*Agenda

PLANNING COMMISSION
MONROE COUNTY
December 15, 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:
Randy Wall, Chairman
Denise Werling
Jeb Hale
Jim Cameron
Elizabeth Lustberg

STAFF:
Townsley Schwab, Senior Director of Planning and Environmental Resources
Susan Grimsley, Ass't County Attorney
John Wolfe, Planning Commission Counsel
Mitch Harvey, Comp Plan Manager
Tiffany Stankiewicz, Development Administrator
Joe Haberman, Current Principal Planner
Steven Biel, Sr. Planner
Debby Tedesco, Planning Commission Coordinator

-
COUNTY RESOLUTION 131-92 APPELLANT TO PROVIDE RECORD FOR APPEAL

-
SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS

-
SWEARING OF COUNTY STAFF

-
APPROVAL OF MINUTES
Planning Commission Meeting 11.17.09

CHANGES TO THE AGENDA

-
-
-

MEETING

Continued Item:

1. An ordinance of the Monroe County Board of County Commissioners amending the definition of "Accessory Uses or Accessory Structures"; defining "Adjacent Land" and eliminating "Adjacent Landowner" In Section 101-1 of The Monroe County Code; permitting some accessory uses or structures on adjacent non-contiguous land; permitting docking facilities on adjacent land under certain conditions and creating an approval process; providing for a variance process to determine adjacency for certain accessory uses and structures; providing for severability; providing for repeal of conflicting provisions; providing for codification; providing for an effective date.
29010 Draft Ordinance 10.30.09.pdf
29010 Request to cont to 01.27.10.pdf

New Items:

2. A request for approval of a variance of eight (8) feet to the required ten (10) foot side yard setback along the northern property line and of four (4) feet from the required five (5) foot side yard setback along the southern property line to allow the approval of after-the-fact coral pavers. The subject parcel is legally described as Duck Key Yacht Club Island, Section 4, Tom's Harbor, Block 1, Lot 24, Duck Key, Monroe County, Florida, having Real Estate Number 00384370.000000.
29075 FILE.pdf
29075 Corrected Survey.pdf
29075 SR PC 12.15.09.PDF

3.An Ordinance by the Monroe County Board of County Commissioners amending Monroe County Code Section 130-189, Applicability of required yards; amending as-of-right development that may exist in the required non-shoreline setbacks; providing for severability; providing for repeal of conflicting provisions; providing for transmittal to the Department of Community Affairs and the Secretary of State; providing for codification; providing for an effective date.
29093 SR PC 12.15.09.pdf

4. A public hearing to consider and finalize the ranking of applications in the Dwelling Unit Allocation System for the July 14, 2009 through October 12, 2009 (ROGO 1st quarter, Year 18). Building permits will be allocated for all unincorporated Monroe County.
29072 SR PC 12.15.09.PDF

5. United Pentecostal Church of the Keys, 550 Avenue F, Big Coppitt Key, Mile Marker 10: A request for an exemption of 450 square feet of new non-residential floor area from the Non-Residential Rate of Growth Ordinance (NROGO) permit allocation system. The subject property is legally described as Block 2, Lot 1, Coppitt Sub Amended Plat (PB4-50), Big Coppitt Key, Monroe County, Florida, having real estate number 00149580.000000.
29102 File.PDF

BOARD DISCUSSION

GROWTH MANAGEMENT COMMENTS

RESOLUTIONS FOR SIGNATURE
P52-09
P53-09
P54-09

ADJOURNMENT

ORDINANCE NO. 25 - 2009

AN ORDINANCE OF THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE DEFINITION OF "ACCESSORY USES OR ACCESSORY STRUCTURES"; DEFINING "ADJACENT LAND" AND ELIMINATING "ADJACENT LANDOWNER" IN SECTION 101-1 OF THE MONROE COUNTY CODE; PERMITTING SOME ACCESSORY USES OR STRUCTURES ON ADJACENT NON-CONTIGUOUS LAND; PERMITTING DOCKING FACILITIES ON ADJACENT LAND UNDER CERTAIN CONDITIONS AND CREATING AN APPROVAL PROCESS; PROVIDING FOR A VARIANCE PROCESS TO DETERMINE ADJACENCY FOR CERTAIN ACCESSORY USES AND STRUCTURES; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

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

1. Docks with no water or electric service are currently allowed on adjacent, non-contiguous lots under the same ownership as an exception to the requirement that accessory uses must be on a contiguous lot under the same ownership.

2. Ordinance 036-2006 was passed by the Board of County Commissioners on September 20, 2006, which ordinance amended the Monroe County Code to allow water service to a dock on an adjacent (non-contiguous) lot under the same ownership and allowed docks as an accessory use on lots under the same ownership within 500 feet of the lot with the principal use processed as a variance to be granted by the planning director, and allowed adjacent non-contiguous lands to be aggregated for purposes of development if they shared a border of 50% of the smaller lot or at least 50 feet, thus allowing development and accessory structures and uses to be made by combining the area of lots across streets .

3. Ordinance 036-2006 was rejected by Final Order of the Department of Community Affairs seemingly on the basis that 500 feet was too far a distance from the principal use, and that the ordinance encouraged development on Tier 1 lands.

~~4. The use of adjacent lands for accessory uses is in the best interests of the public and provides a use for properties which may face lengthy permitting processes for residential use.~~

4. Adjacent and contiguous lands need to be better defined in the definitions of the Monroe County Land Development Code (LDC).

5. 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.

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6. 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.

7. 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.

8. The Monroe County Planning Commission held a duly advertised public hearing on March 25, 2009, June 10, 2009, and November 4, 2009 and recommended _____ 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; or

d) is located on a~~n adjacent~~ parcel that is not ~~in~~ designated Tier 1, serves a principal residential structure on an adjacent lot under ~~identical~~ the same ownership, is in the same land use district , and is approved by a minor conditional use for the following purposes:

~~1. garages with no electricity~~

~~2~~ 1. parking of not more than three (3) vehicles in an area defined with landscaping , boulders, railroad ties, or similar method.

~~3~~ 2. dry storage of not more than two (2) marine vessels registered with the property owner which are tied down by cleats, rings, or similar features on a concrete slab, designed by a professional engineer or architect licensed by the State of Florida and permitted by the Monroe County Building Department, that will hold a vessel securely during a hurricane event of winds up to 150 miles per hour or in accordance with Florida Building Code, whichever is higher, with a Class C vegetative buffer along the boundaries of the property prescribed by the County

DRAFT

Biologist.

~~4~~ 3. docks as specified in Section 118-12(m)(4)

Such uses on adjacent parcels set forth in this subsection may be allowed only if the structure or use is removed and the parcel or shoreline restored if ownership is severed so that each lot is owned by separate owners ~~or is in different ownership~~. Restrictive covenants shall be filed in the public record for both parcels stating that the structure or use must be removed and the parcel or shoreline restored if ownership ~~changes or~~ is severed so that each lot is owned by separate owners. If the owner does not remove ~~and that the county may remove~~ the improvements ~~if the owner refuses to do so after~~ within sixty (60) days notice by regular and certified mail to the address on the Property Appraiser's property record card ~~the County shall remove the improvements~~ and costs placed as a lien on the property or are recoverable by any other method allowed by law.

~~Accessory uses include the utilization of yards for home gardens provided that the produce of the garden is for noncommercial purpose. ; however, In no event shall an accessory use or structure be construed to authorize a use or structure not otherwise permitted in the district in which the principal use is located, other than as listed above, and in no event shall an accessory use or structure be established prior to the principal use to which it is accessory. Accessory uses shall not include guest units or any other potentially habitable structure. Habitable structures are considered to be dwelling units as defined below in this section.~~

Adjacent ~~*landsowner, adjacent lot or adjacent parcel*~~ means ~~an owner of~~ a parcel of land sharing ~~a~~ any portion of a boundary with another parcel of land. For purposes of the ~~plan~~ Land Development Code, ~~lands~~ parcels shall be considered adjacent despite an intervening road (except US-1), right-of-way, or easement. ~~or canal, and shall be considered adjacent if they meet at one point shall not destroy the adjacency of the two (2) parcels~~ ~~Where accessory uses or structures are allowed by this Code on adjacent lots, such lots~~ Parcels shall not be considered adjacent if separated by a canal or water body.

Section 2. Section 102-187 shall be amended as follows**.**

Sec. 102-187 Variances granted by planning commission.

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(a) Purpose. The purpose of this section is to authorize procedures and standards for the granting of variances from certain provisions of this chapter.
(b) Authority and scope of authority. The planning commission is authorized to grant the following variances in accordance with the standards in section 102-186(f):
(1) Front, back, side, and rear yard setback requirements in chapter 130, article VI;
(2) District boundary, major street and scenic corridor buffer yard requirements in chapter 114, article V;
(3) Off-street parking and loading space requirements in chapter 114, article III;
(4) Landscaping requirements in chapter 114, article IV; and
(5) Access standards in chapter 114, article VII.
(6) Variances to allow parcels to be determined adjacent as defined in Section 101-1 of the code where properties are within twenty-five (25) feet of a common point and accessory structures or uses are requested.
(c) Application and procedures. An application for a variance shall be submitted to the planning director. The planning director shall review the entire application and all public responses thereto and prepare a staff report with recommendations for the planning commission. The variance application shall be heard at a regularly scheduled meeting of the planning commission. Notice, posting and hearing requirements shall be in accordance with section 110-5.
(d) Decision. The planning commission's decision shall be in writing in accordance with section 101-1. Except for the special accessibility setback variance provided for in section 102-186(g), a variance shall only be granted if the standards in section 102-186(f) are met.
(Code 1979, § 9.5-524; Ord. No. 034-2003, § 3)
Secs. 102-188--102-212. Reserved.

Section 3. Section 118-12(m) of the Monroe County Code is amended as follows:

(m) *Docking Facilities:* Docking facilities shall be permitted~~, provided that:~~ as follows:

* * * * *

~~*(4)* Notwithstanding the provisions of section 101-1, docking facilities may be constructed on adjacent parcels under the same ownership and within the same zoning district, provided that a legally established principal use and/or structure exists on one (1) parcel. In the event that ownership of the adjacent parcel containing such an accessory dock is severed from the parcel containing the principal use/structure, the dock must be removed and the shoreline restored.~~

(4) *Adjacent parcel.* Notwithstanding the provisions of the definition of "accessory uses or accessory structures" in Section 101-1, docking facilities may be permitted on adjacent parcels provided that:

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

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

DRAFT

(c) No overnight occupancy is permitted. ~~No rental of the dock is allowed separate from the rental of the associated dwelling unit.~~

(d) No rental of the dock is allowed separate from the rental of the associated dwelling unit.

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

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

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

(g) In the event that ownership of the lands containing the dock is severed from the land containing the principal use/structure, the dock must be removed and the shoreline restored. A restrictive covenant shall be filed as required in Section 101-1 under *Accessory uses or accessory structures.*

(h) Applications for a docking facility under this section shall be consistent with the process, public notification requirement, and appeal process as a minor conditional use.

* * * * *

Section 4. 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 5.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 6. 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 7. Transmittal for Codification

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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 OFOUNTY COMMISSIONERS

_____
Deputy Clerk

_____
Mayor George Neugent

DRAFT

Tedesco-Debby

From: Schwab-Townsley
Sent: Thursday, December 10, 2009 11:06 AM
To: Tedesco-Debby
Subject: Adjacency Ordinance continuance

Debby,

Christine Hurley, Growth Management Director has requested that the Adjacency Ordinance scheduled for the Tuesday, December 15, 2009 planning commission meeting be continued to the Wednesday January 27, 2010 planning commission meeting so that she has time to evaluate the proposed ordinance and discuss it with staff.

Thanks,
Townsley

Townsley Schwab, Sr. Director
Planning & Environmental Resources
Monroe County, FL
(305) 289-2500

File #: **29075**

Agent Name: **N/A**

Owner Name: **William "Bill" M Thomas Jr**

Type of Application: **PC Variance**

Key: **Duck Key**

RE #: **00384370-000000**

Additional Information added to File 29075

County of Monroe
Growth Management Division

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

Board of County Commissioners
Mayor Charles "Sonny" McCoy, Dist. 3
Mayor Pro Tem, Mario Di Gennaro, Dist. 4
Commissioner George Neugent, Dist. 2
Commissioner Dixie M. Spehar, Dist. 1
Commissioner Sylvia J. Murphy, Dist. 5

We strive to be caring, professional and fair

Date: 7/29/09
Time: 11:00

Dear Applicant:

This is to acknowledge submittal of your application for Variance
Type of application

William Thomas to the Monroe County Planning Department.
Project / Name

Thank you.

Planning Staff

End of Additional Information
File 29075

APPLICATION

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

Variance Application to the Monroe County Planning Commission

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

Planning Commission Variance Application Fee: $1,608.00

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: July / 29 / 2009
Month Day Year

Property Owner:

William M Thomas Jr.
Name

348 East Seaview Dr Duck Key FL 33050
Mailing Address (Street, City, State, Zip Code)

407 948-3155 - 407 509 0754
Daytime Phone

Bill.Thomas@TTCFL.com
Email Address

Agent (if applicable):

Name

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

Daytime Phone

Email Address

Legal Description of Property:
(If in metes and bounds, attach legal description on separate sheet)

Block	Lot	Subdivision	Key
1	24	Yacht Club	Duck Key

Real Estate (RE) Number: 1468053 Alternate Key Number: Parcel ID 00384370-000000

Street Address (Street, City, State, Zip Code): 348 East Seaview Dr. Duck Key FL 33050
Approximate Mile Marker: 61

* email - notices

APPLICATION

Land Use District Designation(s): Residential

Present Land Use of the Property: OIDC Residential Canal

Total Land Area: 829800 SF

Please provide the standard required by the land development regulations: ~~8'~~ Side of East 10' & West 5'
(i.e. front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Please provide that requested: requesting a 5' to the East and Approximately 1' to the west
(i.e. front yard setback of 10 feet, 70 off-street parking spaces, etc.)

<u>All of the following standards</u> must be met in order to receive variance approval. Please describe how each standard shall be met.

1) The applicant shall demonstrate a showing of good and sufficient cause:
See attached - Engineering

2) Failure to grant the variance would result in exceptional hardship to the applicant:
My mother is going to move in with me in a few years when the dementia she has, completely stops her ability to live alone, the landscaping pavers are a great foot path area.

3) Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public:
I have greatly improved accessability around the sides of my house and have inhanced the value, with no effect to anyone or anybody.

4) Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district:
My house sets in the apex of the canal frontage which creates a side set back delinga

5) Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of this chapter or established development patterns:
(NONE) this will be explained in further detail later.

6) Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:

other than #2 (NONE) - AS OF this time FRANK this isn't based on a handcap issue.

7) Granting the variance is not based on the domestic difficulties of the applicant or his family:

this isn't BASED on Domestic difficulties

8) The variance is the minimum necessary to provide relief to the applicant:

this is the minimum required and applied for.

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 variance application** (unaltered and unbound);
- ☐ **Correct fee** (check or money order to Monroe County Planning & Environmental Resources);
- ☐ **Proof of ownership (i.e. Warranty Deed);**
- ☐ **Current Property Record Card(s) from the Monroe County Property Appraiser;**
- ☐ **Location map;**
- ☐ **Photograph(s) of site from adjacent roadway(s);**
- ☐ **Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – ~~16~~ 9 sets** (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat);
- ☐ **Signed and Sealed Site Plans, prepared by a Florida registered architect, engineer or landscape architect– 16 sets** (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:
  - ☐ Date, north point and graphic scale;
  - ☐ Boundary lines of site, including all property lines and mean high-water lines;
  - ☐ Land use district of site and any adjacent land use districts;
  - ☐ Locations and dimensions of all existing and proposed structures and drives;
  - ☐ Type of ground cover (i.e. concrete, asphalt, grass, rock);
  - ☐ Adjacent roadways;
  - ☐ Setbacks as required by the land development regulations;
  - ☐ Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;
- ☐ **Typed name and address mailing labels of all property owners within a 300 foot radius of the property.** This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included;

APPLICATION

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)

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

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

Signature of Applicant: _____ **Date:** 29 July 09

Sworn before me this 28th day of July 2009

Janice Antetomaso
Notary Public
My Commission Expires

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

JANICE P. ANTETOMASO
Notary Public - State of Florida
My Commission Expires Sep 14, 2009
Commission # DD 472021
Bonded By National Notary Assn.

BISHOP ENGINEERING COMPANY

Consulting Structural Engineering

July 21, 2009

Bill and Linda Thomas
Duck Key, Florida

RE: Installation of Landscape Pavers

Dear Mr. and Mrs. Thomas-

I understand that you have installed landscape pavers on the side of your residence and that the local Building Department is concerned that they are for "structural" use.

You have indicated that you have installed coral stone pavers to form a walkway in you landscape area. First of all, I definitely would not consider these pavers to have any structural value what so ever apart from their ability to provide a walking surface – pavers are simply placed on the ground "loose" – they cannot be used to support any structures.

I have received some data (attached) indicating some properties of the "Coralina" material that the pavers are made from – note that they have a "water absorption" of 2.81% - what this indicates is that the material is rather porous and water will migrate through. It should be noted that it is quite common – in jurisdictions which have "imperious cover ratio" standards – that pavers are often used in lieu of concrete slabs for such things and drive ways and walkways because they are NOT considered to be providing an impervious surface which limits drainage.

Please let know if you need any additional information – it is a pleasure to assist you with your project.

Regards,

Bradford T. Bishop, PE
President

bec

972C Orange Avenue Winter Park, Florida 32789 Phone (407) 622-2477 Fax (407) 622-2479

E-mail -

Architectural Specifications Brad22bec@yahoo.com

Slate

C1527	Standard Specification for Dimensional Travertine Stone
C97-02	Water Absorption .10 -.45 %
C99 -87 (2000)	Modulus of Rupture of Dimensional Stone PSI – 5000-9000
C170-90	Compressive Strength of Dimensional Stone PSI - 10000-15000
C241 -90 (1997)	Abrasion Resistance (6-10) Recommended - 8

Coralina

C99	Modulus of Dry Rupture – 959 PSI
C99	Modulus of Wet Rupture – 1041 PSI
C97	Water Absorption 2.81%

Cap Rock

C99 Modulus of Dry Rupture - 3680 PSI

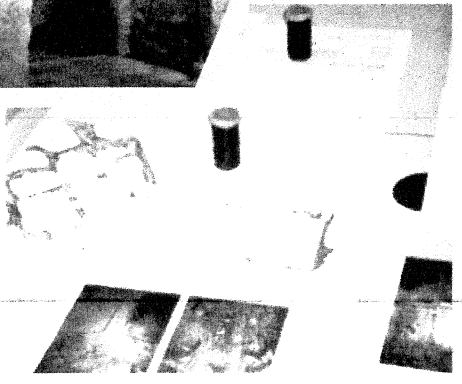
Travertine

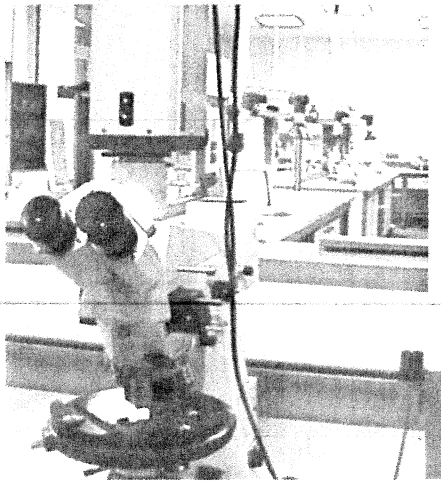
C1527	Standard Specification for Dimensional Travertine Stone
C97-02	Water Absorption .10%
C99 -87 (2000)	Modulus of Rupture of Dimensional Stone Interior: 700 PSI Exterior: 1000 PSI
C170-90	Compressive Strength of Dimensional Stone Interior: 5000 PSI Exterior: 7500-10000 PSI
C241 -90 (1997)	Abrasion Resistance (13-25) Recommended - 10

ICCROM
UNESCO
WHC

CONSERVATION OF ARCHITECTURAL HERITAGE,
HISTORIC STRUCTURES AND MATERIALS

Introduction



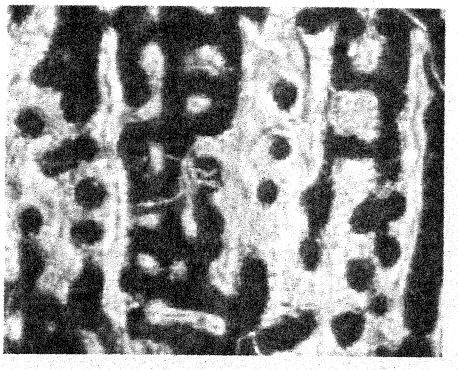


ARC
LABORATORY HANDBOOK

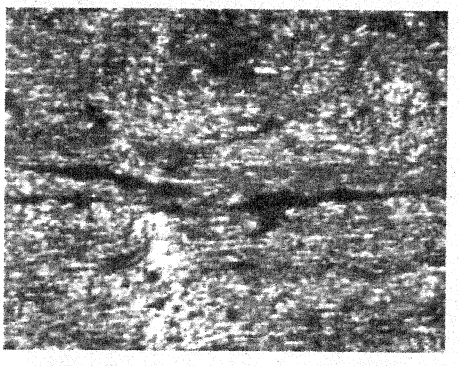
VOLUME 1 /99

MICROPHOTOGRAPHS OF THIN SECTIONS
Examples of macroporosity

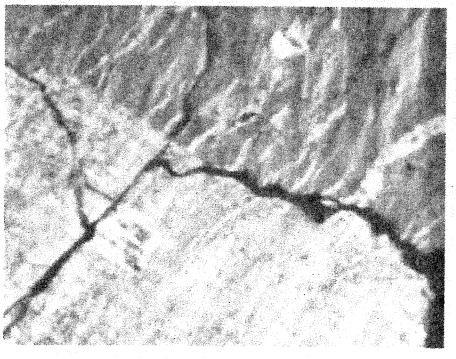
1
Coral stone



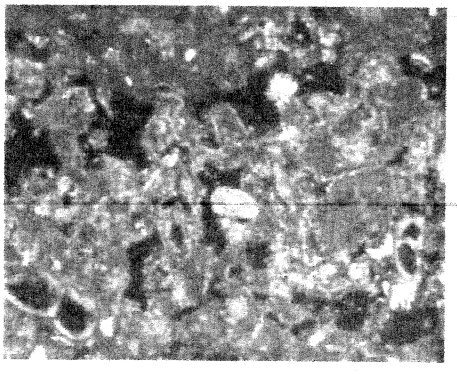
2
Slate



3
Granite



4
Organogenic limestone



- SHRINKAGE PORES: pores deriving from the contraction of the various components of masonry materials, mainly artificial ones e.g. the shrinkage of mortars due to rapid water loss.

Size

There is considerable variability in pore sizes; they vary from a few angstrom⑤(Å) to several millimetres. Pores of greater dimensions are defined as cavities rather than pores, and do not contribute to capillary action. Pores with radii⑥ less than 10 angstrom are not considered permeable.

There are conflicting views concerning pore size classification. In practice, when conservation scientists speak of porosity, they are not generally referring to the values defined below, but to a dividing line of < 2.5 μm and > 2.5 μm between microporosity and macroporosity, which is more realistic when dealing with building material⑦ 🗁6.

International standards (IUPAC) 🗁5 classify pores according to their radius as

MICROPORES:	radius	< 0.001	μm	(< 10 Å)
MESOPORES:	radius between	0.001	μm and 0.025 μm	(10 Å and 250 Å)
MACROPORES:	radius	> 0.025	μm	(> 250 Å)

⑤ 1 Å = 10^{-10}m, or 1μm = 10^{4} Å.

⑥ At a first approximation, all pores of any shape are considered equivalent to round pores of equal nature. The radius of the equivalent pores can be measured by several methods (see section 6).

⑦ These values are proposed by Russell (1927), De Quervain (1967), Ashurst & Dimes (1977), Zehnder (1982) and Veniale & Zezza (1987).

The percentage distribution of pores of differing radius within the material is an extremely important parameter for the evaluation of its behaviour in contact with water and therefore for the forecast of freeze-thaw cycles, chemical reactivity etc.

There is obviously a great variation in porosity from one material to another. Igneous (e.g. granite, basalt) and metamorphic (e.g. marble, gneiss) rocks are not very porous with maximum porosity between 1% and 2%. Unless they are fractured, these low-porosity rocks are scarcely permeable. A lot of sedimentary rocks, however, and particularly calcarenites, have high porosity with maximum values even reaching 45%.

The % porosity and pore types of some common rocks are summarized in the following table:

Rock type	Genesis	Geological formation pressure	Geological formation temperature	% porosity (average value)	Predominant pore type
basalt	igneous	low	very high	≅ 1 - 3	macro
granite	igneous	high	very high	≅ 1 - 4	micro
tuff	igneous	low	high	≅ 20 - 30	micro
gneiss	metamorphic	high	high	≅ 0,4 - 2	micro
marble	metamorphic	high	high	≅ 0,2 - 0,3	micro
slate	metamorphic	high	medium-high	≅ 0,1 - 1	micro
coral stone	sedimentary	low	low	≅ 40 - 50	macro
limestone	sedimentary	low	low	≅ 15 - 20 ± equal	micro/macro
sandstone	sedimentary	low	low	≅ 10 - 15	macro

Table 1 - Porosity and pore type of some common rocks

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STANDARDS

ASTM standards (American Society for Testing and Materials)

- Designation: C 121-90. Standard test method for water absorption of slate
- Designation: D 4404-84 (reappr. 1992). Standard test method for determination of pore volume distribution of soil and rock by mercury intrusion porosimetry
- Designation: D 4959-89. Standard test method for determination of water (moisture) content of soil by direct heating method
- Designation: D 4525-90. Permeability of rocks by flowing air
- Designation: D 653-90. Terminology relating to soil, rock and contained fluids
- Designation: C 566-89. Test method for total moisture content of aggregate by drying
- Designation: E 12-70 (reappr. 1991). Density and specific gravity of solids, liquids and gases

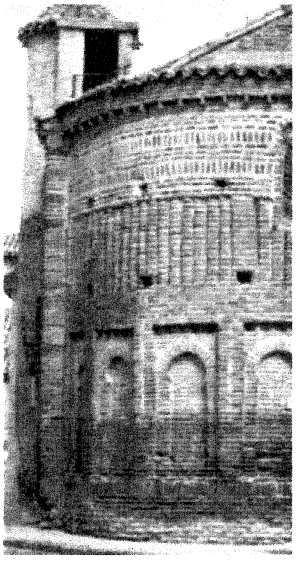
RILEM tests (Réunion Internationale des Laboratoires d'Essais des Matériaux)

- Test n. I.1: Porosity accessible to water
- Test n. I.2: Bulk and real densities
- Test n. I.3: Air-permeability
- Test n. I.4: Pore-size distribution (suction)
- Test n. I.5: Pore-size distribution (mercury porosimeter)
- Test n. II.1: Saturation coefficient
- Test n. II.2: Coefficient of water vapour conductivity
- Test n. II.3: Water absorption under low pressure (box method)
- Test n. II.4: Water absorption under low pressure (pipe method)
- Test n. II.5: Evaporation curve
- Test n. II.6: Water absorption coefficient (capillarity)
- Test n. II.8a: Water drop absorption

NORMAL documents (Commissione Normativa Manufatti Lapidei)

- NORMAL 4/ 80: Distribuzione del volume dei pori in funzione del loro diametro
- NORMAL 7 /81: Assorbimento d'acqua per immersione totale – Capacità di Imbibizione
- NORMAL 11/ 85: Assorbimento d'acqua per capillarità – Coefficiente di assorbimento capillare
- NORMAL 21/ 85: Permeabilità al vapor d'acqua
- NORMAL 29/ 88: Misura dell'indice di asciugamento (Drying index)
- NORMAL 33/ 89: Misura dell'angolo di contatto
- NORMAL 44/ 93: Assorbimento d'acqua a bassa pressione

ISBN 92-9077-157-7



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e-mail: iccrom@iccrom.org
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Monroe County Property Record Card (017)

Alternate Key: 1468053
Effective Date: 7/28/2009 1:08:02 PM

Roll Year 2009
Run: 07/28/2009 01:11 PM

THOMAS,WILLIAM M JR AND LINDA R

348 E SEAVIEW DR
DUCK KEY FL 33050

Parcel 00384370-000000-16-65-34
Alt Key 1468053
Affordable Housing No
FEMA Injunction
Inspect Date
Business Name
Physical Addr 348 E SEAVIEW DR, DUCK KEY

Nbhd 4725
Mill Group 500D
PC 0100
Next Review

Associated Names

Name	DBA	Role
THOMAS, WILLIAM M JR AND LINDA R		Owner

Legal Description

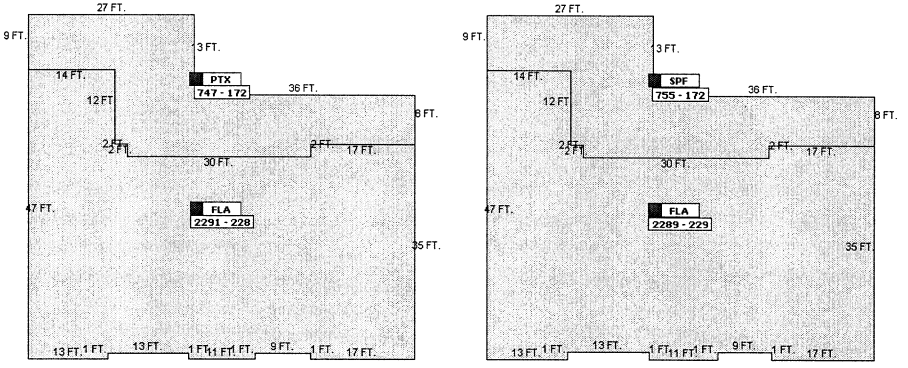
BK 1 LT 24 DUCK KEY YACHT CLUB ISLAND SEC-4 TOMS HARBOR OR643-634 OR761-1192 OR1069-546 OR1361-50Q/C OR2161-1793/94Q/C

Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
51370	010C	0	0	No	8,298.00	SF	100.00		1.00	1.00	1.00	1.00		N		

Total Just Value

Building Sketch 3785



Building Characteristics

Building Nbr	1	**Building Type**	R1	**Perimeter**	457	**Functional Obs**	0.00
Effective Age	0	**Condition**	G	**Depreciation %**	0.00	**Economic Obs**	0.00
Grnd Floor Area	4,580	**Quality Grade**	550	**Year Built**	2008	**Special Arch**	0

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

Roof Type	2	**Roof Cover**	2	**Heat 1**	0	**Heat 2**	0	**Heat Src 1**	0	**Heat Src 2**	0	**Foundation**	5	**Bedrooms**	3
Extra Features:		**2 Fix Bath**	1	**4 Fix Bath**	0	**6 Fix Bath**	0	**Extra Fix**	0	**Vacuum**	0	**Security**	0	**Garbage Disposal**	0
		3 Fix Bath	1	**5 Fix Bath**	0	**7 Fix Bath**	0	**Dishwasher**	0	**Intercom**	0	**Fireplaces**	0	**Compactor**	0

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID	SOH %
FLA	1	5:C.B.S.	1	2008		Y			2,291	004	100.00
PTX	2	:	1	2008					747	003	100.00
FLA	3	5:C.B.S.	1	2008		Y			2,289	005	100.00
SPF	4	:	1	2008					755	006	100.00

Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
1	BL2:BOAT LIFT	1	UT	100.00			2004	2005	2	20		
5	SW2:SEAWALL	300	SF	100.00	75	4	1989	1990	4	60		
4	DK4:WOOD DOCKS	300	SF	100.00	75	4	1978	1979	3	40		
3	RW2:RETAINING WALL	256	SF	100.00	64	4	1989	1990	3	50		
7	PT2:BRICK PATIO	715	SF	100.00			2008	2009	3	50		
6	PT2:BRICK PATIO	503	SF	100.00			2008	2009	3	50		
2	PO2:LOW COST POOL	255	SF	100.00	17	15	2008	2009	5	40		
										Total Depreciated Value		

Appraiser Notes

THEY HAVE CO WILL GO BACK AND MEASURE

NEW CONSTRUCTION 2008

14-1 2006-05-17 WILMA CHECK - 8% DAMAGE (ROOF,EXT. SIDING, FRAMING) PER (MR098)

2007/5/4 BUILDING DEMO NOT DUE TO WILMA NO PERMIT IN FILE FOR NEW CONSTRUCTION (99DW)

VACANT LOT

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	08200849	Mar 17 2008 12:00AM	Apr 15 2008 12:00AM	2,000		UNDERGROUND PROPANE TANK
	07202691	Dec 4 2007 12:00AM	Dec 12 2008 12:00AM	400,000		REPLACE HOME WITH CBS HOME
	08201010	May 15 2008 12:00AM	Dec 12 2008 12:00AM	30,000		POOL/SPA/FENCE
	08202769	Jul 29 2008 12:00AM		1,200		HOOK UP SEWER LINE FROM UNIT TO CLEAN OUT BOX
	4203010	Jul 22 2004 12:00AM	Aug 16 2006 12:00AM	10,000		BOAT LIFT

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2008F	C	724,001	0	0	21,085	745,086	615,574	25,000	N	590,574
2007F	C	580,860	0	0	16,785	597,645	597,645	25,000	N	572,645
2006F	O	740,597	0	425,473	24,749	1,190,819	1,156,781	25,000	N	1,131,781
2005F	C	416,975	0	229,755	25,580	672,310	672,310	0	N	672,310
2004F	C	286,281		234,294	26,411	546,986	546,986	0	N	546,986
2003F	C	213,674		208,482	27,152	449,308	449,308	0		449,308
2002F	C	118,247		112,978	28,186	259,411	259,411	0		259,411
2001F	C	153,720		113,412	29,152	296,284	296,284	0		296,284
2000F	C	153,720		122,863	16,011	292,594	292,594	0		292,594
1999F	C	153,720		94,510	12,728	260,958	260,958	0		260,958
1998F	C	153,720		94,510	13,185	261,415	261,415	0		261,415
1997F	C	153,720		94,510	13,571	261,801	261,801	0		261,801
1996F	C	153,720		94,510	14,025	262,255	262,255	0		262,255
1995F	C	153,720		94,510	14,437	262,667	262,667	0		262,667
1994F	C	153,720		94,510	14,868	263,098	263,098	0		263,098
1993F	C	139,406		88,352	15,280	243,038	243,038	0		243,038
1992F	C	139,406		88,352	15,735	243,493	243,493	0		243,493
1991F	C	139,406		88,352	16,120	243,878	243,878	0		243,878
1990F	C	107,044		88,352	19,858	215,254	215,254	0		215,254
1989F	C	78,416		73,815	20,348	172,579	172,579	0		172,579
1988F	C	69,703		78,033	13,708	161,444	161,444	25,000		136,444
1987F	C	61,737		63,431	13,708	138,876	138,876	25,000		113,876
1986F	C	61,737		63,767	13,708	139,212	139,212	25,000		114,212
1985F	C	53,536		61,904	13,708	129,148	129,148	25,000		104,148
1984F	C	53,536		58,005	13,708	125,249	125,249	25,000		100,249
1983F	C	53,536		74,130	13,708	141,374	141,374	25,000		116,374
1982F	C	31,678		53,189	13,708	98,575	98,575	25,000		73,575

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
761	1192	2/1/1976	Conversion Code	0	Q	I	78,000
1069	546	9/1/1988	Warranty Deed	0	Q	I	200,000

Exemptions

Code	Description	Value	Year	Renewal	%	Amount Applied
44	ADDL HOMESTEAD	25,000	2008	1	100.00	
39	25000 HOMESTEAD	25,000	2006	1	100.00	

NOTARY PUBLIC STATE OF FLORIDA
DAWN BENDER
Notary Public - State of Florida
My Comm. Expires Dec 17, 2012
Commission # DD 846342
Bonded Through National Notary Assn.

NOTARY PUBLIC STATE OF FLORIDA
DAWN BENDER
Notary Public - State of Florida
My Comm. Expires Dec 17, 2012
Commission # DD 846342
Bonded Through National Notary Assn.

Printed for The Fund Attorneys' Title Insurance Fund, Inc., Orlando, Florida

RECORD AND RETURN TO:
ASSOCIATED LAND TITLE GROUP INC.
LAUDERDALE TITLE DIVISION
4300 N. UNIVERSITY DRIVE SUITE F-102
LAUDERHILL, FLORIDA 33321

561269 OFF REC 1069 PAGE 0546

This instrument was prepared by:
Name THOMAS J. DOWDELL, III
Address Attorney at Law
11400 Overseas Highway
MARATHON, FLORIDA 33050

[Space above this line for recording data.]

WARRANTY DEED (STATUTORY FORM — SECTION 689.02, F.S.)

This Indenture, made this 30th day of September 19 88. **Between**

GEORGE E. DOLEZAL and BETTY J. DOLEZAL, his wife

of the County of Cherokee, State of North Carolina, grantor*, and

WILLIAM N. THOMAS JR. and LINDA R. THOMAS, his wife

whose post office address is

of the County of , State of , grantee*.

Witnesseth that said grantor, for and in consideration of the sum of ----------TEN AND 00/100---------- Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

Lot 24, Block 1, YACHT CLUB ISLAND, according to the Plat of DUCK KEY, as recorded in Plat Book 5, Page 82 of the Public Records of Monroe County, Florida.

Together with improvements thereon.

Subject to restrictions and easements of record and to taxes for the year 1988 and subsequent years.

DS $ 4.00 10-0-88
DANNY L. KOLHAGE, CLK. CT.
By ____ D.C.

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

*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence.

(Seal)
GEORGE E. DOLEZAL
(Seal)
(Seal)
BETTY J. DOLEZAL
(Seal)

STATE OF FLORIDA
COUNTY OF MONROE
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

GEORGE E. DOLEZAL and BETTY J. DOLEZAL

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that executed the same.
WITNESS my hand and official seal in the County and State last aforesaid this 30th day of September, 19 88.

My commission expires:
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION EXP. MAY 21, 1991
BONDED THRU GENERAL INS. UND.

Notary Public

Recorded in Official Records Book
DANNY L. KOLHAGE
Clerk Circuit Court

22-F-761-001

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

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

Property Record View

Alternate Key: 1468053 Parcel ID: 00384370-000000

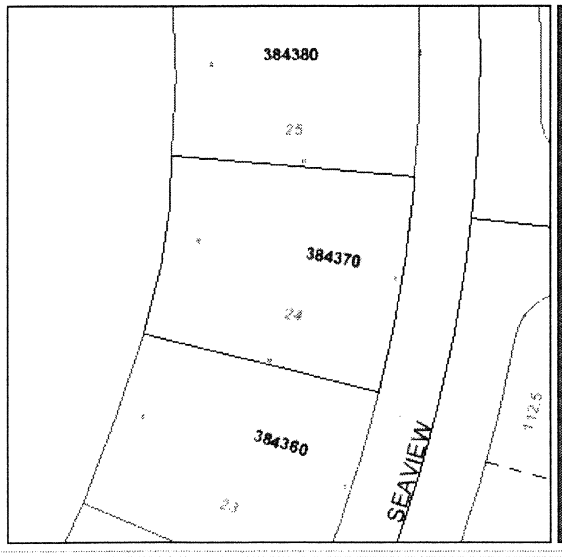
Ownership Details

Mailing Address:
THOMAS WILLIAM M JR AND LINDA R
348 E SEAVIEW DR
DUCK KEY, FL 33050

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 500D
Affordable Housing: No
Section-Township-Range: 16-65-34
Property Location: 348 E SEAVIEW DR DUCK KEY
Subdivision: YACHT CLUB ISLAND
Legal Description: BK 1 LT 24 DUCK KEY YACHT CLUB ISLAND SEC-4 TOMS HARBOR OR643-634 OR761-1192 OR1069-546 OR1361-50Q/C OR2161-1793/94Q/C

Parcel Map



Exemptions

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

Land Details

Land Use Code	Frontage	Depth	Land Area
010C - RESIDENTIAL CANAL	0	0	8,298.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 4580

Year Built: 2008

Building 1 Details

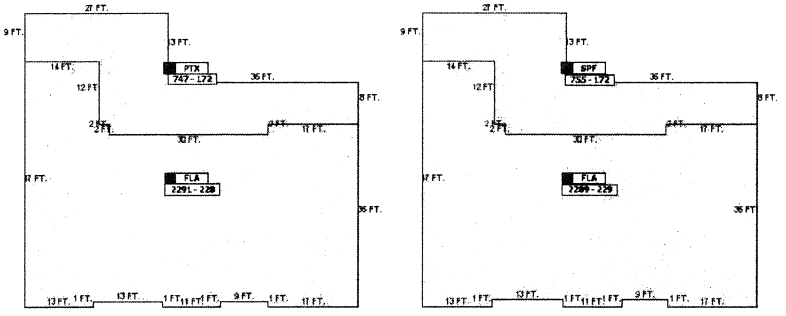
Building Type	R1	Condition	G	Quality Grade	550
Effective Age	0	Perimeter	457	Depreciation %	0
Year Built	2008	Special Arch	0	Grnd Floor Area	4,580
Functional Obs	0	Economic Obs	0		

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

Roof Type	GABLE/HIP	Roof Cover	METAL	Foundation	CONCR FTR
Heat 1		Heat 2		Bedrooms	3
Heat Src 1		Heat Src 2			

Extra Features:

2 Fix Bath	1	Vacuum	0
3 Fix Bath	1	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	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	5:C.B.S.	1	2008		Y			2,291
2	PTX		1	2008					747
3	FLA	5:C.B.S.	1	2008		Y			2,289
4	SPF		1	2008					755

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	BL2:BOAT LIFT	1 UT	0	0	2004	2005	2	20
2	PO2:LOW COST POOL	255 SF	17	15	2008	2009	5	40
3	RW2:RETAINING WALL	256 SF	64	4	1989	1990	3	50
4	DK4.WOOD DOCKS	300 SF	75	4	1978	1979	3	40
5	SW2:SEAWALL	300 SF	75	4	1989	1990	4	60
6	PT2.BRICK PATIO	503 SF	0	0	2008	2009	3	50
7	PT2:BRICK PATIO	715 SF	0	0	2008	2009	3	50

Appraiser Notes

THEY HAVE CO WILL GO BACK AND MEASURE

NEW CONSTRUCTION 2008
14-1 2006-05-17 WILMA CHECK - 8% DAMAGE (ROOF,EXT. SIDING, FRAMING) PER (MR098)
2007/5/4 BUILDING DEMO NOT DUE TO WILMA NO PERMIT IN FILE FOR NEW CONSTRUCTION (99DW)
VACANT LOT

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	08202769	07/29/2008		1,200		HOOK UP SEWER LINE FROM UNIT TO CLEAN OUT BOX
	4203010	07/22/2004	08/16/2006	10,000		BOAT LIFT
	08200849	03/17/2008	04/15/2008	2,000		UNDERGROUND PROPANE TANK
	07202691	12/04/2007	12/12/2008	400,000		REPLACE HOME WITH CBS HOME
	08201010	05/15/2008	12/12/2008	30,000		POOL/SPA/FENCE

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	0	21,085	724,001	745,086	615,574	25,000	590,574
2007	0	16,785	580,860	597,645	597,645	25,000	572,645
2006	425,473	24,749	740,597	1,190,819	1,156,781	25,000	1,131,781
2005	229,755	25,580	416,975	672,310	672,310	0	672,310
2004	234,294	26,411	286,281	546,986	546,986	0	546,986
2003	208,482	27,152	213,674	449,308	449,308	0	449,308
2002	112,978	28,186	118,247	259,411	259,411	0	259,411
2001	113,412	29,152	153,720	296,284	296,284	0	296,284
2000	122,863	16,011	153,720	292,594	292,594	0	292,594
1999	94,510	12,728	153,720	260,958	260,958	0	260,958
1998	94,510	13,185	153,720	261,415	261,415	0	261,415
1997	94,510	13,571	153,720	261,801	261,801	0	261,801
1996	94,510	14,025	153,720	262,255	262,255	0	262,255
1995	94,510	14,437	153,720	262,667	262,667	0	262,667
1994	94,510	14,868	153,720	263,098	263,098	0	263,098
1993	88,352	15,280	139,406	243,038	243,038	0	243,038
1992	88,352	15,735	139,406	243,493	243,493	0	243,493
1991	88,352	16,120	139,406	243,878	243,878	0	243,878
1990	88,352	19,858	107,044	215,254	215,254	0	215,254
1989	73,315	20,348	78,416	172,579	172,579	0	172,579
1988	78,033	13,708	69,703	161,444	161,444	25,000	136,444
1987	63,431	13,708	61,737	138,876	138,876	25,000	113,876
1986	63,767	13,708	61,737	139,212	139,212	25,000	114,212
1985	61,904	13,708	53,536	129,148	129,148	25,000	104,148
1984	58,005	13,708	53,536	125,249	125,249	25,000	100,249
1983	74,130	13,708	53,536	141,374	141,374	25,000	116,374
1982	53,189	13,708	31,678	98,575	98,575	25,000	73,575

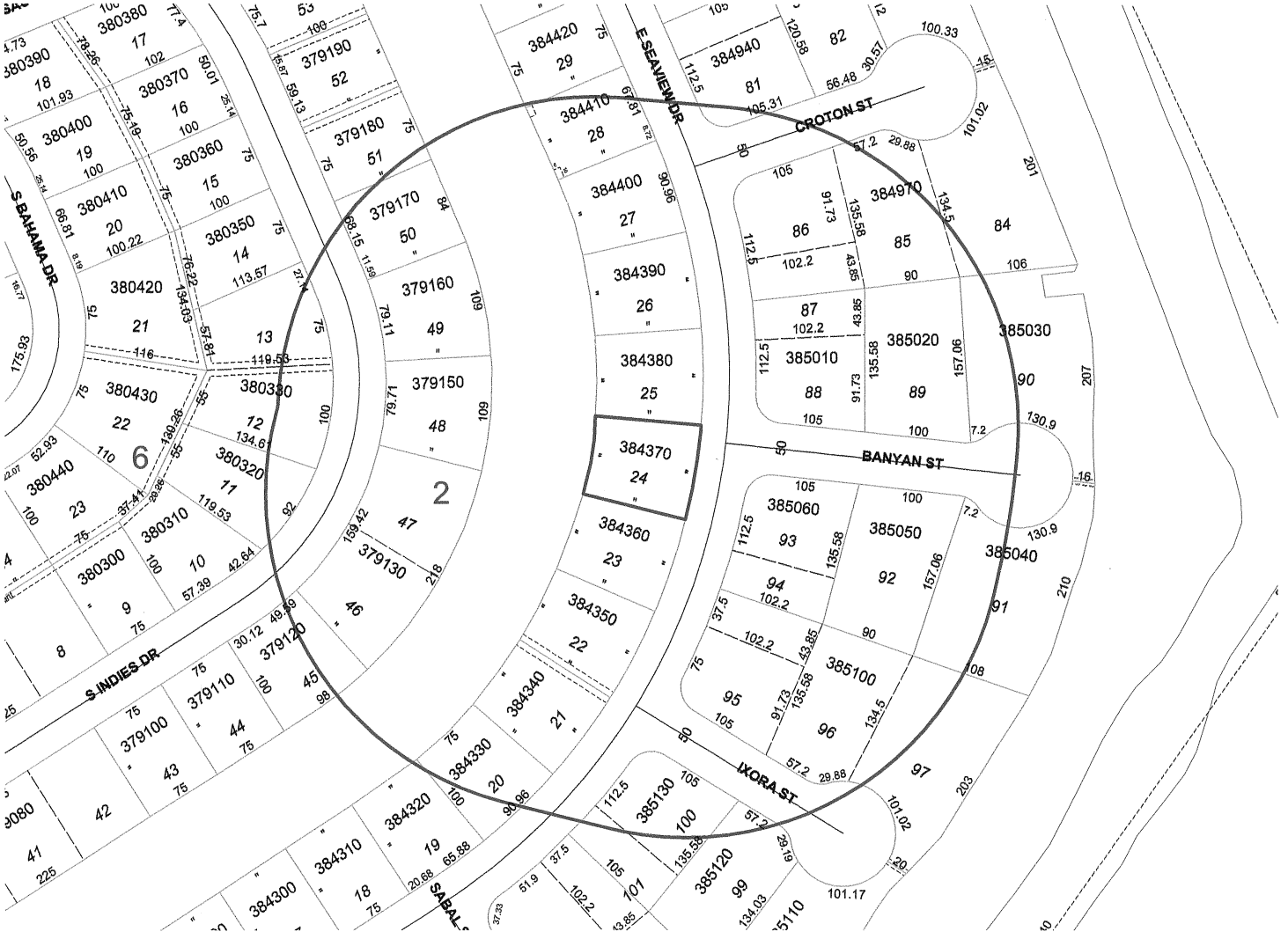
Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/1/1988	1069 / 546	200,000	WD	Q
2/1/1976	761 / 1192	78,000	00	Q

This page has been visited 178,445 times.

Monroe County Property Appraiser
Ervin A. Higgs, CFA
P.O. Box 1176
Key West, FL 33041-1176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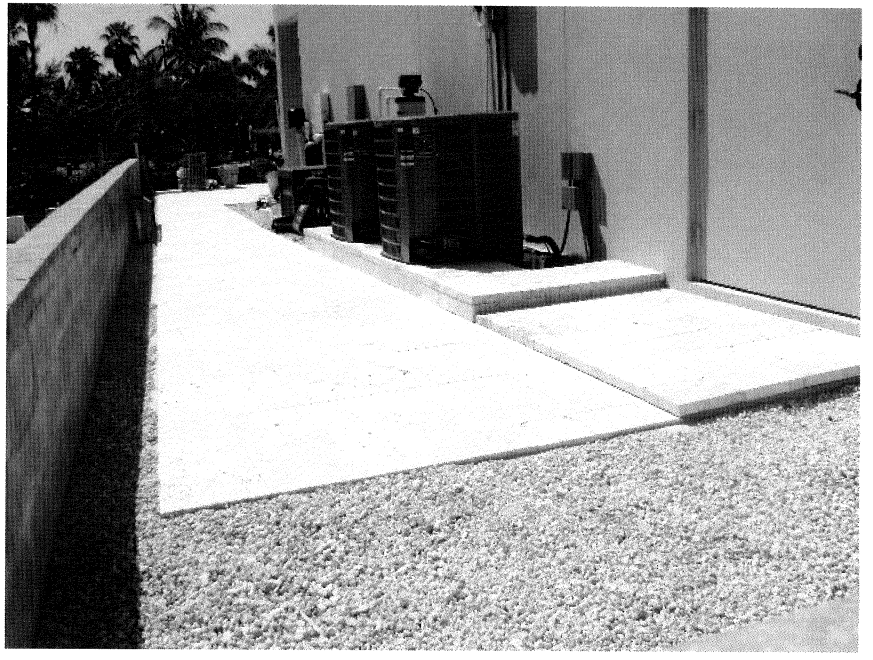
04-22-09 CE

Inspector: Kerri Walbroehl

348 East Seaview Drive, Duck Key, FL



05-01-09 CE

Inspector: Kerri Walbroehl

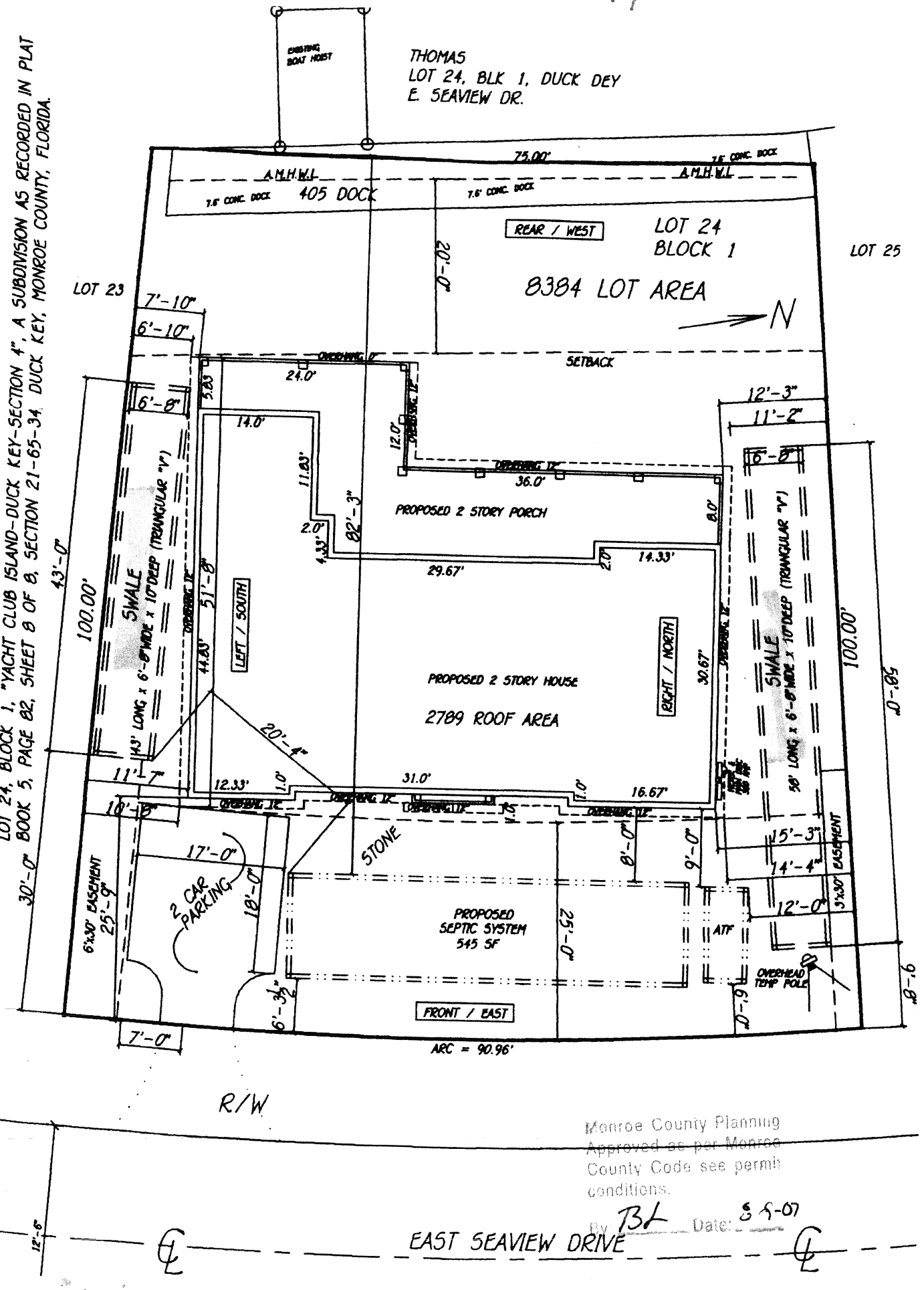
348 East Seaview Drive, Duck Key

05-01-09 CE
Inspector: Kerri Walbroehl

348 East Seaview Drive, Duck Key

07 22671

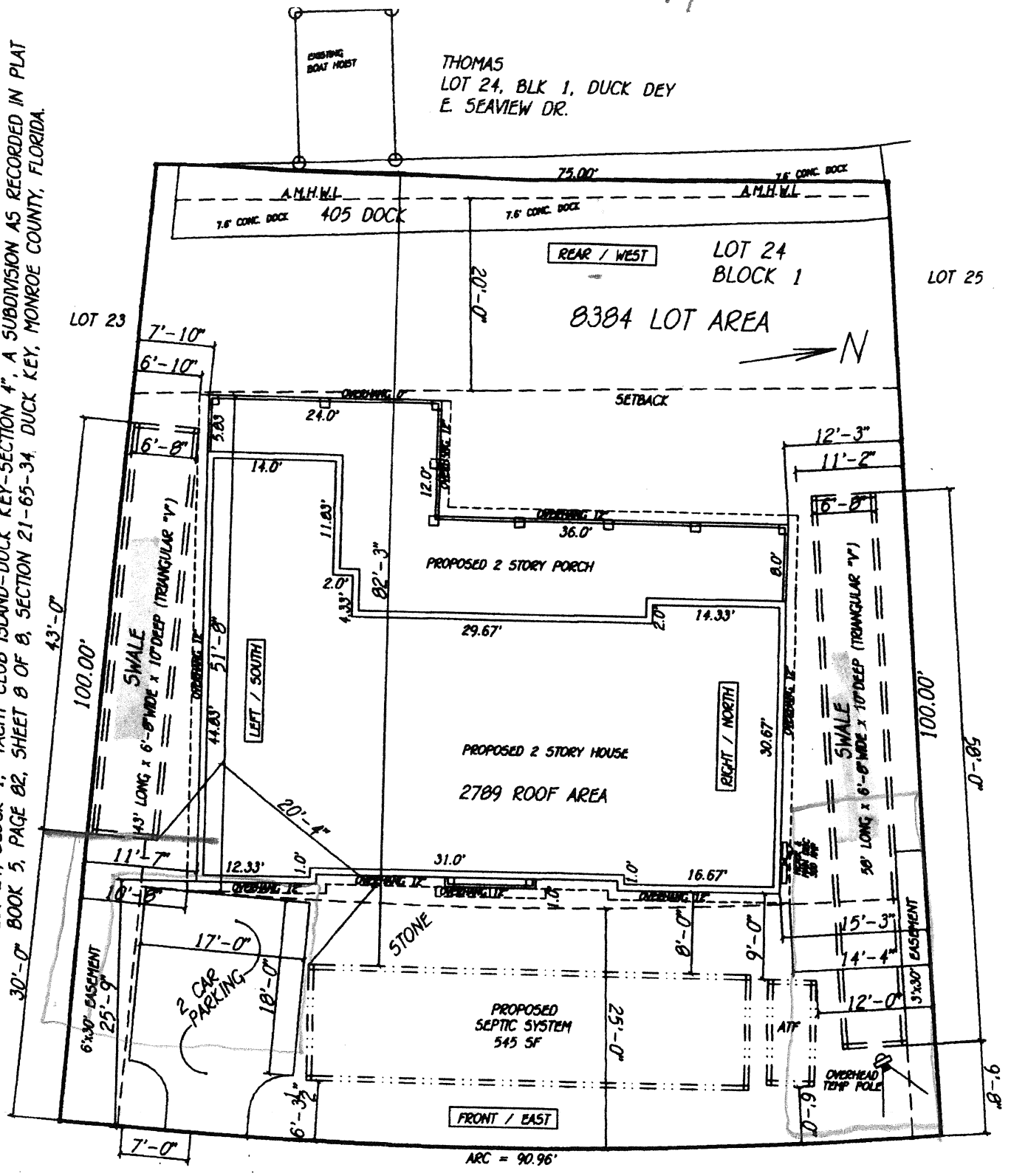
LEGAL DESCRIPTION:
LOT 24, BLOCK 1, "YACHT CLUB ISLAND-DUCK KEY-SECTION 4", A SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 82, SHEET 8 OF 8, SECTION 21-65-34, DUCK KEY, MONROE COUNTY, FLORIDA.



Monroe County Planning
Approved as per Monroe County Code see permit conditions.
By BL Date: 8-9-07

07 22671

LEGAL DESCRIPTION:
LOT 24, BLOCK 1, "YACHT CLUB ISLAND-DUCK KEY-SECTION 4", A SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 82, SHEET 8 OF 8, SECTION 21-65-34, DUCK KEY, MONROE COUNTY, FLORIDA.

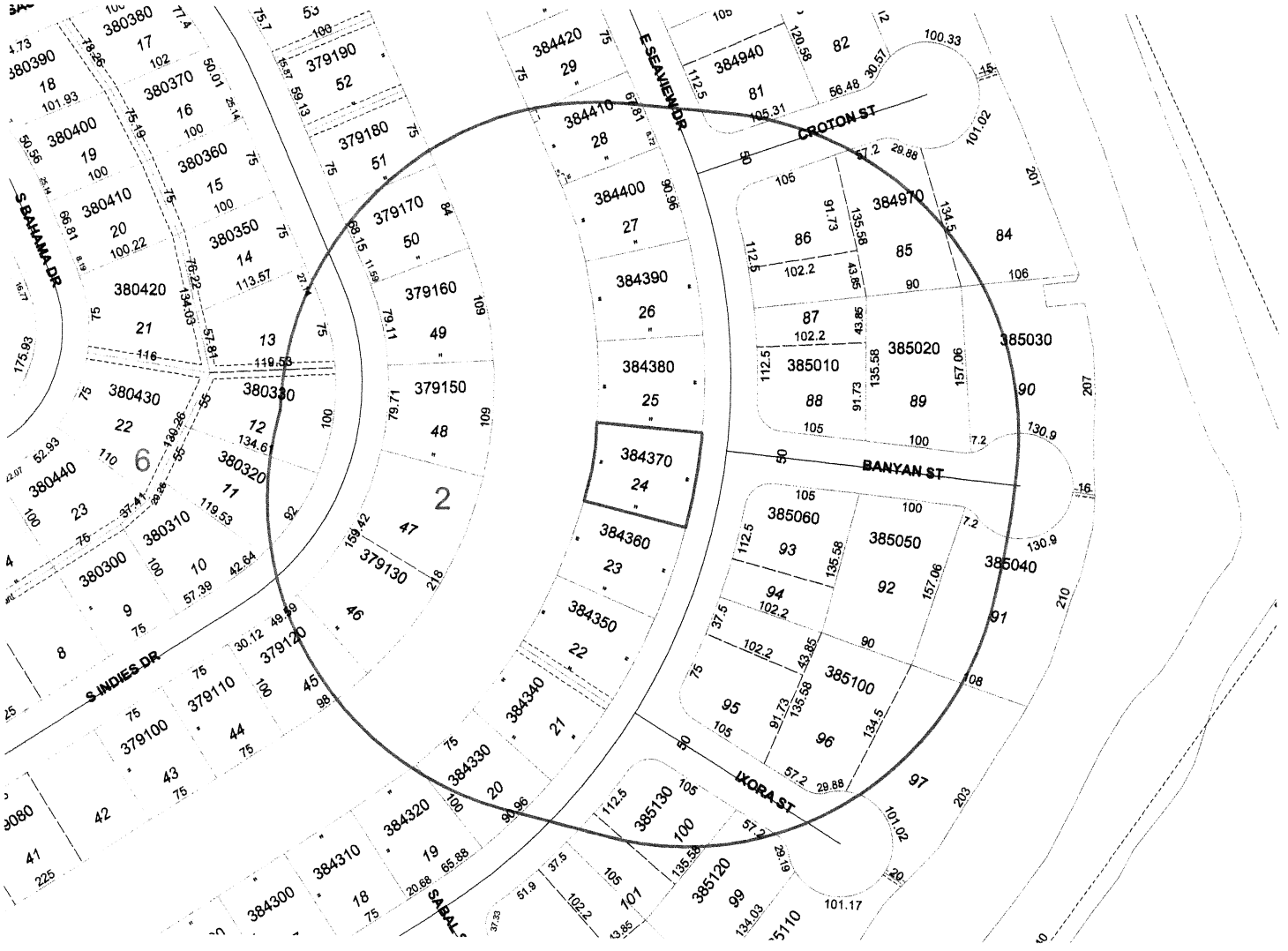


R/W

Monroe County Planning
Approved as per Monroe County Code see permit conditions.
By: BL Date: 8-9-07

EAST SEAVIEW DRIVE

12'-6"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385130

Monroe County Property Appraiser - Radius Report

AK: 1462811 Parcel ID: 00379120-000000 Physical Location: 120 S INDIES DR DUCK KEY
Legal Description: BK 2 LT 45 DUCK KEY CENTER ISLAND SEC-2 PART-2 PB5 -82 TOMS HARBOR OR645-529 OR7
Owners Name: HANKINS JAMES M
Address:: 1801 N MILITARY TRL STE 200 BOCA RATON, FL 33431-1810

AK: 1468703 Parcel ID: 00385010-000000 Physical Location: 302 BANYAN ST DUCK KEY
Legal Description: DUCK KEY YACHT CLUB ISLAND SEC-4 PB5-82 TOMS HARBO R S'LY 1/2 LOT 87 & ALL LOT 88 BK 1
Owners Name: WAGNER WILLIAM A JR & NATALIE R
Address:: 302 BANYAN ST DUCK KEY, FL 33050

AK: 1468029 Parcel ID: 00384340-000000 Physical Location: 342 E SEAVIEW DR DUCK KEY
Legal Description: BK 1 LT 21 DUCK KEY YACHT CLUB ISLAND SEC-4 TOMS H ARBOR OR448-800 OR647-261 OR81
Owners Name: EVANS SHELDON & ELLEN R
Address:: 3074 LAKEWOOD CIRCLE WESTON, FL 33332-1843

AK: 1468754 Parcel ID: 00385060-000000 Physical Location: 345 E SEAVIEW DR DUCK KEY
Legal Description: DUCK KEY YACHT CLUB ISLAND SEC-4 TOMS HARBOR LOT 9 3 & NORTH 1/2 LOT 94 BLK 1 OR58
Owners Name: RAULJ ANICA
Address:: 345 EAST SEAVIEW DR DUCK KEY, FL 33050

AK: 1462853 Parcel ID: 00379160-000000 Physical Location: 112 S INDIES DR DUCK KEY
Legal Description: BK 2 LT 49 DUCK KEY CENTER ISLND SEC-2 PART-2 TOMS HARBOR PB5-82 OR530-620Q OR79
Owners Name: ADAM LEWIS W
Address:: 112 INDIES DRIVE S MARATHON, FL 33050

AK: 1468711 Parcel ID: 00385020-000000 Physical Location: DUCK KEY
Legal Description: BK 1 LT 89 DUCK KEY YACHT CLUB ISLAND SEC-4 TOMS H ARBOR PB5-82 OR475-938 OR929-2
Owners Name: MORRIS BARRETT M & LOUISE D
Address:: PO BOX 22715 LEXINGTON, KY 40522

AK: 1468053 Parcel ID: 00384370-000000 Physical Location: 348 E SEAVIEW DR DUCK KEY
Legal Description: BK 1 LT 24 DUCK KEY YACHT CLUB ISLAND SEC-4 TOMS H ARBOR OR643-634 OR761-1192 OR1
Owners Name: THOMAS WILLIAM M JR AND LINDA R
Address:: 348 E SEAVIEW DR DUCK KEY, FL 33050

AK: 1468738 Parcel ID: 00385040-000000 Physical Location: 308 BANYAN ST DUCK KEY
Legal Description: DUCK KEY YACHT CLUB ISLAND SEC-4 TOMS HARBOR PB5-8 2 LOT 91 BLK 1 OR349-50 OR824-9
Owners Name: MASTRIANA FRANK RONALD REV LIV TRST 12/18/2008 C/O MASTRIANA FRANK RONALD TRUSTEE
Address:: 1500 N FEDERAL HWY STE 200 FT LAUDERDALE, FL 33308

AK: 1468011 Parcel ID: 00384330-000000 Physical Location: 340 E SEAVIEW DR DUCK KEY
Legal Description: BK 1 LT 20 DUCK KEY YACHT CLUB ISLAND SEC-4 TOMS H ARBOR OR449-186 OR873-1500 OR1
Owners Name: LYONS FAMILY REVOCABLE TRUST AGREE DTD 7/27/04
Address:: 115 DOUGLAS DR GLASGOW, KY 42141

AK: 1468100 Parcel ID: 00384420-000000 Physical Location: 358 E SEAVIEW DR DUCK KEY
Legal Description: BK 1 LT 29 DUCK KEY YACHT CLUB ISLAND SEC-4 PB5-82 TOMS HARBOR OR455-283 OR794
Owners Name: BUCHAM JOHN J AND TAMARA J
Address:: 2005 BATES DR JOHNSTOWN, PA 15905

AK: 1462829 Parcel ID: 00379130-000000 Physical Location: 118 S INDIES DR DUCK KEY
Legal Description: DUCK KEY CENTER ISLAND SEC 2 PART 2 TOMS HARBOR PB 5-82 LOTS 46 & 47 BLK 2 OR530-622
Owners Name: ROHRSCHEIB RAY GENE AND SHARONE KAYE
Address:: 118 INDIES DR SOUTH MARATHON, FL 33050

AK: 1468746 Parcel ID: 00385050-000000 Physical Location: VACANT LOT BANYAN ST DUCK KEY
Legal Description: BK 1 LT 92 DUCK KEY YACHT CLUB ISLAND SEC-4 TOMS H ARBOR OR450-899 OR993-2223AFF
Owners Name: RUBINO S RAYMOND
Address:: P O BOX 150776 CAPE CORAL, FL 33915

AK: 1468045 Parcel ID: 00384360-000000 Physical Location: 346 E SEAVIEW DR DUCK KEY
Legal Description: BK 1 LT 23 DUCK KEY YACHT CLUB ISLAND SEC-4 TOMS H ARBOR PB5-82 OR429-10 OR744-75
Owners Name: TALLENT RALPH L & LILLIAN D TR'S (RALPH L TALLENT TR DTD 3-10-94) -% RALPH L&LILLIAN D TALLENT (B/Q)
Address:: 346 E SEAVIEW DRIVE MARATHON, FL 33050-3820

AK: 1462845 Parcel ID: 00379150-000000 Physical Location: 114 S INDIES DR DUCK KEY
Legal Description: BK 2 LT 48 DUCK KEY CENTER ISLND SEC-2 PART-2 TOMS HARBOR PB5-82 OR345-240 OR791-
Owners Name: JAMES RODNEY L AND CAROL S
Address:: 5409 OVERSEAS HWY MARATHON, FL 33050

AK: 1468827 Parcel ID: 00385130-000000 Physical Location: IXORA ST DUCK KEY
Legal Description: DUCK KEY YACHT CLUB ISLAND SEC-4 TOMS HARBOR PB5-8 2 LOT 100 & E1/2 LOT 101 BLK 1 OF
Owners Name: YACHT CLUB ISLAND LLC
Address:: W360 N8251 BROWN STREET OCONOMOWOC, WI 53066

AK: 1468720 Parcel ID: 00385030-000000 Physical Location: 306 BANYAN ST DUCK KEY
Legal Description: BK 1 LT 90 DUCK KEY YACHT CLUB ISLAND SEC-4 TOMS H ARBOR PB5-82 OR429-844-845 OR9
Owners Name: MORRIS BARRETT M & LOUISE D
Address:: PO BOX 22715 LEXINGTON, KY 40522

AK: 1462870 Parcel ID: 00379180-000000 Physical Location: 108 S INDIES DR DUCK KEY
Legal Description: BK 2 LT 51 DUCK KEY CENTER ISLAND SEC-2 PART-2 TOM S HARBOR PB5-82 OR565-233 OR10
Owners Name: SCHOFIELD GLENN AND CATHY
Address:: PO BOX 2790 LABELLE, FL 33975

AK: 1468096 Parcel ID: 00384410-000000 Physical Location: 356 E SEAVIEW DR DUCK KEY
Legal Description: BK 1 LT 28 DUCK KEY YACHT CLUB ISLAND SEC-4 TOMS H ARBOR PB5-82 OR588-98 OR810-2
Owners Name: VASTANO FRANK C/O METROPOLITAN PLANT AND FLOWER EXCHANGE
Address:: 2125 FLETCHER AVE FORT LEE, NJ 07024

AK: 1468819 Parcel ID: 00385120-000000 Physical Location: IXORA ST DUCK KEY
Legal Description: BK 1 LT 99 DUCK KEY YACHT CLUB ISLAND SEC-4 TOMS H ARBOR PB5-82 OR451-456/57 OR556
Owners Name: YACHT CLUB ISLAND LLC
Address:: W360 N8251 BROWN STREET OCONOMOWOC, WI 53066

AK: 1468088 Parcel ID: 00384400-000000 Physical Location: 354 E SEAVIEW DR DUCK KEY
Legal Description: BK 1 LT 27 DUCK KEY YACHT CLUB PB5-82 ISLAND SEC 4 TOMS HARBOR OR436-1077 OR650
Owners Name: AHMADI DAVID F & SUSAN
Address:: 222 EASTIN AVE NEW BRUNSWICK, NJ 08901

AK: 1468070 Parcel ID: 00384390-000000 Physical Location: 252 E SEAVIEW DR DUCK KEY
Legal Description: BK 1 LT 26 DUCK KEY YACHT CLUB ISLAND SEC-4 TOMS H ARBOR PB5-82 OR536-33 OR759-55
Owners Name: PARKER JANE
Address:: 352 EAST SEAVIEW DRIVE DUCK KEY, FL 33050

AK: 1464015 Parcel ID: 00380320-000000 Physical Location: 117 S INDIES DR DUCK KEY
Legal Description: BK 6 LT 11 DUCK KEY CENTER ISLAND SEC-2 PART-2 TOM S HARBOR PB5-82 OR489-364/366
Owners Name: EPPS JOHN W AND JOAN C
Address:: 63 CUNNINHAM DR NEW SMYRNA BEACH, FL 32168

AK: 1462861 Parcel ID: 00379170-000000 Physical Location: 110 S INDIES DR DUCK KEY
Legal Description: BK 2 LT 50 DUCK KEY CENTER ISLAND SEC-2 PART-2 TOM S HARBOR PB5-82 OR611-244 OR1
Owners Name: MCKINNEY MARIAN LESLIE TRUSTEE (MARIAN LESLIE MCKINNEY TRUST DTD 5/12/98)
Address:: 824 N PRICE ROAD ST LOUIS, MO 63132

AK: 1468061 Parcel ID: 00384380-000000 Physical Location: 350 E SEAVIEW DR DUCK KEY
Legal Description: BK 1 LT 25 DUCK KEY YACHT CLUB ISLAND SEC-4 TOMS H ARBOR OR645-19 OR914-2096 OR9
Owners Name: ISLE DEL SOL LAND TR AGREE DTD 12/16/04
Address:: P O BOX 1639 MARCO, FL 34146

AK: 1468037 Parcel ID: 00384350-000000 Physical Location: 344 E SEAVIEW DR DUCK KEY
Legal Description: BK 1 LT 22 DUCK KEY YACHT CLUB ISLAND SEC-4 TOMS H ARBOR OR646-645 OR662-463Q/C O
Owners Name: MOCCIA WAYNE ALLEN
Address:: 344 E SEAVIEW DRIVE DUCK KEY, FL 33050

AK: 1468002 Parcel ID: 00384320-000000 Physical Location: 338 E SEAVIEW DR DUCK KEY
Legal Description: BK 1 LT 19 DUCK KEY YACHT CLUB ISLAND SEC-4 TOMS H ARBOR OR546-433 OR881-1268
Owners Name: GMOSER OLGA F
Address:: 6216 SHADY CREEK WAY HAMILTON, OH 45011

AK: 1468631 Parcel ID: 00384940-000000 Physical Location: DUCK KEY
Legal Description: DUCK KEY YACHT CLUB ISLAND SEC-4 TOMS HARBOR PB5-8 2 S 1/2 LOT 80 & ALL LOT 81 BLK 1 C
Owners Name: MERRYMAN SOUTH LLC
Address:: 14212 WASHINGTON ST STE 100 WOODSTOCK, IL 60098

AK: 1464023 Parcel ID: 00380330-000000 Physical Location: 115 S INDIES DR DUCK KEY
Legal Description: BK 6 LTS 12-13 DUCK KEY CENTER ISLAND SEC-2 PART-2 TOMS HARBOR PB5-82 OR 489-364/
Owners Name: BOLOGNA DEBORAH L
Address:: 115 S INDIES DR DUCK KEY, FL 33050

AK: 1468797 Parcel ID: 00385100-000000 Physical Location: 301 IXORA DR DUCK KEY
Legal Description: SOUTH 1/2 LT 94 & LTS 95 THRU 97 BK 1 DUCK KEY Y ACHT CLUB ISLAND SEC-4 TOMS H/
Owners Name: ZIMMERMANN HAROLD M AND JUDITH E
Address:: 217 N FORK LANDING RD CINNAMINSON, NJ 08077

AK: 1468665 Parcel ID: 00384970-000000 Physical Location: 308 CROTON ST DUCK KEY
Legal Description: BK 1 LOTS 84, 85, 86 AND N'LY 1/2 LOT 87 DUCK KEY YACHT CLUB ISLAND SEC-4 TOMS I
Owners Name: MULLAR DORIAN E & STEPHANIE
Address:: 308 CROTON STREET DUCK KEY, FL 33050

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James M. Hankins
1801 N. Military Trl
Ste 200
Boca Raton, FL. 33431-1810

William Wagner A.
302 Banyan St.
Duck Key, FL 33050

Sheldon & Ellen R Evans
3074 Lakewood Circle
Weston, FL 33332-1843

Anica Raulj
345 East Seaview Dr
Duck Key, FL 33050

Lewis W Adam
112 Indies Drive South
Marathon, FL 33050

Barrett M & Louise D Morris
P.O. Box 22715
Lexington, Ky 40522

Mastriana Frank Ronald Rev
Liv trst C/o Frank Mastriana
1500 N. Federal Hwy Ste 200
Ft. Lauderdale, FL. 33308

Lyons Family Trust
115 Douglas Dr.
Glasgow, Ky 42141

John J & Tamara J. Bucham
2005 Bates Dr.
Johnstown, PA 15905

Ray Gene & Sharone Kaye Rohrschib
118 Indies Dr.
Marathon, FL. 33050

Raymond J Rubino
P.O. Box 150776
Cape Coral, FL. 33915

Ralph & Lillian Tallent
346 E. Seaview Dr.
Duck Key, FL. 33050

Rodney Land Carol S. James
5409 Overseas Hwy
Marathon, FL. 33050

Yacht Club Island LLC
W 360 N 8251 Brown St.
Oconomowoc, WI 53066

Barrett & Louise Morris
P.O. Box 22715
Lexington, Ky. 40522

Glen & Cathy Schofield
P.O. Box 2790
Labelle, FL. 33975

Frank Vastano
2125 Fletcher Ave.
Fort Lee, N.J. 07024

David F. & Susan Ahmadi
222 Eastin Ave.
New Brunswick, N.J. 08901

Jane Parker
352 East Seaview Dr.
Duck Key, FL 33050

John W & Joan C Epps
63 Cunninhan Dr
New Smyrna Beach FL 32168

Marian L. McKinney
824 N. Price Road
St. Louis, MO 63132

Del Sol Isle Land
P.O. Box 1639
Marco, FL. 34146

Wayne A. Moccia
344 E. Seaview Dr.
Duck Key, FL 33050

Olga F. Gmoser
6216 Shady Creek Way
Hamilton, OH 45011

Merryman South LLC
14212 Washington St
St. 100
Woodstock IL 60098

Deborah L. Bologna
115 S. Indies Dr.
Duck Key, FL 33050

Harold and Judith Zimmerm
217 N. Fork Landing Rd.
Cinnaminson, N.J. 080

Dorran & Stephine Mullar
308 Croton St.
Duck, Key, Fla 33050

William & Linda Thomas
348 East Seaview Dr.
Duck Key FL 33050

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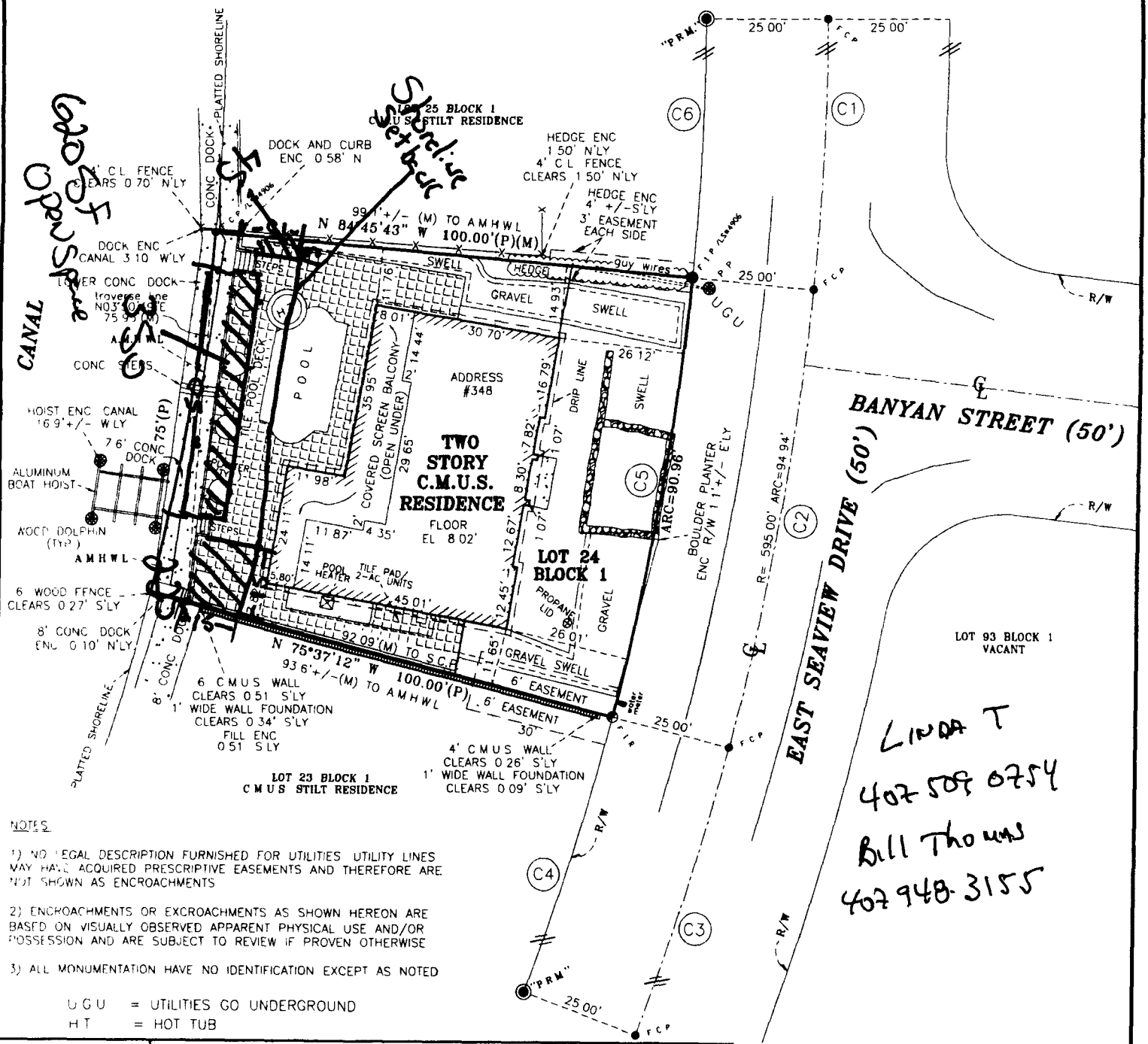
SKETCH OF BOUNDARY SURVEY

LEGAL DESCRIPTION AS FURNISHED BY CLIENT:

LOT 24, BLOCK 1, "YACHT CLUB ISLAND-DUCK KEY-SECTION 4", A SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 82, SHEET 8 OF 8, SECTION 21-65-34, DUCK KEY, MONROE COUNTY, FLORIDA, PUBLIC RECORDS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	595.00'	293.94'	290.96'	S 08°54'52" E	28°18'17"	150.03'
C2	595.00'	94.94'	94.84'	S 09°48'32" W	09°08'31"	47.57'
C3	595.00'	448.57'	438.02'	S 35°58'39" W	43°11'42"	235.55'
C4	570.00'	429.72'	419.62'	S 35°58'39" W	43°11'42"	225.65'
C5	570.00'	90.95'	90.85'	S 09°48'32" W	09°08'31"	45.57'
C6	570.00'	281.59'	278.73'	S 08°54'52" E	28°18'17"	143.73'



Subdivise setback

Gross Open Space

Linda T
407 509 0754
Bill Thomas
407 948-3155

NOTES

1) NO LEGAL DESCRIPTION FURNISHED FOR UTILITIES UTILITY LINES MAY HAVE ACQUIRED PRESCRIPTIVE EASEMENTS AND THEREFORE ARE NOT SHOWN AS ENCROACHMENTS

2) ENCROACHMENTS OR EXCROACHMENTS AS SHOWN HEREON ARE BASED ON VISUALLY OBSERVED APPARENT PHYSICAL USE AND/OR POSSESSION AND ARE SUBJECT TO REVIEW IF PROVEN OTHERWISE

3) ALL MONUMENTATION HAVE NO IDENTIFICATION EXCEPT AS NOTED

UGU = UTILITIES GO UNDERGROUND
HT = HOT TUB

0' 30'

LEGEND

- FCP = FOUND CONTROL POINT 40d NAIL/PK/NUT
- SCP = SET CONTROL POINT SS SCREW/DISC #4906
- FIP = FOUND 3/4" PIPE /SIZE/CAP TYPE
- SIP = SET 3/4" PIPE /LS#4906
- FIR = FOUND 5/8" REBAR /SIZE/CAP TYPE
- "PRM" = PERMANENT REFERENCE

ABBREVIATIONS

ENC	=	ENCROACHMENT
C L F	=	CHAIN LINK FENCE
CONC	=	CONCRETE
R/W	=	RIGHT-OF-WAY
(P)	=	PLAT
(M)	=	MEASURED
(C)	=	CALCULATED
(D)	=	DEED/DESCRIPTION
P O C	=	POINT OF COMMENCEMENT
P O B	=	POINT OF BEGINNING
P C	=	POINT OF CURVE
P I	=	POINT OF INTERSECTION

This certifies that a survey of the above furnished description was made under my supervision and the survey meets the "Minimum Technical Standards" set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472 027, Florida Statutes

Date Survey completed 08/17/09

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To:	The Monroe County Planning Commission
From:	Bill Harbert, Planner BH
Through:	Townsley Schwab, Sr. Director of Planning & Environmental Resources
Date:	November 24, 2009
Subject:	*Request for a Setback Variance by William M. Thomas Jr. for property located at 348 East Seaview Drive, Duck Key, Mile Marker 61 Real Estate No. 00384370.000000*
Meeting:	**December 15, 2009**

I REQUEST:

The applicant has requested variances to both of the side yard setbacks that would allow for the placement of pavers within the required setbacks that were installed without the benefit of a building permit. The applicant is requesting a reduction of eight (8) feet from the required ten (10) foot side yard setback along the northern property line and a reduction of four (4) feet from the required five (5) foot side yard setback along the southern property line. As a result, the side yard setback on the northern property line would be two (2) feet and the side yard setback on the southern property line would be one (1) foot.

2009 Aerial Photograph of Subject Property (outlined in blue)

Reviewed by L.

Location:

Address: 348 East Seaview Drive, Duck Key, Mile Marker 61 (ocean side)
Legal Description: Block 1, Lot 24, Duck Key Yacht Club Island Section 4, Tom's Harbor
Real Estate (RE) Number: 00384370.000000

Applicant:

Owner: William M. Thomas Jr.

II RELEVANT PRIOR COUNTY ACTIONS:

Building Permit 072-2691 was issued on December 4, 2007 for the construction of the existing single-family residence.

Code Enforcement Case CE08120045 was opened on November 12, 2008 when a neighbor filed a complaint about storm water runoff onto their contiguous property. The Code Enforcement Officer consulted with the Biologist and found that the existing swales were acceptable. The case was closed by Ronda Norman, Director of Code Enforcement, on December 15, 2008.

Code Enforcement Case CE09010080 was opened on January 14, 2009 when the same neighbor filed a complaint about storm water runoff onto their contiguous property. The property owner notified the Code Enforcement Department of a water leak that was being corrected, and this portion of the case was closed on February 8, 2009. However, on April 22, 2009, the Code Enforcement Officer documented unpermitted pavers in the side yard setbacks on the property. This case remains open until the pavers are permitted with a building permit or removed.

This application was scheduled for the November 4, 2009 meeting. However prior to the meeting it was discovered by Staff that the dimensions shown on the site plan provided by the applicant were incorrect and resulted in an advertisement for five (5) feet rather than eight (8) feet along the northern property line as necessary. Staff has since advertised the proper variance request.

III BACKGROUND INFORMATION:

A. Size of Site: 8,298 ft^2 (0.19 acres)
B. Land Use District: Improved Subdivision- Masonry (IS-M)
C. Future Land Use Map (FLUM) Designation: Residential Medium (RM)
D. Proposed Tier Designation: Tier 3
E. Existing Vegetation / Habitat: Developed
F. Community Character of Immediate Vicinity: Single-Family Residential
G. Flood Zone: AE-EL 8

IV REVIEW OF APPLICATION:

Pursuant to MCC §130-186, the required non-shoreline setbacks for the Improved Subdivision (IS) District are as follows: Front yard 25 feet; Rear yard 20 feet; and Side yard 10 / 15 feet (where 10 feet is the required side yard for one side and 15 feet is the minimum combined total of both side yards).

The property is located along East Seaview Drive, which is on the eastern border of the property. The neighboring properties to the north and south of the property are developed with single-family residences and there is a canal to the west. The character of the neighborhood is single-family residential.

The property has a required front yard non-shoreline setback of 25 feet along East Seaview Drive, and required side yard non-shoreline setbacks of 10 feet from the northern property line and five (5) feet from the southern property line. In addition, in accordance with MCC §118-12, there is a shoreline setback of 20 feet from mean high water line for principal structures along the shoreline adjacent to the western property line. However, accessory structures, such as pavers, that do not exceed more than 18 inches in height above existing grade may occupy up to 60 percent of the area within the shoreline setback.

The applicant is requesting two variances: a reduction of eight (8) feet from the required ten (10) foot side yard setback along the northern property line and a reduction of four (4) feet from the required five (5) foot side yard setback along the southern property line. As a result, the side yard setback along the northern property line would be two (2) feet, and the side yard setback along the southern property line would be one (1) foot. The granting of these variances will allow the applicant to retain the existing pavers, adjacent to the northern property line and partially within the northern side yard setback, and the existing pavers adjacent to the southern property line and partially within the southern side yard setback.

In the application, the applicant refers to the pavers as landscaping pavers. Per Monroe County Building Code, this type of paver is not considered to be landscaping. Landscaping is allowed within setbacks as-of-right. The Building Official and the Director of Planning & Environmental Resources recognize these pavers as development not landscaping. Therefore a variance to each of the required side yard setbacks is required.

2006 Aerial View of Property and Vicinity
Buildable Area within as-of-right setbacks
Additional Buildable Area with requested variance

Coral Paver Photographed on the Subject Property

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Pursuant to MCC §102-186(f), the Planning Commission may grant a variance if the applicant demonstrates that all of the following standards are met:

A. *The applicant demonstrates a showing of good and sufficient cause:*

The applicant submitted a letter from Bradford T. Bishop, President of Bishop Engineering Company, regarding the pavers on the property. According to the letter, the pavers used in the construction have a water absorption rate of 2.81%, meaning the pavers are not as impervious as traditional brick and stone materials. Staff has found that the pavers are providing walkways. Gravel or grass walkways and patios are allowed to be within the side yard setback, in that these surfaces are pervious and do not severally affect storm water runoff. According to Mr. Bishop, the proposed pavers would not affect storm water drainage as much as commonly used brick or stone. There would still be drainage areas of one (1) and two (2) feet along each property line. Therefore the applicant demonstrates a showing of good and sufficient cause.

B. *Failure to grant the variance would result in exceptional hardship to the applicant:*

Currently there is a vegetated buffer along northern property line and a concrete wall along the southern property line. Thus the pavers are not visible from neighboring properties.

In addition, it is important to note that regardless of the type of ground surface (i.e. gravel, grass, paver or concrete); the applicant would be able to utilize the setbacks of the property for use. Pavers, which do not have a significant visual impact, are not permitted as-of-right within the required setbacks primarily due to storm water runoff issues. The type of pavers used will be semi-pervious and will not have the same effect as impervious pavers. The Monroe County Biologist will approve additional swales for stormwater retention as part of the building permit phase. Swales are based on the square footage of the impervious area of the property. Therefore, stormwater retention and runoff shall be calculated as part of a building permit and shall be contained on-site.

Based on the design of the residence, walkways providing access from the front of the residence to the rear would be unfeasible without modification to the footprint of the residence. Staff has also found that the walkway and patio will have a minimal visual impact to the surrounding area and also based on the applicant's ability to contain the stormwater runoff on-site, Staff has found that failure to grant this variance would result in an exceptional hardship to the applicant.

As a note, the applicant asserts that a family member will need to use the pavers due to their impending disability. Pursuant to MCC §102-186(f)(6), staff cannot recognize this as an exceptional hardship.

C. *Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance, or cause fraud or victimization of the public:*

Staff has no evidence that this variance of two (2) foot setback along the northern property line and one (1) foot along the southern property line will increase public expense, create a threat to public health and safety, create a public nuisance, or cause fraud or victimization of the public. However, the contiguous property owner located to the south has expressed concern about stormwater runoff to their property. As part of development affecting open space, stormwater runoff shall be required to be contained onsite. Therefore, Staff has found that the granting of the variances will not burden public resources or create a health and safety threat, create a nuisance, cause fraud or victimization to the public.

D. *The property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district:*

The property is the shape of an isosceles trapezoid with the rear of the property being 75 feet wide and the front of the property 90 feet in width. The residence that was issued a certificate of occupancy on December 10, 2008 was constructed leaving little and no as-of-right buildable area remaining on the sides of the property. Therefore, based on the unusual shape and configuration of the residence, Staff has found that the property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district.

E. *Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of this chapter or established development patterns:*

Variances have been granted for walkway and patio pavers located in the side yard setbacks in the past. Therefore, the granting of the variances will not give the applicant special privileges denied to other properties in the immediate vicinity.

F. *Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:*

The granting of the variance is not based on disabilities, handicaps or health of the applicant or members of his family.

G. *Granting the variance is not based on the domestic difficulties of the applicant or his family:*

The granting of the variance is not based on the domestic difficulties of the applicant or his family.

H. *The variance is the minimum necessary to provide relief to the applicant:*

Based on the current configuration of the pavers the variances requested are the minimum necessary to provide relief to the applicant.

V RECOMMENDATION:

Staff recommends APPROVAL to the Planning Commission for a variance of two (2) feet from the required ten (10) foot side yard setback along the northern property line and four (4) feet from the five (5) foot southern side yard property line with the following conditions:

A. The approval of this variance is based on the design of the pavers as shown on the site plan submitted with the application. Work not specified or alterations to the site plan may not be carried out without additional Planning & Environmental Resources Department approval.

B. This variance is to allow the pavers, as shown on the site plan submitted with the application, within the required side yard setbacks. It does not waive the required side yard setbacks for any future structures or uses.

C. Prior to the issuance of a building permit, the applicant must show that the property will be brought into full compliance with the shoreline setback, open space and stormwater retention requirements as determined by the Director of Planning and Environmental Resources.

VI PLANS REVIEWED:

A. Site Plan by R.A. Ramsey, CAD Drafting & Construction Services, dated April 12, 2007, with undated hand drawn revisions by unknown.
B. Boundary Survey by J.P. Grimes, Registered Florida Surveyor and Mapper, dated August 17, 2009 (with hand drawn overlay showing the removal of pavers to comply with shoreline setback requirements)

VII ATTACHMENTS:

Photo of southern property line and development

Photo of northern property line and development

Reviewed by

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Monroe County Planning Commission

Through: Townsley Schwab, Senior Director of Planning & Environmental Resources

From: Joseph Haberman, AICP, Principal Planner

Date: December 1, 2009

Subject: *Proposed Ordinance to the Board of County Commissioners to amend the Monroe County Code Section 130-189, Applicability of required yards*

Meeting: December 15, 2009

I REQUEST

The Planning & Environmental Resources Department is proposing amendments to the text of §130-189 of the Monroe County Code. The purpose of the proposed amendment is to amend development that may exist in the required non-shoreline setbacks without a variance.

II RELEVANT PRIOR COUNTY ACTIONS:

The proposed amendment was reviewed and revised by the Development Review Committee on November 3, 2009.

III REVIEW

There are numerous properties on which there are existing impervious surfaces, such as pavers, concrete and asphalt, that are nonconforming to the non-shoreline setback requirements. If the surfaces were lawfully-established but do not have a setback variance on file (approved prior to the current setback requirements), the nonconforming structures are only allowed to continue and be improved in accordance with the nonconformity regulations of the land development code unless a setback variance is granted. If the surfaces were unlawfully installed or constructed without the benefit of building permits, the nonconforming structures are required to be removed unless the property owner is granted an after-the-fact variance to the setback requirements and an after-the-fact building permit.

In addition, several property owners have applied for building permits to have new impervious surfaces installed within the required non-shoreline setbacks. These building permits were denied unless the property owner modified their plans, with the exception of those who applied for and were granted variances.

Following the issuance of several variances regarding this specific type of development, staff reviewed the necessity of regulations limiting impervious surfaces in the required setbacks.

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Upon review, staff found that many of these requests concerned the establishment of impervious walkways to access the rear of the yard.

The land development code's existing regulations allow pervious walkways (grass, gravel, etc.) in required setbacks. Since these walkways already exist and are often needed for access, staff has determined that allowing impervious walkways would not adversely impact community character or create a nuisance to adjacent property owners if surface water management issues can be addressed. Therefore, staff is recommending amendments to §130-189 to allow walkways of industry standard width in side and front yards (note: impervious areas are already permitted in the required rear yard and shoreline setback if all open space and surface water management regulations are met).

As a note: the City of Marathon expressly allows driveways, which may include a turnaround area, and walkways not to exceed five (5) feet in side and front yards [reference: City of Marathon Code §107.36].

Also, following a review of the land development code, staff found that the existing language does not specifically allow driveways in the front yard. In most cases, driveways have to be located in the required front yard setback. Therefore, staff is recommending amendments to §130-189 to expressly allow driveways in front yards.

Also, following a review of administrative interpretations, staff found that there has been a long standing administrative interpretation that allows required off-street parking to be located in the required front yard of a "small residential lot" [Administrative Interpretation No. 01-121, first approved by Marlene Conaway, former Director of Planning, on November 2, 2001 and later re-approved by Aref Joulani, former Director of Planning, in 2006). This interpretation is relied upon by many property owners and builders; however it does not define "small" and therefore is subjective. In other sections of the land development code, small lots are defined as those consisting of less than 4,000 ft^2 of land area. In addition, there is some concern that this interpretation does not interpret ambiguous language in the land development code and that it in fact amends the language of the code to permit something otherwise prohibited. Therefore, in order to provide relief to owners of small residential lots and eliminate a controversial interpretation, staff is recommending amendments to §130-189 to allow the parking of licensed vehicles in the front yard of a small residential lot of less than 4,000 ft^2.

The following amendment would provide relief to property owners by allowing limited types of development in the non-shoreline setbacks that would not adversely affect community character.

It should also be noted that although walkways have a minor impact, it often is difficult for staff and the planning commission to support variance requests. Regardless of the scale of the development (from walkway to building), to be approved, all variances have to meet the following standards: 1) the applicant shall demonstrate a showing of good and sufficient cause; 2) failure to grant the variance would result in exceptional hardship to the applicant; 3) granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance, or cause fraud or victimization of the public; 4)

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property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district; 5) granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of this chapter or established development patterns; 6) granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family; 7) granting the variance is not based on the domestic difficulties of the applicant or his family; and 8) the variance is the minimum necessary to provide relief to the applicant. These standards, specifically those relating to exceptional hardship and unique or peculiar circumstances, are problematical to property owners to sufficiently exhibit in most variance applications, particularly those relating to walkways.

Staff recommends the following changes to the text:

(deletions are ~~stricken through~~ and additions are underlined):

Sec. 130-189. Applicability of required yards.

(a) When a bufferyard is required under the provisions of chapter 114, article V, compliance with the bufferyards standards shall relieve the necessity of complying with the yard provisions set forth in section 130-186 if such bufferyard is greater than the applicable yard requirements.

(b) All development shall be setback from shorelines as required in section 118-12. Compliance with the shoreline setback shall relieve the necessity of complying with the yard provisions set forth in section 130-186.

(c) Front yard non-shoreline setback requirements shall be as follows:

(1) Access drives and driveways, as permitted in sections 114-195 through 114-201, are permitted in the required front yard setback.

(2) Walkways of five (5) feet or less in width are permitted in the required front yard setback.

(3) On residential lots of less than 4,000 square feet in land area, the required off-street parking spaces may be located in the driveway within the front yard setback. Any vehicle utilizing this off-street parking space shall be properly licensed and operable.

(4) Signs, as permitted in chapter 142, are permitted in the required front yard setback.

(5) In no event shall the total combined area of all accessory structures occupy more than 60 percent in any one of the required front yard setbacks without a setback variance.

(d)~~(c)~~ Rear yard non-shoreline setback requirements ~~for residential dwellings that are not on the shoreline (dry lots)~~ shall be as follows:

(1) On residential lots, accessory ~~Accessory~~ structures, as defined in section 101-1, not exceeding 18 inches in height, are permitted within the required rear yard setback only if the development is engineered so that stormwater runoff from the development can be contained onsite.

(2) On residential lots, accessory ~~Accessory~~ structures to a maximum of 12 feet in height ~~shall~~ may be ~~setback~~ located a minimum of ~~ten~~ 10 feet from the rear property line.

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(3) No use within the rear yard shall extend into ~~the~~ a required side yard ~~setbacks~~ setback unless otherwise permitted in section 130-189(e).

(4) In no event shall the total combined area of all accessory structures occupy more than 60 percent of the required rear yard setbacks without a setback variance.

(e) Side yard non-shoreline setback requirements shall be as follows:

(1) On residential lots, accessory structures, as defined in section 101-1 and excluding swimming pools, not exceeding four (4) inches in height are permitted within the required side yard setback only if the development is engineered so that stormwater runoff from the development can be contained onsite.

(2) No use within the side yard shall extend into a required front yard setback unless otherwise permitted in section 130-189(c) or a required rear yard setback unless otherwise permitted in section 130-189(d).

(3) In no event shall the total combined area of all accessory structures occupy more than 60 percent in any one of the required side yard setbacks without a setback variance.

IV RECOMMENDATION

Staff has found that the proposed text amendment would be consistent with the provisions of §102-158(d)(5)(b): 1. Changed projections (e.g., regarding public service needs) from those on which the text or boundary was based; 2. Changed assumptions (e.g., regarding demographic trends); 3. Data errors, including errors in mapping, vegetative types and natural features described in volume I of the plan; 4. New issues; 5. Recognition of a need for additional detail or comprehensiveness; or 6. Data updates. Specifically, staff has found that the proposed text amendments are necessary due to new issues and a recognition of a need for additional detail or comprehensiveness

Therefore, staff recommends that the Board of County Commissioners amend the Monroe County Code as stated in the text of this staff report.

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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, Development Administrator

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

Date: December 8, 2009

Subject: Residential Dwelling Unit Evaluation Report for Quarter 1, Year 18

Meeting Date: December 15, 2009

This report has been prepared pursuant to Section 138-26 of the Land Development Regulations (LDRs). The proposed residential dwelling unit rankings attached to this report are for the first quarter of year eighteen which covers the period July 14, 2009, through October 12, 2009.

I) BACKGROUND INFORMATION:

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

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

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

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

A. Lower & Upper Keys Sub-areas:

	Market Rate	*Affordable Housing*
* Lower Keys (Lower & Middle Keys)	94	0
**Upper Keys	229	0
***Upper Keys (Adm. Relief)	3	0
Total:	**326**	**0**

* 91 applications are rollovers or reapplications from previous quarters.
** 229 applications are rollovers or reapplications from previous quarters.
*** 0 applications are rollovers or reapplications from previous quarters.

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

1) On June 23, 1992, the Monroe County Board of Commissioners adopted Ordinance 016-1992, thereby implementing the Residential Dwelling Unit Allocation System. The ordinance became effective on July 13, 1992 and has been amended from time to time.

2) In 1998, the Florida Department of Transportation, Monroe County, the Florida Department of Community Affairs, the U.S. Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission signed a Memorandum of Agreement to develop a Habitat Conservation Plan (HCP) for the Key Deer and other protected species in the project area.

3) The Livable Communikeys Program (LCP), Master Plan for Future Development of Big Pine Key and No Name Key was adopted on August 18, 2004 under Ordinance 029-2004. The LCP envisioned the issuance of 200 residential dwelling units over 20 year horizon at a rate of roughly 10 per year. A minimum of twenty percent of the 10 units per year are to be set aside for affordable housing development.

4) On September 22, 2005, the Monroe County Board of Commissioners adopted Ordinance 025-2005 which revised the ROGO to utilize the Tier overlay as the basis for the competitive point system. The ordinance became effective on February 5, 2006.

5) On June 9, 2006, the Federal Fish and Wildlife Permit was issued to 1) Monroe County, Growth Management Division, 2) Florida Department of Transportation, and 3) Florida Department of Community Affairs for Threatened and Endangered Species Incidental Take Permit (ITP) since the permittees have defined the geographic area covered by their HCP.

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

7) Applications reviewed in this quarter:

	Market Rate	*Affordable Housing*
*Big Pine/No Name Key	44	0

* 42 applications are rollovers or reapplications from previous quarters.

8) The ITP requires the Permittees [1. Monroe County, Growth Management Division, 2. Florida Department of Transportation, and 3. Florida Department of Community Affairs] to ensure that the take of the covered species is minimized and mitigated. The Permittees are responsible for meeting the terms and conditions of the ITP and implementing the HCP. Pursuant to the LCP Action Item 9.2.4 the County will create a mitigation fee for new residences, non-residential floor area, and institutional uses in order to ensure that development bears its fair share of the required mitigation under the Federal ITP #TE083411-0.

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

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

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

12) On August 19, 2009, the Board of County Commissioners discussed the utilized "H" mitigation credit/debit process for public and private development located on Big Pine Key and No Name Key with direction to Growth Management to pursue Regulatory Conservation as a mitigation strategy using a mitigation ordinance as a secondary approach. In the meantime the County is using the H bank for the mitigation of allocations.

II) ALLOCATION FACTORS:

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

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

C. Section 138-24(a)(4) allows the Planning Commission to amend the affordable housing proportions during any ROGO quarter.

D. Section 138-27(g) limits administrative relief allocations per quarter. The number of allocations that may be awarded under administrative relief in any subarea quarter shall be no more than fifty percent (50%) of the total available market rate allocations.

E. Section 138-24(a)(6) limits on the number of allocation awards in Tier I. The annual number of allocation awards in Tier I shall be limited to no more than three (3) in the Upper Keys and no more than three (3) in the Lower Keys. Big Pine/No Name Key is limited to ten (10) allocations over a twenty year period or H =.022 whichever is lower.

Below is a table tracking the Tier 1 allocations by quarter/year.

Key (Island)	Permit Number	Tier Allocation type	Quarter,Year
Subarea Big Pine: Begin Dec. 27, 2004 (Ordinance 029-2004)			
Big Pine	03102303	Adm. Relief	Q 2 Y 16
Big Pine	97101361	Market Rate	Q 1 Y 17
Subarea Lower: Begin July 14, 2009 (Year 16)			
Little Torch	96100414	Market Rate	Q 4, Y 16
Sugarloaf	03102265 (Not used)	Adm. Relief	Q 2 Y 17
Total used to date: One (1)			
Subarea Upper: Begin July 14, 2009 (Year 16)			
Largo	04305020	Adm. Relief	Q 4 Y 17

F. Monroe County Code Section 138-25(f) Expiration of allocation award: Except as provided for in this division, an allocation award shall expire when its corresponding building permit is not picked up after sixty (60) days of notification by certified mail of the award or, after issuance of the building permit.

Monroe County Section 138-24 allows a total of 197 allocations per year (126 Market Rate and 71 Affordable Housing).

Year 18 Allocation Allotment Breakdown (July 14, 2009 –July 12, 2010)

Area	M CC allotment by subarea	Qtr 1	Qtr 2	Qtr 3	Qtr 4
Market Rate:					
Lower Keys (Lower/Middle) Keys	**57**	**14**	**14**	**14**	**15**
Big Pine/No Name Keys	**8**	**2**	**2**	**2**	**2**
Upper Keys	**61**	**15**	**15**	**15**	**16**
Total:	**126**	**31**	**31**	**31**	**33**
Affordable Housing:					
Big Pine/No Name Keys	**0***				
Lower (Lower/ Middle), Upper Keys	**100**				

* The BOCC Resolution 0077-2008 reserved Affordable Housing allocations, therefore zero affordable allocations available this year.

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.

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

IV) RECOMMENDATIONS:

A. Market Rate Allocations Quarter 1 Year 18:

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

The Market Rate applications that are within the quarterly allocations recommended for Quarter 1 Year 18 approval are as follows:

Lower (Lower/Middle) Keys: Applicants ranked 1 through 14 are recommended for allocation awards.

Big Pine/No Name Keys: Applicants ranked 1 through 2 are recommended for allocation awards based on mitigation available from Monroe County.
Upper Keys: Applicants ranked 1 through 6 and 11 are recommended for allocation awards. Staff is holding allocations in abeyance for applicants ranked 7 though 10 and 12, since the properties do not have tier designations at this time. Once tier designations are finalized, staff will bring the allocations back to the Planning Commission for a recommendation of either a sufficient ranking or insufficient ranking for an allocation award for these or other applicants.
Upper Keys Administrative Relief: Applicants ranked 1 and 3 are recommended for allocation awards. Staff is holding allocation in abeyance for applicant ranked #2 since the property does not have a tier designation at this time. Once the tier designation is finalized, staff will bring the allocation back to the Planning Commission for a recommendation of either a sufficient ranking or insufficient ranking for an allocation award.

B. Affordable Housing Allocations for the Lower (Lower/Middle) & Upper Keys Quarter 1 Year 18:

There are two affordable housing allocation categories: 1) very low, low, & median income and 2) moderate income. Thirty-one (31) affordable housing rollover from ROGO Year 17 and sixty-nine (69) new allocations are made available pursuant to Monroe County Code. Therefore, a total of a hundred (100) affordable housing allocations are available for Year 18.

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

C. Affordable Housing Allocations for the Big Pine/No Name Keys Quarter 1 Year 18:

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

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

RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
LOWER KEYS -YEAR 18, QUARTER 1 (JULY 14, 2009 TO OCTOBER 12, 2009)

Tier Rank	Permit #	Name	Date and Time of Application Date	Time	Key	Subdivision	Lot	Block	RE#	Tier	Tier Pts	Lot Agg Pts. Tier 2 or 3 ONLY ea. 4 Pts	Land Ded Pt 4 per lot	Flood Zone V -4	BAT/ AWT	First Four Years 1	Each Add. Years 2	Total
MARKET RATE DWELLING UNITS																		
1 *	07101693	Gamido, Javier	22-Jun-07	9:14 AM	Big Coppitt	Gulfrest Park	4	3	00156950.000000	3	30	0	0	0	4	2	0	36
2 *	07104450	Cates, Craig	14-Jan-08	9:45 AM	Big Coppitt	Johnsonville	7	6	00151720.000000	3	30	0	0	0	4	1	N/A	35
3 *	07104920	Hernandez, George	14-Jan-08	4:09 PM	Big Coppitt	Johnsonville	2	9	00152070.000000	3	30	0	0	0	4	1	N/A	35
4 *	08100579	Melloul, Shlomo	18-Dec-08	11:09 AM	Saddlebunch	Bay Point Amd.	34	6	00161130.000000	3	30	0	0	0	4	0	N/A	34
5 *	06106966	Sanchez, Edward	5-Feb-09	10:49 AM	Big Coppitt	Coppit Sub. Amd.	16	4	00150000.000000	3	30	0	0	0	4	0	N/A	34
6 *	05102417	Sneed Jr., Robert	25-Feb-09	10:20 AM	Big Coppitt	Johnsonville	13	10	00152320.000000	3	30	0	0	0	4	0	N/A	34
7 *	05102416	Sneed Jr., Robert	26-Feb-09	2:44 PM	Big Coppitt	Johnsonville	1	10	00152200.000000	3	30	0	0	0	4	0	N/A	34
8 *	05102418	Sneed Jr., Robert	26-Feb-09	3:11 PM	Big Coppitt	Johnsonville	14	10	00152330.000000	3	30	0	0	0	4	0	N/A	34
9 *@	09100217	Giampaoli, Pete	8-Oct-09	11:36 AM	Sugarloaf	Re-sub Govt Lt 1 & Adj Parcel	35		00119360.000100	3	30	0	8	-4	0	0	N/A	34
10 *	06205971	Sympson, Jeff	23-May-07	10:30 AM	Duck	Center Island Sec 2 Pt 1 Toms Harbor	32	3	00379780.000000	3	30	0	0	0	0	2	0	32
11 *	05104807	Cunningham, Michael	1-Jun-07	3:21 AM	Ramrod	Breezeswept Beach Estates	10	6	00202860.000000	3	30	0	0	0	0	2	0	32
12 *	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	32
13 *	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	32
14 *	07201803	Porter, William	20-Jun-07	2:30 PM	Duck	Yacht Clud Island Sec 4 Toms Harbor	13	1	00385440.000000	3	30	0	0	0	0	2	0	32
15	07100619	Pirates Cove Properties	26-Jun-07	11:30 AM	Cudjoe	Cudjoe Gardens 3rd Add.	3	14	00174550.000000	3	30	0	0	0	0	2	0	32
16	07101362	Jungclaus, David	12-Jul-07	10:00 AM	Ramrod	Breezeswept Beach Estates	60	2	00201520.000000	3	30	0	0	0	0	2	0	32
17	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	32
18	06205993	Vastano, Frank	31-Jul-07	2:30 PM	Duck	Center Island Sec. 2 Toms Harbor	22	2	00376580.000000	3	30	0	0	0	0	2	0	32
19	07102635	Glab, Scott	14-Sep-07	9:00 AM	Ramrod	Breezeswept Beach Estates	15	4	00202240.000000	3	30	0	0	0	0	2	0	32
20	07202399	Bair, David	2-Oct-07	10:00 AM	Duck	Yacht Clud Island Sec. 4 Toms Harbor	1	2	00385530.000000	3	30	0	0	0	0	2	0	32
21	07101127	Salinero, Fred	9-Oct-07	9:15 AM	Shark Key	Shark Key Amd. & Rev.	15	5	00159252.007100	3	30	0	0	0	0	2	0	32
22	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	2	0	32
23 ϕ	07102386	Gaster, Orval	19-Oct-07	2:17 PM	Summerland Key	Summerland Key Cove Amd.	1	3	00189510.000000	3	30	0	0	0	0	1	0	31
24 ϕ	07104632	Rudolph, Douglas	14-Jan-08	12:20 PM	Ramrod Key	Ramrod Shores Marina Sec.	6	5	00210811.005200	3	30	0	0	0	0	1	N/A	31
25	05101778	Hay, Terry	7-Mar-08	10:50 AM	Little Torch	Jolly Roger Estates	12	15	00217170.000000	3	30	0	0	0	0	1	N/A	31
26	07101590	Lindholm, Einar	20-Mar-08	11:10 AM	Sugarloaf	Sugarloaf Shores Sec. B	54		00163730.000000	3	30	0	0	0	0	1	N/A	31
27	05104647	Gardner, Lanny	12-Jun-08	1:51 PM	Ramrod	Ramrod Shores 3rd Add.	22		00209971.002200	3	30	0	0	0	0	1	N/A	31
28	05104646	Gardner, Lanny	12-Jun-08	1:55 PM	Ramrod	Ramrod Shores 3rd Add.	23		00209971.002300	3	30	0	0	0	0	1	N/A	31
29	07103449	Grooms, Todd	23-Jun-08	9:15 AM	Little Torch	Jolly Rogers Estates	8	18	00217790.000000	3	30	0	0	0	0	1	N/A	31
30 ϕ	08101784	Gerez, Gregory	8-Jul-08	12:01 PM	Sugarloaf	Orchid Park	20		00166977.002000	3	30	0	0	0	0	1	N/A	31
31	05100215	Brookhart Properties	29-Jul-08	11:23 AM	Ramrod	Breezeswept Beach Estates	11	8	00203470.000000	3	30	0	0	0	0	1	N/A	31
32	08101901	Lombard, Mike	29-Jul-08	11:24 AM	Cudjoe	Cudjoe Ocean Shores	15	4	00187880.000000	3	30	0	0	0	0	1	N/A	31
33	05104606	Gambert, Richard	13-Aug-08	9:10 AM	Sugarloaf	Sugarloaf Shores Plat 2 Sec. C	30		00166120.000000	3	30	0	0	0	0	1	N/A	31
34	08102415	Bowden, Micheal	27-Aug-08	8:29 AM	Ramrod	Breezeswept Beach Estates	31	3	00202080.000000	3	30	0	0	0	0	1	N/A	31
35	04105782	Rothdeutsch, Judy	28-Aug-08	2:56 PM	Ramrod	Ramrod Shores 3rd Add.	19		00209971.001900	3	30	0	0	0	0	1	N/A	31
36	04104632	Zydeck, Frederick	18-Sep-08	9:50 AM	Ramrod	Breezeswept Beach Estates	3	1	00200810.000000	3	30	0	0	0	0	1	N/A	31
37 ϕ	05100100	Gulerrez, Oreste	15-Mar-05	2:09 PM	Cudjoe	Cutthroat Harbor Estates #1	15	17	00186580.000000	3	30	0	0	-4	0	4	0	30
38 ϕ	04105262	Noack, Wolfgang	8-Apr-05	2:25 PM	Cudjoe Key		Parcel E	N/A	00115840.000207	3	30	0	0	-4	0	4	0	30
39	05101181	Davis, Priscilla	18-Apr-05	2:45 PM	Cudjoe	Cudjoe Gardens 2nd Add.	16	2	00173550.000000	3	30	0	0	-4	0	4	0	30
40 ϕ	05101373	Blalk, Gary	10-Jun-05	1:45 PM	Cudjoe	Cutthroat Harbor Estates 1st. Add.	5	16	00186280.000000	3	30	0	0	-4	0	4	0	30
41 ϕ	05101447	Burns, John	1-Jul-05	10:55 AM	Sugarloaf	Indian Mound Estates	4 & 5	3	00168870.000100	3	30	0	0	-4	0	4	0	30
42	05101969	Smith, Robert	5-Jul-05	10:00 AM	Shark Key	Shark Key Amd. & Revised	14	3	00159252.002600	3	30	0	0	-4	0	4	0	30
43	04104656	Garcia, Antonio	7-Jul-05	8:50 AM	Cudjoe	Cutthroat Harbor Estates	1	10	00178920.000000	3	30	0	0	-4	0	4	0	30
44 ϕ	08103032	Parkinson, Dean	4-Nov-08	11:15 AM	Ramrod	Ramrod Shores Marina Sec.	7	3	00210440.000000	3	30	0	0	0	0	0	N/A	30
45 ϕ	08103031	Parkinson, Dean	4-Nov-08	11:20 AM	Ramrod	Ramrod Shores Marina Sec.	8	3	00210450.000000	3	30	0	0	0	0	0	N/A	30
46	08103881	Gouldy, Ralph	5-Nov-08	9:19 AM	Ramrod	Breezeswept Beach Estates	9	8	00203450.000000	3	30	0	0	0	0	0	N/A	30
47	08101298	Vallejo, Arturo	18-Dec-08	3:10 PM	Ramrod	Ramrod Shores 2nd Add.	69		00209810.000000	3	30	0	0	0	0	0	N/A	30
48	08103049	Hernandez, Nestor	22-Dec-08	12:20 PM	Little Torch	Coral Shores Est. Mobile Homes Sec. 1	38	1	00214481.003800	3	30	0	0	0	0	0	N/A	30
49	08103414	Piedra, Alex	19-Feb-09	9:12 AM	Ramrod	Ramrod Shores 2nd Add.	7		00209620.000000	3	30	0	0	0	0	0	N/A	30

PROPOSED
DECEMBER 15, 2009

RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
LOWER KEYS -YEAR 18, QUARTER 1 (JULY 14, 2009 TO OCTOBER 12, 2009)

Tier Rank	Permit #	Name	Date and Time of Application Date	Time	Key	Subdivision	Lot	Block	RE#	Tier	Tier Pts	Lot Agg Pts. Tier 2 or 3 ONLY ea. 4 Pts	Land Ded Pt 4 per lot	Flood Zone V -4	BAT/ AWT	First Four Years 1	Each Add. Years 2	Total
50	05101135	Santana, Humberto	27-Apr-09	12:15 PM	Cudjoe	Cutthroat Harbor Estates	23	21	00181120.000000	3	30	0	0	0	0	0	N/A	30
51	05101132	Torres, Antonio	27-Apr-09	12:19 PM	Cudjoe	Cutthroat Harbor Estates	22	21	00181110.000000	3	30	0	0	0	0	0	N/A	30
52	05101131	Schofield, Glenn	27-Apr-09	12:32 PM	Cudjoe	Cutthroat Harbor Estates	21	21	00181100.000000	3	30	0	0	0	0	0	N/A	30
53	09200671	Zollo, Robert	1-Jun-09	11:15 AM	Duck	Center Island Sec. 2 Pt 2 Tom Harbor	11	7	00380630.000000	3	30	0	0	0	0	0	N/A	30
54	05101656	Bryeans, Oale	24-Jun-09	3:24 PM	Ramrod	Breezeswept Beach Estates	8	10	00203950.000000	3	30	0	0	0	0	0	N/A	30
55	09201762	Thomas, Louis	10-Jul-09	10:45 AM	Long Key	Long Key Ocean Bay Colony Sec. 1	14		00386490.000000	3	30	0	0	0	0	0	N/A	30
56	06105795	Rothdeutsch, Thomas	17-Aug-09	2:30 PM	Ramrod	Breezeswept Beach Est.	12	4	00202210.000000	3	30	0	0	0	0	0	N/A	30
57 ϕ	05103864	Heistand, Mark	18-Nov-05	12:27 PM	Cudjoe	Cutthroat Harbor Estates 1st Add.	18	16	00186410.000000	3	30	0	0	-4	0	3	0	29
58	04105551	Smith, Lynn	13-Dec-05	11:30 AM	Cudjoe	Cutthroat Harbor Est. 1st Add.	1	11	00185330.000000	3	30	0	0	-4	0	3	0	29
59	05106718	Hondru, Susan	26-Jan-06	11:30 AM	Cudjoe	Cutthroat Harbor Est.	40 & 1/2 of 39	19	00180520.000000	3	30	0	0	-4	0	3	0	29
60	05103014	Wesson, Donald	10-Feb-06	1:53 PM	Cudjoe	Cudjoe Gardens 2nd Add.	5	12	00174310.000000	3	30	0	0	-4	0	3	0	29
61 ϕ	05100097	Martinez, Ignacio	8-Sep-06	10:45 AM	Cudjoe	Cutthroat Harbor Est. 1st Add.	1	17	00186440.000000	3	30	0	0	-4	0	3	0	29
62	03102536	Cadden, James	11-Jul-03	8:30 AM	Sugarloaf	Indian Mounds Estates	1	4	00168990.000000	3-A	20	0	0	0	0	4	4	28
63	06105706	Von Holzen, Jeffry	4-Jan-07	10:00 AM	Shark Key	Shark Key Amd. & Rev.	2	2	00159252.000800	3	30	0	0	-4	0	2	0	28
64 ϕ	06105484	Jacquette, Anthony	2-Mar-07	3:00 AM	Sugarloaf	Indian Mounds Estates	1	2	00168810.000100	3	30	0	0	-4	0	2	0	28
65	07100620	Pirates Cove Properties	26-Jun-07	11:35 AM	Cudjoe	Cudjoe Gardens 2nd Add.	1	13	00174350.000000	3	30	0	0	-4	0	2	0	28
66	04100234	Arnold, Aaron	27-Jul-07	12:00 PM	Sugarloaf	Vacation Harbour	12		00172061.001200	3	30	0	0	-4	0	2	0	28
67	05105291	Orlando, John	9-Oct-07	10:09 AM	Cudjoe	Cutthroat Harbor Estates 1st Add.	11	10	00185260.000101	3	30	0	0	-4	0	2	0	28
68	07104678	Lentz, Edward	16-Jan-08	10:00 AM	Sugarloaf	Vacation Harbor	20		00172061.001902	3	30	0	0	-4	0	1	N/A	27
69	07100621	Pirates Cove Properties LLC	26-Feb-08	11:40 AM	Cudjoe	Cudjoe Gardens 2nd Add.	2	14	00174540.000000	3	30	0	0	-4	0	1	N/A	27
70	07102189	Gural, Emil	13-Jun-08	9:45 AM	Cudjoe	Cutthroat Harbor Estates 1st Add.	11	7	00184800.000000	3	30	0	0	-4	0	1	N/A	27
71 ϕ	06106013	Warden, Donald	27-Oct-08	1:25 PM	Cudjoe	Cutthroat Harbor Est. 1st Add.	14	17	00186570.000000	3	30	0	0	-4	0	0	N/A	26
72	07104219	Kurpis, Albert	5-Nov-08	11:52 AM	Sugarloaf	Sugarloaf Shores Amd. Sec. F	64		00166976.006400	3	30	0	0	-4	0	0	N/A	26
73	08103867	Henkel, Robert	8-Jan-09	9:31 AM	Cudjoe	Cutthroat Harbor Est. 1 st Add.	4	12	00185540.000000	3	30	0	0	-4	0	0	N/A	26
74 ϕ	07104153	Knoll, David	5-Feb-09	2:42 PM	Sugarloaf	Indian Mounds Estates	9	4	00169070.000000	3	30	0	0	-4	0	0	N/A	26
75	02104375	Levine, Arnold	27-Feb-09	2:40 PM	Cudjoe	Cudjoe Gardens 2nd Add.	16	4	00173960.000000	3	30	0	0	-4	0	0	N/A	26
76	08101596	Ed Lewis LLC	6-Apr-09	11:50 AM	Cudjoe	Cutthroat Harbor Estates 1st Add.	14 & adjacent parcel	13	00185850.000000	3	30	0	0	-4	0	0	N/A	26
77 ϕ	04105722	Haney, Norman	23-Dec-05	10:00 AM	Ramrod	Ramrod Shores Marina Sec.	10	5	00210811.005600	3-A	20	0	0	0	0	3	0	23
78 ϕ	05106427	Parkinson, Dean	15-Mar-06	11:40 AM	Ramrod	Ramrod Shores Marina Sec.	13	3	00210500.000000	3-A	20	0	0	0	0	3	0	23
79	06104835	Russell Jr., Harry	6-Mar-07	12:10 PM	Sugarloaf	Indian Mounds Estates	31	9	00171070.000000	3-A	20	0	0	0	0	2	0	22
80	06104834	Russell Jr., Harry	6-Mar-07	12:12 PM	Sugarloaf	Indian Mounds Estates	32	9	00171080.000000	3-A	20	0	0	0	0	2	0	22
81	03103801	Krause, Rudolph	14-Oct-03	10:00 AM	Ramrod	Part Gov't Lot 1		N/A	00114150.000000	1	10	0	0	0	0	4	2	16
82	03102386	Boundry, Ltd	26-Feb-04	11:10 AM	Ramrod		Parcel B	N/A	00114100.000200	1	10	0	0	0	0	4	2	16
83	03102385	Boundry, Ltd	26-Feb-04	11:15 AM	Ramrod		Parcel C	N/A	00114100.000300	1	10	0	0	0	0	4	2	16
84	03102265	Judi's House	29-Jun-04	1:05 PM	Sugarloaf	White Heron Estates	condo Lt7	N/A	00172070.000700	1	10	0	0	0	0	4	2	16
85	05100528	Rothdeuthsch, Thomas	15-Mar-05	11:45 AM	Big Torch Key	Torchwood West Unit 1	14	1	00243621.001400	1	10	0	0	0	0	4	0	14
86	05103801	Barcena, Fausto	12-Oct-05	11:00 AM	Summerland	Summerland Estates Resub. #2	6	4	00199810.000000	1	10	0	0	0	0	4	0	14
87	06100455	Berger, Joseph	24-Feb-06	3:30 PM	Big Torch	Torchwood West Unit 1	12	1	00243621.001200	1	10	0	0	0	0	3	0	13
88	06101084	Schwartz, John	12-Sep-06	2:00 PM	Big Torch	Torchwood West Unit 1	15	1	00243621.001500	1	10	0	0	0	0	3	0	13
89	03102384	Boundry, Ltd	26-Feb-04	11:05 AM	Ramrod		Parcel A	N/A	00114080.000000	1	10	0	0	-4	0	4	2	12
90	06106183	Geis, David	4-Jan-07	10:57 AM	Big Torch	Torchwood West Unit 2	8 & S 1/2 of 9	2	00243622.002100	1	10	0	0	0	0	2	0	12
91	07101251	Parkinson, Dean	19-Jun-07	11:09 AM	Ramrod	Ramrod Shores Marina Sec.	4	7	00210811.009500	1	10	0	0	0	0	2	0	12
92	07101117	Barroso, Sandra	9-Apr-08	2:39 PM	Summerland	Summerland Beach Add. #2	12	2	00197520.000000	1	10	0	0	0	0	1	N/A	11
93	06104954	Escorcia, Jorge	26-Aug-09	12:33 PM	Summerland	Summerland Est. Re-sub #2	11 & 12	5	00200140.000000	1	10	0	0	0	0	0	N/A	10
94	06100873	O'Brien, Christopher	10-Jul-07	3:19 PM	Sugarloaf		Pt Govt 3		00119450.000000	1	10	0	0	-4	0	2	0	8

* 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.
Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision.
ϕ This symbol indicates a property that does not have a Tier Designation.

PROPOSED
DECEMBER 15, 2009

RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
UPPER KEYS - YEAR 18, QUARTER 1 (JULY 14, 2009 TO OCTOBER 12, 2009)

Tier Rank		Permit #	Name	Date and Time of Application Date	Time	Key	Subdivision	Lot	Block	RE#	Tier	Tier Pts	Lot Agg Pts. Tier 2 or 3 ONLY ea. 4 Pts	Land Ded Pt 4 per lot	Flood Zone V -4	BAT/ AWT	First Four Years 1	Each Add. Years 2	Total
MARKET RATE DWELLING UNITS																			
1	*	04300418	Costa, Luis	8-Sep-04	9:25 AM	Largo	Key Largo Beach Addition	11	10	00503010.000000	3	30	0	0	0	0	4	2	36
2	*	04302176	Tormo, Isaac	22-Sep-04	11:20 AM	Largo	Lake Surprise Estates	11	6	00535180.000000	3	30	0	0	0	0	4	2	36
3	*	04303977	Nunez, Lazaro	7-Oct-04	9:00 AM	Largo	Bluewater Trailer Village Sec. 4	41	2	00489136.009100	3	30	0	0	0	0	4	2	36
4	*	03305721	McQuaid, Thomas	7-Oct-04	11:50 AM	Largo	Largo Sound Village	1	10	00475890.000000	3	30	0	0	0	0	4	2	36
5	*	04304335	Jelsema, Jack	26-Oct-04	12:10 AM	Largo	Pirates Cove 1st Addition	8	20	00495920.000000	3	30	0	0	0	0	4	0	34
6	*	04304336	Jelsema, Jack	26-Oct-04	12:15 AM	Largo	Pirates Cove 1st Addtion	12	20	00495960.000000	3	30	0	0	0	0	4	0	34
7	ϕ H	04304463	Fleming, Janene	3-Nov-04	02:05 PM	Largo	South Creek Village	10	4	00467170.000000	3	30	0	0	0	0	4	0	34
8	ϕ H	04303855	Key Venture, LLC	14-Nov-04	09:35 AM	Largo	Twin Lakes	7	8	00549000.000000	3	30	0	0	0	0	4	0	34
9	ϕ H	04303854	Key Venture, LLC	24-Nov-04	09:30 AM	Largo	Largo Gardens	24	6	00456640.000000	3	30	0	0	0	0	4	0	34
10	ϕ H	04303853	Key Venture, LLC	1-Dec-04	09:30 AM	Largo	Twin Lakes	15	15	00550120.000000	3	30	0	0	0	0	4	0	34
11	*	04305271	Egland, Leland	7-Jan-05	11:55 AM	Largo	Buccaneer Point	15	2	00496131.003401	3	30	0	0	0	0	4	0	34
12	ϕ H	04305327	McGraw, L & J	7-Jan-05	12:20 PM	Largo	Bahia Mar Estates	9	7	00544510.000000	3	30	0	0	0	0	4	0	34
13	ϕ	04304980	Sheriff, Jeffrey	7-Jan-05	12:25 PM	Largo	South Creek Village	5	8	00467770.000000	3	30	0	0	0	0	4	0	34
14	ϕ	04304937	Parkinson, Dean	7-Jan-05	12:30 PM	Largo	Ocean Park Village	20	3	00445880.000000	3	30	0	0	0	0	4	0	34
15	ϕ	04305521	Gutierrez, Salvador	7-Jan-05	01:10 PM	Largo	Sunset Point	24	1	00490590.000000	3	30	0	0	0	0	4	0	34
16		04304708	Rodriguez, Eusebio	13-Jan-05	02:30 PM	Largo	Lake Surprise Estates	19	10	00536710.000000	3	30	0	0	0	0	4	0	34
17	ϕ	04305502	Parkinson, Dean	13-Jan-05	02:50 PM	Largo	Pamela Villa	18	2	00463980.000000	3	30	0	0	0	0	4	0	34
18		04305288	Raskob, Peter	13-Jan-05	03:00 PM	Largo	Largo Sound Park	4	9	00471910.000000	3	30	0	0	0	0	4	0	34
19		04305039	Ortiz, H. Duplex Unit "A'	15-Jan-05	12:30 PM	Largo	Key Largo Beach Add.	11	13	00503420.000000	3	30	0	0	0	0	4	0	34
20		04305040	Ortiz, H. Duplex Unit "B"	15-Jan-05	12:35 PM	Largo	Key Largo Beach Add.	11	13	00503420.000000	3	30	0	0	0	0	4	0	34
21		05300105	Hamilton, Shane	15-Feb-05	12:00 PM	Largo	Sunrise Point Rev.	9	4	00484610.000000	3	30	0	0	0	0	4	0	34
22		04305757	Martone, David	16-Feb-05	02:45 PM	Largo	Largo Sound Park	20	14	00473360.000000	3	30	0	0	0	0	4	0	34
23	ϕ	04305788	Rodriguez, Miriam	31-Mar-05	12:50 PM	Largo	Twin Lakes	3	14	00549910.000200	3	30	0	0	0	0	4	0	34
24	ϕ	05301194	Hoefert, James	13-Apr-05	03:40 PM	Largo	Tavernier Cove #1	18	N/A	00506050.000000	3	30	0	0	0	0	4	0	34
25	ϕ	05301527	Hoefert, James	13-Apr-05	03:41 PM	Largo	Tavernier Cove #1	17	N/A	00506040.000000	3	30	0	0	0	0	4	0	34
26	ϕ	05300064	Navarro, Ray	15-Apr-05	09:00 AM	Largo	Sunrise Point Revised	8	1	00484460.000000	3	30	0	0	0	0	4	0	34
27	ϕ	05300800	Parkinson, Dean	5-May-05	11:35 AM	Largo	Ocean Park Village	19	3	00445970.000000	3	30	0	0	0	0	4	0	34
28		04304990	Nelson (Trustee)	18-May-05	09:40 AM	Largo	Harris Ocean Park Est. 1st Add.	5	8	00449920.000000	3	30	0	0	0	0	4	0	34
29		05301325	Born, Harley	31-May-05	11:45 AM	Largo	Buccaneer Point	2	1	00496131.000200	3	30	0	0	0	0	4	0	34
30	ϕ	05302053	Rowland, David	9-Jun-05	11:45 AM	Largo	Bahia Mar Estates	6	8	00544680.000000	3	30	0	0	0	0	4	0	34
31		05302034	Hixon, Charles	27-Jun-05	11:40 AM	Largo	South Creek Village	2	1	00466420.000000	3	30	0	0	0	0	4	0	34
32		05301677	Violette, Robert	5-Jul-05	10:00 AM	Largo	Largo Sound Village	24	8	00475640.000000	3	30	0	0	0	0	4	0	34
33		05300922	Rodriguez, Miriam	7-Jul-05	11:00 AM	Largo	Largo Sound Park	22	7	00471660.000000	3	30	0	0	0	0	4	0	34
34		05301919	Diaz, Hermes	11-Jul-05	10:40 AM	Largo	Harbor Shores	7	1	00521590.000000	3	30	0	0	0	0	4	0	34
35		05301998	Bernard, Winfred	12-Jul-05	11:35 AM	Largo	Tavernier Harbor	24	2	00482020.000000	3	30	0	0	0	0	4	0	34
36	ϕ	05301887	Navarro, Ray	12-Jul-05	02:00 PM	Largo	Sunrise Point Revised	7	1	00484450.000000	3	30	0	0	0	0	4	0	34
37		05300933	Monteagudo, Jesus	13-Jul-05	02:10 PM	Largo	Port Largo	172	N/A	00453030.000000	3	30	0	0	0	0	4	0	34
38		05302116	Azze, Jorge	13-Jul-05	02:45 PM	Largo	Twin Lakes	3	N/A	00550780.000000	3	30	0	0	0	0	4	0	34
39		04304723	Cappiello, Steven	14-Jul-05	10:00 AM	Largo	Bermuda Shores	149	N/A	00551006.014900	3	30	0	0	0	0	4	0	34
40		05302033	Condor Construction	8-Aug-05	11:35 AM	Largo	Key Largo Beach Add.	5	15	00503740.000000	3	30	0	0	0	0	4	0	34
41		05303153	Stoky, Robert	10-Aug-05	10:35 AM	Largo	Largo Sound Village	13	11	00476250.000000	3	30	0	0	0	0	4	0	34
42		05300020	R. Venture Corp.	1-Sep-05	10:25 AM	Largo	Winston Waterways Amd.	9	8	00547211.002700	3	30	0	0	0	0	4	0	34
43		05304156	JEMA Investment	7-Sep-05	10:45 AM	Largo	Ocean Isle Estates	18	2	00538480.000000	3	30	0	0	0	0	4	0	34
44		04305420	Pandolfi, Jose & Delia	8-Sep-05	10:56 AM	Largo	Twin Lakes	6	2	00548250.000000	3	30	0	0	0	0	4	0	34
45		05301351	Norem, Darryl	15-Sep-05	10:05 AM	Largo	Sunset Waterways	12	3	00530080.000000	3	30	0	0	0	0	4	0	34
46		05304185	Dunn, James	16-Sep-05	11:28 AM	Largo	Port Largo	9	N/A	00451400.000000	3	30	0	0	0	0	4	0	34
47		05302158	Lee, Johanna	3-Oct-05	12:25 PM	Largo	Twin Lakes 1st Add.	4	N/A	00550790.000000	3	30	0	0	0	0	4	0	34

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Tier Rank		Permit #	Name	Date and Time of Application Date	Time	Key	Subdivision	Lot	Block	RE#	Tier	Tier Pts	Lot Agg Pts. Tier 2 or 3 ONLY ea. 4 Pts	Land Ded Pt 4 per lot	Flood Zone V -4	BAT/ AWT	First Four Years 1	Each Add. Years 2	Total
48		05301444	DeSantis, Robert	4-Oct-05	09:45 AM	Largo	Sunset Waterways	6	3	00530020.000000	3	30	0	0	0	0	4	0	34
49	ϕ	05302379	Garner, Colleen	5-Oct-05	09:40 AM	Largo	Riviera Village Rev. Amd.	17	2	00510330.000000	3	30	0	0	0	0	4	0	34
50	ϕ	05303973	Casas, Jose	7-Oct-05	08:35 AM	Largo	Seaside Addition #1	10	2	00492620.000000	3	30	0	0	0	0	4	0	34
51	@	08302544	High Street Investments In	16-Jan-09	11:46 AM	Largo	Buccaneer Point	8	5	00496131.012600	3	30	0	4	0	0	0	N/A	34
52		05303120	Schoennagel, Ralph	18-Feb-09	02:20 PM	Largo	Sunset Waterways	7	3	00530030.000000	3	30	0	0	0	4	0	N/A	34
53		05303493	Chin, Jimmy	13-Oct-05	11:45 AM	Largo	Key Largo Mobile Homesites #4	1	10	00564147.000100	3	30	0	0	0	0	3	0	33
54	ϕ	05303729	Lterena, Olga	13-Oct-05	12:05 PM	Largo	Twin Lakes	4	14	00549830.000000	3	30	0	0	0	0	3	0	33
55		05304689	Riviero, Pedro	13-Oct-05	12:55 PM	Largo	Lake Surprise Estates	23	6	00535300.000000	3	30	0	0	0	0	3	0	33
56		05305314	Santos, Rolando	15-Nov-05	02:35 PM	Largo	Ocean Isle Estates	11	2	00538410.000000	3	30	0	0	0	0	3	0	33
57		05304497	Perez, Orlando	21-Nov-05	02:45 PM	Largo	Cross Key Waterways Sec. 3	5	7	00468473.011500	3	30	0	0	0	0	3	0	33
58		05305666	Burkhead, Gordon	7-Dec-05	10:25 AM	Largo	Winston Waterways Amd	2	4	00546550.000000	3	30	0	0	0	0	3	0	33
59		05304731	Les, Terence	8-Dec-05	12:55 PM	Largo	Buccaneer Point	1	4	00496131.009500	3	30	0	0	0	0	3	0	33
60		05302100	Harper, Linda	12-Dec-05	12:05 PM	Largo	Harris Ocean Park Est. 1 Add.	10	8	00449970.000000	3	30	0	0	0	0	3	0	33
61		05305609	McHugh, Barrie	20-Dec-05	10:45 AM	Largo	Winston Waterways Amd.	6	3	00546510.000000	3	30	0	0	0	0	3	0	33
62		05305002	Sanchez, Remberto	29-Dec-05	02:00 PM	Largo	Key Largo Beach Add.	5	14	00503560.000000	3	30	0	0	0	0	3	0	33
63		05305117	Monteagudo, Jesus	30-Dec-05	08:30 AM	Largo	Port Largo	43	N/A	00451740.000000	3	30	0	0	0	0	3	0	33
64		05305344	Burkhead, Gordon	3-Jan-06	11:30 AM	Largo	Winston Waterways Amd.	1	4	00546540.000000	3	30	0	0	0	0	3	0	33
65		05305800	Canto, Maria	3-Jan-06	12:05 PM	Largo	Largo Sound Park	22	14	00473380.000000	3	30	0	0	0	0	3	0	33
66		05305799	Diaz, Estela & Luis	3-Jan-06	12:10 PM	Largo	Largo Sound Park	21	14	00473370.000000	3	30	0	0	0	0	3	0	33
67		05305412	Hoefert, Jim	4-Jan-06	10:15 AM	Largo	Pirates Cove 1st Add.	5	18	00495520.000000	3	30	0	0	0	0	3	0	33
68	ϕ	03303454	Miller/Sledd	4-Jan-06	03:00 PM	Largo	Bay Harbor Amd.	15	3	00489970.000000	3	30	0	0	0	0	3	0	33
69		05304089	Restrepo, Henry & Lourdes	6-Jan-06	09:10 AM	Largo	Buccaneer Point	3	5	00496131.012100	3	30	0	0	0	0	3	0	33
70		05305313	Gumbel, David	9-Jan-06	02:26 PM	Largo	Buccaneer Point	1	1	00496131.000100	3	30	0	0	0	0	3	0	33
71		05305926	Torregrossa, John	10-Jan-06	10:00 AM	Largo	Lake Surprise Estates	9	6	00535160.000000	3	30	0	0	0	0	3	0	33
72	@	02305082	Castillo, Rene & Fradys	11-Jan-06	11:30 AM	Largo	Lime Grove Estates	6	1	00485180.000000	3	30	0	0	0	0	3	0	33
73		01304066	Dean, Peter	12-Jan-06	11:45 AM	Largo	Winston Waterways Amd.	1	2	00546380.000000	3	30	0	0	0	0	3	0	33
74	ϕ	05305949	Pinder, Henry	13-Jan-06	10:40 AM	Largo	Sunrise Point Rev.	9	1	00484470.000000	3	30	0	0	0	0	3	0	33
75	ϕ	05305184	Powell, Frankie	13-Jan-06	10:55 AM	Largo	Winston Park	14	2	00545750.000000	3	30	0	0	0	0	3	0	33
76		05305183	Welch, Patrick	13-Jan-06	11:10 AM	Largo	Sunset Acres Resub.	63	N/A	00490321.006300	3	30	0	0	0	0	3	0	33
77	ϕ	05301107	Bankers Mortgage Corp.	13-Jan-06	11:20 AM	Largo	Key Largo Beach	14	3	00501930.000000	3	30	0	0	0	0	3	0	33
78	ϕ	05305995	Pinder, Henry	13-Jan-06	02:35 PM	Largo	Sunrise Point Rev.	10	1	00484480.000000	3	30	0	0	0	0	3	0	33
79	ϕ	05300633	White, Richard	20-Jan-06	02:20 PM	Largo	Riviera Village Revised Amd	12	2	00510280.000000	3	30	0	0	0	0	3	0	33
80	ϕ	04304977	Zalesky, Ana	24-Jan-06	12:50 PM	Largo	Pamela Villa	25	6	00465010.000000	3	30	0	0	0	0	3	0	33
81		05306120	Richardson, Richard	16-Feb-06	12:15 PM	Largo	Sexton Cove Est.	26	5	00532701.015000	3	30	0	0	0	0	3	0	33
82		05306352	Alvarez, Jose	21-Feb-06	10:50 AM	Largo	Bluewater Trailer Village Sec. 3	9	4	00489135.000900	3	30	0	0	0	0	3	0	33
83		05305300	Perez, George	23-Feb-06	01:20 PM	Largo	Winston Waterways Amd.	7	3	00546520.000000	3	30	0	0	0	0	3	0	33
84		06300498	Wheaton, Bryan	1-Mar-06	09:00 AM	Largo	Ocean Isle Estates	8	2	00538380.000000	3	30	0	0	0	0	3	0	33
85		05306643	Corwin, Keith	1-Mar-06	02:20 PM	Largo	Pirates Cove	9	9	00494120.000000	3	30	0	0	0	0	3	0	33
86		05306641	Dahm, Jonathan	3-Mar-06	03:05 PM	Largo	Pirates Cove	10	10	00494280.000000	3	30	0	0	0	0	3	0	33
87		06300608	Bayview Marketing	8-Mar-06	11:30 AM	Largo	Bermuda Shores	153		00551006.015300	3	30	0	0	0	0	3	0	33
88		06301019	Slitgen, Douglas	8-Mar-06	11:40 AM	Largo	The Harborage	Pt Lt 28 & Pt Lt 29		00555011.002800	3	30	0	0	0	0	3	0	33
89		06301075	Wu Chung & Li Hung	9-Mar-06	08:45 AM	Largo	Pirates Cove 1st Add.	14	19	00495730.000000	3	30	0	0	0	0	3	0	33
90		06300863	Burke, James	9-Mar-06	10:00 AM	Largo	Largo Sound Village	1	1	00473790.000000	3	30	0	0	0	0	3	0	33
91		06300446	Hall, Micheal	24-Jul-06	2:15 PM	Largo	Winston Waterways #2	34	6	00547050.000000	3	30	0	0	0	0	3	0	33
92	ϕ	06301628	Hale, Kenneth	25-Jul-06	9:50 AM	Largo	Key Largo Ocean Shores Amd. & Ext.	20	1	00497790.000000	3	30	0	0	0	0	3	0	33
93	ϕ	06301540	Petters, William	25-Jul-06	12:05 PM	Largo	Ocean Park Village	13	4	00446230.000000	3	30	0	0	0	0	3	0	33
94		05306357	Rodriguez, Luis	25-Jul-06	12:15 PM	Largo	Bluewater Trailer Village Sec. 3	8	4	00489135.000800	3	30	0	0	0	0	3	0	33
95		06301554	Mesa, Deanilis	25-Jul-06	12:25 PM	Largo	Winston Waterways Amd.	1	10	00547211.005000	3	30	0	0	0	0	3	0	33
96		06301652	Dillon, Thomas	27-Jul-06	12:00 PM	Largo	Buccaneer Point	19	4	00496131.011300	3	30	0	0	0	0	3	0	33
97		06300483	Carballo, Jose	31-Jul-06	9:00 AM	Largo	Rock Harbor Estates	8	8	00520220.000000	3	30	0	0	0	0	3	0	33

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Tier Rank		Permit #	Name	Date and Time of Application Date	Time	Key	Subdivision	Lot	Block	RE#	Tier	Tier Pts	Lot Agg Pts. Tier 2 or 3 ONLY ea. 4 Pts	Land Ded Pt 4 per lot	Flood Zone V -4	BAT/ AWT	First Four Years 1	Each Add. Years 2	Total
98		01304065	Vinson, Daniel	31-Jul-06	3:30 PM	Largo	Winston Waterways Amd.	4	2	00546410.000000	3	30	0	0	0	0	3	0	33
99	ϕ	04304811	Waters, Joseph	2-Aug-06	2:55 PM	Largo	South Creek Village	10	6	00467560.000000	3	30	0	0	0	0	3	0	33
100	ϕ	05302619	Florez, Maria	8-Aug-06	12:30 PM	Largo	Bowens Add. To Riviera Village	17	9	00512410.000100	3	30	0	0	0	0	3	0	33
101	ϕ	06300228	Gorman, Gary	9-Aug-06	9:50 AM	Largo	Twin Lakes	5	8	00548980.000000	3	30	0	0	0	0	3	0	33
102		05306723	Diaz, Marcos	28-Aug-06	5:00 PM	Largo	Winston Waterways Amd.	3	1	00546060.000000	3	30	0	0	0	0	3	0	33
103		06304482	Bayview Marketing	6-Sep-06	10:50 AM	Largo	Largo Sound Village	20	4	00474660.000000	3	30	0	0	0	0	3	0	33
104		06304483	Delgado, Reinaldo	3-Oct-06	10:49 AM	Largo	Lake Surprise Estates	35	10	00536870.000000	3	30	0	0	0	0	3	0	33
105		06304460	Ritz, David	12-Oct-06	9:28 AM	Largo	Winston Waterways #2	47	6	00547190.000000	3	30	0	0	0	0	3	0	33
106		06301478	Perez, Angel	12-Oct-06	2:49 PM	Largo	Bay Harbor Amd.	43	1	00488520.000000	3	30	0	0	0	0	3	0	33
107	@	02304021	Island Escapes LLC	2-May-03	2:05 PM	Largo	Tavernier Cove No. 1	32, 33	N/A	00506200.000000	3-A	20	4	0	0	0	4	4	32
108		03305353	Roebling, Thomas	13-Apr-04	10:45AM	Largo	Twin Lakes 1st Add.	20	N/A	00550950.000000	3	30	0	0	-4	0	4	2	32
109		06305168	Acton, Stephen	2-Nov-06	01:38 PM	Largo	Bermuda Shores Amd.	112		00551007.004600	3	30	0	0	0	0	2	0	32
110		06305803	Reyes, Albert	6-Nov-06	10:08 AM	Largo	Bermuda Shores	46		00551006.004600	3	30	0	0	0	0	2	0	32
111		06305334	McMann, Larry	16-Nov-06	01:20 PM	Largo	Largo Sound Park	17	3	00470800.000000	3	30	0	0	0	0	2	0	32
112	ϕ	06304728	Dyer, William	20-Nov-06	11:34 AM	Largo	Key Largo Beach	12	1	00501180.000000	3	30	0	0	0	0	2	0	32
113	ϕ	06305238	McDaniel, Granger	27-Nov-06	11:35 AM	Largo	Tavernier Heights	8	3	00555380.000000	3	30	0	0	0	0	2	0	32
114		06305735	Thompson, David	29-Dec-06	02:54 PM	Largo	Largo Sound Park	15	2	00470560.000000	3	30	0	0	0	0	2	0	32
115		06305736	Wright, Penelope	29-Dec-06	02:55 PM	Largo	Largo Sound Park	16	2	00470570.000000	3	30	0	0	0	0	2	0	32
116	ϕ	06305561	Taylor, Mark	2-Jan-07	09:12 AM	Largo	Ocean Park Village	4	3	00445820.000000	3	30	0	0	0	0	2	0	32
117		06305164	Peters, Patrick	2-Jan-07	02:56 PM	Largo	Twin Lakes 1st Add.	Pt. Tract A		00551000.002200	3	30	0	0	0	0	2	0	32
118	ϕ	06304619	Ferguson, Gary	3-Jan-07	11:15 AM	Largo	Key Largo Beach	8	1	00501140.000000	3	30	0	0	0	0	2	0	32
119		06306453	Saunders, James	11-Jan-07	10:05 AM	Largo	Winston Waterways #2	45	6	00547170.000000	3	30	0	0	0	0	2	0	32
120		06304738	Holland, Mark	12-Jan-07	10:10 AM	Largo	Tavernier #2	7	B	00556010.000000	3	30	0	0	0	0	2	0	32
121		06304736	Holland, Mark	12-Jan-07	10:12 AM	Largo	Tavernier #2	12	B	00556050.000000	3	30	0	0	0	0	2	0	32
122	ϕ	06306533	Davis, Sarah	16-Jan-07	02:22 PM	Largo	Ocean Park Village	10	1	00445610.000000	3	30	0	0	0	0	2	0	32
123		06305165	Peters, Patrick	16-Jan-07	02:46 PM	Largo	Twin Lakes 1st Add.	Pt Tract A (Lt 21)		00551000.002100	3	30	0	0	0	0	2	0	32
124		06306590	Herum, Alan	16-Jan-07	03:01 PM	Largo	Port Largo 5th Add.	474		00453475.009000	3	30	0	0	0	0	2	0	32
125		06301385	Diaz, Jaun & Canto, Maria	17-Jan-07	11:03 AM	Largo	Port Largo 3rd Add.	267		00453473.001000	3	30	0	0	0	0	2	0	32
126		05300938	Diaz, Pedro	30-Jan-07	11:07 AM	Largo	Largo Sound Park 1st Add.	38	18	00470250.000000	3	30	0	0	0	0	2	0	32
127	ϕ	06305562	Harper, Linda	16-Feb-07	08:39 AM	Largo	Harris Ocean Park Est.	3	1	00446940.000000	3	30	0	0	0	0	2	0	32
128		05300936	Diaz, Pedro L.	21-Feb-07	01:45 AM	Largo	Largo Sound Park 1st Add.	39	18	00470260.000000	3	30	0	0	0	0	2	0	32
129		06304584	Hernandez, Agustin & Celi	28-Feb-07	11:47 AM	Largo	Amd. Ext Plat Key Largo Ocean Shore	8	1	00497670.000000	3	30	0	0	0	0	2	0	32
130		06305425	Perrotti, John & Gail	28-Feb-07	02:49 PM	Largo	Pirates Cove 1st Add.	14	16	00495200.000000	3	30	0	0	0	0	2	0	32
131		06306639	Allen, Dave	9-Mar-07	01:54 PM	Largo	Rock Harbor Yacht Haven	Pt Tract A		00555190.000100	3	30	0	0	0	0	2	0	32
132		06305344	Watkins, Andrew	15-Mar-07	01:54 PM	Largo	Sunrise Point Rev.	22	4	00484740.000000	3	30	0	0	0	0	2	0	32
133	ϕ	06306613	Kropp, Hubert	13-Apr-07	01:30 PM	Largo	Harris Ocean Park Estates	11	7	00449510.000000	3	30	0	0	0	0	2	0	32
134	ϕ	06306614	Kropp, Janice & Hubert	13-Apr-07	01:32 PM	Largo	Harris Ocean Park Estates	10	7	00449500.000000	3	30	0	0	0	0	2	0	32
135		06306648	Rhee, Andrew	7-May-07	11:17 AM	Largo	Buccaneer Point	10	1	00496131.001000	3	30	0	0	0	0	2	0	32
136		07300020	Parkinson, Dean	9-May-07	10:48 AM	Largo	Largo Sound Park	15	6	00471390.000000	3	30	0	0	0	0	2	0	32
137		06306650	Rhee, Andrew	9-May-07	11:25 AM	Largo	Buccaneer Point	9	1	00496131.000900	3	30	0	0	0	0	2	0	32
138	ϕ	07301588	Fried, Harold	11-Jul-07	02:51 PM	Largo	Pamala Villa	31	6	00465070.000000	3	30	0	0	0	0	2	0	32
139		06306023	Esslinger, John	13-Jul-07	12:16 PM	Largo	South Creek Village	26	9	00468180.000000	3	30	0	0	0	0	2	0	32
140		07301089	Platt, Charles	20-Jul-07	02:39 PM	Largo	Lake Surprise Estates	8	5	00535010.000000	3	30	0	0	0	0	2	0	32
141		07301968	Newburn, Steven	18-Aug-07	02:47 PM	Largo	Pirates Cove 1st Add.	20	20	00486050.000000	3	30	0	0	0	0	2	0	32
142		07301522	Smuglovsky, Mario	9-Oct-07	12:10 PM	Largo	Winston Waterways Amd. Plat 2	5	9	00547211.004100	3	30	0	0	0	0	2	0	32
143		05306212	Mannix, John	25-Jan-06	12:45 PM	Largo	Twin Lakes	5 & 6	18	00550480.000000	3-A	20	4	4	0	0	3	0	31
144		07301291	Atkin, Dean	15-Oct-07	11:53 AM	Largo	Harbor Shores	2	4	00522010.000000	3	30	0	0	0	0	1	0	31
145		07302208	Akins, John	18-Oct-07	12:54 PM	Largo	Winston Waterways No. 2	41	6	00547130.000000	3	30	0	0	0	0	1	0	31
146	ϕ	07302161	Barrios, Salvador	7-Jan-08	10:57 AM	Largo	Largo Gardens	23	13	00458060.000000	3	30	0	0	0	0	1	N/A	31
147		07303789	West Family Trust	8-Feb-08	02:38 PM	Largo	Ocean Isle Estates	23	2	00538530.000000	3	30	0	0	0	0	1	N/A	31

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UPPER KEYS - YEAR 18, QUARTER 1 (JULY 14, 2009 TO OCTOBER 12, 2009)

Tier Rank		Permit #	Name	Date and Time of Application Date	Time	Key	Subdivision	Lot	Block	RE#	Tier	Tier Pts	Lot Agg Pts. Tier 2 or 3 ONLY ea. 4 Pts	Land Ded Pt 4 per lot	Flood Zone V -4	BAT/ AWT	First Four Years 1	Each Add. Years 2	Total
148	ϕ	07304058	Stewart, Patrick	3-Mar-08	10:11 AM	Largo	South Creek Village	7	2	00466680.000000	3	30	0	0	0	0	1	N/A	31
149	ϕ	07305178	Jema Investments Inc.	18-Mar-08	11:15 AM	Largo	Port Largo	32		00451630.000000	3	30	0	0	0	0	1	N/A	31
150	ϕ	07305170	Jema Investments Inc.	18-Mar-08	11:23 AM	Largo	Port Largo	33		00451630.000100	3	30	0	0	0	0	1	N/A	31
151		07303491	Barker , Joseph	9-Apr-08	10:37 AM	Largo	Buccaneer Point	34	3	00496131.007800	3	30	0	0	0	0	1	N/A	31
152	ϕ	07300500	Gomez, Justo	11-Apr-08	12:05 PM	Largo	Key Largo Beach	23	4	00502280.000000	3	30	0	0	0	0	1	N/A	31
153	ϕ	07300501	Gomez, Jay	11-Apr-08	12:06 PM	Largo	Key Largo Beach	21	4	00502260.000000	3	30	0	0	0	0	1	N/A	31
154		07303309	Uckert, Dieter	23-Apr-08	11:08 AM	Largo	Largo Sound Park	9	10	00471970.000000	3	30	0	0	0	0	1	N/A	31
155		07300362	Ramsdorf, Nancy	27-May-08	2:50 PM	Largo	Lime Grove Estates Sec 1	3	2	00485250.000000	3	30	0	0	0	0	1	N/A	31
156		07305358	Akins, John	12-Jun-08	11:12 AM	Largo	Largo Sound Village	17	1	00473950.000100	3	30	0	0	0	0	1	N/A	31
157		08300627	Lam, Sara	8-Jul-08	2:57 PM	Largo	Winston Waterways No. 2	42	6	00547140.000000	3	30	0	0	0	0	1	N/A	31
158	ϕ	07302685	Feliciano, Elizabeth	15-Jul-08	08:55 AM	Largo	Bahia Mar Estates	10	8	00544720.000000	3	30	0	0	0	0	1	N/A	31
159	ϕ	07302683	Feliciano, Elizabeth	15-Jul-08	03:08 PM	Largo	Bahia Mar Estates	9	8	00544710.000000	3	30	0	0	0	0	1	N/A	31
160		08302027	Sykes, Charles	14-Aug-08	02:48 PM	Largo	Key Largo Ocean Shores Add.	8	7	00498930.000000	3	30	0	0	0	0	1	N/A	31
161		06305448	Concepcion, Hermilio	22-Aug-08	10:19 AM	Largo	Winston Waterways #2	21	6	00546920.000000	3	30	0	0	0	0	1	N/A	31
162		07301322	Garcia, Rafael	29-Aug-08	08:45 AM	Largo	Port Largo	153		00452840.000000	3	30	0	0	0	0	1	N/A	31
163	ϕ	08302440	Holm, David	29-Sep-08	09:23 AM	Largo	South Creek Village	5	9	00467950.000100	3	30	0	0	0	0	1	N/A	31
164	ϕ	08302438	Holm, David	9-Oct-08	11:15 AM	Largo	South Creek Village	6	9	00467950.000200	3	30	0	0	0	0	1	N/A	31
165		06301183	Chen, Pei	9-Oct-08	11:25 AM	Largo	Twin Lakes 1st Add.	14		00551000.001400	3	30	0	0	0	0	1	N/A	31
166	@	03302717	Keegan, Christina	13-Jan-04	11:55 AM	Largo	Anglers Park	5 & 6	8	00552390.000000	3-A	20	4	0	0	0	4	2	30
167		05303451	Marsh, Kerry & Michelle	2-Sep-05	10:55 AM	Largo	Blue Harbor Club Inc. Condo	20	N/A	00489136.018721	3	30	0	0	-4	0	4	0	30
168	ϕ	07303055	Concept Invest. Group	14-Oct-08	02:15 PM	Largo	Pamela Villa	26	5	00464740.000000	3	30	0	0	0	0	0	N/A	30
169		07305074	Almeida, Osvaldo	30-Oct-08	02:42 PM	Largo	Largo Sound Park	2	4	00470950.000000	3	30	0	0	0	0	0	N/A	30
170	ϕ	08303474	D'Anella, Robert	13-Jan-08	09:56 AM	Largo	Harris Ocean Park Estates	pt. 12	2	00447260.000100	3	30	0	0	0	0	0	N/A	30
171		08303951	Ignatovich, Amelia	13-Jan-09	11:00 AM	Largo	Port Largo 3rd Add.	262		00453473.000500	3	30	0	0	0	0	0	N/A	30
172		08302540	High Street Investments	13-Jan-09	11:05 AM	Largo	Buccaneer Point	6	5	00496131.012400	3	30	0	0	0	0	0	N/A	30
173	ϕ	08301753	Groves, Charles	10-Feb-09	12:17 PM	Largo	Hibiscus Park	17	3	00507920.000000	3	30	0	0	0	0	0	N/A	30
174		07303058	DO Largo, LLC	11-Feb-09	12:48 PM	Largo	Paradise Point Cove	23 S of Canal		00514230.000000	3	30	0	0	0	0	0	N/A	30
175		07303656	Zupan, Micheal	19-Feb-09	02:32 PM	Largo	Port Largo	12		00451430.000000	3	30	0	0	0	0	0	N/A	30
176		08301499	McMann, Larry	20-Feb-09	01:05 PM	Largo	Largo Sound Park	18	3	00470910.000000	3	30	0	0	0	0	0	N/A	30
177	ϕ	08304120	Jema Investments Inc.	3-Mar-09	10:25 AM	Largo	Key Largo Park Amd.	4	15	00526600.000000	3	30	0	0	0	0	0	N/A	30
178	ϕ	08304119	Jema Investments Inc.	3-Mar-09	10:45 AM	Largo	Key Largo Park Amd.	5	15	00526610.000000	3	30	0	0	0	0	0	N/A	30
179	ϕ	08303352	Jema Investments Inc.	3-Mar-09	10:50 AM	Largo	Key Largo Park Amd.	21	15	00526770.000000	3	30	0	0	0	0	0	N/A	30
180	ϕ	08303380	Thompson, David	18-Jun-09	11:48 AM	Largo	Largo Gardens	24	8	00456890.000100	3	30	0	0	0	0	0	N/A	30
181		07303056	GT Largo Ent.	2-Jul-09	02:22 PM	Largo	Paradise Point Cove	22	1	00514220.000000	3	30	0	0	0	0	0	N/A	30
182	ϕ	08303195	Thompson, Margaret	13-Jul-09	1:03 PM	Largo	Largo Sound Park	11	2	00470510.000100	3	30	0	0	0	0	0	N/A	30
183		05305316	Security First Storage	9-Jan-06	02:25 PM	Largo	Buccaneer Point	12	3	00496131.005600	3	30	0	0	-4	0	3	0	29
184		05306819	Delucca, Michelle	13-Jan-06	11:35 AM	Largo	Sunrise Point Add. Amd.	16	8	00484290.000300	3	30	0	0	-4	0	3	0	29
185		05304995	Otero, Rafael	2-Mar-06	02:30 PM	Largo	Cross Key Waterways Est. Sec. 2	30	1	00468472.003000	3	30	0	0	-4	0	3	0	29
186		06300968	Lam, Sara	25-Jul-06	2:29 PM	Largo	Key Largo Beach	11	2	00501620.000000	3	30	0	0	-4	0	3	0	29
187		06301678	Los Soles Properties	4-Aug-06	1:50 PM	Largo	Amd. Sunrise Point Add.	15	8	00484280.000200	3	30	0	0	-4	0	3	0	28
188		05306901	Young, Dennis	11-Aug-06	8:52 AM	Largo	Ocean Park Village	1	7	00446390.000000	3	30	0	0	-4	0	3	0	29
189		02303049	Dominguez, Marianna	13-Jan-03	12:55 PM	Largo	Ocean Park Village	27	3	00446050.000000	3-A	20	0	0	0	0	4	4	28
190		04305584	GCC, LLC	13-Oct-05	12:35 PM	Largo	Baywood	9	N/A	00439670.000000	3-A	20	4	0	0	0	3	0	27
191		05302329	Mata, Hector & Vivian	9-Jan-06	11:10 AM	Largo	Baywood	7	N/A	00438650.000000	3-A	20	4	0	0	0	3	0	27
192		05305015	Lietz, Terry	8-Mar-06	11:35 AM	Largo	Twin Lakes	4 & 5	19	00550560.000000	3-A	20	4	0	0	0	3	0	27
183		04303770	Gannaway, Charles	7-Sep-04	11:30 AM	Largo	Bowens Addition to Riviera Village	22	6	00512200.000000	3-A	20	0	0	0	0	4	2	26
194		07304070	Jema Investments Inc.	17-Jun-08	12:01 PM	Largo	Key Largo Park Amd.	7	14	00526320.000000	3-A	20	0	0	0	4	1	N/A	25
185		04304081	Castellanos, Lydia	5-Nov-04	09:40 AM	Largo	Twin Lakes	11	15	00550080.000000	3-A	20	0	0	0	0	4	0	24
196		04304080	Castellanos, Lydia	5-Nov-04	09:45 AM	Largo	Twin Lakes	10	15	00550070.000000	3-A	20	0	0	0	0	4	0	24
197		04305099	Gonzales, Jose	3-Jan-05	09:30 AM	Largo	Key Largo Beach	24	3	00502030.000000	3-A	20	0	0	0	0	4	0	24

PROPOSED
DECEMBER 15, 2009

RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
UPPER KEYS - YEAR 18, QUARTER 1 (JULY 14, 2009 TO OCTOBER 12, 2009)

Tier Rank		Permit #	Name	Date and Time of Application Date	Time	Key	Subdivision	Lot	Block	RE#	Tier	Tier Pts	Lot Agg Pts. Tier 2 or 3 ONLY ea. 4 Pts	Land Ded Pt 4 per lot	Flood Zone V -4	BAT/ AWT	First Four Years 1	Each Add. Years 2	Total
198		04305501	Hammond, Louis G.	21-Jan-05	12:55 PM	Largo	Ocean Park Village	3	9	00446790.000000	3-A	20	0	0	0	0	4	0	24
199		04305516	Rodriguez, Miriam	29-Mar-05	04:00 PM	Largo	Riviera Village	28	4	00511460.000000	3-A	20	0	0	0	0	4	0	24
200		04305517	Rodriguez, Miriam	29-Mar-05	04:01 PM	Largo	Riviera Village	27	4	00511450.000000	3-A	20	0	0	0	0	4	0	24
201		04305101	Gonzalez, Jose	8-Apr-05	10:40 AM	Largo	Key Largo Beach	3	3	00501820.000000	3-A	20	0	0	0	0	4	0	24
202		05300925	Rodriguez, Miriam	13-Apr-05	01:00 PM	Largo	Riviera Village	29	4	00511470.000000	3-A	20	0	0	0	0	4	0	24
203		04305636	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	4	0	24
204		05300246	Diaz/Rodriguez	26-Apr-05	03:00 PM	Largo	Rock Harbor Estates	2	3	00519700.000000	3-A	20	0	0	0	0	4	0	24
205		05300206	Triple J. Investment	5-Jul-05	10:50 AM	Largo	Ocean Park Village	23	3	00446010.000000	3-A	20	0	0	0	0	4	0	24
206		05302669	Riehl, Richard	13-Jul-05	03:30 PM	Largo	Sunrise Point Revised	3	1	00484410.000000	3-A	20	0	0	0	0	4	0	24
207	ϕ	05303730	Llerena, Olga	27-Sep-05	11:25 AM	Largo	Twin Lakes	4	10	00549360.000000	3-A	20	0	0	0	0	4	0	24
208		05302101	Worth, George	13-Oct-05	12:30 PM	Largo	Harris Ocean Park Estates	9	3	00447690.000000	3-A	20	0	0	0	0	3	0	23
209		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	3	0	23
210		05302063	Rodriguez, Miriam	11-Jan-06	09:50 AM	Largo	Key Largo Beach	26	3	00502050.000000	3-A	20	0	0	0	0	3	0	23
211		05306558	M&M Enterprises	12-Jan-06	08:25 AM	Largo	Twin Lakes	6	19	00550580.000000	3-A	20	0	0	0	0	3	0	23
212		05306222	Riehl, William	12-Jan-06	01:05 PM	Largo	Sunrise Point Rev.	5	1	00484430.000000	3-A	20	0	0	0	0	3	0	23
213		05306425	Hodes, Michael	13-Jan-06	11:12 AM	Largo	Seaside Resub		Pt. Sq. 3	00492200.000000	3-A	20	0	0	0	0	3	0	23
214		05304652	Lewis, Ed	21-Feb-06	10:25 AM	Largo	Harris Ocean Park Est. 1st Add.	20	8	00450070.000000	3-A	20	0	0	0	0	3	0	23
215	ϕ	06306759	Ed Lewis LLC	13-Jul-07	11:00 AM	Largo	Twin Lakes	6	10	00549380.000000	3-A	20	0	0	0	0	2	0	22
216		07305168	Crawdaddy Inc.	6-May-08	12:11 PM	Largo	Bahia Mar Estates	7	9	00544910.000000	3-A	20	0	0	0	0	1	N/A	21
217		07301529	Bauer, Sally	14-Jul-08	1:53 PM	Largo	Holiday Homesites	1	2	00530340.000000	3-A	20	0	0	0	0	1	N/A	21
218		01303683	Jess Jenn Corp.	19-May-04	12:20 PM	Largo	Gulfstream Shores	14	6	00565770.000000	1	10	0	0	0	0	4	2	16
219		01303684	Jess Jenn Corp.	19-May-04	12:21 PM	Largo	Gulfstream Shores	4	5	00565360.000000	1	10	0	0	0	0	4	2	16
220		04303580	Parkinson, Dean	7-Sep-04	11:20 AM	Largo	Harris Ocean Park Estates	40	4	00448460.000000	1	10	0	0	0	0	4	2	16
221		04303599	Parkinson, Dean	7-Oct-04	12:05 PM	Largo	Ocean Park Village	10	2	00445710.000000	1	10	0	0	0	0	4	2	16
222		01303685	Jess Jenn Corp.	14-Oct-04	08:30 AM	Largo	Gulfstream Shores	3	5	00565350.000000	1	10	0	0	0	0	4	0	14
223		04304866	Schweinler, Robert	3-Jan-05	12:45 PM	Largo	Dove Creek Estates	3	2	00460560.000000	1	10	0	0	0	0	4	0	14
224		05300263	Pyrpiris, George	4-Mar-05	11:00 AM	Largo	Harris Ocean Park Estates	24	3	00447840.000000	1	10	0	0	0	0	4	0	14
225		05300261	Pyrpiris, George	4-Mar-05	12:00 PM	Largo	Harris Ocean Park Estates	25	3	00447850.000000	1	10	0	0	0	0	4	0	14
226		05300846	Rodriguez, Eusebio	30-Mar-05	10:45 AM	Largo	Harris Ocean Park Estates 1st Add.	8	9	00450150.000000	1	10	0	0	0	0	4	0	14
227		05305610	Nannini, Steven	13-Feb-06	11:25 AM	Largo	Gulfstream Shores	7	5	00565390.000000	1	10	0	0	0	0	3	0	13
228		04300844	McGraw, Dave	13-Apr-04	3:25PM	Largo	Key Largo Beach Add.	12	15	00503800.000200	no designation on property		0	0	-4	0	4	2	2
229		04300845	McGraw, Dave	13-Apr-04	3:30PM	Largo	Key Largo Beach Add.	10	15	00503800.000100	no designation on property		0	0	-4	0	4	2	2

* 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.
ϕ H allocation held in abeyance, property has no Tier Designation. Once Tier Designation finalized will be brought back to Planning Commission for a recommendation of a sufficient or insufficient ranking for allocation award.
ϕ This symbol indicates a property that does not have a Tier Designation.
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.

PROPOSED
DECEMBER 15, 2009

RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
UPPER KEYS (ADMINISTRATIVE RELIEF) - YEAR 18, QUARTER 1 (JULY 14, 2009 TO OCTOBER 12, 2009)

Tier Rank		Permit #	BOCC Resolution	Name	Date and Time of Application Date	Time	Key	Subdivision	Lot	Block	RE#	Tier	Tier Pts	Lot Agg Pts. Tier 2 or 3 ONLY ea. 4 Pts	Land Ded Pt 4 per lot	Flood Zone V -4	BAT/ AWT	First Four Years 1	Each Add. Years 2	Total
MARKET RATE DWELLING UNITS																				
1	*	04301640	Adm. Relief Reso 292-2009	Knudsen, Linda	8-Oct-04	10:25 AM	Largo	Ocean Isle Estates	33	8	00540370.000000	3	30	0	0	0	0	4	2	36
2	ϕ H	04305106	Adm. Relief Reso 291-2009	Hlis, Mark	13-Jan-05	02:45 PM	Largo	Sunrise Point Amd. Addition	5	8	00484200.000000	3	30	0	0	0	0	4	0	34
3	*	04304334	Adm. Relief Reso 293-2009	Rodriguez, Ernesto	28-Feb-05	02:00 PM	Largo	Largo Sound Village	8	11	00476200.000000	3	30	0	0	0	0	4	0	34

* 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.
ϕ H allocation held in abeyance, property has no Tier Designation. Once Tier Designation finalized will be brought back to Planning Commission for a recommendation of a sufficient or insufficient ranking for allocation award.
ϕ This symbol indicates a property that does not have a Tier Designation.
Applicants who have a RDGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007.

PROPOSED
DECEMBER 15, 2009

RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
AFFORDABLE HOUSING - YEAR 18, QUARTER 1 (JULY 14, 2009 TO OCTOBER 12, 2009)

Rank	Permit #	Name	Date and Time of Application Date	Time	Key	Subdivision	Lot	Block	RE#	Tier	Tier Pts	Lot Agg Pts Tier 2 or 3 NLY	Land Ded Pt 4 per lot ea. 4 Pts	Flood Zone V -4	BAT/ AWT	First Four Years 1	Each Add. Years 2	Total
AFFORDABLE DWELLING UNITS Very Low, Low, Median Income																		
No applicants under Very Low, Low, Median Income																		
AFFORDABLE DWELLING UNITS Moderate Income																		
No applicants under Moderate Income																		

* Indicates a ranking sufficient to receive an allocation award.
D Indicates the recommendation is deferred to the February 11, 2009, Planning Commission meeting.
@ 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 perseverance points pursuant to vesting provision of Ordinance 009-2007.

RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
BIG PINE KEY and NO NAME KEY - YEAR 18, QUARTER 1 (JULY 14, 2009 TO OCTOBER 12, 2009)

Rank	Permit #	Name	Date and Time of Application Date	Time	Key	Subdivision	Lot	Block	RE#	Tier	Tier Pts	Located on No Name -10	Marsh Rabbit/ Buffer -10	Key Deer Corridor -10	Lot Agg Tier 2 or 3 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
MARKET RATE DWELLING UNITS																							
1 *	09102323	Bateman, James	18-Aug-09	2:40 PM	Big Pine	Pine Channel Est. Sec. 2	20	8	00250510.000000	3	20	0	0	0	0	0	0	0	0	0	0	N/A	20
2 *	05101328	Bernart, John	14-Jun-05	3:00 PM	Big Pine	Tropical Bay 2nd	Tract C	N/A	00313370.000000	2	10	0	0	0	0	0	0	0	0	0	4	0	14
3	05103051	Pinder, Henry	8-Aug-05	3:15 PM	Big Pine	Tropical Bay Estates 3rd Add.	1	4	00313510.000000	2	10	0	0	0	0	0	0	0	0	0	4	0	14
4	05102824	Perez, Orlando	9-Aug-05	1:40 PM	Big Pine	Tropical Bay Estates 3rd Add.	8	7	00313820.000000	2	10	0	0	0	0	0	0	0	0	0	4	0	14
5	05102823	Barquin, Juan	9-Sep-05	3:15 PM	Big Pine	Tropical Bay 3rd Add.	8	5	00313620.000000	2	10	0	0	0	0	0	0	0	0	0	4	0	14
6	05101712	Steiskal, Richard	22-Jul-05	3:40 AM	Big Pine	Doctors Arm	23 & 24	N/A	00310720.000000	2	10	0	0	0	3	0	0	0	0	-4	4	0	13
7	05105880	Buell, Guy	22-Dec-05	10:15 AM	Big Pine	Doctors Arm 3rd Add.	10	N/A	00312573.001100	2	10	0	0	0	0	0	0	0	0	0	3	0	13
8	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	3	0	13
9	06100601	Szabo, Peter	28-Feb-06	9:40 AM	Big Pine	Doctors Arm 3rd Sec. A	30		00312571.003100	2	10	0	0	0	0	0	0	0	0	0	3	0	13
10	08101218	Liu, Hung	25-Jul-06	2:39 PM	Big Pine	Doctors Arm 1st Add.	26	5	00311840.000000	2	10	0	0	0	0	0	0	0	0	0	3	0	13
11	06101006	Leon, Ernnesto	6-Oct-06	2:30 PM	Big Pine	Doctors Arm 2nd Add.	19		00312470.000000	2	10	0	0	0	0	0	0	0	0	0	3	0	13
12	06101002	Fernandez, Juan	6-Oct-06	2:31 PM	Big Pine	Doctors Arm 3rd Add.	19		00312571.002000	2	10	0	0	0	0	0	0	0	0	0	3	0	13
13	06104544	Cabassa, Edward	13-Oct-06	9:00 AM	Big Pine	Eden Pines Colony	12	19	00269070.000000	2	10	0	0	0	0	0	0	0	0	0	2	0	12
14	06101005	Vasseur, Jorge	3-Nov-06	12:06 PM	Big Pine	Doctors Arm 3rd Add Sec B	20		00312572.002100	2	10	0	0	0	0	0	0	0	0	0	2	0	12
15	06106156	Hahn, David	11-Jan-07	3:30 PM	Big Pine	JR Matthew Properties Pt 2	pt 5 & 6		00109350.000500	2	10	0	0	0	0	0	0	0	0	0	2	0	12
16	03105296	Hochstim, Jan	29-Mar-07	8:38 AM	Big Pine	Eden Pines Colony 1st Add.	4	7	00269910.000000	2	10	0	0	0	0	0	0	0	0	0	2	0	12
17	06101001	Ojeda, Alex	31-May-07	11:38 AM	Big Pine	Doctors Arm 3rd Add. Sec. B	2		00312572.000300	2	10	0	0	0	0	0	0	0	0	0	2	0	12
18	07102535	Wheeler, Scott	24-Aug-07	8:45 AM	Big Pine	Eden Pines Colony 1st Add.	9	1	00269190.000000	2	10	0	0	0	0	0	0	0	0	0	2	0	12
19	07102237	Akins, Candace	10-Sep-07	2:40 AM	Big Pine	Eden Pines Colony	13	6	00286360.000000	2	10	0	0	0	0	0	0	0	0	0	2	0	12
20	07102238	Akins, Candace	10-Sep-07	2:45 AM	Big Pine	Eden Pines Colony 3rd Add.	3	23	00271270.000000	2	10	0	0	0	0	0	0	0	0	0	2	0	12
21	07103911	Shearin, 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	1	0	11
22	08101995	Perez, Orlando	24-Jul-08	9:47 AM	Big Pine	Tropical Bay	31		00312890.000000	2	10	0	0	0	0	0	0	0	0	0	1	N/A	11
23	96101472	Schleu, Vivienne	8-Jan-97	9:11 AM	No Name	Galleon Bay, Rev. Plat	13	N/A	00319494.001300	1	0	-10	0	0	0	0	0	0	0	0	4	16	10
24	96101470	Schleu, Vivienne	8-Jan-97	9:13 AM	No Name	Galleon Bay, Rev. Plat	10	N/A	00319494.001000	1	0	-10	0	0	0	0	0	0	0	0	4	16	10
25	96101469	Schleu, Vivienne	8-Jan-97	9:14 AM	No Name	Rev. Plat Galleon Bay	9	N/A	00319494.000900	1	0	-10	0	0	0	0	0	0	0	0	4	16	10
26	96101464	Schleu, Vivienne	8-Jan-97	9:15 AM	No Name	Rev. Plat Galleon Bay	5	N/A	00319494.000500	1	0	-10	0	0	0	0	0	0	0	0	4	16	10
27	96101463	Schleu, Vivienne	8-Jan-97	9:16 AM	No Name	Rev. Plat Galleon Bay	4	N/A	00319494.000400	1	0	-10	0	0	0	0	0	0	0	0	4	16	10
28	96101473	Schleu, Vivienne	8-Jan-97	9:16 AM	No Name	Rev. Plat Galleon Bay	14	N/A	00319494.001400	1	0	-10	0	0	0	0	0	0	0	0	4	16	10
29	96101462	Schleu, Vivienne	8-Jan-97	9:17 AM	No Name	Rev. Plat Galleon Bay	3	N/A	00319494.000300	1	0	-10	0	0	0	0	0	0	0	0	4	16	10
30	96101461	Schleu, Vivienne	8-Jan-97	9:18 AM	No Name	Rev. Plat Galleon Bay	2	N/A	00319494.000200	1	0	-10	0	0	0	0	0	0	0	0	4	16	10
31	96101460	Schleu, Vivienne	8-Jan-97	9:19 AM	No Name	Rev. Plat Galleon Bay	1	N/A	00319494.000100	1	0	-10	0	0	0	0	0	0	0	0	4	16	10
32	96101465	Schleu, Vivienne	8-Jan-97	9:20 AM	No Name	Rev. Plat Galleon Bay	6	N/A	00319494.000600	1	0	-10	0	0	0	0	0	0	0	0	4	16	10
33	96101467	Schleu, Vivienne	8-Jan-97	9:21 AM	No Name	Rev. Plat Galleon Bay	7	N/A	00319494.000700	1	0	-10	0	0	0	0	0	0	0	0	4	16	10
34	96101468	Schleu, Vivienne	8-Jan-97	9:22 AM	No Name	Rev. Plat Galleon Bay	8	N/A	00319494.000800	1	0	-10	0	0	0	0	0	0	0	0	4	16	10
35	98101471	Schleu, Vivienne	8-Jan-97	9:24 AM	No Name	Galleon Bay, Rev. Plat	11	N/A	00319494.001100	1	0	-10	0	0	0	0	0	0	0	0	4	16	10
36	08102801	Bahn (Rev. Trust)	14-Oct-08	2:27 PM	Big Pine	Doctors Arm 1st Add.	3	5	00311610.000000	2	10	0	0	0	0	0	0	0	0	0	0	N/A	10
37	05100259	Vasquez, Jovan	10-Aug-09	8:55 AM	Big Pine	Doctors Arm 3rd Add. Sec. B	5		00312572.000600	2	10	0	0	0	0	0	0	0	0	0	0	N/A	10
38	06100507	Sampson, James	31-Jul-06	11:15 AM	Big Pine	Doctors Arm 3rd Add.	4		00312571.000500	2	10	0	0	0	0	0	0	0	0	-4	3	0	9
39	07100485	Akins, John	12-Jun-07	10:00 AM	Big Pine	Doctors Arm	27&PtLt26	1	00310280.000000	2	10	0	0	0	0	0	0	0	0	-4	2	0	8
40	07100483	Akins, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	25&Pt24&26	1	00310260.000000	2	10	0	0	0	0	0	0	0	0	-4	2	0	8
41	07100479	Akins, John	12-Jun-07	10:04 AM	Big Pine	Doctors Arm	23&Pt24	1	00310240.000000	2	10	0	0	0	0	0	0	0	0	-4	2	0	8
42	07100486	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	-4	2	0	8
43 @	05103835	Stevenson, W.P.	23-Sep-05	11:15 AM	Big Pine	Port Pine Heights 2nd Add.	3 & 4	76	00296960.000000	1	0	0	0	0	3	0	0	0	0	-4	4	0	3
44	05105438	Derovanesian, Jack	13-Jan-06	10:14 AM	Big Pine	Whispering Pines	15	N/A	00285660.000000	1	0	0	0	0	0	0	0	0	0	0	3	0	3
45	05104831	Menge, Robert	20-Jan-06	11:00 AM	Big Pine	Port Pine Heights 2nd Add.	7	59	00295360.000000	1	0	0	0	0	0	0	0	0	0	0	3	0	3

PROPOSED
DECEMBER 15, 2009

RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
BIG PINE KEY and NO NAME KEY - YEAR 18, QUARTER 1 (JULY 14, 2009 TO OCTOBER 12, 2009)

Rank	Permit #	Name	Date and Time of Application Date	Time	Key	Subdivision	Lot	Block	RE#	Tier	Tier Pts	Located on No Name -10	Marsh Rabbit/ Buffer -10	Key Deer Corridor -10	Lot Agg Tier 2 or 3 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

* Indicates a ranking sufficient to receive an allocation award.
D Indicates the recommendation is deferred to the February 11, 2009, Planning Commission meeting.
@ 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 ROGD application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007.

PROPOSED
DECEMBER 15, 2009

RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
AFFORDABLE HOUSING - BIG PINE KEY AND NO NAME KEY YEAR 18, QUARTER 1
(JULY 14, 2009 TO OCTOBER 12, 2009)

Rank	Permit #	Name	Date and Time of Application Date	Time	Key	Subdivision	Lot	Block	RE#	Tier	Tier Pts	Located on No Name -10	Marsh Rabbit/ Buffer -10	Key Deer Corridor -10	Lot Agg Pts Tier 2 or 3 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
AFFORDABLE DWELLING UNITS **Very Low, Low, Median Income**																							
No applicants under Very Low, Low, Median Income																							
AFFORDABLE DWELLING UNITS **Moderate Income**																							
No applicants under Moderate Income																							

* Indicates a ranking sufficient to receive an allocation award.
D Indicates the recommendation is deferred to the February 11, 2009, Planning Commission meeting.
@ 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 perseverance points pursuant to vesting provision of Ordinance 009-2007.

PROPOSED
DECEMBER 15, 2009

File #: **29102**

Owner's Name: United Methodist Church, Inc.

Applicant: United Pentecostal Church of the Keys

Agent: N/A

Type of Application: Exemption from NROGO

Key: Big Coppitt

RE: 00149580-000000

Additional Information added to File 29102

County of Monroe
Growth Management Division

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

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

We strive to be caring, professional and fair

Date: 11/4/09

Dear Applicant:

This is to acknowledge submittal of your application for Exemption From NROGO
Type of application

United Pentecostal Church of The Keys to the Monroe County Planning Department.
Project / Name

Thank you.

Gail Creech

Planning Staff

End of Additional File 29102

UNITED PENTECOSTAL CHURCH OF THE KEYS
550 Avenue F
Key West, FL 33040
305-747-3328
upcofthekeys@aol.com

RECEIVED
NOV - 4 2009
MONROE CO. PLANNING DEPT.

November 2, 2009

Monroe County Planning Dept
2798 Overseas Highway
Suite 410
Marathon, FL 33050

Re: Lot 1, Block 2, AMENDED PLAT OF COPPITT SUBDIVISION, recorded as Plat Book 4, Page 50, of the Public Records of Monroe County, Florida

Dear Sir/Madam:

Please accept this letter as our request for exemption from NROGO in connection with the above-referenced property. The exemption request is for 450 square feet to be used for a fellowship hall for non-profit religious purposes. I have enclosed a copy of our taxable exemption form. The 450 square footage was previously utilized for the same purpose. You will also find a copy of the Monroe County document which supports that fact.

Sincerely,

Gilbert A. Font

GILBERT A. FONT, JR.

00038

FLORIDA DEPARTMENT OF REVENUE

Consumer's Certificate of Exemption

Issued Pursuant to Chapter 212, Florida Statutes

DR-14
R. 04/05
05/21/09

Certificate Number	Effective Date	Expiration Date	Exemption Category
85-8013091348C-4	05/31/2009	05/31/2014	RELIGIOUS-PHYSICAL PLACE

This certifies that

UNITED PENTECOSTAL CHURCH OF THE KEYS
INC
311 US HIGHWAY 1
KEY WEST FL 33040-5571

is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.

FLORIDA DEPARTMENT OF REVENUE

Important Information for Exempt Organizations

DR-14
R. 04/05

1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (FAC).

2. Your *Consumer's Certificate of Exemption* is to be used solely by your organization for your organization's customary nonprofit activities.

3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.

4. This exemption applies only to purchases your organization makes. The sale or lease to others by your organization of tangible personal property, sleeping accommodations or other real property is taxable. Your organization must register, and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, FAC).

5. It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third degree felony. Any violation will necessitate the revocation of this certificate.

6. If you have questions regarding your exemption certificate, please contact the Exemption Unit of Central Registration at 850-487-4130. The mailing address is PO BOX 6480, Tallahassee, FL 32314-6480.

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

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

Property Record View

Alternate Key: 1194701 Parcel ID: 00149580-000000

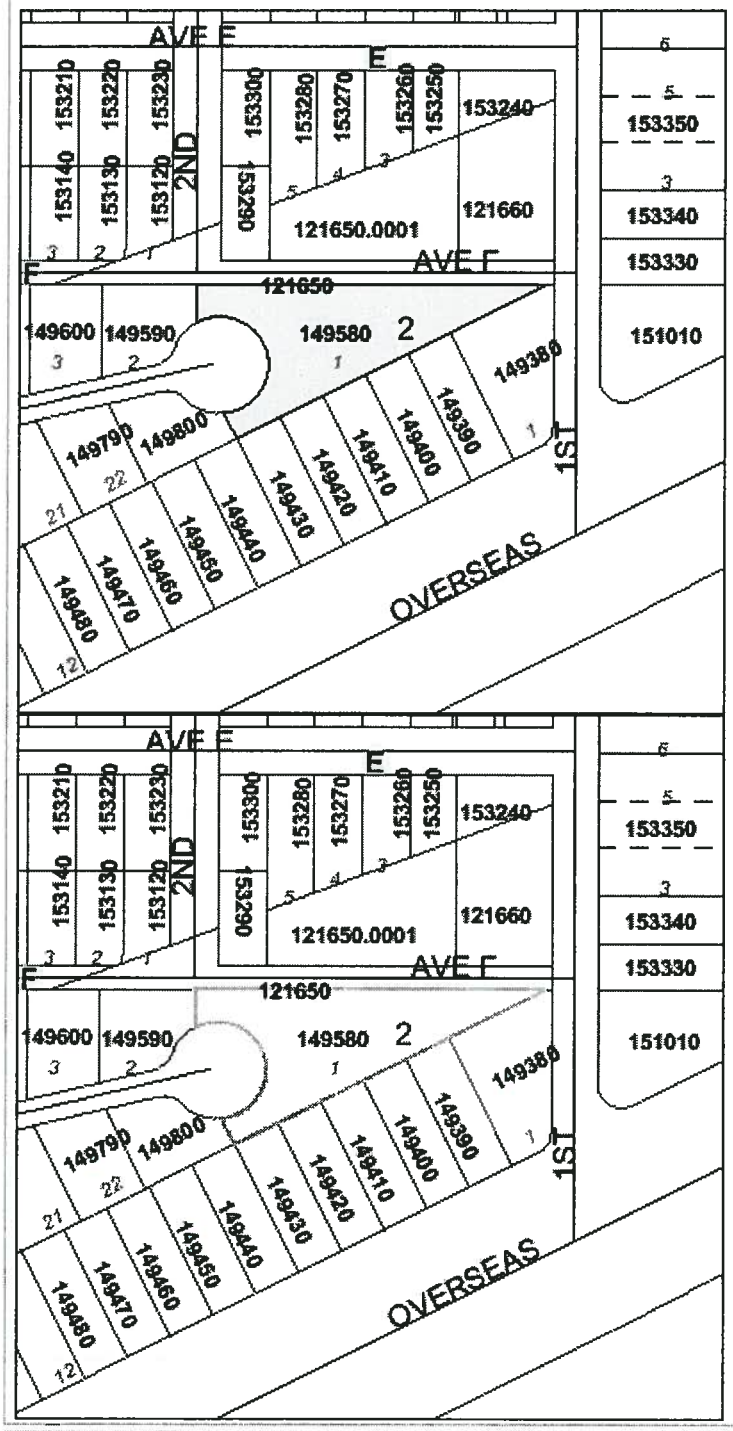
Ownership Details

Mailing Address:
UNITED METHODIST CHURCH INC
2850 SW 27TH AVE
MIAMI, FL 33133

Property Details

PC Code: 71 - CHURCHES
Millage Group: 100B
Affordable Housing: No
Section-Township-Range: 22-67-26
Property Location: AVENUE F BIG COPPITT KEY
Subdivision: COPPITT SUBD AMD
Legal Description: BK 2 LT 1 COPPITT SUB AMENDED PLAT BIG COPPITT KEY PB-4-50 OR137-371-372

Parcel Map



Exemptions

Exemption	Amount
10 - RELIGIOUS	264,713.00

Land Details

Land Use Code	Frontage	Depth	Land Area

10ME - COMMERCIAL EXEMPT	0	0	25,200.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 2160
Year Built: 1959

Building 1 Details

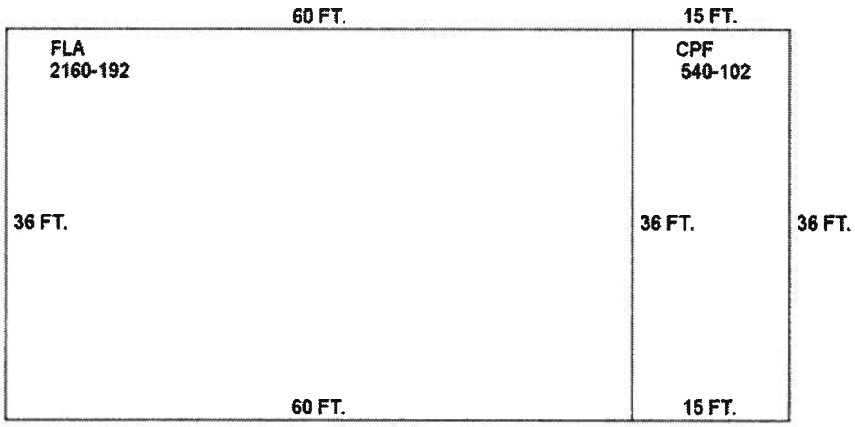
Building Type		**Condition**	A	**Quality Grade**	250
Effective Age	23	**Perimeter**	192	**Depreciation %**	30
Year Built	1959	**Special Arch**	0	**Grnd Floor Area**	2,160
Functional Obs	0	**Economic Obs**	0		

Inclusions:

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

Extra Features:

2 Fix Bath	0	**Vacuum**	0
3 Fix Bath	0	**Garbage Disposal**	0
4 Fix Bath	0	**Compactor**	0
5 Fix Bath	0	**Security**	0
6 Fix Bath	0	**Intercom**	0
7 Fix Bath	0	**Fireplaces**	0
Extra Fix	8	**Dishwasher**	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area

1	FLA	1	1984	2,160
3	OUF	1	1984	540

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10147	CHURCHES	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3331	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	80 SF	10	8	1965	1966	1	50
2	PT3:PATIO	60 SF	30	2	1965	1966	1	50

Appraiser Notes

BIG COPPITT METHODIST CHURCH EXEMPT

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	990890	03/22/1999	10/19/1999	8,000	Commercial	ROOFING SHINGLES TO METAL

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
2009	199,564	336	75,600	275,500	275,500	275,500	0
2008	199,564	336	75,600	275,500	275,500	275,500	0
2007	138,130	336	75,600	214,066	214,066	214,066	0
2006	138,130	336	75,600	214,066	214,066	214,066	0
2005	138,130	336	75,600	214,066	214,066	214,066	0
2004	138,128	336	75,600	214,064	214,064	214,064	0
2003	138,128	336	68,040	206,504	206,504	206,504	0
2002	138,128	336	68,040	206,504	206,504	206,504	0
2001	157,861	336	68,040	226,237	226,237	226,237	0
2000	157,861	123	68,040	226,024	226,024	226,024	0
1999	161,421	0	68,040	229,461	229,461	229,461	0

1998	107,911	0	68,040	175,951	175,951	175,951	0
1997	107,911	0	68,040	175,951	175,951	175,951	0
1996	98,101	0	68,040	166,141	166,141	166,141	0
1995	98,101	0	68,040	166,141	166,141	166,141	0
1994	98,101	0	68,040	166,141	166,141	166,141	0
1993	98,101	0	68,040	166,141	166,141	166,141	0
1992	98,101	0	68,040	166,141	166,141	166,141	0
1991	98,101	0	68,040	166,141	166,141	166,141	0
1990	139,380	0	27,720	167,100	167,100	167,100	0
1989	139,380	0	27,720	167,100	167,100	167,100	0
1988	127,671	0	27,720	155,391	155,391	155,391	0
1987	125,574	0	27,720	153,294	153,294	153,294	0
1986	125,961	0	27,720	153,681	153,681	153,681	0
1985	123,532	0	22,688	146,220	146,220	146,220	0
1984	0	46,187	22,688	68,875	68,875	68,875	0
1983	0	46,187	22,688	68,875	68,875	68,875	0
1982	0	46,187	7,161	53,348	53,348	53,348	0

Parcel Sales History

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

There are no sales to display for this parcel.

This page has been visited 169,228 times.

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