal use or structure; and
a) is subordinate in area, extent and purpose to the principal use or structure served; and
b) contributes to the comfort, convenience or necessity of occupants of the principal use or structure served; and
c) is located on the same lot or on contiguous lots under the same ownership and in the same land use district as the principal use or structure.

Accessory uses include the utilization of yards for home gardens provided that the produce of the garden

1 is for noncommercial purpose. ; however, In no event shall an accessory use or structure be construed to  
2 authorize a use or structure not otherwise permitted in the district in which the principal use is located,  
3 and in no event shall an accessory use or structure be established prior to the principal use to which it is  
4 accessory. Accessory uses shall not include guest units or any other potentially habitable structure.  
5 Habitable structures are considered to be dwelling units as defined below in this section.  
6

7 Adjacent landsowner means ~~an owner of land sharing a~~ any portion of a boundary with another  
8 parcel of land. For purposes of ~~the plan~~ this Chapter, lands shall be considered adjacent despite an  
9 intervening road (except US-1), right-of-way, easement or canal, and shall be considered adjacent if they  
10 meet at one point. shall not destroy the adjacency of the two (2) parcels  
11

12 **Section 2.** Section 118-12(m) of the Monroe County Code is amended as follows:  
13

14 (m) Docking Facilities: Docking facilities shall be permitted, ~~provided that:~~ as follows:  
15 (4) ~~Notwithstanding the provisions of section 101-1, docking facilities may be constructed on~~  
16 ~~adjacent parcels under the same ownership and within the same zoning district, provided that a legally~~  
17 ~~established principal use and/or structure exists on one (1) parcel. In the event that ownership of the~~  
18 ~~adjacent parcel containing such an accessory dock is severed from the parcel containing the principal~~  
19 ~~use/structure, the dock must be removed and the shoreline restored.~~  
20

21 (4) Notwithstanding the provisions of Section 101-1 Accessory uses or accessory structures), docking  
22 facilities may be permitted on adjacent parcels provided that:

23 (a) the lots/parcels are under identical common ownership in the same zoning district; and

24 (b) the principal structure is a lawfully established dwelling unit; and

25 (c) restrictive covenants are filed in the public record for both lots stating that the dock must be  
26 removed and the shoreline restored if ownership changes or is severed so that each lot is owned by  
27 separate owners.

28 (d) No overnight occupancy is permitted. No rental of the dock is allowed separate from the rental of  
29 the associated dwelling unit.

30 (e) Water service may be provided by a single hose bib.

31 (f) Electric service may be permitted to the dock only.

32 (g) No such use shall be permitted in Tier 1. If the proposed docking facility is on land designated  
33 as Tier II, or III-A , the property must be scarified or disturbed and clearing allowances shall be adhered  
34 to.

35 (h) In the event that ownership of the lands containing the dock is severed from the land containing  
36 the principal use/structure, the dock must be removed and the shoreline restored.

37 (i) Applications for a docking facility under this section shall be consistent with the process, public  
38 notification requirement, and appeal process as a minor conditional use.  
39  
40  
41

**Section 3. Severability.**

If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate, or nullify the remainder of this Ordinance, but the effect thereof shall be confined to the section, paragraph, subdivision, clause, sentence or provision immediately involved in the controversy in which such judgment or decree shall be rendered.

**Section 4. Conflicting Provisions.**

In the case of direct conflict between any provision of this ordinance and a portion or provision of any appropriate federal, state or county law, rule, code or regulation, the more restrictive shall apply.

**Section 5. Effective Date.**

This ordinance shall be filed in the Office of the Secretary of State of the State of Florida, but shall not become effective until a notice is issued by the Department of Community Affairs or Administrative Commission approving the ordinance pursuant to Chapter 380, Florida Statutes.

**Section 6. Transmittal for Codification**

The provisions of this ordinance shall be included and incorporated into the Code of Ordinances of the County of Monroe, Florida, as an addition or amendment thereto and shall be appropriately numbered to conform to the uniform numbering system of the Code.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2009.

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

ATTEST:  
DANNY L. KOLHAGE, CLERK

MONROE COUNTY BOARD OF COUNTY  
COMMISSIONERS

\_\_\_\_\_  
Deputy Clerk

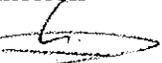
\_\_\_\_\_  
Mayor George Neugent



## MEMORANDUM

### MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

*We strive to be caring, professional and fair*

To: The Monroe County Planning Commission  
From: Joseph Haberman, Principal Planner   
Through: Townsley Schwab, Sr. Director of Planning & Environmental Resources  
Date: March 23, 2009  
Subject: *Request for an Exemption from the NROGO by South Florida Council of the Boy Scouts of America, concerning property located at 33990 US 1, West Summerland Key, Mile Marker 34, Real Estate No. 00106030.000000*

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**Meeting: March 25, 2009**

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1 I REQUEST:  
2

3 The applicant is requesting an exemption of 4,113 ft<sup>2</sup> of non-residential floor area from the  
4 Non-Residential Rate of Growth Ordinance (NROGO) permit allocation system by the Craig  
5 Company, on behalf of the South Florida Council of the Boy Scouts of America, pursuant to  
6 Policy 101.3.4 of the Year 2010 Comprehensive Plan.  
7



26 Subject Property (outlined in blue), West Summerland (2004)  
27  
28

1 Location:

2  
3 Address: 33990 Overseas Highway (US 1), West Summerland Key, mile marker 34  
4 (oceanside)

5 Legal Description: Westerly Part of Government Lot 2, Section 32, Township 66 South,  
6 Range 30 East

7 Real Estate (RE) Number: 00106030.000000  
8

9 Applicant:

10  
11 Property Owner: South Florida Council of the Boy Scouts of America

12 Agent: Barbara Mitchell, the Craig Company  
13

14 **II RELEVANT PRIOR COUNTY ACTIONS:**

15  
16 On February 19, 2008, the Planning Commission approved a request by South Florida  
17 Council of the Boy Scouts of America for an amendment to the property’s major conditional  
18 use permit in order to redevelop the site. The approval was memorialized in Resolution No.  
19 P12-08, which was filed and recorded on April 24, 2008.  
20

21 The approved redevelopment plan included demolishing three (3) buildings and several  
22 accessory structures; constructing one (1) administration building, which would consist of  
23 offices, a dining area and a trading post; constructing one (1) residential counselor building,  
24 which would consist of ten (10) rooms to house counselors and a shared bathroom/laundry  
25 facility; constructing two (2) affordable employee housing units, which would provide  
26 permanent housing for camp personnel and/or a law enforcement officer; improving six (6)  
27 existing campsites; constructing several accessory structures, including one (1) amphitheater,  
28 six (6) tiki huts and one (1) softball field; and carrying out several other associated site  
29 improvements.  
30

31 Condition 3 of Resolution No. P12-08 states “Prior to the issuance of a building permit, the  
32 4,113 ft² of additional non-residential floor area will have to: a) be acquired through the  
33 NROGO permit allocation system; b) transferred on-site from an eligible sender site in  
34 accordance with §9.5-124.3 of the Monroe County Code; or c) receive an exemption from the  
35 NROGO permit allocation system by the BOCC in accordance with Policy 101.3.4 of the  
36 Year 2010 Comprehensive Plan.”  
37

38 **III BACKGROUND INFORMATION:**

- 39  
40 A. Size of Site: 439,246 ft² (10.08 acres)  
41 Size of Mangrove Area: 12,675 ft² (0.29 acres)  
42 Size of Site Not Including Mangrove Area: 426,571 ft² (9.79 acres)  
43 B. Land Use District: Sparsely Settled (SS)  
44 C. Future Land Use Map (FLUM) Designation: Institutional (INS)  
45 D. Tier Designation: Tier 3  
46 E. Flood Zone: VE – EL 12 / AE – EL 10 / AE – EL 8  
47 F. Existing Use: Institutional / Campground

- 1 G. Existing Vegetation / Habitat of Site: Developed; however there is a significant area of  
 2 intact hammock to the Northeast and a significant area of mangrove along the shoreline  
 3 to the west. In addition, this area of the county is a documented sea turtle nesting area.  
 4 H. Community Character of Immediate Vicinity: The area is comprised of a mixture of  
 5 institutional uses and undeveloped native area.  
 6

7 **IV REVIEW OF APPLICATION:**  
 8

9 Pursuant to §138-50(4) of the Monroe County Code (MCC) and Policy 101.3.4 of the  
 10 Monroe County Year 2010 Comprehensive Plan, non-residential development activity by  
 11 federally tax exempt not-for-profit organizations may not be affected by the NROGO if an  
 12 exemption is approved by the BOCC, following a review and finding by the Planning  
 13 Commission. To be eligible, a not-for-profit organization must be an educational, scientific,  
 14 health, religious, social, cultural and/or recreational organization which predominately serves  
 15 the county's permanent population.  
 16

17 Prior to the conditional use permit approval, the following non-residential floor area existed  
 18 on the property:  
 19

Building	Existing Non-Residential Floor Area
1-Sty. C.B.S. Commissary	1,200 ft <sup>2</sup>
1-Sty. C.B.S. Restroom & Shower	415 ft <sup>2</sup>
Metal Shed	70 ft <sup>2</sup>
Metal Shed	144 ft <sup>2</sup>
Office Trailer	720 ft <sup>2</sup>
Unidentified (whereabouts of floor area not identified in LDRD)	15 ft <sup>2</sup>
<b>Total</b>	<b>2,564 ft<sup>2</sup></b>

20 With the conditional use permit approval, the following non-residential floor area was  
 21 approved to be on property:  
 22  
 23

Building	Proposed Non-Residential Floor Area
Administration Building	6,245 ft <sup>2</sup>
Frame Shed (12 ft x 12 ft)	144 ft <sup>2</sup>
Metal Shed (12 ft x 24 ft)	288 ft <sup>2</sup>
<b>Total</b>	<b>6,677 ft<sup>2</sup></b>

24 \* The bathroom and laundry facilities (part of the residential counselor building), the amphitheater  
 25 and the tiki huts are accessory to the institutional residential use and therefore are not subject to  
 26 the NROGO.  
 27

28 The 2,564 ft<sup>2</sup> of lawfully-established non-residential floor area may be replaced without  
 29 going through the NROGO permit allocation system. The 4,113 ft<sup>2</sup> of additional non-  
 30 residential floor area will have to: a) be acquired through the NROGO permit allocation  
 31 system; b) transferred on-site from an eligible sender site; or c) receive an exemption from  
 32 the NROGO permit allocation system by the BOCC in accordance with Policy 101.3.4 of the  
 33 Year 2010 Comprehensive Plan.  
 34

1 Pursuant to MCC §138-50(4), the Planning Commission may recommend an exemption from  
2 the NROGO if the applicant demonstrates that all of the following standards are met:

3  
4 *Is the non-residential development activity by a federally tax exempt not-for-profit*  
5 *educational, scientific, religious, social, cultural or recreational organization?*  
6

7 Currently, South Florida Council of the Boy Scouts of America is a non-profit entity, as  
8 designated by the Internal Revenue Service.  
9

10 *Does the proposed non-residential development activity predominately serve Monroe*  
11 *County's permanent population?*  
12

13 According to its website, the South Florida Council proudly serves over 70,000 young men  
14 and women throughout Broward, Miami-Dade and Monroe counties.  
15

16 The mission of the Boy Scouts of America, is to prepare young people to make ethical and  
17 moral choices over their lifetime by instilling in them the values of the Scout Oath and Law.  
18

19 *Is the proposed non-residential development within those areas proposed for acquisition by*  
20 *governmental agencies for the purpose of resource protection?*  
21

22 The proposed non-residential development is designated Tier 3 and is not within an area  
23 proposed for acquisition.  
24

25 **V RECOMMENDATION:**  
26

27 Staff recommends APPROVAL with the following condition:  
28

- 29 A. Non-residential floor area exempted under this approval may only be utilized by the  
30 Boy Scouts of America and may not be changed to a for-profit use without permit  
31 approvals and a NROGO application and receipt of a non-residential floor area  
32 allocation for the converted floor area.  
33

34 **VI PLANS REVIEWED:**  
35

- 36 A. Site Plan (A-1) by William P. Horn, Architect, dated October 22, 2007 and last revised  
37 January 3, 2008  
38 B. Floor Plan, Administrative Center and Dining Room (A-2) by William P. Horn,  
39 Architect, dated October 22, 2007  
40 C. Floor Plan, Toilet-Showers Building / Staff Housing (A-3) by William P. Horn,  
41 Architect, dated October 22, 2007 and last revised January 3, 2008